

# Local Planning Panel

## 8 June 2020

28 Broadway, Chippendale

D/2022/101

Applicant: Design Collaborative

Owner: Fortius Broadway No 1 Pty Ltd

Planning Consultant: Design Collaborative

# proposal

- change of use from a food court and cinema to a games themed pub and associated fit-out on part Level 2 and Level 3 of Central Park Mall;
- proposed capacity of 1054 patrons across two levels;
- proposed hours of operation:
  - 7.00am to 12.00 midnight Sunday to Thursday;
  - 7.00am to 2.00am Friday, Saturday, Public Holidays and the day before public holidays;
  - 7.00am to 5.00am for the 12 functions per year.

# recommendation

- approval subject to conditions

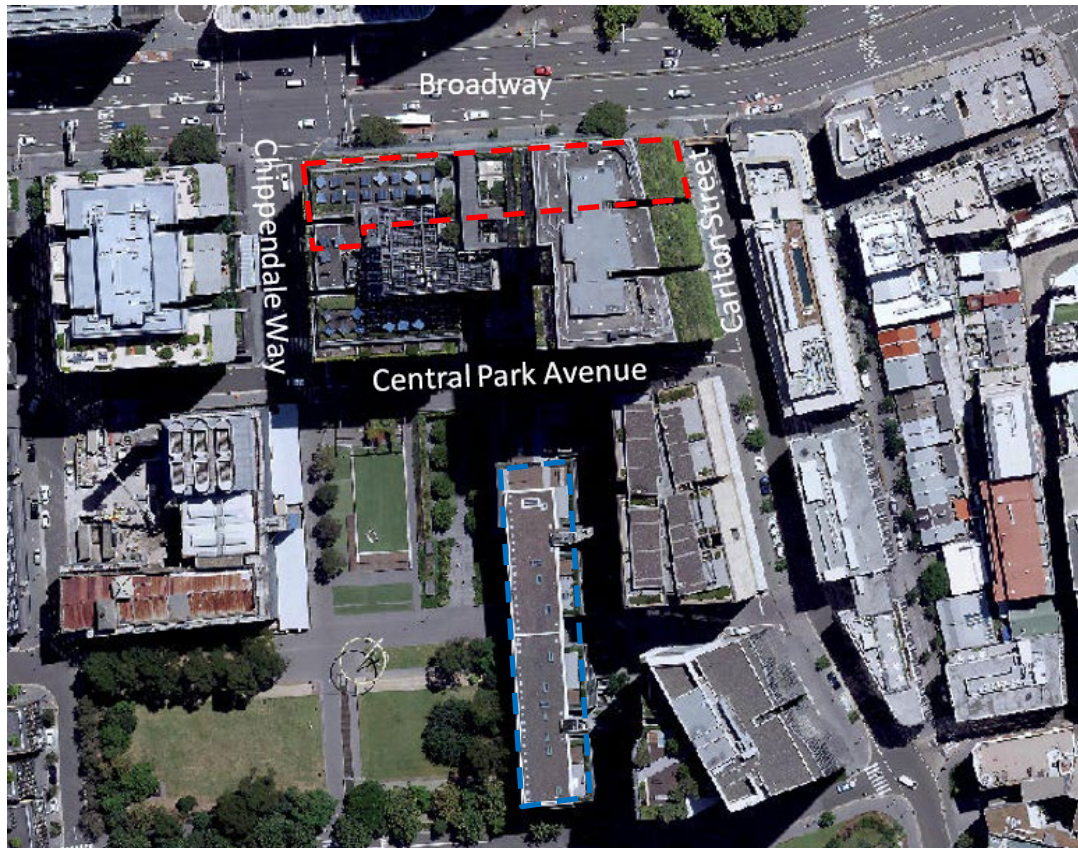
# notification information



- exhibition period 22 February 2022 to 16 March 2022
- 1943 owners and occupiers notified
- one submission received.

# submissions

- the submission supports the application subject to entry and exit via Broadway only after midnight.

# submissions



-  subject tenancy
-  submitters

site



site viewed from Broadway with Level 2 and Level 3 indicated in red



site



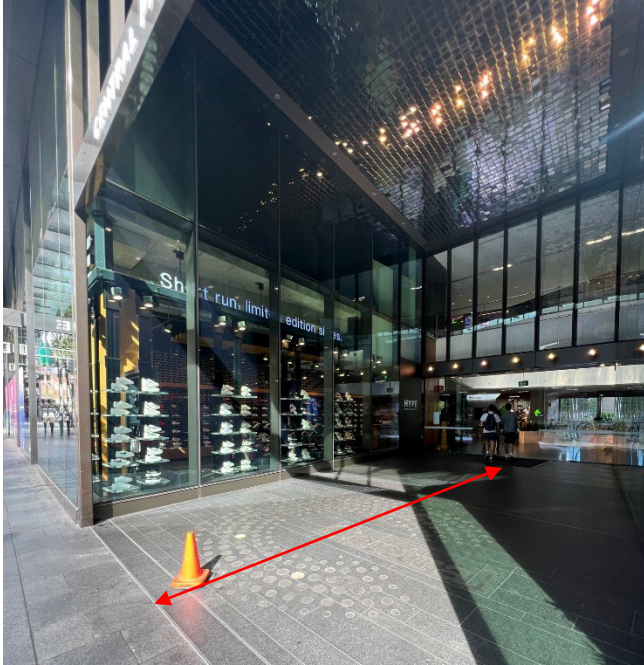
site viewed from Broadway looking south with Level 2 and Level 3 indicated in red



site



site viewed from Broadway along Chippendale Way, with Level 2 and Level 3 indicated in red



northern access at ground floor via Broadway



southern access at ground floor via Central Park Ave

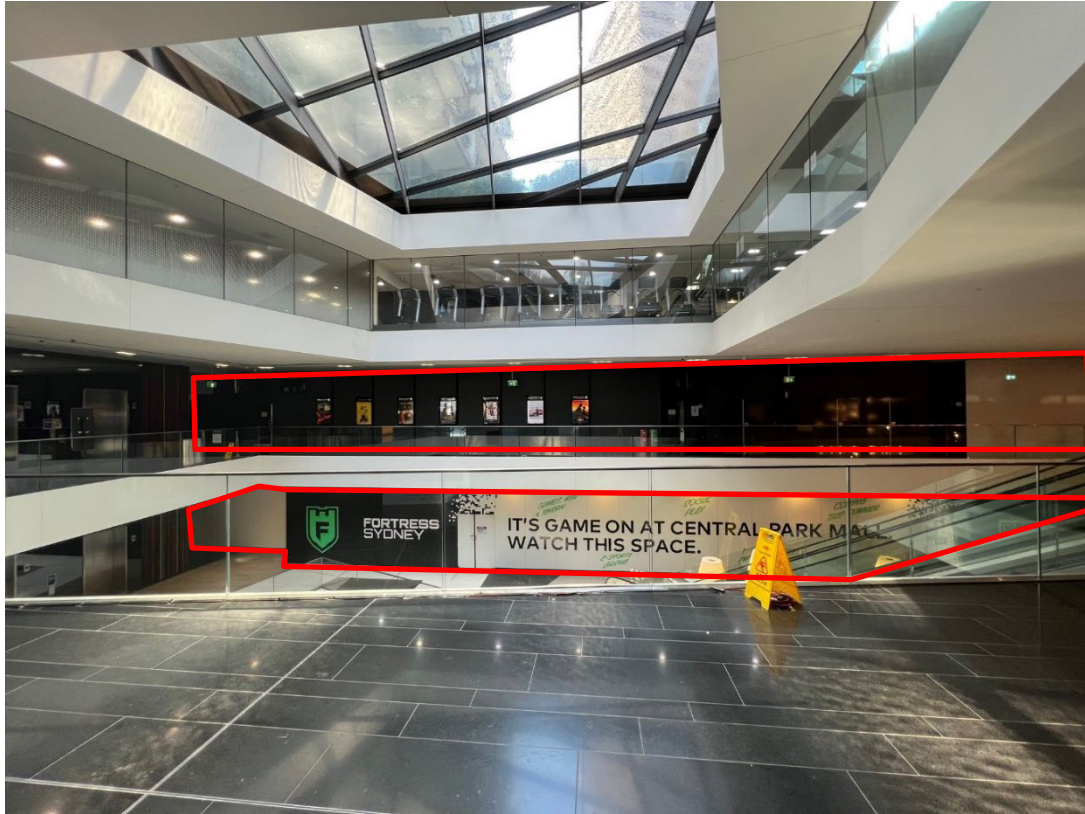


site



existing tenancy as viewed from Level 2 of the Central Park Mall, with Level 2 (former food court) and Level 3 (current cinema) indicated in red.

site



existing tenancy as viewed from Level 3 of the Central Park Mall, with Level 2 (former food court) and Level 3 (current cinema) indicated in red.

site



existing food court at Level 2 under CDC demolition

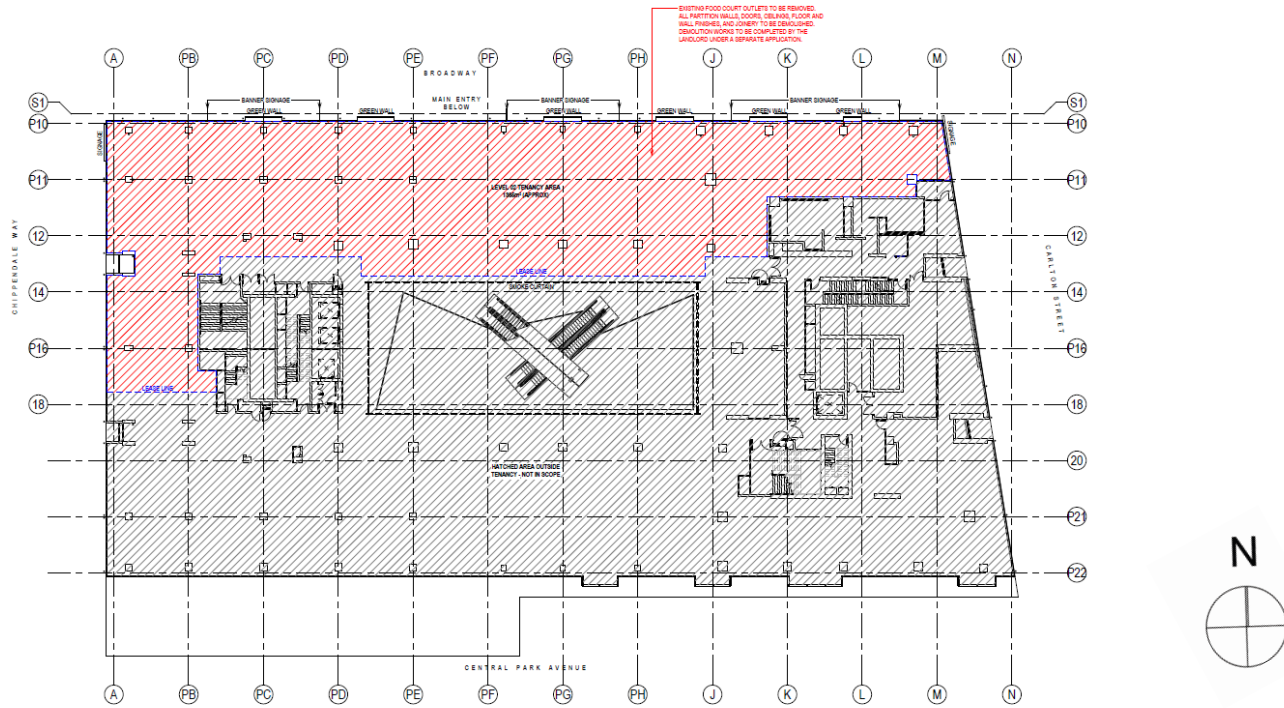


site



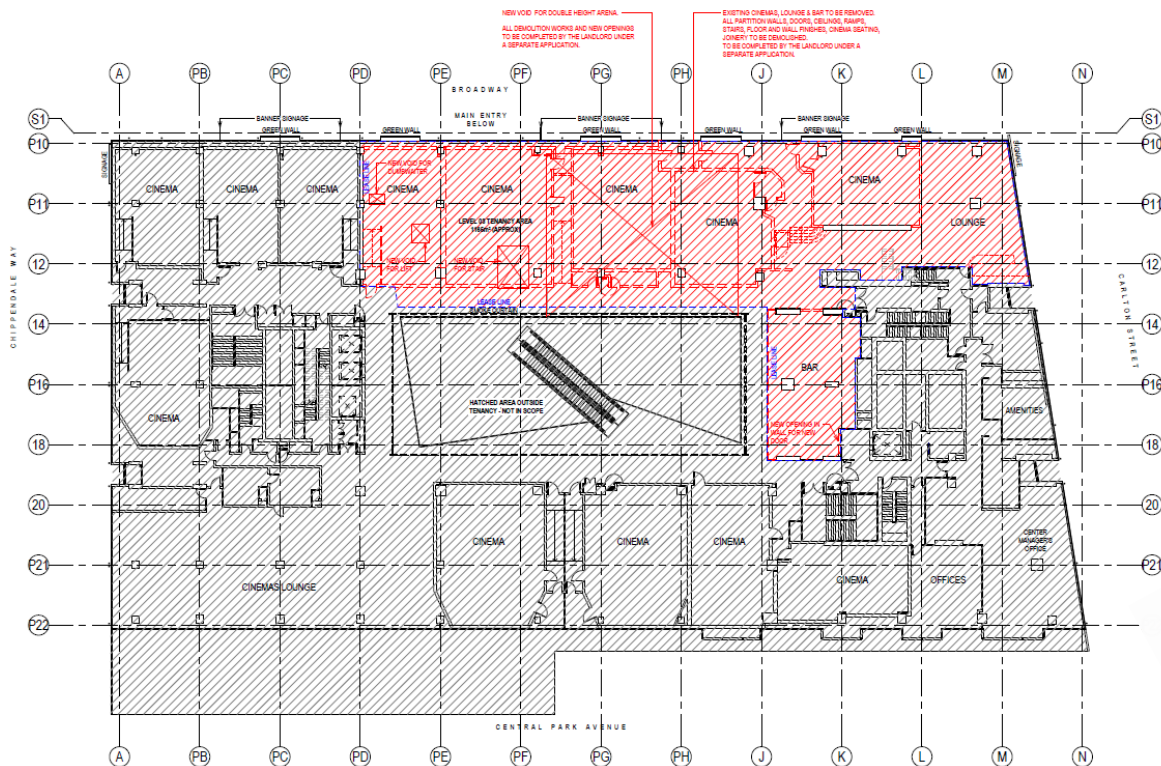
current cinema at Level 3

# proposal



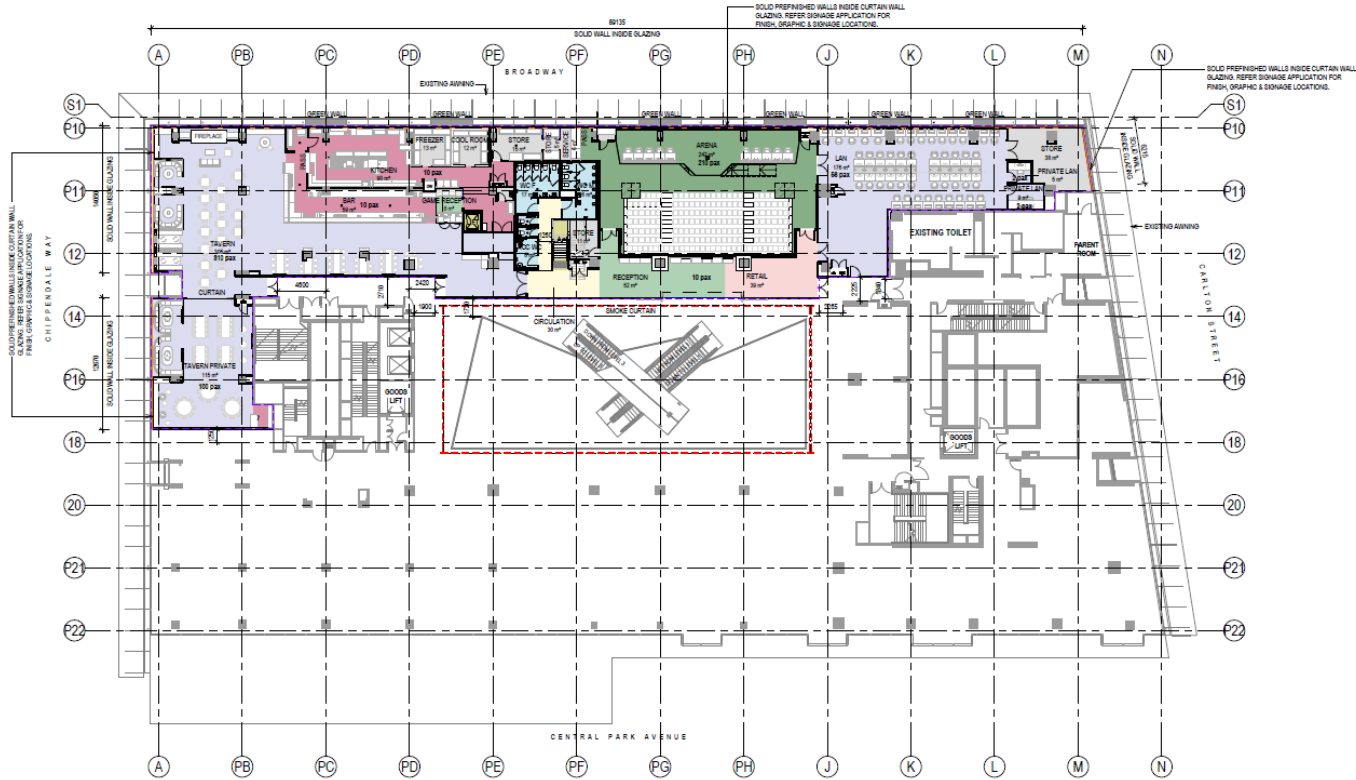
Level 2 – Subject tenancy highlighted in red  
demolition works carried out separately under CDC and does not form part of the DA.

# proposal



Level 3 – Subject tenancy highlighted in red  
demolition works carried out separately under CDC and does not form part of the DA.

# proposal

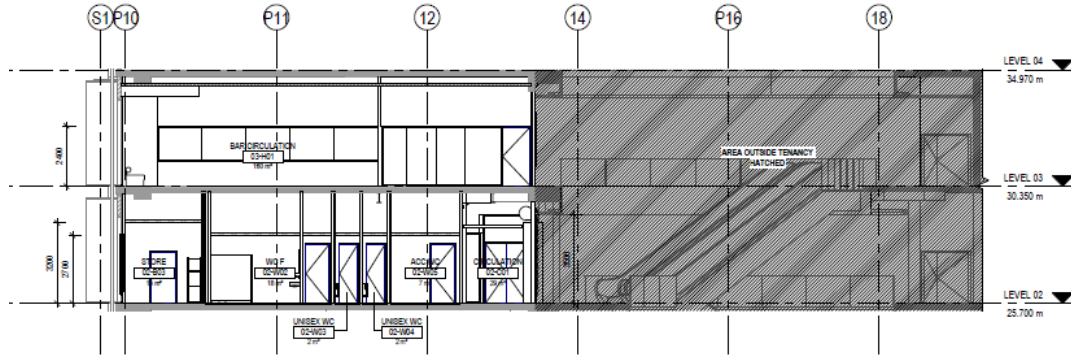


Level 2- Proposed floor plan

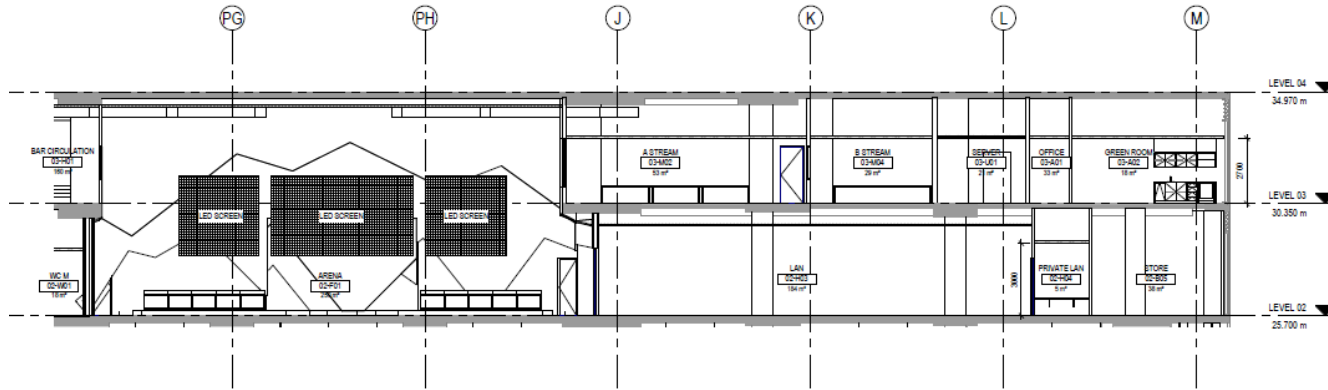




# proposal



**B** BUILDING SECTION B  
1:100



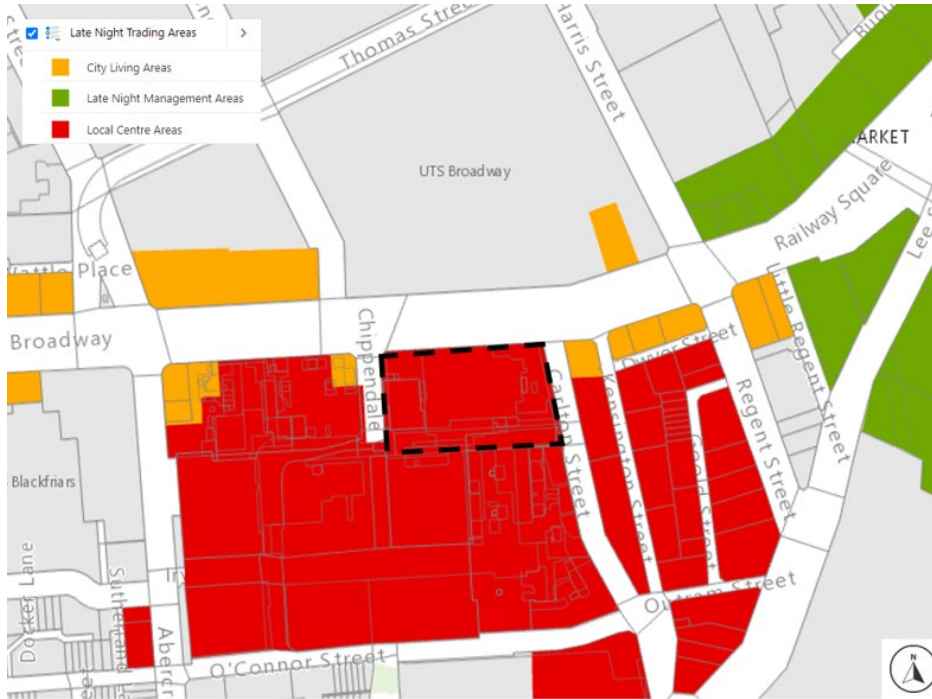
**D** BUILDING SECTION D (EAST)  
1:100

Typical section plans

# issues

Extended hours of operation

# Late Night Management Map



☐ subject site

		Category A	
		Indoor	Outdoor
Late Night Management Area	Base	6am to midnight	10am to 10pm
	Extended	24 hours	9am to 1am
City Living Area	Base	7am to 11pm	10am to 8pm
	Extended	7am to 5am	9am to midnight
Local Centre Area	Base	10am to 10pm	10am to 8pm
	Extended	10am to midnight	9am to 10pm

DCP Hours

# hours of operation

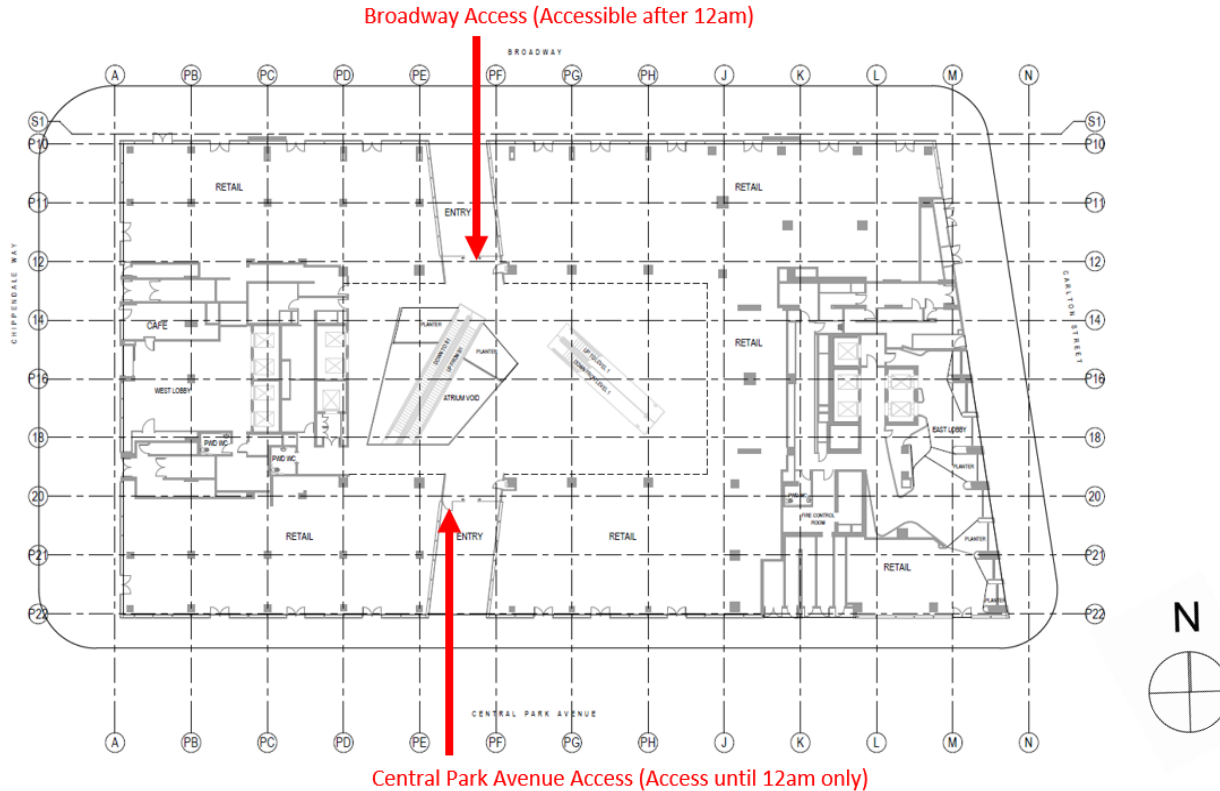
	DCP hours for Local Centre Area	DCP hours for City Living Area	Proposed hours	Recommended hours
Monday to Sunday	<p>Category A</p> <p>Base Indoor Hours: 10am to 10pm</p> <p>Extended Indoor hours: 10am to midnight</p>	<p>Category A</p> <p>Base Indoor Hours: 7am to 11pm</p> <p>Extended Indoor hours: 7am to 5am</p>	<ul style="list-style-type: none"> <li>7.00am to 12.00 midnight Sunday to Thursday;</li> <li>7.00am to 2.00am Friday, Saturday, Public Holidays and the day before public holidays;</li> <li>7.00am to 5.00am for the 12 functions per year.</li> </ul>	<p>Base Indoor Hours: 7.00am – 11.00pm Monday to Sunday</p> <p>Extended Indoor hours to</p> <ul style="list-style-type: none"> <li>12.00midnight Sunday to Thursday;</li> <li>2.00am on Friday, Saturday, Public Holidays and the day before;</li> <li>5.00am for the 12 functions per year</li> </ul>

# Hours of operation and noise impacts

- proposed use is appropriate for the Central Park precinct.
- proposed hours are not consistent with Local Centre Area but are consistent with City Living Area under DCP. Proposed hours are supported given its location within a shopping centre with no external openings, and surrounded by City Living Area.
- acoustic report demonstrates ability to comply with noise criteria subject to implementing management measures.
- amended Plan of Management addresses amenity and management procedures.
- 1 submission received during notification who support the proposal subject to no access to Central Park Ave after midnight.
- 1 year trial period for extended hours recommended, trial period will allow Council to review the management performance of the venue.



# Access



Central Park Mall Ground Floor Plan

# Security

- the amended POM is consistent with the recommendation received from NSW Police.
- the POM and NOD require security guards are to be provided at the premises with the following ratio:
  - min 1 security guard to 100 patrons or part thereof up to 400 patrons and then one additional security staff member per 200 patrons thereafter from 7.00pm on Sunday to Thursday.
  - min 1 security guard to 100 patrons or part thereof from 7:00pm on Friday, Saturday, Public Holidays and the day before, as well as on the 12 function nights.

# recommendation

- approval subject to conditions