

**Report to General Manager**

Attachments:

1. Post Consultation Report to Council 24/9/2018
2. Detailed Comparison of the Objectives, Permitted Uses and Differences in Business Zones
3. Analysis of Likely Impacts of Small Bars on all Sites within Kirribilli Village

SUBJECT: Small Bars and Trading Hours in Kirribilli Village**AUTHOR:** Lara Huckstepp, Executive Planner**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

On 24 September 2018 Council resolved to prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli, in response to the outcomes of community consultation. This report explores options for implementation.

It is recommended that a planning proposal be prepared to amend the North Sydney Local Environmental Plan 2013 to allow small bars as an additional permitted use on certain sites located in the Kirribilli Village which do not have an interface with a residential zone. It is considered that by limiting the location of small bars to properties fronting Broughton Street and Ennis Road, impacts to the surrounding residential properties will be minimised.

It is also recommended that the North Sydney Development Control Plan (NSDCP) 2013 be amended to extend the maximum allowable trading hours for these sites considered suitable for small bars (i.e. without a residential interface) until 12midnight (Thursday to Saturday); 11pm (Monday to Wednesday) with no changes to Sunday (10pm).

Trading within all other areas within Kirribilli Village is proposed to 11pm (Thursday – Saturday) and 10pm Sunday – Wednesday. This represents an extension of trading hours for a number of properties and in light of support for longer trading hours, is considered appropriate given their proximity to the residential zone interface.

Existing DCP controls are already in place to mitigate impacts of late night uses within all localities across the Council area which will continue to apply to the Kirribilli Village, such as requirements for acoustic reports and testing, closing of doors and windows at appropriate times and plans of management for small bars. A further DCP requirement is recommended to ensure that new small bars in Kirribilli have their patron entries to either Broughton Street or Ennis Road. Patron noise is often exacerbated when leaving premises. This control seeks to minimise impacts to surrounding residential properties.

The proposed amendments to Council's LEP and DCP controls are considered to respond to the community consultation outcomes supporting later trading hours and small bars in Kirribilli Village, while balancing the need to appropriately protect the unique local character.

FINANCIAL IMPLICATIONS:

No funding has been allocated. Funds previously spent for the consultation were within existing budget lines in 2018-2019.

RECOMMENDATION:

- 1. THAT** Council prepare a planning proposal to amend North Sydney Local Environment Plan 2013 to include an additional permitted use under Schedule 1 to allow small bars within those parts of Kirribilli Village that are not located adjacent to a residential interface.
 - 2. THAT** the Planning Proposal be referred to the Local Planning Panel for their advice prior to being reported back to Council for the purposes of seeking a Gateway Determination.
 - 3. THAT** Council prepare an amendment to North Sydney Development Control Plan 2013 Section 7 (Late Night Trading) to extend trading hours for the Kirribilli Village and strengthen development controls relating to small bars within Kirribilli Village.
 - 4. THAT** once resolution 3 has been completed, that the draft DCP amendment be reported back to Council for adoption and endorsement to be placed on public exhibition.
 - 5. THAT** the Planning Proposal and draft DCP amendment be exhibited concurrently.
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LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- Direction: 2. Our Built Infrastructure
- Outcome: 2.2 Vibrant centres, public domain, villages and streetscapes
- Direction: 3. Our Future Planning
- Outcome: 3.4 North Sydney is distinctive with a sense of place and quality design
- Direction: 5. Our Civic Leadership
- Outcome: 5.1 Council leads the strategic direction of North Sydney

BACKGROUND

Council at its meeting held on 28 March 2018 resolved:

1. *THAT public consultation be undertaken to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point*
2. *THAT a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
3. *THAT following the consultation period, a further report be submitted to Council.*

A further report including a draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were presented to the Council of meeting 25 May 2018, whereby Council resolved;

1. *THAT the small bars and Extended trading hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
2. *THAT community consultation be undertaken in accordance with the draft Community Engagement Strategy*
3. *That the outcome of the consultation be reported back to Council.*

Consultation was subsequently undertaken between 19 July and 17 August 2018 in accordance with the adopted Community Engagement Strategy. The outcomes of the consultation were reported to Council on 24 September 2018 wherein Council resolved to prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli, in response to the outcomes of the community consultation. (Refer to Attachment 1). This report responds to this resolution.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the relevant requirements under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. Definitions

The term *small bar* is defined under the Liquor Act 2007 as '*the premises to which a small bar licence relates*'.

A *small bar* licence is a type of license which was introduced as part of the Liquor Amendment (Small Bars) Act 2013. The new small bar licence authorises the licensee to sell liquor by retail on the licensed premises in accordance with strict conditions. These conditions include items such as:

- That liquor must be consumed on the licensed premises;
- That maximum capacity of patrons is 100 people;
- That the small bar must be open to the general public (minors will not be permitted during liquor trading hours); and
- That food must be available at the *small bar*.
- Gaming machines are not permitted on the premises of a licensed small bar.

A *small bar* license permits the sale of liquor between 12pm (midday) and 2.00am. However, when considering a development application for a *small bar*, Councils are able to specify hours of operation that are more, or less prescriptive than this.

2. Permissibility in the North Sydney Local Environmental Plan 2013

Small bars are defined under the North Sydney Local Environmental Plan 2013 (NSLEP 2013) as follows: *small bar means a small bar within the meaning of the Liquor Act 2007. Note: Small bars are a type of food and drink premises.*

Food and drink premises form a subsection of retail premises which are a substandard of commercial premises. Small bars are currently only permissible within the B4 Mixed Use and the B3 Commercial Core zones within the LGA under the group term 'commercial premises'.

Development within the B1 Neighbourhood Centre zone allows uses including restaurants, cafes, shops and take away food and drink premises however small bars or general bars are not permitted. Development permitted with consent in the B1 Neighbourhood Centre zone under the North Sydney Local Environmental Plan 2013 is:

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education

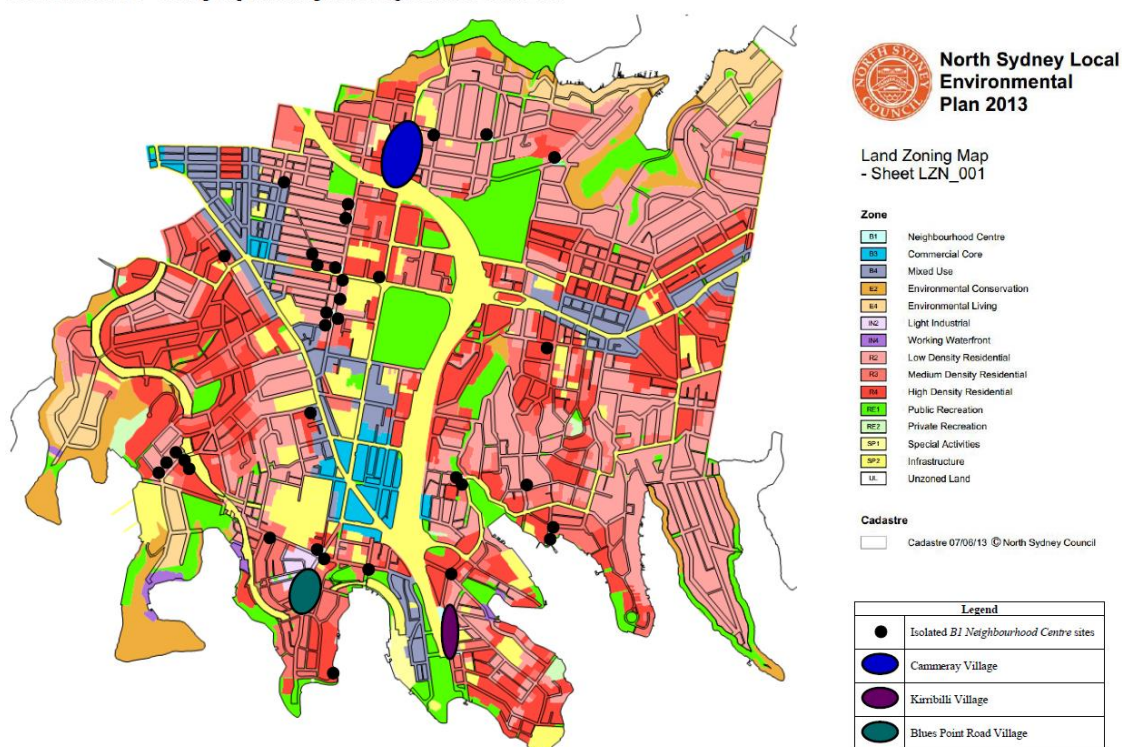
facilities; Kiosks; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Tank-based aquaculture; Take away food and drink premises

Localities that are zoned B1 Neighbourhood Centre include Kirribilli Village, Cammeray, Blues Point Road in McMahons Point, Bay Road in Waverton and various other small groups of sites and isolated sites distributed throughout the LGA. The locations are generally illustrated below.

Figure 1: B1 zones across the North Sydney LGA

Small Bars in the Kirribilli Village

ATTACHMENT 1 – Zoning map indicating all B1 Neighbourhood Centre sites



3. Consultation Findings

As set out in Attachment 1, Council undertook a comprehensive engagement strategy to ascertain community views on trading hours and small bars in Kirribilli Village. This included direct letters to residents and businesses across the Kirribilli Peninsular (over 7,000 letters); notification on Council's website, Mosman Daily Advertisements together with social media posts and direct correspondence to government and industry stakeholders. A total of 918 survey responses and 9 individual submissions were received. Consultation outcomes are presented in the post consultation report to Council on 24/9/2018 (refer to Attachment 1). Key outcomes of the survey include:

- A total of 69% of respondents said yes they would like to see later trading hours in Kirribilli Village.
- The majority of respondents (62%) supported trading hours until 12 midnight Thursday – Saturday (weekends), with a further 18% of respondents supporting trading beyond 12pm

midnight.

- A total of 75% respondents said yes, that small bars should be permitted in Kirribilli Village.
- The majority of respondents 47% considered trading hours for small bars should be the same as other businesses and an additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.

North Sydney Local Area Command were consulted and verbally advised they raised no objection in principle to considering extended trading hours and small bars in Kirribilli Village, subject to careful amenity impacts, particularly at the zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impact.

4. Options

The consultation outcomes outline community support for the introduction of small bars within the Kirribilli Village. Three options are available to implement these consultation outcomes, and are explored in the following subsections:

4.1 Option 1: Allowing small bars as a permitted use in the B1 Neighbourhood Centre zone

This option involves Council including small bars as a permitted use within the B1 Neighbourhood Centre zone. This zone is Council's lowest order business zone, comprising the smaller Villages of Kirribilli and Cammeray, as well as many isolated pockets and sites that are immediately surrounded by residential zones.

Allowing small bars as a permissible use across all B1 Neighbourhood Centre zone sites is considered likely to result in adverse amenity impacts at the residential interface, particularly within smaller centres and isolated sites. The impacts of these uses would generally be provided with no buffer to the small bars.

These centres and sites were reviewed as part of adoption of the North Sydney Local Environmental Plan 2013 and are considered to generally coexist appropriately in their surroundings and context. Allowing small bars across all of these sites would be contrary to the objectives of the B1 Neighbourhood Centre zone and contrary to the desired character in some localities. **It is not recommended this option be pursued.**

4.2 Option 2: Rezoning Kirribilli Village to an alternative business zoning

This option involves rezoning land within Kirribilli Village to a higher order business zone which permits small bars as a permitted use. Available options are the B4 Mixed Use or B3 Commercial core zones that are currently used by Council, or the B2 Local Centre zone that is currently not utilised with the NSLEP 2013. A detailed comparison of the objectives and permitted uses within the B1 Neighbourhood Centre zone and the differences with the B4 Mixed Use, B3 Commercial Core, and the B2 Local Centre, are found in Attachment 2 to this report. In summary:

- **B3 Commercial core zone** reflects the highest order commercial centre. The B3 Commercial core objectives and permitted uses provide employment opportunities and prohibit residential development. North Sydney CBD as well as small part of Crows Nest and St Leonards are zoned Commercial Core. The objectives of this zone do not include

retaining a residential character. The objectives and permitted uses within the B3 Commercial Core zone are inconsistent with the existing and desired character of the Kirribilli Village.

- **B4 Mixed Use zone** is a higher order zone to B1 Neighbourhood Centre zone, illustrated through the additional types of commercial activities that are permitted. This zone typically provides for larger scale retail and business uses, intended to serve the needs of a sub-regional catchment. The objectives and permitted uses within the B4 Mixed Use zone are inconsistent with the existing and desired character of the Kirribilli Village.
- **B2 Local Centre zone** is a new zone that is within the standard instrument however is not currently utilised in the NSLEP 2013. It is also higher order zone providing a focus on employment and does not include objectives on residential amenity. Whilst this zoning is the least intensive option of the rezoning options available to Council, it remains a higher order zone that is considered to be inconsistent with the existing and desired character of the Kirribilli Village.

It is not recommended that any of these options are pursued because each would likely change the character of the Kirribilli Village. The consultation outcomes overwhelmingly supported the existing character of Kirribilli Village. Future planning for this area should retain the existing character whilst complementing these use, rather than changing the character.

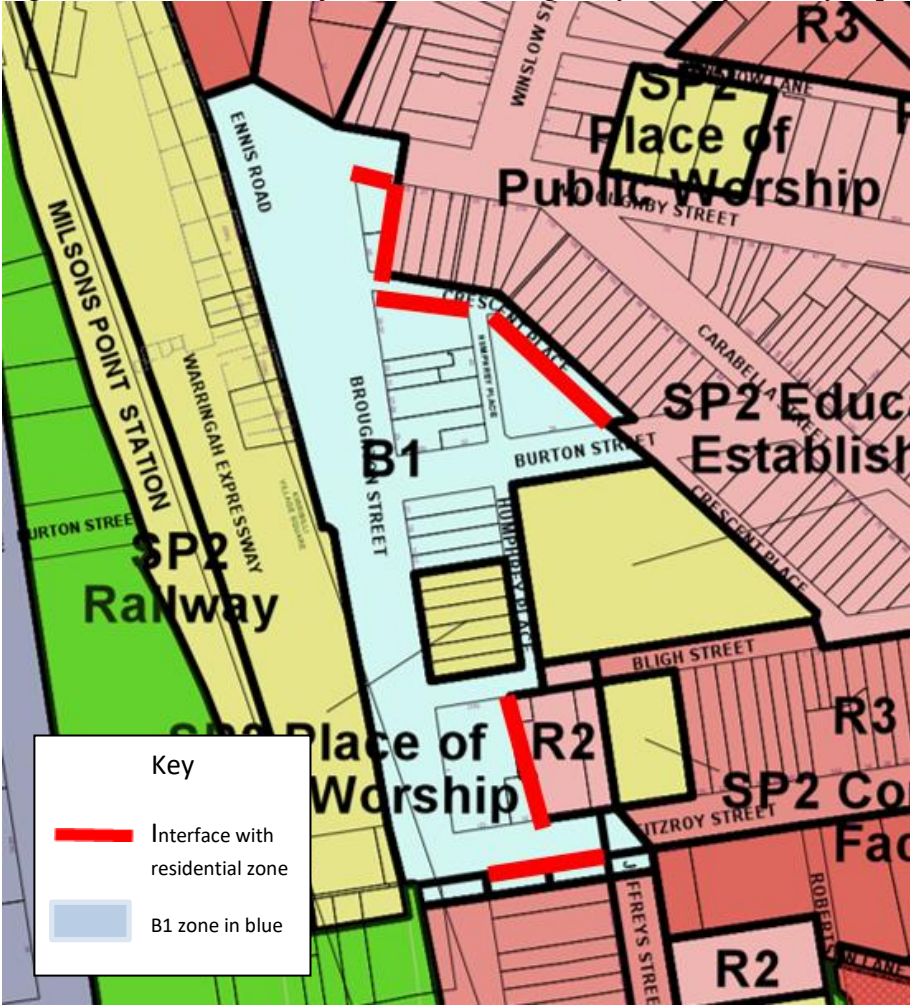
4.3 Option 3 – Small bars as an additional permitted use on certain sites within the Kirribilli Village (Preferred Option)

The community consultation reinforced support for the existing character of Kirribilli Village. Kirribilli has a unique local character, providing a successful and vibrant local centre, with a popular restaurant economy during the evening. Its high accessibility to Milsons Point Railway Station provides opportunity for visitors. Its current zoning of B1 Neighbourhood Centre best reflects its existing and desired future character.

Impacts from uses such as small bars include noise from the use of the premises as well as patron dispersal at the end of the evening. This report seeks to minimise these impacts by allowing small bars in localities without a residential interface. Each site within Kirribilli Village has been examined in respect to its proximity to a residential interface. Attachment 3 provides a site assessment of each land parcel. The areas of greatest potential impact are presented in Figure 2.

This option involves maintaining the existing B1 Neighbourhood Centre zone and seeking to enable small bars to be included as an additional permitted use under Schedule 1 NSLEP 2013 to a number of sites within the Kirribilli Village which do not have an interface with adjoining residential zones. This option is recommended as it is considered to implement the outcomes of the community consultation.

Figure 2: Residential interface areas detailing likely areas of amenity impacts



The analysis of sites within Kirribilli Village revealed that the use of properties located south of Bligh Street and north of Crescent Place for small bars, would be more likely to result in adverse impacts to surrounding properties given their proximity to the residential interface.

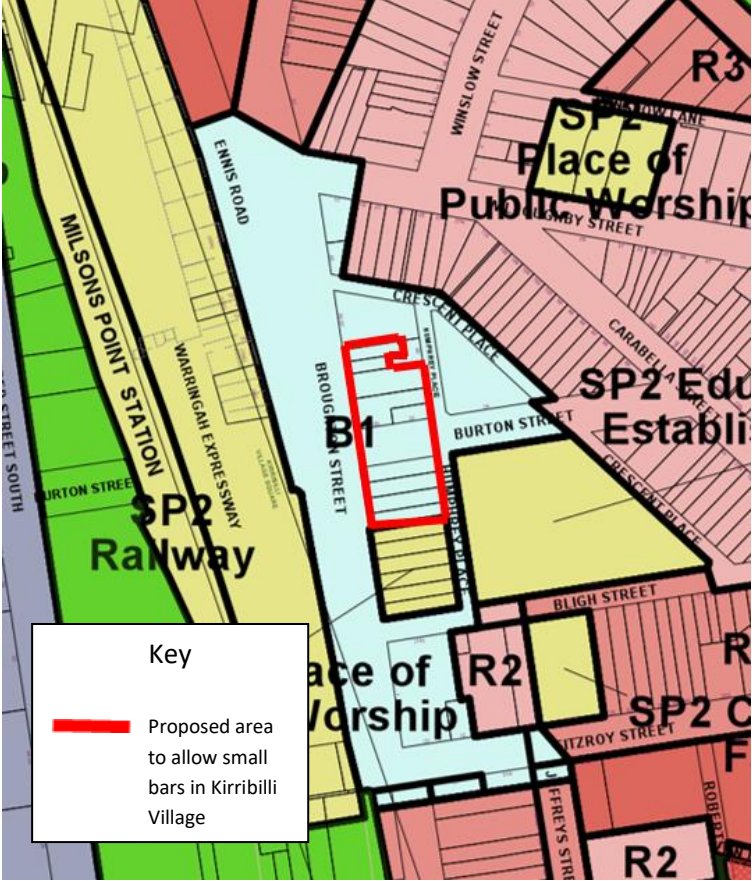
Further, it is considered patron dispersal to a laneway or secondary street frontage other than Broughton Street would also be likely to result in increased amenity impacts, with the exception of Burton Street (west of Humphrey Place) given its adequate setback distance from a residential zone.

The Kirribilli Hotel at 35-37 Broughton Street is recommended for exclusion as Clause 13 to Schedule 1 permits a pub as an additional permitted use with development consent. As this is a similar but more intense type of use to a small bar, there is no need to include it.

The localities in Kirribilli Village considered to be suitable for small bars are listed as follows and detailed below (Figure 3):

- 11-17 Broughton Street
- 19 Broughton Street
- 21 Broughton Street
- 23-25 Broughton Street
- 32 Burton Street
- 27-29 Broughton Street
- 31 Broughton Street
- 33 Broughton Street

Figure 3: Proposed areas to allow small bars as a permitted use under Schedule 1 NSLEP 2013



Those areas where the introduction of small bars are not recommended will operate as buffer areas for adjoining residential zones. These sites will continue to provide important retail, restaurant, café and a variety of other opportunities, ensuring that a mix of uses will continue to be offered throughout the Village. Notwithstanding this, on sites where small bars are considered suitable, the uptake of small bars will be a market decision.

4.3.1 Ennis Road, Milsons Point

The Ennis Road bays are located on the eastern side of Milsons Point Railway Station, within the arches of the Sydney Harbour Bridge. These bays are zoned SP2 Infrastructure (Classified Road). However, Clause 14 Schedule 1 NSLEP 2013 sets out:

Use of certain land at 2-28 Ennis Road, Kirribilli

(1) This clause applies to land at bays 24 – 44, 2-28 Ennis Road, Kirribilli, being cubic spaces under the Warringah Expressway.

(2) Development for the purposes of any permissible use in Zone B1 Neighbourhood Centre is permitted with development consent.

Accordingly, small bars are similarly not currently permitted within the Ennis Road Bays. It is considered that if these Bays are to be used as a small bar, then they should provide an adequate separation (at least) to the nearest residential property. These bays are accessible to Milsons Point train station and are also considered suitable to be used as small bars given the separation to residential properties. It is therefore recommended that Clause 14 Schedule 1 be amended to include ‘small bars’ as a permissible use within the Ennis Road Bays.

5. NSW Department of Planning, Industry and Environment (DPIE) resistance to subzones

The DPIE have issued guidance on the creation of “subzones”. A subzone is an area within a zone where different land uses are permissible or prohibited compared to the rest of the zone. DPIE advises subzones are not permitted as they are considered to diminish the clarity and certainty of zoning controls.

The proposal to permit small bars in some localities mostly with a frontage to Broughton Street and Ennis Road, technically could be a subzone. However, it represents a relatively small number of properties and is not considered to be inconsistent with the intent of the LEP standard zoning.

Council has written to DPIE requesting preliminary advice on the approach discussed within this report. No written response was received to Council’s query regarding consideration of subzones. The issue was however discussed informally with DPIE staff who were of the view that an additional permitted use as proposed could be considered as not comprising a subzone, on the basis that:

- The number of properties was limited;
- The inflexibility of the standard instrument LEP to include subzones was acknowledged and there was no other existing zones capable of achieving the outcomes of the issue;
- The unique interfaces of the subject land in comparison to other B1 zoned land within the LGA (isolated sites, and those which had direct interface with residentially zoned land) was also acknowledged.

The DPIE recommended that any planning proposal would have to be sufficiently justified addressing at least the identified matters above, however could not provide any guarantee that a planning proposal could be supported past Gateway Determination.

6. Trading Hours

Community consultation outcomes supported later trading hours within Kirribilli Village. The options for extended trading hours, whilst ensuring a reasonable level of residential amenity is maintained to residential properties in close proximity, is explored below.

6.1 North Sydney Development Control Plan (NSDCP) 2013

Section 7 (Late night trading) sets maximum trading hours for all properties throughout the LGA as follows:

Figure 4: DCP Exert Section 7 Late Night Trading and Trading Hours (Existing)

Table B-7.1 Maximum trading hours			
Zone	Trading hours		
	Indoor	Outdoor	
B3 Commercial Core *Refer to P2 and P3	6am to Midnight	7am to 11pm	
B4 Mixed Use	7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm	
B1 Neighbourhood Centre	1) Properties with a frontage to Broughton Street, 2-28 Ennis Road, Milsons Point 2) Properties with a frontage to Miller Street, Cammeray 3) Blues Point Road, McMahons Point	7am – 10pm (Sun – Wed) 7am – 11pm (Thurs – Sat)	7am to 9pm
	All other locations	7am – 10pm	8am to 8pm
All other zones	7am to 10pm	8am to 8pm	

As can be seen above, properties with a frontage to Broughton Street and Ennis Road are permitted to trade until 11pm (Thursday – Saturday) and 10pm on other days. In accordance with the outcome of the community consultation, it is recommended that those properties identified with this report as being suitable for small bars (i.e. with no direct residential zone interface) be afforded later maximum trading hours of 12 midnight (Thursday – Saturday); 11pm (Monday-Wednesday) and 10pm (Sundays). Outdoor trading is recommended until 10pm. These trading hours are consistent with those in the mixed-use zone.

It is recommended that all other properties within Kirribilli Village be permitted to trade until 11pm (Thursday – Saturday) and 10pm (Sunday), with outdoor trading is recommended until 9pm. Whilst properties with a frontage to Broughton Street are already permitted to trade up until these hours, this will represent an extension in trading hours for other properties.

It is further recommended that given the detailed nature of the properties identified in tables B-7.1 and B-.2, that this be further illustrated with a map to clarify the extent of this application.

This report recommends draft DCP amendments be prepared for exhibition to extend trading hours as follows:

Figure 5: Proposed draft DCP Amendments

Table B-7.1 Maximum trading hours			
Zone		Trading hours	
		Indoor	Outdoor
B3 Commercial Core *Refer to P2 and P3		6am to Midnight	7am to 11pm
B4 Mixed Use		7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm
B1 Neighbourhood Centre	Properties in Kirribilli Village detailed in Figure 6 below (including 2-28 Ennis Road)	7am to 11pm (Mon-Wed) 7am to midnight (Thurs-Sat) 7am to 10pm (Sun)	7am to 10pm
	1) Properties in Kirribilli Village (other than those detailed above) 2) Properties with a frontage to Miller Street, Cammeray 3) Blues Point Road, McMahons Point	7am – 10pm (Sun – Wed) 7am – 11pm (Thurs – Sat)	7am to 9pm
	All other locations	7am – 10pm	8am to 8pm
All other zones		7am – 10pm	8am to 8pm

Figure 6: Proposed locations to allow small bars and extend trading hours



DCP provisions will continue to apply to late night trading premises and likely impacts will be carefully managed through the development assessment process. Council’s amenity controls currently set out in Section 7 Late Night Trading continue to apply, where any premises would need to satisfy the relevant provisions to obtain development consent including acoustic testing, requirements for door and window closures and various other controls. Trial periods can be imposed where an impact is likely to have an adverse impact.

The impacts arising from patron dispersal from a small bar premises can be minimised where the primary entry/exit is onto Broughton Street, Ennis Road or Burton Street (west of Humphrey Place). A DCP amendment is also recommended to address this, to require patron egress from these primary frontages.

**DECISION OF 3709th COUNCIL MEETING
HELD ON MONDAY 24 SEPTEMBER 2018**

338. CiS03: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

Report of Lara Huckstepp, Executive Planner

The purpose of this report is to provide Council with an overview of the outcomes of the community consultation undertaken regarding the extension of trading hours and allowing small bars within the Kirribilli Village.

In response to Council's resolution on 28 March 2018, between 19 July and 17 August 2018, consultation was undertaken to ascertain community views on whether there is support for extended trading hours and for small bars to be permissible in the Kirribilli Village. The consultation included the distribution of a brochure containing a survey to over 7,000 residents and businesses (owners and occupiers) within 800m of Kirribilli Village. Council's Engagement platform (Engagement HQ) enabled people the opportunity to provide feedback was promoted through various methods including social media (Facebook, Instagram, Twitter), advertisements in the Mosman Daily and an information stall at the Kirribilli Markets.

Council received 918 survey responses and 9 individual submissions, representing a highly engaged consultation process. The number, and quality of responses has enabled Council to better understand attitudes towards the existing approach to trading hours and small bars in Kirribilli Village.

Over 69% support an extension to existing trading hours and over 75% support small bars being permitted in Kirribilli Village.

Concerns raised by those who did not support later trading hours and small bars in Kirribilli include loss of amenity for residents, increased noise and disturbance, decreased level of safety, increased level of crime, loss of the Village atmosphere and character, loss of diversity of offerings in Kirribilli if small bars proliferate the locality, and lack of car parking and greater traffic impacts.

A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.

No funding has been allocated. Funds spent for the consultation were within existing budget lines.

Recommending:

- 1. THAT** Council note the outcomes of the community consultation.
- 2. THAT** Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.

The Recommendation was moved by Councillor Gibson and seconded by Councillor Barbour.

The Motion was put and carried.

Voting was as follows:

For/Against 6/0

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi	Absent		Drummond	Y	
Keen	Y		Gunning	Absent	
Brodie	Y		Mutton	Y	
Carr	Absent		Baker	Absent	

RESOLVED:

- 1. THAT** Council note the outcomes of the community consultation.
- 2. THAT** Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.

**Report to General Manager**

Attachments:

1. Copy of Brochure/Survey

SUBJECT: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes**AUTHOR:** Lara Huckstepp, Executive Planner**ENDORSED BY:** Joseph Hill, Director City Strategy**EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with an overview of the outcomes of the community consultation undertaken regarding the extension of trading hours and allowing small bars within the Kirribilli Village.

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Concerns raised by those who did not support later trading hours and small bars in Kirribilli include loss of amenity for residents, increased noise and disturbance, decreased level of safety, increased level of crime, loss of the Village atmosphere and character, loss of diversity of offerings in Kirribilli if small bars proliferate the locality, and lack of car parking and greater traffic impacts.

A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.

FINANCIAL IMPLICATIONS:

No funding has been allocated. Funds spent for the consultation were within existing budget lines.

Report of Lara Huckstepp, Executive Planer
Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(2)

RECOMMENDATION:

- 1. THAT** Council note the outcomes of the community consultation.
 - 2. THAT** Council staff prepare a detailed report outlining options for implementation of extended trading hours and allowing small bars in Kirribilli in response to the outcomes of the community consultation.
-

Report of Lara Huckstepp, Executive Planner
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(3)

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- | | |
|------------|---|
| Direction: | 2. Our Built Infrastructure |
| Outcome: | 2.2 Vibrant centres, public domain, villages and streetscapes |
| Direction: | 3. Our Future Planning |
| Outcome: | 3.1 Prosperous and vibrant economy |
| Direction: | 5. Our Civic Leadership |
| Outcome: | 5.3 Community is informed and consulted |

BACKGROUND

Council at its meeting held on 28 March 2018 resolved (Min No. 50):

- 1. THAT public consultation be undertaken to gauge community expectation in relation to both café and restaurant trading hours and the permissibility of small bars in Kirribilli Village and Milsons Point.*
- 2. THAT a draft consultation strategy be reported to the Legal and Planning Committee in May 2018 and include financial and resourcing implications and the strategy have particular regard to accessing the views of residents and small business owners in both Milsons Point and Kirribilli*
- 3. THAT following the consultation period, a further report be submitted to Council.*

A further report including the draft Community Engagement Strategy was considered at the Legal and Planning Committee held on 7 May 2018. The minutes of this meeting were presented to the Council of meeting 25 May 2018, whereby Council resolved (Min No.156);

- 1. THAT the Small Bars and Extended Trading Hours for Kirribilli Village – Draft Community Engagement Strategy report be noted.*
- 2. THAT community consultation be undertaken in accordance with the draft Community Engagement Strategy.*
- 3. THAT the outcome of the consultation be reported back to Council.*

CONSULTATION REQUIREMENTS

Community engagement was undertaken in accordance with Council's Community Engagement Protocol.

Consultation was undertaken between 19 July and 17 August 2018 in accordance with the adopted Community Engagement Strategy.

Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(4)

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

1. Inform Level of Engagement – Promoting the Opportunity to Provide Feedback

A comprehensive engagement strategy was developed and implemented to ensure a high level of engagement. A brochure/survey was prepared (refer attachment 1) to ascertain community views on trading hours and small bars in Kirribilli Village. The opportunity to provide feedback was promoted via the following methods:

Method	Target Stakeholders	Quantity
Direct letters - Brochure/survey	Residents and business (owners and occupiers)	7,048 letters
Webpage – Yoursay (Engagement HQ)	All	-
Advertisements (Mosman Daily)	All	2 adverts
Social Media – Facebook	All	1 post
Social Media – Twitter	All	1 tweet
Social Media – Instagram	All	1 post
Social Media – LinkedIn	All	1 post
Precinct Committees	Active Committees	18 committees
Direct emails	Harbourside Liquor Accord, North Sydney Police, NSW Office of Liquor and Gaming	80 members
Information stall – Kirribilli Markets	All	-

1.1 Engagement HQ

Council's engagement platform (Engagement HQ) was used to manage the online consultation elements. This platform enabled respondents to fill in the survey on-line and also provide comments, including additional information and references.

During the engagement period there were 1,050 page views, 849 visitors (i.e. they visited the project's main page); 701 visitors were 'informed' (i.e. they accessed information eg downloaded a document or visited the FAQ page) and 598 visitors were 'engaged' (i.e. they provided a submission online). The average maximum number of visitors per day to this page was 93.

1.2 Social Media

Council's social media accounts were used to promote the consultation opportunities. The table below details the Facebook posts and the number of people reached and/or who responded.

Post	Reach	Likes	Shares	Reactions/Comments
27 July 2018	2,294	31	1	5

Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(5)

The following table details the Twitter post and the number of people reached and/or who responded:

Post	Impressions	Engagements
27 July 2018	1,859	23

The following table details the Instagram post and the number of people reached and/or who responded:

Post	Likes	Comments
27 July 2018	78	10

The following table details the LinkedIn post and the number of people reached and/or who responded:

Post	Impressions	Likes	Clicks	Follows	Comments
27 July 2018	653	5	17	5	0

2. Consult Level of Engagement – Summary of Feedback Received

2.1 Survey

The survey asked 10 questions to gauge community views on whether trading hours in Kirribilli Village should be extended and on whether the community would support small bars being permitted. A total of 918 surveys were completed and 9 individual submissions received. The outcomes of responses to the survey questions are summarised below.

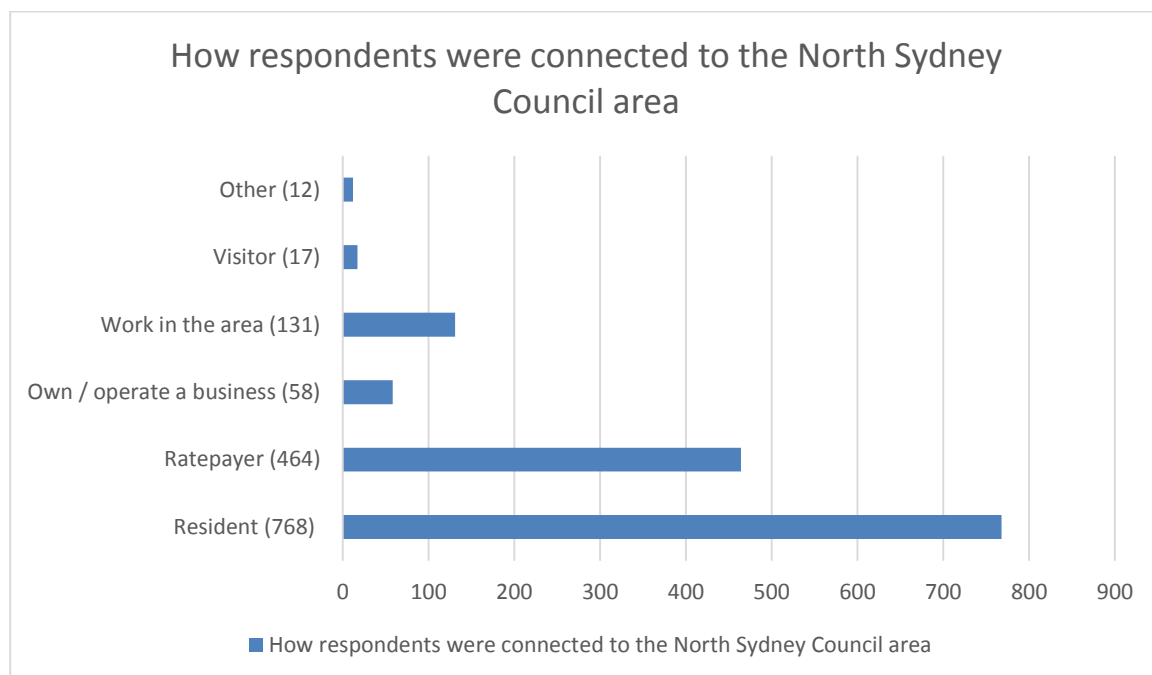
Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(6)

2.1.1 How respondents were connected to the North Sydney Council Area

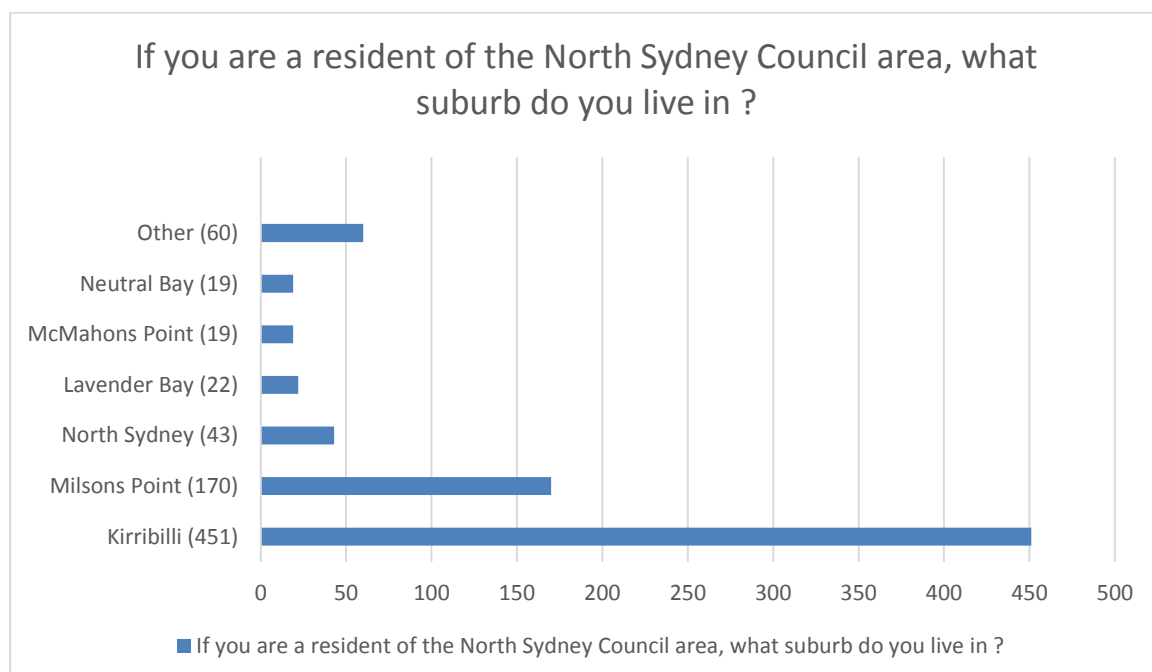
The majority of respondents identified as residents (768) and ratepayers (464). It is noted that the survey allowed more than one option to be selected.

Responses to ‘other’ included students, former residents and part-time residents.



2.1.2 Location of Residents

The majority of residents who responded to the survey were from Kirribilli (451) and Milsons Point (170), comprising 68% of total resident responses.

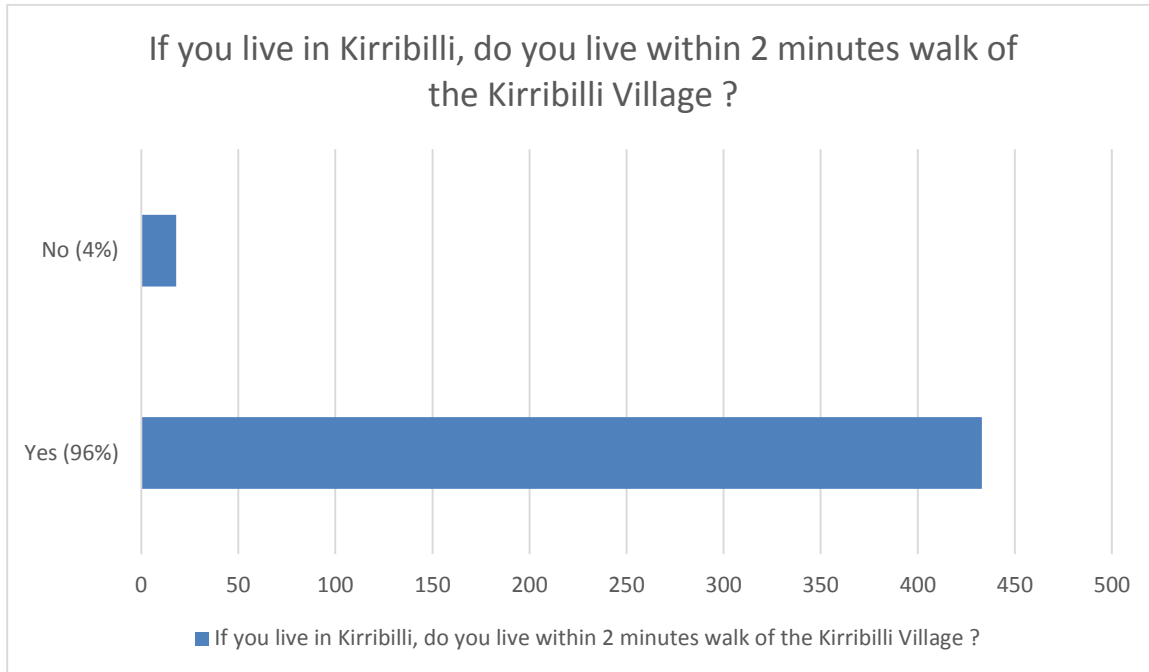


Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

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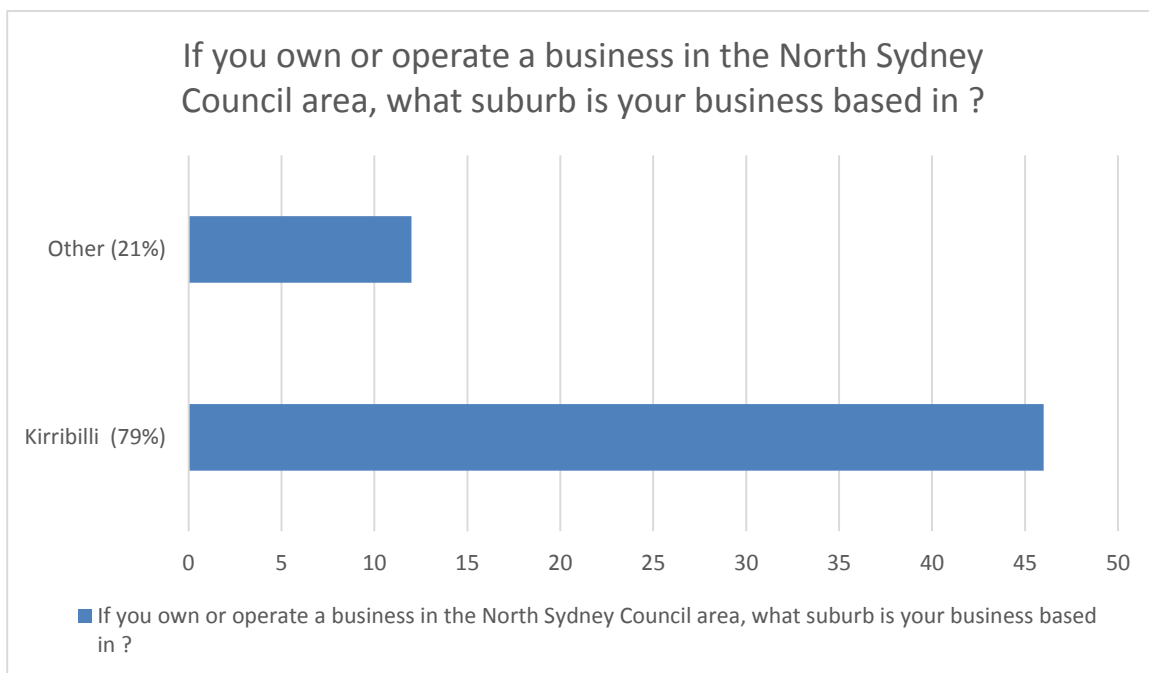
2.1.3 Residents within walking distance of Kirribilli Village

Overall, 47% of total respondents identified as living within a 2 minute walk of Kirribilli Village.



2.1.4 Location of respondents who own a business

Of the 58 respondents who identified as owning or operating a business within the North Sydney Council LGA, 46 (79%) of these businesses are located in Kirribilli.

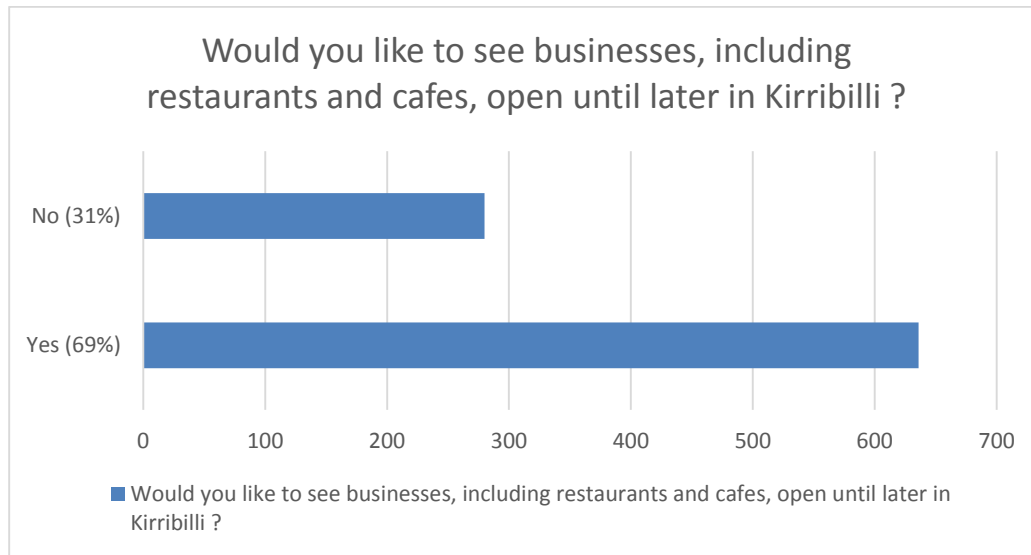


Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(8)

2.1.5 Support for later trading hours in Kirribilli Village

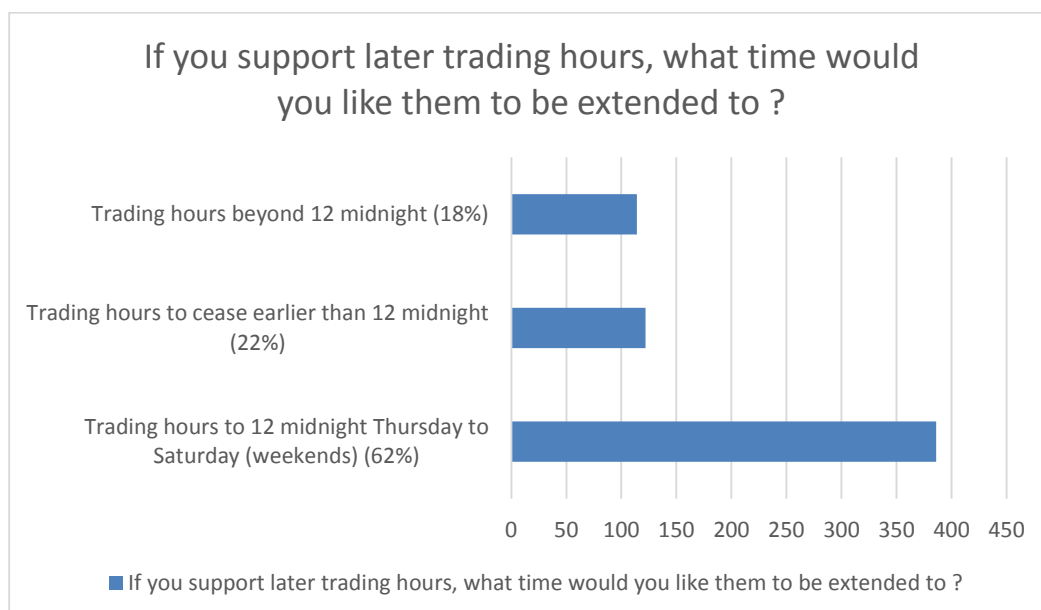
A total 636 (69%) of respondents said yes they would like to see later trading hours in Kirribilli Village.



2.1.6 Suggested extended trading hours

The survey advised that trading in Broughton Street and Ennis Road closes at 10pm (Sunday to Wednesday) and 11pm (Thursday to Saturday). Trading closes at 10pm in other Kirribilli streets. Those who supported later trading hours were asked what time they would like them to be extended to.

The majority of respondents supported trading hours until 12 midnight Thursday – Saturday (weekends). It is noted that this was an open-ended question and further detailed analysis will be undertaken with regards to suggested trading hours.



Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(9)

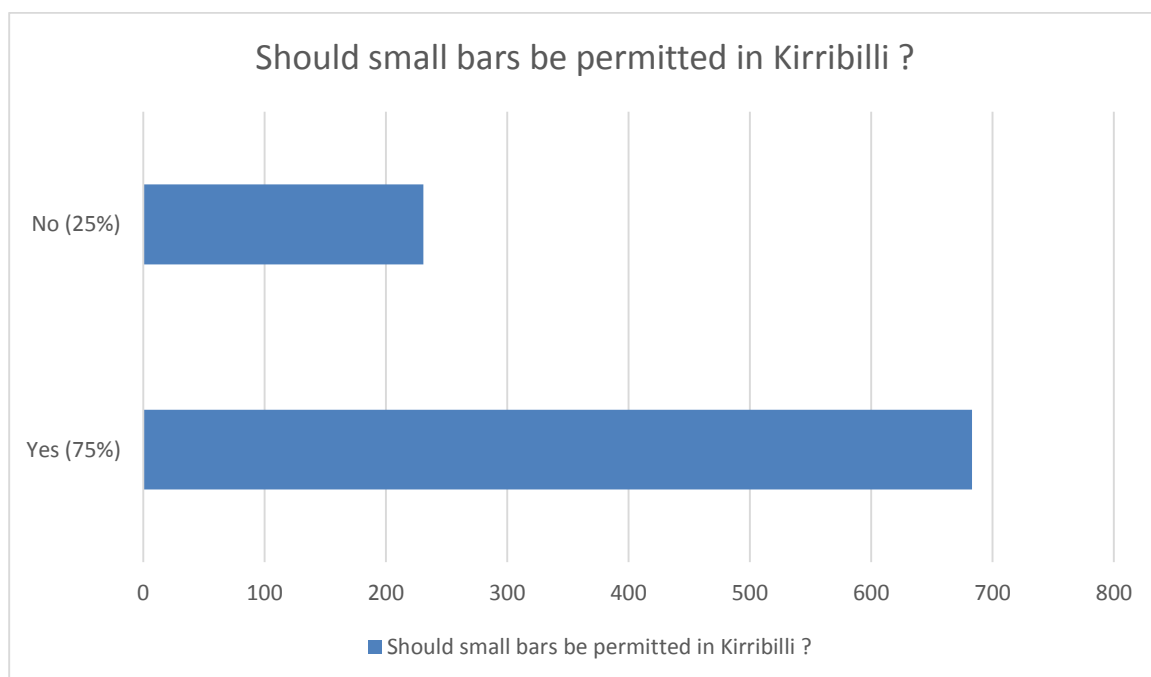
2.1.7 Reasons for not supporting extended trading hours

Of the 280 respondents who did not support extending trading hours beyond existing hours, the reasons given are summarised below:

Reasons for not supporting extended trading hours
<ul style="list-style-type: none"> • Loss of amenity • Increased noise and disturbance, including from patrons leaving a premises • Loss of the Village atmosphere of Kirribilli • Uses such as medical centres, butchers, newsagents or banks are needed in the Village over more bars and bottle shops. • Concerns with more litter in the area. • More pressure on car parking • Drunk and disorderly behavior • Concerns with personal safety • Increased violence • Kirribilli is a family area and should not be turned into a late night venue.

2.1.8 Support for Small Bars in Kirribilli Village

A total of 683 (75%) responded yes, that small bars should be permitted in Kirribilli Village.



Report of Lara Huckstepp, Executive Planner
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(10)

2.1.9 Trading Hours for Small Bars

The majority of respondents (47%) considered that trading hours for small bars should be the same as other businesses. An additional 39% of respondents felt that trading hours for small bars should be longer than other businesses.



2.1.10 Other comments on trading hours or small bars in the Kirribilli Village provided by respondents

A significant amount of ‘other’ feedback has been received. The predominant issues are summarised below and include responses provided as part of the survey together with the 9 individual submissions:

Comment
<p>Small bars and extended trading hours will enhance Kirribilli Village</p> <ul style="list-style-type: none"> • Kirribilli is a fabulous village and progress with eclectic bars and shops can only enhance this area. • It would be great to get some more trendy restaurants and bars in Kirribilli. • Kirribilli is dead after 10pm and should be vibrant. • Places like the Botanist and Small Bar in Fitzroy Street have already brought some much needed diversity and vibrancy to the dining and drinking culture in the area. • Kirribilli is becoming popular with a younger, professional market so it would be great to be able to meet their needs to ensure the area and local economy continues to grow. • Small bars create a buzzy neighbourhood instead of being forced to go to the city or the East. • Bringing more people to the area can only benefit. • It would be great to have a quiet drink after enjoying dinner in the neighbourhood. • Current trading hours are antiquated. • More cosmopolitan and more tourists. • Council should support local businesses.
<p>Adverse amenity impacts from small bars and extended trading hours</p> <ul style="list-style-type: none"> • Residents should be afforded some peace at night.

Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(11)

<ul style="list-style-type: none"> • Small bars will encourage rowdy and violent behaviour in a currently peaceful area. • Bars invariably increase noise. • Kirribilli is a safe neighbourhood and should be kept this way. • Existing establishments are sufficient. • Late drinkers could wander into residential areas and cause trouble. • The aged population should not fear venturing out at night. • Small bars should integrate into the ambience of the neighbourhood, not change it. • The residents do not need or want for any business that compromises the safety and well-being of the residents. • Increased litter left behind by visitors, presumably walking back to their cars. • Increased crime. • Increased alcohol related violence and drugs. • Kirribilli may become a new Kings Cross.
<p>Loss of village atmosphere</p> <ul style="list-style-type: none"> • It is important that there is a balance maintained within the village between restaurants, bars, takeaways, retail. It feels like we are losing this balance and being turned into an entertainment precinct. • Small bars and longer trading would change the culture of Kirribilli Village from one that services day-time residents to one that is commercialised and associated with alcohol. • Additional small bars and extended hours will ruin the area. • The village is perfect the way it is. • The village is supposed to provide for the neighbourhood. • Let's keep Kirribilli as it is, it has everything we want and need. • Keep it quaint. • This is a neighbourhood not a commercial district or nightclub area. • Small bars would change the family friendly nature of Kirribilli. • It would be sad to see such a quiet community destroyed.
<p>Parking and traffic impacts</p> <ul style="list-style-type: none"> • Exacerbate existing parking and traffic issues. • Does Council have plans to increase parking areas in Kirribilli ?
<p>Diversity of offerings is needed</p> <ul style="list-style-type: none"> • Kirribilli already supports small bars, a large pub, bottle shops and many restaurants serving alcohol. Kirribilli Village needs to support the neighbourhood with desperately needed facilities such as a medical centre. • We already have too many restaurants and cafes. We have lost our facilities over the years and I especially miss the banks and doctors. We will soon be down to 1 chemist shop. • Essential services should be returned to our working village like a butcher, a newsagent / gift shop, another ATM. • Kirribilli should not become a collection of bars. • Kirribilli residents are losing access to local services in favour of bars for tourists. • A newsagent and good doctors are needed, like the Village used to have. • More variety of restaurants is needed and not small bars. • Small bars may drive out the few remaining shops and facilities, the number of which has already diminished significantly in recent years.
<p>Small bars should go in the North Sydney CBD</p> <ul style="list-style-type: none"> • Consider establishing a small bar culture in the North Sydney CBD which is lacking in vibrancy. North Sydney is 5 minutes away.

Report of Lara Huckstepp, Executive Planer
 Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(12)

<p>Cap on the number of small bars</p> <ul style="list-style-type: none"> • There should be limit on the number of small bars so as to maintain diversity of businesses serving the residents. • As long as small bars don't pop up everywhere. • If as a consequence of longer hours, Kirribilli becomes only bars, cafes and restaurants, that would be regrettable.
<p>Small bars should not be large venues</p> <ul style="list-style-type: none"> • Up to 100 people is too large.
<p>Other</p> <ul style="list-style-type: none"> • No poker machines should be permitted. • Consider trial hours for later trading hours. • Opportunities for more small bars Milsons Point should be considered. • Night clubs are not welcome.

Note: A number of respondents have referred to existing small bars in Kirribilli. These small bars are in fact Licensed restaurants with primary service provision. This means the business must earn most of its income from food, but may serve alcohol without a meal. There is no such requisite placed upon small bars which must have food available but can earn all of its income from the sale of alcohol.

2.2 North Sydney Local Area Command – Licensing

Council notified the North Sydney Local Area Command (Licensing) on the consultation being undertaken. The North Sydney Police verbally advised they raise no objection in principle to considering extending trading hours and small bars within Kirribilli Village, subject to careful consideration of the appropriate trading hours for the locality and amenity impacts. Concern was raised with allowing small bars and later trading hours for businesses located in close proximity of a residential zone interface. Premises located on the interface with residential zones are likely to result in a greater level of amenity impact.

2.3 Milson Precinct

Milsons Precinct agreed the following motions at its meeting held on 2 August 2018:

- Milson Precinct requests that North Sydney Council not change the zoning for Kirribilli from B1 Neighbourhood Centre, to not permit small bars to operate within the Village
- Milson Precinct feels that it would be ok to increase the hours of operation by an hour for the indoor trading hours of operation for Thursday to Saturday, of the existing entities operating in the Village, properties like the Botanist and Small Bar.

3. Conclusion

The community consultation has indicated a general majority support for extended trading hours and permitting small bars within Kirribilli. Of the responses received, over 69% supported an extension to existing trading hours and over 75% supported small bars being permitted in Kirribilli Village.

Concerns raised in responses from those who did not support later trading hours and small bars in Kirribilli included loss of amenity for residents, increased noise and disturbance, decreased level of safety, increased level of crime, loss of the Village atmosphere and character, loss of diversity of offerings in the Kirribilli if small bars proliferate the locality, and lack of car

Report of Lara Huckstepp, Executive Planner
Re: Kirribilli Village Trading Hours and Small Bars – Consultation Outcomes

(13)

parking resulting in greater traffic impacts.

A further report outlining options for implementation will be prepared and reported to Council, informed by the detailed findings of the community consultation.



HAVE YOUR SAY



Kirribilli Village Trading hours and small bars

Council is seeking the views of businesses, residents, industry and government

SUBMISSIONS

To have your say:

Complete the attached survey

Scan the QR code and complete the survey online



Visit yoursay.northsydney.nsw.gov.au/kirribilli-village and complete the survey online

Email yoursay@northsydney.nsw.gov.au

Write to General Manager, North Sydney Council, PO Box 12, North Sydney NSW 2059

For more information contact Lara Huckstepp on 9936 8100



PRIVACY STATEMENT

Supply of your contact details is optional. Please note that all comments received will be considered, however it is not intended to reply to individual respondents.

Privacy Statement: Any personal data captured in this submission will be stored by Council in accordance with its Privacy Statement, Privacy Management Plan, Government Information (Public Access) Act 2009 and the Privacy and Personal Information and Protection Act 1998. Personal information captured will be used only for participation in this project and will not be disclosed to any third party without your written consent.

Details of individual submissions may be made public in accordance with Part 3, Division 1, Clause 18(g) of the Government Information (Public Access) Act 2009. Personal information will only be made available by application in accordance with Part 2, Division 2 - Public interest considerations - of the Government Information (Public Access) Act 2009.

7. If you do not support later trading hours, what are your reasons?

8. Should small bars be permitted in Kirribilli Village?

Yes No

9. If small bars were permitted in the Kirribilli Village, should they have the same trading hours as other businesses in the Village?

Yes
 No, they should be longer
 No, they should be shorter
 Not sure

10. Do you have any other comments on trading hours or small bars in the Kirribilli Village?

Thank you for completing this form. Return to Council by 17 August 2018 by post PO Box 12, North Sydney NSW 2059 or email yoursay@northsydney.nsw.gov.au

The survey can also be completed online at yoursay.northsydney.nsw.gov.au/kirribilli-village

If you would like Council to keep you informed about the project, please provide your contact details below:

Name _____

Postal address _____

Email address _____



KIRRIBILLI VILLAGE

The focal point of the Kirribilli Peninsula and beyond is the Kirribilli Village Centre, a compact and lively area with local shops and outdoor cafes that serve the needs of the local community.

TRADING HOURS

Feedback is sought on whether planning controls should be amended to allow later trading hours within Kirribilli Village

Under current planning controls, restaurants, cafés and businesses within Kirribilli Village can trade between the following hours:

Locality	Indoor trading hours	Outdoor trading hours
Broughton Street and Ennis Road	7am – 10pm (Sun-Wed) 7am-11pm (Thurs-Sat)	7am – 9pm
All other locations in Kirribilli	7am-10pm	8am-8pm



SMALL BARS

Feedback is sought on whether small bars should be permitted in Kirribilli Village

Kirribilli Village is zoned B1 Neighbourhood Centre which does not permit small bars to operate within the Village. A small bar is defined as a *small bar within the meaning of the Liquor Act 2007* and is a bar that can cater for a maximum of 100 people.

HAVE YOUR SAY

Complete Council's on-line feedback form or complete the attached feedback form and submit to Council. Responses will be received by 17 August 2018.

The outcome of the feedback will assist Council as to whether current planning controls relating to Kirribilli Village should be reviewed.



HAVE YOUR SAY

KIRRIBILLI VILLAGE - TRADING HOURS AND SMALL BARS

1. Please tell us how you are connected to the North Sydney Council area. Tick all that apply:

- I am a resident of the North Sydney Council area
- I am a ratepayer of the North Sydney Council area
- I own/operate a business within the North Sydney Council area
- I work in the North Sydney Council area
- I am a visitor
- Other _____

2. If you are a resident of the North Sydney Council area, what suburb do you live in?

Name of suburb _____

Not applicable

3. If you live in Kirribilli, do you live within 2 minutes walk of the Kirribilli Village?

- Yes No Not applicable

4. If you own or operate a business in the North Sydney Council area, what suburb is your business based in?

Name of suburb _____

Not applicable

5. Would you like to see businesses, including restaurants and cafes, open until later in Kirribilli?

- Yes, go to Q6 No, go to Q7

6. Trading in Broughton Street and Ennis Road closes at 10pm (Sunday to Wednesday) and 11pm (Thursday to Saturday). Trading closes at 10pm in other Kirribilli streets. If you support later trading hours, what time would you like them to be extended to?

Rezoning Kirribilli Village to B4 Mixed Use Zone under NSLEP 2013: A comparison between the current and potential objectives and permissible land uses between the B1 Neighbourhood Centre zone and the B4 Mixed Use Zone is provided in Table 1:

Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

TABLE 1: Comparison of objectives and permissible land uses under NSLEP 2013			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B4 Mixed Use Zone</i>	<i>Difference</i>
<i>Objectives</i>	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity. To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses on the lower levels and residential uses above those levels. 	Neighbourhood Centre zone aims to provide small scale services to the local community without compromising the high levels of residential amenity, whilst Mixed Use zone aims to achieve higher density mixed use development in the form of shop top housing, with compulsory commercial ground level uses.
<i>Permissible Development</i>	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Amusement centres; Backpackers' accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential Flat Buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Signage; Vehicle repair stations; Veterinary hospitals	<p>Additional Permissible Development: Amusement centres; Backpackers' accommodation, Car parks; Commercial premises; Educational establishments; Function centres; Hostels; Hotel or motel accommodation; Passenger transport facilities; Registered clubs; Residential Flat buildings, Restricted premises; Seniors housing; Serviced apartments; Sex services premises; Vehicular repair stations; Veterinary hospitals.</p> <p>No longer Permissible Development: Public administration buildings; Community health service facilities; Health consulting rooms; Patient transport facilities, including helipads and ambulance facilities; hospitals.</p>

Rezoning Kirribilli Village to B3 Commercial Core under NSLEP 2013: A comparison between the current and potential objectives and permissible land uses should Kirribilli be rezoned from the *B1 Neighbourhood Centre* zone to the *B3 Commercial* zone is provided in Table 2.

Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

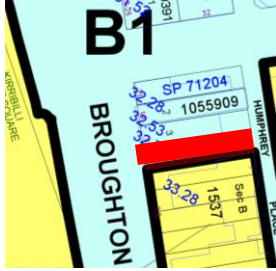
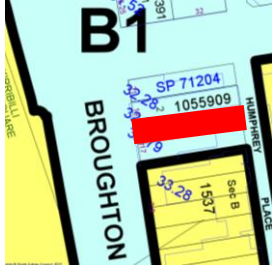
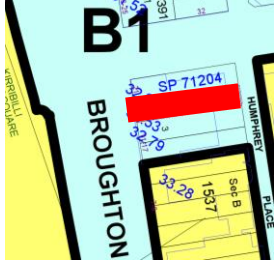
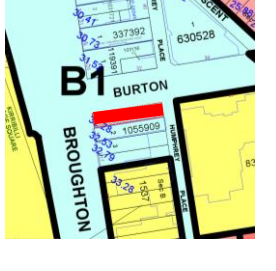

TABLE 2: Comparison of Objectives and permissible land uses under NSLEP 2001			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B3 Commercial Zone</i>	<i>Difference</i>
<i>Objectives of zone</i>	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. To encourage appropriate employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To prohibit further residential development in the core of the North Sydney Centre. To minimise the adverse effects of development on residents and occupiers of existing and new development. 	Neighbourhood Centre zone aims to complement surrounding residential uses, whilst Commercial zone aims to protect economic and employment interests and prevent residential development.
<i>Permissible Development</i>	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Amusement centres; Backpackers' accommodation; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Serviced apartments; Sex services premises; Signage; Vehicle repair stations; Veterinary hospitals	<p>Additional Permissible Development: Amusement centres; Backpackers' accommodation; Commercial premises; Educational establishments; Function centres; Hotel or motel accommodation; Passenger transport facilities; Restricted premises; Services apartments; Sex service premises; Vehicle repair stations; Veterinary hospitals.</p> <p>No longer Permissible Development: Boarding houses; Public administration buildings; Shop top housing; Community health service facilities; Health consulting rooms; Patient transport facilities, including helipads and ambulance facilities; hospitals.</p>

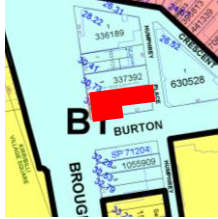


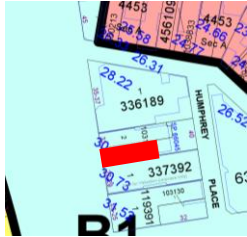
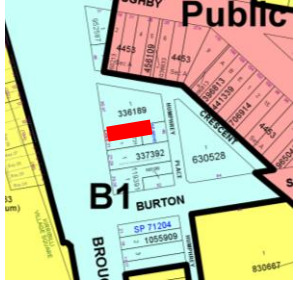
Rezoning Kirribilli Village to a new zone prescribed under the Standard Instrument – B2 Local Centre Zone: A zone that is available with the Standard Instrument however is not currently utilized with the NSLEP 2013 is the B2 Local Centre zone. A comparison between the objectives and permissible land uses of the current *B1 Neighbourhood Centre* zone and potential *B2 Local Centre* zone is provided in Table 3.

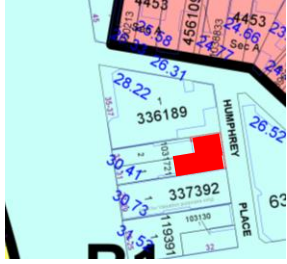




Note: For the purposes of establishing permissibility, “*small bars*” fall under the group definitions of food and drink premises, retail premises and commercial premises within NSLEP 2013.

TABLE 3: Comparison of Objectives and permissible land uses under NSLEP 2001			
	<i>B1 Neighbourhood Centre Zone</i>	<i>B2 Local Centre Zone</i>	<i>Difference</i>
<i>Objectives of zone</i>	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To encourage active street life while maintaining high levels of residential amenity. To encourage development for the purpose of shop top housing. 	<ul style="list-style-type: none"> To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. 	Neighbourhood Centre zone aims to complement surrounding residential uses, whilst Local Centre zone focuses on encouraging employment and attracting services, without mention of residential uses or residential amenity.
<i>Permissible Development</i>	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Entertainment facilities; Health services facilities; Information and education facilities; Kiosks; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Restaurants or cafes; Roads; Shops; Shop top housing; Signage; Take away food and drink premises	Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation	<p>Additional Permissible Development: Commercial premises; Educational establishments; Function centres; Passenger transport facilities; Registered clubs; Restricted premises; Service stations; Tourist and visitor accommodation.</p> <p>No longer Permissible Development: Centre-based child care facilities; Places of public worship; Public administration buildings; Recreation areas; Signage.</p>

Site Analysis - Likely impacts of small bars across Kirribilli Village		
Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
<p>31 Fitzroy Street</p> 	<p>Fitzroy Street frontage likely to impact residential amenity at the zone interface.</p>	<p>No</p>
<p>31A Fitzroy Street</p> 	<p>Fitzroy Street frontage and Jeffrey Street frontage likely to impact residential amenity at the zone interface.</p>	<p>No</p>
<p>12 Fitzroy Street</p> 	<p>Fitzroy Street frontage likely to impact residential amenity at the zone interface.</p>	<p>No</p>
<p>1-3 Broughton Street</p> 	<p>Bligh Street and Fitzroy Street frontages likely to impact residential amenity at the zone interface.</p> <p>Shared boundary with R2 residential zone likely to impact residential amenity at the zone interface.</p>	<p>No</p>

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
<p>17 Broughton Street</p> 	<p>Likely acceptable impacts. Primary entry should be provided from Broughton Street.</p>	<p>Yes</p>
<p>19 Broughton Street</p> 	<p>Likely acceptable impacts. Primary entry should be provided from Broughton Street.</p>	<p>Yes</p>
<p>21 Broughton Street</p> 	<p>Likely acceptable impacts. Primary entry should be provided from Broughton Street.</p>	<p>Yes</p>
<p>23 Broughton Street</p> 	<p>Impacts likely to be acceptable. Primary entry should be provided from Broughton or Burton Street.</p>	<p>Yes</p>
<p>32 Burton Street</p> 	<p>Impacts likely to be acceptable.</p>	<p>Yes</p>

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
<p>23-25 Broughton Street</p> 	<p>Impacts likely to be acceptable. Primary entry should be from Broughton or Burton Street.</p>	<p>Yes</p>
<p>34 Burton Street</p> 	<p>Burton Street and Crescent Place frontages likely to impact residential amenity at the zone interface.</p> <p>Primary entry from Humphrey Place is not desirable.</p>	<p>No</p>
<p>27-29 Broughton Street</p> 	<p>Impacts likely to be acceptable. Primary entry should be from Broughton Street.</p>	<p>Yes</p>
<p>31 Broughton Street</p> 	<p>Impacts likely to be acceptable.</p>	<p>Yes</p>
<p>33 Broughton Street</p> 	<p>Impacts likely to be acceptable.</p>	<p>Yes</p>

Property (shown in red on map)	Likely impacts on residential interface	Suitable for small bars
<p>40 Humphrey Place</p> 	<p>Primary entrance from Humphrey Place is not desirable. No other access is available.</p>	<p>No</p>
<p>35-37 Broughton Street (Kirribilli Hotel)</p> 	<p>N/A. Existing pub permitted as a Schedule 1 use.</p>	<p>N/a</p>
<p>45 Broughton Street</p> 	<p>Likely to impact residential amenity at the zone interface.</p>	<p>No</p>
<p>17 Willoughby Road (The Botanist)</p> 	<p>Likely to impact residential amenity at the zone interface.</p>	<p>No</p>
<p>2-28 Ennis Road</p> 	<p>Likely to be acceptable given adequate setback to residential zone.</p>	<p>Yes</p>