

PLAN OF MANAGEMENT

USE OF FOOD AND BEVERAGE PREMISES WITH LIQUOR LICENSE

WITHIN THE PROPOSED LITTLE MINDIL HOTEL RESORT AND APARTMENT-VILLA DEVELOPMENT

25 GILRUTH AVENUE, THE GARDENS, "LITTLE MINDIL" DARWIN



PREPARED BY URBANSOPE (AUSTRALIA) PTY LTD

DATE: 09 JUNE 2021

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1. INTRODUCTION

This Plan of Management has been prepared by Urbanscope (Australia) Pty Ltd to accompany a development application to the Northern Territory Government seeking consent for a hotel/motel and serviced apartments with ancillary bar-public and market at 25 Gilruth Avenue, The Gardens, Darwin, NT.

This plan of management has been prepared on the basis of the subject premises (bar-public at ground level, bar-public at hotel level 01 and food premises-restaurant at hotel level 01) being licensed to serve alcohol and operate as a late night trading premise.

This plan of management is designed to provide Darwin Council, the operators of the premises and the surrounding business owners and residents with clear guidelines that are to be employed to ensure that the proposed operation will not result in any significant impact on the surrounding properties.

The objectives of this Plan of Management are as follows:

- i. Outline the operational details of the proposal to provide Darwin Council, the operators of the premises and the surrounding residents with clarity on the nature of the proposed use and mitigation measures proposed;
- ii. Establish a transparent complaints and review process to allow for ease of monitoring of the activity by Council and the NT Liquor Commission.

2. SITE DETAILS

2.1 Location and Description

The subject site has a street address of 25 Gilruth Avenue, The Gardens, Darwin and is legally described as Lot 7651 Town of Darwin. The subject premises within the proposed development are as follows:

- Level 1 All Day Dining Restaurant and Bar
- Level 1 Poolside Bar
- Ground Level Beachfront Food and Beverage Bar

2.2 Transport Connections

The Darwin Inner suburbs Area Plan (DISAP) Movement and Transport Plan identifies Gilruth Avenue as a sub-regional transport corridor and high frequency bus route. Public transport (bus services) are described in detail in the Traffic Impact Assessment prepared by SJ Traffic Consulting.

There is a pedestrian footpath on the eastern side of Gilruth Avenue and a shared pedestrian-cyclist path along the western side of Gilruth Avenue. There is an existing footpath which runs along the northern side of the site connecting from the shared path on the western side of Gilruth Avenue to the Mindil Beach foreshore. Footbridges also exist connecting the subject site to the Mindil Beach Casino Resort.

Vehicle access to and from the site is via Gilruth Avenue.

2.3 Surrounding Late Night Trading Premises and Other Uses

To the north of the site is the Mindil Beach Casino Resort and Mindil Beach Park which hosts the Mindil Beach Sunset Markets. Both sites are within walking distance of the subject site and are connected along the foreshore pedestrian network.

The Mindil Beach Casino is open Monday to Sunday 10:00am – 4:00am. The Casino Resort contains four restaurants open for lunch (12:00pm – 2:30pm) and dinner (6:00pm – 10:00pm).

The George Brown Darwin Botanical Gardens and Darwin Amphitheatre are located approximately 500 metres to the north-east of the site.

To the west of the site is the Gardens Park Golf Links. This recreational facility provides a large buffer between the subject site and the residential development in The Gardens.

To the south of the site is the Myilly Point Heritage Precinct and the Old Hospital site. The Darwin CBD is approximately 1.0 kilometre from the site to the south-east.

To the west of the site within walking distance is the Cullen Bay Marina precinct which includes bars, restaurants, amenities and access to Cullen Beach and the lawn.

3. LICENSEE DETAILS

The details of the liquor licenses will be provided on the Plan of Management prior to operation. Following approval of this application and prior to the commencement of the operation, the licensee will provide all relevant details and will execute, by signature, this Plan of Management.

4. GENERAL OPERATIONAL DETAILS

The subject bars and restaurant include the following operational aspects:

- **Operating Hours:** The operating hours sought are as follows:
 - Level 1 All Day Dining Restaurant and Bar: Monday to Sunday between 6:00am and 10:00pm
 - Level 1 Poolside Bar: Monday to Sunday between 7:00am and 3:00am
 - Ground Level Beachfront Food and Beverage Bar: Monday to Sunday between 7:00am and 1:00pm
- **Staff:** The premises will have a maximum number of staff members as follows:
 - Level 1 All Day Dining Restaurant and Bar: 30
 - Level 1 Poolside Bar: 10
 - Ground Level Beachfront Food and Beverage Bar: 5
- **Security Staff:** There should be a single security guard on site for every 100 patrons.
- **Live Entertainment:** The use will provide a range of live entertainment in the form of music and dance performance that on occasion will highlight indigenous culture.
- **Patron Capacity:** Patron capacity proposed is as follows:
 - Level 1 All Day Dining Restaurant and Bar: 130
 - Level 1 Poolside Bar: 180
 - Ground Level Beachfront Food and Beverage Bar: 115
- **Liquor License:** The proposal will operate under the appropriate liquor licenses which will be obtained from Liquor Licensing NT.
- **Food Service:** The kitchen facilities are fully-provisioned for the preparation, cooking and serving to patrons. The kitchen facilities will be kept clean and tidy and are to comply with the relevant current Australian Standards for food safety.
- **Waste Management:** All waste generated by the proposed operation will be collected by staff and placed in holding receptacles contained within the premises. Recyclables & cardboard will be binned

separately from general waste and stored in the recycle & cardboard room and garbage cool room respectively to await collection. Waste bins will be collected as is necessary from the designated refuse loading areas directly accessible from Gilruth Avenue by a private waste contractor. Waste collection will be scheduled to minimise impacts upon guests and residents generally, specifically avoiding the peak arrival and departure times of the hotel.

- **Loading:** All deliveries of food and beverage will be made in delivery vans/trucks and unloading & loading will take place in the refuse and loading dock near the Gilruth Avenue entrance. The loading activities can be expected to occur during the day, evening and night time periods but with scheduling designed to minimise impacts upon guests and residents. Noise associated with loading and unloading of delivery vans/trucks is covered in the Noise Impact Assessment by SLR Consulting Australia.
- **Security and Responsible Service of Alcohol:** Security staff and service of alcohol will be as required in the following operational management measures and the requirements of the liquor license.

5. OPERATIONAL MANAGEMENT MEASURES

Provided below is a summary of the operational measures that will be employed to mitigate impacts on neighbours and surrounding businesses.

5.1 Licensing

It is proposed that the hotel operator will apply to Liquor Licensing NT for licenses which will allow for the sale of liquor to be consumed on site.

5.2 Waste Disposal

Waste associated with the use will be stored within the premises and collected from the designated refuse loading areas.

5.3 Public Transport Awareness

All staff will be trained on the nearest public transport options to enable staff to respond to customer questions on public transport.

5.4 Noise Control Measures

A Noise Management Plan is included in SLR's Noise Impact Assessment (NIA) document on pages 30-31. The following noise control measures as listed on page 31 of the NIA are to be implemented to ensure no amenity impacts on the neighbouring properties:

- Adhering to responsible service of alcohol (RSA) principles thus reducing the likelihood of patrons causing noise and participating in other anti-social activities.
- Not allowing violent, quarrelsome or disruptive conduct on or near the premises.
- Music and entertainment will be appropriate for the venue and manner of trade.
- Acoustic monitoring by the use of a sound level meter to take regular sound measurements from reference points both inside and outside the premises during periods of amplified music or high patronage.
- Following monitoring the applicant will ensure that all reasonable and practicable measures are taken to minimise the overall sound level and low frequency noise at noise-affected premises.
- The applicant will then maintain a record of these measurements in a 'noise diary'.
- All musicians and entertainment providers will be advised regarding sound management practices.
- A communication plan that includes notifying neighbours and authorities for all functions and events that include live music (if any).
- Maintain a complaint register and train staff in the use and handling of complaints.

- Staff closing procedures designed to minimise the risk of noise or disturbance being caused to residents.
- Minimising operational noise in considering local residents when disposing of rubbish and recycled material.
- Appropriate signage requesting patrons be mindful of the neighbourhood in leaving the premises and area quietly.
- Adequate security and lighting in external areas, to discourage loitering when patrons leave the premises.
- Anticipating the need for transport for functions and events at the premises

5.5 Closed Circuit Television System

A CCTV system will be installed providing coverage of all parts of the premises that will be used by patrons other than the sanitary facilities.

Recording devices shall operate at all times during the approved operating hours and recordings are to be held on site for 30 days including time and date logged footage. CCTV footage should be made available to NT Police within 24 hours of the request and regular maintenance of the CCTV system shall be undertaken.

6. COMPLAINT RECORDING AND HANDLING PROCESS

This Plan of Management, the Development Consent and a Complaints Recording Log is to be kept on site at all times. The Complaints Recording Log is to include date, time, nature of complaint and action taken and is to be made available to Darwin Council staff for review upon their request.

7. REVIEW PROCESS FOR CONTINUOUS IMPROVEMENT

In the event a complaint is continually recorded and resolved in a simple operation manner, the Plan of Management is to be updated to incorporate this management process to avoid further disturbance and complaints.

8. UNDERSTANDING OF THE LICENSEE

I the licensee have read and understood this Plan of Management.

Signed Date