



DESIGN COLLABORATIVE Pty Limited

ABN 36 002 126 954
ACN 002 126 954

Town Planning and Liquor Licensing
Consultants

www.designcollaborative.com.au

Managing Director

J Lidis
BTP (UNSW)
MPIA

Director

David Rippingill
BEP (WSU)
Juris Doctor (UNE)
RPIA

Consultant

G W Smith
BSurv (QLD)
MCP (MIT)
MPIA (Life Fellow)
MIS Aust
MRTPI
FAPI

20 August 2021
Ref: 191389.11DA

Annexure 1 – DA Checklist – Extended hours of operation – The George Tavern – 5 Molly Morgan Drive, East Maitland

Legend

Yes – provided

NA – Not Applicable. Not required for application.

Information Required Under Clause 1 Part 1 Schedule 1 EP&A Regulation

Information	Included	Location/Comment
(a) Name and address of applicant	Yes	Application Form
(b) Description of the development to be carried out	Yes	Section 3 of the SEE
(c) The address, and formal particulars of title, of the land on which the development is to be carried out,	Yes	Section 2 of the SEE & Application Form
(d) An indication as to whether the land is, or is part of, critical habitat,	N/A	
(e) An indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is taken to be development that is not likely to have such an effect because it is biodiversity compliant development,	N/A	
(ea) for biodiversity compliant development, an indication of the reason why the development is biodiversity compliant development,	N/A	

(f)	a list of any authorities from which concurrence must be obtained before the development may lawfully be carried out or from which concurrence would have been required	N/A	
(f1)	in the case of an application that is accompanied by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016 ,	N/A	
(f2)	if the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016 , a description of the kind of agreement and the area to which it applies,	N/A	
(g)	a list of any approvals of the kind referred to in section 4.46(1) [Integrated Development] of the Act that must be obtained before the development may lawfully be carried out,	N/A	
(g1)	in the case of State significant development, a list of any authorisations that must be provided under section 4.42 of the Act in relation to the development,	N/A	
(h)	the estimated cost of the development,	Yes	Application Form
(h1)	in the case of State significant development, the capital investment value of the development,	N/A	
(i)	evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by this Regulation,	Yes	Application Form
(j)	a list of the documents accompanying the application.	Yes	This document



Documents Required Under Clause 2 Part 1 Schedule 1 EP&A Regulation

Document	Included	Location/Comment
(a) a site plan of the land	N/A	No construction works proposed.
(b) a sketch of the development	N/A	No construction works proposed.
(c) a statement of environmental effects	Yes	Attached to the Application.
(d) in the case of development that involves the erection of a building, an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site	N/A	No construction works proposed.
(e) an environmental impact statement	N/A	
(f) a species impact statement	N/A	
(g) if the development involves any subdivision work, preliminary engineering drawings of the work to be carried out	N/A	
(h) if an environmental planning instrument requires arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services), documentary evidence that such arrangements have been made	N/A	
(i) if the development involves a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)—	N/A	
(i) a list of the Category 1 fire safety provisions that currently apply to the existing building, and		
(ii) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use,		
(j) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,	N/A	No construction works proposed.

<p>(k) if the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987, a copy of the consent of the Minister for the Environment to the carrying out of the development,</p>	N/A
<p>(l) in the case of development to which clause 2A applies, such other documents as any BASIX certificate for the development requires to accompany the application.</p>	N/A
<p>(m) in the case of BASIX optional development—if the development application is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied), such other documents as any BASIX certificate for the development requires to accompany the application.</p>	N/A
<p>(n) if the development involves the erection of a temporary structure, the following documents—</p> <ul style="list-style-type: none"> (i) documentation that specifies the live and dead loads the temporary structure is designed to meet, (ii) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure, (iii) in the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if a performance solution, to meet the performance requirements, is to be used), (iv) documentation describing any accredited building product or system sought to be relied on for the purposes of section 4.15(4) of the Act, (v) copies of any compliance certificates to be relied on, 	N/A
<p>(o) in the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant—a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies.</p>	N/A



Documents Required to Lodge Your Development Application – Maitland City Council

Document	Included	Location/Comment
Complete Plans (DA guide item)	Yes	No construction works proposed. Licensed area plans appended to Plan of Management at Annexure 4.
Plans Stamped by Hunter Water Corporation (DA Guide Item 11b)	N/A	No construction works proposed.
Plans Stamped by Mines Subsistence Board (where necessary) (DA Guide Item 2)	N/A	No construction works proposed.
Statement of Environmental Effects (DA Guide Item 11c)	Yes	Attached to Application.
Detailed Drainage Plan, Incorporating Site Detention (DA Guide Item 11k)	N/A	No construction works proposed.
Landscape Plans (prepared by a Suitably Qualified Person) (DA Guide Item 11j)	N/A	No construction works proposed.
Waste Management and Minimisation Plan (DA Guide Item 11)	N/A	No construction works proposed. Existing waste provisions suitable for proposed extended trading period. For further details, refer to <i>Statement of Environmental Effects</i> .
Statement of Heritage Impact	N/A	
Archaeological Assessment	N/A	
Geotechnical Assessment (site classification and / or on-site waste water disposal suitability)	N/A	
Flora / Fauna Assessment	N/A	
Traffic Study	N/A	For further details, refer to <i>Statement of Environmental Effects</i> .
Visual Analysis	N/A	
Hazard Analysis (SEPP No. 33)	N/A	
Waste Reduction Plan	N/A	
Photographic Inventory	N/A	



Hydraulic Investigation	N/A	
Acoustic Assessment	Yes	Annexure 5
Odour Assessment	N/A	
Shadow Diagrams	N/A	
Section 94A Cost Report	N/A	

Required Attachments – Maitland City Council

Document	Included	Location/Comment
Location Plan of Land	Yes	Section 2 of the Statement of Environmental Effects .
Plans or drawings describing proposed development	Yes	Licensed area plans appended to Plan of Management at Annexure 4 .
Notification Plans	N/A	No construction works proposed.
Specifications	N/A	No construction works proposed.
Statement of Environmental Effects	Yes	Attached to Application.
Section 94A Cost Reports (where relevant – see Application Guide Page 5)	N/A	
Plans must be stamped by Hunter Water and/or Mine Subsidence where relevant	N/A	No construction works proposed.

