

2 August 2019

Mr David McNamara
Director, Key Sites Assessments
NSW Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000

Attention: Tim Green, Key Sites Assessments
tim.green@planning.nsw.gov.au

Dear Mr McNamara

Request for Additional Information

Section 4.55(2) Modification – Trading Hours and Patron Capacity at the Overseas Passenger Terminal (Tenancy 5) at The Rocks, Circular Quay (SSD 7683 MOD 2)

We provide the following information on behalf of Jimmy's on the Mall Pty Ltd (the Applicant) in respect to the above Section 4.55(2) modification application.

The information is provided in response to the Request for Additional Information received from the Department on 4 July 2019. The additional information sought relates to the ongoing compliance with Condition F4(iii) and the requirement for sanitary facilities at Tenancy 5 of the Overseas Passenger Terminal, currently operating as The Squire's Landing Restaurant and Brewhouse (the premises).

Condition F4(iii)

As you are aware, the modification application proposes to increase the maximum patron capacity from 800 to 1,000 patrons in the premises at any one time. The Department has requested that the venue floor plan (provided in the submitted Plan of Management, dated April 2019) demonstrate that a comfortable dining position for the proposed number of patrons can be achieved in order to comply with Condition F4(iii) of the consent for SSD 7683.

Following the submission of the modification application, the Applicant has made minor adjustments to the seating arrangements within the venue. Accordingly, revised venue floor plans have been prepared and are included within an updated Plan of Management (dated August 2019) and submitted as part of this response for additional information.

I can confirm that the premises will provide a total of 1,054 seats with access to a table/bench space including 664 seats on the ground floor and 390 seats on Level 1. This is confirmed on the marked-up venue floor plans provided at **Appendix A** (ground floor) and **Appendix B** (Level 1).

Sanitary Facilities

The Department has requested that the number of sanitary facilities provided at the premises be located and quantified. It is also requested that the surplus sanitary facilities be quantified when the Building Code of Australia (BCA) rates are applied to the 1,070 persons proposed as part of SSD 7682 MOD 2 (including 1,000 patrons and 70 staff).

The National Construction Code (NCC) sets out the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new and existing buildings in Australia. Buildings are grouped by their function and use in determining their minimum requirements. The premises is classified as a Class 6 building under the NCC (being for the use of a restaurant). The minimum requirements for sanitary facilities for a Class 6 building in accordance with the NCC is outlined in the table at **Appendix C**.

For a Class 6 building (restaurant facility) catering to a maximum of 1,000 patrons, the minimum necessary requirements for sanitary facilities under the NCC (assuming a 50/50 split of male/female patrons) would include:

Males

- 3 closet pans
- 8 urinals
- 4 wash basins

Females

- 7 closet pans
- 4 wash basins

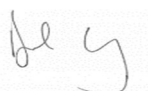
The total number of sanitary facilities that are currently provided at the premises is outlined in the table below.

Patrons	Closet pans	Wash basins	Urinals
Male	5	6	12
Female	13	7	N/A
Person with a disability (unisex)	2	2	N/A

As shown above, the number of sanitary facilities for both male and female patrons are in excess of the minimum requirements outlined under the NCC. The Applicant has also advised that staff at the premises currently make use of the sanitary facilities provided in the administration office. The location of sanitary facilities are shown on the approved venue floor plans.

We trust that this additional information will enable the Department to finalise its assessment of the modification application. Please do not hesitate to contact Brent Devine on 8413 0403 or via email at brent@keylan.com.au should you wish to discuss any aspect of this project.

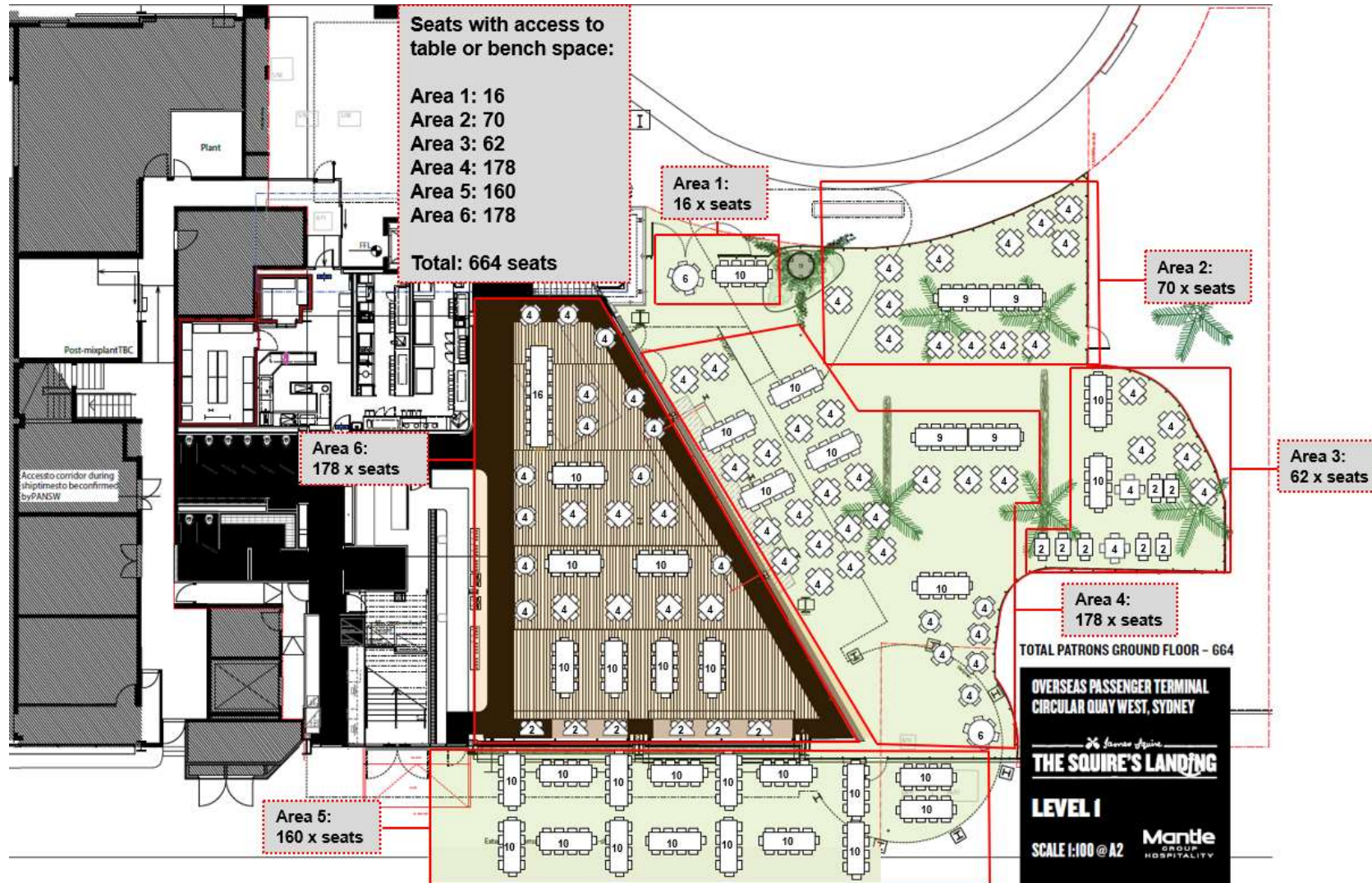
Yours sincerely



Dan Keary BSc MURP MPIA
 Director

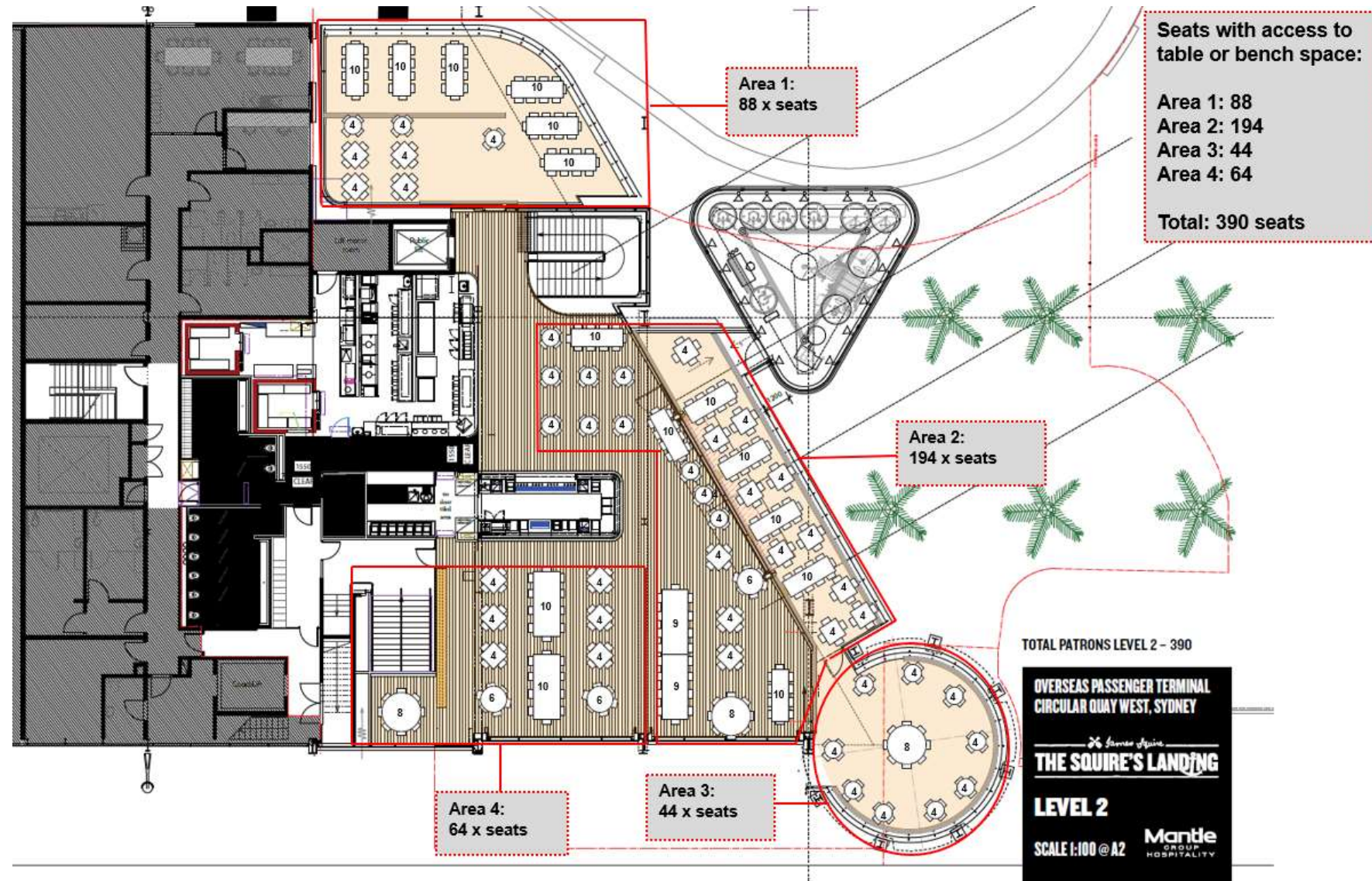
Appendix A

Ground Floor Seating Arrangement – Tenancy 5 of the Overseas Passenger Terminal



Appendix B

Level 1 Seating Arrangement – Tenancy 5 of the Overseas Passenger Terminal



Appendix C

Minimum requirements for Sanitary Facilities – Class 6 Buildings (National Construction Code)

User Group	Closet Pans		Urinals		Washbasins	
	Design Occupancy	Number	Design Occupancy	Number	Design Occupancy	Number
Male patrons	1 — 100	1	1 — 50	1	1 — 50	1
	101 — 300	2	51 — 100	2	51 — 200	2
	>300	Add 1 per 200	101 — 150	3	>200	Add 1 per 200
			151 — 200	4		
			201 — 250	5		
			>250	Add 1 per 100		
Female patrons	1 — 25	1			1 — 50	1
	26 — 50	2			51 — 150	2
	51 — 100	3			>150	Add 1 per 200
	101 — 150	4				
	151 — 200	5				
	201 — 250	6				
	>250	Add 1 per 100				

Note: Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20.