

**CLASS 1**  
**LOCAL IMPACT ASSESSMENT APPLICATION**  
**BRADFORD HOTEL**

**1. Executive Summary**

- (a) The applicant submits a Class 1 Local Impact Assessment (“LIA”) in Support of an application under the Gaming Machines Act 2001 (“the Act”) for a low-range increase to the gaming machine threshold with an increase of two (2) gaming machines for the Bradford Hotel (the “Hotel”).
- (b) The Threshold increase of two (2) gaming machine entitlements would bring the overall total of the threshold to twenty-nine (29).
- (c) The Hotel is situated at 358 New England Highway Rutherford NSW 2320.
- (d) The Hotel is located within a SA2 - Band 2 within the Local Government Area of Maitland City Council (**see attachment A**)
- (e) The Hotel is not a new hotel.
- (f) The Act requires the Authority to be satisfied of the following in order to approve the subject gaming machine threshold class 1 local impact assessment application:-
  - (i) The LIA complies with the Act & Regulation requirements;
  - (ii) The LIA has demonstrated that Gambling activities will be conducted in a responsible manner;
  - (iii) The proposed increase in the gaming machine threshold will provide a positive contribution towards the local community; and
  - (iv) The LIA has adequately addressed any community concerns arising out of the consultation.

This application is submitted with the view that the applicant has satisfied the above requirements.

## 2. Hotel Details

- (a) The Hotel is located at 358 New England Highway Rutherford NSW 2320.
- (b) The primary purpose of the Hotel will be for the sale of liquor by retail and entertainment.
- (c) The Hotel provides a full range of facilities for its patrons including:-

- Bistro
- bottle shop
- sports bar
- lounge bar
- beer garden\deck area
- TAB and Keno
- Alfresco dining and seating area
- Outdoor children's playground
- gaming room

as per plan and photographs attached.

Light entertainment is provided including trivia, karaoke, duos, and soloists. It has car parking for 145 vehicles.

The Hotel has recently undertaken approved renovations and extension of the Hotel gaming room in accordance with the attached plans (**attachment B**) approved by Maitland City Council.

Further additions as noted on the plan including outdoor children's play area and extension of outdoor deck area are expected to be completed by October 2018.

- (d) The operation of gaming machines at the Hotel will not detract unduly from the character of the Hotel or from the enjoyment of persons using the Hotel otherwise than for the purpose of gaming. The Hotel currently maintains 27 gaming machine entitlements.
- (e) The Hotel's current total internal floor space is in excess 400 square metres.
- (g) Attached to this application is the floor plan of the Gaming Area with the proposed layout of the additional gaming machines included.
- (h) The hotel has 40 employees, full, part time, and casual, providing significant local employment and contribution to the local economy

### **3. Responsible Gaming and Harm Minimisation**

- 3.1 The Hotel's management and staff will be supportive of and encourage responsible gaming practices. All members of staff engaged in the operation of gaming machines have completed the prescribed Responsible Conduct of Gambling Course. A register of the RCG certificates and competency cards of all staff will be maintained at the Hotel.
- 3.2. All gaming machines will be located within a gaming room as prescribed by s8 of the *Gaming Machines Regulation 2010*, in that:-
- (a) The gaming room is located is a bar area of the Hotel
  - (b) The gaming room is physically separated from the general bar area by walls and doors,
  - (c) Patrons are not compelled to pass through the gaming room in order to enter or leave the Hotel or in order to gain access to another part of the Hotel
  - (d) Entry to the gaming room is free of charge
  - (e) The machines cannot be seen from any place outside the Hotel that is used by the public or to which the public has access
  - (f) All gaming machines are suitably spaced in order to facilitate access,
  - (g) The gaming room has two (2) doorway that provide reasonable access to and from gaming room to at least one operating bar and at least one toilet for each gender without the need for patrons to go a public street, or to any area not forming part of the Hotel when moving from the gaming room to other facilities, and the gaming room cannot be accessed directly from a public street.
- 3.3 The Hotel gaming shutdown period is 4am to 10am daily.
- 3.4 The Hotel will maintain an active membership of the Australian Hotel Association (ACA) New South Wales and will continue to support its practices and procedures for gaming harm minimisation.
- 3.5 Patrons of the Hotel will be made aware the AHA's counselling services and of the government funded "gambling HELP" counselling service.
- 3.6 Patrons will be made aware of the chances of winning and the problem associated with excessive gambling through prescribed signage required to be located on each gaming machine and throughout the gaming room by way of the prescribed notices on display.
- 3.7 The ATMs located within the Hotel also display the appropriate signage to notify patrons of the problems associated with the use of its gaming machines and the Hotel has a policy of not cashing cheques.

- 3.8. The Hotel does not offer prizes associated with the use of its gaming machines and the Hotel has a policy of not cashing cheques.
- 3.9 The Hotel will comply with advertising requirements in respect to gaming:-
- (a) the Hotel will not use the word “casino” in any promotion of the Hotel
  - (b) the Hotel will not permit gaming related advertising material to displayed on the exterior of the premises
  - (c) the Hotel will not promote irresponsible gaming practices,
  - (d) the Hotel will display a clock, that is set to, or within 10 minutes of , the correct time and is in view of patrons in the gaming room,
  - (e) the Hotel will not publish the details of any person who has won a prize in excess of \$1,000 and
  - (f) the Hotel will display the prescribed signage in the gaming room, on all gaming machines and on the ATM or any EFTPS facilities.
- 3.10 The Hotel provides gaming related help line pamphlets and has signage located throughout the hotel
- 3.11 The Hotel managers will be highly trained to watch for problem gamblers and talk regularly to patrons, assisting patrons when required.
- 3.12 The Hotel implements the AHA’s Game Care problem gaming counselling and self-exclusion scheme and gaming code of conduct and is a member of the Local liquor Accord.

#### **4. Hotel and Local Community**

- 4.1 The Hotel is one of only 3 hotels located in its SA2 - Band 2 area. Sporting and social groups use the premises and consider the modern facilities an important asset to the community. If the application is approved, the hotel will be able to continue to support the many organisations currently supported and to offer the similar support to other local organisations.
- 4.2 The Hotel already makes substantial contributions to the local community as shown in the attached list of community contributions (**attachment “C”**) supporting various local organisations. Where possible it is hoped these can be increased. The hotel provides an environment where community groups and supporters can develop their clubs.

The hotel provides free use of function rooms for group’s committee meetings presentations night and other gatherings.

The Hotel also provides a free courtesy bus service, and late night shuttle not necessarily for its own patron.

- 4.3. The hotel was purchased by its present owner some 2 years ago. Since purchasing the Hotel, the current owners have undertaken significant improvements to the Hotel to provide a community and family environment.

In 2017 the Hotel was voted by the NSW AHA as the best TAB hotel in Country NSW.

## 5. Demography<sup>1</sup>

The population of Maitland area is approximately 79,000 with the population of the direct Rutherford community (being Maitland –West SA2) making up 11,884 (14.96%) of that community.

Some of the key demographic information in relation the Rutherford area include:-

Male population	48.1%
Female population	51.9%
Average age	34 years
Housing –	
Private dwellings	4,847
House owned outright	1,044 - 24.1%
Owned with mortgage	1,369 – 31.7%
Rented	1,655 – 38.3%
Median rent	\$310 per week
Avg. people per household	3.3 people
Families	3,130
Median Weekly household income	\$1,202
% of population with University or TAFE education	37.5%
% of population married or in defacto relationship	56.7%
% of population origin of birth –	
Australia	86%
Other	14%
Employment-	
Full-time	55.6%
Part –time	29.7%
Other	5.0%
Unemployed	9.7%
Occupation type-	
Technical & trade	18.5%
Professional\manager	17.6%
Machinery operators	12.8%
Clerical\sales	23.8%
Labourers	13.9%
Other	13.4%

<sup>1</sup> ABS 2016 Census

The Hotel is one of only 3 hotels and 2 clubs located in the Maitland West SA2 - Band 2 area (see attached LIA banding map). There is a current total of 238 gaming machine entitlements in the Maitland West SA2 - Band 2 area.

## **6. Positive Contribution to the Local Community.**

The applicant proposes to make a donation to the Responsible Gaming Fund of \$23,990 per annum over a 5 year period (\$119,950 in total) which equates to the current 15% of the average gaming profit expected from the additional gaming machine entitlements the subject of this application.

In addition the Hotel will continue to support the local community with increased donations as exemplified in attachment "C".

The operators continually undertake staff training and improvement via corporate training provider Corptraining to provide staff with the ability to maintain enhanced skills in dealing with clientele including specific training for staff dealing with gaming clients which compliments harm minimisation protocols referred to in clause 3 above.

The positive contributions will benefit the local community and the operators will continue to review and implement new responsible gaming and harm minimisation strategies in order to negate any negative impacts on the local community.

## **7. Conclusion**

7.1 It is submitted that the foregoing information complies with the guidelines for a class 1 Local Impact Assessment application for an increase in the gaming machine threshold of the Hotel by addressing the responsible gaming and harm minimisation measures taken by the Hotel, identifies the local community of the Hotel and provides information to show that a positive contribution will be made to the local community if the LIA and increase application are approved.

7.2 Approval of the gaming machines threshold to twenty nine (29) will result in a direct positive impact by way of financial support contributions to local organisations and a total of \$119,950 to the Responsible Gaming Fund over a 5 year period.

7.3. As the Hotel is located in a Band 2 Local Government Area and the application is for a low-range increase in the gaming machine threshold we submit that there are more positive impacts for the community if the threshold application is approved than any negative impact by the installation of an additional two (2) gaming machines.



## Layer List

## Operational layers



Clubs - Gaming

Clubs - Non-gaming

Hotels - Below Cap

Hotels - Capped

Hotels - Non-gaming

Suburbs

Local Government Area

SA2 - Not Banded

SA2 - Band 1

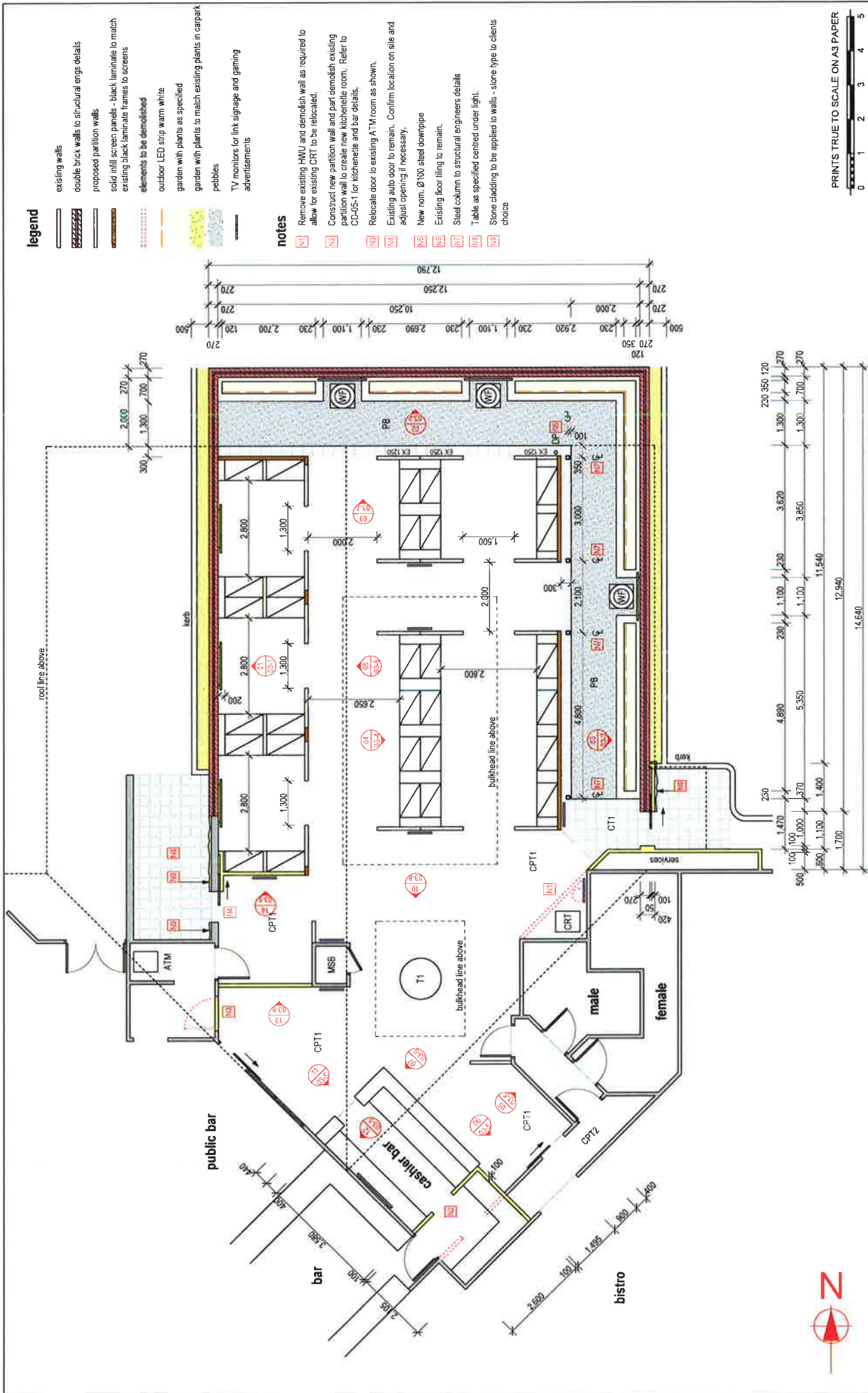
SA2 - Band 2

SA2 - Band 3 (Subject to Cap)

Liquor &amp; Gaming

NSW Imagery

B



NOTES	AMENDMENTS		PROJECT		DRAWING		DRAWING NO.		
	REV	ISSUE	DATE	DRAWN					
<p>Now: All work to comply with Building Code of Australia requirements of relevant Statutory Authorities &amp; Local Government &amp; relevant Authorities.</p> <p>As a Structural Engineer, the proposed work must be in accordance with the manufacturer's instructions. Check all dimensions and details for accuracy and compliance with the design.</p>	A	CONCEPT	12-02-16	DM	gaming room floor plan		JAN 2018	CD-01-1	
	B	UPDATED CONCEPT	21-02-16	DM					
					Bradford Hotel		SCALE 1: 100		REV B
					358 New England Hwy Ruthersford				
					PROJECT NO: 1803		ABN: 90 167 533 717		

DARREN MAH DESIGN Pty Ltd

darren@darrenmahdesign.com.au

contact mob: 0438 495 117

legend

- existing walls
- double brick walls to structural engs details
- proposed partition walls
- solid infill screen panels - black laminate to match existing black laminate frames to screens
- elements to be demolished
- outdoor LED strip warm white
- garden with plants as specified
- garden with plants to match existing plants in carpark
- pebbles
- TV monitors for link signage and gaming advertisements

notes

- N1 Remove existing HWU and demolish wall as required to allow for existing CRT to be relocated.
- N2 Construct new partition wall and part demolish existing partition wall to create new kitchenette room. Refer to CD-05-1 for kitchenette and bar details.
- N3 Relocate door to existing ATM room as shown.
- N4 Existing auto door to remain. Confirm location on site and adjust opening if necessary.
- N5 New nom. Ø100 steel downpipe
- N6 Existing floor tiling to remain.
- N7 Steel column to structural engineers details
- N8 Table as specified centred under light.
- N9 Stone cladding to be applied to walls - stone type to clients choice

PRINTS TRUE TO SCALE ON A3 PAPER





SCALE 1:200

PIT SCHEDULE

PIT No.	SIZE	TYPE	SURFACE LEVEL ±LL	INVERT LEVEL ±LL
P1	600-600	GRADED PIT	21700	20586
P2	600-600	GRADED PIT	21820	20845
P3	600-600	GRADED PIT	21600	20780
P4	800-600	GRADED PIT	21600	20840
P5	600-800	JUNCTION PIT	21800	20500
P6	PRECAST	HEADWALL	TO START EXISTING	20350

	Denotes 2050+ Pipe and
	Denotes Existing Stormwater Pipe to remain
	Denotes Existing Stormwater Pipe to be Decommission
	Denotes Existing Contour
	Denotes New Design Contour
	Denotes New Design Spot Levels
	Denotes New 150 High Kerns Uno
	Denotes Direction of Surface Flows
	Denotes Direction of Emergency Overflow Path

**AREA CALCULATIONS**

TOTAL SITE AREA = 1932m<sup>2</sup>

TOTAL EXISTING IMPERMEABLE AREA = 5144m<sup>2</sup>

TOTAL NEW IMPERMEABLE AREA = 700m<sup>2</sup>

TOTAL IMPERMEABLE AREA FOR DETENTION = 500m<sup>2</sup>

**SITE STORAGE REQUIREMENTS**

STORAGE = 1m<sup>3</sup>/1000m<sup>2</sup> OF SITE AREA  
(CLAUSE 12.1.50)  
= MANUAL OF ENGINEERING STANDARDS)

SITE STORAGE REQUIRED = 1m<sup>3</sup>x1520.5m<sup>2</sup>

**SITE DETENTION AND DISCHARGE CONTROL**

SURFACE DETENTION IS PROPOSED IN THE NEW PARKING AREA PROVIDING A MINIMUM OF 20.5m<sup>3</sup> OF STORAGE WITH CHARGE FOR EXCEEDING THE PERMISSIBLE SITE DISCHARGE TO 12.1/5

THE SITE WILL BE DISCHARGED TO A SOUTH EASTERN CORNER OF THE SITE.

[illegible]

<p><b>CLIENT</b></p>	<p>3rd Fl., Level 1  <b>BRADFORD HOTEL PTY LTD</b></p>
<p><b>TITLE</b></p>	<p><b>STORMWATER PLAN</b></p>
<p><b>CONSULTING ENGINEER</b></p>	<p>3rd Fl., Level 1  <b>NEWCASTLE EAST NSW 2250</b>  <b>PO BOX 953</b>  <b>THE JUNCTION NSW 2201</b>  <b>Ph 052 4687 5577</b>  <b>Fax 052 4687 5577</b>  <b>Local: aarling@optonline.au</b>  <b>Internet: aarling@optonline.au</b>  <b>A.C.N. 628 348 975</b></p>
<p><b>COPYRIGHT</b></p>	<p>The concepts and information contained in this document are the property of <b>MPC Consulting Engineers</b> and shall remain the property of <b>MPC Consulting Engineers</b> and shall not be reproduced or used in any form without the written permission of <b>MPC Consulting Engineers</b> and shall be the property of <b>MPC Consulting Engineers</b>.</p>

PROJECT	PROPOSED ALTERATIONS AND ADDITIONS AT; LOT 2, DP 270669, No.1, DENTON PARK DRIVE, RUTHERFORD
---------	---

DO NOT SCALE DRAWING			
DRAWN	ENGINEER	No in SET	SHEET
G.R.B.	M.S.	1	A1
SCALES	JOB No	DRAWING No	REUSE
1:200	17-472	C01	1

FAIR SIZE OR SPECIAL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
----------------------	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----





HUNTER WATER CONNECTION LTD  
Brewery & Storage Centre

- ☒ Building clear at seven year  
☐ Building curriculum to cover all four submitted  
☐ Learning and building new subject iterations  
☐ Learning and building new subject iterations  
☐ Learning and building new subject iterations  
☐ Learning and building new subject iterations

Application for Appointment as Licensed Professional Engineer - 2016-2017

- ☐ Remain of the plans to HWC unnecessary
- ☒ Many of the following applications have been ticked, you will be required to return to HWC at a later date (you will be notified by email) and they will be available for 100% (100% of the applications) and they will be available for 100% (100% of the applications)

7. Explain the importance of the following:

- ☐ Water/sewer not yet available for connection
- ☒ Meter connection
- ☐ Sewer connection (Council approved plans required)
- ☐ Pre-laid sewer service access (plans required)
- ☐ Sewer Service Access Limits
- ☐ Sewer Main Drains (plans required)
- ☐ Stormwater/Sewer Connection
- ☐ Sewerage Catchment of Sewer
- ☐ Sewerage Catchment Area/Catchment

Customer No.:

LOT 917  
OF 142778  
Vancouver Land

**BRADFORD HOTEL, RUTHERFORD**  
358 New England Hwy, Rutherford NSW 2320

**O'HARA HOTELS**

PROPOSED SITE PLAN

Part No.	AP0001
Rev.	01 (04/01/01)
Rev. 01	01 (04/01/01)

**A01**

NAME	SSR	REASON
JOE		



demolish ▲ design ▲ construct

DENTON PARK DRIVE

**maitland**  
city council

**Approved Plans**  
NO. DA 16-2210  
DEVELOPMENT APPLICATION  
11/07/2017



**maithland**  
city council

**Approved Plans**  
NO. DA 15-2210  
DEVELOPMENT APPLICATION  
11/07/2017



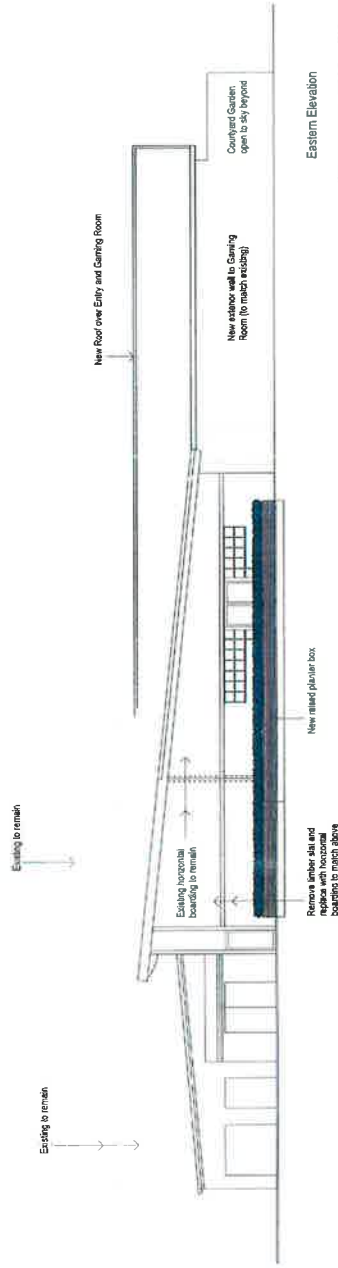
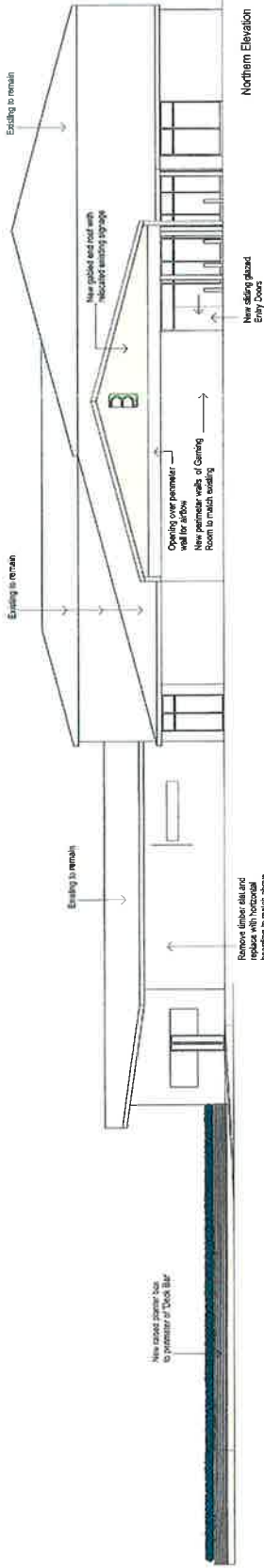
Now, this image is of the Stone Garden at the Kooringal Hotel in Wagga Wagga which is owned by the O'Hara Hotels Group (the new owners of The Bradford). We include this image to demonstrate the quality of space that we intend to create at The Bradford.



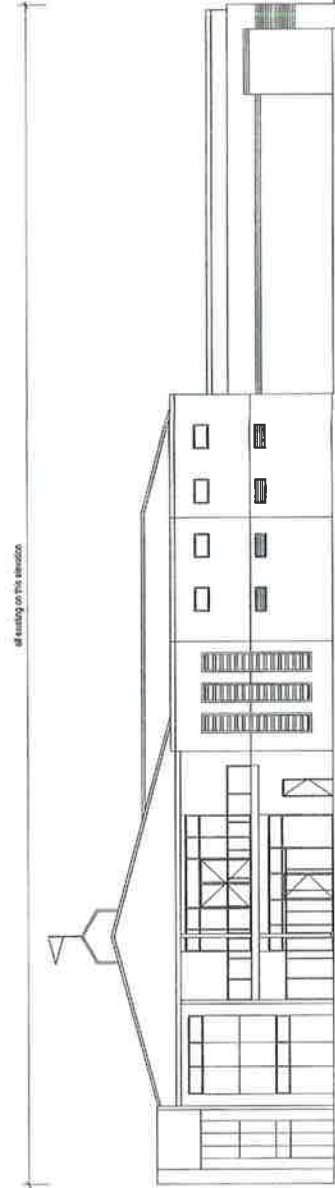


**maitland** city council  
**Approved Plans**  
 NO. DA 16-2210  
 DEVELOPMENT APPLICATION  
 11/07/2017

APM Australia		demolish ▴ design ▴ construct															
DATE		11/07/2017		PROJECT NO.		DA 16-2210											
PROJECT NAME		BRADFORD HOTEL, RUTHERFORD						CHARA HOTELS									
ADDRESS		358 New England Hwy, Rutherford NSW 2320															
CLIENT		CHARA HOTELS															
DESIGNER		APM Australia															
PROPOSED ROOF PLAN		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017		PROJECT NO.		DA 16-2210		SCALE		1:100		TITLE		A04	
		DATE		11/07/2017													



**maitland**  
city council  
**Approved Plans**  
NO. DA 16-2210  
DEVELOPMENT APPLICATION  
11/07/2017



**BRADFORD HOTEL, RUTHERFORD**  
358 New England Hwy, Rutherford NSW 2320

**O'HARA HOTELS**

**PROPOSED ELEVATIONS**

NO.	DATE	BY	REV.	DESCRIPTION
1	11/07/2017	DA	1	Initial Design
2	11/07/2017	DA	2	Revised Design
3	11/07/2017	DA	3	Final Design
4	11/07/2017	DA	4	Final Design
5	11/07/2017	DA	5	Final Design
6	11/07/2017	DA	6	Final Design
7	11/07/2017	DA	7	Final Design
8	11/07/2017	DA	8	Final Design
9	11/07/2017	DA	9	Final Design
10	11/07/2017	DA	10	Final Design

**A05**

**A**



## PARKING AREA CALCULATIONS

## PARKING AREA CALCULATIONS

Source: Maitland Carparking DCP Appendix A

"1 Space per 10m<sup>2</sup> of public or licensed floor area (bar, lounge, dining room games room) shall be provided"

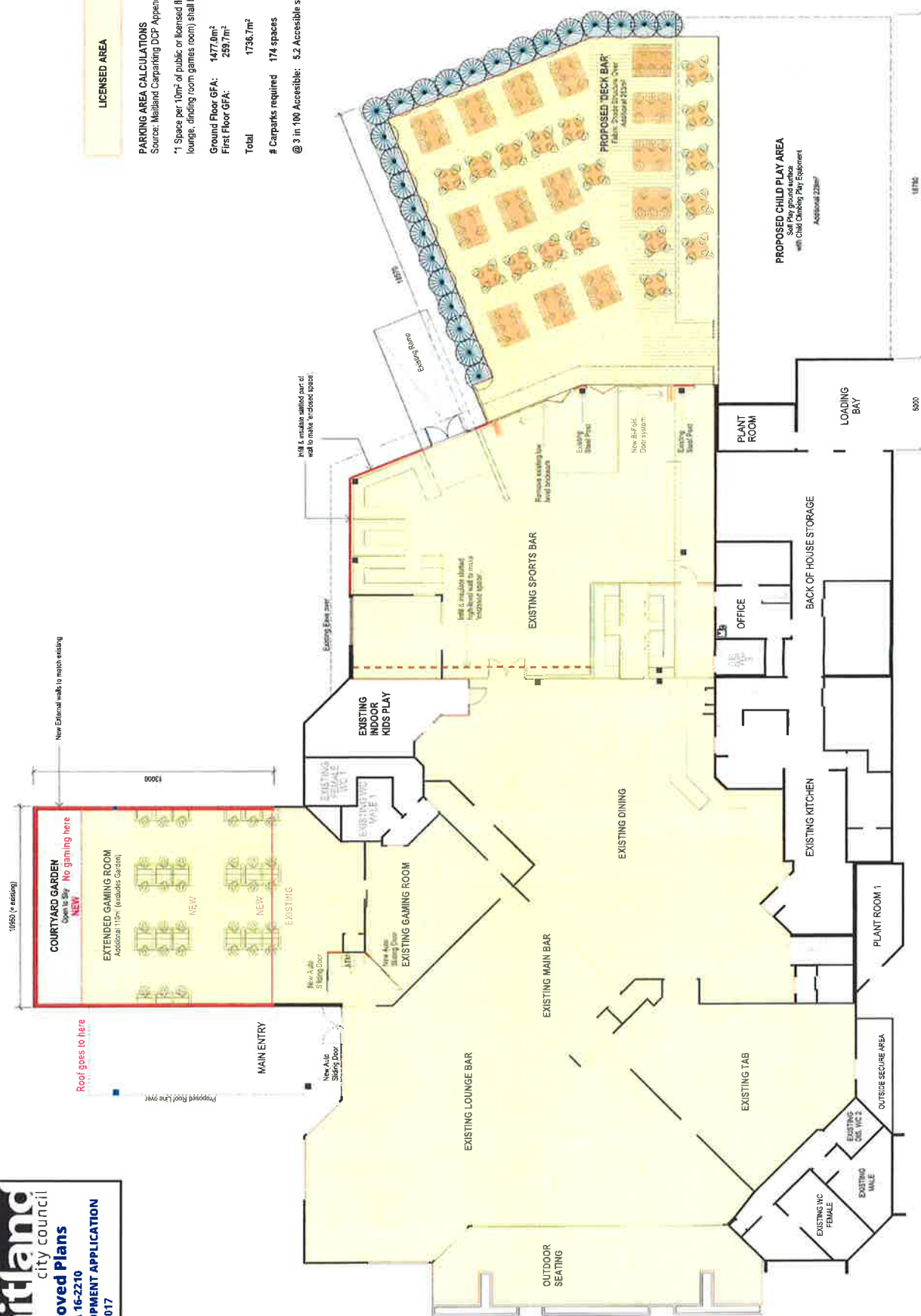
Ground Floor GFA: 1477.0m<sup>2</sup>

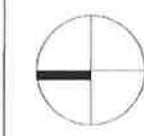
First Floor GFA: 259,7m<sup>2</sup>

Total 1736.7m<sup>2</sup>

# Camparks required 174 spaces

**@3 in 100 Accessible: 5.2 Accessible spaces = 6 spaces**





EXISTING - NO CHANGE

EXISTING CARPARK  
GARDENS TO REMAIN  
NEW NEW GARDEN AREAS ARE  
TO BE PLANTED WITH SAME  
PLANT SPECIES AS THE  
EXISTING GARDENS.



Ulmus chinensis  
'Chinese Elm'  
12m tall at maturity  
Source:  
Maitland Council's Preferred Species List for  
Open Street & Town Parks

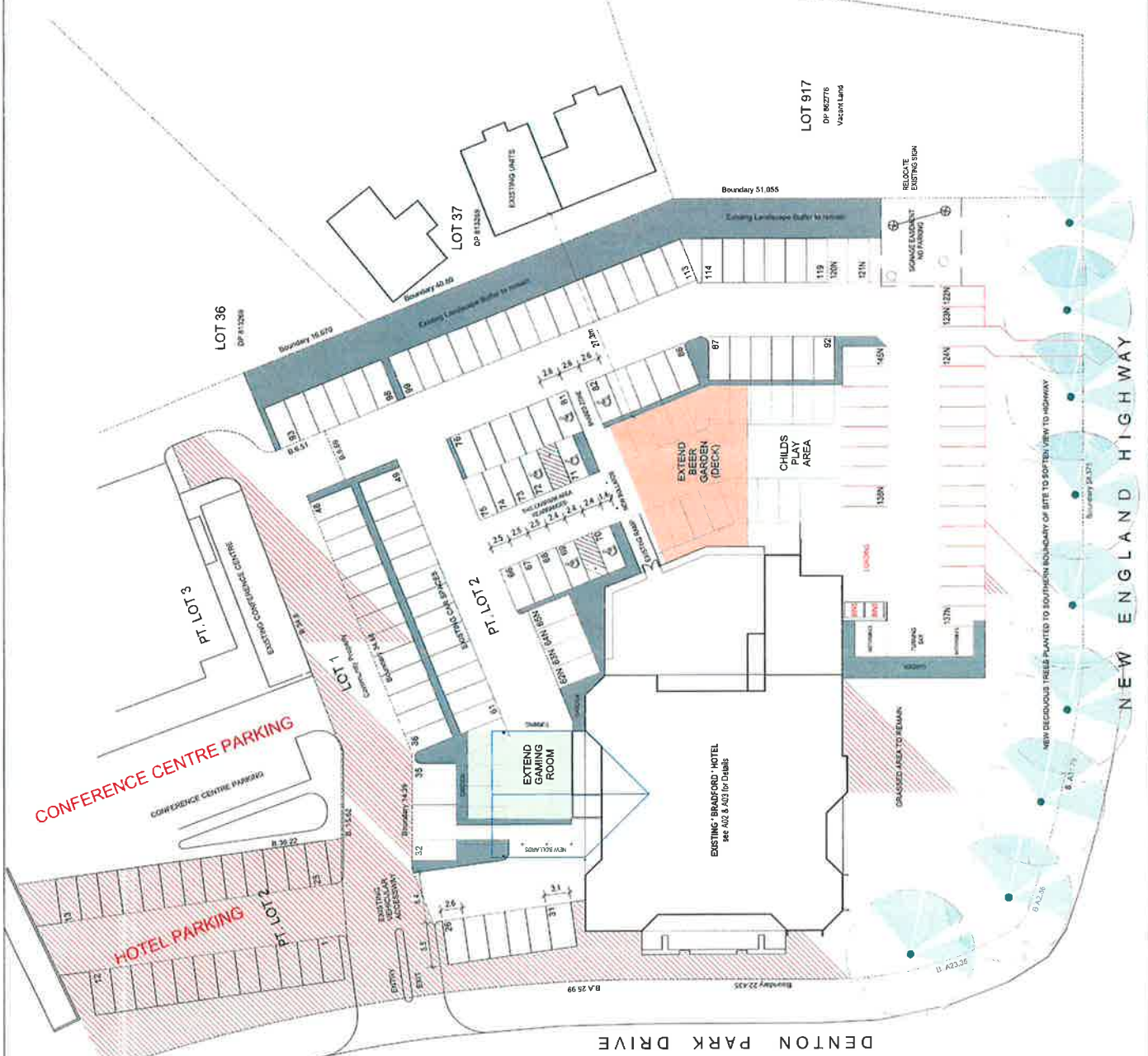
**maitland**  
city council

**Approved Plans**  
NO. DA 16-2210  
DEVELOPMENT APPLICATION  
11/07/2017

REVISION	DATE	BY	REASON
1	11/07/2017	SP	ISSUED
2	11/07/2017	SP	ISSUED
3	11/07/2017	SP	ISSUED
4	11/07/2017	SP	ISSUED
5	11/07/2017	SP	ISSUED
6	11/07/2017	SP	ISSUED
7	11/07/2017	SP	ISSUED
8	11/07/2017	SP	ISSUED
9	11/07/2017	SP	ISSUED
10	11/07/2017	SP	ISSUED
11	11/07/2017	SP	ISSUED
12	11/07/2017	SP	ISSUED
13	11/07/2017	SP	ISSUED
14	11/07/2017	SP	ISSUED
15	11/07/2017	SP	ISSUED
16	11/07/2017	SP	ISSUED
17	11/07/2017	SP	ISSUED
18	11/07/2017	SP	ISSUED
19	11/07/2017	SP	ISSUED
20	11/07/2017	SP	ISSUED
21	11/07/2017	SP	ISSUED
22	11/07/2017	SP	ISSUED
23	11/07/2017	SP	ISSUED
24	11/07/2017	SP	ISSUED
25	11/07/2017	SP	ISSUED
26	11/07/2017	SP	ISSUED
27	11/07/2017	SP	ISSUED
28	11/07/2017	SP	ISSUED
29	11/07/2017	SP	ISSUED
30	11/07/2017	SP	ISSUED
31	11/07/2017	SP	ISSUED
32	11/07/2017	SP	ISSUED
33	11/07/2017	SP	ISSUED
34	11/07/2017	SP	ISSUED
35	11/07/2017	SP	ISSUED
36	11/07/2017	SP	ISSUED
37	11/07/2017	SP	ISSUED
38	11/07/2017	SP	ISSUED
39	11/07/2017	SP	ISSUED
40	11/07/2017	SP	ISSUED
41	11/07/2017	SP	ISSUED
42	11/07/2017	SP	ISSUED
43	11/07/2017	SP	ISSUED
44	11/07/2017	SP	ISSUED
45	11/07/2017	SP	ISSUED
46	11/07/2017	SP	ISSUED
47	11/07/2017	SP	ISSUED
48	11/07/2017	SP	ISSUED
49	11/07/2017	SP	ISSUED
50	11/07/2017	SP	ISSUED
51	11/07/2017	SP	ISSUED
52	11/07/2017	SP	ISSUED
53	11/07/2017	SP	ISSUED
54	11/07/2017	SP	ISSUED
55	11/07/2017	SP	ISSUED
56	11/07/2017	SP	ISSUED
57	11/07/2017	SP	ISSUED
58	11/07/2017	SP	ISSUED
59	11/07/2017	SP	ISSUED
60	11/07/2017	SP	ISSUED
61	11/07/2017	SP	ISSUED
62	11/07/2017	SP	ISSUED
63	11/07/2017	SP	ISSUED
64	11/07/2017	SP	ISSUED
65	11/07/2017	SP	ISSUED
66	11/07/2017	SP	ISSUED
67	11/07/2017	SP	ISSUED
68	11/07/2017	SP	ISSUED
69	11/07/2017	SP	ISSUED
70	11/07/2017	SP	ISSUED
71	11/07/2017	SP	ISSUED
72	11/07/2017	SP	ISSUED
73	11/07/2017	SP	ISSUED
74	11/07/2017	SP	ISSUED
75	11/07/2017	SP	ISSUED
76	11/07/2017	SP	ISSUED
77	11/07/2017	SP	ISSUED
78	11/07/2017	SP	ISSUED
79	11/07/2017	SP	ISSUED
80	11/07/2017	SP	ISSUED
81	11/07/2017	SP	ISSUED
82	11/07/2017	SP	ISSUED
83	11/07/2017	SP	ISSUED
84	11/07/2017	SP	ISSUED
85	11/07/2017	SP	ISSUED
86	11/07/2017	SP	ISSUED
87	11/07/2017	SP	ISSUED
88	11/07/2017	SP	ISSUED
89	11/07/2017	SP	ISSUED
90	11/07/2017	SP	ISSUED
91	11/07/2017	SP	ISSUED
92	11/07/2017	SP	ISSUED
93	11/07/2017	SP	ISSUED
94	11/07/2017	SP	ISSUED
95	11/07/2017	SP	ISSUED
96	11/07/2017	SP	ISSUED
97	11/07/2017	SP	ISSUED
98	11/07/2017	SP	ISSUED
99	11/07/2017	SP	ISSUED
100	11/07/2017	SP	ISSUED

**APM Australia**

demolish ▴ design ▴ construct



DENTON PARK DRIVE



Photo 1: Bradford Hotel from corner New England Highway & Denton Park Drive



Photo 3: Bradford Hotel Existing Entry from North Car Parking area



Photo 5: Bradford Hotel - Location of proposed extension to Gaming Room



Photo 2: Bradford Hotel from corner New England Highway



Photo 4: Bradford Hotel - proposed location of Deck Bar (child play to be left of photo)



Photo 6: Bradford Hotel - Ramp Entry to remain adjacent proposed Deck Bar

# DRAWING LIST

DRAWING NO	TITLE
A00	COVER SHEET
A01	PROPOSED SITE PLAN
A02	PROPOSED GROUND FLOOR
A03	PROPOSED FIRST FLOOR
A04	PROPOSED ROOF PLAN
A05	PROPOSED ELEVATIONS
AREA01	GROUND FLOOR - LICENSED AREAS
AREA01	FIRST FLOOR - LICENSED AREAS
EX01	EXISTING SITE PLAN
EX02	EXISTING GROUND FLOOR
EX03	EXISTING FIRST FLOOR
EX04	EXISTING ELEVATIONS
L01	LANDSCAPE PLAN



demolish ▴ design ▴ construct

PROJECT		DATE	
BRADFORD HOTEL, RUTHERFORD		15.09.2017	
358 New England Hwy, Rutherford NSW 2320		15.09.2017	
O'HARA HOTELS		15.09.2017	
COVER SHEET & PHOTOGRAPHS		A00	



## **Sponsorship**

Western Suburbs Cricket Club \$10,000  
(plus \$20,000-\$30,000 per year in raffles) (2017, 2018)

Rutherford Little Athletics \$1,000 (2017, 2018)

Lochinvar Soccer Club \$1,000 (2017, 2018)

Maitland Redbacks Representative Touch Football \$4,000  
(\$2000 in clothing + \$1,000 cash + \$1,000 vouchers)

West's Rutherford Netball \$2,500 (2017, 2018)

Aberglasslyn Ants Womens League Tag \$2,000 (2017)

Maitland Saints AFL \$15,000 (2018)

Maitland Indoor Sports \$8,000 (Vouchers) (2017, 2018)

Maitland Mavericks Baseball \$2,500 (2018)

East Maitland Griffins (2017)

Rutherford football club (2017)

## **Charity**

Mark Hughes Foundation \$5,000- charity day

World's Greatest Shave \$500

American Motor Cycles \$5,000 (Vouchers)

Signature Gardens \$600 (12 x \$50 Vouchers)

State Emergency Services (food Vouchers)