

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEMOLITION OF EXISTING SHED AND
CONSTRUCTION OF TOURIST AND
VISITOR ACCOMODATION – EIGHT
SERVICED APARTMENTS**

**52 COWPER STREET, STROUD, NSW, 2425
(LOT: 1 DP1106136)**



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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Redman Family Investments Pty Ltd (the client) to prepare a Statement of Environmental Effects (SEE) for the demolition of existing shed and construction of tourist and visitor accommodation – eight serviced apartments over 52 Cowper Street, Stroud, NSW, 2425 (LOT: 1 DP1106136) ('the site'). The proposed development incorporates the following characteristics:

- Improvements to existing gravel car park area including ten car parking spaces (inc. one accessible car parking space) (to the rear of existing Central Hotel), with formalised accessible space and vehicle crossover to Memorial Avenue.
- Removal of one tree (of poor quality).
- Landscaping and internal pathways.
- Demolition of existing shed.
- 1.5m high sandstone block wall adjoining car parking area.
- Construction of eight 'cabins' to the rear of the existing Central Hotel and parking area, accessible from Memorial Avenue.

The proposed built form defines the desired public domain, contributes to the character of the streetscape, considers views and vistas through design elements and provides internal amenity and outlook. The design utilises the appropriate composition of building elements, textures, materials and colours to achieve quality aesthetics, whilst ensuring respect for the heritage conservation and village character of the area. The proposed aesthetics respond to the environment, context and streetscape of the precinct strongly contributing to the desired future character of the area.

The key reasons why the proposed development is appropriate are as follows;

- The proposed tourist accommodation is permissible on the site with consent;
- No adverse impact on the existing character, heritage or amenity of the area will result;
- The built form is consistent with the residential and mixed-use development within the area, without burdening the essential services supply; and
- Development of the land achieves the highest and best use of the site which directly benefits the MidCoast community through providing additional tourist accommodation to attract visitation and associated localised expenditure.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	EP&A Regulation Compliance Table	Perception Planning
2	DCP Compliance Table	Perception Planning
3	Deposited Plan	N/A
4	AHIMs Search Results	Perception Planning
5	DBYD Search Results	Perception Planning
6	Architectural Plans	Murray James
7	Statement of Heritage Impact	Contemporary Heritage
8	Stormwater and Civil Plans	DRB Consulting Engineers
9	Landscape Plan	Michael White Landscape Architecture
10	Crime Protection Through Environmental Design (CPTED)	Perception Planning
11	Email from adjoining landowner	Emily Watterson
12	Cost Summary Report	Redo Development
13	Site Waste Management Plan	Perception Planning
14	BCA Report	Perception Planning

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1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Redman Family Investments Pty Ltd (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	52 Cowper Street, Stroud, NSW, 2425 (FIGURE 1)
Lot and DP	LOT: 1 DP1106136
Current Use	Two Storey Central Motel, outbuildings, unformalised carpark and vacant land to the rear
Zoning	RU5 – Village
Consent Authority	Midcoast Council
Size	3730m ²
Site Constraints	Heritage – Stroud Conservation Area and Central Hotel (Local Item of Significance) Floor Space Ratio – 0.4:1 Minimum Lot Size – 700m ² Height of Building – 8.5m
Owner	Owner's consent has been provided on the Application Form for the DA.
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development. No existing easements are identified within the DP provided at APPENDIX 3 .

1.3 SITE DESCRIPTION

The site particulars are summarised in the table above, with site constraints obtained from the NSW ePlanning Spatial Viewer. The site presents as an irregular 'L-shape' and measures 3730m² in size (**FIGURE 1**). The site displays a gentle slope from the front to the rear property boundary (from Memorial Avenue).

The site is located on the corner of Cowper Street and Memorial Avenue and currently comprises the Central Hotel Stroud, located on the western corner, with associated outbuildings and unformalised driveway access and parking located within the central portion of the site accessible from Memorial Drive. A timber acoustic fence adjoins the carparking area, to provide suitable acoustic attenuation to the neighbouring residences. The eastern end of the site and extending to the north is mostly open land accommodating a small, corrugated metal shed structure.

The site is within a predominantly rural residential area which is zoned RU5 – Village. The site is surrounded by a mixture of single dwellings but due to its proximity to the centre of the village is also in the vicinity of commercial and public buildings to the west. Photos of the site are provided below, obtained from Google Maps (2021).

Figure 1: Locality Plan (NSW ePlanning Spatial Viewer, 2021)





Photo 1: Site viewed from Memorial Avenue (Google Maps, 2021)



Photo 2: Site viewed from Memorial Avenue, looking towards the existing Hotel (Google Maps, 2021)



Photo 3: Existing access into the gravel car parking area (Google Maps, 2021)

1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site currently comprises a two Storey Central Motel, outbuildings, unformalised carpark and vacant land to the rear. The Mid Coast Council Development Application Tracker website does not identify any recent approvals thus it's understood the historic use of the site predates the online records. No known compliance matters exist over the site which would pose issues for the proposed development.

1.5 CONSULTATION AND PRE-DA

A pre-DA meeting was held with representatives of Council, Perception Planning and the landowners on 14 September 2021 via MS Teams. A summary of the matters discussed is provided below:

Planning / heritage

- The development is permissible in the zone.
- Take setback requirements contained under the Stroud DCP Chapter into consideration.
- A heritage impact statement is required to be prepared in support of the DA, addressing:
 - Scale and height of buildings (noting height is consistent with the pub, highest building is 7.7m and the existing trees set the scale)
 - Flow and contiguously with pub, i.e., try and not present as two development sections on the site, however if not achievable (due to existing fencing, carpark, sewer main etc already separating the site) an argument must be presented in the report.

Building surveying

- Maintain 1.8m separation between each building.

Stormwater

- A 2m wide easement must be provided down the eastern side of the property boundary, then part way along the northern boundary, benefiting Council.
- Council will construct the pipework within this easement at their cost, however the timing of this infrastructure provision is unknown.
- An easement must be secured over the property to the rear (Lot 1 DP797686) to enable appropriate discharge towards Gidley St.
- Water quality must be tested via Council's small scale SWD quality model online and certificate generated supplied with the DA.
- Water quality to comply with Table 5 (load reduction) of Section 11.4.4 of the DCP.
- Rainwater tanks, rain garden / biofiltration area to be provided to increase water quality measures.
- Ground treatment for building closest to Memorial Ave to occur to reduce overland flow impacts.

Carpark

- Kerb and gutter to be provided
- Vehicle access crossover to be formalised.

Water and sewer

- Connection into the existing water metre is available and if required, another meter connection is available.
- Lodge a Section 68 application with MidCoast Water at the same time as DA lodgement.

The application has been designed taking the abovementioned elements into consideration as shown within each of the consultant plans and reports submitted with this application and detailed within this SEE.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

This application seeks development consent for 'tourist accommodation – eight serviced apartments', with the following characteristics:

- Improvements to existing gravel car park area including ten car parking spaces (inc. one accessible car parking space) (to the rear of existing Central Hotel), with formalised accessible space and vehicle crossover to Memorial Avenue.
- Removal of one tree (of poor quality).
- Landscaping and internal pathways.
- Demolition of existing shed.
- 1.5m high sandstone block wall adjoining car parking area.
- Construction of eight 'cabins' to the rear of the existing Central Hotel and parking area, accessible from Memorial Avenue, comprising:

Cabin	Size	Characteristics
1 (1 bed)	32.4m ²	Single storey in form inclusive of enclosed bathroom, deck, and open plan area comprising bedroom, kitchenette and robe.
2 (2 beds)	67.1m ²	Two storeys in form, with lower floor comprising enclosed bathroom and bedroom, deck, and open plan area comprising lounge, kitchenette and staircase. The upper floor comprises a second bedroom and bathroom, with void area to below.
3 (1 bed)	50.2m ²	Two storeys in form, with lower floor comprising enclosed bathroom, deck, and open plan area comprising lounge, kitchenette and staircase. The upper floor comprises a bedroom, with void area to below.

4 (1 bed)	32.4m ²	Single storey in form inclusive of enclosed bathroom, deck, and open plan area comprising bedroom, kitchenette and robe.
5 (1 bed)	32.4m ²	Single storey in form inclusive of enclosed bathroom, deck, and open plan area comprising bedroom, kitchenette and robe.
6 (Accessible)	37.1m ²	Single storey in form inclusive of enclosed bathroom, deck, and open plan area comprising bedroom, kitchenette and robe.
7 (1 bedroom)	50.2m ²	Two storeys in form, with lower floor comprising enclosed bathroom, deck, and open plan area comprising lounge area, kitchenette and staircase. The upper floor comprises a bedroom, with void area to below.
8 (1 bedroom)	50.2m ²	Two storeys in form, with lower floor comprising enclosed bathroom, deck, and open plan area comprising lounge area, kitchenette and staircase. The upper floor comprises a bedroom, with void area to below.

Operationally, visitors to the site will book accommodation online and all access to units will be contactless. A plan of management will be prepared prior to operation.

Architectural plans are contained as **APPENDIX 6** and **FIGURES 2 and 3** below.



Figure 2: Presentation to Memorial Drive (Murray James Building Design, 2021)



Figure 3: Proposed site layout plan (Murray James, Building Design and Planning, 2021)

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Roads Act 1993*

3.1.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- **Section 4.46 – What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **TABLE 1** below.

Table 1: Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	<p>No – Development is not integrated development in respect of an Aboriginal heritage impact permit required under Part 6 of the National Parks and Wildlife Act 1974 unless –</p> <ul style="list-style-type: none"> a. an Aboriginal object referred to in that Part is known, immediately before the development application is made, to exist on the land to which the development application applies, or b. the land to which the development application applies is an Aboriginal place within the meaning of that Act immediately before the development application is made <p>An AHIMs Search has been carried out for the site and is provided at APPENDIX 4. The AHIMs Search identifies that no Aboriginal sites or places have been declared on or near the site (within 50m). Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.</p>
Protection of the Environment	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 	N/A

Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	Yes - New driveway access from Memorial Avenue is required, subject to approval under <i>Section 138 of the Roads Act 1993</i> . No integrated referral is required to Transport for NSW given it does not trigger traffic generating development.
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	N/A
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	No – the site is located more than 40m from waterfront land.

- **Section 7.11 – Development Contributions**

Development contributions will be calculated and charged in accordance with the Great Lakes Wide Contributions Plan (CP).

3.1.2 Biodiversity Conservation Act 2016

The site is not mapped as containing any areas of Biodiversity Values as shown in **FIGURE 4** below. To this extent, no further consideration of the BC Act is required as part of the application.

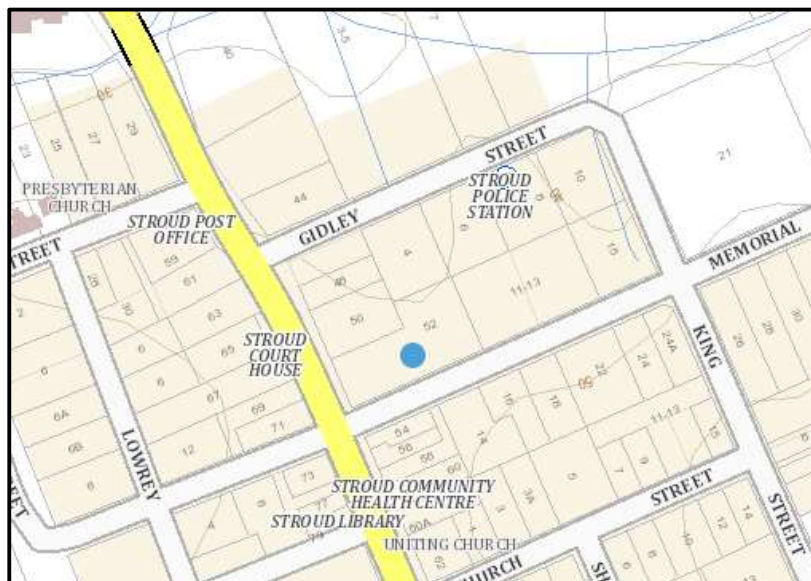


Figure 4: OEH Biodiversity Values Mapping Tool

3.1.3 Roads Act 1993

The site requires the provision of a formalised access across the existing road reserve connecting to Memorial Avenue. The driveway access to the subject site will be constructed to the Australian Standards and Councils requirements. The driveway access is subject to approval under *Section 138 of the Roads Act 1993*, which will occur prior to the issue of a construction certificate. Civil Engineering plans have been prepared by DRB Consulting Engineers and are contained here as **APPENDIX 8**.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and are discussed in further detail below:

- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy (Koala Habitat Protection) 2021*
- *State Environmental Planning Policy (Infrastructure) 2007*

3.2.1 SEPP No.55 – Remediation of Land

SEPP No.55 provides a State-wide planning approach to the remediation of contaminated land. Clause 7 of SEPP No.55 provides that a consent authority must not consent to the carrying out of development on land unless it has given consideration to whether the land subject to the development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

The site has been used for commercial purposes (Central Hotel) since at least 1913. Surrounding land has been utilised for either commercial or rural residential purposes of low-density nature. No known contaminated material is located on the site and the site is not identified on the EPA Register as being contaminated. As such, the subject site is suitable for the proposed development and the objectives of SEPP No.55 have been satisfied.

3.2.2 SEPP (Coastal Management) 2018

The site is not located within a coastal use or environment area; thus, the provisions of this SEPP do not apply.

3.2.3 SEPP (Koala Habitat Protection) 2021

SEPP (Koala Habitat Protection) 2021 aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas. The Koala SEPP 2021 reinstates the policy framework of SEPP Koala Habitat Protection 2019 to 83 Local Government Areas (LGA) in NSW. Mid Coast Council is a local government area to which to policy applies.

This clause applies to land that has an area of at least 1 hectare and does not have an approved koala plan of management applying to the land. The subject land is less than 1 hectare therefore, this clause does not apply. It is considered the development is unlikely to adversely impact on koalas or koala habitat.

3.2.4 SEPP (Vegetation in Non-Rural Areas) 2017

This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development proposes the removal of one (1) tree located at the side of the existing car parking area to facilitate the works proposed. All trees outside of the scope of works and any street trees adjacent the site will be suitably protected during any building works on site.

The proposal will allow for sufficient areas of landscaping within the boundaries of the site for additional compensatory plantings to be provided in future. The amenity of the locality will not be significantly adversely reduced with regard to the removal of the tree.

3.2.5 SEPP (INFRASTRUCTURE) 2007

The purpose of the Infrastructure SEPP is to facility the effective delivery of infrastructure across the state and identifying matters to be considered in the assessment of developments adjacent to particular types of development.

The proposed development does not include any works in or adjacent to a classified road. The development is not classified as traffic generating development in accordance with Schedule 3. Further discussion of traffic impacts is contained in DCP compliance assessment.

Further assessment against the Infrastructure SEPP is not required.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Great Lakes LEP 2014 (GLLEP) apply to the proposed development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The subject site is zoned RU5 – Village under the GLLEP 2014. The objectives of the RU5 zone include:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To provide for a range of land uses, services and facilities that are associated with a coastal village.*

- *To enable non-residential development that does not prejudice the established land use pattern within the village.*

The proposed development incorporates 'tourist and visitor accommodation – eight serviced apartments', which is defined as:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) *backpackers' accommodation,*
- (b) *bed and breakfast accommodation,*
- (c) *farm stay accommodation,*
- (d) *hotel or motel accommodation,*
- (e) *serviced apartments.*

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note – Serviced apartments are a type of tourist and visitor accommodation.

The development type is permissible with consent given it is not listed as prohibited within the RU5 land use zone. The proposed development has been designed and located to avoid and minimise the impact on the natural environment to protect the values associated. No conflict of land use is envisaged to the amenity and character of the neighbouring properties. The site is located within central local commercial hub, within walking distance to public transport and facilities supporting the day to day needs of residents.

The development provides a diversified land use on an existing commercially utilised site, which will in turn provide additional employment opportunities as the business develops. It is considered that the development will support to the economic sustainability of the Stroud locality by enhancing the services offered to the public at the venue. The development is complimentary to the existing use on the site and does not conflict with other land uses surrounding the subject site.

To this extent, the proposed development is consistent with the objectives and aims of the zone.

- **Clause 2.7 – Demolition**

The proposed development incorporates the demolition of an existing shed on-site to facilitate the development and seeks approval under this Clause.

- **Clause 4.3 – Height of buildings**

The objective of this clause is to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality.

The site contains a prescribed maximum height of building of 8.5m. The proposed development demonstrates a maximum ridgeline height of 8.3m (Cabin 2), measured from natural ground level. Each other Cabin measures below this height. The proposal remains

complaint with the 8.5m maximum building height mapped for the land and is compatible with the existing environmental character and desired future character of the locality, which is experiencing steady gentrification.

- **Clause 4.5 – Calculation of floor space ratio and site area**

The objectives of this clause are as follows—

- (a) to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality,
- (b) to encourage a diversity of development on land in business zones, which is unlikely to prejudice the supply of retail or business floor space in those zones,
- (c) to permit a floor space ratio that will provide a transition in built form and land use intensity.

The FSR of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. The maximum floor space ratio of the site is prescribed by the LEP as 0.4:1.

The calculation of FSR for the proposed development is as follows:

Site Area	3730m ²
GFA (existing structures)	849.2m ² (Hotel and Shed) 37.2m ² (Shed to be demolished)
Existing FSR	0.24
Proposed Development FSR	1,201.2m ² (Hotel, Shed and Cabins)
FSR Including Proposed Development	FSR – 0.32:1

As evidenced by the calculation above, the proposed development will not cause any exceedance of the prescribed FSR.

- **Clause 5.10 – Heritage conservation**

The objectives of this clause include:

- (a) to conserve the environmental heritage of Great Lakes,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

A search of the Aboriginal Heritage Information Services (AHIMS) database (17 August 2021) identifies the subject site as containing no Aboriginal sites or places (50m buffer) as shown in **APPENDIX 4**.

The site is not identified within Schedule 5 of the LEP as containing any items or places of heritage significance. The site is located within the Stroud Heritage Conservation Area and the site contains a locally significant heritage item, being the Central Hotel, thus in accordance with Clause 5.10(5) of the GLLEP, a Statement of Heritage Impact (SoHI) has been prepared by Contemporary Heritage and is provided at **APPENDIX 7**.

The SoHI concludes that the proposed development will have minimal impact on the heritage significance of the surrounding heritage conservation area and nearby individual heritage items in Stroud due to the development conforming to the requirements of the Great Lakes DCP. The following conclusions are made based on the assessment of heritage impact:

- a) The new work proposed does not detract from Heritage Items in the vicinity due to the diminutive scale and presentation within the streetscape.
- b) The design meets the objectives of the DCP, will sit well within the context and will not have any negative impact on any of the surrounding buildings.
- c) The proposal is appropriate and provides a more than reasonable and acceptable level of development of this essentially vacant lot which should be supported. The proposed use is compatible with the site itself, the hotel and the surrounding residential context.
- d) The final assessment is that based on the considerations within the Statement of Heritage Impact, the proposal should be approved.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.

- **Clause 7.1 - Acid Sulfate Soils**

The site is not affected by acid sulfate soils.

- **Clause 7.2 - Earthworks**

The objectives of this clause include:

- a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- b) to allow earthworks of a minor nature without requiring a separate development consent.

Minimal cut and fill are proposed, noting that construction proposed generally follows the natural topography of the land where possible. Earthworks are not anticipated to result in any negative impacts on the subject or adjoining land, or any public place. The development complies with the requirements of this clause.

- **Clause 7.3 – Flood Planning**

The site is not identified as located within a flood planning area, pursuant to LEP Maps FLD_004B shown in **FIGURE 6**. To this extent, no further assessment against Clause 7.3 is required.



Figure 5: Flood Planning Area (LEP Maps, FLD_004B)

- **Clause 7.5 – Stormwater Management**

The objective of this clause is to minimise the impacts of stormwater on land to which this clause applies and on adjoining properties, native bushland, groundwater, wetlands and receiving waters.

Development consent must not be granted to development on any land unless the consent authority is satisfied that the development:

- (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
- (b) is designed to minimise the use of impervious surfaces on the land, directing run off to piped drainage systems and waterways, and
- (c) is designed to integrate water sensitive design measures, including stormwater, groundwater and wastewater management, to minimise environmental degradation and to improve the aesthetic and recreational appeal of the development, and
- (d) incorporates an appropriately managed and maintained stormwater management system that will maintain or improve the quality of stormwater discharged from the land, and

- (e) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
- (f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland, groundwater, wetlands and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

Civil and stormwater plans have been prepared and provided at **APPENDIX 8**. The stormwater philosophy includes the following:

- All roof water is directed to 2 x 4000l above ground tanks made up of 3000l OSD & 1000L rainwater. The stored rainwater will be reused internally in toilets. Overflow from the rainwater tanks will be directed to nearby stormwater pits.
- Remaining impervious areas including the carpark and footpaths will be allowed to sheet flow through the site and be collected by grass lined swales. Grass lined swales will be captured, convey and discharge this stormwater into the proposed raingarden/OSD basin at the rear of the site.
- Sufficient volume has been provided in the rainwater tanks and OSD basin to limit the post-development discharge from all storm events up to and including the 1 in 100 year event.
- The stormwater drainage system for the site has been designed to take the minor (20 year) storm event. Overland flow path has been designed to take the major (100 year) storm event. Flow from both the minor and major storm events will be directed through a pit and pipe network with excess surcharge conveyed off the site via overland flows through the proposed easement.

An email confirming in principle acceptance of the proposed easement over 4 Gidley Street, Stroud, downstream of the subject site is provided at **APPENDIX 8**. The easement will be formalised concurrently with DA assessment.

• **Clause 7.21 – Essential Services**

This clause specifies that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

A Dial Before You Dig (DBYD) request was completed with the results provided at **APPENDIX 5**. Essential services including sewage, water and electricity connection are already connected to the site and will be extended to service the proposed development. A stormwater strategy has been designed to reflect the development and is provided at **APPENDIX 8**. A formalised driveway access from Memorial Avenue is required, subject to approval under *Section 138 of the Roads Act 1993*.

To this extent, the development is adequately serviced and meets the requirements of Clause 7.6.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Great Lakes DCP 2013 is provided in the Table of Compliance provided at **APPENDIX 2**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

Whilst the proposed development is not 'residential' in use, the site is located within the Village Zone, thus the controls specified within this section have been utilised. To this extent, the objectives and controls of Section 5 of the DCP with regard to setbacks, overshadowing and built form has been taken into consideration.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development will reinforce the village and heritage conservation nature of the locality and is characteristic of other developments in both the local and wider community, consistent with the intended development of the RU5 Zone. The application includes relevant construction methods and services such as an on-site stormwater management system that will prevent adverse impacts on adjoining properties. The proposal addresses the street and provides logical and convenient connections to the road network and pedestrian facilities in the locality.

The proposed design has given due consideration to the existing and surrounding buildings, proposing, simple, pitched roof forms in several smaller volumes rather than a single large mass. This enables the hierarchy of form between the hotel and the proposed cabins to be maintained, presenting the cabins at a smaller, residential scale more in keeping with the residential components of the site's context. The pitched, gabled roof forms create a sympathetic but contemporary and clearly legible relationship with the existing character.

There are no anticipated adverse impacts on the built environment as a result of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Formalisation of the existing driveway access from Memorial Avenue is required, subject to approval under Section 138 of the Roads Act 1993. Civil Engineering plans have been prepared by DRB Consulting Engineers and are contained here as **APPENDIX 8**.

It is concluded that the proposed development shall have an acceptable impact upon the surrounding road network and should be recommended for approval.

- The additional traffic movements generated by the development are low and shall have a negligible impact on the surrounding roads and intersections. Traffic generated by the development is well within the capacity of the local road network.
- The proposed driveway is consistent with *AS/NZS 2890.1:2004* and the carpark layout exceeds these requirements.
- The provision of car parking for occupiers of the units is consistent with the parking rates for bed and breakfast accommodation as specified by MidCoast Development Control Plan Section 10.3.2 Car Parking Design Controls. The required space for visitors to the site shall be accommodated within the existing unformed car parking area, in addition to local street parking consistent with the adjacent residential properties with adequate capacity for visitor parking on local streets.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with the Great Lakes Development Contributions Framework.

4.1.4 SERVICES

The subject site is serviced by reticulated water, electricity and sewer and will be extended to service the proposed development without burdening the public supply. In addition, the application demonstrates that stormwater drainage resulting from future roof and hard stand areas can be catered for in accordance with Council's requirements.

4.1.5 NOISE AND VIBRATION

Construction noise will be as per normal construction times and processes and will cease once construction is completed. From an operational perspective, all accommodation use will be in accordance with a future plan of management, developed prior to the issue of a construction certificate.

The existing vegetation buffer provided on adjoining land (11 – 13 Memorial Avenue) assists in providing natural noise attenuation, like the existing vegetation located to the rear of the site adjoining 4 Gidley Street. No amendment to the existing timber acoustic wall adjoining the Central Hotel is proposed as part of the development. In addition to this, a Plan of Management will be produced as part of the site operations to ensure those occupants of the units are aware of the residential surroundings, and respectful of the existing environment.

4.1.6 BUILDING CODE

The Building Code of Australia (BCA) Assessment provided at **APPENDIX 14** demonstrates that design and construction compliance can be achieved, for both Class 1b and 10a buildings.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

The proposed development includes a stormwater water system that manages stormwater in accordance with Council's quantity and quality requirements. In addition, the installation and maintenance of erosion and sedimentation controls will occur during construction. Although the development proposes the removal of one (1) tree located at the rear of the existing car parking area to facilitate the works proposed the amenity of the locality will not be significantly adversely reduced with regard to the removal of the tree. The proposal will allow for sufficient areas of landscaping within the boundaries of the site for additional compensatory plantings to be provided in the future.

It is noted that no significant vegetation is proposed to be removed and that the proposal includes a landscaping plan that utilises native species.

Sufficient deep soil planting and landscaping has been proposed to soften the appearance of the development. No negative impacts on the natural environment are anticipated as a result of the proposed development.

4.2.2 LANDSCAPING

A landscaping plan been provided at **APPENDIX 9**, consistent with Council's Landscape Technical Specifications. Screening along all boundaries, for privacy and visual amenity, will be a key focus for the landscape approach relating to the proposed development.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (17 August 2021) identifies the subject site as containing no Aboriginal sites or places (50m buffer) as shown in **APPENDIX 4**. The site is located within a heritage conservation area and also contains a Heritage listed item. The SoHI prepared and submitted with the application demonstrates the suitability of the development within the heritage context and recommends approval accordingly. Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.

4.2.4 STORMWATER

As detailed within the Stormwater Plan provided at **APPENDIX 8**, the stormwater drainage philosophy is detailed on the stormwater plan.

The Stormwater Plan concludes that the proposed stormwater attenuation measures will result in no increase in flows or negative impacts to surrounding properties as a result of the development.

4.3 SOCIAL AND ECONOMIC

Social

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development provides a use that benefits the tourist accommodation requirements within the local and wider community, and an area for 'rest' that does not currently exist within the area. The proposed development also provides an economic benefit to the tenants of the subject site, through allowing use of the land to support an alternative land use that is both consistent with the objectives of the zone and land use definition. The proposed development will allow for the use of existing services and facilities in the locality without requiring upgrades that burden the public.

There are no anticipated adverse economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality through an increase in residents. The proposed development is not out of character with the existing village context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

Economic

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy, and the increased number of residents in the locality will provide ongoing economic input through daily living activities.

The proposed development also provides an economic benefit to the owners and operators of the subject site, through allowing use of the land to support an alternative land use that is both consistent with the objectives of the zone and land use definition.

The proposed development will allow for the use of existing services and facilities in the locality without requiring upgrades that burden the public. There are no anticipated adverse social or economic impacts as a result of the proposed development.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required. The proposed development will not create any safety, security or crime concerns on or around the site. Additional development on the site will help to further enhance the passive surveillance of the adjoining streets from the site and may contribute to increased safety and security in the area. A Crime Protection Through Environmental Design (CPTED) has been prepared and contained here as **(APPENDIX 10)**.

5 SUITABILITY OF THE SITE

The subject site is located within an existing mixed use locality. The site has access to all relevant services and the proposed development makes good use of the available land within the Stroud Town Centre.

The application design includes all elements required under the relevant planning instruments and policies, and there are no anticipated negative impacts on the locality as a result of the development. Where variations are proposed, suitable justification has been provided within the relevant Section to demonstrate consistency with the locality and land development on adjoining boundaries.

To this extent, the site is suitable for development.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process it is envisaged Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

7 PUBLIC INTEREST

The proposal represents an additional short-term / temporary tourist accommodation to service the needs of the local community, whilst not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality. The proposed development reinforces the rural nature of the land and is in keeping with the character of surrounding developments. The proposed development is in the public interest.

The proposed development is in the public interest.

8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic, and environmental perspective. The proposed subdivision development is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE. The key reasons why the proposed development is appropriate are as follows:

- The proposed tourist accommodation is permissible on the site with consent;
- No adverse impact on the existing character, heritage or amenity of the area will result;
- The built form is consistent with the residential and mixed-use development within the area, without burdening the essential services supply; and
- Development of the land achieves the highest and best use of the site which directly benefits the MidCoast community through providing additional tourist accommodation to attract visitation and associated localised expenditure.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Council's determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.



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