

Statement of Environmental Effects

**Proposed Demolition of an
existing Carpark, Construction of
Serviced Apartments and
Alterations to an Existing Building**

Lot 250, DP 870369 and
Lot 252, DP 794449
250-250A Armidale Road
East Tamworth NSW 2340

25 March 2024

STATEMENT OF ENVIRONMENTAL EFFECTS*Proposed Demolition, Construction of Serviced Apartments and Alterations to an Existing Building***Sixhills Group Pty Limited**

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This Statement was prepared in order to demonstrate compliance with applicable environmental planning instruments as well as local plans and strategies.

Ref.: E-file 24046

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Final	1	25 March 2024	Nathan Bartlett	Greg Hill	Tamworth Regional Council

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition, Construction of Serviced Apartments and Alterations to an Existing Building

Submission of Statement of Environmental Effects (SoEE)

Prepared under the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979)

SoEE Prepared by

Name

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Certificate IV Frontline Management (TAFE NSW)

Address

Sixhills Group Pty Limited

PO Box 3104

Tamworth NSW 2340

In respect of

Proponent Name

 C/o- Hill Lockart Architects

Land on which activity is to be carried out

Lot 250, DP 870369 and
Lot 252, DP 794449
250-250A Armidale Road
East Tamworth NSW 2340

Proposed Development

Proposed Demolition, Construction of Serviced Apartments and Alterations to an existing Building

Statement of Environmental Effects

A SoEE is attached.

Certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Nathan Bartlett
Town Planning Manager,
Sixhills Group Pty Limited

Date

25 March 2024

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1 DEVELOPMENT APPLICATION OUTLINE

Proposed Development:	Proposed Demolition of Existing Carpark, Construction of Serviced Apartments and Alterations to existing Powerhouse Motorcycle Museum
Subject Land:	Lot 250, DP 870369 and Lot 252, DP 794449 250-250A Armidale Road East Tamworth NSW 2340
Proponent:	The proponent for the development is Powerhouse Hotel Group. Sixhills Group Pty Ltd have been engaged by Hill Lockart Architects to prepare a Statement of Environmental Effects to accompany a development application to Tamworth Regional Council, seeking consent for the proposed development as outlined above.
Property Owner:	██████████ Powerhouse Hotel Group ██ Telephone: 02 6766 7000 ████████████████████ Website: www.rydges.com/powerhouse-hotels
Development Cost:	The estimated cost of the development is \$3,649,555.00 inclusive of GST. Based on this Capital Investment Value (CIV) and the provisions of section 2.4(1)(g) of the <i>Environmental Planning and Assessment Act 1979</i> , the consent authority for the subject development application will be Tamworth Regional Council (TRC) (i.e. less than \$30 Million).
List of all Relevant S.4.15(1)(a) Legislation Matters:	• <i>Environmental Planning and Assessment Regulation 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Resources and Energy) 2021</i> • <i>SEPP (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Biodiversity & Conservation) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Tamworth Regional Local Environmental Plan 2010</i> (TRLEP 2010) • <i>Tamworth Regional Development Control Plan 2010</i> (TRDCP 2010)

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2 EXECUTIVE SUMMARY

This Statement of Environmental Effects (SoEE) has been prepared by Sixhills Group Pty Ltd on behalf of Greg Maguire C/o- Hill Lockart Architects. This Statement provides a description of the subject site and surrounds, the characteristics of the proposed development and an assessment of the perceived impacts of the proposal for those relevant matters contained within Section 4.15 of the *Environmental Planning & Assessment Act 1979*, as amended.

The subject land is detailed as follows:-

- Lot 250, DP 870369 and Lot 252, DP 794449, 250-250A Armidale Road, East Tamworth.

It is the proponent's intention to demolish an existing carpark and seek approval for the construction of twelve (12) serviced apartments and upgrades to the external appearance of the existing Motorcycle Museum on the subject land.

The proposed development is permissible with development consent pursuant to Part 2 of the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010), under which the site is zoned *MU1 - Mixed Use* pursuant to the provisions of the TRLEP 2010. The following documents have been relied upon in preparing this SoEE: -

- *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010);
- *Tamworth Development Control Plan 2010* (TRDCP 2010); and
- Architectural drawings prepared by *Hill Lockart Architects* of Tamworth.

The following assessment demonstrates that the application is satisfactory and is recommended for approval.

3 PROJECT BACKGROUND

3.1 Background

Sixhills Group has been engaged by *Hill Lockart Architects* to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to be submitted to Tamworth Regional Council seeking consent for serviced apartments on the mixed use zoned property.

This Statement provides a description of the subject site and surrounds, the characteristics of the proposed development and an assessment of the perceived impacts of the proposal for those relevant matters contained within Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended.

3.2 Supporting Documents

In addition to this SoEE Report, the Development Application is supported by:

- Title Search (Lot and Deposited Plan) and Survey Plan (**Appendix A**);
- Architectural drawings prepared by *Hill Lockart Architects* 1 March 2024 (**Appendix B**);
- Photographs of the subject site (refer **Appendix C**).
- Carparking Analysis prepared for the Tamworth Powerhouse and Powerhouse Motorcycle Museum (**Appendix D**); and
- AHIMS Report prepared 6 March 2024 (**Appendix E**).

Subject to the imposition of standard conditions of development consent, approval would be warranted and consistent with Council's preferred strategic planning outcomes.

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4 SUBJECT SITE AND LOCALITY

The subject site, consisting of two (2) lots, is located in East Tamworth, NSW 2340 as specified in Table 1. The Land Title and DP documents in **Appendix A** also detail information regarding applicable restrictions relevant to the subject land. The allotment is situated in East Tamworth, approximately 800 metres southeast of the Tamworth Central Business District (CBD) and is detailed as follows:-

TABLE 1: PROPERTY DETAILS

Title Description	Lot 250, DP 870369 and Lot 252, DP 794449
Property Address	250-250A Armidale Road, East Tamworth NSW 2340
Site Area	1,614 m ²
Zoning - TRLEP 2010	MU1 - Mixed Use

The subject site Lot 250, DP 870369 and Lot 252, DP 794449, 250-250A Armidale Road is currently occupied by a two storey building identified as the Powerhouse Motorcycle Museum, which has historically been used for commercial purposes. The existing building is not identified by Schedule 5 of the *Tamworth Regional Local Environmental Plan 2010* as being of heritage value, nor do the provisions of the Plan classify the subject land as being prone to inundation by flooding or subject to bushfire. Car parking is available on-site for the existing building. The subject land is serviced by Council's reticulated water and sewerage infrastructure, and stormwater is capable of being discharged to the street.

The subject land is surrounded by mixed land uses (commercial and residential) to the north, east, south and west of the allotment. The subject site and its locality are shown in Figures 1 and 2, while an aerial image is included as Figure 3:



FIGURE 1 - LOCALITY OF SUBJECT SITE, 250-250A ARMIDALE ROAD, EAST TAMWORTH NSW 2340

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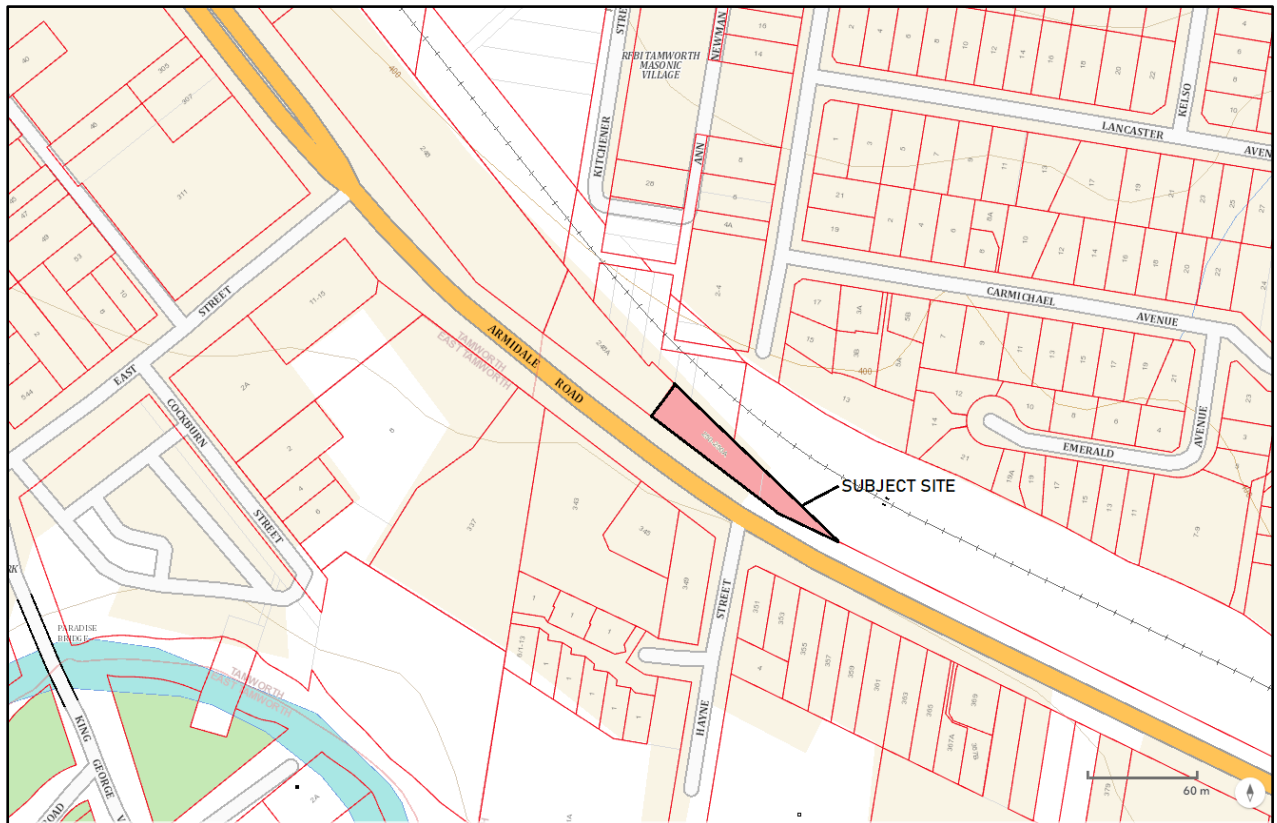


FIGURE 2 - CADASTRAL IMAGE OF THE SUBJECT LAND, 250-250A ARMIDALE ROAD, EAST TAMWORTH NSW 2340



FIGURE 3 - AERIAL IMAGE OF THE SUBJECT LAND, 250-250A ARMIDALE ROAD, EAST TAMWORTH NSW 2340

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5 THE PROPOSAL

The subject development application proposes demolition of an existing sealed carpark to facilitate the construction of 'tourist and visitor accommodation' (serviced apartments) accommodation and associated site works as detailed on the Architectural Drawings attached as **Appendix B** to this Statement. The works required to be undertaken on the subject land are identified as follows: -

- Demolition and removal of the existing bitumen car park retaining wall from Lot 250, DP 870369 and shrub species (refer Demolition Plan);
- Construction of two-storey short-term residential development (serviced apartments) consisting of Twelve (12) Units over Lot 250, DP 870369;
- Construction of car parking and provision of appropriate landscaping over Lot 250, DP 870369 and Lot 252, DP 874794; and
- Upgrades to the external appearance of the existing Motorcycle Museum to be consistent with the proposed development.

The building is proposed to be constructed as follows:-

Ground Floor

- Five (5) x 1-Bedroom Units and One (1) x 2-Bedroom Accessible Unit;
- Each unit has a living / kitchen, bathroom and patio area;
- Six (6) allocated Carparking spaces;

First Floor

- Five (5) x 1-Bedroom Units and One (1) x 2-Bedroom Unit;
- Each unit has a bathroom and balcony;
- Six (6) allocated Carparking spaces.

Development consent is therefore sought for the abovementioned matters, as detailed on the plans attached as **Appendix B** to this Statement and an extract of the plans in Figures 4 and 5.

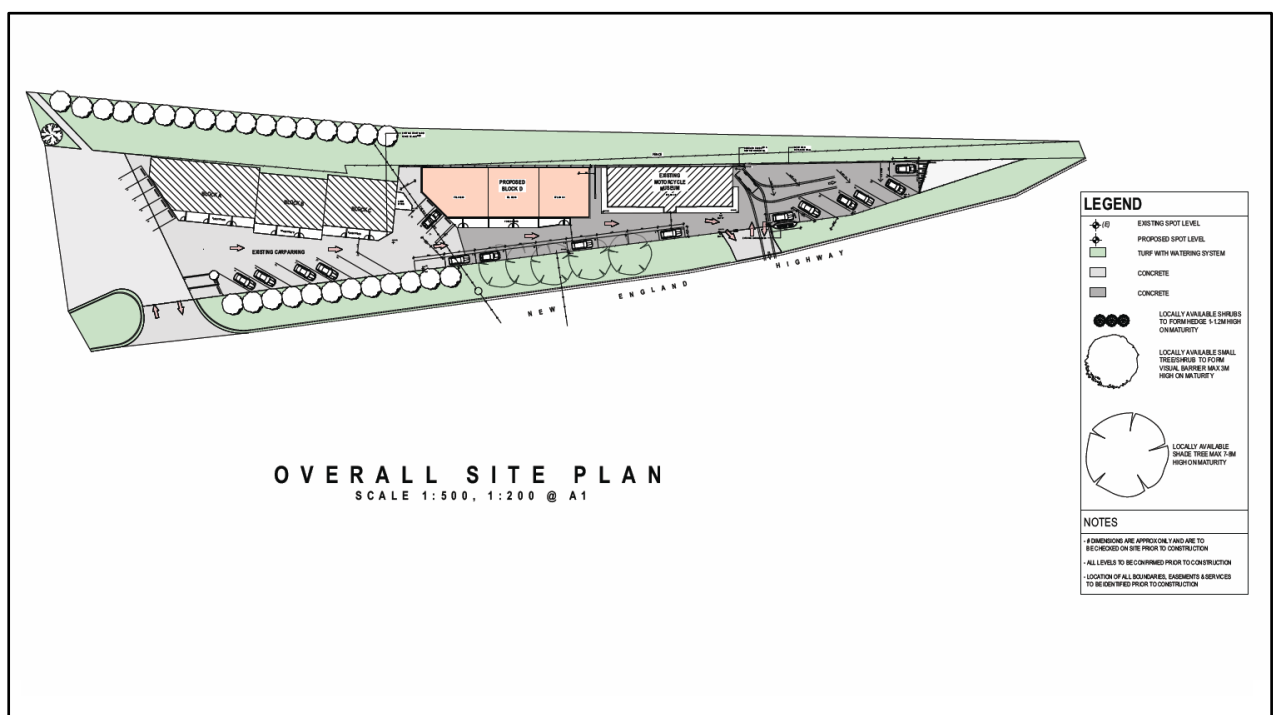


FIGURE 4 - SITE PLAN OF THE PROPOSED SERVICED APARTMENTS

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An overview of the proposed serviced apartments development is provided in Table 2 below.

TABLE 2: PROPOSAL DETAILS

Aspect	Details
Proposed Use	Tourist and visitor accommodation
Subdivision	Consolidation of Lot 250, DP 870369 and Lot 252, DP 794449
Site Area	1,614 m ²
General Description	12 serviced apartment units to be used as tourist accommodation
Building Height	7100 mm (2 storey building - 12 units)
Car Parks	Residents: 12 (1 per unit)
Vehicular Access	Two (2) driveway access points from Armidale Road
Site Servicing	On-site servicing for refuse collection etc.



FIGURE 5 - SOUTH WEST ELEVATION OF THE PROPOSED SERVICED APARTMENTS

It is considered the built form is appropriate to the existing mixed use urban environment in which the site is situated. The development is Stage 2 of the commercial serviced apartments construction and provides an attractive and highly functional short-term accommodation development for the enjoyment of visitors and tourists in Tamworth. The design has appropriately managed any on-site impacts and has considered any potential impacts to adjacent development (refer **Appendix B**).

Visual connection with surrounding areas is provided through orientation of buildings which respond to the context, angling and orientating to major views. The proposed development is supported by existing structures with the arrangement of the buildings and their scale, which acts as a major drawcard for housing tourists and visitors to Tamworth.

6 STATUTORY PLANNING ASSESSMENT

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, as amended. In determining a DA, the determining / consent authority is to take into consideration the following matters as are relevant to the application:

6.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument:

6.1.1 State Environmental Planning Policies

The following SEPPs are considered relevant to this DA:

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This consolidated Policy applies in the Tamworth Region local government area to land that has an area of more than 1 hectare and rural and forestry zoned land. As the subject land is within a mixed use (commercial and residential) zone, the provisions of this Policy do not require consideration as part of the proposed development. A site inspection also confirmed that the proposed location of the development is largely clear of native vegetation. Therefore, the provisions of this Policy do not require consideration as part of the proposed development.

State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development is subject to the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021*. This SEPP aims to provide a State-wide planning approach to the remediation of contaminated land, and in particular, promotes the remediation of contaminated land for the purpose of reducing risk of harm to human health or the environment.

This Policy requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities, as follows:

TABLE 3: STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Clause	Subject	Comments
4.6	Contamination and remediation to be considered in determining development application	It is understood the subject land is privately owned and has historically been utilised for commercial purposes, with the most recent land use being a carpark associated with the Powerhouse Motorcycle Museum. Council records indicate there is nothing in the recent land use history advising the allotment is contaminated. Furthermore, a site inspection did not reveal any visual indicators of contamination and the site is not listed on the NSW Environment Protection Authority's online register of Records under Section 58 of the <i>Contaminated Land Management Act 1997</i>. The potential for any impact is therefore considered to be negligible. The site is expected to be suitable in its existing state to accommodate the proposed development. If any (at present unknown) contamination comes to light during development works, the appropriate actions shall be taken in accordance with SEPP (Resilience and Hazards) 2021, work health and safety and

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		environmental protocols in order to address any issues relating to human health and environmental protection. Additionally, all procedures regarding demolition will be undertaken in accordance with the relevant guidelines. That is, any potential hazardous materials during demolition works will be managed in accordance with the <i>Work Health & Safety Act 2011</i> (WH&S Act 2011), <i>Occupational Health and Safety Regulation 2001</i> and <i>Hazardous Waste Act 1989</i>. In conclusion, the proposed development will comply with the specified requirements and the use of the subject land for the development proposed by this application is considered suitable.
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State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. Part of this Policy aims to ensure that all residential dwelling types in NSW are energy and water efficient. The new rules came into effect 1 October 2023 with the SEPP aiming to achieve the following:

- minimising the consumption of energy and potable water;
- reducing greenhouse gas emissions from energy use;
- monitoring the embodied emissions of building materials; and
- delivering buildings that are comfortable in summer and winter.

In terms of the proposed development, the SEPP requires increased standards to be met for new development. The subject application proposes serviced apartment development and the proposal will apply to the provisions of this Policy. It is considered that the proposal has the ability to meet the requirements for new development and the building is highly sustainable.

The serviced apartment units have effective crossflow ventilation. This is achieved through a breezeway entry door which allow residents the ability to gain natural cross ventilation without loss of visual privacy. Aspects of sustainability integral to the design include:

- Selection of appropriate high durability materials
- Passive solar design principles via use of screening, consideration of solar aspect
- Natural light
- Energy efficient appliances
- Water efficient fixtures
- Water sensitive urban design
- Collection and separation of recyclable waste
- Co-location of community services, supermarket, cafes etc. near an integrated mixed use development

The building will incorporate energy and water efficient devices appropriate to the specification of the building and awareness of needs. Details are to be provided in the Section J report at the Construction Certificate stage of the development. The Section J compliance investigations will specify the performance requirements that must be achieved for the building to ensure compliance.

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State Environmental Planning Policy (Transport and Infrastructure) 2021

The Application has been considered having regard to the relevant provisions of this SEPP:-

TABLE 4: STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Clause	Subject	Comments
Clause 2.122 & Schedule 3	Traffic generating development	The proposed development has been considered against the provisions of this Policy and is not deemed 'traffic generating' under the criteria listed in Clause 2.122 and Schedule 3. The short term accommodation development proposes 12 Units with access to the Armidale Road / New England Highway (classified road). It is considered the proposed development will generate additional traffic along Armidale Road. The <i>RTA Guide to Traffic Generating Developments (2002)</i> suggests, for casual accommodation, the following trip generation rates apply; • Daily vehicle trips / Unit: 3; • PM Peak Vehicle Trips / Unit: 0.4 The <i>RTA Guide to Traffic Generating Developments (2002)</i> also notes "The above rates assume 100% occupancy of units. Similar developments suggest that rates based on 85% occupancy on the peak day of the week may be appropriate". For the Twelve (12) Units expected at the proposed development site, this results in the following volume generation:- • Daily vehicle trips / Unit: $(12 \times 0.85) \times 3 = 31$ trips per day; • PM Peak Vehicle Trips / Unit: $(12 \times 0.85) \times 0.4 = 5$ trips per hour. Formal counts of existing traffic volumes have not been undertaken as part of this assessment, however anecdotal evidence and an examination of the surrounding environment and traffic generation nodes within Armidale Road strongly suggests that the existing formation and carriageway capacity of road is sufficient to cater for the additional traffic generated by the proposed development, which is approximately 5 vehicles during PM peak hour, without having a detrimental impact on the road network and existing road users. The design of the development has been reviewed with regard to traffic, parking and access. Vehicular access to the site will be via two (2) existing separate access points on Armidale Road, which provides adequate manoeuvrability to the on-site car parking area. The proposal provides Twelve (12) on-site parking spaces, meeting the carparking provisions. The development is close to other modes of transport (i.e. train station, bus stops, taxi etc.) and encourages alternative transportation use for the proposal. This will also reduce car reliance and promote

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		pedestrian access, in line with sustainable transport goals and state policies. It is considered the scope of the proposed development and any potential impacts on the effective and ongoing operation and function of Armidale Road and nearby streets are marginal and not considered to be traffic generating. Therefore the proposal is not required to be referred to Transport for NSW South Wales (TfNSW) for consideration.
Clause 2.98	Development adjacent to rail corridors	It is considered that the provisions of this clause may apply to the development, given the proposal is on land that is adjacent to a rail corridor. It is unlikely that the proposed development will have an adverse effect on rail safety during and after the construction of the development. However, the provisions of this clause is to be considered during the assessment of the proposal. In this regard, Council must give written notice of the development to the rail authority for the rail corridor before determining the development application and consider any applicable guidelines.

6.1.2 Local Environmental Plans

Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) applies to the subject site. The allotment is not flood affected, bushfire prone, is not identified on Council's land reservation / acquisition map and is not identified in Schedule 5 as being heritage listed. A review of the proposal against the relevant provisions of the TRLEP 2010 is provided as follows:

TABLE 5: TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 PROVISIONS

Clause	Subject	Comments
1.2 (2)	Aims	Relevant aims of the LEP considered in this Statement of Environmental Effects include: <i>"...(b) to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity,</i> <i>(c) to manage and strengthen retail hierarchies and employment opportunities, promote appropriate tourism development, guide affordable urban form and provide for the protection of heritage items,</i> <i>(d) to promote ecologically sustainable urban and rural development and control the development of flood liable land, and."</i> The proposed development is considered to be consistent with these aims. Relevant issues have been considered and are addressed where appropriate in this Statement.

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2.1	Land use zones	The subject site is zoned <i>MU1 - Mixed Use</i>
2.3	Zone objectives	The consent authority must have regard to the relevant zone objectives in determining a DA (see Land Use Table provisions, below).
2.7	Demolition requires development consent	This clause provides that the demolition of a building or work may be carried out only with development consent. As consent has been sought in this instance for existing development on the site, compliance with the provisions of this Part is achieved.
-	Land use table	In the LEP's Land Use Table, the objectives for the MU1 zone are: <i>To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.</i> <i>To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.</i> <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> <i>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</i> It is considered that the proposed development is entirely consistent with these objectives. The subject site is suitably located in order to maximise patronage and the development will provide a modern accommodation units within the city of Tamworth. The development will also provide a suitable type of housing for visitors or residents for the increasing population of Tamworth. The proposed development is specified as a use permissible with consent in the zone under Part 2 of the relevant zone table, being "Tourist and visitor accommodation" as defined in the Dictionary of the LEP -namely- <i>Tourist and visitor accommodation</i> means a building or place that provides temporary or short term accommodation on a commercial basis, and includes any of the following – <i>(a) backpacker's accommodation,</i> <i>(b) Bed and breakfast accommodation,</i> <i>(c) Farm stay accommodation,</i> <i>(d) Hotel or motel accommodation,</i> <i>(e) Serviced apartments,</i> <i>But does not include –</i> <i>(f) Camping grounds, or</i> <i>(g) Caravan parks, or</i>

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		<i>(h) Eco-tourist facilities.</i> It is intended that the 'Tourist and visitor accommodation' use of the building is for a 'serviced apartment' which is defined as follows: <i>serviced apartment</i> 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. <i>Note: Serviced apartments are a type of tourist and visitor accommodation – see the definition of that term in this Dictionary.</i>
4.1	Minimum subdivision lot size	No Minimum Lot Size (MLS) applies to the subject site.
4.4	Floor space ratio	The allocated floor space ratio (FSR) for the subject site is 1:1 and the proposed development complies with the provisions of this clause.
5.10	Heritage conservation & Schedule 5	The objectives of the clause are as follows: <i>(a) to conserve the environmental heritage of the Tamworth Regional Council area,</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> <i>(c) to conserve archaeological sites,</i> <i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i> The subject site does not contain any buildings of local heritage significance or items of aboriginal heritage significance. However, land nearby the subject site is identified as having an item of local heritage significance. This item is known as the monument at the Power House Motel (Item No I429), located at 248 Marius Street on Lot 40, DP 736594 (refer Figure 5). It is considered that the proposed development will not have any impact on this item of significance that is located approximately 190 metres from the development site. The building materials and colour scheme has also been carefully selected to be consistent with the existing Power House Motel and associated development (refer Appendix B). Considering the abovementioned matters, the proposed development is deemed suitable for the subject land as it complies with the intent of the provisions of the TRLEP 2010.

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5.21	Flood planning	The land which the development is proposed is not subject to inundation by flooding.
7.1	Earthworks	The objective of this clause is 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. This clause requires consideration of the environmental impacts of any earthworks to be carried out in conjunction with development. In this case excavations and other detailed earthworks associated with demolition and the construction of footings, floor slabs and carparks of the development will be required in connection with the proposal and consent for this aspect is therefore sought as part of this DA. The disturbance of the site during construction will be controlled through erosion prevention and sediment control measures. A sediment basin will be required at the lowest point of the site to capture runoff from the construction site. A silt fence will prevent silt and waste being washed into neighbouring sites and streets. It is expected that the proposed demolition works will not have detrimental impacts on surrounding land or the environment. The proponent will have in place appropriate management parameters to ensure minimal impact from the demolition.
7.6	Development in flight path	The objectives of this clause are as follows:- (a) <i>to provide for the effective and on-going operation of the Tamworth Airport, and</i> (b) <i>to ensure that any such operation is not compromised by proposed development in the flight path of that airport.</i> The objectives of this clause is to provide for the effective and on-going operation of the Tamworth Airport and to ensure its operation is not compromised by any proposed development. The proposed development is identified in the Obstacle Limitation Surface (OLS) area where structures are to be built no greater than 45 metres above the ground level. The proposed development complies with this requirement.
7.11	Design excellence	The proposed development is outside of the Design Excellence Map zone area identified in the TRLEP 2010. Therefore, the provisions of this clause do not apply in this regard.

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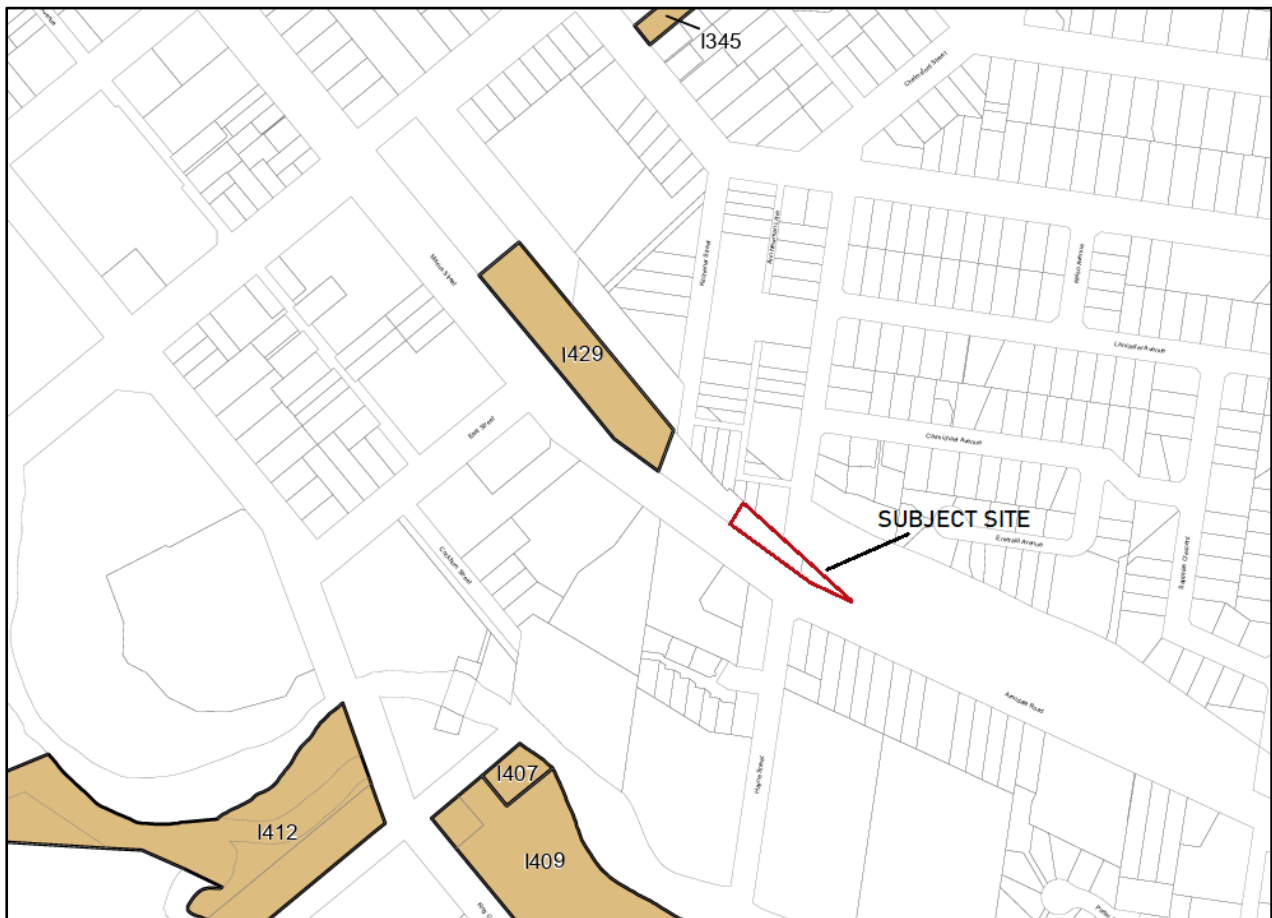


FIGURE 6 – TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 (TRLEP 2010) HERITAGE MAPPING

6.2 Section 4.15(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this Statement (March 2024):

- There were no relevant proposed environmental planning instruments or amendments to environmental planning instruments detailed on the NSW Department of Planning, Housing and Infrastructure (DPHI) website; and
- No relevant proposed planning instruments that had been the subject of public consultation were detailed on the Tamworth Regional Council website.

6.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

The *Tamworth Regional Development Control Plan 2010* (TRDCP 2010) provide guidelines regarding the types of development that may occur on specific sites and have been adopted by Council to control development throughout the Tamworth Regional, complementary to the provisions of the TRLEP 2010. As detailed in Section 5 of this Statement, the subject development application proposes commercial serviced apartment accommodation. An assessment against the applicable controls of the TRDCP 2010 has been undertaken as detailed within the following Table:

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TABLE 6: TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010 PROVISIONS

DCP	Comments
1.7 Contributions	<i>Section 7.11 / 7.12 Contributions</i> It is noted that a contribution under Section 7.11/7.12 of the <i>Environmental Planning and Assessment Act 1979</i> may be imposed as a condition of development consent in accordance with Tamworth Contributions Plan. <i>Water / Sewer Contributions</i> Developer contributions may also be charged for water supply and sewerage pursuant to section 64 of the <i>Local Government Act 1993</i>, and Division 5 of Part 2 of Chapter 6 of the <i>Water Management Act 2000</i> as there may be increase to the loadings on Council's infrastructure arising from the proposed development.
1.8 Community Consultation	The Application will be required to be publicly notified for minimum of fourteen (14) days, assessed and determined in accordance with the provisions of this Policy.
Step 2	Commercial/Retail Development Controls
Building Setbacks	Compliance with BCA requirements.
Height	There are no height restrictions applicable for commercial development. However, the plan requires reference to the TRLEP 2010 for Floor Space Ratio. The allocated floor space ratio (FSR) for the subject site is 1:1 and the proposed development complies with the provisions of this clause.
Outdoor lighting	External lighting will be provided to the development for security reasons. The location of this lighting will be selected with consideration of sky glow, illumination levels and energy efficiency. The proposed development also includes the installation of LED electrical lighting. All lighting proposed for the development will install appropriate deflectors and hoods and comply with the provisions of AS 4282 Control of Obtrusive Effects of Outdoor Lighting.
Outdoor Signage	This section does not apply as there is no signage proposed for the development.
Design	The proposed development is sympathetic to the design and scale of the surrounding mixed commercial / residential environment. The site is located within an established mixed use planning zone, generally characterised by single-storey dwellings, established landscaping and commercial and hospitality development. The proposed form has a series of articulations that ensures interest and individuality as well as avoiding large unbroken wall lengths along the side boundaries and large unbroken roof areas. There are

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	no overshadowing, privacy or view loss issues with the proposal and the architectural form, as highlighted on the architectural plans, is attractive and consistent with development generally occurring in the city of Tamworth. External infrastructure associated with the building itself are appropriately screened from public view. The development also includes the construction of low-scale building elements that will utilise colours and schemes consistent with the surrounding residential and commercial setting which are considered suitable for the locality (refer Appendix B).
Post Supported Verandahs and Balconies and Under Awning Support Posts	The proposed balconies and awnings for the building complement the style, materials and character of adjoining serviced apartment development. The development is consistent with the existing development pattern of the Powerhouse Hotel.
Utilities and Services	The site has access to fully reticulated services for water, sewer, stormwater, electricity and telecommunications. The capacity is sufficient to cater for the demand created by this proposal. Photographs in Appendix C depict the existing onsite infrastructure that will be connected to the serviced apartment development. This infrastructure was installed during the construction of Stage 1 of the existing serviced apartments development. It is noted that a Section 68 application, pursuant to the provisions of the <i>Local Government Act 1993</i>, will be required to be submitted in relation to the proposed development.
Traffic and Access	The potential traffic generated from the proposed development can easily be accommodated by the existing road network. The proposal includes two (2) centrally positioned driveways (approximately 11 metres wide) that provides access to all units. The site benefits from these existing driveway crossing points at the front of the site from Armidale Road. These access points are capable of accommodating the proposed development. There will be no conflict between pedestrians, customer and staff vehicles and delivery vehicles during the operation of the existing adjoining businesses.
Parking	A total of nineteen (19) parking spaces on-site are provided for the proposed and existing development and is considered to be suitable and satisfactory, as detailed below: - In accordance with the provisions of this Guide, the proposed parking areas shall be constructed of hardstand materials and shall be clearly delineated. The proposal also provides the following in relation to car parking:- - the layout is well organised, direct, clearly visible and well-lit and easily accessible; - parking is dispersed on the side of the lot away from the primary street frontage;

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	• cars are screened from view of streets and buildings; • safe and direct access to building entry points; • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space; and • stormwater run-off is managed appropriately. The parking numbers themselves are deemed sufficient for the following reasons:- • The consideration of the Powerhouse Motorcycle Museum Parking Data in Appendix D demonstrates an underutilised car park with the most spaces occupied in the morning or afternoon not exceeding 6 spaces; • The consideration of the Powerhouse Tamworth by Rydges Parking Data (Adjoining site) in Appendix D confirms an average of 51.4% capacity of car parking spaces, also demonstrating underutilised carparking. • Prioritising pedestrian access and reducing private vehicle infrastructure for the site aligns with the TfNSW Road User Space Allocation Policy. • The site is located within the town centre of Tamworth and is well connected to all major areas of Tamworth. The TRDCP 2010 requirements also state the proposed serviced apartment development will be compared to similar existing developments, noting the existing supply of, and demand for parking in the area and of the peak parking periods of individual facilities within the site. Therefore, given the abovementioned information it is considered the allocated car parking spaces are sufficient to cater for the existing and proposed development on the site. The approach to parking aligns with the <i>Tamworth Parking Strategy 2020-2030</i>, considering various factors for effective parking management, particularly the below: • Environmental sustainability is compromised through a dependency on cars. The convenient and abundant availability discourages the opportunities for the development of public transport and active transport infrastructure, and the lack of options feeds our car dependency. • Excessive or poorly located car parking spaces detract from the quality of the urban streetscape, by fragmenting the street-facing businesses in the commercial area. This disrupts the atmosphere of a bustling and vibrant city centre. In summary, the proposed provision of parking spaces is in line with the project's sustainable transport objectives, promoting alternative transportation options and adhering to relevant state planning policies and strategies.
Landscaping	The building and site has been designed to provide effective landscaping at ground floor for both public and private amenity. Landscaping of the site has been undertaken in harmony with the

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	existing environment and a landscape plan for the proposal has been included with the development application. Extensive well considered sustainable landscape treatment has been incorporated into the design throughout the site. Water sensitive urban design has been integrated into the project to deal with stormwater in a way that showcases initiatives used. The development is not expected to have a negative impact on the surrounding built environment as detailed within this Statement. Landscaping improvements undertaken on the subject land will be positive for the proposed development and surrounding properties. All proposed landscaping consists of low maintenance, drought and frost tolerant species. The proposed landscaping complies with the requirements listed in this section of the TRDCP 2010 and is to be provided as detailed in the architectural drawings attached as Appendix B to this Statement.
STEP 3	Other Types of Development Controls
Environmental effects	The allotment is considered eminently suited for the proposed development as outlined within this Statement. Environmental hazards or constraints such as wetlands and threatened species are not associated with the allotment. The development site is also clear of relevant environmental exclusion zones considered in TRLEP 2010. The design responds to the shape of the site and its location within the East Tamworth context in order to minimise effect on the surrounding sites and provide a suitable structure within the mixed use precinct. The building scale and built form mass is in line with Council's intended vision, responding to the height envelopes set for the site and neighbouring areas. Setbacks and heights are designed to establish a suitable transition of the development and provide adequate solar access to adjoining buildings. The proposed development is not expected to detract from the integrity of surrounding activities or lead to land use conflict. Potential environmental impacts in relation to the development and mitigation measures have been addressed in Section 6.6 of this Report.
Soil and Erosion Control	To minimise impacts on pedestrians, adjacent buildings, areas of the public domain and traffic during construction works, a Sediment and Erosion Control Plan has been prepared and will be included as part of the construction phase of the proposed development. The Management Plan address matters such as safety, erosion and sediment control, dewatering, noise and vibration, and dust suppression. It outlines all requirements that a Builder / Developer should undertake when developing a property.

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	Construction of the proposed development will be carried out in accordance with this plan to ensure construction impacts (if any) are minimised and / or controlled. Any trucks and machinery will operate in accordance with Occupational Health and Safety Regulations.
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6.4 Section 4.15(1)(a)(iia) The provisions of any planning agreement

Not applicable.

6.5 Section 4.15(1)(a)(iv) The provisions of the regulations

The development is not listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (not designated development). Therefore, development is not deemed to require, with the exception of Tamworth Regional Council, development consent by any state agency or governing body.

6.5.1 Allotment Consolidation

It is considered that consolidation of Lot 250, DP 870369 and Lot 252, DP 794449 will also occur as the proposed development will be constructed over both lots.

6.5.2 Clause 61

It is noted that part of the development involves the demolition of an existing development. Therefore, the provisions of Clause 61 apply to the proposed development. This clause provides that the demolition of a building or work may be carried out only with development consent. Furthermore, it is considered that the proposal will be carried out in accordance with Australian Standard *AS 2601—2001: The Demolition of Structures*. As consent has been sought in this instance, compliance with the provisions of this Part is achieved.

6.5.3 Construction

In consideration of requirements in the National Construction Code (NCC) - Building Code of Australia (BCA) 2022, Volume No. 1 the proposed development is considered to be a **Class 3** (Type B) serviced apartments 2 storeys high. The following comments are provided for the building class.

Serviced Apartments - Class 3 (Type B)

The proposed building is 2-storeys in height and is subject to satisfying Type "B" building requirements as detailed below:

- A Fire detection and alarm system with monitoring device is required;
- A Fire Hydrant system is required;
- Fire Hose Reels are required to achieve adequate coverage of each storey;
- Fire Extinguishers & Fire Blankets are required;
- Illuminated Exit Signage & Emergency Lighting is required;
- Mechanical Ventilation will require an automatic shut down on fire detection with fire dampers where ducting services different fire compartments;
- Self-closing fire doors will be required in all door openings in fire walls.

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During the assessment of the Construction Certificate (CC) application, a BCA report will be required to address detailed BCA compliance matters, and a Fire Safety Schedule will be issued by the Certifying Authority listing all required fire safety measures for the development to be installed prior to issue of an Occupation Certificate in accordance with the *Environmental Planning and Assessment Regulation 2021*.

Given the above information, and the details of the proposed development, the building is considered capable of complying with the NCC-BCA 2022, Volume No. 1.

6.6 Section 4.15(1)(b) The likely impacts of the development

6.6.1 Impacts on the natural environment

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities or their habitats. The site is not known to have been declared as critical habitat under the NSW *Biodiversity Conservation Act 2016* and, considering its location, the allotment is unlikely to host any habitat or species listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Furthermore, given the urban location of the subject land, it is expected that approval of the application will have a negligible impact on the natural environment.

6.6.2 Impacts on the built environment

The proposed development is not expected to be incompatible with the quality of the built environment and design in this locality. The proposal has been designed in such a way that optimises site constraints and minimises any potential impact on surrounding land uses. Approval of the subject application will permit the construction of modern residential short term accommodation within Tamworth. Furthermore, the proposal will improve the aesthetic of the area by providing convenient serviced apartment housing for the local community and tourism industry.

Potential detrimental visual impacts have been thoroughly addressed in this Statement, and no negative impacts been identified as a result of the proposed development. The proposal fits within the locality and will facilitate an existing land use. The proposal is not expected to impose any constraints on adjoining land uses. The proposal is considered to be compatible with the quality of the built environment and urban design in this locality.

6.6.3 Flora and Fauna

The site has negligible vegetation only and is currently occupied by existing commercial development. Consequently, there would be no concern regarding adverse impact on flora and fauna from this proposal.

6.6.4 Context and setting

The proposed development is considered compatible with the character of the existing urban environment and surrounding development, which includes a mix of residential and commercial land uses. The proposed development has been designed to respect the integrity of surrounding activities and has been appropriately located in order to minimise the impact on adjoining commercial land (including their solar access). No overshadowing will occur that could be considered a deterrent to the property and the buildings. The land is located within an area

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zoned appropriate for the proposed use and the development is consistent with the context and setting of the locality.

The proposed land uses represent an efficient use of land within the *MU1 – Mixed Use* zone and will result in a development consistent with the intention for the site and adjoining landuses, supported by the provisions of the TRLEP 2010. Consequently, there is no evidence to suggest the proposed development will result in any significant conflict issues or adversely affect the residential / commercial amenity of the area.

Considering the scale of the proposed development in relation to the existing urban environment, approval of the subject application will have negligible impact.

6.6.5 Access, Transport and Traffic

Access

The proposed access and off-street parking arrangements will appropriately accommodate the development. The design of the development will also permit vehicles to enter and exit the site in a forward direction to preserve the functioning of the surrounding road network. Furthermore, traffic generated by the proposed development is expected to have minimal effect on the operation of nearby intersections.

Access to and from the subject site will be via two points on Armidale Road / New England Highway. A Section 138 application will not be required as these access points currently exist. It is not anticipated these access points will require upgrading to facilitate vehicular movement to and from the site.

Transport

The proposed development is well connected for alternative transport, is located in proximity to the town centre and close to shops and other commercial uses. The subject site is located approximately 1.5 kilometres southeast of the Tamworth Train Station. There are also Bus Stops located throughout the immediate area. Taxi Services are also available in the surrounding area.

Traffic

The design of the development is intended to preserve the functioning of the surrounding road network and any traffic generated by the proposal is expected to have minimal effect on the operation of nearby intersections. No issues relating to traffic have been identified as a result of the proposed development.

6.6.6 Heritage Significance

There is no record of any historical, scientific, social, anthropological and / or archaeological significance at the development site. However, the subject site is in close proximity to a local item of heritage significance. This item (I429) is identified as the Power House Motel monument, located at 248 Marius Street on Lot 40, DP 736594. Further, while the proposed apartment building represents an innovative design, the built form will be generally consistent with the existing context of the adjoining buildings. The open presentation building façade, and use of natural materials and neutral tones will also serve to complement the existing area, without conflicting or detracting from the heritage listed item on the nearby lot. Accordingly, it can be said the proposed development will have a neutral visual impact on the heritage value of the nearby Powerhouse monument.

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Further, a search of the AHIMS database did not identify the site as containing any items of Aboriginal significance (refer to **Appendix E**).

Considering the abovementioned matters, the proposed development is deemed to be suitable for the subject land.

6.6.7 Waste Management

There are no significant waste implications anticipated from the approval of the subject application. Any waste (i.e. plastic wrap, cardboard, concrete, operational wastes etc.) associated with the development shall be dealt with via waste contractors employed by the body corporate and / or Council.

Construction Waste

During construction the following measures will be employed for any waste generation: -

- If required sand and soils generated by excavation of the development will be taken from the site for use as fill on other construction sites (where acceptance of fill has been approved by Council).
- All excess materials from construction will be returned to the supplier or recycled where possible.
- Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre.

Operational Waste

Large bulk waste bins will be provided at the premises to cater for waste and recyclable materials for collection by commercial contractors or Council's services. The proposed waste storage areas are located on the ground floor for the site. Building management will arrange for the bins to be taken for collection when required.

6.6.8 Air and microclimate

The proposed development is considered to have minor impact in the short term during construction (i.e. dust from construction equipment and excavation works). However, the overall impact of the proposed development in the longer term is considered to be negligible for the existing microclimate and air pollution in the area.

6.6.9 Soils

Approval of the application is not expected to have an impact on the quality of the soils in the vicinity of the subject land. Appropriate soil erosion measures have been undertaken to avoid any impacts during and after construction.

6.6.10 Climate Change

The proposed development is minor and expected to have a negligible impact on climate change.

6.6.11 Natural Hazards

The property is not classified as bushfire prone land under the Tamworth Regional Council Bushfire Prone Land Mapping 2010. Furthermore, the property is not affected by inundation by flooding. There are no known hazards that affect the subject site. The proposed development will not increase the risk of hazard as a result of the proposed alterations and additions.

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6.6.12 Technological Hazards

There are no additional technological hazards present on the subject land that require consideration as part of the assessment of the proposed development.

6.6.13 Overshadowing

The proposed building will have negligible impact on adjoining properties at critical times during the year.

6.6.14 Construction impacts

It is anticipated that suitable conditions of development consent shall be included as part of the determination documentation in order to address relevant construction matters, including:

- Hours of building work (to be consistent with NSW State Guidelines);
- Construction waste storage and management;
- Noise and dust management and control of other potential pollutants;
- Continuity of public access to services; and
- Signage.

Accurate cross sections, details will be provided with future applications for construction. All construction works will be compliant with the National Construction Code: Building Code of Australia (BCA) 2022.

6.6.15 Utility / infrastructure impacts

Water, sewer, telecommunications, electricity and stormwater services are available and appropriate for the proposed development on the subject land. The allotment is capable of connecting to existing services, to facilitate the development. These services were installed as part of the first stage of the serviced apartment development and will be extended to service the proposed twelve (12) units.

Sewer

The development will connect to the existing sewer main that traverses site near the north-western boundary. It is anticipated the sewer main will serve the development from Armidale Road.

Water

Council water service is available for connection and located onsite. The existing reticulated water main to service the development will be located on the front boundary from Armidale Road.

Electricity

The site is within the Essential Energy supply authority area. Underground power supply is available in the vicinity of the site (Armidale Road reserve) to connect to the proposed building. There are also a number of existing substations within the vicinity of the site.

The abovementioned building works for sewer, water and stormwater require approval and an application will also be made under Section 68 of the *Local Government Act 1993*.

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6.6.16 Drainage

Stormwater drainage for the development shall be disposed of by connection to council's infrastructure that exists southwest along the front boundary of the subject site (refer photographs in **Appendix C**). Stormwater management on the site utilises a best practice approach which provides for the effective collection, use, treatment, and conveyance of stormwater flows from the development. Stormwater services are identified in the design plans attached as **Appendix B**.

6.6.17 Noise and vibration

The development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours.

Noise will also be present from the occupying residents. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting of residential and commercial land uses. It is considered any emanating noise will be tolerable with minimal environmental impact.

Additionally, the construction of the serviced apartment development on the subject site has been deliberately drafted to be consistent with the context of the immediate surroundings and to provide appropriate on-site infrastructure and management. Accordingly, the subject development is expected to be compatible with the character of the existing environment in the locality and should not lead to localised land use conflict.

6.6.18 Waste Management

Construction Waste

During construction the following measures will be employed for any waste generation:-

- Sand and soils generated by excavation of the development will be taken from the site for use as fill on other construction sites (where acceptance of fill has been approved by Council).
- The existing building associated with the demolition works will be taken from the site and taken to Council's landfill or recycled where appropriate.
- All excess materials from construction will be returned to the supplier or recycled where possible.
- Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre.

Domestic Waste Management

The building will have waste receptacles to cater for domestic waste and recyclable materials. The Powerhouse Hotel management will arrange for the collected waste to be removed when required. The domestic waste will be collected by commercial contractors or Council's services.

6.6.19 Safer by Design Principles

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications. This is also known as *Crime Prevention Through Environmental Design* or CPTED and the assessment is undertaken to help promote growth in communities and encourage safe activities throughout. The four (4) principles are identified as follows:-

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- *Surveillance*
- *Access Control*
- *Territorial Reinforcement*
- *Space Management*

Council is required to assess the application in accordance with the EP&Act 1979 against the four primary principles of the policy. The following information assesses the proposed development against the principles detailed above.

Surveillance

Natural surveillance of the proposed car parking area is easily achieved due to the entry and exit of vehicles in a forward direction. It is also expected that CCTV and effective lighting shall be installed throughout the parking, apartment and pedestrian areas and passive spaces to facilitate surveillance.

Access control

The proposed serviced apartment development includes the installation of an acoustic barrier (i.e. fencing) and screened planting (i.e. landscaping) to control access to parking and private areas. Entry to the building will be clearly marked. Clear signage is to be installed to direct visitors to the car parking areas and entrance to the building.

Territorial reinforcement

The proposed screening and acoustic barrier act to identify public and private areas, and signage shall be erected where necessary for the development. The entrance, access and carpark areas will be highly visible from the public space and well maintained which will enforce the principle of 'territorial reinforcement'. Any areas which are restricted to maintenance staff only will be clearly designated within the building.

Space management

It is expected that the proposed development will be well maintained and cared for in order to create a positive space. The construction of the building, structures and introduced landscaping, will also have a positive impact on the immediate area and Tamworth City. The landscape design will include appropriately located plantings to achieve high levels of visibility or screened and more private areas.

The conclusion is that the proposed design of the commercial development has been designed to support the objectives and requirements of CPTED.

6.6.20 Public Domain

The proposal will remain consistent with the existing developments in the area. The proposed development will also have no significant impact on the existing public spaces. The architectural design and details of the building are considered to be appropriate for the location. The proposed structure makes a positive contribution to the natural and built landscape and public amenity. There is nothing in the construction and operation of the proposed serviced apartments that could be interpreted as being contrary to the public interest.

6.6.21 Social and Economic issues and impacts

The proposal will have positive economic and social impacts on the local and wider area. It will provide tourist and visitor accommodation in an area that is located in relative proximity to existing urban centres, associated services and transportation. The serviced apartments will

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provide suitable accommodation in the growing population of the Tamworth Region. The proposal overall will also generate positive impacts on the local economy through investment, increasing spending and increasing the employment market.

Considering the nature of the proposal as well the location of the subject land, the development is not expected to cause an unacceptable social impact.

Significant employment opportunities will also be provided, both during the construction and operation of the proposal, within close proximity to the centre of Tamworth.

The proposal will also have positive social impacts through providing the establishment of alternative accommodation for the tourism industry. It represents a sound economic use of land, a return on investment and stimulates the local economy, in the short term through the construction process and in the long term through an increase in visitors. There have been no negative economic impacts identified in association with the proposed development.

6.6.22 Cumulative impacts

The proposed land use is not expected to result in any unacceptable conflicts with surrounding properties or the environment as detailed throughout this Statement. The subject site is appropriately located for the proposed residential development and is compatible with surrounding land uses and mixed use development. The proposal is not expected to result in any unacceptable land use conflicts with surrounding properties or the environment. Issues such as traffic and parking matters have been discussed in previous sections of this Statement and are considered to be acceptable in this instance. Importantly the proposal offers an orderly and modern residential development approach within a mixed use precinct.

6.7 Section 4.15(1)(c) The suitability of the site for the development

The subject site is appropriately zoned and located within close proximity to the Tamworth City Centre and main retail and commercial areas. The land is considered eminently suited for the proposed development as outlined within this Statement. There are no known environmental hazards or constraints associated with the allotment (flooding, bushfire, threatened species etc.) and the development site is also clear of relevant environmental exclusion zones considered in TRLEP 2010.

Further, there have been no negative impacts on the public domain identified, and the short-term accommodation development will allow for the intensified use of the land in an appropriately zoned area. The proposal does not deliver any adverse impacts in terms of privacy, overshadowing or outlook to neighbouring properties, and will not have a negative influence on the natural environment. Refer to photographs in **Appendix C** for further information.

6.8 Section 4.15(1)(d) Any submissions made in accordance with the Act or the Regulations

This matter can only be fully considered after submission of this DA, if submissions are sought from the community and/or relevant agencies.

6.9 Section 4.15(1)(e) The public interest

There are no features of this proposal that could be interpreted as detrimental to the public interest. Potential detrimental visual, social and environmental impacts have been thoroughly addressed in this Statement, and no detrimental economic impacts have been identified as a

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result of the proposed development. It is considered that the proposal fits within the locality as detailed previously. The proposed development will improve the existing scale and character, with the proposed additions and alterations being complementary to existing development. In this regard, the subject application is considered to be in the public interest.

6.9.1 Relevant Plans and Guidelines

6.9.1.1 New England North West Regional Land Use Plan 2041

Tamworth Regional Council is subject to the *New England North West Regional Plan 2041* (NENWRLP 2041). This Plan takes a cross-border approach to economic investment, sustainability, infrastructure delivery, servicing provision and housing development. The Plan nominates twenty-two (22) objectives for the New England North West region and outlines a 20-year vision for the region in order to capitalise on the diverse climates, landscapes, and resources. The Department of Planning, Housing and Infrastructure anticipates that the Plan will guide strategic planning across the New England North West over the next 20 years, covering council areas of Armidale, Glen Innes Severn, Quirindi, Gwydir, Inverell, Liverpool Plains, Moree Plains, Narrabri, Tamworth Regional, Tenterfield, Uralla and Walcha.

The Local Government narratives within the NENWRLP 2041 identify priorities for each Council within the New England North West area of NSW. A key function of this Plan is to guide the preparation of local council land use strategies. The strategies reflect the Objectives and Strategies of the Regional Plan and are based on the following planning principles:

1. Identify growth needs and opportunities,
2. Identify and direct suitable land for planned growth,
3. Determine the required structure for development, and
4. Encourage locally responsive, sustainable design.

It is considered that this development is highly consistent with the above-mentioned principles as it provides opportunities for the Tamworth regional community and will contribute to the future growth of the Tamworth Region. The design is based on a strong design concept taking inspiration for the local natural and built environment and the uses proposed and the development pattern of the surrounding area. The design elements responds to the Country vibe of the community. The design of the proposed development respects the integrity of surrounding buildings and topography. The design, scale and location of the building does not cause obstruction to the natural landscape and views from adjoining land. This proposal caters for tourists and visitors to Tamworth and offers a different form of short-term residential accommodation.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition, Construction of Serviced Apartments and Alterations to an Existing Building

7 CONCLUSION

This application seeks Council's consent for proposed demolition, construction of tourist and visitor accommodation (serviced apartments) and alterations to an existing building on the subject land as follows:-

- Demolition and removal of the existing structures, carparking and vegetation;
- Construction of 2-storey serviced apartments consisting of twelve (12) Units;
- Alterations to the external appearance of the existing Motorcycle Museum to be consistent with existing and proposed development on-site; and
- Construction of car parking and provision of appropriate landscaping.

An assessment of the perceived impacts of this development has identified that the approval of this proposal will have very few, if any, detrimental environmental impacts. It is considered that:-

1. This SoEE has illustrated that the proposal is in accordance with the relevant objectives of the Council's TRLEP 2010, and the *Environmental Planning & Assessment Act 1979*;
2. The site is not unsuitable for development by virtue of physical characteristics;
3. The likely traffic generation characteristics of this proposal should be satisfactorily accommodated within the adjoining road network and on-site traffic management is suitable (i.e. access, parking, manoeuvrability, etc.);
4. Adequate utility services are available in the vicinity of the development site and are capable of meeting the demands of this proposal;
5. The design and appearance of the building is consistent with the integrity and theme of buildings surrounding the development;
6. The overall scale, architectural integrity and general appearance of the development is considered to be appropriate for the setting within which it is situated;
7. The resultant development will not be in conflict with the surrounding land uses; and
8. There will be no negative impacts arising from this development.

An assessment of the perceived impacts of this development has identified that the subject site is capable of accommodating the development as proposed. The proposal constitutes a use that is permissible with consent pursuant to the provisions of the *Tamworth Regional Local Environmental Plan 2010*; and would in our submission comply with the intent of other applicable statutory planning and related policy provisions, including those included as part of *Tamworth Regional Development Control Plan 2010*. Additionally, the application is consistent with provisions for the zone and represents an orderly and economic use of land. The proposal achieves an appropriate use for the site and delivers social, environmental and economic benefits by providing suitable tourist and visitor accommodation for the area. Furthermore, it is considered that this application complies with Council's overall objectives for development within the zone. On this basis development consent is now sought for the project as detailed within this Statement of Environmental Effects and attached Appendices.

APPENDIX A

LAND AND TITLE SEARCH

APPENDIX B

ARCHITECTURAL PLANS AND COST ESTIMATE REPORT

APPENDIX C

SITE PHOTOGRAPHS

APPENDIX D:

ON-SITE CARPARKING ANALYSIS

APPENDIX E:

AHIMS REPORT