

Statement of Environmental Effects

Accompanying a Modified Development Application for

Revised parking location for approved Function Centre

At

Lot 1 DP 793121

1450 Caoura Road, Tallong

July 2024

Statement of Environmental Effects
Lot 1 DP 793121, 1450 Caoura Road, Tallong

1. Introduction

This Statement of Environmental Effects has been prepared by Tim Lee Architects to accompany a modified development application for alterations and additions to the existing Function Centre at 1450 Caoura Road, Tallong. The application is being lodged by Tim Lee Architects, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Goulburn Mulwaree Council Environmental Plan 2009 as amended, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed development is for alterations and additions to the existing dwelling.

This statement has been prepared having regard to the following documentation:

- Architectural plan set
- This SOEE

2. Site description and analysis

2.1 Location and property description



Aerial view of the block (Google Maps)

2.2 Surrounding development

The lot is located outside the township of Tallong in a rural area and has a total area of 134.8ha.

3. Details of proposal

3.1 Proposed works

Description of original proposal and proposed modification in detail:

- Original approval was for a Function centre and bridal suite with associated servicing and parking

The Modification to the previous Development Consent is made under Section 4.55 of the Environmental Planning & Assessment Act 1979 Section 4.55 (1a) A modification that will have minimal environmental impact.

This Modified Development Application addresses the following:

Modifications:

- Relocation of the carpark area.
- Internal modification to allow a bar area..

Clause 4.55 of the Environmental Planning and Assessment Act

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

- (a) It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
Compliance: The original massing form and internals have not significantly changed and the area of the carpark has not changed, only the location. The proposal is therefore considered substantially the same.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

Local Environmental Plan

The Goulburn Mulwaree Local Environmental Plan 2009 as amended is the applicable LEP in this instance.

The following provisions are specifically relevant to the proposal

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and reduce their degradation.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To minimise the potential for conflict between adjoining land uses.

2 Permitted without consent

Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Home occupations; Roads

3 Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dwelling houses; Hardware and building supplies; Home industries; Kiosks; Landscaping material supplies; Markets; Plant nurseries; Roadside stalls; Rural supplies; Stock and sale yards; Timber yards; Any other development not specified in item 2 or 4

4 Prohibited

Airports; Amusement centres; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Dual occupancies; Exhibition homes; Exhibition villages; Feedlots; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

The proposed development is consistent with the permissible pathway under the LEP

(iii) any development control plan

The Goulburn Mulwaree Development Plan 2009 is the applicable DCP in this instance.

The proposed alterations and additions have been designed in accordance with the provisions of this document. No variations to the clauses of this document are requested.

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not Applicable

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not Applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

There are no perceived negative impacts of the proposed development. The work is designed and will be executed in accordance with the requirements of the relevant building and planning codes

(c) The suitability of the site for the development,

Relocation of the parking will greatly improve the amenity of the function centre.

(d) any submissions made in accordance with this Act or the regulations.

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

5.0 Other considerations

5.1 Visual Impacts

The proposed development will not adversely impact the visual amenity of the surrounding area. potential impact on the adjoining allotments has been considered in the design and siting of the parking area.

5.2 Open Space

The proposed development will not impact any existing council owned open tracts of land or national parkland.

5.3 Overshadowing and Privacy

Not applicable to this development

5.4 Noise

The existing approval takes into consideration noise associated with the approved facility. The proposed parking location will not alter the existing assessment.

5.5 Erosion Control Measures

Refer to the attached erosion and sediment control plan for management of the site during construction.

5.6 Disabled Access

Not Applicable to this application.

5.7 Security, Site Facilities and Safety

The site employs standard security for a Rural property in terms of fencing, gates, sensor lighting, security locks and the like.

The design has been completed in accordance with the requirements of the NCC for residential design.

5.8 Building Code of Australia

Tim Lee Architects Certifies this design has been undertaken in compliance with:

Residential section of the NCC

Applicable Australian Standards.

The design as documented complies with the requirements of these codes and standards as applicable to residential construction in NSW.

Tim Lee Architects accepts no indemnity or liability for variations from the documented building to which they have not been consulted and provided amended documentation for.

5.9 Traffic

There is no substantial impact on traffic other than that already addressed in the original development application.

5.10 Stormwater/flooding

The proposed development is not located in a flood zone and does not impede the required overland flow pathways established across the existing property.

5.11 Bushfire

A Bushfire report was completed for approved function centre. The application for the parking relocation is not bushfire affected.

6.0 Conclusion

The proposed parking relocation has been designed in accordance with the requirements Goulburn Mulwaree Local Environmental Plan 2009 and Development Control plan 2021.

The design is in compliance with the various prescriptive elements of these codes and no variation to those codes is sought.

Assessment of the applicable SEPP documentation has been provided.

In summary the proposed development is considered appropriate for the location and has been designed in concurrence with the relevant codes, standards and regulations applicable to the Site.