



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and additions to an existing motel to create 20 additional rooms

350-356 Goonoo Goonoo Road, South Tamworth

October 2024

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PROJECT DETAILS

Client: [REDACTED]
Subject land: 350-356 Goonoo Goonoo Road, South Tamworth
Lot Description: 37/-/DP867441
Proposed development: Alterations and additions to an existing motel to create 20 additional rooms

The report is prepared by [REDACTED]
Bachelor of Planning (WSU)

The report is reviewed by [REDACTED]
Bachelor of Architecture and Environment (USYD)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Issue	Description	Date	Written By	Reviewed By
1	Final Report	21.11.2024	MF	MM

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for [REDACTED] to accompany a Development Application (DA) to Tamworth Regional Council for alterations and additions to an existing motel to create 20 additional rooms at 350-356 Goonoo Goonoo Road, South Tamworth.

More specifically, the proposed development comprises of:

- Partial demolition of the conference room to the north of the development;
- Construction of 20 additional rooms of varying sizes atop the existing motel; and
- Creation of new parking spaces and associated hardstand area.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Archispectrum	14.11.2024
Acoustic Report	Acoustic Dynamics	26.07.2024
BCA Report	BCA Vision	03.10.2024
Stormwater Design	DT Civil	22.10.2024
Survey Plan	Altitude Surveys	23.10.2023
Traffic Report	TTPS	08.07.2024
QS Report	PBA	16.09.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 350-356 Goonoo Goonoo Road, South Tamworth and is legally described as Lot 37 in Deposited Plan 867441. The site is located on the eastern side of Goonoo Goonoo Road, adjacent to Karloo Street.

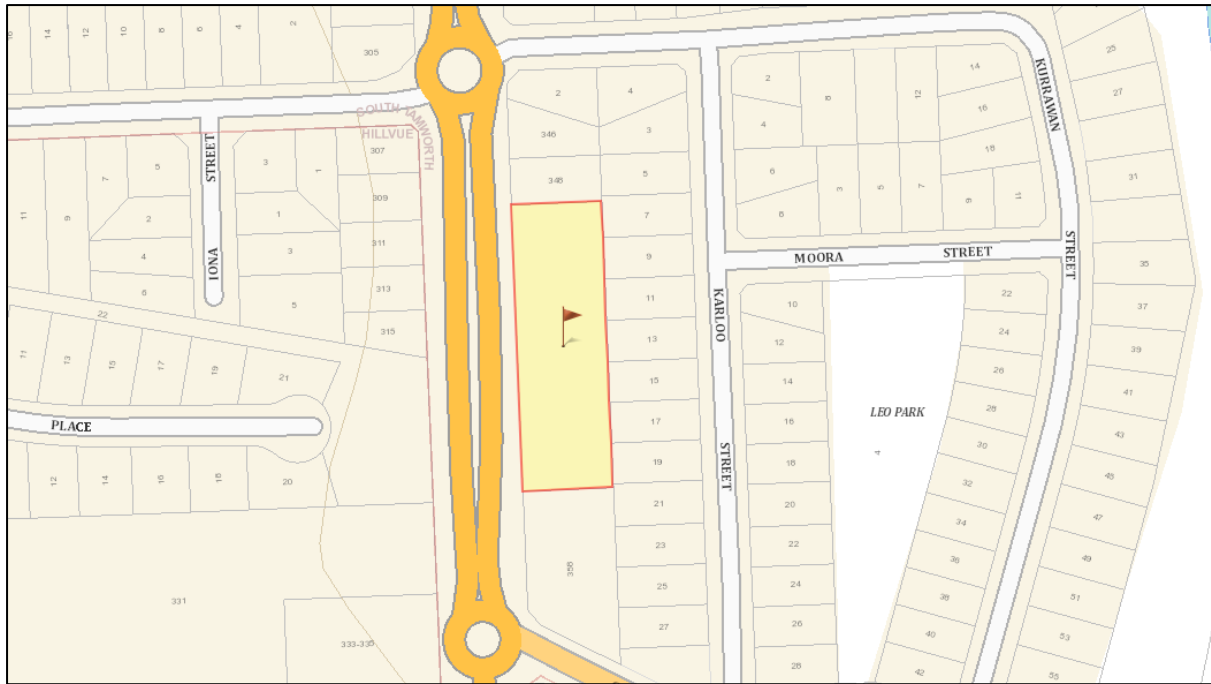


Figure 1: Site locality map (Google Maps 2023).



Figure 2: Aerial map (NSW SIX Maps 2023)

The site is rectangular with a total area of 5094 square metres by survey, with a 126.57m metre street frontage to Goonoo Goonoo Road. The northern side boundary measures 40.245 metres and the southern side boundary measures 40.255 metres. The rear boundary measures 126.57 metres. The site is relatively flat.

The existing motel development on site, Tamworth City Motel, has 31 rooms with a combination of single, double, and family rooms. The rear of the site is relatively landscaped with trees and grass. Vehicular access is available from Goonoo Goonoo Road.

The land is zoned R1: General Residential under the provisions of Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Goonoo Goonoo Road (Google Maps 2023).

2.2 The Locality

South Tamworth, NSW, is a predominantly residential suburb located south of Tamworth's central business district. The area is characterized by a mix of established homes, newer developments, and local amenities such as schools, parks, and small commercial centres.

2.3 Development History

A search on Council's DA Tracker found there is no recent recorded planning history for the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes alterations and additions to the existing motel on site to create 20 additional rooms.

More specifically, the proposed development comprises of:

- Partial demolition of the northern conference room to the north of the development;
- Construction of 20 additional rooms of varying sizes atop the existing motel; and
- Creation of new parking spaces and associated hardstand area.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Archispectrum.

3.2 Pre-DA Meeting

A Pre-DA meeting was held on the 09.02.2024 for the proposed development. See the below table with a summary of the Pre-DA meeting minutes and how these have been addressed.

Council Feedback		Comment
1	Overlooking and Privacy	
Setbacks from boundary need to be shown on the plans and location of the windows (particularly on first floor), addressing any potential overlooking to the adjoining neighbours.		Setbacks to the property boundaries have been shown on the provided architectural drawings.
2	Carparking	
The parking requirements for Motels under the Commercial controls of the Tamworth Regional Development Control Plan (2010) are 1 parking space per 2 employees and 1 parking space per accommodation.		The development proposes a net increase of 20 accommodation units to the site with a total of 57 car parking spaces provided in the front and rear carpark. Refer to the provided traffic report prepared by TTPS.
3	Development Engineering	
Access:		
<ul style="list-style-type: none">• Vehicles should be able to move in and out freely, in a forward direction.• The proposed new driveway swept paths to show how the vehicles will be entering and manoeuvring through site and waste location and pickup• The modification of the development frontage and the generation of traffic on the Goonoo Goonoo Road will trigger referral to TfNSW.• Traffic study or report will be required.		Refer to the provided traffic report and swept path plans prepared by TTPS.
Water and Sewer:		
<ul style="list-style-type: none">• Developer headworks contributions will be calculated on additional rooms.• Water service size to be determined by hydraulic consultant depending on demands and firefighting requirements.		Noted.

Stormwater:	
<ul style="list-style-type: none"> • With more of the site becoming impervious there might be a requirement for detention. A storm water management plan or strategy will be required. • The site discharge should be the same as before development. 	Refer to the provided stormwater management plan prepared by DT Civil.
Waste Management:	
<ul style="list-style-type: none"> • Show where waste will be stored and indicate where the waste collection points. • Prior to Occupation, a contract will be required either with Council or a private contractor. 	Refer to the provided architectural plans.
4	Building Certification
<ul style="list-style-type: none"> • A BCA report will be required with the DA to confirm that all access and fire requirements have been addressed. • If rooms are to be increased, show how this will impact on the existing fire measures. • There is already a fire wall in the conference room and other setbacks are already existing. 	Refer to the BCA report prepared by BCA Vision.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in Table 1 below.

Component	Proposal
Site area	5094m ²
Height	2 storeys
Boundary setbacks	
Front	As per existing.
Northern Side	6.8m
Southern Side	As per existing.
Rear	As per existing.
Car spaces	57

Table 1: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Tamworth Regional Local Environmental Plan 2010
- Tamworth Regional Development Control Plan 2010

The primary statutory document that relates to the subject site and the proposed development is Tamworth Regional Local Environmental Plan 2010. The primary non-statutory plan relating to the subject site and the proposed development is Tamworth Regional Development Control Plan 2010.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 Tamworth Regional Local Environmental Plan 2010

The development complies with the provisions of Tamworth Regional Local Environmental Plan 2010 (LEP 2010).

Zoning and permissibility

The site is located in Zone R1: General Residential.



Figure 4: Land Zoning Map (NSW Spatial Planning Viewer 2023).

The development is identified to be *tourist and visitor accommodation*, which is permitted with consent in the R1: General Residential zone.

The objectives of the zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment

The proposed development increases the capacity for residential accommodation within the South Tamworth locality in line with the housing needs of the community. The proposed development provides visitor accommodation and temporary residential accommodation for the community, achieving a diversity of density and housing type. The proposed development achieves a compatible land use that provides temporary accommodation to meet the day to day needs of visitors and residents.

Clause 4.3 Height of buildings

The LEP Height of Building Map does not stipulate a maximum building height for the site.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulate a maximum floor space ratio for the site.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

4.1.3 Tamworth Regional Development Control Plan 2010

The development achieves a high level of compliance with the provisions of Tamworth Regional Development Control Plan 2010.

Control	Comment	Compliance
Step 2: Type of Development		
Commercial/Retail Development Controls		
Building Setbacks		
No minimum setbacks are specified	Noted.	N/A
Side and rear setbacks must meet BCA requirements.	Refer to the BCA report prepared by BCA Vision.	Complies
Height		
No height restrictions. Refer LEP for Floor Space Ratio.	No maximum building height is prescribed under the LEP.	N/A
Outdoor Lighting		
Demonstrate compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.	The proposal is capable of achieving compliance with the AS 11583.1 Pedestrian Area (Category P) Lightning and AS42482 Control of Obtrusive Effects of Outdoor Lighting.	Complies
Outdoor Signage		
A single business premises is permitted to have: <ul style="list-style-type: none"> o one under awning sign, o one top hamper sign, and o one fascia sign, that do not project above or beyond that to which it is attached. <p>One of which may be illuminated, but not flashing, moving or floodlit</p>	No additional signage is proposed.	N/A

Control	Comment	Compliance
Design		
Building facades shall be articulated by use of colour, arrangement of elements or by varying materials.	The façade of the building is well articulated by use of colour, arrangement of elements and varying materials as shown on the architectural plans.	Complies
Large expansive blank walls not permitted unless abutting a building on an adjoining allotment.	There are no large expansive blank walls proposed for the development.	Complies
Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road.	Refer to the provided architectural plans.	Complies
Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road.	Proposed roofing material is non-reflective.	Complies
Post Supported Verandahs and Balconies and Under Awning Support Posts		
Posts must be set back 1200 mm from the back of the kerb.	Noted. All posts are set back 1200 mm from the back of the kerb.	Complies
Utilities and Services		
Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Water Supply Authority and Roads Authority is to be provided.	The proposed development is accompanied by a stormwater drainage plan. Waste arrangement to remain as per existing.	Complies
Buildings and structures are to be located clear of utility infrastructure.	The proposed development is clear of the bus stop located to the west of the site.	Complies
Traffic and Access		
The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low maintenance pedestrian access. Details to accompany the development application.	Suitable materials are proposed.	Complies
All vehicles must be able to enter and exit the site in a forward direction.	All vehicles are able to enter and exit the site in a forward direction.	Complies

Control	Comment	Compliance
Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles.	The design does not conflict with pedestrian, customer vehicles and delivery vehicles. Refer to the provided traffic report and swept path plans prepared by TTPS.	Complies
Unsealed vehicle movement areas are not acceptable due to environmental management impacts.	The existing paved area is sealed.	Complies
Site access not permitted: Close to traffic signals, intersection or roundabouts with inadequate sight distances; Opposite other large developments without a median island; Where there is heavy and constant pedestrian movement on the footpath; Where right turning traffic entering the site may obstruct through traffic.	Site access is to remain in the existing location.	Complies
Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.	57 parking spaces are proposed. Vehicle entrance to remain as per existing. Refer to the provided traffic report prepared by TTPS. Any required signage may be conditioned by Council.	Complies
The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.	A single access point is proposed for ingress and egress.	Complies
Driveways must be provided in accordance with AS 2890.1 Parking Facilities	Driveways are provided in accordance with AS 2890.1 Parking Facilities	Complies
Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under AS2890.1 Parking Facilities for Off Street Parking.	Refer to the provided swept path plans prepared by TTPS.	Complies
Nominate that a pedestrian footpath be constructed for the full frontage of a development to a width consistent with any connecting pedestrian footpath or	A pedestrian footpath is already located for the full frontage of the development along Goonoo Goonoo Road.	

Control	Comment	Compliance
where there is no connecting footpath in accordance with Council's Engineering Guidelines for Subdivisions and Developments.		
Swept paths for a B99 vehicle must be shown on plans prepared to accompany the DA.	Refer to the provided swept path plans prepared by TTPS.	Complies
<p>Parking Requirements—</p> <p>Motel (including serviced apartments)</p> <p>Minimum 1 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time</p> <p>If a restaurant and/or function room is to be included, additional parking will be required at the adopted rate for such facilities. Council is willing to review this requirement if it can be demonstrated that the time of peak demand for parking at each facility does not coincide or if the facilities will primarily serve motel customers.</p>	<p>Upon application of the above DCP parking rate to 51 accommodation units and 5 staff members, the proposed development is required to provide a total of 54 parking spaces.</p> <p>The development proposes a net increase of 20 accommodation units to the site with a total of 57 car parking spaces provided in the front and rear carpark. The proposed development meets the parking demand determined through parking provision rates outlined in DCP parking requirements.</p>	Complies
Landscaping		
Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.	The proposed development requires more than 10 spaces. Landscaping and shading devices are incorporated into the design.	Yes
Edging to be provided to retain mulch and protect the landscaping from damage from vehicles.	The vehicular access is secured and located with adequate distance from landscaping to prevent damage.	Yes
Landscaping shall comprise only low maintenance, drought and frost tolerant species.	Existing landscaping comprises of low maintenance drought and frost tolerant species.	Yes

Step 3: General Development Specifications

Control	Comment	Compliance
Environmental Controls		
Vegetation		
Development design shall accommodate the retention of any significant trees and vegetation.	Development design retains all significant vegetative features.	Yes
Waste Management		
General waste storage and collection arrangements shall be specified.	Waste arrangement to remain as per existing. Refer to the provided waste management plan.	Complies.
Noise		
Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	The noise generated from the development is anticipated to be largely as per existing. No further noise mitigation measures are considered necessary. Refer to the provided acoustic report prepared by Acoustic Dynamics relating to noise intrusion.	Complies.

4.1.7 Draft Planning Instruments

Tamworth Regional Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity.

4.2.2 Social and Economic Impacts

The development increases the capacity and functionality of the property with the addition of 20 rooms. The development will thus also upgrade the presentation of the site to the street and improve aesthetic

quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R1: General Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Tamworth Regional Development Control Plan 2010. It provides a logical and considered approach to the provision of off-street car parking. The impacts arising as a result of the likely traffic generated by the proposal have been considered in the Traffic Impact Assessment prepared by TTPS.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire, or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

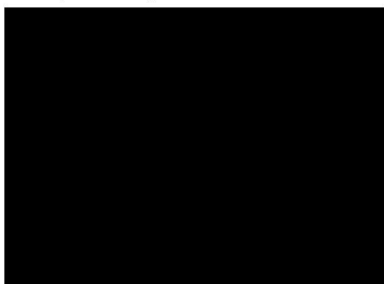
5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 350-356 Goonoo Goonoo Road, South Tamworth. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

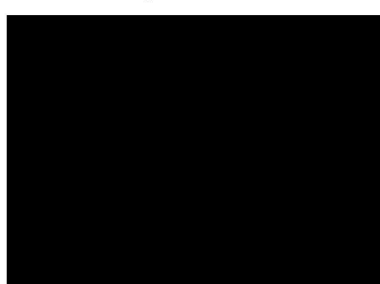
Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 350-356 Goonoo Goonoo Road, South Tamworth as described in this application is reasonable and supportable, and worthy of approval by Tamworth Regional Council.

Prepared By:



Town Planner / Project Manager
Bachelor of Planning (WSU)

Reviewed By:



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