

# **Statement of Environmental Effects**

**For proposed extension of existing  
motel at**

**13 Bent St Wingham NSW**



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## 1) INTRODUCTION

This statement of environmental effects has been prepared as required by Section 4.15 of the Environmental Planning & Assessment Act, 1979, and in consideration of Mid Coast Council DCP & LEP

Our proposal is to seek approval for extension of existing motel rooms.

## 2) SITE DESCRIPTION

The site is situated at **13 Bent Street Wingham 2429** ([/Lot 31 DP 568926](#)) and is zoned as MU1. The site is currently operating as a Motel with mixture of single story and double story structures on site.

The area of the site is approximately 2.73 Ha



(Source – Planning Portal )

## **Zone MU1 Mixed Use**

### **1 Objectives of zone**

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- 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.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure traffic generated as a result of development can be managed in a way that avoids conflict with the desired pedestrian environment.
- To ensure housing is included and integrated to promote housing diversity and community activity within commercial centres.
- To enable a range of tourism-related land uses that support commercial centres.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Amusement centres; Boarding houses; Boat sheds; Car parks; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Electricity generating works; Entertainment facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Helipads; Home businesses; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Medical centres; Mooring pens; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Sewerage systems; Signage; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

### **4 Prohibited**

Any development not specified in item 2 or 3

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

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

- but does not include—
- (f) camping grounds, or
  - (g) caravan parks, or
  - (h) eco-tourist facilities.

Motel use is allowed in the zoning.

### **3) THE PROPOSAL**

The proposed development, as illustrated on the accompanying plans

- Demolition of existing paving, fencing, shipping container.
- Construction of four (4) single story motel rooms and associated car parking.
- Survey boundary and current fencing are not aligned and a separate application to alter the current fencing and boundary realignment will be submitted as a separate application.

The attached drawings outline the subject site, internal layout and elevations of the proposed development.

The following sections of this report undertake a detailed assessment of the proposal in relation to the objectives and development standards of Design Guidelines, Council's Residential DCP and LEP.

#### **3.1) Slope, Orientation of Land**

The site slopes towards the North West side.  
Vehicular Site entry is from the North West ( Bent St) and South East side ( Church Cr) side. .

#### **3.2) Energy Efficient Design of Dwellings**

Residence has been assessed with Section J.

#### **(3.3) Solar and Daylight Access**

The subject site has good solar access and is not impacted upon by overshadowing from adjoining properties and neither will cause any overshadowing to other properties..

#### **(3.4) Adequate Visual and Acoustic Privacy**

The site structures being proposed are at the South Eastern corner of the site and is significantly away from nearest neighbor. Adjoining properties are also

mixed use .The proposal will not cause any visual or acoustic privacy concerns.

(3.5) Relationship to Adjoining Development

The subject development is suitable to the site. Any nearest development is significantly away to have any relation ship to the proposal.

(3.6) Road and Access

Access to the site is off Bent St and Church Cr

(3.7) Special Features or Trees.

The site does not have lot of trees. Though the proposal does not proposes any removal of existing trees.

(3.8) Availability of Utility Services

All services (water, Storm water, sewer, Phone, Internet , electricity).and Town water supply is available to the site and will be utilized .

(3.9) Provision to Drain Water

The proposal will drain water to join the existing storm water system

(3.10) Landscaping & Open Space

Open space and landscaped area has been provided as per the requirements.

(3.11) Streetscape Character

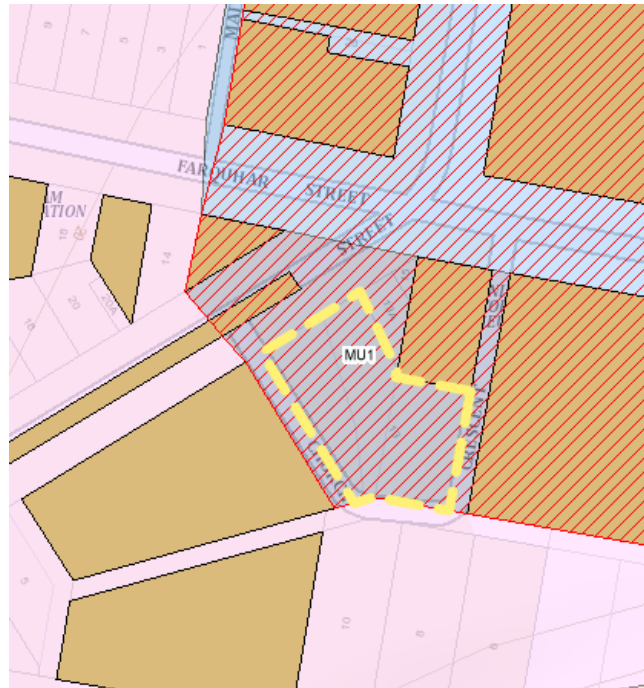
The proposed extension aims to use similar material and design elements for the extension to complement the existing structures.

(3.12) Street Frontage Features & Services



the proposed development has no significant street frontage features.

### (3.13) Heritage

This property is listed in heritage zone.



Heritage Map

-  Aboriginal Object
-  Aboriginal Place of Heritage Significance
-  Conservation Area - Aboriginal
-  Conservation Area - Archaeological
-  Conservation Area - General
-  Conservation Area - Landscape
-  Heritage Conservation Area
-  Item - Aboriginal
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Local Heritage - General

*Source- Planning Portal*

*A heritage Impact statement is attached with the proposal.*

### (3.14) Allotment size and site requirements

The lot size is adequate for the proposal.



(3.15) Bush Fire Zone

The lot is nominated to be within Bush Fire zone.

(3.16) Acoustic Impact

Nil

(3.17) Flood Affected site

The site is not affected by flooding

The proposal for the dwelling is not in the flood affected zone of the site and is not affected by flood impact on the site.

#### **4) BUILDING SETBACKS**

The proposed setbacks are as per BCA.

#### **5) SITE COVERAGE**

On a approx 2746 sqm site the site coverage is miniscule. Only 27% of the site has been covered)

#### **6) WASTE MANAGEMENT.**

This site is in a well developed suburb and proposes to utilize existing Waste Disposal and management system for the motel.

#### **7) EROSION AND SEDIMENT CONTROL.**

Sediment control fence would be erected for the period of construction on the lowest part of the site to manage the flow of water on the disturbed area of site.

## **8) CAR PARKING & VEHICULAR ACCESS.**

Each proposed room and existing rooms (no 14, 15 & 16) as per survey plan have been provided a parking spot.,

## **9) CONCLUSION**

This proposal meets the development standards stipulated in the Council's planning policies and complies with Councils Development Control Plan.

The proposed development's design, bulk and scale is compatible with the adjoining development and will not detrimentally affect the existing character of the street or the environmental status of the site.

Overall all points in the DCP are being met in the submission Furthermore the development will be compatible with the existing character of the neighborhood.

Given the developments overall compliance with Council's policies and the benefits of the development providing a high quality space for the owners. It is considered the proposed development is worthy of approval from Council.