



ON BEHALF OF
WRS INVESTMENTS

PROJECT DETAILS
PROPOSED BAR, DINING AND FUNCTION CENTRE

LOCATION
LOTS 1, 3 AND 20 SECTION 3 DP 758250
No 29-35 GREY STREET, CLARENCE TOWN, NSW

SUBMISSION DATE
January 2025

STATEMENT OF ENVIRONMENTAL EFFECTS



The
WILLIAMS
RIVER STEEL
GROUP OF COMPANIES
There is a Difference

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ADDRESS OF LAND TO BE DEVELOPED: Lot 1,3 & 20 Sec 3 DP 758250
29-35 Grey Street
Clarence Town NSW 2321

SITE AREA: 5837m2

LOCAL AUTHORITY: Dungog Shire Council

STATUS: D.A Submission

ZONING: E1 – Local Centre



Lot 1,3 & 20 Sect 3 DP758250
Grey Street
Clarence Town NSW 2321

1.0 LIST OF ANNEXURS

Annexure 1 - Architectural Plans - 29 Grey Street, Clarence Town
Annexure 2 - Williams River Steel Investments Pty Ltd - Owners consent - Signed
Annexure 3 - Ecological Assessment Report- 29 Grey Street Clarence Town
Annexure 4 - Flood Impact Assessment - 29 Grey Street Clarence Town
Annexure 5 - Geotech Report - 29 Grey Street Clarence Town
Annexure 6 - Hunter Water Service Location Plan- 29 Grey Street Clarence Town
Annexure 7 - Hunter Water Stamped Plans - 29 Grey Street Clarence Town
Annexure 8 - Landscape Design - 29 Grey Street Clarence Town
Annexure 9 - NCC Report - 29 Grey Street Clarence Town
Annexure 10 - Noise Assessment - 29 Grey Street Clarence Town
Annexure 11 - Pre-DA Meeting Minutes - 29 Grey Street Clarence Town
Annexure 12 - Statement of Heritage Impact - 29 Grey Street, Clarence Town
Annexure 13 - Stormwater - Civil Engineering - 29 Grey Street Clarence Town
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Annexure 21 - Embodied Emissions Materials- 29 Grey Street Clarence Town

2.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Williams River Steel to support the application for the proposed construction of a bar, dining and function centre.

The building is to include:

- A restaurant with bar and dining areas, comprising 12 tables indoors and a further 4-7 tables in the courtyard catering for typical 60 patrons with 6 staff required.
- A function center with seating for approximately 200 people with 9 staff.
- 'Back of house' areas including kitchen, storage, and amenities.
- Car parking and landscaped areas

The proposal adopts vehicle entry from Grey Street & vehicle exit on Queen Street with parking to the rear of the site, pedestrian access is via a dedicated accessible footpath from the Grey street frontage.

Truck delivery / loading will be catered for via the dedicated loading dock at the rear of the building along with designated courtesy bus standing space directly adjacent to the main / carpark entry.

Internally the facility will be divided into a number of main areas being the restaurant, function area, public bar Area & outdoor terrace & beer garden along with back of house kitchen, cool rooms, storage, amenities & first floor offices.

The restaurant has been designed as an open plan light filled space with direct access to the bistro style order counter, bar & amenities. The main thoroughfare area identified with timber flooring & lower height ceiling provides distinct delineation of the family restaurant area from the bar area.

The function area has been designed with fold away partition wall to enable private functions when required, the room has direct access to the main bar & the kitchen for catering purposes along with dedicated amenities all accessible with or without the fold away partition wall being in place. The function area has direct access to a small outdoor terrace.

The outdoor terrace & bear garden have been designed to maximise the northern exposure & provide direct access to the lawn area surrounded by the landscaped drainage channel which has been designed as a feature of the site.

The kitchen, bar & cool rooms have been designed to effectively function as a two way arrangement providing direct service to the restaurant, function area & main bar without doubling up staff or facilities. All back of house areas have direct access to & from the dedicated loading dock & waste storage area without crossing public areas.

On the upper floor there is internal access to the concealed open air mechanical plant deck along with a office / staff room space.

The existing building on lot 1 will be retained and used for hair and beauty as per existing approval under DA 63/2020 dated 06 July 2020

The development will address relevant planning matters contained within Dungog Shire Council LEP 2014 and DCP identifying any potential impacts and mitigation matters.

Proposed operating hours will vary depending on the activity.

Normal Operating Hours

Sunday – Thursday 12pm (Midday) – 12am (Midnight)

Friday/ Saturday 12pm (Midday) – 12am (Midnight)

Functions will possibly increase these hours on a case by case basis, with weekend breakfast being a potential option depending on trade (no alcohol served). The projected number of patrons are typically 60 patrons & 5 staff under typical operating times with a projected maximum of 200 patrons & 9 staff in peak operating times as detailed in the traffic, acoustic & social impact assessment reports. The licence will be applying for is Monday to Sunday 12am midday – 12 pm midnight.

The intention is to apply for a General Bar Licence.

3.0 PROPOSED PROJECT WORKS OVERVIEW

Proposed works in this development application are as follows –

- Site preparation & Civil works
- Re-Direction of existing drainage channel
- Plumbing works
- Electrical works
- Concrete slab & footing works.
- Erection of precast concrete clad steel framed building.
- External lightweight cladding works
- Signage works.
- Stormwater works as detailed in the plans submitted with this development application.
- New concrete hardstand areas.
- Landscaping works

The proposal will comply and maintain compliance with council planning and regulations and the NCC 2022. Relevant authority approvals are to be obtained before construction commences.

4.0 PREVIOUS AND CURRENT USES

Lot 3 & Lot 20 are currently vacant land.

Lot 1 contains a retail building that was originally built as a butcher store, as references in the statement of heritage prepared by Contemporary Heritage the butcher store was originally known as “Robard’s Bros. Butchers” and later the “Clarence Town Butchery” up until approx. 2020, when it was then converted into a hair dressing salon as approved by DA 63/2020 dated 06 July 2020.

The current use as a hair and beauty salon is proposed to remain in operation as per its current development consent, Lot 1 will not be part of the licenced premises.

5.0 EXISTING STRUCTURES

Lot 1 currently has a single story rendered brick building currently used as a hair dressing salon as discussed above.

This building is located on the southeast section of Lot 1 on the corner of Grey Street and Queen Street.

Lot 3 & Lot 20 is mostly vacant land with exception to the recently built reinforced concrete driveway / bridge over the drainage channel, the bridge straddles the boundary of lot 3 & lot 20 on the Grey street frontage.

6.0 SITE ANALYSIS

The site is located at 29-35 Grey Street and is within the Dungog Local Government Area (LGA).

The site is legally described as Lots 1, 3 and 20 in Section 3 of DP758250 & has a total site area of 5837m².

The site and surrounding area is zoned E1 – Local Centre and R1 – General Residential.

The existing surrounding developments consist of mixed-use of buildings that include, the war memorial, veterinary clinic, Erringhi Hotel, clarence town RFS buildings & various residential dwellings to the south, St Johns Anglican Church, Reg Ford Oval & residential dwellings to the east, Clarence town school of Arts, Loveys IGA, Clarence Town Pharmacy & large lot rural / residential dwellings to the north & large lot rural / residential dwellings to the west.

The site is located on the North West corner of Grey Street and Queen Street.

The following site constraints are relevant to the site:

- Clarence Town Grey Street Precinct Significance – Local Heritage zone
- Drinking water catchment area.
- Flood Prone Area



Aerial Photograph –
Lots 1, 3 and 20 Sect 3 DP758250
Grey Street
Clarence Town NSW 2321

7.0 DESIGN BRIEF

The lot is owned by Williams River Steel Investments Pty Ltd. as described on deposited plan.

The design brief was to develop a modern family friendly & accessible facility where locals & guests can enjoy high quality dining, bar & function centre spaces.

The function room was to be designed to be a modern & multi purpose space that could be utilised as a private meeting or function space with dedicated amenities & discrete access to bar & kitchen facilities for catering purposes when required, a space where the community & or local businesses can gather for meetings of various kinds with sufficient parking, amenity & accessibility.

The dining & bar space was to be a light filled, accessible & inviting space, bar areas & dining spaces are to be clearly defined by finishes & furnishings while maintaining a seamlessly integrated space where the family dining & bar functions interact side by side in an appropriate manner where they can be enjoyed by all patrons.

The proposal was to embrace the existing drainage channel to create a landscaped feature while maintaining the civil / flooding capacity required to adequately function as a drainage channel.

Car parking, loading, bin storage & services was to be screened from view where possible to maintain the low scale / county town aesthetics while achieving a functional

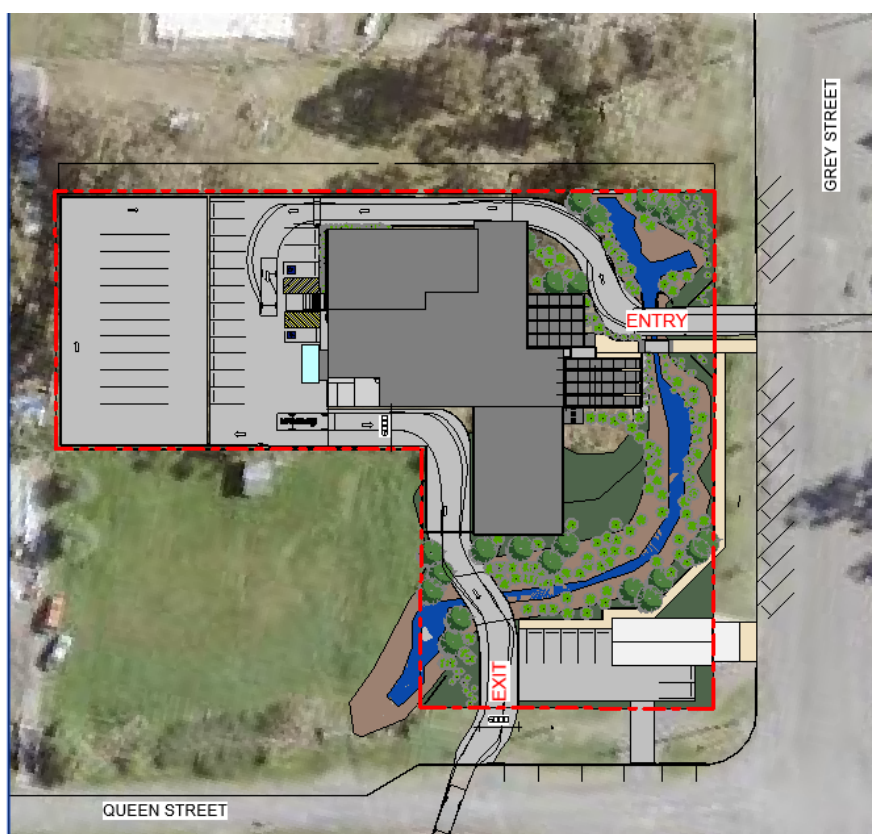
The proposal was to adopt a mixture of modern & earthy materials consistent with rural area, the use of timber & stone with warm complimenting colours & north facing glazing was a desired design element.

The proposed development was to be designed so that it would not interfere with the use of other existing buildings & venues adjacent to the development.

Vegetation was to be retained where possible or alternatively where required to be removed substitute / offset planting be adopted withing the landscape design to maintain the rural look & feel to the development.



Above shows the site in its current form.



Above shows an extract of the proposed development with the full set of plans provided as part of the development application.

8.0 DUNGOG LOCAL ENVIRONMENTAL PLAN 2014

8.1 RELEVANT CLAUSES FROM THE LEP

The following clauses of Dungog Local Environmental Plan 2014 are relevant to the site:

- 5.10 Heritage conservation
- 5.21 Flood planning
- 6.1 Acid sulfate soils
- 6.2 Earthworks
- 6.4 Stormwater management
- 6.5 Drinking water catchments
- 6.10 Williams River catchment

8.2 PERMISSIBILITY & ZONING

As outlined in Dungog Local Environmental Plan 2014, Lot 1, 3 and 20, 29-35 Grey Street is zoned E1 – Local Centre. The provisions of the Dungog Local Environmental Plan 2014 for land zoned E1 – Local Centre Use are:

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; **Commercial premises**; Community facilities; Entertainment facilities; **Function centres**; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Self-storage units; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Resources recovery facilities; Rural industries; Rural workers' dwellings; Sex services premises; Storage premises; Waste disposal facilities

The Development is permissible with consent, it will have no adverse impact on the existing character, amenity, or ecological values of the site. The proposed development is consistent with the prevailing land use of the area without burdening the essential service supply. The proposed development is largely consistent with the relevant LEP and DCP.

8.3 MAX BUILDING HEIGHT

As outlined in Clause 4.3 Dungog Local Environmental Plan 2014 the LEP does not adopt a maximum Building Height.

The proposed development has a maximum height of 8.4m above natural ground level at the highest point to the building.

Information and associated details are noted on the accompanying architectural plans.

8.4 FLOOR SPACE RATIO

As outlined in clause 4.4 of Dungog Local Environmental Plan 2014 the LEP does not adopt a max Floor Space Ratio.

The proposal has a total gross floor area of 1185sqm which calculates to a floor space ratio of 0.20:1.

Information and associated details are noted on the accompanying architectural plans.

8.5 HERITAGE

The proposed development site is within the Clarence Town Grey Street Precinct Significance: Local Heritage area, however in accordance with Dungog Local Environmental Plan 2014 the site is not listed by council as a heritage property. It is noted in Part C of the DCP that the Former Butchery at 29 Grey Street is a potential Heritage Item. As noted, this building retained and used for hair and beauty as per existing approval under DA 63/2020 dated 06 July 2020. The existing building will not be part of the licenced premises.

A statement of heritage impact has been prepared by Contemporary Heritage for the original proposal contained wholly withing lot 1 prior to the acquisition of Lot 3 & Lot 20 which provides a detailed history of the site & surrounding areas of Dungog which is summarised below:-

- The original inhabitants of the area were the Gringai Clan, part of the Wonnarua Nation.
- First recorded activity in Clarence Town is in about 1801 when Lieutenant-Colonel William Paterson, Lieutenant Governor of NSW, and the explorer Francis Barrellier were exploring the Hunter River and tributaries.
- The river was named after Lieutenant-Colonel Paterson by Governor King.
- A village was established from about 1823 and the town prospered as a river port with such businesses as ship building, timber getting, tobacco factories, flour mills and also agriculture.
- The subject property was originally known as “Robard’s Bros. Butchers” and later the “Clarence Town Butchery”. It was owned by the Robards’

Although the current proposal is larger than that assessed in the Contemporary Heritage report, The proposed design still meets the objectives of the DCP and Heritage Guidelines and will sit as a modern infill commercial development within the Clarence Town Grey Street Precinct Conservation Area whilst not detracting from the existing significant building stock.

The Assessment of impacts section of the report has not been upgraded to reflect the current proposal as the use remains the same as the original proposal, the current proposal is substantially further away from the existing building therefore provided less potential for impact on the building & the current building is not listed as a heritage item.

We ask council to accept the original report prepared by Contemporary Heritage along with the commentary above to aid the assessment of this development application, if councils heritage officer deems this report as insufficient upon reviewing the submitted information, the applicant will willingly re engage Contemporary Heritage to update this section of their report accordingly as part of a formal request for information from council.

Further details on the heritage of the site are detailed in the Contemporary Heritage report is attached as Annexure 12 to this application.

8.6 BUSHFIRE THREAT

In accordance with Dungog Local Environmental Plan and noted on the NSW interactive planning website the proposed development site has been identified as being outside the bushfire prone land (Vegetation Buffer). A bushfire Assessment Report has not been prepared due to the fact the site is not impacted by the bushfire zoning.

8.7 FLOODING & STORMWATER MANAGEMENT

In accordance with Dungog Local Environmental Plan 2014 the proposed development site has been identified as being within flood prone land as well as being within the Williams River Drinking Water Catchment.

The existing culvert/open channel is proposed to be relocated / rerouted in a rational manner to increase the development potential of the site while maintaining a functional drainage channel.

The design of the channel profile has been co-ordinated between the flood, civil / stormwater engineers, the Architect & the landscape designer to achieve a functional & aesthetically pleasing feature to the site while minimising the risk of flooding.

The floor level for the proposed building will be at the 1% AEP flood level plus a 0.5m freeboard, the carpark area, loading dock & bin storage area are all above the 1% AEP.

A flood study has been prepared by Torrent Consulting to assess the flood impacts & a stormwater drainage / Civil works plans have been prepared by Eclipse Consulting Engineers which are submitted as part of this application.

The stormwater drainage plans prepare by Eclipse Consulting Engineers outlines the detailed design of the drainage channel, the infiltration basin / nutrient control within the drainage channel, detailed erosion & sediment control plans, detailed cut & fill plans, stormwater catchment plans along with overall site pavement levels & drainage design as required by councils DCP.

The flood impact assessment prepared by Torrent Consulting details the method in calculating the flood catchment utilising TUFLOW modelling software to create a detailed catchment model.

To model the local inflow the TUFLOW hydrologic model was developed covering the local catchment draining to the Site plus the downstream receiving environment south of Queen Street; a total modelled area of around 0.85 km². The model utilised the NSW Spatial Services LiDAR data, downloaded via the

ELVIS Foundation Spatial Data portal to define the floodplain topography. The model was constructed using a 2 m horizontal grid cell resolution.

Pipe and box culvert sizes were observed during a site inspection, with reasonable assumptions made as to invert levels. The existing bridge within the Site was modelled using a 2D layered flow constriction to represent the bridge opening and bridge deck hydraulics.

The hydraulic model was then modified to represent post-development conditions, and included representation of the modified channel, proposed buildings and earthworks, additional flow capacity at the existing bridge, new pedestrian bridge access from Grey Street, and new vehicular bridge access from Queen Street.

The model results concludes that the proposed building occupies a large portion of the existing floodplain within the Site & therefore, major channel upgrade works were required to be incorporated into the design which includes the adjustment to the channel route & the raising of the level to the building footprint causing minor losses to the overall floodplain capacity.

Due to loss of part of the floodplain within the Site the channel is proposed to be widened to improve conveyance through a narrower corridor within the eastern side of the Site, with the existing bridge widened to achieve additional capacity through the structure.

The report concludes that The development is in accordance with the flood planning requirements of Council's DCP, with the flood risk management measures.

8.8 ECOLOGY

An Ecological Assessment Report has been prepared by AEP which was prepared to indicate the likelihood of the proposed development and future development of the land to have a significant impact on potentially occurring threatened species or ecological communities.

Fauna and flora species recorded were typical of those expected in this locality and in this type of degraded remnant habitat with minimal existing connection to larger patches of habitat offsite. No threatened fauna or flora species were recorded within the Study Area.

Eight (8) fauna species were identified within the Subject Site at the time of inspection comprising, six (6) bird, one (1) reptile and one (1) mammal species. The lack of large hollows, abundance of exotic species and fragmented nature of the Subject Site indicates it is not an area of high value habitat.

Impacts from the proposed development have been considered though the 5-Part test and other relevant legislative instruments. As the development only requires the removal of a small area of nonnative (0.38ha) and native vegetation (0.21ha), and majority of the site currently contains managed lawns and existing infrastructure, the development is unlikely to have a significant impact of any threatened entities.

8.9 ACID SULPHATE SOIL MANAGEMENT

The development is mapped as being within a class 5 Acid Sulphate Soils area.

Class 5: Acid sulfate soils are defined as *“Acid sulfate soils are not typically found in Class 5 areas, but these areas are located within 500 metres of adjacent Class 1, 2, 3, or 4 land”*

With review of the geotechnical investigation prepared by Intrax Land the site geology conditions consist of sandy silt / alluvial soils over clay then sandstone at a depth ranging from 0.6 -1.5m below ground level, no odorous soils or acid sulphate soils were observed or noted in the report by Intrax.

C13 of DCP No.1 has been repealed.

As a result of the site being within as class 5 acid sulphate soil area & the likelihood of no acid sulphates soil being present no Acid Sulphate soil report has been prepared as part of the application.

8.9 EARTHWORKS

Cut & fill are proposed in various location throughout the site, with reference to sheet C108-B of the civil engineering plans prepared by Eclipse Consulting the design incorporates a total bulk excavation volume of 2677m³ & a total fill volume of 2389m³ leaving a fill deposit of 278m³ which will be made up of imported sub base material such as DGB20 or road base.

Civil works will likely be completed utilising a 20t excavator & smaller tracked machines along with sheep foot rollers to achieve the required compaction in accordance with the civil & structural designs.

As detailed on sheet C102-B of the Eclipse Consulting plans, adequate erosion and sediment controls are to be put in place to limit any movement of materials into the adjacent vegetation during the construction process.

8.10 WILLIAMS RIVER CATCHMENT

As outlined in Dungog Local Environmental Plan 2014 the proposed development is within the Williams River Catchment Area.

The stormwater drainage plans prepared by Eclipse Consulting detail the method in which the stormwater is collected on the site, directed via “Ocen Protect” GPT pits & pipes to the infiltration basin / nutrient control device to ensure appropriate water quality is maintained in accordance with Dungog council & Hunter Water Requirements.

As discussed above adequate erosion and sediment controls will be in place to limit any movement of materials into the adjacent vegetation as detailed in drawing C102-B of the Eclipse Consulting plans.

9.0 DUNGOG DEVELOPMENT CONTROL PLAN NO 1

9.1 RELEVANT CLAUSES FROM THE DCP

The following clauses of the Dungog Development Control Plan No 1 is applicable to the site:

- C.3 Building Line Setbacks
- C.8 Managing Our Floodplains
- C.9 Employment Development
- C.15 Contaminated land
- C.16 Biodiversity
- C.17 Heritage
- C.18 Water Efficiency
- C.20 Off Street Parking
- C.22 Signage
- C.24 Site Waste Minimisation and Management

9.2 BUILDING SETBACKS

The site is zoned E1 – Local Centre which is not covered by C.3 – BUILDING LINE SETBACKS of the DCP No.1

The Main building adopts a 23.2m setback to Grey Street & 26.7m to Queen Street with lightweight pergolas extending forward to 11m from Grey Street, the setback adopted is consistent with the established building alignment.

The setback generally comply with the objectives of the DCP, the character of the area & complies with the NCC requirements.

9.3 PRIVACY/VIEW OVERSHADOWING

The proposed development will have a negligible impact on overshadowing, oral or visual privacy to the neighbouring properties & the public domain. The proposed siting of the building along with the placement of windows and landscaping will ensure the proposal will have no impact on views, privacy or overshadowing.

The proposed development is main all single story in nature & therefore No shadow diagrams have been generated for this DA submission.

9.4 BIODIVERSITY

As discussed above a Ecological Assessment Report has been prepared by AEP which details all the ecological & biodiversity matters on the site.

As noted above Fauna and flora species recorded were typical of those expected in this locality and in this type of degraded remnant habitat with minimal existing connection to larger patches of habitat offsite. No threatened fauna or flora species were recorded within the Study Area.

Eight (8) fauna species were identified within the Subject Site at the time of inspection comprising, six (6) bird, one (1) reptile and one (1) mammal species. The lack of large hollows, abundance of exotic species and fragmented nature of the Subject Site indicates it is not an area of high value habitat.

9.5 MINE SUBSIDENCE

The development is not affected by mine subsidence and is not within a mine subsidence district.

9.6 LANDSCAPE DESIGN

A detailed landscape design has been prepared by Folia Landscape Design which co-ordinates with the architectural & civil designs along with the flood engineering to create a landscaped feature of the stormwater drainage channel along with providing high class landscaping flanking the proposed building to aid in the overall aesthetics of the development.

9.7 WATER EFFICIENCY

The proposed development will adopt quality commercial grade appliance throughout to ensure water efficiency is maximised & the development fully meets the requirements of Section J of the NCC 2022.

A detailed Section J report prepared by Building Sustainability Assessments will be prepared & submitted with the future Construction Certificate application.

Above ground 14000l Onsite Detention & 7000l Retention tanks are proposed to be incorporated in the proposal as detailed in the Eclipse Consulting stormwater engineering design, the reuse tank will be configured with a pump to permit irrigation of the garden areas along with hose taps for wash down of the loading & bin storage areas.

9.8 ENERGY REQUIREMENTS

As discussed above a detailed Section J report prepared by Building Sustainability Assessments will be prepared & submitted with the future Construction Certificate application.

9.9 TRAFFIC MOVEMENTS & OFF-STREET PARKING

A Traffic Impact Assessment report has been prepared by Amber traffic & transportation direction which accompanies this Application.

The traffic impact assessment report reviews the existing traffic conditions, proposed traffic & vehicle movements along with parking demand generated by the development.

The assessment adopts a typical patron number of 60 patrons in typical operating conditions & a max 200 in peak operating conditions consistent with the adopted patron numbers in the acoustic & social impact assessment reports.

The calculated parking numbers generated by the development based on the adopted patron numbers total a max of 168 spaces required.

The parking assessment encompasses the onsite & public parking available in the immediate vicinity of the site which concludes there is capacity for approximately 173 spaces within the parking survey area.

All parking spaces, isles & manoeuvring spaces have been designed to comply with AS2890.1 2009, the disabled parking spaces have been designed in accordance with AS2890.6-2009 & the truck access & loading dock area has been designed in accordance with AS2890.2-2002.

9.10 LOADING FACILITIES

Loading and unloading facilities are proposed with the development. The details of the loading facility, parking & driveway access has been detailed in the traffic impact assessment report & the civil engineering design.

As discussed above the truck access & loading dock area has been designed in accordance with AS2890.2-2002.

9.11 SIGNAGE

Signage is proposed for this Development Application as detailing on the architectural plans.

The proposed signage will be:

- Fixed wall sign with flood lighting at the Queen Street Façade, This sign is integrated into the design of the building and will comply with all council objectives for signage.
- Fixed wall sign with flood lighting at the carpark entrance.
- Two Monument signs at the entrance on Grey Street, this allows traffic from both directions to clearly identify and access the entrance to the building. This sign will include lighting.
- One Monument sign to the exit at Queen Street with lighting.

9.12 AMENITIES

Proposed amenities are detailed in the architectural drawings.

These will include:

- One Unisex accessible WC
- Two female amenities, one with 4 x WC pans and one with 3 x WC pans. Each of these amenities has one ambulant compartment.
- Two male amenities, one with 2 x WC pans and 4 x urinals and one with 1 x WC pan and 3 x urinal pans. Each of these amenities has one ambulant compartment.

9.13 BUILDING MATERIALS

The proposed development will be constructed using modern building products and techniques, A structural steel frame will provide support for a mixture of metal & precast concrete wall cladding with metal roof sheeting over.

As discussed in the report above the proposal will adopt a pallet of earth materials including timber & stone along with precast concrete & dark earth tone cladding complimenting the surrounding rural areas.

All materials and construction techniques used will meet relevant Australian Standards and Building codes. Please refer to the attached Architectural drawings prepared by Williams River Steel for more details.

9.14 FENCING

The proposed development will provide security fencing to all side boundaries along with a combination of sliding and or swing gates across the driveways directly adjacent to the main building to secure the rear parking after hours as detailed on the architectural plans.

All boundary fencing and access gates to be constructed in a manner which does not affect the flow of floods. Refer to engineers' details

9.15 WASTE DISPOSAL

All general waste and recycling generated on site during business operations will be collected in designated bins around the premises then moved to the bulk bin storage area adjacent to the loading dock for collection by a waste removal contractors as required.

The bulk waste facility is secured & screened from view to the public adjacent to the loading dock area & directly accessible from all back of house areas. The bin store / loading dock area will be provided with adequate drainage & hose tap facilities for wash down as required.

9.16 SERVICES

The site currently has Electricity and Water infrastructure available to the property with all services to be supplied as required for the new development.

Detailed design / Investigation will be conducted on all services in the construction documentation to ensure the current power, water & sewerage connection are adequate for the proposed development, if services are required to be upgraded separate application will be made to Hunter water & energy Australia as part of the construction process.

9.17 ACCESSIBILITY

The proposed new building will ensure access to the building is compliant with all relevant legislation and criteria including the National Construction Code (NCC), The Disability Discrimination Act, Access to Premises Standard and AS1428 (2009).

The Accessible carpark will be in accordance with the requirements of AS2890.6-2009 Off street Parking for people with disabilities.

The creation of new hardstand areas will ensure that all door thresholds on the accessible path of travel are level to ensure access in and around the entire facility by a wheelchair bound persons is achieved.

An accessible path of travel has been provided from the grey street frontage to & within the building via pathways & ramps.

9.18 FLOOD PLAINS

The objectives of Part C8 – MANAGING OUR FLOODPLAINS ARE AS LISTED BELOW

- (a) Provide detailed controls for the assessment of applications on land affected by potential floods;*
- (b) To minimise the potential impact of development and other activity upon the aesthetic, recreational and ecological value of the waterway corridors;*
- (c) Specific criteria for consideration of applications lodged in accordance with the Environmental Planning and Assessment Act 1979;*
- (d) Alert the community to the hazard and extent of land affected by potential floods;*
- (e) Inform the community of Council's policy in relation to the use and development of land affected by potential floods;*
- (f) Reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods;*
- (g) Deal equitably and consistently with applications for development on land affected by potential floods, in accordance with the principles in the Floodplain Development Manual issued by the New South Wales Government;*
- (h) Increase public awareness of the potential floods greater than the 1% AEP flood and to ensure essential services and landuses are planned in recognition of all potential floods;*
- (i) Encourage the development and use of land which is compatible with the indicated flood hazard;*
- (j) Provide different guidelines, for the use and development of land subject to all potential floods in the floodplain, which reflect the probability of the flood occurring and the potential hazard within different areas;*
- (k) Apply a "merits-based approach" to all development decisions which takes account of social, economic and ecological as well as flooding considerations;*
- (l) To control development and other activity within each of the individual floodplains having regard to the characteristics and level of information available for each of the floodplains, in particular the availability of floodplain management studies and floodplain management plans prepared in accordance with the Floodplain Development Manual.*

The proposal has fully considered the natural flood plain within the design, the existing drainage channel & flood plain have been designed into the proposal creating a landscaped feature out of the drainage channel instead of adopting a clinical civil engineering solution to the flooding issue.

9.19 Employment Development

The objectives of Part C 9. EMPLOYMENT DEVELOPMENT are as listed below:

- *To encourage economic development and the creation of employment opportunities within the Shire.*
- *To ensure that employment development does not adversely affect the amenity of any public place or adjoining property.*
- *To encourage good design and appearance of employment development consistent with Council's desire to enhance the character of the Shire.*

The proposal will generate in excess of 100 jobs during the construction process along with an estimated 15-20 ongoing staff on a day to day basis.

The proposal will not create adverse affects the amenity of the adjoining properties, the overall design of the site & the detailed design of the building has carefully considered the impacts of the immediate environment to ensure impacts are minimised.

The proposal adopts good design which will greatly enhance the character of the shire & local built environment by providing a high quality facility which will provide a destination to draw interest to the town from the wider community.

10.0 SOCIO – ECONOMIC IMPACTS

The proposed development is considered to have positive social and economic outcomes by supporting and facilitating the general public's activities in the area providing an additional space to gather and socialise. The proposed development is not considered to increase any negative social impacts currently present with site and the district in general.

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. The on-going operation of the restaurant and function centre will generate hospitality jobs. The proposed development will have direct monetary input to the local economy, and the attraction of patrons to the area will provide ongoing economic input through daily activities.

A detailed social impact assessment has been prepared by AAP Consulting, the report presents an analysis and assessment of the proposal's social context.

In lieu of an existing SIA Policy within Dungog Shire Council, the assessment has been prepared by a suitably qualified author with reference to industry-leading practice, including the now NSW Department of Planning, Housing and Infrastructure Social Impact Assessment Guideline (February 2023).

The social impact assessment adopts the same patron numbers as adopted by the acoustic & traffic reports ie. 60 partitions in typical operation times & max 200 patrons in peak operation times.

The report discusses that the proposed venue has the potential to enhance social opportunities for Clarence Town residents by providing an additional gathering space. This venue will host various events, ranging from casual dining and private functions to larger community gatherings, offering a space for socialising, cultural activities, and community engagement.

The proposed development aligns with the Hunter Regional Plan 2041, which highlights the importance of fostering inclusive communities with access to diverse local services. Additionally, it supports the Dungog Shire Community Strategic Plan 2022–2032 by addressing the need for enhanced services, facilities, and infrastructure,

the social impact assessment report summarises that, while the proposed venue offers potential for positive social impacts through economic growth and community engagement, it also presents risks due to

potential disruptions. The SIA underscores the importance of implementing proactive measures to minimise disruptions and enhance the project's contribution to the local community.

11.0 SAFETY AND SECURITY

The proposed development has been designed with the principles of Crime Prevention through Environmental Design (CPTED) in mind and has been considered as part of this application.

Specific measures as described under the CPTED used to ensure the safety and security of the site include:

- Access Control – clear access points, appropriate signage
- Surveillance – good visibility, appropriate lighting of external areas.
- Territorial Reinforcement – clear delineation between public and service areas, and
- Activity and space management – maintenance of car parking and landscaped areas.

A detailed Crime Prevention through Environmental Design (CPTED) report has been prepared by the authors of the plans Williams River Steel which outlines the way the design meets the principals of safety by design.

12.0 CONSTRUCTION PROCESS

12.1 SITE AMENITIES

Site amenities will be provided for all workers on site. Temporary portable amenities will be provided by Williams River Steel for the duration of the project.

12.2 DEMOLITION

No demolition is proposed as part of this development application.

12.3 WASTE

During the construction process minimal waste will be created with general construction waste stored in designated builders' bins located on site. These bins will be maintained and serviced by a contracted waste removalist for the duration of the project. Frames and panels are manufactured off site with sheeting ordered and cut to required lengths to minimise waste. All un-used items and products left at the end of the project will be returned to WRS Head office and re-entered into stock for the next project.

12.4 AIR QUALITY DURING CONSTRUCTION

Minimal to nil impact on air quality will be experienced with the project's construction. Earthworks to prepare the site will be done in accordance with relevant Australian standards to ensure minimal impact on air quality. All other facets of the construction process will have little to no effect on air quality.

12.5 NOISE

The impact of construction noise will be minimized by quality management procedures implemented by the contracted builders. There is no reason why noise produced on site will cause nuisance exceeding normal construction expectations. There will be no piling operations during construction.

12.6 EROSION & SEDIMENT CONTROL

During the construction process, disturbance to the ground surface will occur, however sediment and pollution control devices will be utilized throughout construction. Soils sands and other materials will be specifically stored to ensure that in the event of rain, all materials are retained on the site. Full details of erosion and sediment controls can be seen on the Architectural drawings prepared by Williams River Steel.

12.7 SAFETY ON SITE DURING CONSTRUCTION

Williams River Steel is committed to ensuring the health and safety of all workers and establishing systems to ensure the continual improvement of health and safety performance within the organisation. As part of that commitment, we have developed and operate a safety management system certified by SAI Global that complies to AS:4801 (Occupational Health & Safety Systems).

Full work method statements and job safety analysis reports in accordance with work cover requirements are available on site for inspection during the construction period.

12.8 FLAMMABLE AND CHEMICAL MATERIALS

During construction there will be small quantities of machine oils, paints etc. carried to the site. All hazardous materials used during the construction process will be stored in accordance with Workcover regulations and specified safety measures.

13.0 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective.

The proposed bar, dining & function centre located on a prominent corner that has had a commercial presence for over 100 years is the most suitable option for the development of the site.

Relevant matters that have been addressed through this SEE are:

- The proposed development is permissible on the site with consent under the DLEP as the subject site is zoned E1.
- No adverse impact on the existing character or amenity of the area will result.
- No significant adverse impact on the ecological values of the site is attributable to the proposed development.
- The proposed development is consistent with the prevailing land use of the area, without burdening the essential services supply.
- The function center and restaurant proposed by this application has been found to be consistent with the relevant LEP and DCP controls.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity but rather provide a beneficial impact on the community with the provision for a modern & accessible space which the community can utilise & enjoy.

We look forward to Councils determination of this matter.