

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying Statement of Environmental Effects in accordance with Part 3 of the Environmental Planning and Assessment Regulation 2001 for Development Applications.

This document is to assist the application to identify the environmental impacts of their development proposal and help provide sufficient information to Council to allow for a full and proper development assessment Part 4 of the EP&A Act 1979.

APPLICATION DETAILS

<i>Applicant Name:</i>	<i>Calala Inn</i>
<i>Location:</i>	<i>Lots: 1413 DP: 1278826 Street Address: 53 Calala Lane, Calala</i>
<i>Development Proposal:</i>	<i>Proposed new roof over existing seating area</i>

DESCRIPTION OF THE DEVELOPMENT

Describe the current use of the site.

.....
 Calala Inn is an existing Licenced Tavern, providing the local community with food, drinks + entertainment.

The proposal is to provided a roof over existing outdoor seating area to shelter patrons from climate + the weather.

DESCRIPTION OF THE SITE

Describe the existing buildings on the site.

.....
 The site has the established Pub building with associated on site carparking, currently operating as a licenced premises.

The site is reasonably level, the site has a number of established trees and landscape gardens.

Are there any easements on the site?

☒No ☐Yes

Flood Planning Area	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Airport Obstacle Limitation Surface	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Biodiversity Values Map	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Aboriginal heritage area/objects	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Bush Fire Prone Area	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Mine Subsidence Area	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Heritage Item	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Heritage Conservation Area	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Does the application seek a variation, or is subject to the provisions from any of the following planning controls:

Local Environmental Plan 2010	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Local Development Control Plan 2010	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Any other relevant State Environmental Planning Policies?	
SEPP No. 44 – Koala Habitat Protection (For lots over 1ha)	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
SEPP No. 55 – Remediation of Land	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
SEPP No. 64 – Advertising and Signage	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
SEPP (Building and Sustainability: Index) 2004	
	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Additional comments below and a justification to supporting a variation.

CONTEXT AND SETTING

Will the development:

Be visually prominent within the surrounding area?

☒No ☐Yes

Be consistent with existing building height or setback controls contained within Council's Development Control Plan?

☐No ☒Yes

Additional comments below:

The new roof will be positioned over an existing seating area, the new roof will be at a scale + portion with the existing building.....

DEMOLITION

Describe structures/building to be demolished:

No structures to the demolished.....

EXISTING BUILDINGS

Additions to existing building

☐No ☒Yes

Alterations to existing building

☐No ☒Yes

Describe additions/alterations:

The new roof will be constructed to tie into the existing roof, adopting a similar form + materials.

NEW BUILDINGS

Describe:

.....
The new roof will be constructed over an existing outdoor seating area. The new roof will be a pitched roof with Colorbond roof sheeting to match existing, steel columns + a raked ceiling with timber lining
.....

SERVICES + INFRASTRUCTURE

Water Supply	<input checked="" type="checkbox"/> Reticulated (town) Water	<input type="checkbox"/> Bore	
	<input type="checkbox"/> Water Tank - Tank Size		
Effluent Disposal	<input checked="" type="checkbox"/> Reticulated (town) Sewer	<input type="checkbox"/> On-site Disposal	
	<input type="checkbox"/> Other		
Stormwater Disposal	<input checked="" type="checkbox"/> Street Drainage	<input type="checkbox"/> Rainwater Tank	<input type="checkbox"/> Easement
	<input type="checkbox"/> On-site	<input type="checkbox"/> Tank Overflow	<input type="checkbox"/> Other
Electricity	<input checked="" type="checkbox"/> Connection to Mains	<input type="checkbox"/> Solar Panels	
	<input type="checkbox"/> Other		
Telecommunication	<input checked="" type="checkbox"/> Connection to Network	<input type="checkbox"/> Nil Proposed	
Access	<input checked="" type="checkbox"/> Existing Road/driveway	<input type="checkbox"/> New Driveway	
	<input type="checkbox"/> Right of Carriage Way	<input type="checkbox"/> Access from a Classified Road	
Waste Disposal	<input checked="" type="checkbox"/> Kerb side Collection	<input type="checkbox"/> Private Contractor	
	<input type="checkbox"/> Other		

OPERATIONAL DETAILS

Description of Development to be carried out:

.....
Apart from providing sheltered outdoor seating, the new roof is not expected to alter the existing operational details of the Calala Inn. The existing hours of operation + taverns functions will remain the same.
.....

Hours of Operation - 10am – 11pm Mon to Thurs.....

10am – 12pm Fri to Sat.....
10am – 8pm Sunday.....

Days of Operation - 7 days.....

Number of Employees - 6.....

Vehicles to Access the site:

- ☒ Small Rigid ☐ B-Double ☐ Articulated vehicle
☐ Utility Vehicle ☒ Passenger car ☐ Heavy Rigid Vehicle
☐ Medium Rigid Vehicle ☐ Other

Details of deliveries to site:

The deliveries to the site will be via small delivery vehicles, there are no changes to existing delivery details

Customers:

Details of customers accessing the site:

Customers will access the site and park in designated on site parking areas. There are an existing 64 carparks located on site. The existing number of spaces is adequate, no changes to the existing carparking details are proposed.....

Vehicle Movements:

Number of light/passenger vehicles per day:

110.....

Number of delivery vehicles per day:

2.....

Details of any plant/machinery used on site:

N/A.....

Liquid trade Waste:

☒ No ☐ Yes

What liquid waste would be generated by the development?

Commercial kitchen waste. No changes proposed to the existing waste details

How is Liquid Trade Waste managed?

Grease trap. No changes proposed to the existing waste details

Solid Waste:

☒ No ☐ Yes

What solid waste would be generated by the development?:

Regular packaging. No changes proposed to the existing waste details

How will solid waste be stored on site and disposed of off site?:

On site bins. No changes proposed to the existing waste details

PERMISSIBILITY

What is the zoning of the land under the LEP?

...R1.....

What is the land use definition of the development?

...Pub (licenced Premises)

Is the proposed development permissible under the LEP?

...Existing Use.....

Does the development propose to vary a development standard?

☒No ☐Yes

If yes, nature of variation?:

N/A.....

Other LEP provisions applicable to the development and details of how the development complies?

The Calala Inn currently operates as a previously approved licenced premises, no changes to the current operations are proposed

DCP provisions applicable to the development and details of how the development complies?

All new works are at scale and form with the existing building + setback behind the building line and offset from the side + rear boundaries.

IMPACTS OF THE DEVELOPMENT

Air Impacts

Will the development result in any form of air pollution?

☒No ☐Yes

If yes, describe type of air pollution, smoke, dust, gases?

Describe expected air quality impacts?

N/A.....

How will the development be managed to avoid impacts on air quality?

N/A.....

Noise Impacts

Will the development result in any form of noise pollution?

☒No ☐Yes

If yes, describe type of noise pollution, equipment, traffic, plant/machinery?:

.....
N/A.....
.....

Describe expected noise quality impacts?

.....
The existing tavern will operate as normal, the new roof may result in improvements in reductions of noise spillage.
.....

How will the development be managed to avoid impacts on noise quality?

.....
N/A.....
.....

Water Impacts

Will the development result in any form of surface or ground water pollution?

☒No ☐Yes

If yes, describe type of water pollution, runoff, chemicals, oil/grease, excavation?:

.....
N/A.....
.....

Describe expected water quality impacts?

.....
N/A.....
.....

How will the development be managed to avoid impacts on water quality?

.....
N/A.....
.....

Vegetation Impacts

Will the development result in any removal of vegetation from the site?

☒No ☐Yes

If yes, describe type of vegetation to be removed?:

.....
N/A.....
.....

Will the development be carried out on an area of Biodiversity Values
on the Biodiversity Values Map?

☒No ☐Yes

Will the development involve clearing of native vegetation

above clearing threshold? ☒No ☐Yes

Is the proposed development likely to significantly affect threatened species or ecological communities, or their habitats?
(pursuant to section 7.3 Biodiversity Conservation Act 2016) ☒No ☐Yes

Does the development comply with the Koala Habitat SEPP?
Clause 9 - Site on Koala DA Map ☒No ☐Yes

Bushfire Prone Land

Is the site mapped as bush fire prone? ☒No ☐Yes

If yes, does the development comply with the standard for
of Planning for Bush Fire Protection 2019? ☒No ☐Yes

Flood Prone Land

Is the site mapped as being within a flood planning area? ☒No ☐Yes

Describe how the development is compatible with the flood hazard of the land?

N/A.....

Demonstrate that the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affection of other development or properties.

N/A.....

Outline the measures to manage risk to life from flood.

N/A.....

Demonstrate that the development is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.

N/A.....

Social Impacts

Demonstrate that the development is not likely to result in unsustainable social or economic costs to the community as a consequence of flooding.

N/A.....

Heritage Items

Will the development impact on any items/areas/objects of heritage significance?

LEP Heritage Item ☒No ☐Yes

LEP Conservation Area

☒No ☐Yes

Aboriginal or Archaeological Site or Place

☒No ☐Yes

What is the effect of the proposed development on the heritage significance of the item or area concerned?

N/A.....
.....

What measures have been included in the development to avoid or minimise impact on the heritage item/area/object?

N/A.....
.....

TRAFFIC, ACCESS + PARKING

Will the development result in a significant increase in traffic compared to the existing traffic on the street it will gain access from?

☒No ☐Yes

Can all vehicles that are required to access the site, enter and exit the site in a forward direction? (e.g. delivery trucks, waste collection trucks etc)

☐No ☒Yes

Do any new driveways/roads achieve Safe Intersection Sight Distance (SSID) in accordance with Austroads/AS2890?

☒No ☐Yes

Does the development provide sufficient parking on site in accordance with Council's DCP?

☐No ☒Yes

Comments

There is no additional seating/licenced areas proposed. There are no recognised existing carparking issues.
.....

CONTEXT + SETTING

Overshadowing

Will the development result in overshadowing of any properties?

☒No ☐Yes

Describe impacts?

No, new roof lines will be lower than existing.....
.....

Outline measures to reduce impacts.

.....
.....
.....

Visual Privacy

Will the development result in adverse impact in visual privacy for adjoining properties?

☒No ☐Yes

Describe impacts?

.....
No, currently patron number are anticipated to remain the same
.....

Outline measures to reduce impacts.

.....
N/A.....
.....

Acoustic Privacy

Will the development result in adverse impact in acoustic privacy for adjoining properties? ☒No ☐Yes

Describe impacts?

.....
No, currently patron number are anticipated to remain the same. It is possible that the new roof structure may reduce noise spillage.....
.....

Outline measures to reduce impacts.

.....
N/A.....
.....

Visual Impacts

Will the development result in adverse visual impacts? ☒No ☐Yes

Describe impacts?

.....
No, new roof lines will be lower than existing, building forms will remain the same.....
.....

Outline measures to reduce impacts.

.....
N/A.....
.....

Local Character

Will the development be consistent with the existing and desired future character of the area in which it is located? ☐No ☒Yes

Describe impacts?

.....
Yes, building forms will remain the same, the new roof will be in character with he existing building
.....

Outline measures to reduce impacts.

.....
N/A.....
.....

Economic Impacts

Is the development like to have any economic impacts in the locality?

☒No ☐Yes

Describe impacts?

.....

N/A.....

.....

Outline measures to reduce impacts.

.....

N/A.....

.....

Social Impacts

Is the development like to have any social impacts in the locality?

☒No ☐Yes

Describe impacts?

.....

N/A.....

.....

Outline measures to reduce impacts.

.....

N/A.....

.....

DECLARATION

Applicant's Signature



Date

18/02/2025