

04/03/2025
Rev. A

StudioTwo Architecture

The General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Attention: Planning and Development Department

Dear Sir/Madam,

**Re: Proposed Alterations and Additions to Joe Maguire's Hotel,
146-148 Peel Street Tamworth NSW 2340**

This statement has been prepared to accompany the Development Application and associated documents submitted to council with this letter:

Architectural Drawings by Studio Two Architecture P/L:

- J2334 DA101 Site Plan
- J2334 DA102 Ground Floor Plan
- J2334 DA103 First Floor Plan
- J2334 DA104 Ground Floor Demolition Plan
- J2334 DA105 First Floor Demolition Plan
- J2334 DA106 Landscape Plan
- J2334 DA201 Elevations (North & East)
- J2334 DA202 Elevations (South & West)
- J2334 DA301 Sections

Traffic Report by Kelley Covey Group Pty Ltd

Civil, Structural & Hydraulic Design Certificates by Kelley Covey Group Pty Ltd

Civil/ Hydraulic Drawings by Kelley Covey Group Pty Ltd

Access Report by Wall to Wall Design and Consulting Pty Ltd

Heritage Report by P. A. Duggan Architect & Heritage Consultant

Acoustic Report by Muller Acoustic Consulting

Cost Estimate Report by Muller Partnership

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The land on which the site is located is the traditional lands of the Kamilaroi/Gamilaroi people. The author pays respect to the traditional owners and custodians on which the site is located, and acknowledges the Elders past, present and emerging.



STATEMENT OF ENVIRONMENTAL EFFECTS

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Alterations & Additions to Joe Maguire's Hotel, 146-148 Peel Street, Tamworth

Appendix A - Traffic Impact Assessment (Separate Document)
Appendix B - Structural Design Certificate (Separate Document)
Appendix C - Civil Design Certificate (Separate Document)
Appendix D - Hydraulic Design Certificate (Separate Document)
Appendix E - Stormwater and Water Servicing Plan (Separate Document)
Appendix F - Hydraulic Plan (Separate Document)
Appendix G - Swept Path Plan (Separate Document)
Appendix H - Access Report (Separate Document)
Appendix I - Heritage Report (Separate Document)
Appendix J - Acoustic Report (Separate Document)
Appendix K - Cost Estimate Report (Separate Document)

Site Context

This site is located at 144 & 146-148 Peel Street and consists of two lots, identified as Lot 5/-/DP620371 & Lot 6/-/DP620371 respectively, with an area of approximately 3,894m².

The site is situated on Tamworth's main street (Peel Street) in North Tamworth NSW close to a major intersection connecting the industrial area and the road north toward Manilla. It is bound by commercial premises on the south-eastern boundary and residential dwellings to the north and east. Brewery lane separates the site from the north eastern residential dwellings and provides access to the rear car park for Joe Maguire's Hotel.

The building is recognised as an item of local heritage significance, located specifically on Lot 6, and is listed as I444 in the Tamworth Regional Local Environmental Plan 2010 (2011 EPI 27). Furthermore, the site is zoned as MU1 - mixed use.

Building Context

Proposal

- Existing:

The existing ground floor plan of the building is laid out with an elongated central dining area bordered by multiple rooms and spaces, which generally include the kitchen and service areas.

One enters from Peel street into a hallway where the makeup of small rooms makes sightlines to areas of interest obscure, making it hard for patrons to find where they want to go. This also makes it harder for staff to monitor people throughout the building from the two bars located toward each end.

As one moves from the front rooms into the central dining area, the space opens up with a high section of ceiling and views out to the rear beer garden and kids play area. While the space is open, the bordering of rooms prevents opportunities for windows and natural lighting to the dining area which can leave the space feeling dark on occasion.

The first floor consists of a class 4 apartment on the Peel Street frontage where the caretaker and family live, while the rest is lettable rooms for stays and accommodation. The lettable rooms are seldom utilised due to outdated facilities in shared bathrooms and showers.

The roof over the central dining room causes water issues to the ground floor due to the multiple box gutters and birds which lead to constant servicing.

Alterations to the existing building are considered high priority to improve the building's safety & security, while ensuring the needs of the community are satisfied. Intervention is necessary to modernise the building in compliance and sustainability.

The proposal seeks to service the population of the rapidly growing North Tamworth & Moore Creek areas and remove and improve the current issues outlined above, making it a more efficient and functional building.

Northern Extension:

The proposal allows for an extension of the floor plan to make new spaces that can overlook a new beer garden with northern aspect. This also includes the addition of new entries: one via Peel Street into a Foyer containing a new lift and access to the first floor, and egress from the rear carpark where it is expected the majority of patrons will arrive. The Brasserie will increase dining space and provide a visual connection to the outdoor areas. This will be formed with a raking ceiling in keeping the language over the existing dining area. A new Verandah will extend around the perimeter of the Brasserie to help improve circulation around the ground floor- providing patrons with improved access, safety and service.

Internal Alterations:

A central bar is proposed in close proximity to the Brasserie, Main Entry, and all Dining Areas, resulting in improved wait times/service and increased passive surveillance by staff. The existing building on the northern boundary site will be converted into an outdoor bar for use in peak times and when live music is playing, such as during the Country Music Festival.

Amenities will be increased in capacity and improved to provide access for those with disabilities. For further details regarding the accessibility of the building, refer to section "Accessibility."

The kitchen facilities will be relocated to the southern side with a new coolroom to replace storage from the cellar.

The gaming room will be relocated towards the rear with a new entry off the carpark and be excavated down to be consistent with the floor level of the dining area. The Gaming room will be passively ventilated along its external walls and ceiling to a minimum of 25% of the enclosed space allowing it to be considered unenclosed.

The first floor accommodation will be removed and the apartment for the caretaker will be relocated, to open up space for more dining spaces on the NW & SW sides, each with access to a verandah. Public access to the first floor will be via the foyer off Peel Street that will have both a lift and stairwell leading to the first floor bar from which one can access the dining areas.

A new gabled roof is proposed over the first floor to help solve the existing water issues resulting from the box gutters, and instead directing the rainwater to the outside of the building. The new roof will have skylights that allow natural light down into the dining area on the ground floor below.

Traffic, Deliveries & Car Parking

Deliveries to the site will be via both Peel Street & Brewery Lane. It is intended that the keg deliveries will remain delivered on Peel street and be brought in at the same location, however the proposal will allow for coolroom storage on the ground level as opposed to the cellar. All other deliveries will be made from the rear via the carpark off Brewery Lane and be brought down a path on the southern side of the building. Deliveries will take place during business hours to ensure minimal impact to adjacent residences.

The existing carpark off Brewery Lane will be upgraded and increase to accommodate a total of 39 carparking spaces, including one accessible car park, which based on NCC Vol. 1 2022, D4D6 - Class 6 Buildings, is acceptable given the requirement of 1 space per 50 or part thereof (in carparks up to 1000 spaces). The carpark will be for the use of patrons only and will be fenced and closed off outside of hours. See also section 'Crime Prevention Through Environmental Design' below.

Keg deliveries will remain from Peel street and can be delivered straight to the coolroom. Other deliveries including food stuffs will be delivered from the carpark to the rear via a path down the side of the building. These changes help keep all the servicing to one part of the building.

The following is taken from the Summary and Recommendations of the Traffic Assessment prepared by Kelley Covey Group Pty Ltd:

The proposal will increase traffic trip generation to and from the site, however the existing road network, including mid-block and intersections, is considered to have sufficient capacity to cater for the increase in traffic.

The proposed additions result in a parking shortfall based on Tamworth Regional Council's Development Control Plan (DCP). The proposed provides for 39 on-site parking spaces, whilst the required provision is for 239 spaces.

An examination of the historical nature of car parking generation rates and their relevance to today's society demonstrates that the prescribed requirement for 239 spaces is unrealistic, and a comparison of parking provision at other licensed premises suggests that hotels can successfully operate with a much smaller parking provision and without detrimental impact to the local environment and community.

Further details relating to traffic and car parking can be found in the traffic report by Kelley Covey Group Pty Ltd.

Heritage

The following is taken from the Conclusion of the Heritage Impact Statement prepared by P. A. Duggan, Architect and Heritage Consultant.

The site is listed as a heritage item of local significance as identified by the Tamworth Regional Local Environmental Plan 2010 and is located within the vicinity of a number of heritage items in the vicinity as identified by this plan.

The existing building on the site is a good example of an Interwar period Free Classical style hotel building located to the north of the Tamworth Central Business District. The design of the proposed alterations and additions have been carefully considered to reduce their impact on significant fabric and spaces while refurbishing the building to meet current commercial standards and expectations. The continued use of the place as a hotel will help facilitate the long term conservation and viability of the building.

The proposed alterations and additions will have minimal and acceptable impacts on the heritage significance of the subject building. The front elevation will remain intact without alteration and the sympathetic additions at the side and rear will be visually subservient to the form of the original building where visible in significant view corridors towards the site.

The subject building will continue to be understood and appreciated as a good example of an Interwar period Free Classical style hotel building. The proposed works will have a minimal and acceptable impact on the heritage items in the vicinity of the subject site. No view corridors to or from these items will be blocked. The visual relationships that exist between the subject building and nearby heritage items are retained.

The proposal generally fulfils the objectives for works to heritage items and within the vicinity of heritage items as set out by the Tamworth Regional Local Environmental Plan 2010 and the Tamworth Regional Development Control Plan 2010.

Local Economy And Community

The development will allow for increased marketing and business opportunities for Joe Maguires Pub and allow the business to better serve their local community with more access to entertainment and community.

Building Form and Materials

The new construction of the alterations & additions will include simple, contemporary forms, which are distinguishable from the existing heritage fabric of the building. Proportions of openings, glazing and materials will be complimentary to the existing building. New works will include the use of brick veneer & lightweight cladding on walls over slab on ground construction. This cautious approach is based on article 3 of the Burra Charter, providing a sympathetic

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approach to intervention on a heritage building. The Peel Street facade is impacted by the additions, however the new work is set back from the street to reduce its visual impact.

New roofs are formed in similar materials to the existing, with colorbond corrugated sheeting and steel gutters. New drainage will be adequately sized and appropriately located to achieve compliant water management. The new roof spanning over the existing building involves demolition work, which is kept to a minimum and intended to facilitate adequate conservation of the heritage value of the building. In reference to article 15 of the Burra Charter, the roof is not considered a 'significant' aspect of the heritage value. The new roof will integrate skylights for improved natural light deep within the building, and will also provide ample space for photovoltaic panels to improve the building's sustainability.

The proposed design integrates new functionality and improved visual appeal with the original fabric of the building, while preserving its heritage value. This approach reflects a thoughtful response to the site's history and its future as a community hub.

Accessibility

A design assessment has been undertaken by Wall To Wall Design + Consulting of the proposed design and is shown to be capable of complying with the relevant performance requirements of the NCC. Refer to Access Report by Wall To Wall.

Crime Prevention Through Environmental Design¹

Existing boundary fences will be retained where possible and if damaged will be replaced to match existing. Wall mounted, daylight or movement sensor activated; security external lighting at all entry and exit points to the building. All external lighting will comply with AS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting, and to DCP requirements.

The proposal has considered the design elements relating to crime prevention through environmental design in the following ways:

- Territoriality

Spaces, particularly those outdoors will be defined by thresholds and entrances to clearly define them as public or private spaces, informing the person/s of who has ownership to that area. Predominantly, this will be done with fencing and gates to signify that you are entering the Joe Maguire's site. Use of planting and level changes will also help define public pathways and communal/ open spaces. Fence types to be used are identified on the Site Plan and include vertical metal 'pool' style fencing in conjunction with landscaping to implement physical barriers between spaces.

¹ Geason, S. and Wilson, P.R. (1989) *Designing out crime: Crime prevention through environmental design*. Canberra, ACT: The Australian Institute of Criminology (Crime Prevention Series).

- Natural Surveillance

While planting is proposed in and around the beer garden areas, extensive consideration has been given to the ability for sightlines by patrons to allow vision to open and public areas. The improvement of passive surveillance will help to prevent places for offenders to hide or ambush a passer-by. Windows will be located to allow casual surveillance of entries, pathways, kids play areas and the carpark without compromising privacy of passers-by being able to see in from the streets. Paths, entrances and the carpark will be well lit to reduce hiding and loitering.

- Formal Organised Surveillance

The site will utilise CCTV for general surveillance across the site, with an immediate focus on high-traffic zones, access points and at vulnerable egress points (such as entries to amenities, corridors and any poorly lit areas).

- Access control

The installation of fences along the boundary will help restrict general access onto the site, and will restrict access to the few entrances and gates which can be well lit and be within view of windows and public spaces on the site.

The carpark will have designated entry and exit points which are clearly marked so that drivers can easily identify how to enter and leave the site without restricting access. The carpark will provide direct access to the premises by a wide path, easily identifiable to patrons.

- Target Hardening

All windows and doors will be fitted with strong and hard wearing locks to prevent break-ins generally, while the caretaker living on site will be able to provide general surveillance during closing hours. Doors are to be able to withstand forced entry.

Fittings and fixtures such as lights and toilet stalls will be of good quality so that they cannot be easily vandalised or broken

Stormwater and Drainage

The proposed addition will increase stormwater runoff compared to the existing site. The addition will involve hardstand driveway and pathway surfaces as well as steel sheet roof area. All proposed gutters and downpipes are to be per the design prepared by KCG. Refer to Civil Design Drawing by Kelley Covey Group Pty Ltd

Utilities and Services

The site currently has access to power, water, sewer, stormwater & telephone services. The proposal will make use of the existing services where appropriate and the main switchboard will be upgraded if necessary.

Proposed water supply points are as follows:

- Water supply for Outdoor Bar, Central Bar, Wash Up and Kitchen/Prep;
- 24 toilets;
- 2 urinal cisterns;
- 21 basins;
- Caretaker:
 - 1 laundry tub
 - 1 tapset to suit washing machine
 - 1 shower
 - 1 kitchen sink

In addition, at least 4x external taps will also be supplied.

Energy Use

The proposed development will have increased electricity requirements which will be minimised by use of energy efficient fittings, fixtures and systems where possible.

Waste

During construction, all works should be carried out in accordance with the relevant standards and WorkCover requirements. All building waste shall be removed from the site and disposed of in accordance with the local regulations.

General operation waste will be collected from the carpark of Brewery Lane using the existing waste contractor.

Flora and Fauna

It is not expected that the development will have an adverse effect on the local flora and fauna, however, it is proposed that low, drought hardy native plating will be used for new garden beds and areas of outdoor areas.

Air and Microclimate

Given the increase in the size of the venue by the development, the number of patrons is expected to increase bringing an increased level of noise limited to during its operating hours. Hours of operation are not proposed to be extended therefore the impact to neighbours is minimal.

Acoustic Amenity

The development has the potential to produce increased noise, particularly over the Country Music period, for the residential dwellings that are nearby. The noise assessment prepared by Muller Acoustic Consulting demonstrates that the proposal satisfies the requirements of Liquor and Gaming NSW and includes recommendations for noise management controls to support the development application. Refer to the Acoustic Report.

Conclusion

We do not believe there are any adverse environmental issues associated with the proposed development. The proposed alterations & additions to Joe Maguires Hotel reflect a considered and sympathetic approach to improving the building facilities while preserving the key elements of the heritage features. As the alterations are significant, a key aim of the proposal is to upgrade the amenity of the building generally, invest in its maintenance and allow for increased appreciation of its heritage attributes.

The development addresses critical functionality and operational challenges outlined above with an approach that facilitates growth to provide the community with more variety of dining & entertainment venues.

We ask that the above be taken into consideration when the application is evaluated for approval. If council requires further information on any aspect of the development, please contact our office.

Yours faithfully,
Studio Two Architecture

