STATEMENT OF ENVIRONMENTAL EFFECTS

394 GOODA CREEK ROAD, MURRUMBATEMAN
LOT 4 DP1247034

PROPOSED NEW DEVELOPMENT AT 394 GOODA CREEK ROAD, MURRUMBATEMAN INCLUDING

1. **NEW WEDDING VENUE TEMPORARY MARQUEE STRUCTURE (STAGE 1 WORKS)**
2. **NEW WEDDING VENUE FUNCTION CENTRE (FINAL STAGE WORKS)**
3. **OUTDOOR WEDDING VENUE FACILITY INCLUDING ASSOCIATED LANDSCAPING AND CARPARKING**
4. **SERVICED APARTMENT ACCOMMODATION HUTS (X5)**

MAY 2025

HEYWARDLANCEARCHITECTURE
unit 68, 12 challis street: dickson act 2602 : p 02 6255 4454 : abn 87 126 514 029 : primary nominee : adrian lance : act 1091 : nsw dr1091

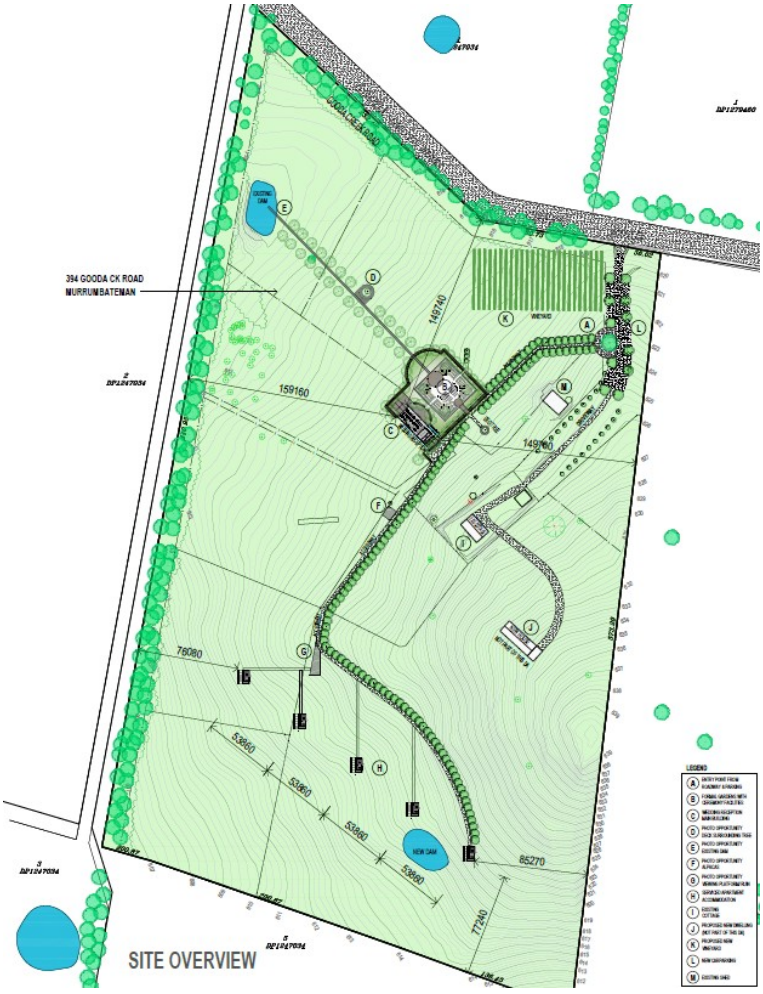
STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects relates to the proposed development at 394 Gooda Creek Road, Murrumbateman. The site is located along Gooda Creek Road and has an existing small shed and dwelling located towards north east side of the site with direct access from the existing driveway location off Gooda Creek Road.

The site is located within the RU1 Primary Production zone and surrounded by rural residential properties as well as the adjacent Jeir Creek Winery. The subject and surrounding sites are characterised by primarily open grassland and the intention of the development is to maintain the large majority of open grassland on the site and minimise the proposed built form footprint across the site to ensure consistency with the surrounding rural context. All existing trees on the site will be retained as part of the development.

The proposed development on the site comprises 4 main components of work including the following:

1. New Wedding Venue Function Centre Temporary Marquee Structure (Stage 1 Works)
2. New Wedding Venue Function Centre Building (Final Stage Works)
3. Outdoor Wedding Venue facility including associated Landscaping and Carparking.
4. Serviced Apartment Accommodation Huts (x5) associated with the function centre.



This development application submission package includes the following documents:

1. Architectural Drawings prepared by Heyward Lance Architecture.
2. Bushfire Assessment Prepared by Australian Bushfire Assessment Consultants
3. On Site Sewer Management Report prepared by Franklin Consulting Australia Pty Ltd
4. Site Survey prepared by Diverse Project Solutions

EXISTING SITE CONDITIONS

The existing site comprises of primarily grassland with a row of established trees along the western and northern (Gooda Creek Road) frontages. The highest point on the site is located on the eastern side of the site and the natural ground level falls from this high point towards the north, west and southern sides of the site. The site affords a good northerly aspect, with long distant views towards the south and south-west towards the Brindabella ranges.

The location for the proposed wedding function centre has been determined with consideration to the following factors:

- Suitable distance from neighbouring boundaries (closest boundary is the eastern boundary with a setback of approximately 150m) to ensure privacy and minimal impact on neighbouring properties. The location has also been placed on the northern and centre of the property to minimise any noise impact on adjacent properties.

- Suitable distance from Gooda Creek Road (approximately 150m) to ensure that the development does not dominate the Gooda Creek Road frontage and provides a well landscaped separation between the proposed built form and Gooda Creek Road.

- Oriented to maximise the north-eastern solar aspect, whilst providing good views to the distant Brindabellas towards the south – west.

- Located to take advantage of existing site features including existing feature trees and dam location.

- Adequate distance and visual privacy from the existing dwelling on the site.

- Suitable distance from proposed carparking areas which are located directly off the existing driveway access to the site.

- The existing driveway location will be utilised with carparking proposed within close proximity to the vehicular entry to minimise vehicular impact on the property and neighbouring properties.

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Existing grassland area and feature trees in close location to proposed Wedding Venue

Existing visual avenue towards north-west towards feature trees and distant dam

Existing tree line to western boundary. Existing alpaca's to be utilised as part of the function centre experience on site.

Distant views to Brindabella Ranges from proposed Wedding Venue site

The proposed accommodation huts are located towards the southern side of the site on the south facing slope of the block to provide privacy from the Gooda Creek Road frontage and Wedding Venue, whilst maximising southern distant views towards immediate and distant hills. The proposed built forms are intended for accommodation associated with the Wedding Venue and are small scaled so as to minimise impact on the overall site footprint and minimise visual impact from neighbouring properties. The structures are well spaced apart to allow for privacy and are oriented to maximise views towards the south.

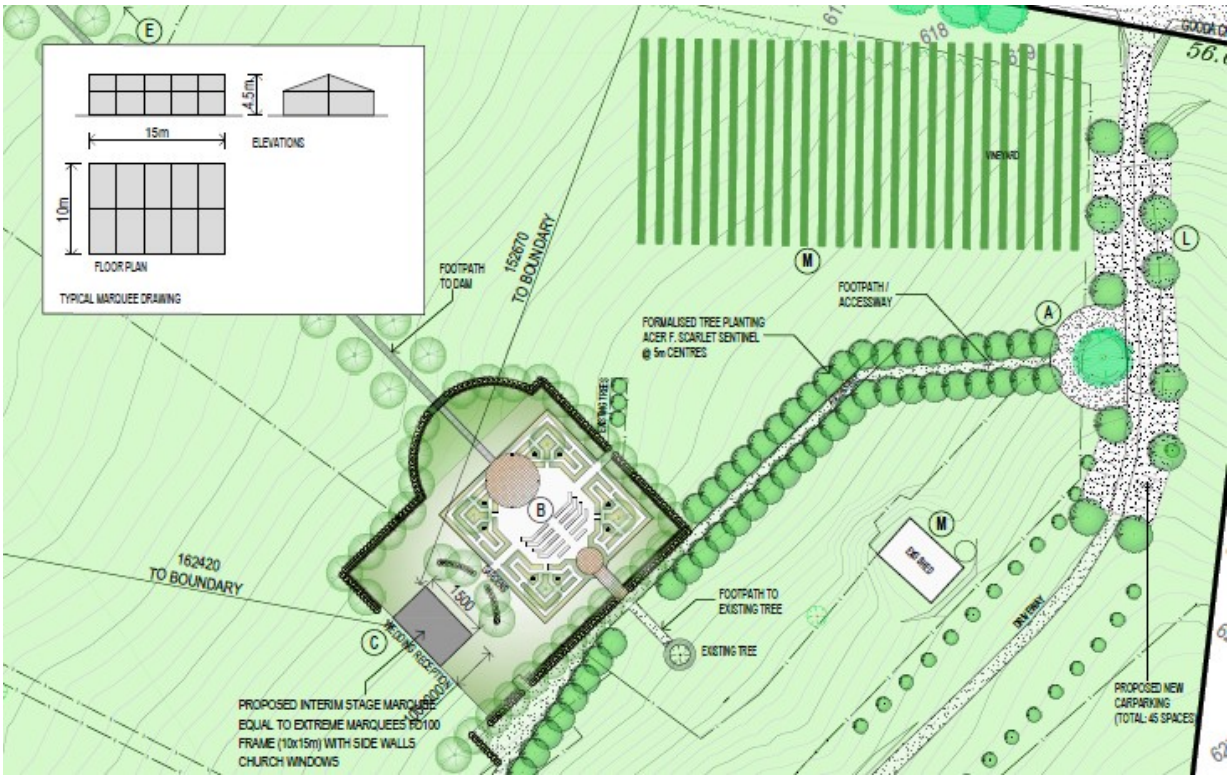
The accommodation huts are located in excess of 75m from the southern, eastern and western adjacent boundaries of the property.

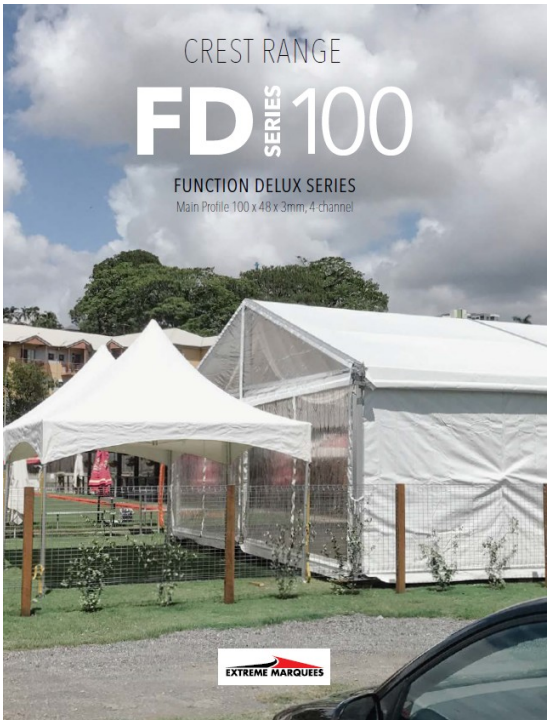
Views towards south from accommodation hut site location.

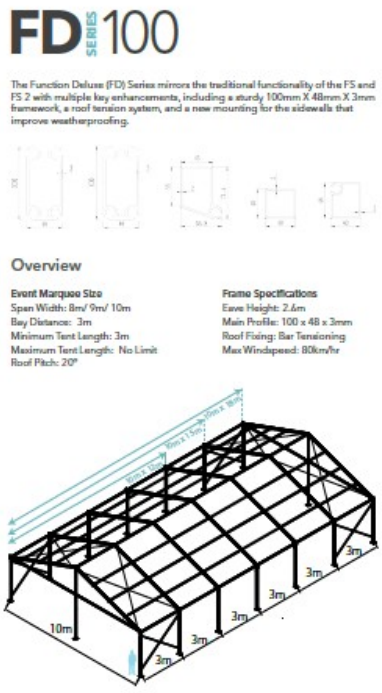
WEDDING VENUE STAGING

The proposed Wedding Venue development is intended to be staged to allow for initial Wedding Venue facilities incorporating outdoor garden area and marquee venue facility, with the future use being the permanent built Wedding Venue building as detailed in the proposed development application. The staging of the Wedding Venue facility includes the following 2 stages:

STAGE 1 - TEMPORARY WEDDING MARQUEE WITH GARDEN WEDDING VENUE

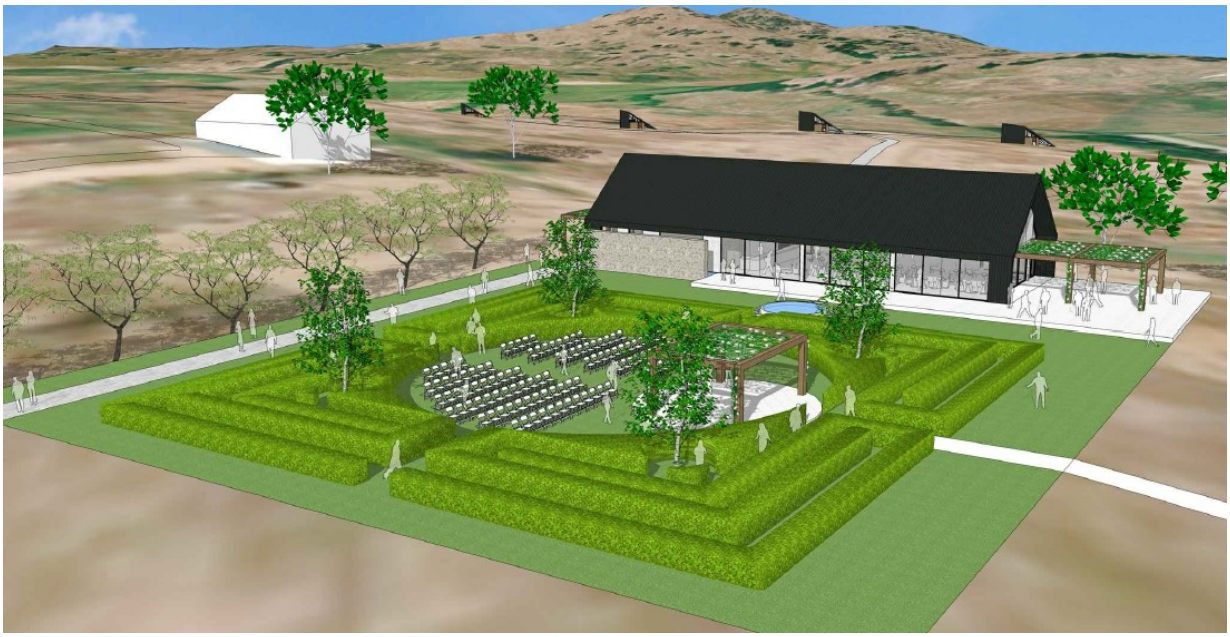






Typical Proposed Marquee Structure – equal to FD 100 Series (15 x 10m) from Extreme Marquees

STAGE 2 – PERMANENT FUNCTION BUILDING WITH GARDEN WEDDING VENUE



Proposed Garden and Permanent Wedding Venue Building

WEDDING VENUE FACILITY

The proposed Wedding Venue Facility is intended to accommodate 120 guests with adjacent outdoor garden area for wedding ceremonies. The facility includes main function space, bathroom, bar and kitchen facilities as well as immediately adjacent outdoor areas for wedding guests.

The proposed building has been oriented to maximise the north-east solar access, south-western views as well as provide a clear visual and access link to the adjacent outdoor wedding gardens. The built form has been kept relatively simple to reflect a typical farm shed structure, with additional natural feature elements such at timber framing and stone walls to reflect the surrounding landscape, provide shading and soften the overall appearance of the main gable roof form of the building.

The simplified building shape and gable roof is intended to reflect a typical farm type building when viewed from Gooda Creek Road and consequently sit well within the surrounding rural context.

Access to the facility is primarily pedestrian from the main carpark and drop off area on the north-eastern side of the site. This minimises vehicular traffic through the site and utilises the existing driveway location from Gooda Creek Road. Landscaping elements including existing established trees, proposed tree lined pedestrian avenues and small vineyard are utilised to create a rural expression that reflects the surrounding area.

The wedding venue building has been designed to be access compliant including accessible and ambulant toilet facilities, complaint doorways and circulation paths and the like.

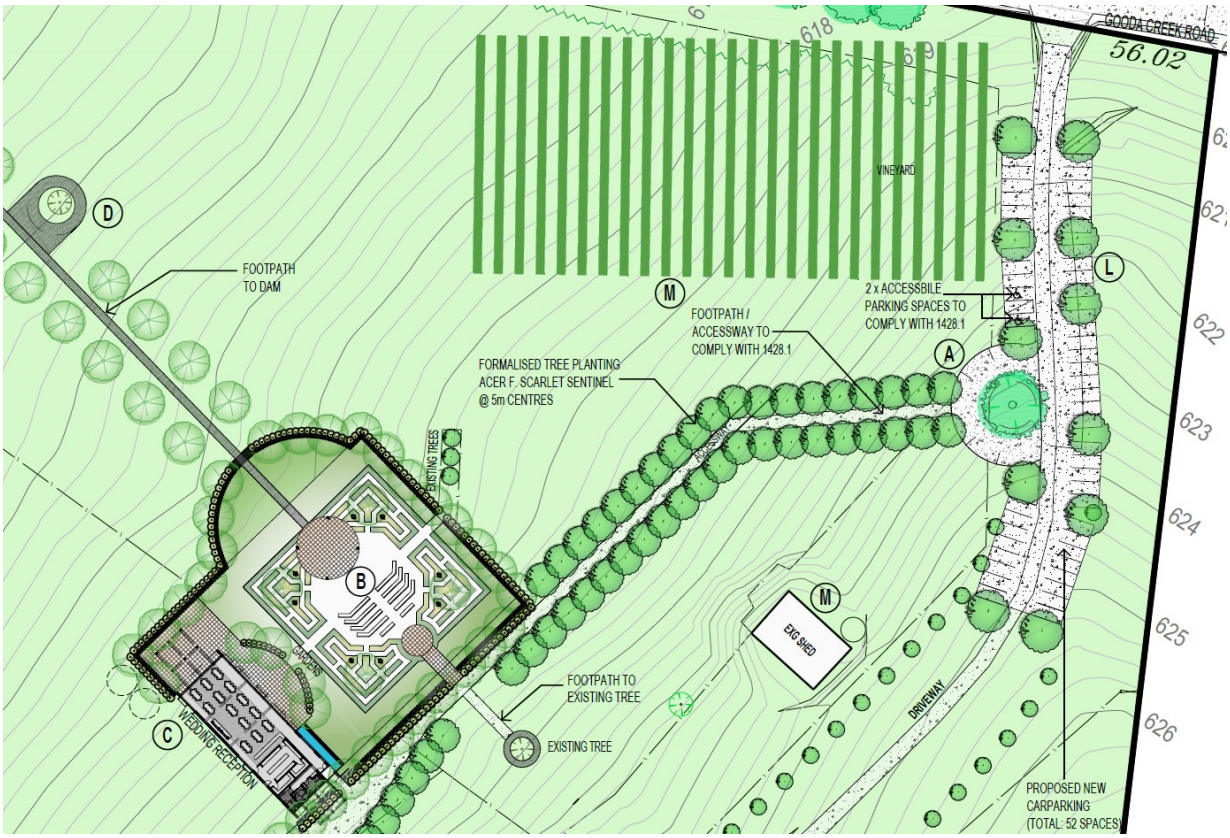
Proposed Wedding Venue and gardens

Proposed Wedding Venue and Gardens – View towards west

Proposed Wedding Venue Internal View

CARPARKING
The existing driveway is located on the north east corner of the site and is directly accessed from Gooda Creek Road. This driveway location is intended to be retained with additional carparking and drop off area located on the north-east corner of the site. An accessway is located off the main drop off zone with intended pedestrian access to the Wedding Venue and Accommodation facilities. In addition to pedestrian access, this access is also intended to allow for service vehicle access for deliveries and the like, as well as golf cart access for guests.

It is also intended that small bus transportation will be available to the facility for groups from Canberra and surrounding areas.



A total of 52 car parking spaces has been proposed and this has been calculated based on the following:

Function Centre
Total 120 seats:
Required: 1 space per 3 seats + 1 space per full time employee
Total car parking spaces = 45

Serviced Apartments
Total 5 Serviced Apartments
Required: 1 space per room + 2 spaces per owner operator
Total car sparking spaces = 7

Total Carparks: 52 (including 2 x accessible spaces)

SERVICED APARTMENT STRUCTURES

A total of five serviced apartments have been proposed on the southern side of the site to provide farmstay type accommodation for wedding guests and visitors to the site. Each structure has been designed to provide a private, small scale accommodate experience on the property with views towards the southern hills and carefully designed layouts to ensure privacy from adjacent structures. The design of each structure has been based on a very simple tent like structure to create a feeling of camping within the rural surrounds. Each structure has been designed with a small footprint to ensure minimal impact on the surrounding landscape with an upper level area to capture views. The accommodation includes bathroom, bedroom / living area and small kitchenette facility.

The architecture reflects a very distinctive and simple A frame type built form which allows for northern light, southern views and western sun protection to each structure. The intention is that these accommodation cabins will be utilised by visitors and wedding guests for short term accommodation of approximately 1 – 2 nights.

Typical Serviced Apartment Accommodation Structure within the landscape

BUSHFIRE CONSIDERATIONS

A Bushfire Assessment has been prepared by Australian Bushfire Assessment Consultants and this report is submitted as part of the development application submission. The assessment includes recommendations including 50m APZ zone to perimeter of structures, fire truck access to the Wedding Venue and Accommodation Hut facilities (including truck turning requirements and access to water tanks) and BAL 12.5 construction requirements.

EFFLUENT WASTE

An On-Site Sewage Management Report has been prepared by Franklin Consulting Australia and is included as part of the development application submission. The location of required Effluent Treatment Systems, Effluent Irrigation Areas, Alternative Effluent Dispersal Areas for both the Wedding Venue Function Building and Accommodation Structures have been identified in the report and on the architectural documents submitted as part of the development application submission.

ENVIRONMENTAL SUSTAINABILITY

The proposed built form structures have been located and designed to have minimal impact on the overall existing footprint of the site. The built form locations have been selected to take advantage of northern sun and views, as well as within existing open grass areas to ensure that all existing large trees on the site are retained. The buildings have been designed to comply with relevant JV3 and Basix Energy requirements and associated reports are submitted as part of the development application. Solar panels and rainwater collection initiatives are incorporated into the design of built forms.

WASTE COLLECTION

It is proposed that a private waste collection will be provided for the Wedding Venue Function facility and accommodation huts. The service access through the site will allow for waste collection.