



**NGH**

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri**

April 2021

**Project Number: 21-046**

# DOCUMENT VERIFICATION

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## ACRONYMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BC Act	<i>Biodiversity Conservation Act 2016</i> (NSW)
Council	Narrabri Shire Council
DA	Development Application
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
ha	hectares
ISEPP	State Environmental Planning Policy (Infrastructure) 2007 (NSW)
km	kilometres
LEP	Local Environment Plan
m	metres
NSW	New South Wales
SEE	Statement of Environmental Effects
SEPP	(NSW) State Environmental Planning Policy

# 1. INTRODUCTION

## 1.1. OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application (DA) seeking Council's consideration for the construction of motel accommodation and ancillary development at 27 – 33 Maitland Street, Narrabri. The proposed development seeks consent under Part 4, Section 4.12 of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposal would involve:

- Demolition of the existing buildings, outbuildings, and hard stand areas on the site
- Construction of a motel accommodation complex, including:
  - 48 rooms for accommodation
  - A manager's residence
  - Two function rooms
  - A swimming pool, gymnasium, and reception area
  - Lifts and stairs
  - Storage, plant, and equipment facilities
  - Other amenities, including non-discriminatory areas
  - 46 car parking spaces
  - 1 coach parking space
- Installation of retaining walls, fencing including acoustic panelling, landscaping, access, drainage, and augmentation of services
- Installation of signage
- Associated site works, including earthworks, and
- Consolidation of the subject land into one parcel.

The subject land is zoned B2 Local Centre under the provisions of the Narrabri Local Environmental Plan 2012 (LEP). Motel accommodation is permitted with consent in the B2 zone.

Narrabri is located on the Newell Highway and is one of the larger centres in the northern region of New South Wales (NSW). Given the township is situated on a major transport route, the proposed development would cater for those tourists and visitors travelling through, providing 48 accommodation suites.

The proposed development is sited within the commercial centre of Narrabri. Local shops and services are within walking distance of the proposed development and would benefit from increased visitation.

The proposed development would benefit the local community and economy by catering for tourists and visitors to the region and the hosting of local events such as conferences or celebrations. Recently, Narrabri was announced as a Special Activation Precinct (SAP). Tourism would be a critical support for the projected local and regional economic growth and employment, which is already one of the key economic drivers for the region. The proposed motel would support the strategic directions for Narrabri, by catering for tourists, visitors, and itinerant workers, as may be enhanced by the Special Activation Precinct.



## 1.2. SUBJECT LAND AND LOCALITY

The land to which this application relates to is known as 27 – 33 Maitland Street, Narrabri. The land involves four parcels, legally described as:

- Lot 1 DP194223
- Lot 1 DP69066
- Lot 4, Section 22, DP758755, and
- Lot 5 DP1119769.

The land has dual frontage to both Maitland Street (front/east) and Tibbereena Street (rear/west), as indicated in Figure 1-1 below.

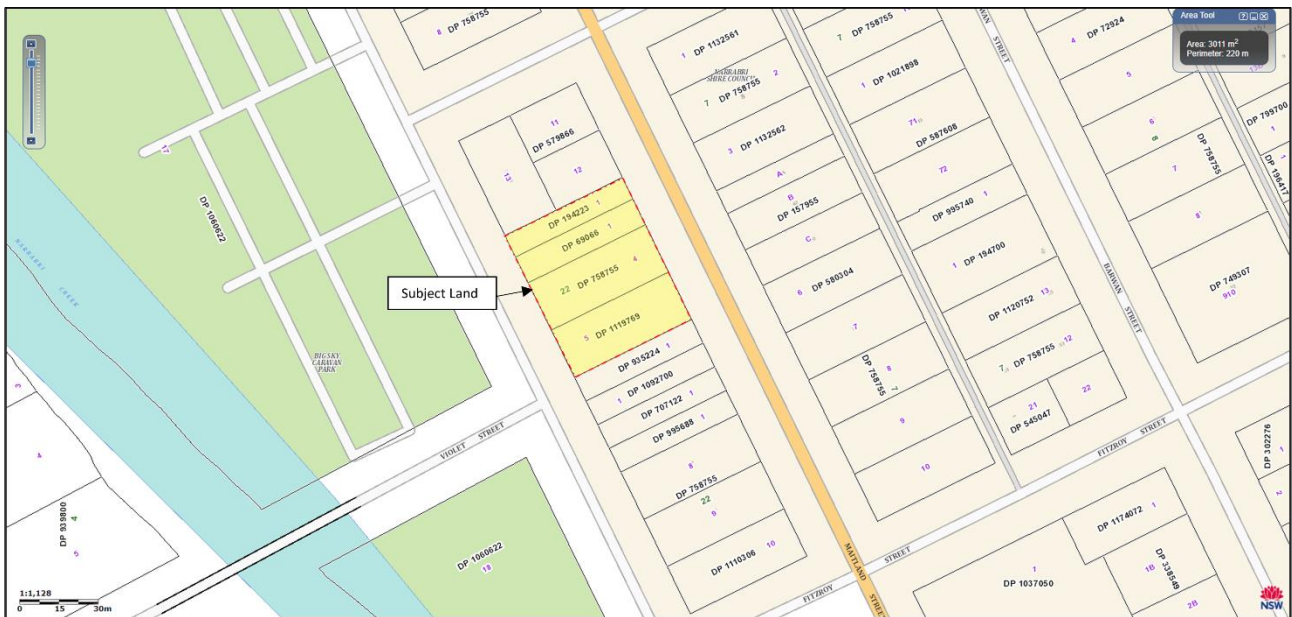


Figure 1-1 Cadastral image of the subject land (Source: SIX Maps, 2021)

The subject land is located within the commercial core of Narrabri. A location map is provided in Figure 1-2 below.

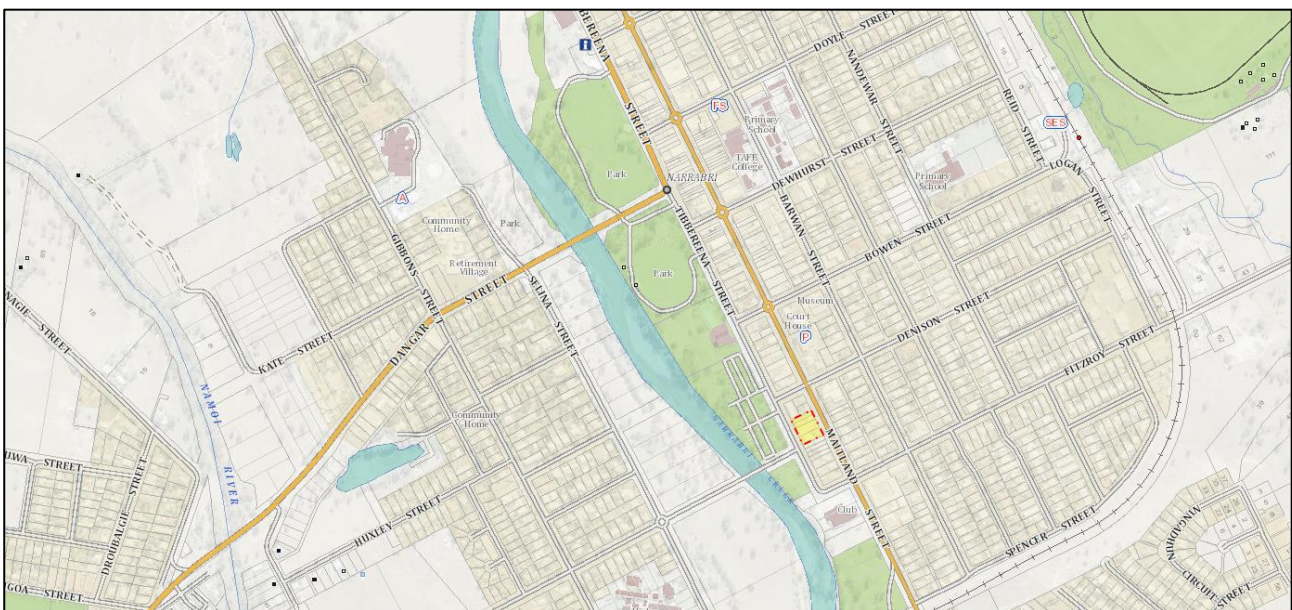


Figure 1-2 Location of the subject land with respect to the commercial core (Source: SIX Maps, 2021)



### 1.3. APPLICANT AND LAND OWNERSHIP

The applicant for the proposed development and registered proprietor of the subject land is Narrabri Motel Investments Pty Ltd.

### 1.4. PREVIOUS APPROVALS

A review of Council's Planning Register (2014-2021) indicated no approvals during this period relating to the subject land.

### 1.5. THIS REPORT

This SEE has been prepared by NGH on behalf of the proponent, Narrabri Motel Investments Pty Ltd.

The Statement of Environmental Effects report:

- Describes the proposed works, the development site, and the wider locality
- Describes the planning context and statutory approval requirements
- Identifies and assesses the significance of impacts on environmental values, and
- Provides mitigation measures to avoid, minimise or mitigate identified impacts.

This report shall be read in conjunction with accompanying plans and documentation listed in Table 1-1 and identified in Appendix A.

Table 1-1 Accompanying Plans and Documentation (complete following receipt of all plans)

Reference	Description	Prepared by
Rev B, Development Plan Set, dated 01 April 2021	Architectural Plans	Hill Lockart Architects
Rev A, Drawing N3020 DA107	Shadow Diagrams – 21st June – 9am	Hill Lockhart Architects
Rev A, Drawing N3020 DA108	Shadow Diagrams – 21st June – 3pm	Hill Lockhart Architects
Rev A, First issue, dated 21 January 2021	Detail Survey	SMK Consultants
Reference: Doc ID 1834296, dated 28 January 2021	Flood Certificate	Narrabri Shire Council

## 2. DEVELOPMENT PROPOSAL

### 2.1. PRE-LODGEEMENT CONSULTATION

In February 2021, Hill Lockart Architects held a Pre-Development Application meeting with Narrabri Shire Council. Preliminary plans were supplied to Council for perusal ahead of the meeting. Matters discussed with Council largely revolved around:

Matters for consideration	NGH response
<b>Flood levels and retaining walls</b>	<p>The subject land is in a flood prone area and is situated below the flood planning level (FPL).</p> <p>The site would be filled to enable the proposed buildings to be located above the 100-year Average Recurrence Interval (ARI) flood level. The construction of retaining walls is proposed, primarily around the perimeter of the subject land. Proposed retaining walls would be constructed of masonry materials, with adequate subsoil drainage installed. Refer to Section 2.3 of this report.</p> <p>Accommodation suites would be located well above the FPL. Commercial (ground floor) areas would also be located above the 100-year ARI flood level, with a minimum 150mm freeboard, refer to Section 3.4.1 of this report.</p>
<b>Carparking numbers and vehicular movements</b>	<p>The proposed development includes the provision of 46 parking spaces. Council's parking code does not nominate a minimum parking requirement; rather, it indicates other similar developments should be considered.</p> <p>The primary entry point is via Maitland Street, where the motel reception is present; both ingress and egress can occur from Maitland Street. At the rear of the proposed development, only egress is permitted to Tibbereena Street. Traffic impacts would be dispersed to both frontages.</p> <p>A coach parking bay is provided at the Tibbereena Street frontage.</p> <p>The potential traffic generation and associated on-site parking demand is addressed in Section 4 of this report, whilst development standards and controls relating to same are addressed in Section 5 of this report.</p>
<b>LEP and DCP compliance</b>	<p>LEP and DCP matters are addressed in Section 5.3.1 and Section 5.3.2 of this report. The proposed development is compliant with LEP and DCP requirements; however, a variation to the DCP on-site parking requirements is sought.</p>
<b>Consolidation of the land involved (4 parcels)</b>	<p>The proposed development would include consolidation of the four parcels of land involved, as identified in Section 2.3.</p>
<b>Stormwater management</b>	<p>The application is supported by concept stormwater management plan details, which demonstrate stormwater management and treatment of hardstand areas, refer to Appendix A. Detailed design plans and calculations would be provided with the construction certificate application.</p>

Matters for consideration	NGH response
<b>Height of building - overshadowing and privacy</b>	<p>The proposed building would be approximately 10.1 metres in height above ground floor level and approximately 11.7 metres in height above natural ground level at its greatest extent (along Tibbereena Street). However, it is noted the site would be filled up to 1.0 metres to meet the flood protection requirements.</p> <p>The visual bulk and scale of the proposed building would be reduced through articulation such as changes in plane of walls, use of different materials to create vertical and horizontal interest and a primarily open ground floor where at grade parking is provided, in addition to the core motel facilities such as reception, lounge and function rooms. Landscaping including trees would be provided to around perimeter of the building to provide visual relief.</p> <p>Accommodation suites and the proposed manager's residence would be located a minimum of 3 metres from the respective property boundaries. Proposed screening has been incorporated, to mitigate overlooking of adjoining residential properties that remain on surrounding sites, and potential overshadowing considered.</p>

## 2.2. EXISTING DEVELOPMENT

Existing development on the subject land is primarily residential. The detail survey has identified all existing structures located on the subject land, which are described below:

- Lot 1 DP 194223 – Dwelling house, carport, and water tank
- Lot 1 DP 69066 – Dwelling house, galvanised iron shed and water tank
- Lot 4 of Section 22 DP 758755 – Vacant land, and
- Lot 5 DP 1119769 –shed (small engine repairs business) and concrete pads.

The two dwellings front Maitland Street, with existing crossovers providing vehicular access from Tibbereena Street at the rear of the sites.

The shed also fronts Maitland Street; however, an informal gravel forecourt is located within the front setback. It is currently operated as ASK Small Engine Repairs; however, also previously operated as a small appliance repairer.

The lots are currently serviced by essential services. A sewer main intersects the subject land in a north-south direction. Several small exotic trees are present on the subject land.

## **2.3. PROPOSED DEVELOPMENT**

The proposed development seeks approval to establish motel accommodation on the subject land, as indicated in Figure 2-2 and Figure 2-3. Accommodation would be provided for tourists and visitors on a short-term basis. The proposed development features two function rooms to cater for small to medium groups in the form of corporate events and private functions/celebrations. The proposed kitchen would serve meals to motel guests and visitors. The proposed kitchen would provide a buffet style, self-serve breakfast and provide light meals at other times (lunch, dinner, functions, and room service). It is not proposed to install deep fryers or other appliances utilised in a fully operational commercial kitchen.

The proposed development would be a licensed venue, with alcohol service available during afternoon and evening hours to guests, in dedicated areas of the motel such as the lounge and function rooms and including room service. The proposed development would not involve on-site gambling or gaming machines.

To facilitate the proposed development, demolition of all structures noted in Section 2.2 of this report would occur. A contractor would conduct the demolition works in accordance with a waste management plan and dispose of building waste at an appropriate waste management facility.

The proposed building would be approximately 54 metres wide, as measured north to south, across each street frontage. It would be approximately 42.8 metres in length, as measured east to west (between street frontages). Though the building is a large structure, it presents an open appearance at the ground floor level on all sides, except for the primary frontage to Maitland Street. The proposed building is primarily an open structure as indicated by the accompanying architectural plans.

The height of the proposed building would be approximately 11.7 metres at the rear and approximately 11.2 metres at the front setback. Building heights are measured from the existing surface level to the highest part of the building. It is noted the development site would be filled up to 1.0 metre, in accordance with flood protection requirements.

Building materials would include a brick finish on the ground level and a cladding finish for both upper levels. The storeroom and stair well cavity would include a clad finish, spanning all three levels.

**Statement of Environmental Effects**  
**Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri**

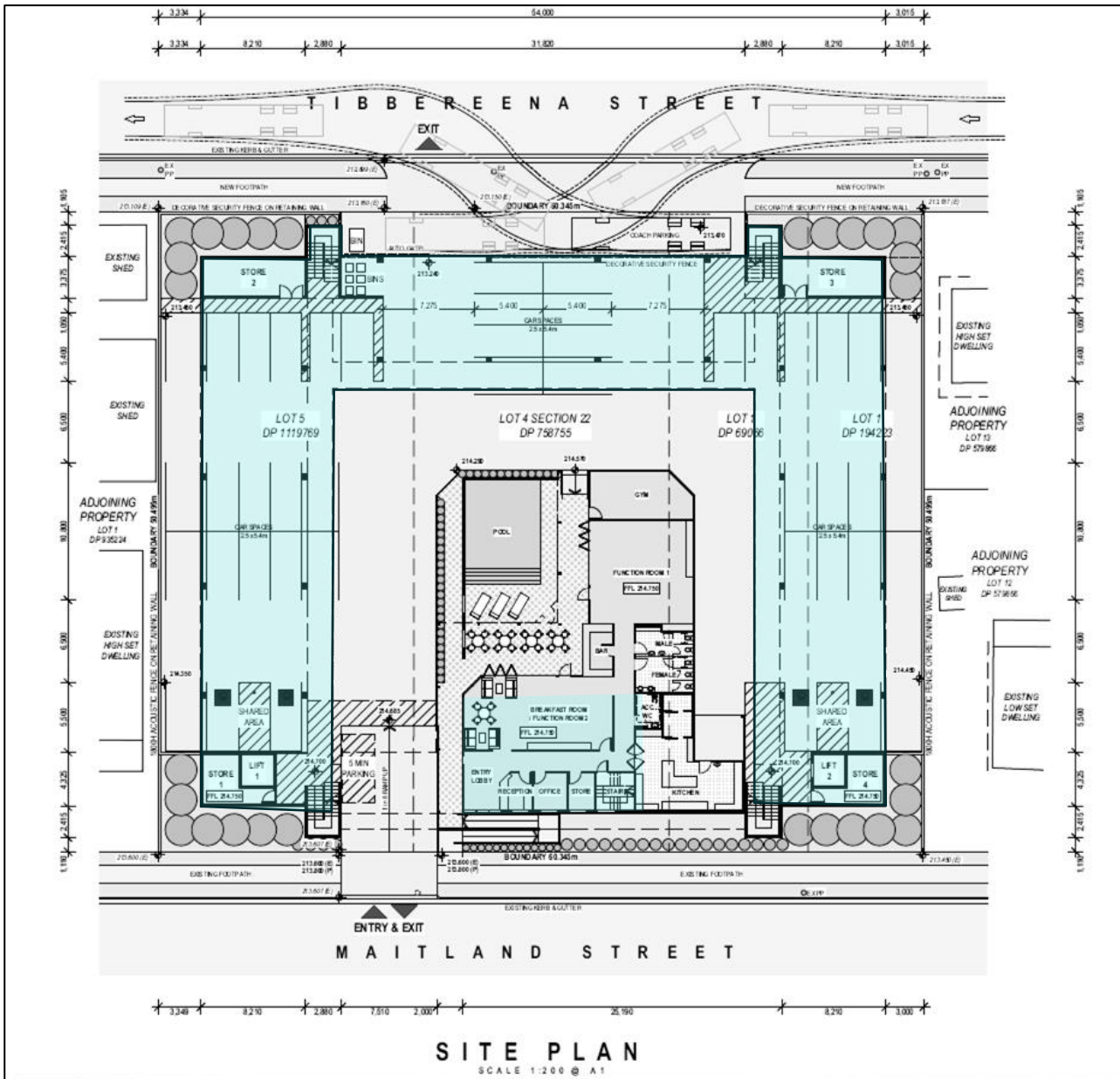


Figure 2-1 Proposed Site Plan/Ground Floor Plan (First/Second Floor footprint indicated in blue shading) (Hill Lockart Architects, 2021)

The following setbacks to property boundaries would be provided:

Maitland Street (front):

- 3.51 metres to the front wall of the building, comprising the entry lobby, office, kitchen, and the like
- Proposed stairwells 1 and 4 would encroach on the front setback, being 1.11 metres from the front property boundary.

Tibbereena Street (rear):

- 3.52 metres to the rear wall of the building, rear storerooms, and rear gate.
- Proposed stairwells 2 and 3 would encroach on the rear setback, being 1.11 metres from the rear property boundary.

Side setbacks:

- 3.349 metres side setback (south), and
- 3.00 metres side setback (north).

The internal spaces and elements of the proposed motel are outlined in the table below.

Table 2-1 Proposed design elements

Location	Design Element	Number
<b>Ground Level</b>	Entry lobby and reception	1 each
	Office and storeroom	1 each
	Function room 1	1
	Breakfast room / function room 2	1
	Bar	1
	Kitchen	1
	Amenities: Female Male Accessible	3 WCs 2 WCs and 1 urinal trough 1 WC
	Lift (on all levels)	2
	Staircase towers	4
	Storeroom	4
	Bin storage	1 area
	Parking spaces	42 standard spaces 4 accessible spaces
	Outdoor pool and seating area	1
	Gymnasium	1
<b>First Floor Level</b>	Manager's residence (3 bedrooms, 1 living/dining, 1 bathroom and ensuite and 1 laundry)	1
	Store	2
	Store / laundry	2
	Accommodation (total) Standard rooms	24 (in total) 9



Location	Design Element	Number
	Executive rooms	11
	Accessible rooms	2
	Family rooms	2
<b>Second Floor Level</b>	Store	4
	Accommodation (total)	24 (in total)
	Standard rooms	9
	Executive rooms	11
	Accessible rooms	2
	Family rooms	2

To facilitate the proposed development, the following ancillary works are also required:

### **Site Establishment and Earthworks**

Site establishment would involve any capping, relocation, or extension of existing essential infrastructure / services, in accordance with the requirements of the respective servicing authority.

Earthworks, in the form of imported fill and compaction, would be required to achieve a suitable building pad located above the FPL. The proposed earthworks across the site would be between 0.2 and 1.0 metres in height to avoid serious inundation of the car park area.

Masonry retaining walls, varying from in height from 0.4 to 1.0 metre, would be installed to the perimeter of the site to retain and support the building pad on the subject land. Earth fill would be at a depth of 0.3 to 0.9 metres.

### **Signage**

Proposed business identification signage would comprise boxed illuminated signs on both street frontages, together with 'vacancy' indication sign. Proposed business identification signage would comply with the provisions of the State Environmental Planning Policy No 64 – Advertising and Signage.

Internal signage would include fixed coloured metal forms to each stairwell wall with spot lighting to both frontages.

### **Fencing**

Perimeter fencing located at both public road frontages is proposed in the form of decorative semi-transparent 'pool style' fencing. Proposed fencing along the side boundaries (adjoining residential land uses) would be acoustic timber panelling lapped and capped, at 1.8m in height. Dependent upon areas and depths of fill, fencing may be located on top of masonry retaining walls up to 900mm in height. Refer to accompanying development plans.

### **Landscaping**

Landscaping treatment would be provided to both street frontages, except for ingress and egress points. Hardstand (concrete) areas would be established for vehicular movement and parking areas within the proposed development. Landscaping would provide for visual amenity to soften the appearance of decorative fencing at the property boundaries.

### **Staff**

## **Statement of Environmental Effects**

### *Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

It is envisaged that the proposed development would provide permanent employment for a minimum of 8 staff including the management couple, kitchen, and cleaning staff. Additional, casual staff may be required for functions.

## Hours of operation

The proposed motel and ancillary function facilities would operate 24 hours per day, 7 days per week, particularly as a manager's residence is incorporated into the proposed development. Proposed operating hours are 6am to 11pm daily.

## Consolidation of land

The involved lots would be consolidated into one parcel, therefore, compliance with the National Construction Code (NCC) would be based on setbacks to the perimeter boundary of the consolidated subject land.

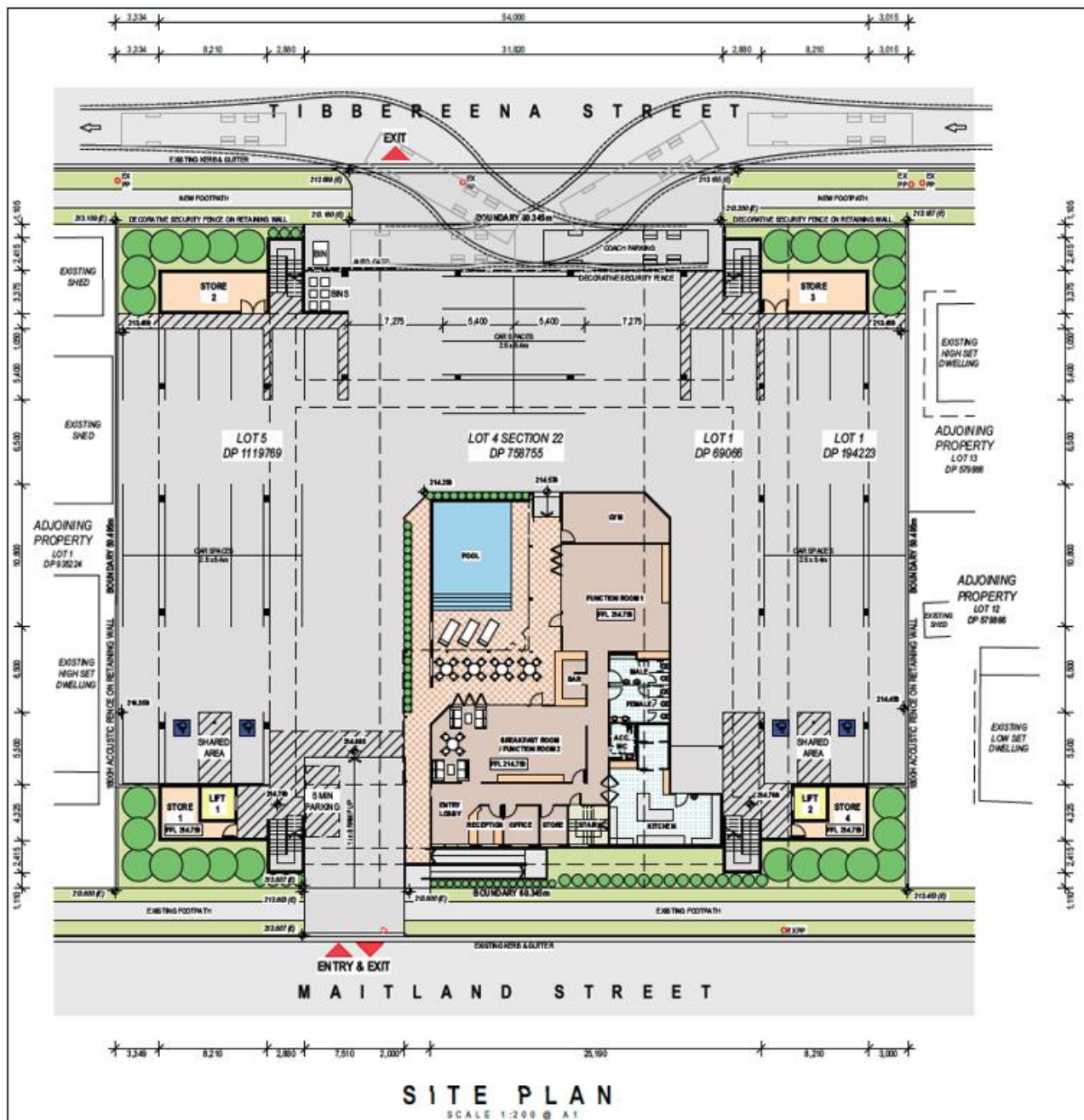


Figure 2-2 Proposed Site Plan (Hill Lockart Architects, 2021)



Figure 2-3 Proposed Elevation as viewed from the primary building frontage Maitland Street (Hill Lockart Architects, 2021)

## **3. ENVIRONMENTAL ANALYSIS**

### **3.1. SITE ANALYSIS**

The subject land is identified as 27 – 33 Maitland Street, Narrabri. Together, the four subject lots comprise an area of approximately 3,017m<sup>2</sup>. Two dwelling houses and associated ancillary development, such as a carport, shed and water storage tank, are present on the land. A small engine repairs workshop is also present on the land.

The land is rectangular in shape and fronts Maitland Street (eastern boundary) and Tibbereena Street (western boundary), as outlined earlier in this report. The land is located between the intersections with Denison Street and Fitzroy Street. Residential properties are located to the north and south of the subject land.

Maitland and Tibbereena Street are both bitumen sealed public roads with concrete kerb and gutter present. Parking arrangements to each road are 45-degree angled parking with nose in. A footpath is located along the entire frontage of Maitland Street, which provides direct connectivity to local shops and services also within the core commercial area of Narrabri.

Minimal vegetation is present on the site, including grasses, established gardens and several small exotic trees.

The subject land is considered level, with approximately 400mm of fall from east to west. The existing surface levels are around 213.5m AHD.

The surrounding precinct is zoned for business/commercial development, though surrounding land remains primarily residential use. Residential development is predominantly comprised of dwelling houses; however, attached dwellings are located on an adjoining parcel, north-west of the subject land. Narrabri Creek is located to the west and discharges nearby to the Namoi River. Recreational and community uses are located along the creek and associated parkland reserve including the aquatic centre, information centre and a caravan park, as indicated in Section 3.3 of this report.

An existing sewer main bisects the subject land. Other services including water meters and Telstra pits are located at the frontage of the subject land. Overhead electricity is present along both street frontages.

*Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

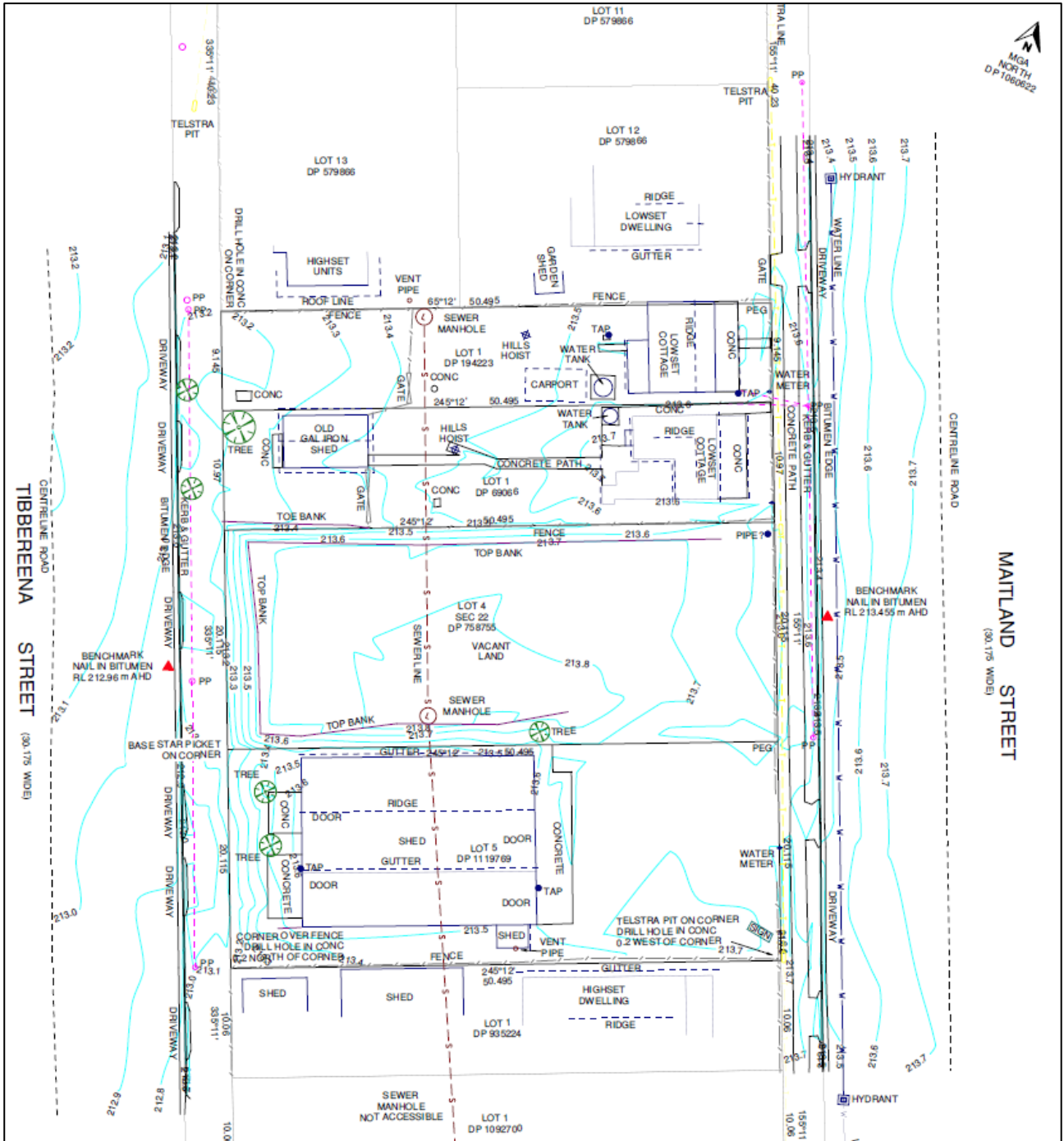


Figure 3-1 Detail Survey Plan (Source: SMK Consultants, 2021)



### 3.2. EXISTING AND HISTORIC LANDUSE

The subject land contains two dwellings and associated ancillary development. These lots and the surrounding precinct have been historically developed for residential purposes. A large metal shed is present on Lot 5, which is currently used as a small engine repairs business. An aerial image of the existing built environment is provided in below in Figure 3-2.

Historic aerial imagery from 1968 and 1989 is provided in Figure 3-3 and Figure 3-4 on the following page. The two dwellings and small engine repairs workshop appear to be present in both images. Development on Lot 4 appears to be present in historic aerial imagery. Though it is difficult to determine the nature and type of development, it is considered that a residential dwelling (or dwellings) was most likely present.



Figure 3-2 Aerial image of the subject land (Source: SIX Maps, 2021)



Figure 3-3 Historic aerial image (1968) of the subject land (Source: NSW Spatial Services, 2021)



Figure 3-4 Historic aerial image (1989) of the subject land (Source: NSW Spatial Services, 2021)

### **3.3. SURROUNDING CHARACTER AND STREETScape**

The subject land is located in an older residential precinct of Narrabri; evident through the age of the dwellings located on site and in the surrounding streetscape.

Varied land uses are present in the immediate area including:

- Big 4 Caravan park adjacent to the Narrabri Creek (west)
- Narrabri Aquatic Centre (north-west)
- Narrabri CBD including supermarkets, speciality stores, the post-office and visitor information centre (north)
- Narrabri Shire Council Chambers (north-east)
- Other motel accommodation including the Mid-Town Inn Narrabri and Namoi Hotel-Motel (north) and Southern Cross Motor Inn (south-east), and
- Narrabri RSL Club (south).

Properties adjacent the subject land are residential in nature and typically comprise dwelling houses, except for five attached dwellings north -east of the subject land.



## 3.4. LAND HAZARDS

### 3.4.1. Flood prone land

The subject land is mapped within Council's Flood Planning Area, as indicated in Figure 3-5 on the following page. The land falls within the floodplain of the Namoi River, which is located approximately 1.5 kilometres to the west. Narrabri Creek meets Namoi Creek approximately 4 kilometres downstream of the subject land.

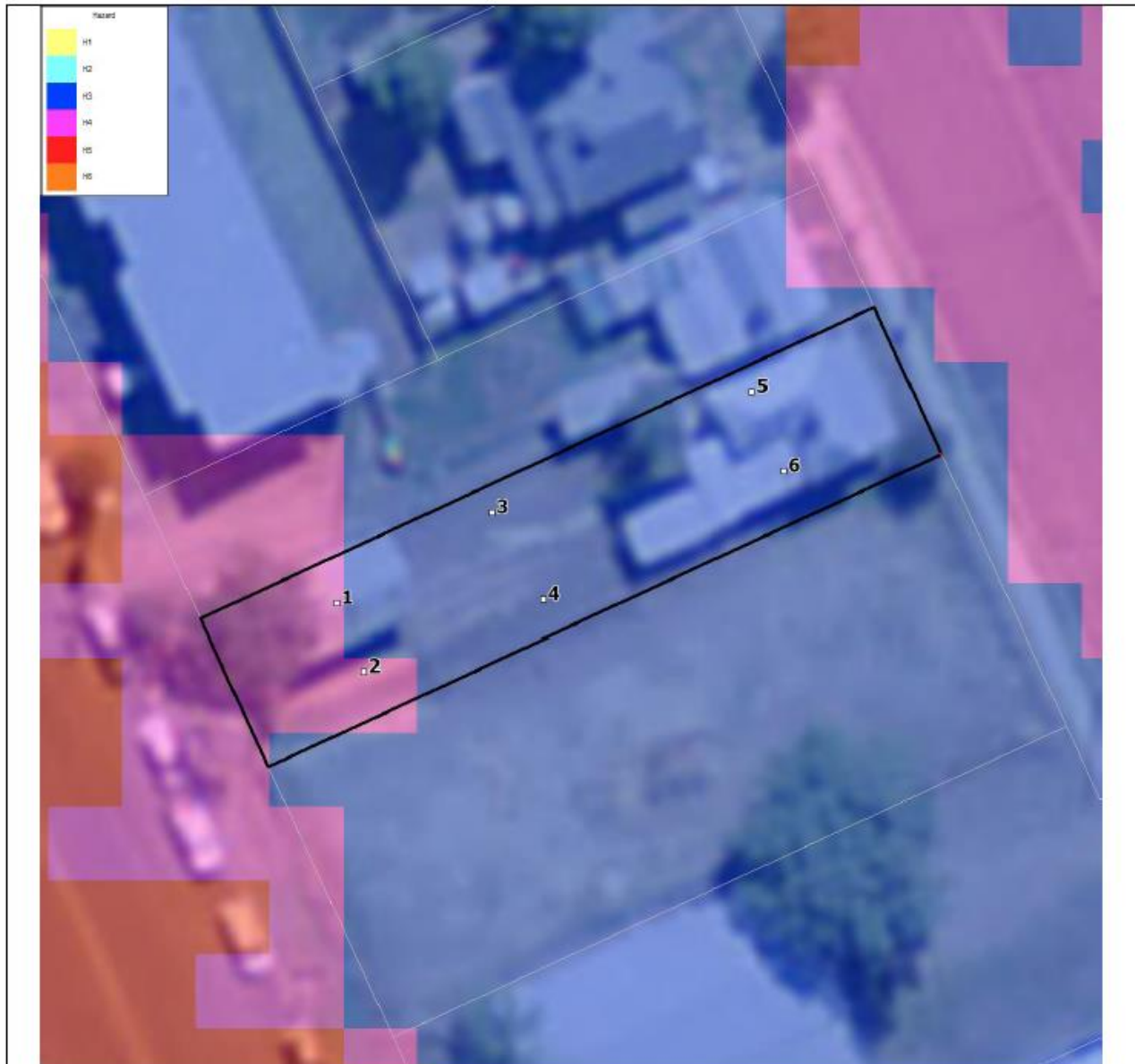


Figure 3-5 Flood Planning Area in proximity to the subject land (Source: NSW Planning Portal, 2021)

A flood certificate (refer to Appendix C) was issued by Narrabri Shire Council on 28 January 2021 for 31 Maitland Street, Narrabri. The information provided in the flood certificate is based on the Narrabri Floodplain Risk Management Study and Plan (vol 1) Supplementary Flood Study – Namoi River, Mulgate Creek and Long Gully (WRM Water and Environment, 2019).

The peak 100-year ARI flood level for the subject land ranges from 214.59m AHD to 214.61m AHD the floodwater depth for this event ranges from 0.88m AHD to 1.33m AHD and has an associated velocity of 0.13m/sec to 0.52 m/sec, as indicated in Figure 3-6 below.

As a result of the minimum floor level required for the proposed development is 214.750m AHD, which is approximately 150mm above the 100-year ARI flood level. Given the ground level functions of the proposed building are identified as a commercial use and no habitable areas are proposed, a 500mm freeboard level has not been applied residential accommodation is provided on the first and second floor, which are located well above the 100-year ARI flood level plus 500mm freeboard for the subject land.



Keypoint	Terrain (m in AHD)	100 Year Flood Level (m in AHD)	Flood Planning Level (m in AHD)	Depth (m)	Velocity (m/s)
1	213.36	214.60	215.10	1.24	0.17
2	213.38	214.60	215.10	1.23	0.17
3	213.60	214.59	215.09	0.99	0.14
4	213.58	214.60	215.10	1.02	0.13
5	213.72	214.59	215.09	0.88	0.18
6	213.71	214.60	215.10	0.89	0.13

Figure 3-6 Extract of Flood Certificate (Narrabri Shire Council, 2021)



### 3.5. HERITAGE CONSERVATION

#### 3.5.1. Aboriginal cultural heritage

The subject land is located within an established area. A search of the Aboriginal Heritage Information Management Systems (AHIMS) on 15 March 2021 indicated there are no recorded Aboriginal sites within a 200-metre buffer of the subject land. However, an AHIMS search of 1000 metre buffer has identified two Aboriginal sites.

AHIMS search results are identified in Appendix B.

#### 3.5.2. Post-European heritage

The subject land is not mapped as an item of environmental heritage, or mapped within a heritage conservation area, as indicated in Figure 3-7 below.

An item of environmental heritage, referred to as I033 is present, approximately 85 metres north of the subject land (52 Maitland Street, Narrabri), which contains a courthouse and district police office. Heritage considerations are identified and discussed in further detail in Section 5.3.1.

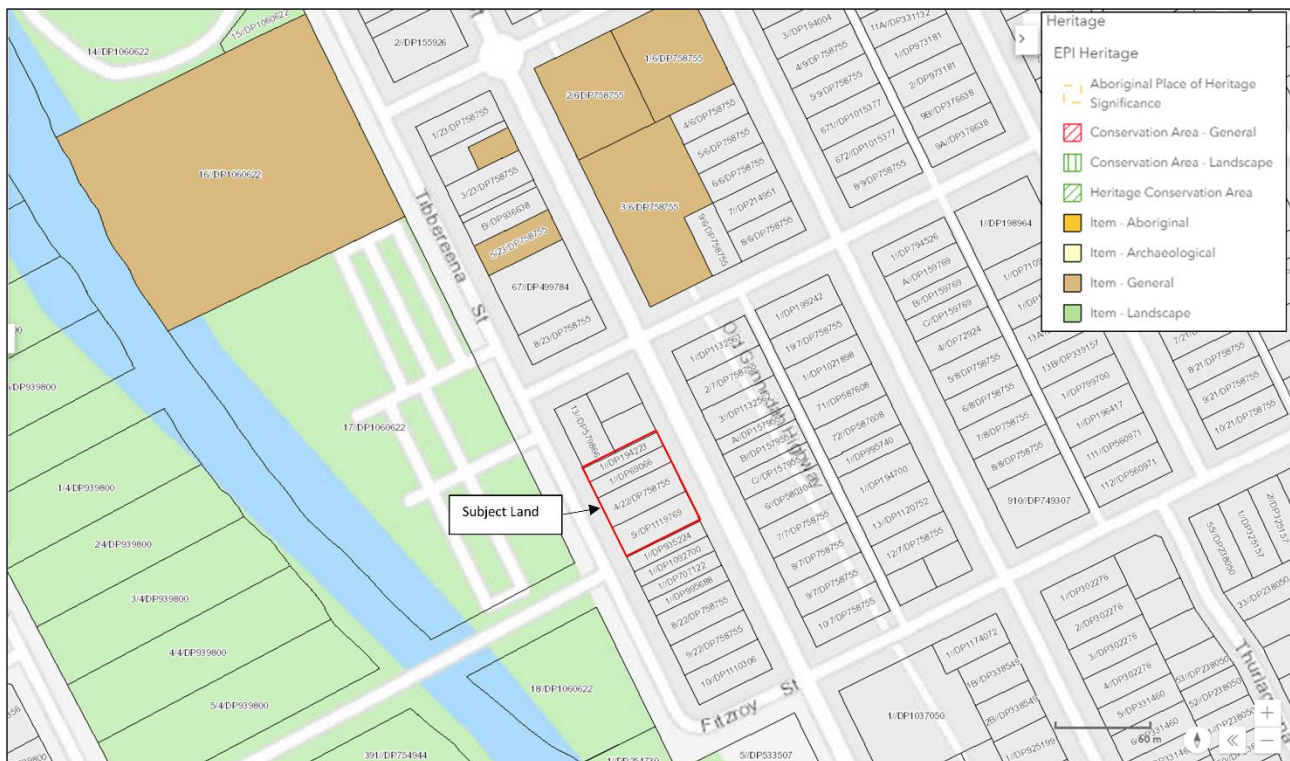


Figure 3-7 Subject land and its proximity to a listed heritage item (Source: NSW Planning Portal, 2021)

### 3.6. BIODIVERSITY CONSIDERATIONS

The subject land is located in an established residential/mixed use area. There are no identifiable biodiversity features on the subject land such as habitat trees, hollow-bearing trees, or aquatic habitat.



## **4. INFRASTRUCTURE AND SERVICE PROVISIONS**

### **4.1. SITE ACCESSIBILITY**

The subject land has access to the existing road network, with frontages to Maitland Street and Tibbereena Street. Existing crossover points, where not required to facilitate the proposed development, would be reinstated as kerb and gutter.

The proposed motel includes the provision of access to both Maitland Street and Tibbereena Street. Impacts on the function of these roads are considered minor. Traffic would be dispersed as a result of the design of vehicle movement arrangements in the proposed development. Vehicles can enter via Maitland Street and exit to either Maitland Street or Tibbereena Street. Adequate sight lines would be provided for to facilitate safe and orderly egress from the site, particularly with regard to the existing pedestrian footpaths located along both frontages. No conflict or safety concerns are anticipated within the proposed development as appropriate signage and directional indicators would be provided within the hardstand parking area.

The proposed bus access and parking bay would be located to the rear frontage along Tibbereena Street.

The subject land also benefits by direct access to an existing concrete footpath, located along Maitland Street, which extends to Narrabri CBD.

### **4.2. TRAFFIC GENERATION**

The proposed development would generate an increase in traffic movements (trips per day), compared to the existing uses present. Except for the use of the function centre, most vehicle movements would be in the morning and evening, upon checkout and check-in. The function centre may be used throughout the day, therefore there is the ability to generate traffic movements within this off-peak time.

The Guide to Traffic Generating Development (RTA, 2002) indicates that for motels, a daily vehicle trips rate of 3 per unit applies, with an evening peak hour vehicle trips rate equivalent to 0.4 per unit. At 3 vehicles per day, at full capacity (48 rooms plus managers residence), a total of 147 movement are predicted, based on the RTA guide. The rate specified above is based on 100% occupancy of units. In some areas it is suitable to apply an 85% occupancy on the peak day of the week. Due to the regional context in which Narrabri is situated, it is considered reasonable to apply an 85% occupancy rate. If operating at 85% capacity, it is calculated that the total number of daily vehicle trips would consist of 125 movements per day on the peak day of the week.

Traffic generated by the ordinary operation of the proposed motel would be associated with vehicles travelling to Narrabri as a destination or through Narrabri to another location. The proposed motel is located in close proximity to the Newell Highway, which would cater for the majority of this traffic.

### **4.3. ON SITE PARKING**

The proposed development provides a total of 46 car parking spaces. When applying a 1:1 room vs parking rate, a deficiency of 2 parking spaces exists if the motel accommodation is operating at full capacity. Upon application of the RTA Guide to Traffic Generating Development, where it is considered suitable to apply an 85% occupancy rate, the proposed development would provide an acceptable rate of parking. In addition, guests may not occupy rooms at a rate of one vehicle per room. In many cases, guests would comprise families, work colleagues, friends, who would travel to the proposed motel in a single vehicle, however, may occupy two or more rooms. This scenario is a common occurrence, and it is considered surplus parking would be provided.

When the function centre is in use (i.e. corporate events, small weddings), a bus would typically be organised to collect guests from nearby hotels and motels who offer accommodation. Transportation to the site via coach would reduce traffic movements to and from the proposed building, thus reducing traffic movements on the local road network. Coach parking is incorporated into the proposed layout and is positioned adjacent Tibbereena Street, providing safe off-street parking (refer to Figure 2-2). When in use, the coach would be able to safely enter and leave in a forward direction. Parking within the subject land would not be made available to guests of an event, as it would be restricted to those guests who are staying at the proposed development only.

#### **4.4. SERVICES AND INFRASTRUCTURE**

The subject land is situated in an established town centre. Essential infrastructure including overhead electricity, reticulated water and communication networks are available to the subject land. The proposed development would connect to these services in accordance with the requirements of the respective servicing authority.

The subject land is served by existing connections to Council's reticulated sewage network. The proposed motel would generate a more substantial effluent/wastewater loading than the existing uses. Detailed calculations and design plans would be provided with the construction certificate for Council's consideration.

Existing development on the site directs excess stormwater to Council's stormwater network. The proposed development would also adopt this method and discharge to Council's network. The proposed stormwater drainage arrangements are indicated on the design plans that accompanies the development application refer to Appendix A. Detailed calculations and design plans would be provided with the construction certificate for Council's consideration.

#### **4.5. SOCIAL AND COMMUNITY INFRASTRUCTURE**

The subject land is located in central Narrabri, near to the CBD cluster of stores and services. Other services located nearby include community infrastructure such as the Council Chambers, Narrabri Hospital and other medical clinics, Narrabri post office, public open space, and Narrabri Aquatic Centre.

## 5. STATUTORY FRAMEWORK

### 5.1. FOUNDATION FOR THE PROPOSAL

#### 5.1.1. Narrabri Special Activation Precinct

Narrabri has been announced by the NSW Government as one of several Special Activation Precincts (subject to the State Environmental Planning Policy (Activation Precincts) 2020 (Activation Precinct SEPP). The strategic direction thus far outlined for the Narrabri precinct is a thriving energy hub targeting industries such as value-added production, manufacturing and freight and logistics, generating local and regional employment growth. It would also leverage key infrastructure such as the Inland Rail and Narrabri Gas. Special Activation Precincts benefit from significant investments by the State government to provide enabling infrastructure. The draft Masterplan for the Narrabri Special Activation Precinct is currently being prepared.

Tourism would be a critical support for the projected local and regional economic growth and employment. It is already one of the key economic drivers for the region. The proposed motel would support the strategic directions for Narrabri, by catering for tourists, visitors, and itinerant workers, as may be boosted by the Special Activation Precinct.

#### 5.1.2. Regional strategies

##### New England North West Regional Plan 2036

The New England North West Regional Plan 2036 identifies a vision for the region, acknowledges the opportunities provided by natural resources and strong communities and sets the following regionally focused goals:

- *A strong and dynamic regional economy*
- *A healthy environment with pristine waterways*
- *Strong infrastructure and transport networks for a connected future*
- *Attractive and thriving communities.*

In particular the Regional Plan has identified Council responsibilities, which includes:

*Direction 8: Expand tourism and visitor opportunities*

*(Action - Facilitate tourism and visitor accommodation and supporting land uses where appropriate through local growth management strategies and local plans.)*

Naturally, the proposal would expand upon the existing accommodation options in the locality, cater for tourists and visitors and ensure tourism expenditure is not lost due to constrained supply. Accommodation and food services is identified as being in the Top 5 industries in the Narrabri 2016 census.

Of particular note, the mining industry in the region has absorbed much of the long and short-term accommodation supply options across the LGA. The proposed development would further aid the supply of short-term accommodation for nearby workers, while also providing for the tourism industry.

#### 5.1.3. Local strategies

Narrabri Shire Council studies outlined in the following sections provide clear direction that the existing tourism industry in the Narrabri could be further enhanced and expanded to the benefit of the local and regional economy. Recommendations relating to the tourism industry expansion also outline the need for short term

accommodation and the provision of associated infrastructure to support this. The proposed motel would contribute to the achievement of the strategic goals and visions for Narrabri, as discussed further below.

## **Local Strategic Planning Statement 2040**

The Local Strategic Planning Statement (LSPS) outlines Narrabri's economic, social, and environmental land use needs over the next 20 years. It sets clear planning priorities about what would be needed, such as jobs, homes, services, and parks, where these should be best located and when they would be delivered.

The aims of the LSPS include:

- *better understand housing needs and help to make life more affordable for residents*
- *increase the number of local jobs*
- *advocate for better infrastructure and services*
- *support the growth of agricultural businesses and tourism across the Shire.*

Section 4.2.6 (Planning Priority 5 – Promote Tourism) provides the following:

- *4.2.6.1. – Tourism contributes approximately \$50 million to the Narrabri region economy each year*
- *4.2.6.2 – Council will ensure that the infrastructure, facilities and services are in place to support the growth of the tourism sector*

The proposed development would form part of the local tourism industry, catering for tourists and visitors and accommodating conferences, events and functions that drive local expenditure. The proposal would support the anticipated and desired growth of tourism across the LGA beyond \$50 million annually.

## **Growth Management Strategy 2020**

The Growth Management Strategy (GMS) was prepared in response to policy requirements for a comprehensive strategic land use plan to guide growth and development in Narrabri over the next 20 years, and to inform the LSPS.

The GMS references the Upper North West Regional Economic Development Strategy 2018-2022 is referenced and outlines four strategies:

- A. Improve freight efficiency in agriculture and mining*
- B. Encourage investment, increased productivity and value adding:*
- C. Invest in people, skills, community and lifestyle to address the region's skills gap:*
- D. Diversify the economy through emerging industry sectors**
  - a. Continue to grow and strengthen the region's tourism industry*
  - b. Encourage and support the growth of the renewable energy sector*
  - c. Leverage and support the coal seam gas sector (if extraction is approved)*
  - d. Support the growth of manufacturing and processing*
  - e. Upgrade and develop tourist attractions and assets such as Yarrie Lake*
  - f. Improve conference, meeting and event venues*
  - g. Augment electricity transmission infrastructure to enable renewable energy generators*
  - h. to connect to the grid.*

The GMS outlines the proposed support and facilitation of tourism and visitor accommodation and appropriate land uses. Section 4.5 identifies that Narrabri Shire attracted 261,000 visitors in 2017, who stayed 3 nights on average in the region, injecting an estimated \$50 million into the region's economy.

Given the contribution that tourism currently makes to the local economy, Section 4.5.1 of the GMS makes the following recommendation, guided by the NENW Regional Plan:

- *Reviewing NLEP to assess the available opportunities for tourism related activities and development such as temporary events and permissibility of appropriate tourist and visitor accommodation in accordance with zone objectives.*

Although the proposed development is currently permissible in B2 Local Centre zoning, the current zoning objectives are not clear in providing specific direction to encourage and support the growth of tourist accommodation or tourist facilities. Notwithstanding this, the proposed development is consistent with the strategic directions for the tourism industry as outlined in the above planning studies.

## 5.2. STATE PLANNING CONTROLS

### 5.2.1. Environmental Planning and Assessment Act 1979

Application is being made for the proposed development in accordance with Part 4, Section 4.2 of the NSW *Environmental Planning and Assessment Act 1979*.

In accordance with Section 4.4.6 of the EP&A Act, integrated development is development that in order for it to be carried out, requires development consent and one or more of the following approvals.

Act	Provision	Approval	Relevant
<b>Coal Mine Subsidence Compensation Act 2017 (NSW)</b>	s 22	Approval to alter or erect improvements, or to subdivide land within a mine subsidence district.	No
<b>Fisheries Management Act 1994 (NSW)</b>	s 144	Aquaculture permit.	No
	s 201	Permit to carry out dredging or reclamation work.	No
	s 205	Permit to cut, remove, damage, or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease.	No
	s 219	Permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway, or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river, or creek, or across or around a flat.	No

**Statement of Environmental Effects**  
*Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

Act	Provision	Approval	Relevant
<b>Heritage Act 1977 (NSW)</b>	s 58	Approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1).	No
<b>Mining Act 1992 (NSW)</b>	ss 63, 64	Grant of mining lease.	No
<b>National Parks and Wildlife Act 1974 (NSW)</b>	s 90	Consent to knowingly destroy, deface or damage or knowingly cause or permit the destruction or defacement of or damage to, a relic or Aboriginal place.	No
<b>Petroleum (Onshore) Act 1991 (NSW)</b>	s 16	Grant of production lease.	No
<b>Protection of the Environment Operations Act 1997 (NSW)</b>	ss 43 (a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	No
	ss 43 (b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a “waste activity” but including any activity described as a “waste facility”).	No
	ss 43 (d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	No
<b>Roads Act 1993 (NSW)</b>	s 138	Consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or	No



Act	Provision	Approval	Relevant
		(d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road.	
<b>Rural Fires Act 1997 (NSW)</b>	s 100B	Authorisation under Section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes.	No
<b>Water Management Act 2000 (NSW)</b>	ss 89, 90, 91	Water use approval, water management work approval or activity approval under Part 3 of Chapter 3.	No

The proposal is not integrated development under Section 4.46 of the EP&A Act.

### 5.2.2. State Environmental Planning Policy (Infrastructure) 2007

The State Environmental Planning Policy (Infrastructure) 2007, referred to as ISEPP, contains provisions that relate to traffic-generating development. Clause 104 of the ISEPP relates to development proposal identified in Schedule 3, which involves:

- (a) *new premises of the relevant size or capacity; or*
- (b) *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

*The proposed use is not specifically referenced in Column 1 of Schedule 3 of the ISEPP, so a classification of 'any other purpose' has applied; a corresponding trigger of '200 or more motor vehicles per hour' applies.*

In this regard, 49 rooms are proposed including the manager's residence and guests would primarily arrive in the afternoon/evening and depart in the morning. Although the peak movements would be distributed across the day and are not considered continuous, the proposed development would not generate more than 200 vehicles per hour, and therefore is not considered traffic generating development under ISEPP.

### 5.2.3. State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires consideration of site contamination. Pursuant to clause 7(1), a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated and if so, whether the land would be suitable, after remediation, for the purpose for which the development is proposed to be carried out.

The subject land is not on the list of Contaminated Sites Notified to the NSW EPA or on Council's register of potentially contaminated land. The subject land and surrounding precinct have primarily been used for

residential purposes for an extended period (decades). It is acknowledged that a small engines workshop is present on Lot 5, which is considered an activity for the purpose of ‘engine works’, being an activity referred to in Table 1 of the contaminated land planning guidelines; therefore clause 7(4)(b) applies in this instance. The existing shed (small engines workshop) on Lot 5 suggests that the existing use is a small-scale operation. The detail survey plan identified in Figure 3-1, does not indicate the presence of petrol bowzers, petrol storage tanks or chemical storage containers, which may be associated with a larger operation. It is considered a low likelihood that contaminated substances would be present on Lot 5.

#### 5.2.4. State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) is relevant to the proposed development given approval for signage is sought by way of this application. Details of proposed signage are included with the plans accompanying this development application.

### 5.3. LOCAL PLANNING CONTROLS

#### 5.3.1. Narrabri Local Environmental Plan 2012

The land is subject to the Narrabri Local Environmental Plan 2012 (LEP). The subject land is zoned B2 Local Centre under the provisions of the LEP, as indicated in Figure 5-1 below.

The immediate surrounding area to the north, east and south is predominately B2 Local Centre. Land zoned RE1 Public Recreation is located further west, generally adjacent Narrabri Creek. R1 General Residential zoned land is one block east of the subject land, as identified in Figure 5-1.



Figure 5-1 Land zoning (Source: NSW Planning Portal, 2021)

## Permissibility of the proposal

The proposed development is described as **motel accommodation**, which in accordance with Narrabri LEP, is most appropriately defined as:

**hotel or motel accommodation** means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—

(a) comprises rooms or self-contained suites; and

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Hotel or motel accommodation is permitted with consent according to the B2 land use table.

## Objectives of the zone

Clause 2.3 of the LEP requires Council to have regard to the objectives for development in a zone when considering a development application. The proposed development is considered compatible with the objectives of the B2 Local Centre zone as discussed in the table below.

Table 5-1 Narrabri LEP B2 zone objectives

B2 Local Centre Objectives	Comment
<b><i>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area</i></b>	Applicable. The objective would be achieved as the proposed development offers accommodation that would serve the needs of people who visit the local area.  The ancillary use (function centre), which is available for use for events and functions would serve the needs of both residents and visitors.
<b><i>To encourage employment opportunities in accessible locations.</i></b>	Applicable. The objective would be achieved as the proposed development would enable the opportunity for employment in the local economy across a number of areas once operational, including directly through administration, cleaning, kitchen staff and landscaping for example.  Other indirect opportunities are provided for suppliers (i.e., food and beverages, linen, hygiene), accounting/bookkeeping and trades required for ongoing maintenance (i.e., pool, air conditioning). These opportunities are in addition to the short-term employment opportunities generated through the construction and fit out phase.
<b><i>To maximise public transport patronage and encourage walking and cycling.</i></b>	Applicable. The objective would be achieved as the location of the proposed development enables guests to walk or cycle to the nearby CBD of Narrabri and/or recreational areas that are situated nearby.

B2 Local Centre Objectives	Comment
<i>To generally conserve and enhance the unique sense of place of business centre precincts by ensuring that new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of those places.</i>	Applicable. The objective would be achieved as the proposed development would be consistent with the permitted and desired land uses in the B3 zone. It is considered that Council wishes to transition this precinct to business/commercial activity.
<i>To ensure that adequate provision is made for infrastructure that supports the viability of business centre precincts.</i>	Applicable. The objective would be achieved as the infrastructure provisions are in place due to the proposal being considered in-fill development. The ongoing, intensified use of the subject land would support the viability of business centre precincts.

### Clause 5.10 Heritage Conservation

The subject land is not within a heritage conservation area, nor does it contain an item of environmental heritage or any known Aboriginal objects and is not within an Aboriginal place of significance. The subject land is however located nearby to a mapped item of environmental heritage at 52 Maitland Street, Narrabri Wagga, identified as I033 under Schedule 5 of the Narrabri LEP.

As the proposed development is located less than one block from item I033, clause 5.10 (5)(c) of the LEP may apply. However, as this application relates to the proposed development, which is located approximately 85 metres away from the existing heritage item, it is not considered to be classed 'nearby', as this would generally relate to development, adjacent, adjoining or directly opposite a proposed development. Therefore, in this instance, Clause 5.10 (5)(c) would not apply.

### Clause 6.1 Earthworks

The proposed development would involve earthworks during the construction phase associated with constructing the building and ancillary items, including access, hardstand areas and services, for example.

It is considered that the proposed earthworks would not compromise the use of the land but, rather, contribute to the achievement of the relevant objectives of the B2 zone.

The proposed earthworks would not have a noticeable impact on the existing drainage patterns in the locality and stormwater runoff would be managed through the construction of stormwater drainage pits, hard stand areas and retaining walls, which would control the release of stormwater volumes to the public road. Water quality and quantity measures would be implemented to avoid any impacts to Council's stormwater network.

Fill material would be required in some areas; any fill material would be sourced from excavated areas within the proposal site where possible or, alternatively, would be excavated natural material (ENM) imported to the site from a local quarry.

Mitigation measures would ensure the environment is protected against soil erosion and loss of soil from the construction site.

### Clause 6.2 Flood planning

The land is mapped as being within a Flood Planning Area (FPA), as indicated in Figure 3-5 of this report. Flood modelling results show that regional flooding of the Namoi River threatens the developed areas of Narrabri.

The proposed development site is within the 'Main Town South' precinct described in the Narrabri Flood Study. This community is bordered by Mulgate Creek/Horsearm Creek/ Doctors Creek to the north and east, the Werris Creek Mungindi Railway to the south and Narrabri Creek to the west.

In the 5% AEP flood event, the majority of the community would not be affected, however, a 1% AEP flood event almost entirely inundates the area. The Main Town South community is described as a low flood island.

Clause 6.2 applies to land identified as FPA on Council's Flood Planning Map. Development consent must not be granted to development on land which this clause applies unless the following matters have been considered below in Table 5-2.

Table 5-2 Clause 6.2 (NLEP) considerations

Considerations	Comment
<i>(a) is compatible with the flood hazard of the land, and</i>	<p>The proposal is considered generally compatible with the flood hazard of the land, in consideration of the wider area that would also be affected in the major flood event. The subject land and surrounding 'Main Town South' precinct is not affected in the 5% AEP event but would be affected by the 1% AEP flood event.</p> <p>Further, a building pad is proposed to be established on the site, which would provide a level of protection, as it would be located above the flood planning level.</p>
<i>(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</i>	<p>The proposed development is not anticipated to adversely affect flood behaviour, given the scale of the proposed development in comparison to the significant area of the floodplain. The proposed development would cause no noticeable increase in the flood affectation of other nearby properties in the event of a flood that affects the subject land.</p>
<i>(c) incorporates appropriate measures to manage risk to life from flood, and</i>	<p>As outlined previously, a building pad exceeding the 1% AEP flood level would be established on the proposed development site, to afford a high level of protection against major floods and mitigate the risk to life. Additionally, habitable rooms would only be located on the first floor and second floor, well above the major flood levels. Building materials would be structurally sound in response to the movement of floodwaters in the 1% AEP flood level.</p> <p>Flooding of the Namoi River typically provides a warning period of several days, allowing the necessary evacuation and closure arrangements to be made for the proposed development. This would be incorporated into a flood management plan.</p>
<i>(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation,</i>	<p>The subject land is located approximately 130 metres from Narrabri Creek and at least 1.3km from the Namoi River.</p>



Considerations	Comment
<i>destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</i>	The proposed building pad would be stabilised through extensive compaction across the site in accordance with the relevant Australian standards, concrete surfacing, and associated landscaping. It is considered the proposed development does not present a notable risk of avoidable erosion or siltation of nearby watercourses or the river.
<i>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</i>	Should the subject land be affected by flooding, a significant area of Narrabri would also be affected. The proposed development includes design measures to provide protection against flooding. It would only be inundated in a flood greater than the 1% AEP flood event and therefore is not considered to pose an unsustainable social and economic cost to the community.

## Clause 6.5 Essential Services

Development consent must not be granted unless the consent authority is satisfied that essential services can be provided. The proposed development would be located on serviced urban land. The existing dwellings and shed are connected to essential services currently. The proposed motel would also be connected to the following services, upgraded, and relocated as required:

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation, and*
- (e) suitable vehicular access.*

### 5.3.2. Narrabri Development Control Plan

The Narrabri Development Control Plan (DCP) contains provisions relevant to the proposed development. The provisions, relevant to the proposed development are discussed in the table on the following page.

Table 5-3 Relevant DCP Provisions

<b>Development Control Plan – Consideration of Relevant Clauses</b>	
<b>DEVELOPMENT CONTROL PLAN – BUILDING NEAR SEWER AND STORMWATER MAINS</b>	
2.1 Generally the structure must be located clear of the main by a minimum distance of one (1) metre from the main centreline or the equivalent invert dept of the main, whichever is the greater. The minimum distance shall be measured from the external face of any footing or structural component to the centreline of the main.	The existing sewer main would be clear of any structures (i.e. columns, pool), however it would be retained underneath the proposed car parking area.
2.2 Where there is no viable alternative or in exceptional circumstances, the General Manager may permit a building to be erected not in accordance with Sub Clause (i) subject to any additional works considered necessary to protect and allow access to the main should the need for repair become evident.	Not relevant, as indicated above, buildings would not be erected over the existing sewer main.
<b>DEVELOPMENT CONTROL PLAN – OUTDOOR ADVERTISING</b>	
<p>All activities associated with and being part of an Outdoor Advertising structure/message will comply with the requirements of the:-</p> <p>Department of Urban affairs and Planning</p> <p>Best Practice Guidelines</p> <p>Outdoor advertising policy</p>	With regard to signage, SEPP 64 considerations and guidelines have been addressed in this report. SEPP 64 is considered to include relevant, contemporary guidelines.



<b>Development Control Plan – Consideration of Relevant Clauses</b>	
<b>DEVELOPMENT CONTROL PLAN - PARKING CODE No 1</b>	
1. Council adopts the standard for design and level of provision of parking areas, in the guidelines as provided by the Roads and Traffic Authority of NSW in:- “Guide to Traffic Generating Developments”	Applicable. The “Guide to Traffic Generating Developments” identifies motel accommodation as casual accommodation. Parking rates are recommended to be based on similar developments, where located nearby. Due to the age and varying size of existing motel accommodation in Narrabri, parking rates associated with similar developments has not been investigated. The proposed development has considered both the ISEPP and RTA Guide to Traffic Generating Development guidelines and has included a merit-based assessment for parking standards, identified in Section 4.3.
4. Annexure 1 gives the minimum requirements for parking relating to a range of developments. Where there are mixed land uses ie; retail/warehouse, retail/offices etc, care should be taken in determination of the parking to be provided for each activity.	Applicable. Hotels (traditional/tourist) are classed as casual accommodation. As identified above, a merit-based assessment informed by relevant guidelines has been undertaken. The proposed number of parking spaces is considered acceptable as identified in Section 4.2 and Section 4.3 of this report.  In addition to guests parking spaces, a coach is also proposed to facilitate transport of guests, depending on function or event. The coach would alleviate the demand for on-site parking and reduce the potential for localised traffic impacts on the surrounding road network. A dedicated coach (off street) parking space is included in the footprint of the proposed development.
6. The design of tenant/customer parking is to conform to Australian Standard AS2890.1 – Car Parking.	Applicable. The design of the parking would conform to AS2890 for the 85 <sup>th</sup> percentile vehicle.
CONSTRUCTION: 1. All parking areas are to be paved, and the manoeuvring and parking spaces are to be clearly delineated. The parking area is to be drained to Council’s stormwater network.	Applicable. All parking areas would be concrete surfaced and connected to Council’s stormwater drainage system.

**Development Control Plan – Consideration of Relevant Clauses**

**LANDSCAPING:**

*It is suggested that carparking areas be landscaped, especially with shade trees.*

Applicable. Landscaping within the carpark is not proposed, given it would be an under-croft arrangement, with the motel footprint over. The carpark would therefore be adequately shaded.

## 5.4. OTHER RELEVANT SECTION 4.15 MATTERS FOR CONSIDERATION

Section 4.15 of the EP&A Act states that, in determining a DA, a consent authority is to take into consideration other relevant matters. These matters are listed in Table 5-4 below.

Table 5-4 Relevant 4.15 matters

Other relevant 4.15 matters for consideration	
<b><i>any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority...:</i></b>	There are no known proposed instruments that are considered imminent and that are applicable to the proposal.
<b><i>any planning agreement...:</i></b>	There are no planning agreements that are relevant to the proposed development.
<b><i>the suitability of the site for the development...:</i></b>	<p>The proposed motel is considered suitable with regard to the site attributes. The development would have some impacts on residential amenity; however, the design and management arrangements aim to mitigate or minimise these impacts, such as screening to mitigate overlooking opportunities, acoustic panelling to reduce noise impacts on surrounding properties and traffic dispersal across dual road frontages.</p> <p>It is considered that Council intends the transformation of the precinct to business and commercial activity over time, given the application of the B2 Local Centre zoning and removal of height and floor space restrictions.</p> <p>The subject land, and indeed the CBD of Narrabri, is affected by flooding during a major event; however, the proposed design incorporates flood protection measures that would minimise affectation, public costs and the risk to life from flooding.</p> <p>The subject land is well supported by nearby commercial and community infrastructure such as food and drink premises, retail and business outlets as well as public open space. The land is supported by a pedestrian footpath network, connecting the subject land to the nearby CBD.</p>
<b><i>any submission...:</i></b>	Council would undertake appropriate public consultation and consider any submissions as a result of public notification.

Other relevant 4.15 matters for consideration	
<b><i>the public interest...:</i></b>	<p>The public interest is supported with this application as the proposal is in accordance with Council's publicly endorsed instrument (LEP) and plan.</p> <p>The proposed development is consistent with the strategic directions outlined in the LSPS, GMS and the Regional Plan, where an emphasis on the provision of tourist accommodation is required to support a growth in this industry. It would also support the strategic objectives for the Special Activation Precinct in catering for itinerant workers, visitors and tourists.</p> <p>The proposed development would not have any significant environmental and amenity impacts that the community would find undesirable.</p> <p>The scale and configuration of the proposed development is justifiable with regard to the features of the subject site and the desired character of the locality.</p>

## 6. ENVIRONMENTAL ASSESSMENT

Table 6-1 Statement of Environmental Effects

Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
<b>Context and Setting</b>	<p>Minimal. The proposed development is permitted within the zone and presents a viable opportunity to develop the site. Although the proposed development provides a contemporary, multi-level building, that is inconsistent with the existing character and streetscape, it is considered to contribute to the desired business/commercial transformation of the precinct.</p> <p>Visual relief is provided by way of a partially open building structure, articulation including attractive, sustainable building materials and landscaping along both street frontages.</p>	Provide building articulation strictly in accordance with the design plans.
<b>Privacy, Views and Sunlight</b>	<p>Moderate. The proposed development has incorporated a level of privacy measures including a minimum setback of 3 metres to property boundaries, screening/treatment of first and second level, to mitigate and minimise potential overlooking of adjoining residential properties.</p> <p>The proposed development has been designed with thoughtful consideration for neighbouring properties, the streetscape and surrounding precinct. The proposed development is generally designed with a sympathetic approach to the residential properties that remain in the precinct, with specific regard to window treatment, fencing, landscape treatment and general configuration of the development site.</p> <p>The proposed development would be approximately 11.7 metres in height above ground level. Overshadowing impacts, as at 9am at the winter solstice, would be primarily directed to Tibbereena Street. The neighbouring property (25 Maitland Street, Lot 1 DP935224) to the south would be partially impacted,</p>	Provide privacy measures in accordance with the design plans.



Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
	<p>predominantly to the rear yard. Overshadowing impacts would encroach on land further to the south as the day progresses. At 3pm, overshadowing impacts would be more extensive, impacting potentially three properties to the south (including 21 and 23 Maitland Street, Lot 1 DP1092700 and Lot 1 DP707122).</p> <p>The proposal was limited to three levels including the undercroft parking, though no height limitation is applied under the provisions of the LEP. A flat roof structure was also incorporated.</p> <p>It is noted that the Narrabri LEP 2012 indicates the strategic direction for the subject land and surrounding precinct toward business development including retail, office and business activities and supported by other non-residential activities such as service stations, entertainment facilities, community facilities, health services facilities and restricted premises. Some forms of residential accommodation remain permissible; however, this has been restricted to certain styles only. Impacts on residential amenity throughout the precinct may occur incrementally as a result of further business development and transformation of the precinct over time.</p> <p>The subject land is not located within an area of locally significant ridgelines or hillscares and would not affect significant rural views.</p>	
<b>Access and Traffic</b>	<p>Moderate. Vehicle access would be provided via both street frontages. Access to Tibbereena Street shall be used for vehicle egress only and to facilitate coach parking.</p> <p>Traffic generation is not considered to be significant at 3 movements per day per accommodation suite. Vehicle movements would typically occur in the morning and evening, corresponding to the arrival and departure of guests.</p> <p>The subject land is supported by a footpath network which provides a connection to Narrabri CBD and surrounding recreational areas.</p>	No specific measures were considered required.

**Statement of Environmental Effects**  
*Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
<b>Infrastructure</b>	Minimal. The subject land has existing connections to essential services. It is intended that stormwater and sewage/wastewater from the proposed development would be discharged to Councils networks. Detailed plans and design calculations would be provided with the construction certificate for Council's consideration.	No specific measures were considered required.
<b>Heritage</b>	Nil. The proposed development is not within a conservation area and would not impact the enjoyment of heritage values associated with the nearby courthouse, an item of environmental heritage. No known cultural heritage sites are located in the vicinity.	No specific measures were considered required.
<b>Construction</b>	Minor. Construction works would be carried out during standard working hours and in accordance with the National Construction Code, relevant Australian Standards and Council guidelines.	Construction to be undertaken in accordance with a Construction Environmental Management Plan (CEMP) to manage impacts within the boundaries of the site and minimise impacts on residential amenity.
<b>Land Resources</b>	Positive. The proposed motel is a desired land use outcome in the B2 Local Centre zone according to the provisions of the LEP. The proposed development would support other business and services in the CBD. The proposed use would provide a more efficient use of the site compared to its status.	No specific measures were considered required.
<b>Soil and Water</b>	Moderate. The proposed development would have potential soil impacts through the placement of a substantial volume of imported fill for the purpose of establishing a building pad on the subject land. Mitigation measures would ensure adequate compaction, stabilisation, and suitable surfacing of the building, to prevent avoidable erosion and soil impacts.	Compaction and stabilisation of the building pad would be in accordance with relevant Australian standards. Erosion and sediment control measures would be required. Stormwater would be discharged in accordance with Council requirements.

**Statement of Environmental Effects**  
*Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
	Stormwater would be managed on-site and discharged in an appropriate manner to Council's system. Effluent would also be discharged to Council's system. Impacts on floodwaters are also addressed in this report.	
<b>Air and Micro-climate</b>	Nil. There are no anticipated impacts on air quality and the local micro-climate.	No specific measures were considered required.
<b>Noise and Vibration</b>	Moderate. Appropriate construction standards would be required to ensure proposed development can achieve minimum internal amenity measures. The proposal motel would increase general noise levels due to an increase in visitors, vehicle movements and parking. However, the parking would be located more centrally within the development site and in an under-croft arrangement which is likely to buffer noise impacts on surrounding properties. Acoustic fencing would be provided to the northern and southern property boundaries to minimise impacts. External vents and mechanical units (i.e. exhaust, air conditioning) would be centrally positioned upon the roof top, to minimise noise impacts for adjoining properties.	Internal amenity measures to be applied. Provision of acoustic fencing and placement of ancillary mechanical infrastructure in accordance with design plans.
<b>Flora and Fauna</b>	Nil. There are no notable biodiversity resources located on the subject land.	No specific measures were considered required.
<b>Waste</b>	Nil. Waste would be appropriately managed by the on-site manager and screened from the public domain. Small bins would be collected by Council's standard kerbside collection. The large skip bin would be collected by a private contractor.	No specific measures were considered required.
<b>Land Hazards</b>	Moderate. The land is affected by the 1% AEP flood event, as with other land in central Narrabri. The proposed design incorporates flood protection measures that would minimise affectation, public costs, and the risk to life from flooding.	Minimum floor levels are required. Address evacuation, closure, and re-establishment arrangements in a flood management plan.

**Statement of Environmental Effects**  
*Motel Accommodation and Ancillary Development, 27 – 33 Maitland Street, Narrabri*

Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
<b>Contaminated Land</b>	The subject land is not on the list of Contaminated Sites Notified to the NSW EPA or on Council's register of potentially contaminated land. The subject land and surrounding precinct have primarily been used for residential purposes for an extended period (decades).	Prepare a hazardous materials management plan prior to commencement of demolition works.
<b>Social and Economic Impacts</b>	<p>The proposed development would better utilise the land resource and provide social and economic benefits to the local community.</p> <p>It would involve a significant investment, create demand for local goods and contractors during construction and ongoing demand for local goods and services during operation and create permanent jobs during operation. It would also cater for tourists, visitors, and workers temporarily, providing patronage for other businesses and services in Narrabri as a result.</p> <p>The proposed motel would also provide additional function/event hosting options for the local community.</p> <p>The proposed motel would enhance the visual environment through the establishment of contemporary development, as compared to the current use of the subject land. It is considered this would contribute to the ongoing viability and vitality of the Narrabri commercial core and immediate surrounds.</p>	No specific measures were considered required.
<b>Cumulative Impacts</b>	Minimal. There are no identifiable cumulative impacts of the proposed development. The establishment of motel accommodation is considered a desired land use on the subject land. Other accommodation providers are present in the CBD and wider area; however, it is considered the community and wider region would benefit from additional supply, as outlined in local and regional strategies. The site attributes are considered suited to the proposed development.	No specific measures were considered required.

## 7. CONCLUSION

This Statement of Environmental Effects (SEE) has been prepared to support an application seeking Council's consideration for the establishment of a proposed motel at 27 – 33 Maitland Street, Narrabri.

The SEE demonstrates that the proposed development would comply with the relevant provisions of the NSW *Environmental Planning and Assessment Act 1979* and the Narrabri Local Environmental Plan 2012 and contribute to the achievement of the B2 Local Centre objectives. The proposed development would make effective use of suitably zoned and serviced commercial land and contribute to the desired transformation of the precinct towards business and commercial activity.

The subject land is affected by flooding during major flood events. However, the proposed design incorporates flood protection measures that would minimise affectation, public costs, and the risk to life from flooding. The minimum floor levels identified by Council's Flood Certificate have been applied to the proposed development.

The proposed development has been designed with thoughtful consideration for neighbouring properties, the streetscape and surrounding precinct. The proposed development is generally designed with a sympathetic approach to the residential properties that remain in the precinct, with specific regard to window treatment, fencing, landscape treatment and general configuration of the development site. The proposal complies with the strategic direction for the subject land and transitioning business precinct.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. The development has been carefully designed to ensure it would not create adverse amenity, privacy, or other impacts for future users of the subject development and adjoining properties.

It is considered the proposed configuration of the development provides the most optimal outcome to balance the legislative requirements, the needs of surrounding residents, the public interest, and Council's objectives.

It is considered that potential residential impacts are minor, and the proposed development can be approved, subject to merit assessment.



# APPENDIX A DEVELOPMENT PLANS

## **APPENDIX B AHIMS SEARCH RESULT**

## **APPENDIX C FLOOD CERTIFICATE**