

Statement of Environmental Effects

Project: Alterations and additions

Address: 33 Metford Road
Tenambit, N.S.W

Applicant: The Plan Centre
On behalf of Russell Richardson



Revision	Date	Author
A	March 2024	Lily Freeman B.Arch, M.Arch

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared on behalf of Russell Richardson to accompany a Development Application (DA) seeking consent for alterations and additions to The Regal Inn on Lot 11 DP 597659, 33 Metford Road, Tenambit.

This SEE addresses matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act NSW Government, as well as matters required to be considered by the Maitland City Council as stipulated in their Environmental Plan LEP 2011 and Development Control Plan DCP 2011.



Aerial View of Subject Site - source google maps

2.0 SITE SUITABILITY AND ANALYSIS

The subject site is known as Lot 11, DP 597659, 33 Metford Road Tenambit.

The site is zoned as RU2 Rural landscaping.

The proposed alterations are consistent with the existing development. The development site is irregular in shape with a total site area of 40 ha and frontage of 100m to Metford road. The site falls towards the south East.

Essential services are available to the site such as water, sewer, and electricity.

3.0 EXISTING AND PROPOSED DEVELOPMENT

3.1 Existing

The site currently consists of a pub which includes drive through bottle shop, gaming room and separate function centre. The development site is bounded by land zoned as RU2 to the east, south and west and R1 General residential to the north.



Existing Site - source google streetview/the plan centre

3.2 Proposed

The proposed development involves the demolition of an existing outdoor dining area and construction of a new outdoor seating area with roof to wrap around the southwest edge of the building. The proposal also incorporates a new function area with direct access to the existing pub and the enclosure of the existing bottle shop driveway so it may be secured after operating hours.

Refer to architectural documentation submitted with this application.

4.0 Maitland Local Environmental Plan 2011

4.1 Principal Development Standards

4.1.1 Height of Buildings

The site does not have a height restriction.

4.1.2 Floor Space Ratio

Not applicable to this project

4.2 Miscellaneous Provisions

4.2.1 Heritage Provisions

The site is not located within a Heritage Conservation Area; this is not relevant to the application.

4.2.2 Bushfire

The site is classified as vegetation category 3 and Vegetational buffer zone however the land surrounding the proposed development Lot 12 DP1197316 has recently been cleared of all

vegetation in preparation for a new development. Therefore, it is concluded that a Bushfire report is unnecessary for this application.

4.2.3 Flood Planning

The site is not located within a Flood Area; this is not relevant to this application.

4.3 Additional Local Provisions

4.3.1 Acid sulphate Soils

The site is class 5 on the acid sulphate soils level. This is the lowest level and therefore no action is required.

4.3.2 Earthworks

All proposed earthworks are minimal and do not require further action to be taken.

5.0 Maitland Council DCP

5.1 Part B – Environmental Nature

5.1.1 Domestic Stormwater

This section is not applicable to the application.

5.1.2 Hunter River Floodplain

The site is not located within a flood plain area.

5.1.3 Tree and Vegetation Management

No trees are proposed to be removed. The existing clump of non-native palm trees will be assessed by an arborist prior to the construction of the proposed function centre. The existing palm trees spread is located higher than the proposed roof. Palm trees have a small round root structure. The construction of the function room will utilise pier foundations to ensure minimal impact to existing vegetation.

5.1.4 Site Waste minimisation & Management

Please refer to the site waste minimisation and management plan that is part of this development application.

5.1.5 Environmentally Sensitive Land

The proposed development does not sit on environmentally sensitive land. It is not located within 40m of the watercourse map.

5.2 Part C – Design Guidelines

5.2.1 Accessible Living

This section is not applicable to the application.

5.2.2 Childcare centres

This section is not applicable to the application.

5.2.3 Exhibition Homes and Villages

This section is not applicable to the application.

5.2.4 Heritage Conservation

The proposed development does not sit within a heritage conservation area or have any heritage significance.

5.2.5 Industrial Land

The site is not zoned as industrial land.

5.2.6 Signage

There are no changes proposed to the existing signage that faces Metford Road. The signage along the existing drive through bottle shop may be reinstated once the new wall has been built.

5.2.7 Outdoor Dining

The development has existing outdoor dining on private land. The proposed design seeks to increase the capacity for seating. There is ample space to expand the outdoor dining area as it is located on the southern side of the pub away from the existing carpark. The proposed outdoor dining complies with the following DCP considerations:

- Fire access routes of 1.2m remain clear.
- Convenient access to the existing bar and toilets is maintained.
- The design of the roof and balustrades comply with the BCA.
- Outdoor dining is not located above ground level.

5.2.8 Residential Design

This section is not applicable to the application.

5.2.9 Sex Services Premises and Restricted Premises

This section is not applicable to the application.

5.2.10 Subdivision

This section is not applicable to the application.

5.2.11 Vehicular Access & Car Parking

Part 1.2 of the general requirements for carparking stipulates extensions/additions to an existing development be calculated in accordance with Appendix A on the basis of the increased floor space. Appendix A states that Registered Pubs/Clubs (bar, lounge, dining rooms, games room) have 1 carpark per 10m² of licensed floor space. Appendix A also states that a shop is 1 space per 25m² service area. The following tables breaks down the existing surplus of parking spaces and proposed.

	Pubs/Clubs Carparking	Bottle Shop Parking	carparking Spots /120
Existing indoor/outdoor m ²	724.4m ² = 73	71.34m ² = 3	76 of 120
Proposed indoor/outdoor m ²	419.47m ² = 42	35.12m ² = 2	44 of 120
Total m²	1143.87 = 115	106.46 = 5	120 of 120

The existing carpark facilitates approximately 120 spots. Of the existing 120 carparking spots 75 are required with a surplus of 45. Based on the calculations above, the proposed extensions have been designed to utilise the existing surplus of carparks. The required carparking spots will increase from 75 to 120 for both the pub and the drive through bottle shop.

5.2.12 Crime Prevention through Environmental Design

Part C.12 of the Maitland Development Control Plan (2011) stipulates that the design of spaces seek to lessen or prevent the incidence of crime. As the proposed development does not seek a change of use, a CPTED report not necessary. However, the following CTPED points have been considered when designing the proposed extension; Territorial Reinforcement, Surveillance, Access Control and Space/activity Management.

5.3 Part D – Locality Plans (Tenambit)

5.3.1 Stormwater Discharge

The site has an existing stormwater discharge and easement. The proposed extensions with use this existing connection. Refer to the stormwater management plan for more information.

5.4 Part E – Special Precincts

The proposed development does not fall within the special precincts as outlined in the Maitland DCP 2011

5.5 Part F – Urban Release Areas

The proposed development is not located within an urban release precinct.

6.0 RECOMMENDATIONS

In summary, the development is an appropriate and visually suitable proposal for the site and will have a positive effect on the local amenity of the area.

The proposed development is in keeping with the massing, bulk, and style that currently exists in the neighbourhood, provides a positive contribution to the local character.

The above statement has demonstrated that the proposed development complies with the requirements of Environmental Planning and Assessment Act 1979, and the relevant objectives of the Council's Development Control Plan and Local Environmental Plan. Accordingly, there are no significant environmental or planning constraints likely to inhibit the conditional approval of this development.

Therefore, Council's favourable consideration of this application is recommended.