

Hayes Building Consultancy and Plan Drafting

PO Box 125

Evans Head 2473

SOFTPLAN

Architectural design



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Statement of environmental effects

Amend Pat 5: 15/02/24

Property description:

Lot: 1 DP: 361175

Lot 4: Sect 14 DP 759110

99-103 River Street

Woodburn 2472

Land Zoning: RU5 Village

Building Classification: Class 6

[Hotel area only]

Applicant:

Hayes Building Consultancy

2 Seamist Lane

Evans Head 2473

Property Owner:

Rod N Reel Pty Ltd

Date: Feb 2024

Proposed Development:

This proposal is for a staged development to co-inside with the new smoking regulations for no smoking in commercial outdoor dining areas under section 6A of the Smoke Free Environment Act 2000 from 6th of July 2015.

The owners of the property in conjunction with the licensee in tenure are also taking this opportunity to carry out internal and external alterations

Rod "N" Reel Hotel Woodburn

At: 99-103 River Street Woodburn NSW 2472

For: Naomie & Daniel Simpson

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and additions to compliment and improve the existing local centre area of Woodburn.

By:

*Altering the existing Bar and Bottle shop configurations, cool room position and access so that staff are located in positions to service all parts of the hotel at any given time during operational hours.

*Relocating the existing gaming room to privatise it from other parts of the hotel and bringing it into line with the new smoking regulations, with regards to airflow openings and distances from hotel main points of entry.

*Adding an outdoor smoke free timber deck area and playground area on the Redwood lane frontage with sufficient shading for families to access the dinning and licenced facilities that the hotel supplies, while being able to supervise their children playing in the 2 x designated children's play areas

* up grading and installing new facilities for access by persons with disabilities , including new ramp access to the River street frontage for entry to the bottle shop and the hotel area as well as a unisex disabled toilet that is positioned in the hotel for easy access from all areas.

These works are to be staged as follows:

Part 1: Completed

Establish the external walls and suspended concrete floor areas on the Western side to house the new cool room, storage area, outdoor smoking area and delivery area to a lock up stage.

Relocate the Gaming and TAB areas and have this area and the smoking area completed ready for occupation

Part 2: Completed

Install cool rooms and storage area and renovate the bottle shop area including some alterations to the main bar service areas. Have the bottle shop area ready for occupation with the new disabled ramp in use.

Part 3: Completed

Install new disabled toilets, relocate fire hose reel, complete new internal kids play area

Part 4: In Progress

Install new bi fold door entries as indicated on plan to the North & South Elevations.

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Rod "N" Reel Hotel Woodburn

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Part 5: Modify

Install rear timber deck area and shade sail

We are applying to change the deck from timber framed with a shade sail to a concrete block base, with a suspended bondek supported floor, steel framework with insulated metal as the roof covering material, increase the size of the deck by 40m2 and delete the eternal play ground and install two shipping containers for storage and deck shielding

Part 6: Delete

Install external children's playground and Shade sail

Part 7: Outstanding

Formalise gravelled parking areas, install concrete foot paths and all landscaping to the rear of the hotel

Planning Policies and controls:

The alterations being proposed by this development application will fulfil Social needs that are desired by members of the Woodburn community with common sense interpretation of the relevant planning controls which apply under LEP 2012 & DCP 2012 for the business precinct located in the RU5 **Village** Zoning in Woodburn

Visual Impact:

The proposed extension to the existing building is located to the west which will delete one of the drive accesses from the River street frontage. The adjoining building consists of a solid brick wall which abuts the hotels property boundary.

The building lines with regard to height and projections from the existing building will be similar to what they are a present, and the removal of the existing cool room, that is housed in a shipping container facing the River street frontage will not only improve the aesthetics of the building but will also open up the landscaped view towards the Richmond River to the North of the complex.

Footprint Floor Space ratio:

The floor space ratio for this development, inclusive of the hotel and motel components, when completed will be approximately 1.0:1 [or 50% site coverage]

Building Height:

This development is only proposing a single story extension and the overall height of the roof line will be the same as what already exists on site, which is well under the allowable 8.5m

Building Line Side & Rear boundary Set Backs:

The proposed extended areas to this building are contained within the property boundaries. This proposal has form and design that is consistent with the existing street façade and existing adjoining developments. The Southern elevation [Rear] is positioned well within any type of building envelope that could be applied.

Access & Loading:

This proposal improves current loading and unloading operations that supply goods to the Hotel.

At present the supply of packaged and bulk alcohol products are loaded and unloaded from the River Street [Pacific Highway] frontage.

This new proposal; provides for these operations to take place from the redwood lane access. This delivery access allows for purpose built, level terrain to operate mechanical unloading equipment that will not encroach on public areas nor will access via the patronised areas of the hotel still be utilised.

Disabled Access:

New and altered accesses to the complex from River Street will be installed to bring the property up to Current Australian Standards [see DA drawings]

A new unisex Disabled toilet also forms part of this application

Car Parking Provisions:

The existing motel area of the complex allows for car parking for its guests via a drive access off River Street and formalised car parking areas in the front of the motel rooms have been established and have been in use for a great length of time.

Car parking arrangements for the Hotel have never been formalised. A Gravelled area of the property behind the Hotel/Motel, entering and leaving the property via Redwood Lane as well as the 4m wide drive access located on the Western Side of the complex that lets vehicles have access to River Street [Pacific Highway] has always been used for car parking. The Current DCP states that this type of development requires the provision of 1 car parking space be provided for every 5m² of licenced floor area plus 1 per 2 employees

The business proprietor of this complex will argue that this area in its present condition has been more than accommodating for the vehicles that are required to transport his patrons and staff to and from the complex at any given time.

He has stated that recent changes to liquor licencing and responsible service of alcohol have resulted in more and more patrons not driving to the hotel. The hotel also provides a courtesy bus for its patrons. Proposed formalised parking spaces are indicated on the DA drawings and the area behind the Motel end of the complex can be used for overflow parking which has not accrued in the past.

Signage:

No extra signage will be required as part of this application, existing signage to the River Street Frontage will be rearranged and given a face lift.

Landscaping:

Existing landscaping will remain and garden beds will be installed as indicated on the plans to soften the new areas without affecting the safety of the complex.

Over shadowing, solar access, Orientation & View Loss:

This development only proposes an extension to the western side of the existing building. The neighbouring building on this side is a commercial property with a blank brick wall located hard against the boundary. The timber deck area to the Southern side [rear] of the existing building is located towards the centre of the property and will not cast a shadow onto any adjoining properties

Safety & Security:

This proposal will improve day to day operations of the property. By deleting the existing entry on the North Western corner of the property, Staff and security guards who operate on the premises will be able to control patrons' entry to and exit from the premises, via the altered layouts and property accesses.

Deliveries to the premises at present create some safety issues that will disappear with the new access and loading areas.

Site suitability:

The site has been successfully operated as a small hotel/ motel business for many years and this application only intends to further this success into the future

The Likely impacts:

There will be no additional impact on the surrounding properties.

Services:

All utilities required to service the changes are already available to the site, they include, reticulated water, Sewer, Telephone and stormwater disposal.

Effect on the street scape:

This proposed development is in keeping with the current street scape and will not detract or impact on the current village street scape.

Fire Protection and safety:

The building and the surrounding buildings will be protected from the spread of fire as per the current edition BCA Section C for a ground level class 6 building.

The safety of the occupants of the building will comply with Part E of the Current BCA for a Class 6 Building [Hotel Area only] which requires a fire hose reel system is installed where the floor area of the building is in excess of 500m². This system is already in place in the hotel but will need to be re-located in accordance with AS 2441.