

Hayes Building Consultancy and Plan Drafting

2 Seamist Lane
Evans Head 2473

SOFTPLAN

Architectural design

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Date : 08/02/2024

Statement of environmental effects

Property Description: 99-101 River Street
Woodburn NSW 2472
Lot 4 DP 759110 &
Lot 1 DP 361175

Applicant: Hayes Building Consultancy
2 Seamist Lane
Evans Head NSW 2473
Phone: 0415 620220

Property Owner: Rod n Reel Pty Ltd
Naomi Simpson
Phone: 0406333494

Proposed Development: Includes for the installation of a new Micro Brewery into the existing hotel and associated works [BCA classification 6]

Planning policies and controls:

The above proposal is permissible under the zoning of the land L1 Low Density Residential [RU5 Village] and Planning Documents, LEP12 [Richmond Valley Local Environment Plan] and DCP 21[Richmond Valley Development Control Plan]

Rod n Reel Hotel Woodburn 99 - 103 River Street WOODBURN
NSW 2472

Property Number: 150780

Status: C

Ward: 1466000005

Lot 4 DP 759110

Land Area: 2023.43 SqM

Dimensions: 40.2336 x 40.2336 x 50.292 x 50.292 x

Lot 1 DP 361175

Land Area: 1315.00 SqM

Dimensions: 26.213 x 50.292

Zoning and Overlays

Lot 4 DP 759110

600 sqm - Minimum Lot Size

Acid Sulphate Soil - Class 3

Draft Employment Zone Reform SEPP

Entirely in Coastal Zone - Resilience and Haz SEPP

Fully affected by 100yr flood event

L1 - Low Density Residential

Maximum Building Height - 8.5m (RL) - Code I

Natural Resource Sensitivity- Riparian Land

Natural Resource Sensitivity- Terrestrial Biodiv.

Richmond Valley Development Control Plan 2021

Richmond Valley LEP 2012

RU5 Village

RVC

Flooding:

The land is fully affected by 100yr flood event

Bushfire:

The land is not bushfire prone.

Stormwater runoff:

N/A

Demolition:

Is not required

Excavation:

N/A

Site Coverage:

Remains as is

Building Line setbacks and Height controls:

This work is contained in the existing building

The Likely impacts:

Are negligible and wont impact the way that the hotel is currently operated to supply a variety of brewed beers to the patrons of the hotel

Visual Impact:

N/A

Services:

Services required for this development are already located on the site including power and potable water.

Heritage:

This building is not Heritage listed

Construction:

No construction is required as all this work is classed as fixtures and fittings associated with the operation of the hotel