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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED RELOCATABLE WORKERS ACCOMODATION BUILDING**

**ROYAL HOTEL DENMAN  
LOT 01 DP1068339 10 OGILVIE STREET DENMAN NSW 2328**

**APPLICANT: MARK ZIZZA**

**PREPARED BY: PLAY DESIGN STUDIO**

**JUNE 2023**

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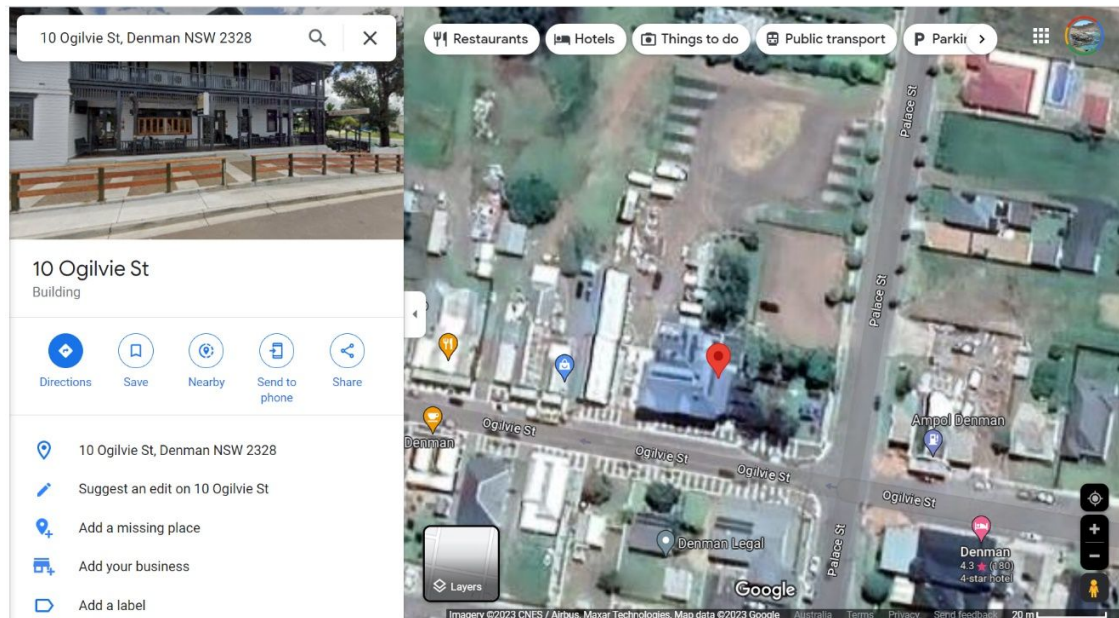
## INTRODUCTION

This statement of environmental effects accompanies a development application for a new workers accommodation building at the existing Royal Hotel at **LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328**

It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Muswellbrook Council Development Control Plan, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the likely environmental impacts in accordance with Environmental Planning and Assessment Act 1979.

## SUBJECT SITE AND LAND

The subject site is located at **LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328** The locality of the site is depicted in **Figure 01**



**Figure 1 - Site Location – Royal Hotel Denman**

The site is the Royal Hotel Denman, located on the prominent corner of Palace and Ogilvie Streets. The site is currently occupied by the most prominent building in Denman the 2 storey Royal Hotel. This building is quite large and is timber framed, weatherboard clad with its own unique timber railing and fretwork.

The site falls towards the east mainly towards the levee bank. The Hotel is part of the Denman business district and part of the Denman Heritage Conservation area.

The site is mostly undeveloped to the north with minor falls from west to east. The northern side of the site is currently used as Carparking.

The site has an area of 3990m<sup>2</sup> and has a 3m wide sewer easement running down the centre of the site.,

The site is well developed and landscaped, coupled with varying outdoor dining and seating areas.

## DESCRIPTION OF PROPOSAL

This DA is being lodged to gain approval for the below listed items to occur on **LOT 01 DP1068339 Ogilvie STREET DENMAN NSW 2328**

### Changes include

1. Gain approval for an existing modular workers accommodation building comprising 2 x units.
2. Relocate existing structure off any council sewer easements.

The proposed structure is a prefabricated workers accommodation building that comprises 2 x separate units. Each unit has its own ensuite bathroom.

There is 2 x sewer connections required for the structure.

The building is a low scale metal clad structure that offers a versatile affordable and relocatable accommodation option for users.

The building will be relocated off the existing sewer easement and placed adjacent to the easement as required by council.

The building sits behind the main Royal Hotel Line on Both Ogilvie and Palace Street Frontages. The building is well recessed from Palace Street by 30m and does not dominate the building context or area.

The building will be well landscape and screen to reduce any negative effects on the context and offer the workers using the building privacy,

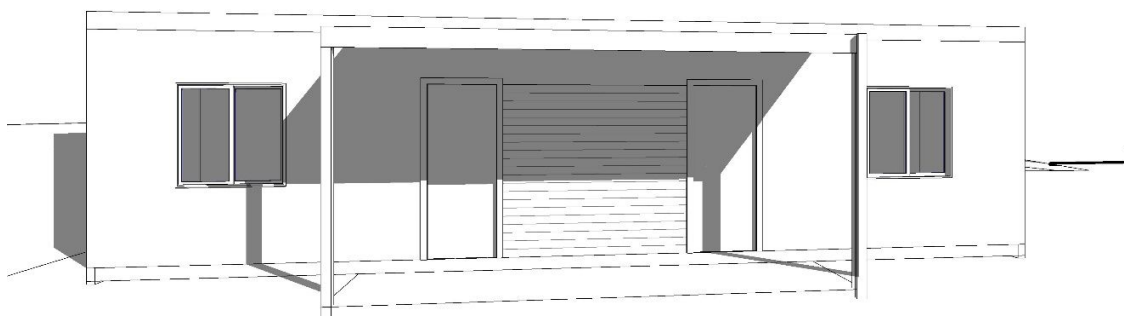


Figure 02 – 3d view of workers accommodation relocatable building

## **MATTERS FOR CONSIDERATION**

The proposal has been assessed having regard to the relevant matters for consideration under the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

### **ENVIRONMENTAL PLANNING INSTRUMENTS**

#### **Muswellbrook Council Local Environmental Plan 2011**

The Muswellbrook Local Environmental Plan 2011(LEP 2011) applies to the subject site.

The site is Zoned Commercial and the proposal is permissible with Councils consent.

The development is considered a heritage building and located in a heritage conservation area.

There are no clauses of the LEP that are particularly relevant in the assessment of the proposal but the proposal is consistent with its aims and objectives.

### **ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT**

There are no draft environmental planning instruments relating to the proposal

### **ANY DEVELOPMENT CONTROL PLAN**

#### **Muswellbrook Council Development Control Plan 2009**

MUSWELLBROOK COUNCIL DCP 2009

Provisions	Assessment	Compliance
<b>SECTION 03 – SITE ANALYSIS</b>	<p>A site analysis drawing has been included with this application. This identifies the parameters and pros and cons of the site. This information has been used to best design and position the new additions.</p> <p>The proposed new design takes into the account the existing hotel and heritage elements to provide a well recessed and subtle accommodation to the side of the existing hotel</p> <p>The new accommodation has been situated to reduce negative impacts on the surrounding context.</p> <p>The accommodation provides affordable and simple accommodation for workers at the hotel who are struggling to find accommodation in the area at an affordable price.</p>	<b>YES</b>
<b>SECTION 04 – NOTIFICATION</b>	A Detailed notification plan has been included in this application	<b>YES</b>
<b>SECTION 07 VILLAGE ZONES</b>	<p>Compliance with the Denman Character Statement</p> <p>The proposed development is entirely in keeping with the existing statement of the Denman village area.</p> <p>All new materials are simple and do not attract attention. They do not dominate the heritage nature of the area.</p> <p>The new accommodation is landscaped and screened from Palace Street to reduce impacts on the street character and wider context.</p> <p>New accommodation is a low scale option and is less obtrusive than larger more permanent structures.</p> <p>New accommodation is well behind the main building lines and does not dominate the heritage character.</p> <p>Existing carpark to remain same</p> <p>No significant changes to building area or services.</p> <p>No new signage proposed</p> <p>All new elements have been designed with a heritage character in mind.</p> <p>There are no significant changes to the existing Royal Hotel setbacks</p>	<b>YES</b>

<b>SECTION 12 TOURIST FACILITIES</b>	N/A	<b>N/A</b>
<b>SECTION 13 FLOOD PRONE LAND</b>	<p>Proposed new works floor levels will not below 107.25m AHD</p> <p>All serves and electrical to be located above the 1% flood level</p>	<b>YES</b>
<b>SECTION 14 – OUTDOOR SIGNAGE</b>	No new signage proposed	<b>YES</b>
<b>SECTION 15 – HERITAGE CONSERVATION</b>	<p>Councils DCP calls for the viable use of heritage buildings so that they can be used and maintained without falling into disuse and disrepair.</p> <p>The changes to the existing Royal Hotel are minor simple changes to increase the viability of the hotel by making accommodation easier for workers on site. Workers have traditionally been hard to source in area and it has also been hard to provide affordable accommodation for them.</p> <p>These changes do not negatively or greatly affect the existing character of the building or the streetscape.</p> <p>The workers accommodation building is located well behind the main building line and main focal points for the context. The accommodation is well landscaped and screen further reducing impacts on the heritage context.</p> <p>The accommodation is simple and does not dominate nor does it mimic the existing heritage building on site. It is a simple low scale structure that can be easily screened and landscaped back into the context to reduce any impacts of its presence / addition to site.</p>	<b>YES</b>
<b>SECTION 16 – CARPARKING</b>	<p>No new carparking proposed / existing to be retained.</p> <p>Existing carparking provided on site.</p>	<b>YES</b>
<b>SECTION 20 - EROSION AND SEDIMENT CONTROL</b>	Erosion and sediment control to be provided during all construction works to stop run off into existing waterways and stormwater systems according to MCC details.	<b>YES</b>
<b>SECTION 24 – WASTE MINIMISATION AND COLLECTION</b>	<p>No new waste creation proposed</p> <p>Building is prefabricated off site and no construction waste on the building site.</p> <p>Worker's accommodation will produce a small amount of green / general and recycling waste. This will be collected utilising the Royal Hotels existing waste management methods.</p>	<b>yES</b>



	Building to utilise existing waste and utility area and services	
<b>Section 25 – STORMWATER MANAGEMENT</b>	Roof run off can be connected to a 90mm downpipe and connected to the existing stormwater lines on site. These lines discharge into the council system on Palace and Ogilvie Streets  Downpipes shown on plans.	<b>YES</b>

## CONCLUSION

The proposal satisfies the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and the provisions set out in the Muswellbrook Council Development Control Plans Design Criteria and all relevant NSW State Government Planning Policy

In summary the workers accommodation building is simple addition to the existing site that has minimal impact on the development site and the wider context.

The accommodation is well recessed from the Ogilvie Street and Palace Street Frontages. It is a simple building and fabric that does not dominate or draw undue attention from the heritage items in the context.

The accommodation is well screened and landscaped and will have minimal impact on surrounding properties and neighbours.

The accommodation will provide cheap affordable accommodation for workers at the Royal Hotel.

We suggest that the accommodation has minimal impact on the heritage nature of the context and does not detract from the Denman Character Statement

We suggest that the accommodation provides benefits to the Royal Hotel and wider context. We suggest approval should be granted with any relevant council conditions or requests