

PLAY DESIGN STUDIO  
13 Abbott Street Launceston Tasmania 7250  
[INFO@PLAYDESIGNSTUDIO.COM.AU](mailto:INFO@PLAYDESIGNSTUDIO.COM.AU)  
0435832810



## STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED NEW ROOFED DECK AREA  
AT  
ROYAL HOTEL DENMAN

Lot 102/-/DP1299078 10 OGILVIE STREET DENMAN NSW 2328

APPLICANT: MARK ZIZZA

PREPARED BY: PLAY DESIGN STUDIO

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## **CONTENTS**

### **INTRODUCTION**

### **SUBJECT SITE AND LAND**

### **DESCRIPTION OF PROPOSAL**

### **PLANNING CONSIDERATIONS**

### **CONCLUSION**

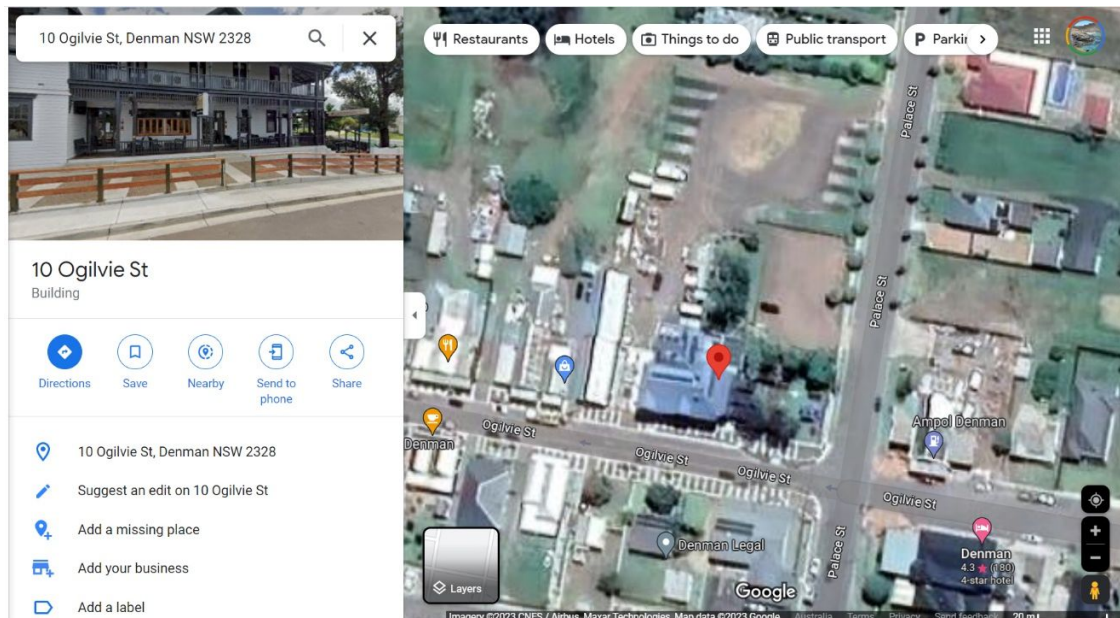
## INTRODUCTION

This statement of environmental effects accompanies a development application for a new workers accommodation buildings at the existing Royal Hotel at **Lot 102/-DP1299078 10 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 102/-DP1299078 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 3552m2 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 102/-/DP1299078 Ogilvie STREET DENMAN NSW 2328**

### Changes include

1. New deck and roof area
2. New freestanding screen wall/unit
3. New Signage to screen wall/unit

The client Mark Zizza wishes to enhance the outdoor dining experience from the existing hotel. The existing decks are quite narrow off the hotel and there is a significant level change. The client wishes to create a new deck off the existing lower concrete area and make the new deck the same level as the existing verandah. This will create a seamless transition between spaces. This will also assist in accessible circulation and provide a versatile and accessible outdoor dining space.

The new deck will be constructed off the existing concrete and utilise the existing steel columns. An insulated panel roof will be installed to create a durable, attractive and insulated protection to the area.

A hardwood balustrade with s/s wires will be utilised to control people movement and offer safety between level changes.

It is proposed to add a large screen to this outdoor area so local patrons can eat/drink and enjoy sporting and other events. This is proposed to be housed in a framed free standing wall unit. This will be clad in vertical FC Vj board and become a design feature for the deck area. The screen will not be visible from Ogilvie or Palace Streets.

To the rear of the screen unit new signage will be placed on the Ogilvie Street frontage. This will be attractive low level LED lighting to create a simple classic appearance and enhance the appeal of the hotel.

The proposed new deck will project to the existing Ogilvie Street boundary line. The subfloor will be infilled with a rendered wall to match the existing hotel and steps.

Then proposed new areas enhance the usability and flexibility of the hotel. They integrate seamlessly into the existing building and site. They are separated from the existing heritage structure, maintaining its heritage integrity.

The proposed deck area has minimal negative impact on the context and will enhance the built character and social character of the local street and promote more social interaction and vibrancy in the Ogilvie Street CBD. These kind of elements bring a sense of life to a street area which further attracts more visitors and customers.

The Lower Pub on Palace Street has a similar deck area, although much larger. This has been a positive contribution to the local CBD and is an example of how these deck areas enhance the local context, bring people into the CBD and add vibrancy.



**Figure 02** – View of the new roofed deck area and freestanding Screen unit. The subfloor of the existing deck is continued down Ogilvie Street frontage and rendered, this then extends around enclosing the subfloor, creating a cohesive and quality appearance. The freestanding screen unit is an attractive design element with vertical fc Vj board. The proposed signage with led lights provides a quality appearance to the street. The new roof integrates with the existing steel poles on site and does not dominate the existing Hotel Building. Everything integrates simply and elegantly.



**Figure 03**– Palace Street view of the proposed new additions. The new screen area is only really visible from the new deck. The new insulated panel roof integrates simply with the existing building and steel poles. The new deck enhances the connection from the existing hotel to the site and creates a more cohesive and useable outdoor space for patrons.

## 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 2009**

The Muswellbrook Local Environmental Plan 2011(LEP 2009) applies to the subject site.

The site is Zoned RU5 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**

<b>Provisions</b>	<b>Assessment</b>	<b>Compliance</b>
<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 deck area has been situated to reduce negative impacts on the surrounding context.</p> <p>The new deck area provides an excellent link from the existing hotel to connect to the site and surrounding area.</p> <p>The Bottom Pub has a similar deck area and has provided popular and successful for the town/community.</p> <p>The proposed new deck area does not negatively affect the surrounding context or built environment.</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 deck area integrates with the existing Royal Hotel in terms of materials, colours, forms, bulk and scale.</p> <p>The new deck increased connection to Ogilvie Street and the CBD area.</p> <p>Existing carpark to remain same</p> <p>No significant changes to existing building area or services.</p> <p>Minimal new signage is proposed that complements the existing hotel. Signage to be outlined and discussed in later stages of the document.</p> <p>All new elements have been designed with a heritage character in mind.</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 services and electrical to be located above the 1% flood level</p>	<b>YES</b>
<b>SECTION 14 – OUTDOOR SIGNAGE</b>	<p>Denman (Conservation area) Many of the older commercial buildings have simple timber or rendered parapets on their upper walls and flat unrolled (not bullnosed) awnings of corrugated galvanised iron. The survival of 'traditional' signage and of 'traditional' awnings on past and present commercial buildings are of particular note. Most signage is painted and on facades or on/under awnings (and illuminated signage is limited, though intrusive).</p> <p>We suggest the signage is consistent with the area. The signage is not excessive in size or form. The signage utilises a heritage style simple font and utilises simple LED lighting to offer additional presence. The signage is simple and understated like most signage in context.</p> <p>We suggest the signage is simple and understated meaning it does not draw attention away from the existing street character and businesses.</p> <p>Proposed signage does not obscure or obstruct any views or vistas.</p> <p>Scale form and proportions are appropriate the location in the streetscape and the overall size of business and deck area. Proposed signage is not excessive.</p> <p>The style of signage is simple, elegant and understated.it will lift and enhance the overall quality and character of the existing building/site.</p> <p>It is proposed to use low wattage LED lighting with minimal LUX levels that simply illuminated the lettering on the sign. The signage will not add glare, lightings issues or safety issues to pedestrians or surrounding properties.</p> <p>The proposed new signage is not a distraction for vehicles in the surrounding context.</p> <p>Proposed signage complements the existing building.</p> <p>Lettering and font complement the existing building.</p> <p>Signage does not dominate existing building or street.</p>	<b>YES</b>

	<p>Signage does not dominate or impact the surrounding context. Its size and scale is appropriate to the street and the building itself.</p> <p>Signage equates to approx. 3m of area.</p>	
<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 outdoor dining and access easier for patrons on site. Current outdoor areas are limited in size and access.</p> <p>These changes do not negatively or greatly affect the existing character of the building or the streetscape.</p> <p>The proposed new deck areas and signage integrate into the existing building structure and do not dominate or detract from the existing character. The design utilises existing steel posts and concrete areas but with new decking.</p> <p>The proposed new elements site independent of the existing building, maintaining the existing buildings integrity</p> <p>The new deck area 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> <p>No new areas added. The deck is simply going over the top of existing concrete areas and creating a more seamless transition.</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. Continuing of existing services proposed</p> <p>Proposed design utilises existing steel posts and concrete areas, reducing need for new structure.</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 Street  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 proposed new deck area, roof and signage elements are positive contribution to the existing Royal Hotel and also enhance the look, feel and connection to the surround context. The proposal is similar to the Bottom Pub which also utilises a large deck area.

The proposal is at an appropriate height, scale, bulk and form to the existing building. It utilises existing structural elements which furthers reduces its impacts.

The proposal offers seamless transition between the existing hotels dining areas to the outdoor areas which will enhance customer experience and enhance accessible circulation.

The deck area provides a quality, positive appearance to Ogivlie Street and will enhance the built quality and appeal of the local context.

The proposal has minimal impact on the surrounding properties and context.

We suggest the proposal should be approved with any relevant council DA conditions.