



Attachment 8 to Item 2.1.2.

Statement of Environmental Effects

Date of meeting: 17 October 2024
Location: Council Chambers
Time: 10am

**Development Application - Statement of Environmental Effects
Proposed Hotel and Tourist Accommodation
at 27 Douglas Road Kurrajong Heights**



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DOCUMENTS SUBMITTED WITH DEVELOPMENT APPLICATION

Survey Plan prepared by North West Surveys
Site Analysis Plans prepared by Archebiosis
Architectural Drawings prepared by Archebiosis
Landscape Plans prepared by Outside Design Group
Hydraulic Services Plans prepared by Sparks + Partners
Hydraulic Services Report prepared by Sparks + Partners
Stormwater Management Plan and Erosion & Sediment Control Plan by Zait Engineering Solutions
Civil Works Plans prepared by Zait Engineering Solutions
Kitchen layout concept plans prepared by Triple X
Management Plan prepared by Balma Projects
Waste Management Plan prepared by Dickens Solutions
Statement of Heritage Impact prepared by GBA Heritage
Traffic Impact Assessment prepared by Traffix
Parking Assessment prepared by John Coady Consulting
Building Code of Australia Compliance Statement prepared by City Plan Services
Access Capability Statement prepared by City Plan Services
Noise Impact Assessment prepared by Acoustic Logic
Arboricultural Impact Assessment prepared by New Leaf
Preliminary Site Investigation and Detailed Site Investigation prepared by EI Australia
Geotechnical Assessment prepared by EI Australia
Acid Sulfate Soils Assessment prepared by EI Australia
Bushfire Risk Assessment prepared by Advanced Bushfire Performance Solutions
Bushfire Emergency Management and Evacuation Plan prepared by Advanced Bushfire Performance Solutions
Community Impact Statement prepared by Balma Projects
Statement on Crime Prevention Through Environmental Design prepared by Balma Projects
Quantity Survey Report prepared by Construction Consultants

1. INTRODUCTION

This Statement of Environmental Effects (SEE) is submitted to Hawkesbury City Council in support of a Development Application (DA) for a proposed hotel at 27 Douglas Road, Kurrajong Heights. The statement provides information on the following:

- description of the site;
- description of the proposed hotel development;
- assessment of relevant environmental planning considerations under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) including compliance with planning instruments, environmental impacts, site suitability and the public interest; and
- Conclusions on the environmental planning assessment and merits of the proposed hotel development on which the DA can be supported by Council and approved.

The proposed hotel development has been the subject of pre-DA lodgement consultation meetings with Council's Pre-Lodgement Advisory Panel on 13 May 2021 and with Council's heritage advisor on 9 August and 27 September 2021. The matters raised by Council's Pre-Lodgement Advisory Panel and heritage advisor have been addressed in the planning and design of the proposed development and in the DA documentation.

This SEE should be read in conjunction with the architectural drawings and other plans and reports submitted with the DA as listed in the table of contents.

2. SITE DESCRIPTION

2.1 Location

The site is located at 27 Douglas Road, fronting Bells Line of Road, Warks Hill Road and Douglas Road, Kurrajong Heights, Kurrajong as shown below in Figures 1 to 3.

A site survey and site analysis plans are submitted separately with the Development Application.

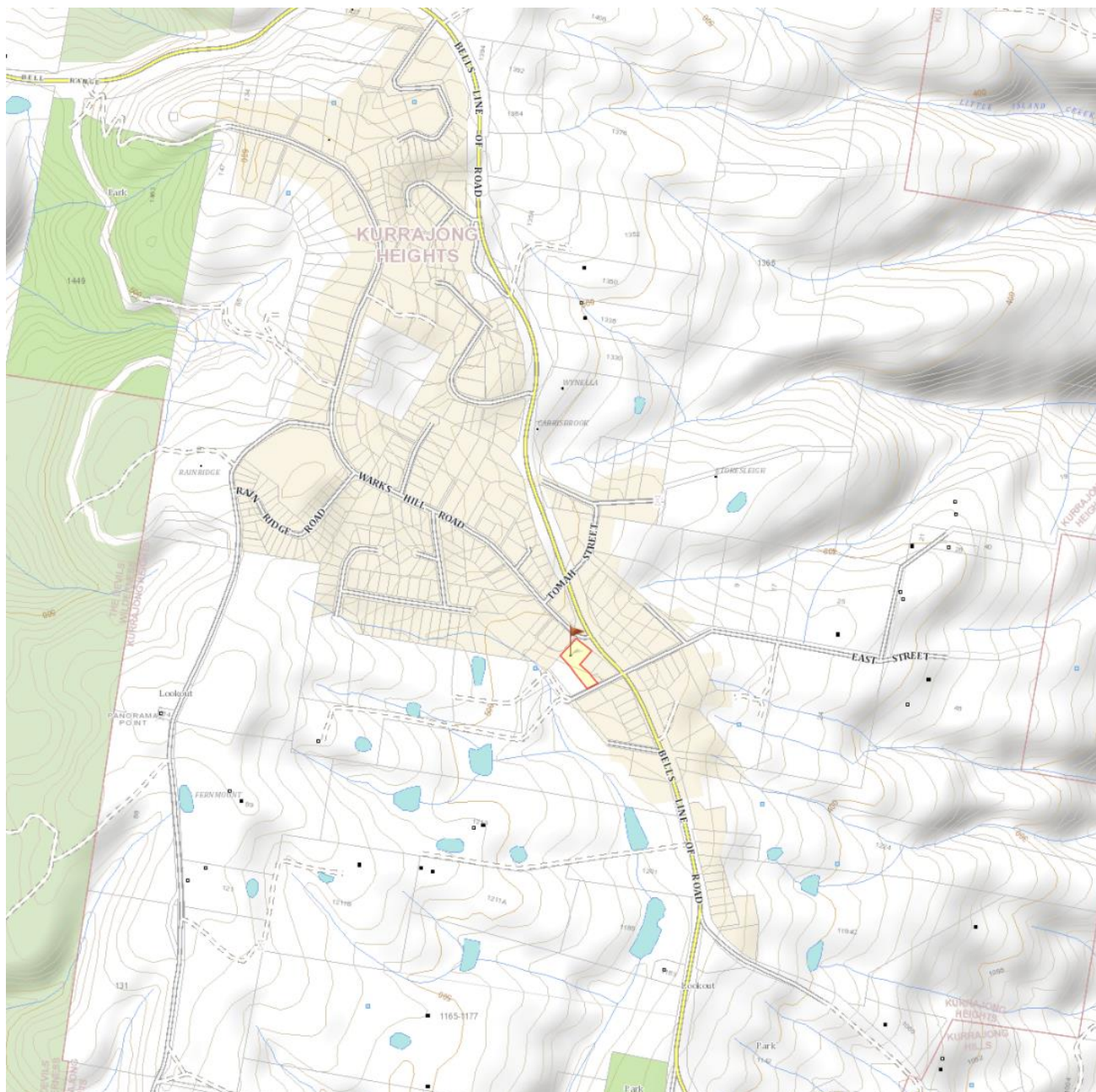


Figure 1 – Site location

**Development Application for Hotel and Tourist Accommodation
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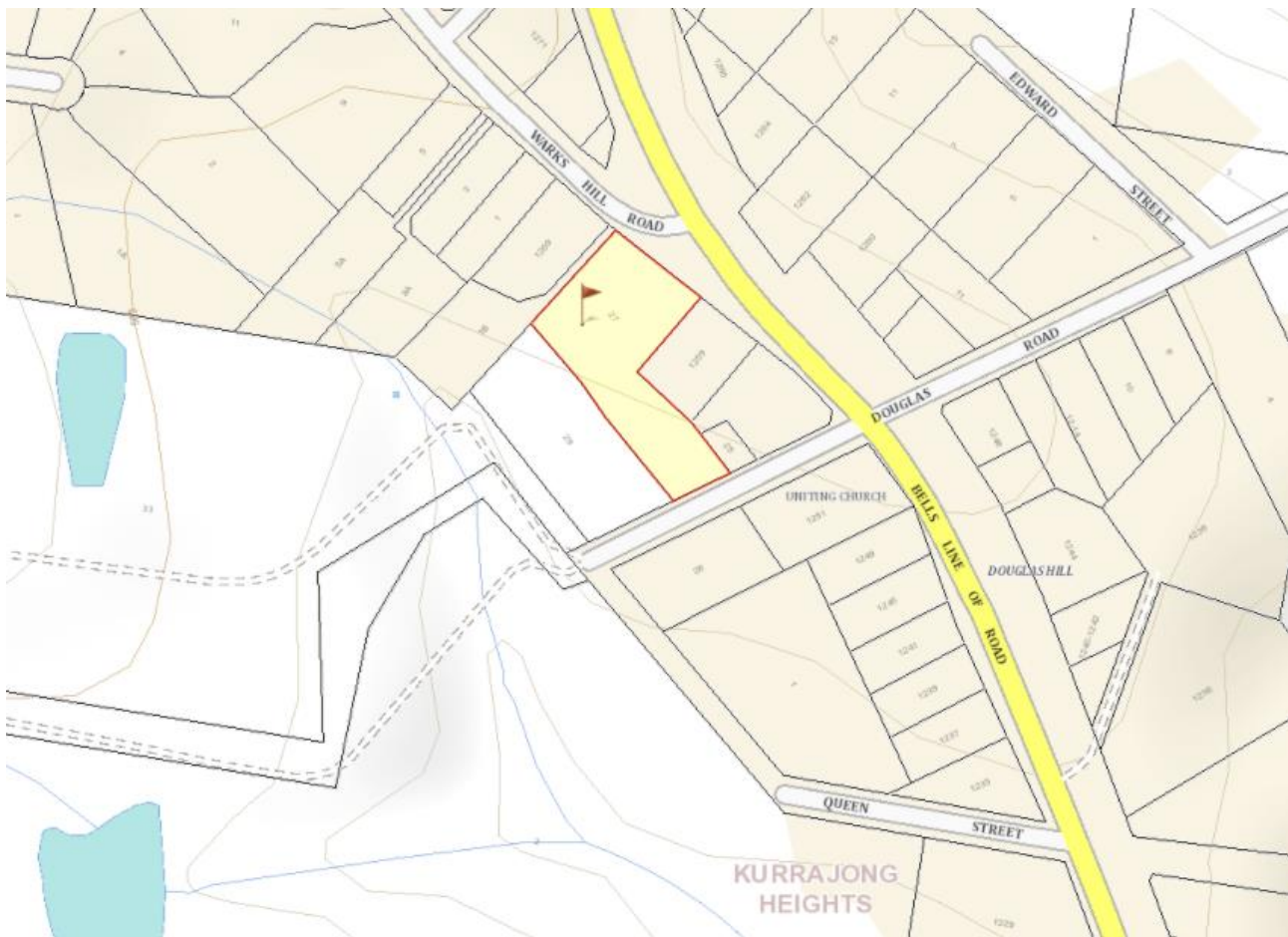


Figure 2 – Cadastral plan of the site and surrounds

**Development Application for Hotel and Tourist Accommodation
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Figure 3 – Aerial photo of the site and its surrounds



Figure 4 – Aerial photo of the site

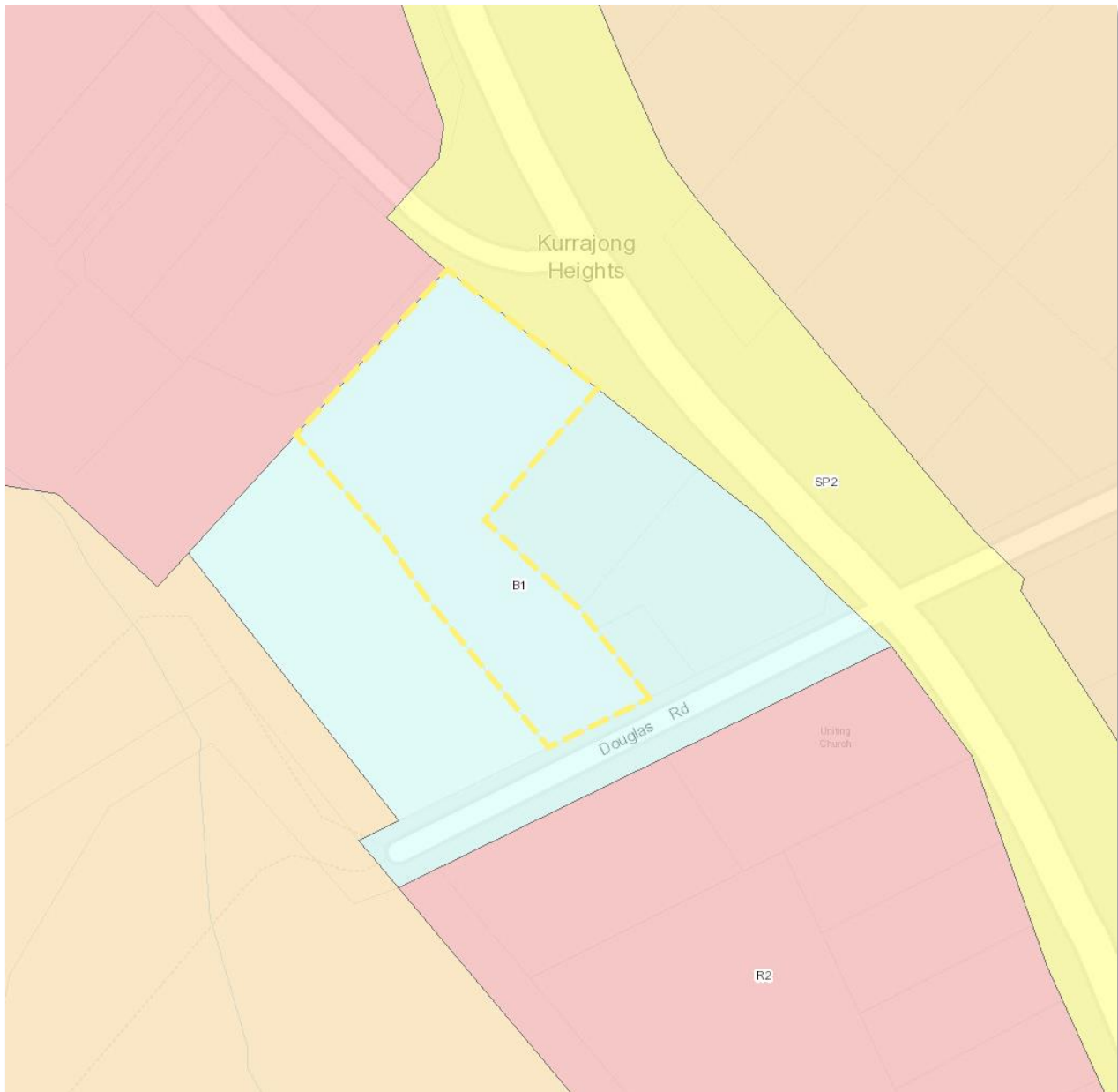


Figure 5 – Hawkesbury LEP Zoning Map of the site zoned B1 Neighbourhood Centre

2.2 Site Description

A description of the site attributes is as follows:

Site address:	27 Douglas Road Kurrajong Heights
Title description:	Lot 1 DP1188572
Site area and shape:	3,923sqm Irregular hatchet shaped property
Road frontages	44.7m frontage to Warks Hill Road 26.5m frontage to Douglas Road
Local Environmental Plan	Hawkesbury Local Environmental Plan 2012
Local Aboriginal Land Council	Deerubbin
Land Zoning	B1: Neighbourhood Centre
Building Height Limit	10 m
Minimum lot size	No minimum lot size requirements
Floor space ratio	No FSR standard
Road access	The site has road access off both Warks Hill Road and Douglas Road.
Topography	Moderate to steep slope from high point at RL496 on Warks Hill Road frontage to RL487 at the rear of the site and on Douglas Road frontage.
Vegetation	The site is largely cleared of trees and shrub vegetation. There are two trees (an exempt Privet and dead Prunus) on the northeast boundary and grass groundcover on the site. There are 14 street trees located on Warks Hill Rd reserve and 5 street trees located on Douglas Rd reserve in front of the site.
Existing development	The site is currently vacant / unoccupied. An existing brick building foundation structure is located on the Warks Hill Road frontage of the site which was constructed for an approved retail development in 1988 that was not completed.
Heritage	The site is adjacent and nearby a number of properties listed as heritage items in the LEP. The site is not a heritage item and not located in a heritage conservation area. There are no known items or places of aboriginal heritage significance on the site.
Environmental hazards	Bushfire prone land – Buffer Zone Acid sulfate soils – Class 5 No other hazard - no flood prone land, not known to be prone to land instability, no site contamination.

2.3 Surrounding Development

To the northwest of the site are dwelling houses on large residential lots on Warks Hill Road.

To the northeast of the site on the opposite side of Bells Line of Road are dwelling houses sitting at a substantially lower elevation than the subject land and road.

To the southeast of the site are Lochiel House bed & breakfast tourist accommodation and IGA supermarket.

To the southwest of the site are dwelling houses on large lots with access off Douglas Road.

Nearby symbiotic and complementary land uses include Mountain Sojourn 500m to the northwest the subject site, Secret Garden Bed and Breakfast 400m to the northwest of the site.

Kurrajong Heights has one hotel in it being the Archibald Hotel located approximately 900m to the north west off the site on Bells Line of Road.

Photo of the site frontage on Bells Line of Road



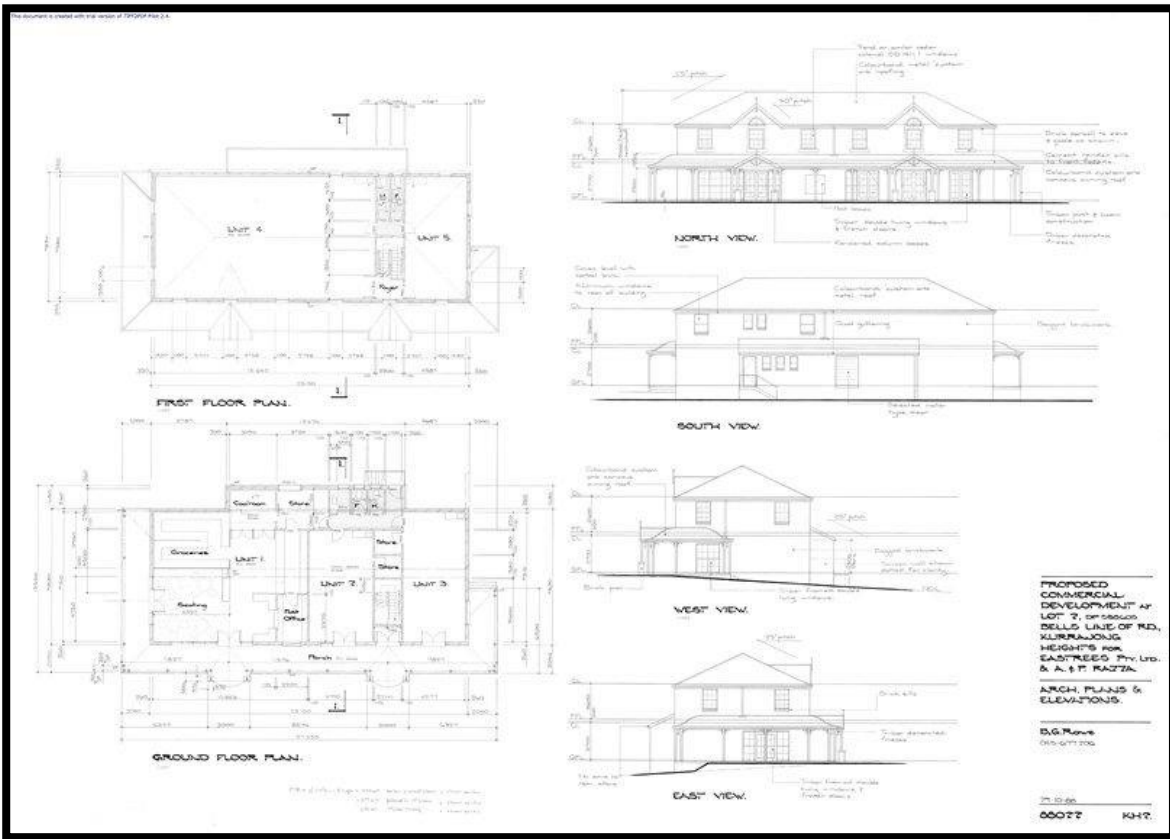
Photos of the internal site





Development Application for Hotel and Tourist Accommodation at 27 Douglas Road Kurrajong Heights

Approved retail building plans for the site in DA No. 666/88 approved on 7 November 1988 which physically commenced with lawful construction of existing foundations and remains a valid DA consent.



Photos of Surrounding Developmentland uses

North	R2 Low density residential
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South East
Lochiel House
Restaurant and
Accommodation



South East
IGA Express and
Indian Restaurant



St David's Church



**Development Application for Hotel and Tourist Accommodation
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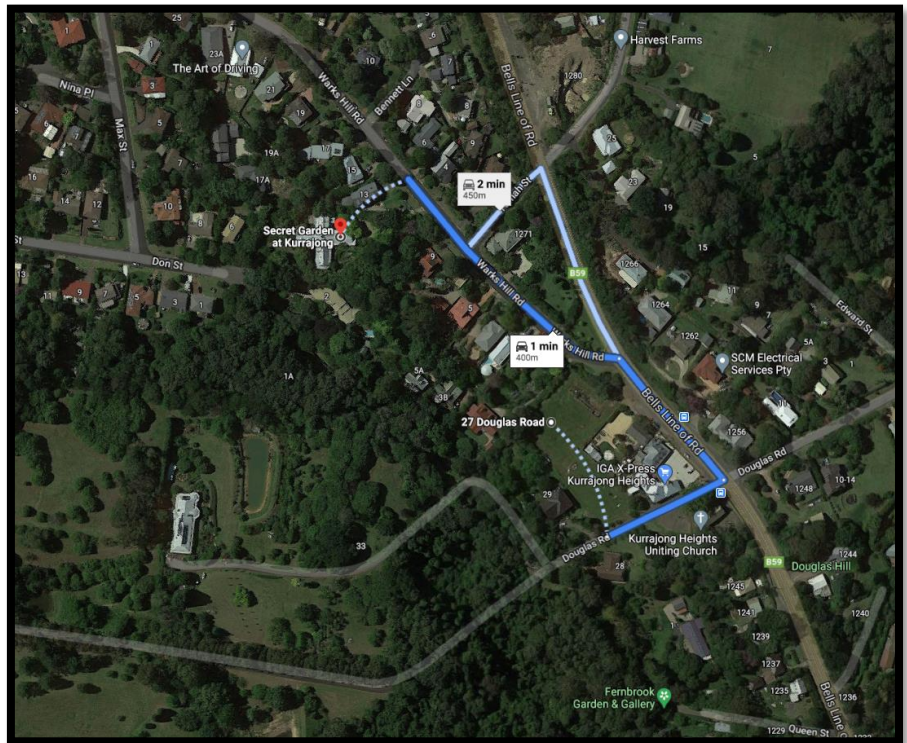
<p>East</p>	<p>C4 Conservaiton Management with low density residential homes</p>	
<p>North West</p>	<p>R2 Low density residential home</p>	

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Mountain Sojourn tourist accommodation 550m to the northwest of the site



Secret Garden Bed and Breakfast 400m to the northwest of the site



Southwest: R2 Low density residential home



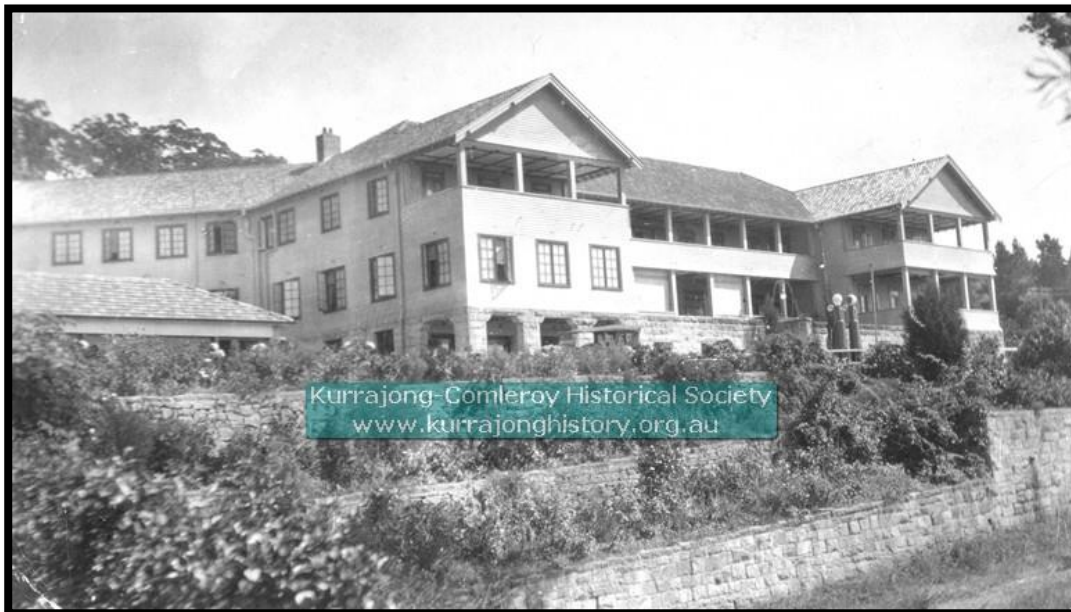
2.4 Kurrajong Heights History

Kurrajong Heights is an important village in the Hawkesbury local government area. The establishment of the village is linked with the discovery of the second route over the mountains. In September 1823, Archibald Bell Junior blazed a route, which is now Bells Line of Road. Many legacies of the past are still physically evident in the village and tell the story of its evolution. Such legacies contribute to the inherent character and heritage significance of the village. It is the inherent character and significance of the village that the proposed development intends to build upon, for generations to come.

Kurrajong Heights historically has a concentration of commercial activity in the village through the provision of accommodation, refreshment and stabling for travellers. The proposed development pays homage to the past, whilst balancing the heritage and the current day demand for a variety of recreational activities in Kurrajong.

A history search was undertaken by the design team to ensure a full understanding of the history of the area. The findings were utilised to plan and design a site that respects the heritage and character of the area, and that ensures that future generations are able to enjoy the rich history of the past.

Kurrajong Heights Hotel circa 1930s Built by Henry "Ted" Peck in 1928, the building was burnt to the ground on 14 April 1975.



Excursion to Kurrajong Heights

Date: Unknown

Two groups of travellers with horses and buggies stop to have a photograph taken while travelling up Kurrajong Heights. They are believed to be the Woodhill family, and they are believed to be travelling up the western side of the mountain.



A Drive in Kurrajong Village

circa early 1900s Bells Line of Road (later Old Bells Line of Road). On the right hand side of the photo is the present site of the Memorial Park. The horse and cart is approaching the site of the Kurrajong Picture Theatre, now (2001) an Antique Store called Collectors Theatre.



'Mountain View' Guest House

Kurrajong Heights
Circa 1920s

'Mountain View' Guest House in Buralow Road, Kurrajong Heights, which was operated by Mary Peck from the 1880s until the 1926. when she died. The house burnt down in October 1930.



Books on Kurrajong Heights heritage

Title: "Ivy Lodge" and "Lochiel House"

Author: Christopher and Deborah Hallam

Ref: 180900

Location: Kurrajong Heights

Description: A social and conservation history of Kurrajong Heights NSW

Contributor: Christopher and Deborah Hallam

Where Held: K-CHS Library – VB

2.5 Local events

Kurrajong is known for its craft stores, bed and breakfasts, quality restaurants and annual events including the following which support tourism:

- Pick your own fruit from orchards festivals
- Sheep shearing and knitting a jumper in one day at Turpentine Tree in June
- Alpaca shearing day at Madison's Mountain Retreat
- At the end of December, there is the open day at the Tutti Frutti Rose Farm.

3. PROPOSED HOTEL DEVELOPMENT

The DA seeks consent for the development of the site for the purposes of a hotel comprising the following:

- demolition of existing building foundations, removal of trees and shrubs, and excavation to create building platforms;
- construction of 9 single storey tourist accommodation cabins with day spa and manager’s residence;
- construction of 2 storey pub building for maximum 300 patrons and 866m² public service floor area;
- vehicle access and on-site car parking for 75 cars and loading dock;
- ancillary landscaping across the site;
- ancillary water supply tanks, sewage disposal system, stormwater management plans and utility services connections.

Architectural drawings, landscape plans, hydraulic plans and stormwater management plans of the proposed development are submitted with the DA under separate cover.

3.1 Overview of Hotel Development

Site area:	3,923sqm
Land use:	Hotel
Building height:	
- Hotel pub building	2 storeys + basement up to 10m above existing ground level
- Tourist cabins	1 storey above basement parking up to 9.2m above existing ground level.
Gross floor area	
- Hotel pub building	1,415sq.m GFA (866sq.m public service floor area and max. 300 patrons)
- Tourist cabins	343sq.m GFA (9 tourist cabins and a site manager cabin)
- Total	1,758sq.m GFA
No. of car parking spaces	75
Landscaped area	610sq.m green deep soil landscaping 720sq.m paved landscaping

3.2 Planning and Design Objectives

The planning and design objectives of the proposed hotel development are in keeping with the Council DCP objectives as follows:

- A landmark creation for Kurrajong Heights that is architecturally symbiotic with the historic village setting and surrounding heritage items;
- Increased economic vitality and tourism in line with the low-key nature of the village
- A place for the community and visitors to be welcome and contribute to the sense of place and community
- Enhanced visual amenity of the site and landscape through aesthetically appealing design that resonates with the existing architectural character;
- Compatible with the existing developments in form and character;
- A low scale of development that fits in the village context and rural-residential setting;
- Maintain and enhance the significant impressions of the village and its setting particularly as viewed from Bells Line of Road.
- Use of vernacular nineteenth century building elements;
- Attractive and lush landscaped spaces with a combination of native and exotic plant species;
- Views and vistas of bushland and skylines for patrons to enjoy;
- Open timber picket paling fencing with supporting posts;
- Signs that relate to commercial advertising of the 1850 - 1900 period;
- Relationship to adjoining buildings with sympathetic setbacks and design;
- Low visual impact of on-site car parking and loading dock;
- Balance in the design of new buildings on vacant land with sympathetic architecture to the existing neighbouring heritage sites without creating pseudo replica buildings;
- Compliance with planning controls and guidelines including in Hawkesbury LEP and DCP.

3.3 Tourist Accommodation Cabins

Built Form and Design

The tourist accommodation buildings cabins are designed to fit in with and reflect the character and vernacular of the Kurrajong heights village and its building heritage. This includes a series of cabin forms that each have a scale and form consistent with historic cottages and small rural buildings in the locality with detailed design and architectural elements that reflect the history of village architecture with use of modern materials that are robust and meet contemporary performance standards.

Building Height

The proposed tourist accommodation cabins have a height of one storey above basement parking in a built form that steps slightly with the slope of the land.

The top of the roof ridges of the tourist accommodation buildings have a height off 6.4m to 9.2m above existing ground level.



Figure 2 – 3D architectural drawing of proposed tourist accommodation cabins

Use and Floor Area

The uses and floor area in the proposed tourist cabins are shown in the table below. The 9 tourist accommodation cabins range in size from 23sq.m accommodating two people to 34sq.m accommodating a family of two adults and two children. Each cabin has bedding, bathroom, kitchenette with sink and bar fridge, table & chairs, TV, Wi-Fi, and private outdoor courtyard.

Floor Level	Use	GFA
Lower Ground Floor	Car parking	-
Ground Floor	9 tourist accommodation cabins, day spa, site manager cabin residence.	343 sq.m

Building Setbacks

The boundary setbacks of the tourist accommodation buildings are as follows:

Boundary	Setback in Metres
Front (Douglas Rd southeast)	10.5m to 13.5m
Rear (northwest)	47m
Side (southwest)	8m to 8.1m
Side (northeast)	5m to 5.7m

3.4 Hotel Pub Building

The proposed hotel pub building is sited on the northwest part of the site fronting Warks Hill Road.

Built Form and Design

The architecture of the hotel pub building is designed to fit in with and reflect the character and vernacular of the Kurrajong heights village and its building heritage. This includes the inclusion of Georgian building design proportions and certain detailed building elements that reflect the history of village building architecture with use of modern materials that are robust and meet contemporary performance standards.



Figure 3 – 3D architectural drawing of proposed hotel pub building

Building Height

The proposed hotel pub building has a height of two storeys plus basement / lower ground level in a built form that steps with the slope of the land.

The front of the hotel pub facing Warks Hill Road presents as two storeys above ground (ground floor and first floor) and has a height of 6.5m above existing ground level. The lower ground basement level is completely underground and not visible at the front of the pub.

The rear of the hotel pub building is two storeys above ground (ground floor and lower ground floor) and has a height of 8.5m above existing ground level to the roof ridge on the rear side of the ground floor level.

The central part of the hotel pub building has a building height of 10m from existing ground level to the ridge of the roof over the first floor at its highest point.

Uses and Floor Area

The pub building is proposed to be a licensed premises operating with a hotel licence under the Liquor Act 2007 with capacity for a maximum 300 people. The uses and floor areas in the proposed pub are as follows:

- Total Gross Floor Area (GFA) of 1,415sq.m; and
- Public Floor Service Area of 866sq.m.

Floor Level	Use	GFA
Lower Ground Floor	Storage, waste room, loading bay, car parking	163sq.m
Ground Floor	Bar, bistro dining, outdoor tea garden, gaming room, outdoor children's play area, smoking space, kitchen, toilets, store	772sq.m
First Floor	Lounge bar, smoking terrace, toilets, store rooms.	480sq.m
Total		1,415sq.m

Note: Gross floor area is defined in the Hawkesbury LEP 2012.

Public floor service area is the area available to pub patrons when participating in pub activities.

Building Setbacks

The boundary setbacks of the proposed pub building are in the following table:

Boundary	Setback in Metres
Front (Warks Hill Rd northeast)	10.5m to verandahs 14.5m to front wall
Rear (southwest)	15.9m to 22m
Side (northwest)	7.1m to 10.3m
Side (southeast)	6.1m to 6.4m

3.5 Outdoor and Landscaped Areas

The landscaped and outdoor spaces in the proposed development include the following:

- outdoor landscaped tea garden at the front of the pub on the frontage to Warks Hill Road;
- landscaped setback on the frontage to Douglas Road;
- landscaping around the site boundaries;
- re-landscaping of the street verge on Warks Hill Road in front of the site;
- covered verandahs on ground floor and first floor at the front of the pub;
- outdoor smoking terrace areas at the pub on both ground floor and first floor;
- outdoor private courtyard to each tourist accommodation cabin.

The proposed development has a total of 1,330sq.m of landscaped area including 610sq.m of green deep soil landscaping and 720sq.m of paved landscaped area.

3.6 Access and Parking

Pedestrian and disabled access

A continuous path of travel for pedestrian and disabled access is proposed through all the hotel areas including:

- access paths off Warks Hills Road;
- access paths off Douglas Road; and
- access lift and stairs between the different levels of the car park and tourist accommodation cabins and pub floors.

Vehicle access

Vehicle access is included through the development with the following connected driveways:

- two way driveway for cars and service vehicles off Warks Hill Road; and
- two way driveway for cars off Douglas Road.

Parking

Parking is included in the proposed development as follows:

- 75 car parking spaces for the hotel including 3 spaces for the disabled;
- loading bay for a service vehicle up to the size of a medium rigid vehicle at the rear of the pub building;
- emergency services vehicle parking bay.

Courtesy bus

A courtesy bus is proposed to be available to transport hotel patrons to surrounding areas to a minimum distance of 10km from the premises during pub opening hours between 6pm and 12am.

3.7 Amenities

Toilet facilities are provided in the pub building on the ground floor and first floor, and in each of the tourist accommodation cabins.

3.8 Waste Management

A Waste Management Plan for the operation of the premises is submitted with the DA. The premises includes a waste storage room to the rear of the pub on the lower ground floor next to the loading bay in which can be stored a minimum 3 x 1,100 litre bins for general waste and 3 x 1,100 litres bins for recyclable waste needed to accommodate waste from the pub and tourist accommodation.

The waste is subject to collection and disposal by a commercial waste contractor which is expected on average three times per week.

3.9 Utility Services

Electricity supply is available in Kurrajong Heights and at the site which will be utilised in the proposed hotel development.

Gas: An LPG gas tank is proposed in the development for the pub kitchen and some heating and hot water in the development. The location of the LPG tank in the development is to be determined in the construction certificate design plans in consultation with the LPG tank supplier and in accordance with the Gas Supply Act and Regulation and relevant Australian Standards.

Water: Water tanks are included in the proposed development as shown in the hydraulic services plans and report submitted with the DA.

- 100kL water tank with pumps for potable water supply located at the rear of the hotel under the lower ground floor to be filled using water tankers and rainwater;
- 75kL rainwater tank with pumps for toilet flushing and irrigation located at the rear of the hotel under the lower ground floor that collects rainwater from the building roofs;
- 288kl water tanks for fire fighting with booster pumps located at the rear of the hotel under the lower ground floor to be filled using water tankers and rainwater;
- 10kL tank for fire fighting located at the front of the hotel on the Warks Hill Road frontage to be filled using pump from other tanks.

Waste Water: As Kurrajong Heights has no reticulated sewer system, an on-site biocycle sewage treatment and holding tank system are included in the development as shown in the hydraulic services plans and report submitted with the DA. The system includes 15kL clarification tank, 100kL of aerobic treatment tanks and 300kL of holding tanks for treating and storing all waste water from the development sized for 7 days of peak demand storage. The sewage holding tanks will be subject to pump out collection and disposal by a commercial contractor.

Stormwater management: A stormwater management plan is submitted with the DA. Stormwater runoff from the roof is collected into the rainwater tank for use for toilets and landscaping. Stormwater runoff from the ground is collected in pits and piped via a bioretention system to discharge into Douglas Road.

3.10 Civil Works and Early Works

The proposed hotel development includes the following early works:

- demolition of the existing building footing structure and fencing around the site;
- removal of two trees on the site (exempt Privet and dead Prunus) and removal and replacement of street trees in the road reserves in front of the site as described in detail in the Arboricultural Impact Assessment submitted with the DA;
- excavation for basement parking and to create a suitable building platform on sloping land for stepping built form with the slope of the land.

The proposed development includes the following civil works in the public domain which are shown in the separate civil engineering drawings and landscape plan submitted with the DA:

- road widening, new kerb, footpath, stormwater management and relandscaping on Warks Hill Road; and
- road widening, new kerb and stormwater management on Douglas Road.

3.11 Signage

Business identification signage is proposed on the street frontages of the development as shown in the architectural drawings and comprising the following:

- two flush wall signs on the front elevation of the pub and one freestanding sign on the frontage to Warks Hill Road;
- one flush wall sign on the rear elevation of the pub building; and
- one freestanding sign for tourist accommodation on the frontage to Douglas Road.

3.12 Management

Management Plan

A Plan of Management for the premises is submitted with the DA and includes a description of the following measures for the orderly management of the hotel:

- management responsibilities;
- responsible service of alcohol;
- responsible conduct of gambling;
- staff training;
- security and safety;
- noise management;
- tourist accommodation rules;
- maintenance, cleaning and waste management;
- complaints and incidents handling procedures;
- bi-annual review of plan of management.

Hotel Patron Capacity

The proposed hotel pub building has capacity to accommodate a maximum 300 patrons.

Hours of Operation

The opening hours of the hotel pub building for customers are 8am to Midnight, 7 days per week.

Ancillary activities around the outside of the building such as deliveries, loading dock operation, servicing, and external cleaning are to occur between 7am to 10pm, 7 days per week.

Ancillary activities inside the building premises such as servicing, cleaning, maintenance and food preparation may occur at any time.

Liquor Licence

The proposed hotel is intended to be the subject of a hotel liquor licence under the NSW Liquor Act 2007. An application for the licence would be made after the granting of a DA consent.

4. ASSESSMENT OF PLANNING CONSIDERATIONS

The following provides an assessment of the proposed hotel against the relevant planning considerations under Section 4.15 of the EP&A Act 1979 which reads as follows:

“4.15 Evaluation

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.”

4.1 Planning Instruments

The planning instruments that are relevant to the proposed development are:

- Hawkesbury Local Environmental Plan (LEP) 2012;
- State Environmental Planning Policy (Industry and Employment) 2021 - Chapter 3 Advertising and Signage;
- State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 Vegetation in Non-Rural Areas;
- Hawkesbury Development Control Plan (DCP) 2012.

Hawkesbury Local Environmental Plan 2012

LEP Provisions	Proposed Development	Comply
Part 2 Permitted or Prohibited Development - Land Use Table B1 Neighbourhood Centre Zone		
Zone Objectives <ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To promote the development and expansion of business activities to meet the optimum employment and social needs of Hawkesbury. 	<p>The proposed hotel is consistent with the objectives of the B1 Zone as follows:</p> <ul style="list-style-type: none"> it provides a business use and a place for community interaction that serves people living and working in the neighbourhood; it provides jobs and a place for social interaction that contribute to meeting the employment and social needs of Hawkesbury. 	Yes
Permissible Uses	The proposed development is for the purposes of a hotel with pub building and tourist accommodation cabins which are all permissible with consent in the B1 Neighbourhood Centre Zone.	Yes
Clause 2.77 Demolition		Yes
Part 3 Exempt and Complying Development	The proposed development is not exempt or complying development.	N/A
Part 4 Principal Development Standards	The provisions for building height in Part 4 of the LEP apply. No other provision in Part 4 of the LEP is applicable to the DA.	
Clause 4.3 Height of Buildings (Maximum 10m)	<p>The proposed pub building has a building height of 10m above existing ground level at its topmost point on the roof ridge.</p> <p>The proposed tourist accommodation cabins have a building height of 8m above existing ground level at its maximum point.</p>	Yes
Part 5 Miscellaneous Provisions	The provisions for heritage conservation in Part 5 of the LEP are applicable to the DA. No other provision in Part 5 of the LEP is applicable.	
Clause.5.10 Heritage Conservation	<p>The site is not a heritage item and not in a conservation area.</p> <p>The site is within the vicinity of a number of heritage items which Council may require be addressed in a heritage impact statement submitted with the DA. A Statement of Heritage Impact prepared by GBA Heritage is provided with the DA which provides a comprehensive assessment of the history and heritage significance of heritage items in the vicinity of the site. The SHI concludes that the heritage impact of the proposed development is acceptably low and Council should have no hesitation from a heritage perspective in approving the DA.</p>	Yes

**Development Application for Hotel and Tourist Accommodation
at 27 Douglas Road Kurrajong Heights**

LEP Provisions	Proposed Development	Comply
Part 5A Urban Release Areas	The site is not within an urban release area.	N/A
Part 6 Additional Local Provisions	The provisions for acid sulfate soils, terrestrial biodiversity and essential services in Part 6 of the LEP are applicable to the DA. No other provision in Part 6 of the LEP is applicable.	
6.1 Acid Sulfate Soils	<p>The site is identified as Class 5 ASS in the LEP.</p> <p>The Acid Sulfate Soils Assessment submitted with the DA finds that the site is within an area of no known ASS occurrence and displays none of the characteristics of an ASS area, and laboratory testing of borehole samples found no ASS on site. The Assessment finds that an ASS management plan is not warranted.</p>	Yes
6.4 Terrestrial biodiversity	<p>The site is identified on the LEP terrestrial biodiversity map.</p> <p>The site is largely cleared of tree and shrub vegetation other than two isolated trees on the northeast boundary near the centre of the site that are exempt species as described in the Arboricultural Impact Assessment submitted with the DA.</p> <p>Given the site is cleared and has no significant vegetation, the proposed development satisfies clause 6.4 of the LEP in the following respects:</p> <ul style="list-style-type: none"> • it is unlikely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land; • it is unlikely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna; • it does not fragment, disturb or diminish the biodiversity structure, function and composition of the land, and • it is unlikely to have any adverse impact on the habitat elements providing connectivity. • the development avoids significant adverse environmental impact relating to biodiversity. 	Yes
6.7 Essential Services	<p>Electricity and telecommunications network services and road access are available in Kurrajong Heights and at the site.</p> <p>A Hydraulic services plan and report are submitted with the DA describing the proposed water supply and waste water management in the proposed development.</p> <p>A stormwater management plan is also submitted with the DA describing the proposed management of stormwater in the development.</p>	Yes

LEP Provisions	Proposed Development	Comply
	Civil works drawings are included in the DA describing the proposed road widening and associated stormwater management in front of the site on both Warks Hill Road and Douglas Road.	

State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage

State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage applies to the proposed signage in the development. An assessment of the proposed signage against the relevant provisions of SEPP is shown in the following table.

Section	SEPP Provision	Proposed Signage	Comply
Chapter 3	Advertising and Signage		
Clause 3.6	<p>Signage generally</p> <p><i>Granting of consent to signage</i></p> <p><i>A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:</i></p> <p><i>(a) that the signage is consistent with the objectives of this Chapter as set out in clause 3.1 (1) (a), and</i></p> <p><i>(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.</i></p>	The SEPP objectives and Schedule 5 assessment criteria are addressed below.	Yes
Clause 3.1	<p>Aims. Objectives etc.</p> <p><i>(1) This Chapter aims—</i></p> <p><i>(a) to ensure that signage (including advertising)—</i></p> <p><i>(i) is compatible with the desired amenity and visual character of an area, and</i></p> <p><i>(ii) provides effective communication in suitable locations, and</i></p> <p><i>(iii) is of high quality design and finish, and</i></p> <p><i>(b) to regulate signage (but not content) under Part 4 of the Act, and</i></p> <p><i>(c) to provide time-limited consents for the display of certain advertisements, and</i></p> <p><i>(d) to regulate the display of advertisements in transport corridors, and</i></p>	<p>The proposed development includes flush wall signs on the front and rear of the pub building and a freestanding sign on each street frontage.</p> <p>The signage meets the objectives of Chapter 3 of the SEPP as it is of limited size and low key relative to the size of the site and buildings, compatible with the amenity and visual character of the business zone in which it is located, provides effective communication of the building uses, and is of a high quality design for the use and context.</p>	Yes

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Section	SEPP Provision	Proposed Signage	Comply
	<i>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</i>		

Schedule 5 Assessment Criteria	Proposed Signage	Comply
1 Character of the area	The proposed building and business identification signage is consistent with the character and amenity of the business zone in which it is located. There is no particular theme or guideline for signage in the business zone.	Yes
2 Special areas	The site is located in the business zone of a village that contains a number of heritage items in proximity to the site. A heritage impact statement is submitted with the DA which finds the development is compatible with its setting and will not have a significant impact on the adjacent heritage items. The site is not in any other environmentally sensitive area, open space, or waterway.	Yes
3 Views and vistas	The proposed signage does not obscure or compromise important views, dominate the skyline, reduce the quality of vistas, or disrespect the viewing rights of other advertisers. The proposed signage is sited and of a size that fits within the visual framework of the buildings and consistent with the character of the business zone.	Yes
4 Streetscape, setting or landscape	The proposed building and business identification signage is consistent with the business zone setting and streetscapes in terms of its small scale, proportion, form and content. It is within the frame of the proposed building envelope, and adds visual interest as a design element. It will not cause undue visual clutter. No management of vegetation / trees is needed for the proposed signage.	Yes
5 Site and building	The proposed signage is designed to be compatible with the scale and proportion of the proposed hotel buildings as shown in the architectural drawings. It does not compromise any significant features of the site or building. It has a considered design relationship with the setting including an appropriate scale and design.	Yes
6 Associated devices and logos structures	No safety devices, platforms, or logos have been designed as an integral part of the signage or its structure.	Yes
7 Illumination	No LED illumination is proposed.	
8 Safety	The proposed signage is not expected to adversely affect traffic safety and operation on roads as it is consistent with the expectations of business signage in the business zone in terms of its scale, form, design and content. The proposed signage is within the visual frame of the proposed buildings, and does not obscure any traffic sight line.	Yes

State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

Clause 4.6 of the SEPP (Resilience and Hazards) 2021 states the following:

4.6 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless—
- (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

A Detailed Site Investigation prepared by EI Australia is submitted with the DA which finds that the subject land is suitable for the proposed development in satisfaction of Chapter 4 of the SEPP (Resilience and Hazards) 2021.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas

The SEPP (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non-Rural Areas) 2017 requires the approval of Council for removal of vegetation specified in Council's DCP.

The site is largely cleared of tree and shrub vegetation with only two trees on the site on the northeast boundary (an exempt Privet and dean Prunus species). There are 14 street trees on Warks Hill Road reserve and 5 street trees on Douglas Road reserve in front of the site as described in the Arboricultural Impact Assessment submitted with the DA.

The proposed development involves the removal of the two isolated trees on the site (ie. an exempt Privet and dean Prunus species), the removal of street trees in Warks Hills Road reserve that have a poor landscape quality and are being replaced to enhance the streetscape, and removal of small street trees in Douglas Road reserve to accommodate the road widening and driveway.

The proposed development includes the re-landscaping of the Warks Hills Road reserve verge in front of the site to enhance the landscape qualities of the streetscape in front of the proposed hotel. The proposed re-landscaping of this streetscape including the removal of existing trees on the road reserve is shown in the landscape plan and described in the Arboricultural Assessment report which are submitted with the DA.

Small trees in the Douglas Road reserve in front of the site need to be removed to accommodate the road widening required by Council as part of this development and the driveway required for vehicle access in the proposed development.

The landscape plan submitted with the DA includes the re-landscaping of the site and road reserves in front of the site with new replacement trees and shrub planting that enhance the landscape qualities on the site and streetscape. The Arboricultural Impact Assessment also describes the measures to protect trees on neighbouring properties with root zones that extend into the site.

4.2. Hawkesbury Development Control Plan

The Hawkesbury Development Control Plan (DCP) 2016 applies to the proposed development. The relevant provisions of the DCP are addressed in the following table of compliance.

The intention of the proposed development is to conserve the character and heritage significance of Kurrajong Heights Village and to provide the scale, aesthetics, form and function of a desirable amenity for the residents and tourists of Kurrajong Village. It is intended that the character and significance of the village is retained and reinforced for the benefit of future generations through careful planning and design. The proposed development is intended to not comprise or detract from the existing natural and built environment but to rather conserve and protect the character, significance and amenity of Kurrajong Heights.

DCP Guidelines	Proposed Development	Consistent
PART A INTRODUCTION	A site analysis plan is included with the DA.	Yes
PART B EXEMPT & COMPLYING DEV.	Not applicable as there is no exempt or complying development.	N/A
PART C GENERAL GUIDELINES		
1. Landscaping	A landscape plan is included in the DA in compliance with the DCP. The landscape plan is consistent with the DCP provisions in improving the landscape design on the streetscape, providing visual screening around the property boundaries with neighbours, solar access and shading, access for the disabled, catering for stormwater drainage, and including edging and mulch.	Yes
2. Car Parking and Access	<p>A specialist traffic assessment report and car parking assessment report are submitted with the DA which demonstrate the proposed development includes vehicle access and parking layout for car parking and loading dock that complies with Australian Standards, and provides a number of on-site car parking spaces that meets the demands of the development according to RMS guidelines including car parking spaces for the disabled, and generates traffic within the capacity of the local road network. The proposed car parking and access is consistent with the access considerations in the DCP in the following respects:</p> <ul style="list-style-type: none"> • The car parking is located to the rear of the site where it has no visual impact on the streetscape and includes visual and acoustic screening and landscape screening to neighbouring properties. . • Vehicles are able enter and leave the site in a forward direction. • Ingress and egress to or from the site is located where it will cause least interference with vehicular and pedestrian movement on public roads and in particular on Bells Line of Road. • The potential for on-street queuing is minimised by the provision of sufficient standing area for vehicles entering the car park and loading areas. • Entrances to parking areas are readily visible and accessible from the frontage road. 	Yes

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DCP Guidelines	Proposed Development	Consistent
	<ul style="list-style-type: none"> • The service vehicle area and loading dock are provided off-street with convenient access and can operate independently of other areas with vehicles able to enter and leave the site in a forward direction. • The car parking area has a rational circulation pattern. All parking bays are readily accessible and the provision of adequate space for the manoeuvring of vehicles including heavy rigid vehicles and RFS appliances has been considered. • Car parking spaces for people with disabilities will be clearly marked and the surface level. <p>A separate specialist access report is submitted with the DA which finds that the development provides for access for the disabled in compliance with the Building Code of Australia and the associated Access to Premises Standard 2010.</p>	
3. Signs	Building identification signage is proposed as shown in the architectural drawings submitted with the DA. The proposed signage is consistent with the DCP in being modest, simple and concise business identification signage that is integrated into the building design, fits in with and contributes to the streetscape in a business zone, does not affect significant views or vistas or result in visual clutter, and does not obstruct pedestrian access or vehicle sight lines.	Yes
4. Soil Erosion and Sediment Control	A soil erosion and sediment control plan is submitted with the DA.	Yes
5. Bushfire Prone Land	A Bushfire Risk Assessment Report prepared by Advanced Bushfire Performance Solutions is submitted with the DA. It provides a detailed assessment of the bushfire hazard at Kurrajong Heights and in particular to the south of the village and subject site, and the bushfire protection measures needed to protect the development from the hazard and comply with the Planning for Bushfire Protection guidelines. A range of bushfire protection measures are included in the proposed development includes asset protection zone, access for fire fighting appliance to the front and rear of the site, water supply tanks for fire fighting, on-site manager, fire refuge in the pub building, and emergency evacuation plan,	Yes
6. Energy Efficiency	Energy efficient fittings and fixtures are to be included in the detailed design of the development. The development will comply with the energy efficient provisions in Section J of the BCA to be confirmed in construction certificate drawings.	Yes
7. Effluent Disposal	<p>As Kurrajong Heights Village is unsewered, the proposed development includes waste water tanks on site for collection and disposal by a licensed commercial waste water contractor as described in the hydraulic services engineering plan and report submitted with the DA. The Hydraulic Services Report confirms the proposed waste water system meets the demands of the development and complies with relevant Australian Standards and Council standards for on-site management of waste water.</p> <p>Council has confirmed in pre-lodgement consultation that clause 7.4(b) in Part C of the DCP applies only to Council pump-out service and does not apply to a commercial contracted pump out service as in this DA.</p>	Yes

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DCP Guidelines	Proposed Development	Consistent
	The provisions in the DCP for Council Pump Out Service are not applicable to the DA as the development involves waste water collection and disposal by a licensed commercial waste water contractor, and no Council pump out service is proposed.	
8. Construction and Demolition Waste	A Waste Management Plan that includes management of construction and demolition waste associated with the proposed development is submitted with the DA.	Yes
9. Preservation of Trees and Vegetation	<p>The proposed development involves the removal of two isolated trees in the site that are exempt species, removal of street trees in Warks Hills Road reserve that have a poor landscape quality and being replaced, and removal of small street trees in Douglas Road reserve to accommodate road widening and driveway.</p> <p>The landscape plan submitted with the DA includes the re-landscaping of the site and road reserves in front of the site with new replacement trees and shrub planting that enhance the landscape qualities on the site and streetscape.</p>	Yes
10. Heritage Conservation	A Statement of Heritage Impact prepared by GBA Heritage is submitted with the DA which provides a comprehensive assessment of the history and heritage significance of heritage items in the vicinity of the site, and concludes the design form, style, scale and siting of the proposed development suit the character and minimise the presence of the proposed buildings set amongst heritage-listed items, the significance of the nearby heritage items and their ability to contribute to the streetscape will be retained, and the proposed development will have low heritage impact on heritage items in the vicinity of the site particularly as the majority of existing views and the setting of the heritage items in the vicinity are retained, and the proposed development is essentially consistent with the heritage requirements and guidelines of the Hawkesbury LEP 2012 and the Hawkesbury DCP 2002.	N/A
PART D SPECIFIC DEVELOPMENT	Not applicable as the proposed hotel is not included in Part D of the DCP.	N/A
PART E SPECIFIC AREA		N/A
1. Kurrajong Heights Village		Yes
General Principles	<p>The proposed development has been planned and designed consistent with the general principles in the DCP for Kurrajong Heights with due regard to:</p> <ul style="list-style-type: none"> • conserving and protecting the character and significance of the village and heritage items; • conserving and enhancing the visual and environmental amenity of the village and site; • compatibility in the scale, form and character of the development with the character and significance of the village. 	N/A
Village Setting & Containment	The proposed development is within the village centre and does not compromise the aim in the DCP to retain the character and containment of Kurrajong Heights Village	Yes

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DCP Guidelines	Proposed Development	Consistent
	within its landscape. The landscaped setting of the village within its defined topographic space is retained. The DA is not major large scale development and does not affect the containment of the village.	
Village Character	The proposed development is planned and designed to conserve and enhance the historic, visual and environmental elements and townscape qualities that contribute to the distinctive character of Kurrajong Heights Village. It retains the visual amenity of the village and does not have a significant effect on the setting of buildings, village, skylines, townscape details and landmarks. The careful design off buildings and landscaping positively contribute to the character of the village and a considered relationship to neighbouring buildings in building bulk and scale,built form and architectural design detail, landscape design, fences and signage.	Yes
Heritage Items and New Development	A Statement of Heritage Impact prepared by GBA Heritage is submitted with the DA which provides a comprehensive assessment of the history and heritage significance of heritage items in the vicinity of the site, and concludes the design form, style, scale and siting of the proposed development suit the character and minimise the presence of the proposed buildings set amongst heritage-listed items, the significance of the nearby heritage items and their ability to contribute to the streetscape will be retained, and the proposed development will have low heritage impact on heritage items in the vicinity of the site particularly as the majority of existing views and the setting of the heritage items in the vicinity are retained.	Yes
Land Use	The proposed development is consistent with the provisions for land use in the DCP in having land uses compatible with the character of the village and history of accommodation and refreshment uses in the village, providing infill development with a building scale and form, landscaping and car accommodation on the site compatible with character of the locality, and retaining commercial activity on the frontage to Warks Hill Road.	N/A
Traffic	<p>A Traffic Impact Assessment prepared by Traffix is submitted with the DA. The assessment finds that the vehicle trip generation of the total development is 28 vehicles per hour (15 trips in and 13 trips out) during the evening peak period which is expected to have minimal impact on the surrounding road network and is supportable on traffic grounds, and the layout and design of the vehicle access and car parking arrangements in the development complies with the requirements of relevant Australian Standards.</p> <p>A specialist Parking Assessment prepared by John Coady Consulting is submitted with the DA and includes a detailed assessment of the parking demands of the proposed hotel, and finds that the proposed 75 car parking spaces is adequate to accommodate the tourist accommodation and average maximum parking demand of the pub with no unacceptable parking implications.</p>	
Commercial Activity & Tourism	The proposed development is consistent with the DCP objectives and provisions to promote the special and historic qualities of Kurrajong Heights Village with a hotel that increase economic viability and tourism sympathetic with the low-key nature of the village.	Yes

4.3 Environmental Impacts

4.3.1 Land use compatibility

The site is zoned B1 Neighbourhood Centre and the proposed hotel and tourist accommodation are consistent with the zone objectives and permissible in the zone.

The planning, architectural design, and management plans for the development have given due regard to being compatible with surrounding development. The proposed development is planned and designed to be compatible with surrounding land uses in building form and design, streetscape presentation, landscaping and boundary setbacks, measures for acoustic and visual privacy, minor traffic generation and adequate parking, and in the ongoing operational management as described below in this report and in the specialist consultant reports and management plan in the DA.

There are no incompatible landuses sensitive to the hotel use such as hospital, school, child care centre, mental health facility, drug & alcohol prevention centre, or community facility within close proximity of the proposed development.

4.3.2 Built Environment

Size and scale of development

The scale of the development is appropriate for its context as a large site in the zoned neighbourhood business centre of Kurrajong Heights and in compliance with planning controls.

The scale of the development and size of its footprint is commensurate with the large size and shape of the site with two road frontages which essentially provides two development sites - one building site fronting Warks Hills Road proposed for the hotel pub building and one building site fronting Douglas Road proposed for the tourist accommodation cabins.

The proposed buildings comply with the Hawkesbury LEP 10m building height limit, and provide generous setbacks and good separation to surrounding properties.

The proposed hotel pub building is of a similar scale to the approved retail building plans for the site in DA No. 666/88 approved by Council on 7 November 1988 which physically commenced with lawful construction of existing foundations and remains a valid DA consent.

Built form and design

The architecture of the hotel pub building is designed to fit in with and reflect the character and vernacular of the Kurrajong heights village and its building heritage. It includes the inclusion of Georgian building design proportions, and certain detailed building elements that reflect the history of village building architecture with use of modern materials that are robust and meet contemporary performance standards.

The tourist accommodation buildings cabins are also designed to fit in with and reflect the character and vernacular of the Kurrajong heights village and its building heritage. This includes a series of cabin forms that each have a scale and form consistent with historic cottages and small rural buildings in the locality, with detailed design and architectural elements that reflect the history of village architecture with use of modern materials that are robust and meet contemporary performance standards.

4.3.3 Streetscape

The proposed development presents a high quality design to the streetscapes of Warks Hills Road / Bells Line of Road and Douglas Road in front of the site that fits in with the character and vernacular of Kurrajong Heights. It provides a high quality presentation to the streetscapes with the following:

- built forms that are proportionate to the size and dimensions of the site frontages, and building designs that fit in and reflect the character and vernacular of the building heritage at Kurrajong Heights;
- landscaped building setbacks on the street frontages, and revised landscaping for the Warks Hill Road reserve in front of the site that enhance the landscape qualities in the streetscape;
- boundary treatments with fencing and landscaping that provide clear definition between the public and private domains in the streetscape;
- clear and legible vehicle, pedestrian and disabled access paths off the streets; and
- business / building identification signage that is modest and consistent with the neighbourhood business zoning of the site.

4.3.4 Heritage

The proposed development site is within the vicinity of a number of heritage items in Kurrajong Heights.

Pre-DA lodgement consultation meetings have been held with Council's heritage advisor on 9 August and 27 September 2021. The matters raised by Council's heritage advisor have been addressed in the planning and design of the proposed development and in the DA documentation.

A Statement of Heritage Impact prepared by GBA Heritage is submitted with the DA which provides a comprehensive assessment of the history and heritage significance of heritage items in the vicinity of the site, and concludes as follows:

- *"The design form, style, scale and siting have all been selected to suit the character and minimise the presence of the proposed buildings, set amongst Heritage-listed items.*
- *The significance of the Lochiel House, Douglass Cottage, Aylesbury Cottage and Store, and St David's Church, and their ability to contribute to the streetscape and the Kurrajong Heights village, will be retained.*
- *The proposed development will have no physical impact on the heritage items in the vicinity of the site.*
- *The proposed development at 27 Douglas Road does is not considered to generate any adverse impact, as the majority of existing views and the setting of the heritage items in the vicinity are retained.*
- *The proposed new building at 27 Douglas Road has been designed to reduce visual dominance, while being in keeping with the low scale and character of the streetscape and the heritage items in the vicinity.*
- *The Heritage impact of the proposed hotel and accommodation on the neighbouring listed Heritage items are considered to be low and even more negligible to the Kurrajong Heights Village area.*
- *The proposed development is essentially consistent with the heritage requirements and guidelines of the Hawkesbury LEP 2012 and the Hawkesbury DCP 2002.*
- *Should any unexpected relics be disturbed during excavation of the site, they must be managed*
- *under the Archaeological provisions of the NSW Heritage Act."*

The Statement of Heritage Impact prepared by GBA Heritage recommends that "Council should have no hesitation, from a heritage perspective, in approving the application."

4.3.5 Amenity in Surrounding Development

The site is zoned B1 Neighbourhood Centre and the proposed development satisfies Council's future intent with regards to permissible land uses in the zone. The proposed development is designed to fit in with the character and vernacular of Kurrajong Heights and enhance the place with a symbiotic and complementary design that has a positive impact on the amenity of the area.

The proposed development has generous building setbacks from neighbouring properties and will not have an unreasonable impact on surrounding commercial and residential development in terms of view, solar access, visual privacy or acoustic privacy in the following respects:

Views

The proposed buildings are sited on the street frontages and will not unreasonably affect any significant view corridor from the public domain or neighbouring properties. Neighbouring properties will retain much of their existing outlook consistent with planning principles of view sharing.

Solar Access

Shadow diagrams are submitted with the DA and show that surrounding properties will continue to receive good solar access with the proposed development and far more than the minimum 2 hours solar access to 50% of private open space between 9am and 3pm in the mid-winter solstice specified in the Hawkesbury Council DCP.

Parts of two adjoining properties receive shadow in the development plans for parts of the day. The property to the southwest at 29 Douglas Road will receive shadow over part of the property in the mornings. Lochiel House at 1259 Bells Line of Road to the southeast of the pub building will receive shadow over part of the property in the afternoons. These properties will retain more than 4 hours solar access to more than 50% of private open space between 9am and 3pm in the mid-winter solstice which exceeds and complies with the minimum 2 hours in Council's DCP.

No other properties have overshadowing from the proposed development.

Visual Privacy

Visual and acoustic screens around the perimeter of the site and perimeter of terraces on the buildings are included in the proposed development which prevent overlooking impacts and protect the visual privacy of neighbours. Landscape planting is proposed around the perimeter of the site which also contributes to visual screening between the site and neighbouring properties.

Acoustic privacy

A Noise Impact Assessment prepared by the acoustic engineers Acoustic Logic is submitted with the DA. It provides an assessment of noise emissions from the proposed hotel development relative to applicable noise standards. The Noise Impact Assessment concludes that the noise emissions from the development will comply with the applicable noise standards subject to certain recommended noise control measures being implemented in the design of the development and ongoing management of the premises.

The noise control measures included in the proposed development comprise limits on live and amplified music, limits on numbers of people inside and outside the premises, limits to hours of use of outdoor areas, acoustic screens around the perimeter of the site, acoustic screens around the perimeter of building verandahs and terraces, signage for patrons, and an acoustic review of mechanical plant selected at the construction design stage. All the noise control measures recommended in the Noise Impact Assessment prepared by Acoustic Logic are included in the architectural drawings and/or management plan for the premises submitted with the DA.

4.3.6 Landscaping and Vegetation

A Landscape Plan prepared by Outside Design Group is included in the DA. The landscape plan enhances the quality of landscaping with new planting of trees and shrubs on street frontages, around the perimeter of the site and in the building setbacks and outdoor areas in the development. It includes planting of local native species consistent with the character of the area. The landscaping will enhance the landscape qualities on the site and contribute to visual screening on the boundary between the site and neighbouring properties. The proposed landscape planting along the southwest boundary of the site is designed to meet standards for bushfire asset protection zone.

The proposed landscape plan also includes the re-landscaping of the Warks Hills Road reserve verge in front of the site to enhance the landscape qualities of the streetscape in front of the proposed development. The road reserve verge in front of the proposed hotel currently has relatively poor landscape qualities which are not commensurate with the desired high quality design presentation of the development and streetscape. The proposed re-landscaping of the road reserve verge enhances the streetscape.

The proposed development involves the removal of two trees on the site (ie. an exempt Privet and a dead Prunus), removal of street trees on the Warks Hill Road reserve which are considered to have poor landscape quality and being replaced to enhance the streetscape, and removal of small street trees on Douglas Road reserve to accommodate the road widening and driveway.

An Arboricultural Assessment report is submitted with the DA which describes the trees proposed for removal and measures to protect neighbouring tree root zones extending into the site.

4.3.7 Access, Traffic and Parking

A Traffic Impact Assessment prepared by Traffix is submitted with the DA. The assessment finds the following:

- the vehicle trip generation of the hotel development is 38 vehicles per hour (20 trips in and 18 trips out) during the evening peak period which is distributed between the two driveways on Douglas Road and Warks Hill Road and does not coincide with the peak traffic period on surrounding road network;
- the traffic generation of the development is expected to have minimal impact on the surrounding road network and is supportable on traffic grounds;
- the layout and design of the vehicle access and car parking arrangements in the development complies with the requirements of the relevant Australian Standards AS2890.1 (2004), AS2890.2 (2018) and AS2890.6 (2009).

A specialist Parking Assessment prepared by John Coady Consulting is submitted with the DA and includes a detailed assessment of the parking demands of the proposed hotel. The assessment finds that the proposed 75 car parking spaces is adequate to accommodate the tourist accommodation and average maximum parking demand of the hotel pub, and it can be reasonably concluded that the proposed development has no unacceptable parking implications.”

The Management Plan submitted with the DA includes measures to promote transport options for hotel patrons. In particular, a courtesy bus is proposed to be available to transport patrons to surrounding areas to a minimum distance of 10km from the premises during pub opening hours between 6pm and 12am.

An Accessibility Capability Statement prepared by City Plan is submitted with the DA and confirms the proposed development meets the relevant standards of access for the disabled.

4.3.8 Water

Water supply

A Hydraulic Services Plan and Report prepared by Sparks + Partners is submitted with the DA and confirms the proposed water tank supply system below meets the demands of the development which is required as Kurrajong Heights has no reticulated potable water supply:

- 100kL water tank with pumps for potable water supply located at the rear of the hotel under the lower ground floor to be filled using water tankers and rainwater;
- 75kL rainwater tank with pumps for toilet flushing and irrigation located at the rear of the hotel under the lower ground floor that collects rainwater from the building roofs;
- 288kl water tanks for fire fighting with booster pumps located at the rear of the hotel under the lower ground floor to be filled using water tankers and rainwater;
- 10kL tank for fire fighting located at the front of the hotel on the Warks Hill Road frontage to be filled using pump from other tanks.

Waste water

A Hydraulic Services Plan and Report prepared by Sparks + Partners is submitted with the DA and confirms the proposed on-site waste water system meets the demands of the development and complies with relevant Australian Standards and Council standards for on-site management of waste water with an on-site biocycle sewage treatment and holding tank system that includes 15kL clarification tank, 100kL of aerobic treatment tanks and 300kL of holding tanks for treating and storing all waste water from the development sized for 7 days of peak demand storage. The sewage holding tanks will be subject to pump out collection and disposal by a commercial contractor. This is required as Kurrajong Heights has no reticulated sewer system.

Stormwater management

The stormwater management plan prepared by Zait engineers submitted with the DA includes measures for water conservation and protection of waterways. This includes:

- stormwater runoff from the roof collected into the rainwater tank for use for toilets and landscaping as a water saving conservation measure; and
- stormwater runoff from the ground is collected into a bioretention system for water quality treatment before discharging from the site into Douglas Road.

4.3.9 Energy

Energy efficient fittings and fixtures are to be included in the detailed design of the development. The development will comply with the energy efficient provisions in Section J of the BCA to be confirmed at construction certificate stage.

4.3.10 Waste

A Waste Management Plan prepared by Dicken Solutions is submitted with the DA and finds that the proposed development includes a waste storage area adequate for 3 x 1,100 litre general waste bins and 3 x 1,100 litre recyclable waste bins needed to store waste generated by the proposed development for collection by a commercial waste contractor three times per week.

The Management Plan for the hotel submitted with the DA includes provisions for the ongoing maintenance, cleaning and management of waste on the premises.

4.3.11 Bushfire Hazard

A Bushfire Risk Assessment Report prepared by Advanced Bushfire Performance Solutions is submitted with the DA. It provides a detailed assessment of the bushfire hazard at Kurrajong Heights and in particular to the south of the village and subject site, and the bushfire protection measures needed to protect the development from the hazard and comply with the Planning for Bushfire Protection guidelines. The following bushfire protection measures are included in the development:

- Asset Protection Zone along the southwest boundary with landscaping complying with inner protection area standards;
- Water supply allocated for fire fighting comprising 288 kilolitres of water tanks at the rear of the hotel and 10 kilolitre water tank at the front of the hotel on the street boundary (which is in addition to the 100 kilolitre potable water tank and 75 kilolitre rainwater tank in the development);
- Buildings constructed to AS 3959-2018 for BAL-12.5 and satisfy clause 3.2.2 of AS3959-2018;
- Services complying with Table 7.4a of Planning for Bushfire Protection Guidelines;
- RFS emergency vehicle access to hydrants near the street fronts and at the rear to access the 298 kilolitres of water tanks allocated for fire fighting, and a dedicated emergency vehicle parking space at the front of the hotel on the road verge next to a hydrant;
- Fire refuge in the hotel pub building;
- On-site manager residence; and
- Emergency Evacuation Plan.

4.3.12 Social and Economic Impacts

Economic impact

The proposed hotel with tourist accommodation will have positive economic impacts in generating economic activity and employment in the tourism and hospitality sectors of the economy and local community, with flow on multiplier effects to other industry sectors in the local economy.

The proposed development will also generate economic activity and employment in construction and related industries during the construction period of the development.

The hotel is expected to generate a total of 20 full-time job equivalents in its operation on site, and 32 direct construction job years and 104 indirect multiplier job years during construction.

Social impact

A Community Impact Statement (CIS) is submitted with the DA which finds the following:

The proposed hotel development has potential positive impacts on the Kurrajong Heights community in the following areas:

- economic livelihood with the economic activity and employment provided in both the construction and operation of the development;
- community cohesion in providing a facility for social interaction and relationships;
- a sense of place and identity as a focal point for social gathering and activity in the community;
- access to social, recreational, entertainment opportunities for the local community.

The proposed hotel is anticipated to have a neutral impact on way of life in the village and on land use compatibility given the B1 Neighbourhood Centre zoning of the land, the planning and design of the hotel development to fit in with the character and vernacular of the Kurrajong Heights village, generous building setbacks from neighbouring properties, the absence of landuses that are regarded as socially sensitive to a hotel, and the measures to be implemented for avoiding and minimising potential impacts on neighbours in the Management Plan submitted with the DA.

The hotel development is considered to also have a neutral impact on health in the community and demand for community facilities given its location in a community with social characteristics indicative of not being highly susceptible to alcohol abuse, gambling abuse or anti-social behaviour that could be associated with a hotel and impacts on health.

The potential negative impacts of a hotel such as anti-social behaviour and noise are to be avoided and mitigated by the ongoing positive management of the premises consistent with Management Plan submitted with the DA which includes measures for managing the safety and security of hotel patrons, neighbours and the community.

The traffic impact of the hotel is relatively minor which has been assessed by traffic engineers as having minimal impact on the surrounding road network. The proposed 75 car parking spaces are adequate to accommodate the hotel demand. The Management Plan submitted with the DA includes measures to promote transport options for hotel patrons including a courtesy bus.

Construction impacts on neighbours and the community are to be managed by the implementation of a Construction Management Plan that is to be prepared prior to the commencement of construction activities.

The proposed hotel development is expected to have a positive cumulative community impact in contributing to economic livelihood, social relationships and cohesion, and sense of place and identity in the community at Kurrajong Heights. Any potential negative impacts of the hotel use would be limited to infrequent isolated incidents given the planning and design of the development and the Plan of Management for the ongoing operation of the hotel.

Community consultation will be carried out as part of the Council DA assessment process and ultimately in accordance with the requirements for a hotel licence application.

Crime prevention through environmental design

A Statement on Crime Prevention Through Environmental Design is submitted with the DA which describes the measures for security and crime prevention in the design and management of the development. These measures include:

- passive surveillance with clear sightlines between the buildings, landscaped areas, car parking and surrounding street fronts,
- active surveillance with closed circuit television (CCTV) and security alarm;
- organised surveillance with on-site manager and staff monitoring;
- passive access control with design measures to restrict and channel access including with fences and landscaping around the perimeter of the property, clearly legible gateways and paths for pedestrians and vehicles, and signage;
- active technical access controls with secure door and window locks;
- organised access control with staff monitoring of access to the premises with access restricted to children under 18 years of age;
- territorial reinforcement by active presence on the site of on-site resident manager, staff and guests 7 days a week and by definitive boundaries between public and private domains;
- space management with active use and management of the premises by on-site resident manager and staff 7 days a week.

4.3.13 Construction Impacts

A Construction Management Plan will be prepared prior to the commencement of construction with measures to manage security and safety at the construction site and the potential environmental impacts of construction activities. The Construction Management Plan will address site safety and security, pedestrian access and safety, construction vehicle access, erosion and sediment control, dust control, noise, construction hours, and construction waste management.

An erosion and sediment control plan is already included in the stormwater management plans submitted with the DA.

The Waste Management Plan submitted with the DA already includes provisions for managing waste in the construction of the development.

4.4 Suitability of the Site

The site is suitable for the proposed development in the following respects:

- The site is zoned B1 Neighbourhood Centre in which the proposed hotel is permissible.
- The heritage context and character of Kurrajong Heights village with heritage items nearby the site can accommodate the proposed development with its careful design to fit in with the heritage context and character of the village as proposed in the architectural drawings and landscape plan submitted with the DA.
- The site area and dimensions are of a sufficient size able to support the proposed development.
- There are no incompatible landuses sensitive to the proposed hotel use within close proximity of the proposed development such as hospital, mental health facility, drug & alcohol treatment facility, school, child care centre or community facility.
- Road access is available off two adjoining roads providing excellent road access.
- Electricity and telecommunications are available at the site
- Water, wastewater treatment and LPG gas are able to be provided on site as proposed in the hydraulic services plans submitted with the DA.
- The site is not contaminated land, not flood prone land, has adequate setback from vegetation that is a bushfire hazard in the area, and is not subject to any known land instability.
- The site is largely cleared of trees and shrubs, and there is no significant vegetation on the site.
- There are no environmental constraints of such significance as to preclude the proposed development.

4.5 The Public Interest

The proposed development is in the public interest in providing facilities contributing to economic activity and employment in the tourism and hospitality sectors of the economy and local community which is in compliance with planning controls and has been designed to fit in and be compatible with the character and amenity of the village setting. It also includes a management plan for the ongoing operation of the uses to respect the amenity of the village and local community.

5. SUMMARY AND CONCLUSION

Balma Projects Pty Ltd is submitting a Development Application for a hotel on the land at 27 Douglas Road in Kurrajong Heights. An overview of the development is as follows:

Site area:	3,923sqm
Land use:	Hotel
Building height:	
- Hotel pub building	2 storeys + basement up to 10m above existing ground level
- Tourist cabins	1 storey above basement parking up to 9.2m above existing ground level.
Gross floor area	
- Hotel pub building	1,415sq.m GFA (866sq.m public service floor area and max. 300 patrons)
- Tourist cabins	343sq.m GFA (9 tourist cabins and a site manager cabin)
- Total	1,758sq.m GFA
No. of car parking spaces	75
Landscaped area	610sq.m green deep soil landscaping 720sq.m paved landscaping

The proposed development complies with the relevant statutory planning instruments and controls including the following:

- it complies with relevant planning controls in the Hawkesbury LEP 2012 applying to the development including the objectives and permissible uses in the B1 Neighbourhood Centre Zone, building height limit, heritage conservation, terrestrial biodiversity, earthworks and essential services;
- it complies with the relevant State environmental planning policies including SEPP (Industry and Employment) 2021 - Chapter 3 Advertising and Signage, SEPP (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land, and SEPP (Biodiversity and Conservation) 2021 - Chapter 2 Vegetation in Non-Rural Areas;
- it is consistent with the provisions of the Hawkesbury DCP including in particular:
 - consistent with the Part C General Guidelines for landscaping, car parking and access, signs, soil erosion & sediment control, bushfire prone land, energy efficiency, effluent disposal, waste management, preservation of trees and heritage conservation; and
 - consistent with the Part E Specific Area guidelines and provisions for Kurrajong Heights Village including provisions for development principles, setting and containment of the village, village character, heritage items, land use, traffic and promoting commercial activity and tourism.

The proposed development is assessed to have planning merit in the following respects:

- The site is zoned B1 Neighbourhood Centre in which the proposed hotel is permissible on the site and consistent with the zone objectives.
- The planning, architectural design, and management plans for the hotel development have given due regard to surrounding land uses.
- The scale of the development complies with the building height standard and is proportionate to the context of being on a large site with two road frontages and two building sites in the neighbourhood business centre.
- The design and architecture of the hotel buildings fits in with and reflects the character and vernacular of the Kurrajong heights village and its building heritage.
- The hotel development presents a high quality design to the streetscapes of Warks Hills Road / Bells Line of Road and Douglas Road in front of the site that fits in with the character of Kurrajong Heights with proportionate built form, landscaping, legible access paths, modest signage, and boundary treatments defining the public and private domains.
- A Statement of Heritage Impact is submitted providing a comprehensive assessment of the history and heritage significance of heritage items in the vicinity of the site, and concludes the design form, style, scale and siting have all been selected to suit the character and minimise the presence of the proposed buildings so the surrounding heritage items retain their setting and ability to contribute to the streetscape and village without being significantly impacted.
- The hotel development with its design and management plan will not have an unreasonable impact on surrounding commercial and residential development in terms of views, solar access, visual privacy or acoustic privacy.
- A landscape plan is included that enhances the quality of landscaping with new planting of trees and shrubs on street frontages, around the perimeter of the site and in the building setbacks and outdoor areas in the development. It includes planting of local native species that fit in with the character of the locality.
- Trees on neighbouring properties with root zones extending onto the site are protected.
- Traffic generation is relatively minor at 38 vehicles per hour (20 trips in and 18 trips out) during the evening peak period distributed between the two driveways on Douglas Road and Warks Hill Road and will have minimal impact on the surrounding road network.
- Vehicle access and car parking design arrangements in the development comply with the requirements of the relevant Australian Standards.
- Access paths meet relevant standards for access for the disabled.
- Car parking is provided on site that meets the demands of the hotel use.
- Water supply tanks, on-site wastewater system and storm water management measures are provided in the development to meet the demands of the development and in compliance with relevant technical standards.
- A waste storage area and management plan are included that caters for the waste generated by the proposed hotel.
- Bushfire protection measures are included in accordance with relevant guidelines and standards including asset protection zone, water supply for fire fighting, construction standards, emergency vehicle access, fire refuge, on-site manager residence, and emergency evacuation plan.
- The proposed hotel is expected to have a positive economic and community impact in contributing to economic activity and livelihood, jobs, social relationships and cohesion, and a sense of place and identity in the community at Kurrajong Heights.
- There are no incompatible landuses sensitive to the hotel use such as hospital, school, child care centre, mental health facility, drug & alcohol prevention centre, or community facility within close proximity of the proposed development.
- A Construction Management Plan will be prepared prior to the commencement of construction with measures to manage security and safety at the construction site and the potential environmental impacts of construction activities.

Development Application for Hotel and Tourist Accommodation at 27 Douglas Road Kurrajong Heights

- A Plan of Management is included for the ongoing operation of the hotel with measures to mitigate and manage any potential negative impacts and for ongoing socially responsible management of the premises.

Given the above planning merits, the proposed hotel development is considered to be in the public interest and can be supported by Council and granted development consent.