



# Statement of Environmental Effects

DOCUMENT No. GN\_20-10394\_ 30-01

## ALTERATIONS & ADDITIONS TO MUDGEE RIDGE ESTATE CELLAR DOOR 577 Burrundulla Road Mudgee NSW 2850

GROUPN

Revision:	Date:	Approved:	Description:
01	06/08/2021	MN	Issue for Development Application
02	19/08/2021	MN	Update Parking Numbers

**For**  
**Mudgee Ridge Estate**  
577 Burrundulla Road  
Mudgee NSW 2850

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GROUPN Architecture. Interior. Landscape.

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## 1.0 Introduction

This Statement of Environmental Effects (SEE) is to accompany the Development Application (DA) lodged with council for the proposed Alterations & Additions to Mudgee Ridge Estate Cellar Door, 577 Burrundulla Road, Mudgee.

### 1.1 Consent

Development Consent is sought for Alterations & Additions to Mudgee Ridge Estate Cellar Door for the purpose of improving the amenity of the Cellar Door for customers.

This SEE has addressed the various operational and environmental consequences of the proposal and concludes that the proposal satisfies the relevant development requirements and their objectives.

### 1.2 Assessment of Statutory Controls

This SEE has been prepared to provide Council with the necessary information to assess the environmental effects of the proposal pursuant to Section 4.15 (1) of the Environmental Planning & Assessment Act.

### 1.3 Supporting Documentation

This Statement should be read in conjunction with the following drawings and supporting documentation:

- Architectural DA Drawings prepared by GROUPN:

Drawing No.	Revision	Drawing Title
GN_20-10394_00-01	01	LOCATION PLAN & COVER PAGE
GN_20-10394_00-02	01	SITE PLAN - PROPOSED
GN_20-10394_01-01	01	FLOOR PLAN, ELEVATIONS & SECTION - PROPOSED
GN_20-10394_02-01	01	FLOOR PLAN, ELEVATIONS – EXISTING / DEMOLITION
GN_20-10394_09-01	01	DETAILS – FOOD PREP
GN_20-10394_09-02	01	DETAILS – AMBULANT WC

## 2.0 Site Analysis

### 2.1 Site Location & Access

This SEE relates to Lot 2 DP 838526, known as 577 Burrundulla Road, Mudgee NSW 2850.



Image by: SIX Maps, <https://maps.six.nsw.gov.au/>

The property is located at the intersection of the Castlereagh Highway and Burrundulla Road.

Access to the Cellar Door is via an internal circulation roadway off Burrundulla Road. Direct neighbours to the Cellar Door are Mudgee Ridge Estate vineyard blocks.

The overall site has approximately rectangular in shape with an area of 55 ha. The Southern boundary of the site has a 760m frontage to Castlereagh Highway and the Western boundary a 440m frontage to Burrundulla Road.

The Cellar Door is near the centre of the site. Natural vegetation exists to the South of the Cellar Door, and the Eastern half of the site.

### 2.2 Existing Site Improvements

The property is operated primarily as a vineyard. Existing site improvements comprise the vineyard itself, vineyard related sheds and plant, a dwelling, and the vineyard Cellar Door.

### 2.3 Easements & Right of Ways

There are no easements or right of ways in the proximity of the existing Cellar Door.

### 2.4 Relevant Planning Instruments

The following planning instruments are relevant to the site:

- Mid-Western Regional Local Environmental Plan (LEP) 2012
- Mid-Western Regional Development Control Plan (DCP) 2013

### 2.5 Zoning

The site is zoned 'RU4 Primary Production Small Lots' under the provisions of the Mid-Western Regional LEP 2012.

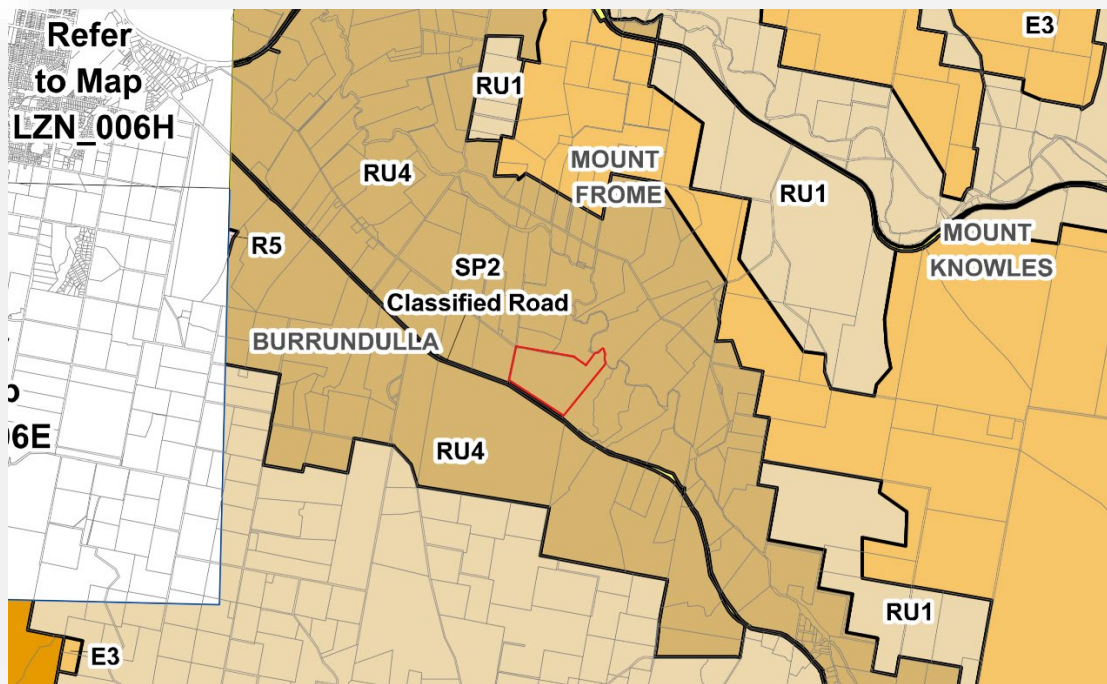


Image by: <https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/mid-western-regional-local-environmental-plan-2012>

### 2.6 Car Parking

The Cellar Door has 6 spaces provided on site including one accessible space.

## 3.0 The Proposal

### 3.1 Background

The most recent approved proposed works include the construction of the existing Cellar Door, built in 2016 under DA 0238/15.

### 3.2 Proposal

The owners of Mudgee Ridge Estate would like to enlarge the existing Cellar Door to improve its functionality and provide additional space for customers.

Trading restrictions implemented within the hospitality industry due to COVID-19 have resulted in a change to the way hospitality venues are being planned and designed. Customers have embraced the additional space and there is a growing expectation that hospitality venues will retain these more spacious areas into the future, for matters of customer comfort.

### 3.3 Objectives

The objectives of the proposal are to:

- Provide a more spacious and safer environment for customers.
- Improve operational functionality.

In order to achieve the prescribed objectives, approval is sought to:

- Extend the tasting area to the North of the existing tasting area.
- Provide a new food preparation area.
- Provide a new ambulant toilet.

### 3.4 Project Data

Gross Floor Area (m <sup>2</sup> )*	Existing (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Total (m <sup>2</sup> )
<b>Total</b>	<b>76.5</b>	<b>19</b>	<b>95.5</b>

### 3.5 Operation & Management

There is no change proposed to the hours of operation and current management system measures of the premises.

	<i>Existing</i>	<i>Proposed</i>
Type of Business	Licensed Cellar Door Premises	No change proposed
Number of employees	Full time: 2 Part time: 3	No change proposed
Hours of operation	Monday Tuesday Wednesday Thursday Friday Saturday Sunday	11:00am – 4:00pm Closed Closed 11:00am – 4:00pm 11:00am – 4:00pm 10:00am – 5:00pm 10:00am – 4:00pm

## 4.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the development described in the preceding sections. The assessment is issues-based and addresses the relevant considerations under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP& A Act) notably:

- 4.15(1)(a) – Statutory considerations;
- 4.15(1)(b) – Environmental impacts;
- 4.15(1)(c) – Site suitability; and
- 4.15(1)(e) – Public interest.

### 4.1 Land Use and Permissibility

The site is zoned 'RU04 Primary Production Small Lots' under the provisions of 'Mid-Western Regional LEP 2012'. The subject site is primarily used as a Cellar Door Premises, which is permissible with consent within the RU04 zone.

### 4.2 Compliance with Statutory Controls

The proposal has been addressed having regard for the 'deemed to satisfy' provisions of the National Construction Code. It is considered that the provisions of 'Mid-Western Regional LEP 2012' have been attended to satisfactorily, that the proposal respects the intent and requirements of these plans and achieves compliance with its provisions.

### 4.3 Site Suitability

The site is considered appropriate for the proposed development because the proposed works are consistent with the current use of the existing building.

### 4.4 Heritage Impact Assessment

There are no items of heritage significance listed in the Mid-Western Regional LEP 2012 on the site. Hence there is no impact of the proposed works.

### 4.5 Car Parking

The Cellar Door on-site car park has 6 spaces available for the use of patrons, one of which is accessible parking.

The applicant seeks approval to construct an additional car park on the internal circulation roadway with 8 spaces for a total of 14 marked spaces.

The proposal will result in 70m<sup>2</sup> of indoor and outdoor licenced floor area which equates to 1 space per 5m<sup>2</sup> of licenced floor area.

### 4.6 Aesthetics

The proposed works employ the use of similar materials, finishes and colours to those of the existing building.

### 4.7 Views, Visual Privacy and Sunlight

The proposed works will have no impact on Views, Visual Privacy or Sunlight for the neighbouring properties.

#### 4.8 Environmental Health

The proposed works are a considerable distance from neighbouring properties and therefore will not have a detrimental acoustic impact.

#### 4.9 Public Interest

The proposal is in the interest of the public as the proposed works will contribute positively to the Mudgee region as a wine-inspired tourist destination.

#### 4.10 Waste Management

There will be a site manager present on-site at all times during working hours to supervise and ensure that the following waste management procedures are followed by building staff and sub-contractors.

##### Demolition Waste

- There is no excavation works required
- Materials to be demolished include:
  - Steel
  - Steel sections and fittings
  - Glass panels
- There are no known hazardous building materials to be demolished in the proximity of the proposed works.
- Demolished materials will be generally unsuitable for recycling due to the small scale of the works and the nature of the demolished material, and as such will be deposited daily into industrial waste bins located on the street in accordance with council guidelines. Bins will be provided by licensed waste contractors and disposed of at authorized tipping sites.

##### Construction Waste

- Materials to be used in construction include:
  - Light steel sections
  - Aluminium sections and fittings
  - Glass panels
  - Steel
  - Insulation material
- Where possible, construction packaging will be made available for recycling.
- Construction waste that is not suitable for recycling will be deposited daily into industrial waste bins located on the street in accordance with council guidelines. Bins will be provided by licensed waste contractors and disposed of at authorized tipping sites.

##### Operational Waste

- General waste is disposed of daily.

#### 4.11 Site Construction & Safety Management

There will be a site manager present on-site at all times during working hours to supervise and ensure that the following construction and safety management procedures are followed by building staff and sub-contractors.

- Site access is to be controlled by the erection of temporary chain wire site fencing & appropriate signage.
- Site sheds, storage & waste containers are to be located on site.
- The works shall be dust isolated from neighbouring buildings with dust screens as necessary.



- Demolition is to be undertaken in a safe and orderly manner in accordance with the requirements of WorkCover.
- Proposed hours of construction are Monday to Friday, 7am to 5pm and Saturday 7am to 1pm. (or as required by council).
- Site deliveries are able to be provided via (street location) for the proposed works.

## 5.0 Conclusion

This SEE relates to the Development Application for Mudgee Ridge Estate Cellar Door. Development Consent is sought for alterations and additions to the existing building for the purpose of providing enhanced facilities for its customers.

The proposal is permissible under the 'Mid-Western Regional LEP 2012' and consistent with the planning intent and objectives of the locality having regard for the 'Mid-Western Regional DCP 2013'.

Pursuant to the provisions of the Environmental Planning and Assessment Act & regulations, and specifically Section 4.15(1) – Matters for consideration, we conclude the following:

- **S.4.15(1)(a) – Statutory considerations;**  
The proposal is consistent with the intent and objectives of the LEP, DCP and interim policies applying to the land to which the development application relates;
- **S.4.15(1)(b) – Environmental impacts;**  
The proposal does not detrimentally affect the existing natural or built environment but rather, as detailed in this statement, positively contributes to the amenity of the existing built environment. The proposal will have a positive social & economic effect on both the property to which the development applies as well as the neighbouring properties. The proposal positively contributes to the amenity of the locality by increasing onsite parking and reducing the demand for on-street parking.
- **S.4.15(1)(c) – Site suitability;**  
The site is considered appropriate for the development as the proposed use is compatible with the current use of the existing building. The site is of a sufficient size to accommodate the proposed works the proposal enhances the character of the locality.

The site is considered appropriate for the proposed development because:

- The site has suitable area for proposed extension works that will enhance the current locality.
- The site is of a sufficient size to accommodate the proposed works for the upgrade.
- **S.4.15(1)(e) – Public interest;**  
The proposed works have been designed to comply with all legislative and statutory requirements. The current proposal is in the interest of the public because the proposed works will contribute positively to the Mudgee region as a wine-inspired tourist destination.

We trust this Statement provides the necessary rationale for Councils approval of this proposal. We believe that this proposal is an appropriate design that will enhance the desired character of the local area.

For these reasons we seek Councils favourable assessment of the application.