

STATEMENT OF ENVIRONMENTAL EFFECTS

Property Details

Lots: 4, 5 6 & 7
DP: 1 1 6 8 7 4
Street: Wilkins Crescent
Town: Mudgee

Applicant Details

Name: Swords Group

Description of the Development

Applicant proposes to build an industrial development comprising of 10 buildings over 4 adjoining vacant blocks in an existing industrial street. The proposed buildings could potentially be leased to various Industrial business including mechanical, trade, manufacturing or delivery.

Unit 1 shown on the site plan was granted approval in DA0035/2020. The approved unit 1 will be constructed out of tilt-up concrete panel walls with Colorbond steel roof. The roof line is single slope skillion. The front offices of unit 1 will have skillion roof and glass windows for street appeal.

Proposed units 2 -10 are all Colorbond clad portal framed buildings, with timber cladding and a small porch over entry on the front façade for visual presentation.

A number of Right of Carriage Ways have been designed within this project to allow for traffic and access. All vehicles, including up to semi-trailer size trucks can enter and exit the site in a forward direction. Truck loading and unloading areas have been designed at the rear of the buildings as to not obstruct other vehicles entering and exiting the site.

The proposed buildings are positioned to complying within boundary setbacks, besides units 3, 6 and 9 which have a small portion of the front corner encroaching the required setback of 12m. These units are on lots 5, 6 and 7 all of which are 2010m², which is only 10m² over what would otherwise require only a 6m front setback. Consideration is being requested for the minimal variation to the DCP.

46 car parking spaces have been provided including disabled.

Site and Context Suitability

The site is 4 lots.

Lot 4 2287m², Lot 5 2010m², Lot 6 2010m² and Lot 7 2010m².

There is no existing trees or landscaping.

The site is not subject to the natural hazards of bushfire, landslip or flooding. There are various styles of character within neighboring area and proposed development will not be visually prominent or out of character.

Present and Previous Uses

The current use of site is vacant industrial land.

The applicant is unaware of any existing contaminants on the land.

Utilities

The proposed site is located within an existing industrial area that is serviced with stormwater, water, sewerage and telephone services as required by Council.

Development Standards

The proposed development is permissible with the standards contained in the Mid-Western Regional Local Environmental Plan 2012

The Industrial units have been designed to meet guidelines of the Mid-Western Regional Council – Development Control Plan dated 6 December 2013 – Part 4.6 Industrial Development.

Development Controls Checklist

Front Setback:	10.11m	Non-Compliance
Side Setback;	0 m	Complies
Rear Setback:	6.0m (to building)	Complies
Car parking:	46	Complies
Site Coverage:	31.12%	Complies

Design

The design of the proposed building is tilt-up concrete or Colorbond walls with Colorbond roof. Landscaping has been provided in front of buildings on each lot for visual presentation.

Operation and Management

Management details, operating hours, staff numbers, noise emissions and signage can be submitted once a tenant has been secured and signed a lease.

Access and Traffic

The driveway is clear of any obstructions and is fully concreted. Delivery trucks and cars will manoeuvre at rear of buildings for loading and unloading. Vehicles will enter and exit the site in a forward motion.

Privacy, Views and Sunlight

Visual Privacy

The proposal will impact the visual privacy to the neighboring Mudgee Tourist Park along rear boundaries. 2.1m high Timber lap and cap fencing will be installed along rear boundaries of lots 4-7.

Acoustic Privacy

Noise from driveways, traffic, between dwellings or mechanical sources will have an impact the neighboring Mudgee Tourist Park. rear boundaries. Timber lap and cap fencing will be installed along rear boundaries of lots 4-7 for noise mitigation.

Views

There will be no impact of views from proposed development due to the all surrounding properties being industrial.

Sunlight

The proposal will not reduce sunlight received to the living areas or private open space areas of neighboring properties due to the orientation to north of the proposed buildings and the 6m setback off rear boundaries.

Air and Noise

No air pollution would result from the proposed development and noise levels would only be normal industrial levels from the surrounding industrial area. Therefore the proposal would not be affected by air or noise emissions.

Drainage

A preliminary Stormwater Management Plan has been prepared by Triaxial Consulting refer to drawing TX14938.00 – C3.00 A.

Erosion & Sediment Control

The development will adopt standard erosion and sediment run-off control measures during the construction period.

Fencing

There is no fencing proposed along front boundaries, Cyclone fencing is currently installed along the side boundaries of lots 4 and 7. 2.1m high timber lap and cap fencing is proposed along all rear boundaries.

Heritage

The development is not situated in a heritage area and will not impact on any heritage item or item of cultural significance.

Environmental Sustainability

A BASIX certificate is not required for the proposed development.

Waste

There is no demolition required for proposed development. Construction waste will be collected in an on site industrial waste bin which will be disposed of by the collection company.

Solid Trade Waste will be collected in skip bins which are located in various locations on site and disposed of by the appropriate waste collection company.

Site Management

A Construction Site Management Plan will be submitted to when the application for Construction Certificate is lodged and prior to start of construction.

