

**CHANGE OF USE -
FROM CELLAR DOOR & WINERY TO
FARM STAY ACCOMMODATION**

STATEMENT OF ENVIRONMENTAL EFFECTS

27 Craigmoor Road
Bombira NSW 2850

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ISSUE C

Prepared for
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innovative • eco • developments

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Sunrai Designs and forms part of the Development Application Documentation for a Proposed Change of Use from a Cellar Door & Winery to Farm Stay Accommodation.

This statement seeks to demonstrate that the proposal complies with the Mid-Western Regional Council Development Control Plan 2013 Amendment 5 (MWRC DCP) and the Mid-Western Regional Council Local Environmental Plan 2012 (MWRC LEP)

This Statement should be read in conjunction with the following plans;

Title	Drawing no.	Prepared by
Title Page	581TYM ISSUE B - 00	SUNRAI <i>designs</i>
Location Plan	581TYM ISSUE B - 01	SUNRAI <i>designs</i>
Site Plan	581TYM ISSUE B -02	SUNRAI <i>designs</i>
Existing Floor Plan	581TYM ISSUE B - 03	SUNRAI <i>designs</i>
Existing Elevations	581TYM ISSUE B - 04	SUNRAI <i>designs</i>
Demolition Floor Plan	581TYM ISSUE B - 05	SUNRAI <i>designs</i>
Proposed Floor Plan	581TYM ISSUE B -06	SUNRAI <i>designs</i>
Proposed Elevations	581TYM ISSUE B -07	SUNRAI <i>designs</i>
Perspectives	581TYM ISSUE B - 08	SUNRAI <i>designs</i>

2.0 SUBJECT PROPERTY

2.1 Description

Title Description:	Lot 20	DP158548
Site Area:	30.5ha	
Zone:	RU4	Primary Production Small Lots
Map Reference	006F	MWRC LEP
Bushfire		Not nominated as Bushfire hazard on current mapping



Land Zoning Map - Sheet LZN_006F

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU3	Forestry
RU4	Primary Production Small Lots
RV	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist

Cadastr

Cadastr 15/12/2010 Land and Property Information (LPI)

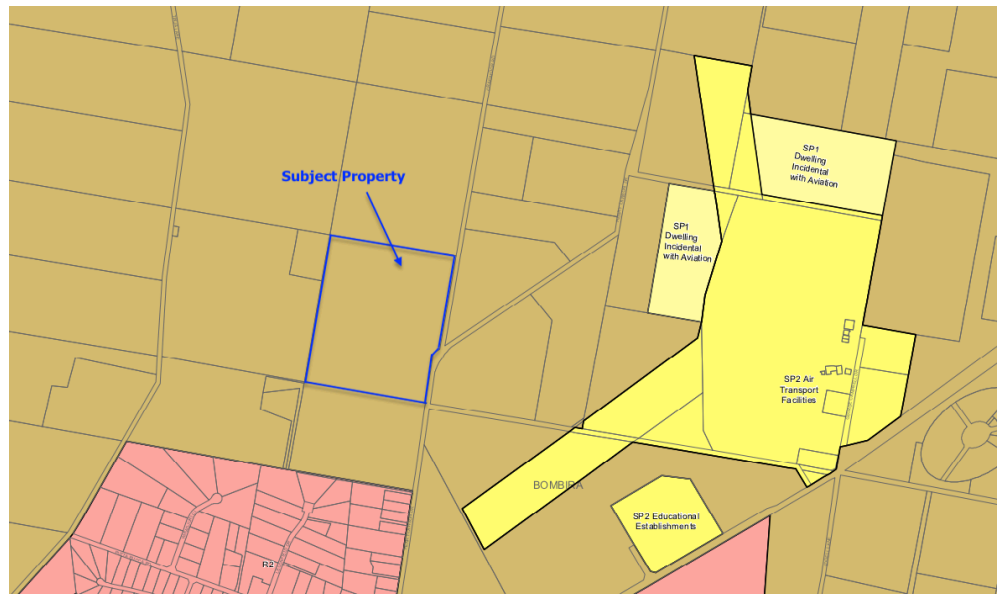


Figure 1 - Extract from MWRC LEP Land Zoning Map - Sheet LZN_006F

2.2 Existing Building & Site

The existing site is 30.5 hectares in size and has a frontage to Henry Lawson Drive and Craigmoor Road. The site is located in a prime tourism position being the centre of the Mudgee Wine Region; it is surrounded by a number of Cellar Doors, vineyards, Bed and Breakfast establishments and various forms of accommodation types. The site is at the gateway to one of Mudgee's largest Cellar Doors and its oldest vineyard, Poet's Corner. The site itself had an established vineyard, Cellar Door and Winery known as Shawwood Estate. This Cellar Door and Winery is no longer operating and it is proposed that the building be converted into accommodation.

An existing accommodation unit is attached to the Cellar Door building. Nearby is a large farm shed and machinery shed also located on the property is a primary residence.

Mudgee Airport is located to the south east of the site, the historic Mudgee brickworks is located on a neighbouring property in the south west corner of the site and a small rural residential subdivision fronts Henry Lawson Drive south of the site.

The site has established electricity grid supply and telephone network connection.

Waste management and water supply needs for the established Cellar Door and dwelling are provided on-site. Waste management is handled via an approved septic system and effluent disposal field and the potable water supply via on-site bores, collected rain water and access to a piped trunk supply from Lawson Creek.

Craigmoor Road and Henry Lawson Drive provide access to the site and its established uses.

2.3 Topography & Surrounding Environment

The landform rises from about 460 m AHD to about 480 m AHD at the northern portion of the site. There are 360 degree views from the top North West corner of the site. To the south views of the Mudgee township can be seen, while to the north east and south east a vista of the hills and valley are enjoyed over the surrounding vineyards while to the west open fields and distant mountains are viewed. The site is generally cleared of trees with exception of a stand of remnant vegetation bordering the eastern boundary. This stand of trees generally includes native eucalyptus varieties in a natural undisturbed environment.

Craigmoor Soil Landscapes are dominant. These soil landscapes have moderate to high fertility and moderate to high water holding capacity.

3.0 PROPOSED DEVELOPMENT

3.1 General Description

It is proposed that the existing Cellar Door and Winery be converted into Farm Stay Accommodation consisting of four units. The units will be contained wholly within the existing building. Unit 1 will include one bedroom with an ensuite, Unit 2 will include two bedrooms with an ensuite for each bedroom. Unit 3 and 4 will each consist of one bedroom with an ensuite per bedroom.

Units 1 will be accessed from the existing main entrance on the east and include a courtyard on the north. Units 2 and 3 will have a northern courtyard and be accessed from the northern side of the building. Unit 4 will have a southern courtyard and be accessed from the south.

A total of five bedrooms are proposed.

3.2 Parking & Traffic

Two car spaces will be provided for the two bedroom unit and a single car space for the one bedroom units. The car parking spaces will be screened with landscaping and separated to provide convenient parking for each unit and to limit large parking areas. An additional guest space will be provided near the entrance to Unit 1.

The existing site has a dedicated driveway entrance accessed from Craigmoor Road for the main residence, located along the northern boundary and an additional driveway entrance 75m to the south that has been used throughout the operation of the Cellar Door to service customers and staff. The average number of visitors to the site over the busier weekend periods was approximately 50 per day. The change of use from Cellar Door and Winery to Farm Stay Accommodation Units will result in many less vehicle movements.

A total of 5 bedrooms may result in a maximum of 5 vehicle visiting the site at any one time. The vehicle movements for accommodation purposes will be less frequent than a higher number of visitors entering and leaving the site on a more frequent basis as customers to a Cellar Door.

For these reasons it is believed that the current driveway and access to the site does not require modification and will easily service the proposed use.

3.3 Landscaping

There is existing established landscaping on the site and around this building in particular. This existing landscaping will remain with additional landscaping being added to define individual courtyards for each unit and to provide screening for the additional car parking.

3.4 Farm Stay Experience

It is proposed as part of the accommodation package a farm-stay experience will be offered to guests. The subject property is currently operating as a working farm including sheep grazing, horse breeding and until recently a working vineyard.

The guests will be offered horse riding, alpaca experiences, working with sheep and generally being able to be involved in the day to day running of the farm.

3.5 Signage

It is proposed that the existing sign located near the gateway within the property will be maintained and updated to reflect the Change of Use within the same sized signage.

In addition there will be localised small directional signage at the driveway junctions to direct visitors to each accommodation unit and various farming activities.

3.6 Bushfire Protection

The subject site is not shown on current bushfire mapping as a site prone to bushfire attack. The site however does have woodland located in the south eastern corner of the site and grasslands elsewhere.

A detail bushfire report can be prepared for the site if required however initial self assessment of the site in accordance with AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* shows that the woodlands are located approximately 80m from the building in one direction, this would suggest a BAL-rating of 12.5. Grasslands are also found on the site however these can be managed with an Asset protection zone of 50m around the building.

It is reasonable to assume that an asset protection zone can be maintained on this site to mitigate the grassland risk. The woodlands may pose a risk but it is very low at BAL 12.5. Further bushfire concerns can be addressed at Construction Certificate stage should the development proposal gain approval.

4.0 SERVICES

4.1 On-Site Effluent Management

There are multiple on-site effluent management systems on site. The existing residence has its own system, the existing accommodation unit attached to the Cellar Door has its own system and the building that is proposed to be converted has its own system.

The subject system is an operating septic system. A licensed plumber has inspected the existing system and provided a report to confirm the tank and absorption trench is functioning and has a capacity is 4300L with a 30m x 2m trench. There are currently two bathrooms attached to this system and we propose to add a further three bathrooms.

A detailed geo-tech report will be prepared as part of the s68 application to confirm the system is suitable for the additional load however for initial planning purposes the size of the tank is generous and the trench can be extended if required.

4.2 Water Supply

The water supply requirements for the established uses on-site are provided by a 4500 L/hour licensed bore, a 16 ML licensed piped river supply (4 ML for domestic purposes) and a total of 110,000L on-site collection of rainwater that will service the subject building. A additional 135,000L is provided to service the main residence and 45,000L to service the farm buildings.

There is adequate water supply for the current and proposed change of use.

4.3 Electricity & Telephone

The established electricity grid supply, roof top solar and telephone network connection currently serving the site will satisfy the requirements for the proposed change of use.

5.0 OBJECTIVES OF THE ZONE

The Mid-Western Regional Local Environment Plan 2012 (MWRLEP) applies to this development and the objectives for the zone are outlined under Part 2 Land Use Tables - RU4 Primary Production Small Lots, they are;

To enable sustainable primary industry and other compatible land uses.

- The proposed development and Change of Use will not impact on the current primary industry being undertaken on the site. The proposal will occur within an existing building and will not require the use of any additional land.

To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.

- The proposed development will encourage employment, some of which will be leading farm tours in relation to the primary industry being conducted on-site. Other employment opportunities will relate to the management of the accommodation.

To minimise conflict between land uses within this zone and land uses within adjoining zones.

- The proposal to convert the existing Cellar Door and Winery operation to Farm Stay Accommodation is in keeping with surrounding land uses in this zone. There are many examples in this immediate vicinity of primary industry operating around accommodation ventures.

To ensure that land is available for intensive plant agriculture.

- The proposed development and Change of Use will not impact on the current available land. The proposal will occur within an existing building and will not require the use of any additional land.

5.1 Definitions

The change of use fits the definition of farm stay accommodation as outlined in the MWRLEP, see definition below. Clause 5.4 allows for a total of 5 bedrooms under farm stay accommodation. The proposal seeks to provide 5 bedrooms to comply with this requirement.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note—

See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- backpackers' accommodation,
 - bed and breakfast accommodation,
 - farm stay accommodation,
 - hotel or motel accommodation,
 - serviced apartments,
- but does not include—
- camping grounds, or
 - caravan parks, or
 - eco-tourist facilities.

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

5.2 Permissibility

The proposed Change of Use from a Cellar Door and Winery to Farm Stay Accommodation is permissible within this zone.

Hotel and Motel Accommodation is prohibited in this zone; however as per the definition of Hotel and Motel Accommodation, shown above, it does not include farm stay accommodation up to 5 bedrooms.

The proposed accommodation will be located on a working farm that has multiple farming income sources, the proposed accommodation will be a secondary income to the primary production of sheep grazing and horse breeding.

The accommodation as proposed will not require any additional land or detract from the current agriculture production. It will however provide an adaptive re-use of a building and primary industry that is no longer viable. It will provide diversity in Mudgee's accommodation offerings, in a location that is relevant to our tourism industry and complimentary to current land uses and zoning objectives.

6.0 CONCLUSION

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by Sunrai Designs clearly outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality. The proposal satisfies Part 6.4 'Tourist and Visitor Accommodation' of MWRC DCP Amendment 5.

The proposal also complies with the MWRC LEP 2012 meeting all the objectives of the zone.