

Statement of Environmental Effects

Accompanying a development application for

Federal Hotel Mudgee

At

Lot 19&20 Section 43 DP 759721

34-36 Inglis St, Mudgee, NSW 2850

31 January 2021

Statement of Environmental Effects
Federal Hotel Mudgee

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1. Introduction

This statement of environmental effects has been prepared by Craig Simpson to accompany a development application for extension of food trading hours at Federal Hotel Mudgee, 34-36 Inglis St, Mudgee NSW 2850. The application is being lodged by Craig Simpson, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of PAN-190764, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Summary of Proposal:

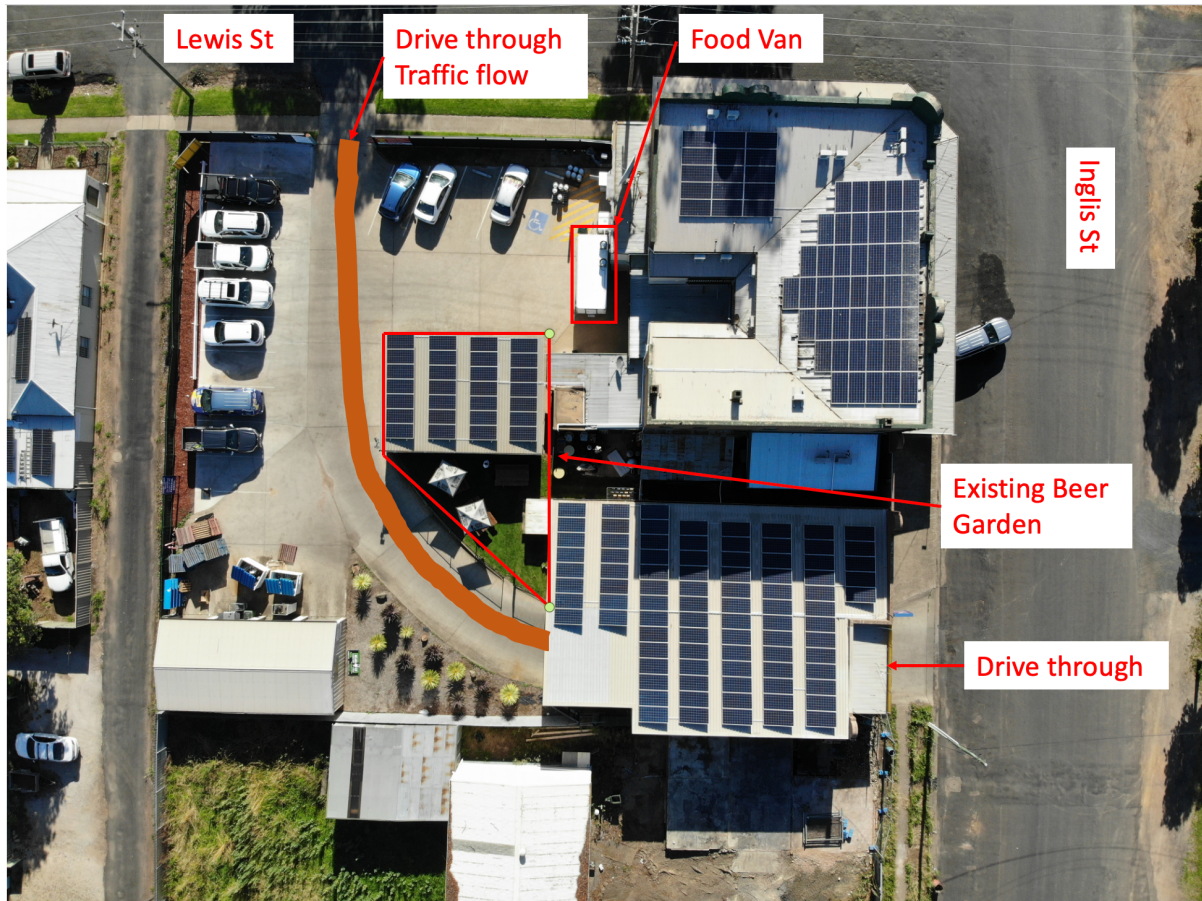
Extend the food service opening hours of the current (temporary) food van past 7pm however not beyond 10pm.

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2. Site description and analysis

2.1 Location and property description

The Business is located opposite the old railway station on the corner of Inglis and Lewis Street. The business is a well-established country hotel that include a public bar, drive through bottle shop, beer garden and gaming.



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2.2 Surrounding development

The Hotel is predominantly surrounded in vacant and commercial property. Only one private dwelling in near proximity to the Hotel. This private dwelling sits between Castlereagh Highway and the Hotel. Substantial fences and other barriers currently protect the nearby dwelling from normal hotel operational noise.



3. Details of proposal

3.1 Proposed Change

The current (temporary) food van trades up until 7pm, 7 days a week. The business would like to sell food past 7pm however not past 10pm, 7 days a week.

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4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

The change in food trading hours will have next to no additional environmental impacts. The hotel currently operates a public bar, drive through bottle shop, beer garden and gaming area past 7pm without complaint from its surrounding neighbours.

The site can environmentally sustain the extension of trading hours. The food van is fully compliant with all of council food, waste and business regulations.

5.0 Other considerations

5.1 Visual Impacts

The current (temporary) food van is positioned between the hotel's on-site carparking and the hotel building. The van is barely visible from the street and does not encroach on any parking.

5.2 Open Space

No impact on open space

5.3 Overshadowing and Privacy

No Impacts on overshadowing and privacy

5.4 Noise

Currently the food served from the temporary food van can only be ordered from on-site and does not offer take away. The food service is deliberately targeted at customers enjoying the other services of the hotel.

The hotel does not envisage a large increase in noise derived from the food van.

Most of the outdoor beer garden area is enclosed to prevent any patron noise leaving the property.

Deliberately, there is no table and/or chairs in front of the van food service area to prevent patrons from lingering in the open carpark area.

5.5 Disabled Access

Disabled access is available to the food van

5.6 Security, Site Facilities and Safety

The food van dovetails into the hotel's current policies and procedures to protect its employees and patrons.

5.7 Waste Management

Council has been consulted and approvals have been granted for trade waste.

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5.8 Traffic

Please refer to point 5.4. The hotel does not envisage a large increase in traffic as the food product is pointed at existing on-site patrons. The hotel is positioned with many on-site and on street parking that free of hazards

6.0 Conclusion

The food van is currently fully compliant to council regulations and is trading without complaint up until 7pm. There is no foreseeable environmentally impacts to extending the food service opening times up un till 10pm, 7 days a week.