

Statement of Environmental Effects – Prepared for Jimdog Investment Pty Ltd by Access Environmental Planning

Statement of Environmental Effects to Support DA for Change of Purpose 115 Market St Mudgee



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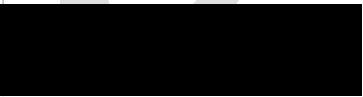
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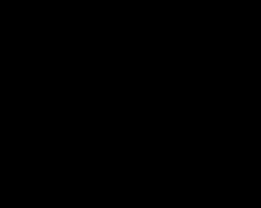
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Proponent	Jimdog Investments Pty Ltd, GCDHN Investments Pty Ltd		
Client	Jimdog Investments Pty Ltd, GCDHN Investments Pty Ltd		
Purchase Order No			
Document Description	Statement of Environmental Effects, 115 Market St Mudgee		
	Name	Signed	Date
Clients Reviewing Officer	Gemma Berridge		
Client's representative managing this document	Person(s) managing this document		
	Author Tony Moody Reviewed by Christopher Botfield and Renae Hill Approved by Christopher Botfield		
Location	The site is located adjacent to Hungerford Road approximately 3km south-east of the Fords Bridge settlement and about 65km north-west of Bourke.		
Document Status Draft			
Draft V1.0 Author to Editor Access EP 1 st Internal edit by Renae Hill			
Draft V2.0 Report Draft for release for comment to client (Client edit and return)			
FINAL once latest version of draft approved by client			
Prepared for: Name: Mark Gordon Position: Manager of Roads Bourke Shire Council Ph.: (02)6830 8000	Prepared by: Tony Moody Christopher Botfield Access EP 		

	Name		Qualifications
Prepared by:	Tony Moody		B App Sci, CSU, 1996
Person responsible	Christopher Botfield		B Env Management CSU 1999

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1. Introduction

This statement of environmental effects (SEE) has been prepared by Access Environmental Planning for Jimdog Investments Pty Ltd and GCDHN Investments Pty Ltd (the Client). This is in respect of submitting a Development Application (DA) to Mid-Western Regional Council for consent to change the purpose of use of the property.

The Client does not propose any building structural works that will otherwise require consent.

The site is highly modified from previous use both recent and historical. The site was inspected by Tony Moody and Christopher Botfield of Access Environmental Planning on 9th November, 2021. There are no trees or areas of natural vegetation and the site has significant bare ground in the drive on area, there are no apparent threatened plant and animal species or any threatened communities. The ground cover is entirely consistent of exotic weed and lawn species.

Table 1: Proponent details

Project Name	DA for Change of Purpose 115 Market St Mudgee NSW
Proponent Name	Jimdog Investments Pty Ltd and GCDHN Investments Pty Ltd
Project Manager	Christopher Botfield
Position	Director Jimdog Investments Pty Ltd
Contact Details	m: [REDACTED]

1.1. Project Description and Background

1.1.1. Detailed Scope of Works

The client requires consent to change the purpose/use of the property 115 Market St Mudgee from its current residential status to one of provision of office accommodation. The primary activity will be passive office activities such as report writing and data analysis. The primary business activity will be the provision of environmental consulting. This business activity requires that almost all client consultation is done in the field with very little client visitation at the office site.

Currently none of the roof collected stormwater is managed or piped. It is proposed to install an underground, closed piped stormwater infrastructure to reticulate water to Market St.

It is proposed to reticulate town water supply and electrical supply to the shed at the rear of the site in a shared trench with the stormwater pipes. The trench will be approximately 46m long 300mm wide and 600mm deep, back filled and consolidated. This work will be completed by licenced trades people.

Construct four compacted gravel parking spaces at the rear or alongside the existing building

There are no proposals to undertake structural building works that require consent.

To satisfactorily complete the work the client will:

- Ensure that sediment control provisions are in place during construction
- Remove all existing rubbish and debris from the site
- Apply appropriately qualified trades to the tasks

1.1.2. Machinery and Equipment

Types of machinery and equipment to be used:

- Mini excavator
- Light truck and trailer
- Small vibrating roller

1.1.3. Access and Ancillary Works

All access will be from the Market St frontage There will be no ancillary works.

1.1.4. Duration and Working Hours

The works are short term, as outlined in Table 2.

Table 2: Project timeframes

Commencement Date	November - December 2021
Work Duration	5 days over a 14-day period
Work Hours	Between 7am and 6pm

1.2. Project Location and Context

1.2.1. Location of the Proposed Activity

- Street address 115 Market St Mudgee NSW
- Lots 1 & 2 and DP 194362.
- Place names: NA
- Distance from main centres or localities; NA

See Figures 1 and 2 in Appendix A.

1.2.2. Site Context

The existing cleared open space area of lots 1 and 2 is approximately 450sqm of 600sqm in total

1.2.3. Land use and Ownership

Describe:

- Land ownership – The client,
Land Use – Zone B4, Mixed Use. Conversion to use as office space is allowable with consent.
As Per the LEP

1.2.4. Project Justification and Consideration of Alternatives

Describe:

- The proposed and current uses are compatible passive activities allowable under the provisions of the LEP

The clients' options are:

- Do nothing: Operate office-based activities without consent
- Seek consent, improve the site amenity and overall compliance with consent and comply with all relevant legislation and council policies.

The second option must be pursued because it addresses the relevant compliance obligations with little or no environmental impact

2. Statutory and Planning Framework

2.1. Environmental Planning and Assessment Act 1979

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

2.2. Other Environmental Legislation

For the purpose of the DA there are no other significant legislative instruments that need to be addressed.

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3. Community and Agency Consultation

Table 4: Community and Agency Consultation

Community / agency consultation	Have any community stakeholders been identified for the proposed works? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The occupant owner of the contiguous duplex has been advised of the proposed DA and did not raise any objection during personal conversation on Monday 8 th November 2021
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4. Environmental Assessment

This section describes in detail the potential key environmental impacts associated with the proposal during both construction and operation and includes identifying site-specific safeguards to ameliorate the identified potential impacts.

Impacts should consider:

- The nature of impacts, including:
 - The level of confidence in their prediction.
 - The resilience of the environment to cope with the impacts.
 - The permanency of the impacts or how reversible the impacts are.
 - How adequately the impacts can be mitigated or managed.
 - Compliance with performance criteria, standards, plans or policies.
 - The anticipated extent of public interest in the impacts.
 - Whether additional studies are needed to adequately assess impacts or to develop management measures.
- The extent of impacts (generally and in environmentally sensitive areas), including:
 - The type of impacts.
 - The size of impacts – considering amount, quantity, volume, mass or other relevant measure.
 - The scope (both direct and indirect) of impacts – considering area, number, range or limits or other relevant measure.
 - The intensity of impacts – considering power, vigour, force, strength, concentration, rate, ratio, proportion degree or other relevant measure.
 - The duration and expected timing of impacts during construction, operation and any decommissioning proposals – considering time length, period, interval, term, continuation or other relevant measure.

Safeguards

Safeguards for the proposed works should be included.

Safeguards should be developed in consideration of the following:

- The safeguards and management measures should be site-specific.
- The safeguards and management measures are to be written concisely, clearly and with a high level of detail with regard to dimensions and quantities, without specifying particular materials or methods to be used.
- The safeguards and management measures should make reference to relevant industry accepted standards, guidelines, policies, codes of practice, etc, where possible.
- The timing for implementation of safeguards and management measures should be specified where necessary, e.g., pre-construction, construction or operation. Safeguards should be grouped by the relevant timeframe that they are to be achieved.

- All safeguards should be SMARTA: specific, measurable, achievable, realistic, time-driven and auditable.
- Do not repeat safeguards.

Table 5: Impacts, environmental safeguards and mitigation measures

Issue	Description
Landform, geology and soils	<p>Does the project involve the disturbance of large areas (e.g., >2ha) for earthworks? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Does the site have constraints for erosion and sedimentation controls such as steep gradients, narrow corridors or is located on private property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any sensitive receiving environments that are located in or nearby the likely project footprint or that would likely receive stormwater discharge from the project? Sensitive receiving environments include (but are not limited to) wetlands, state forests, national parks, nature reserves, rainforests, drinking water catchments). Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The current site is on land mapped as being in the influence of the Cudgegong River Approx. 400m north of the Market St kerb</p>
Potential Impacts	Work associated with trenching could result in sediment laden water entering the stormwater system
Safeguards	<ul style="list-style-type: none"> • Site management will comply with the provisions of Landcom's "Blue Book (Managing Urban Stormwater: Soils and construction - Volume 1 (4th edition). • The Engineering Technical Officer to instruct and supervise where possible • All work will be limited to the area assessed by Access EP. • The rehabilitation of disturbed areas will be carried out immediately following completion of works
Contaminated Land and Acid Sulfate Soils	<p>Is the project located within an area mapped as Potential Acid Sulfate Soils? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any known occurrences of acid sulfate soils in the area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is the project located within an area mapped as Potential Contaminated Land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	Disturbance of acid sulfate soils can generate large amounts of sulphuric acid leachate which can impact on the surrounding environment. Potential impacts include water quality impacts and impacts on flora and fauna.
Safeguards	Not required

	<p>If contaminated areas are encountered during construction, appropriate control measures will be implemented to manage the immediate risks of contamination. All other works that may impact on the contaminated area will cease until the nature and extent of the contamination has been confirmed and any necessary site-specific controls or further actions identified in consultation with relevant government agencies.</p>
Water Quality and Hydrology	<p>Are the works located within or adjacent to a waterbody or wetland, or within 40m of a waterway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will the proposed works be undertaken on a bridge? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is the location known to flood or be prone to waterlogging? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	<p>Does the project pose any potential risk to the surrounding water quality? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Safeguards	NA
Biodiversity	
Potential Impacts	<p>Does the project pose any potential risk to the biodiversity within the vicinity of the site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Safeguards	NA
Aboriginal Heritage	<p>Are the works likely to disturb previously undisturbed areas of the landscape? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Potential Impacts	Does the project pose any potential risk to Aboriginal heritage? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
Safeguards	• NA						
Non-Aboriginal Heritage	See Heritage Impact Statement						
Potential Impacts	Does the project pose any potential risk to Non-Aboriginal heritage? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
Safeguards	NA.						
Noise	<p>Are there any noise sensitive areas near the location of the proposed works that may be affected by the works (i.e. church, school, hospital, residences)?</p> <p>During construction? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>During Operation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works going to be undertaken during standard working hours detailed below? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><u>Standard working hours</u></p> <table> <tr> <td>Monday – Friday</td> <td>7:00am to 6:00pm</td> </tr> <tr> <td>Saturday</td> <td>8:00am to 1:00pm</td> </tr> <tr> <td>Sunday and Public Holidays</td> <td>No work</td> </tr> </table>	Monday – Friday	7:00am to 6:00pm	Saturday	8:00am to 1:00pm	Sunday and Public Holidays	No work
Monday – Friday	7:00am to 6:00pm						
Saturday	8:00am to 1:00pm						
Sunday and Public Holidays	No work						
Potential Impacts	Does the project pose any potential risk to the surrounding noise quality? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
Safeguards	<p><u>Notification:</u></p> <ul style="list-style-type: none"> All sensitive receivers (e.g. local residents) likely to be affected will be notified at least five working days prior to the start of any works associated with the activity that may have an adverse noise or vibration impact. <p><u>Standard Hours of Operation:</u></p> <ul style="list-style-type: none"> Works to be carried out during normal work hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays). Any work that is performed outside normal work hours or on Sundays or public holidays may not be permitted and, if permitted, works are to minimise noise impacts. <p><u>Out of hours:</u></p> <ul style="list-style-type: none"> Where out-of-hours activities are required, a Noise and Vibration Management Plan will be prepared and implemented in consultation with sensitive receivers. 						
Air quality	<p>Are the proposed works likely to result in large areas (>2ha) of exposed soils? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are there any dust sensitive receivers located within the vicinity of the proposed works during the construction period (i.e. church, school, hospital, residences)?</p>						

	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is there likely to be an emission to air of dust, smoke, steam or vehicle emissions?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The project will create dust and vehicle emissions.</p>
Potential Impacts	<p>Does the project pose any potential risk to the surrounding air quality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Safeguards	<ul style="list-style-type: none"> • Measures to minimise or prevent air pollution or dust are to be used including watering or covering exposed areas. • Works are not to be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely • Vegetation or other materials are not to be burnt on site. • Vehicles and vessels transporting waste or other materials that may produce odours or dust are to be covered during transportation • Vehicles and equipment are to be maintained in good working order. • Monitor work areas and stockpiles for dust generation and seed/cover/spray to suppress. • Measures (including watering or covering exposed areas) are to be used to minimise or prevent air pollution and dust • Do not leave vehicles idling
Waste and Chemical Management	<p>Are the proposed works likely to generate >200 tonnes of waste material (contaminated and /or non-contaminated material)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to require a licence from EPA?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is waste being transported off site to another location?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Does the project pose any potential risk to the surrounding environment as a result of waste generated?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to any of these items, you need to prepare a Waste Management Plan</p>
Potential Impacts	<p>Describe the potential impacts: N/A</p>
Safeguards	<ul style="list-style-type: none"> • All surplus material, off cuts, and other debris resulting from the work shall be removed from site and disposed of by a licensed contractor to a licensed waste management facility. • Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed. • Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.

Traffic and transport	<p>Are the proposed works likely to result in detours, disruptions or delays to traffic flow (vehicular, cycle and pedestrian) or access to properties or businesses?</p> <p>The proposal is t likely to increase traffic movements by 1 to 4 movements per day as a result of the change of use.</p> <p>During construction Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>During Operation Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
Potential Impacts	<p>Are the proposed works not likely to affect any other transport nodes or transport infrastructure (eg bus stops, bus routes) in the surrounding area? Result in detours or disruptions to traffic flow (vehicular, cycle and pedestrian) or access during operation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Safeguards	NA
Visual Amenity/Landscape	<p>Will the project have any potential impact on visual amenity of the site and surrounding landscape?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	Describe the potential impacts: N/A
Safeguards	NA
Socio-economic	<p>Are the proposed works likely to impact on local business?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The change of use has the potential provide a least 3 full time equivalent jobs within the next 2 years</p> <p>Are the proposed works likely to require any property acquisition?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to alter any access for properties (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to alter any on-street parking arrangements (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to change pedestrian movements or pedestrian access (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to impact on any items or places of social value to the community (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Are the proposed works likely to reduce or change visibility of any businesses, farms, tourist attractions or the like (either temporarily or permanently)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Potential Impacts	<p>Does the project pose any potential risk to the socio-economic factors?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Safeguards	<ul style="list-style-type: none">• Contain all work within the boundaries designated on the site plan• Restore work sites to as close to their original condition as possible• Notify the Engineering Technical Officer immediately of any complaints or any accidental damage to property• All Council staff will exercise courtesy in dealing with the community
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5. Summary

Table 6: Summary of environmental safeguards to be implemented

Safeguards for the proposed work	
General	<p>If the scope of the proposal/works changes at any time, review this SEE to determine any new measures to take.</p> <p>Parking of vehicles and storage of plant/equipment is to occur within the property boundary.</p> <p>All project staff and contractors will be inducted on the environmental sensitivities of the work site(s) and relevant safeguards prior to commencement.</p>

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6. Certification, Review and Decision

This Statement of Environmental Effects provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the proposal. It identifies the likely impacts of the proposal on the environment and details the environmental safeguards and mitigation measures to be implemented to minimise the potential impact to the environment. In light of the above assessment of the proposed activity, it is considered that the overall impact on the environment is likely to be minimal and therefore acceptable.

SEE Author

Name: Tony Moody B App.Sc (PRH)

Title: Project Officer – Access Environmental Planning

Date: 30 June, 2021

Reviewed by:

Name: Christopher Botfield

Title: Principal Consultant – Access Environmental Planning

Date: 13th November 2021



Quality Certified System ISO 9001
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Appendix A - Figures

Figures

Figure 1: Location extracted from NSW SixMaps

