



Request for Variation to Mid-Western Regional Council Parking Requirements

Clients: T + E Llewelyn

Cudgegong Chiropractic Services

59 Church Street Mudgee NSW 2850

Lot 15 DP 137104

Prepared by Gicinta Browning

Habitat Designs + Drafting

1/28 Market Street Mudgee

This variation request has been prepared in support of a Development Application for alterations and additions to 59 Church Street Mudgee being Lot 15 DP137104. These premises are owned by applicants Erin + Tim Llewelyn and operate as Cudgegong Chiropractic Services in standard business hours from Monday to Friday. The site covers 367.9m² and is zoned B3 commercial core, however the building was originally built as a residential dwelling.

Background

Cudgegong Chiropractic currently employs one permanent chiropractor and one receptionist who work from the premises during business hours. The floor layout currently includes a reception/waiting area and 2 consulting rooms. Until now the front consulting room is only used when a Locum is employed to cover leave or when there is an additional demand for appointments. There are currently 3 parking spaces utilised at the rear of the block and frontage credits of 2 spaces on Church Street directly in front of the building. There are a 4 further spots to the corner of Clarke Street which are typically vacant as they front the residential dwelling that has off street parking at the rear of the lot.



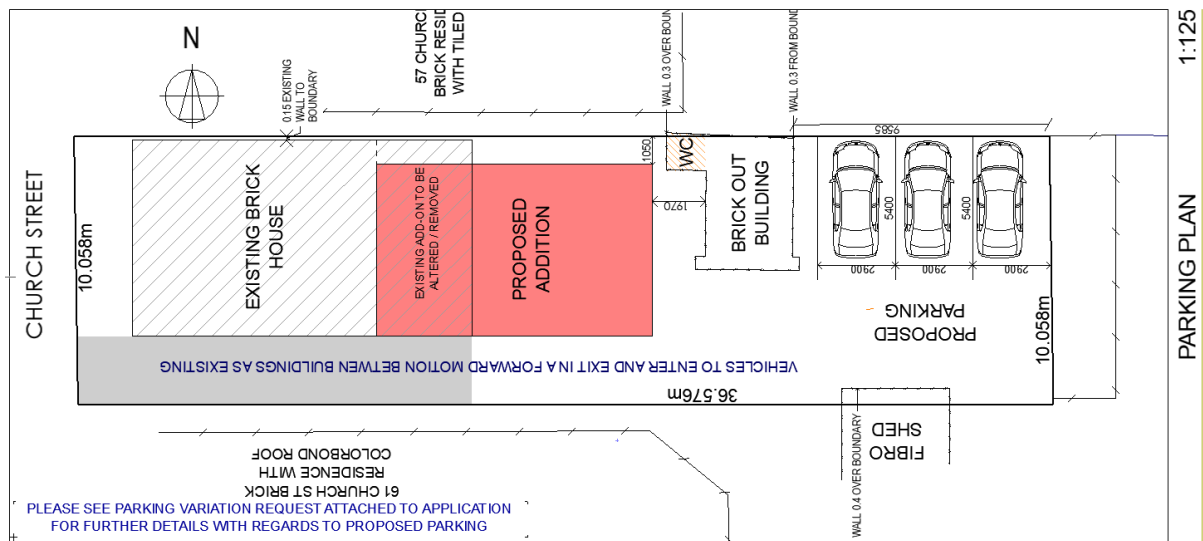
Parking is currently more than adequate for what has been required to date however with more demand for chiropractic services there is a genuine need to expand the business and provide additional appointments to clients. It is anticipated that a slight increase in parking requirements will result.

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Table 5.1 in Mid-Western Regional Council Development Control Plan outlines Medical Centres and Surgeries are to provide 3 spaces per consulting room plus staff parking. The proposed additions have included the addition of 2 new consulting rooms with one of the existing consulting rooms being incorporated into the waiting area and reception. The main reason for this has been the prevalence of Covid over the last 2 years which has led to social distancing requirements in waiting areas. As a result, our clients would like to ensure that there is sufficient room to socially distance should this continue for some time and are proposing the front room be used as a waiting area and

not the consultation room. The widening of the access to make this area more open plan will prevent this reverting back to a consulting room.

A suggested parking plan on site has been included in the drawing list as shown below. If council require further detailing engineers' Triaxial Consulting will provide council with the appropriate parking plans in accordance with AS2890.1



Cudgong Chiropractic intends to employ a second chiropractor in a permanent capacity as soon as possible to help keep up with the increasing demand for services. Under Part 5 table 5.1 an additional 3 spaces would be required to be made available to customers per consultation room. There is no ability to meet this requirement on site and it is proposed that the further parking available on the street be considered as suitable.

There is currently a residential dwelling at the adjoining property to the north (corner of Church Street and Clarke Street) which does not appear to require the 4 parking spaces at the front of the dwelling. We ask that council consider if this could be deemed suitable for use to meet the additional parking requirements. Alternatively, there is the potential for additional parking in nearby public carparks which can be accessed from Clarke Street.



Other nearby businesses with a higher flow of customers provide successful services without meeting parking requirements and without causing problems to the flow of vehicles on Church Street. This includes business such as The Dancing Goat Café, F45 fitness and several retail stores – all within 50m of the chiropractic practice.

We understand that we do not meet the parking requirements outlined by Mid-Western Regional Council, however with a need for more medical service in Mudgee and a demand by residents for increased chiropractic services we believe this to be a service that is in the public interest. Could you please assess this application with consideration to the use of 4 additional parking spaces in front of residential dwelling 57 Church Street, as well as the availability of public parking nearby such as along Church Street, often unused spaces near the community park off Clarke Street and additional large public car parks within 100m of the building. We ask that council consider this application as being of benefit to the Mudgee community.

Yours sincerely

Gicinta Browning

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