

STATEMENT OF ENVIRONMENTAL EFFECTS v3

COUNTRY UNIVERSITIES CENTRE

70-76 Court Street, Mudgee



CLIENT: Mid-Western Regional Council



Navigate Planning

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) supports a development application for an Educational Establishment (Country Universities Centre) at Lot 1 DP 739918, 70-76 Court Street, Mudgee. The application also seeks approval for building identification signage.

The site of the proposed development is zoned R3 Medium Density Residential under the Mid-Western Regional Local Environmental Plan 2012. The proposal is defined as an educational establishment and this use is permissible with consent in the R3 zone.

The site is currently occupied by a range of community uses, including a music studio and a dance studio. The site contains a heritage item, being item I36 in MWRLEP 2012 and described as “Technical College”. The site is also located in the Mudgee Heritage Conservation Area and there are other heritage items in the vicinity of the site, including the stone kerb and gutter along the western side of Court Street. A Heritage Impact Statement has been prepared for the proposal.

The development is not “regionally significant development”, “state significant development”, “designated development” or “integrated development”.

The development is sited, designed and will be managed to avoid adverse environmental impacts. No native vegetation is proposed to be removed and minimal earthworks are required. There are no known contamination issues with the site.

The development will increase traffic movements to and within the site, though the extent of the increase will not be significant in terms of the impact on the level of service of surrounding roads and intersections. Sufficient parking, including an accessible parking space, is to be provided.

Potential noise impacts from the development on nearby residential receivers are minor and can be effectively mitigated through management of the facility.

The proposal will have significant social and economic benefits to the community. The development is permissible with consent and is consistent with all relevant legislation and policy. There is no impediment to the granting of development consent subject to conditions.

This SEE addresses the environmental, social and economic impacts of the proposed development. Supporting this SEE are the following plans, studies and reports:

- Architectural Drawings (Attachment 1)
- Heritage Impact Assessment (Attachment 2)
- Traffic Impact Assessment (Attachment 3)

2 PROPOSED DEVELOPMENT

The development consists of the construction of a single storey building in a grassed area of the site near the Court Street frontage. The building has a footprint of 449.05m² and will contain a range of rooms for learning purposes, plus a kitchen, bathroom, social area and an office.

The new building will have a 4.5m setback to Court Street, a 1.8m setback to the northern side boundary and a 1.747m setback to the nearest existing building on site.

Five parking spaces will be provided adjacent to the development, including one disabled space. The existing car park access driveway on Court Street will be retained as the entry to the site and an internal driveway will be utilised to provide access to the new disabled parking space, leading to an exit to Court Street at an existing, but currently unused driveway crossing. The internal driveway will be a one-way route with the reinstated driveway crossing as an exit-only. Some additional bitumen pavement will be required at this location.

The building will be connected to water, sewer, electricity and telecommunications services. Stormwater from roofed areas will be connected into an existing system that will be diverted around the proposed building and discharged at an existing outlet in Court Street.

Two building identification signs are proposed, as shown in the architectural drawings. These signs are located on the front façade facing Court Street and on the building's southern elevation. A Country University crest will also be provided on the southern elevation above the entry doors.

There is no change to the use or fabric of any of the existing buildings on the subject land. Landscaping of the site will be subject to separate approval processes.

3 SITE ANALYSIS

3.1.1 Topography and Existing Development

The site of the proposed development is flat and currently grassed, formerly the site of a tennis court. To the west and south-west of the proposed development are existing buildings used for educational and community services.

The proposed development is located above the 1% AEP potential flood level from overland flows. The development will not require significant earthworks.

3.1.2 Flora and Fauna

The site of the proposed development is cleared of vegetation. The proposed development will have no impact on flora and fauna.

3.1.3 History, Heritage and Archaeology

The subject land has been used since the late 1800's for residential, education and community purposes. The first building constructed was the dwelling in the centre of the site that is now listed as a heritage item. A number of other buildings to the north and west of the dwelling were constructed when the site was used as the Mudgee TAFE from 1980 to 2016. The site of the proposed Country Universities Centre is the location of the first tennis court built in Mudgee. The tennis court has been removed and the area is now grassed.

The Court Street frontage of the site contains historic stone kerb and gutter, none of which will need to be impacted by the development.

3.1.4 Services (Water, Sewer, Stormwater, Power)

The proposed development will be connected to reticulated water and sewer services. The site is already connected to power and telecommunications services. Stormwater from roofed areas will be connected into an existing system that will be diverted around the proposed building and discharged at an existing outlet in Court Street.

3.1.5 Surrounding Development

The subject land is bordered to the north by residential properties, to the west by existing community buildings on site and then by Smith Street. To the east is Court Street with residential properties across the street. To the south is the railway line with residential properties across the tracks.

4 COMPLIANCE WITH RELEVANT FEDERAL LEGISLATION

4.1 Environmental Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), a person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without the approval of the Federal Environment Minister. This includes any impacts on threatened species or endangered ecological communities (EEC) listed under the EPBC Act.

The proposed development will not involve the clearing of any native vegetation. The proposal will also have no indirect impacts on threatened ecological communities. The proposal will have no significant impact on any matter of national environmental significance.

4.2 Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* (DDA Act) prohibits discrimination against people with a disability in a range of areas, including in relation to access to premises.

The proposed development has been designed to ensure access for all throughout the facility. The development will comply with the DDA Act.

5 COMPLIANCE WITH RELEVANT STATE LEGISLATION

5.1 Environmental Planning and Assessment Act 1979

5.1.1 Section 4.5 – Designation of consent authority

Pursuant to clause 4.5 (b) of the EPA Act, the Mid-Western Regional Council is the consent authority.

5.1.2 Section 4.10 – Designated development

Clause 4.10 defines designated development as development that is declared by an environmental planning instrument or the regulations as designated development. The development is not declared by any environmental planning instrument as designated development.

5.1.3 Section 4.13 – Consultation and concurrence

Section 4.13 provides for an environmental planning instrument to identify where consultation or concurrence is required before determining a development application. There are no consultation or concurrence requirements for the development under any relevant environmental planning instrument.

5.1.4 Section 4.15 – Evaluation

The following matters are relevant to the proposal under section 4.15 of the EPA Act. Detailed assessment against each of these matters is provided in Section 8 of this SEE.

State Environmental Planning Policies

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*

Local Environmental Plans

- *Mid-Western Regional Local Environmental Plan 2012*

Draft Environmental Planning Instruments

Nil.

Development Control Plans

Mid-Western Regional Development Control Plan 2013

Planning Agreements

Nil

Environmental Planning and Assessment Regulation

Nil

Impacts on the built environment

The development will have a positive impact on the built environment. The building is single storey with a residential appearance. It will not obstruct views of the heritage item on the site from Court Street and it will shield views of other buildings on the site that do not positively contribute to the streetscape.

Impacts on the natural environment

The development will have minimal impacts on the natural environment as no native vegetation is required to be removed to facilitate the construction of the development and any potential indirect impacts can be managed on site.

Social and economic impacts

The proposed development will have significant positive social and economic impacts for Mudgee and the wider Mid-Western community. The provision of a local university campus in Mudgee will provide local residents with an opportunity for higher learning without having to leave Mudgee. The development will increase the skills of local residents, leading to greater job opportunities and higher income earning potential. The construction of the facility will also have potential local economic benefits through employment and sourcing of local material.

Suitability of the site

The subject land is owned by Council and is currently being used for a range of community purposes. The site also has a long history of educational use. The site of the proposed campus is appropriate having regard to the heritage significance of the site and the design is suitable in the Mudgee Heritage Conservation Area.

The site is therefore considered suitable for the proposed development.

The Public Interest

The proposed development is considered to be in the public interest for the higher educational learning opportunities it will provide to local residents. The development can be undertaken with minimal amenity and environmental impacts.

5.1.5 Section 4.46 – Integrated Development

Section 4.46 of the EPA Act identifies development that requires other approvals and is therefore integrated development.

The development is not integrated development. This Section therefore does not apply to the development.

5.2 Local Government Act 1993

The subject land is operational land owned by Council.

Section 68 Approvals

Section 68 of the LG Act provides for the regulations or a local policy adopted by the Council to allow certain activities to be carried out without an approval under the LG Act.

Part B of the Table to S68 of the LG Act relates to the carrying out of water supply, sewerage and stormwater drainage work. Paragraphs 1 to 4 and 6 do not apply to an activity carried out by a water supply authority. As Council is the water supply authority for Mid-Western Region, no approvals are required.

No other part of the Table to S68 of the LG Act is considered to be relevant to the development.

5.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) outlines the processes for biodiversity assessments, approvals and offsets where required. The BC Act also defines biodiversity values, and these are shown on the Biodiversity Values Map. No part of the subject land is identified on the Biodiversity Values Map.

No clearing of native vegetation is required to facilitate the development. Therefore, the development does not exceed the biodiversity offsets threshold and a Biodiversity Development Assessment Report is not required.

Notwithstanding the above, consideration must be given to potential direct and indirect impacts on threatened ecological communities as a result of the development. The proposed development will not involve the clearing of any native vegetation, thereby having no direct impacts on threatened ecological communities. The proposal will also have no indirect impacts on threatened ecological communities. The proposal will have no impact on biodiversity.

5.4 National Parks and Wildlife Act 1974

Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) states that it is an offence to harm or desecrate an Aboriginal object unless authorised by an Aboriginal heritage impact permit.

An Aboriginal Heritage Due Diligence Assessment has been undertaken for the development application. A basic search of the Aboriginal Heritage Information Management System found 0 artefacts within 200m of the site. The subject development is on land that has been used for residential and educational purposes since the late 1800's. Specifically, the location of the proposed Country Universities Centre previously contained a tennis court. Given the previous use and disturbance of the site, it is considered unlikely that any Aboriginal artefacts would be disturbed or destroyed by the development. The land is flat and there are minimal earthworks required for building foundations.

No further Aboriginal cultural heritage assessment is considered warranted for the proposed development. It is considered that the proposed development will have no detrimental impact on Aboriginal cultural heritage.

However, construction of the development will be undertaken in accordance with the legislative requirements to protect any Aboriginal item uncovered during construction.

6 COMPLIANCE WITH PLANNING CONTROLS

6.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of this SEPP outlines the approval requirements for the removal of vegetation in non-rural areas including on land zoned R3 Medium Density Residential.

The proposed development will be undertaken on cleared land without impacts on any native vegetation. The proposal therefore does not trigger any approval requirements under the SEPP.

6.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of this SEPP aims to promote the remediation of contaminated land to reduce risk to human health and the environment. SEPP 55 requires consideration of the potential contamination of land and the need for remediation of that land before development consent is granted. To assist in the assessment of potential contamination, SEPP 55 the following land as being subject to consideration:

- (a) *land that is within an investigation area,*
- (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
- (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*
 - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

The development site is not in an investigation area. The subject land has been used since the late 1800's for residential, educational and community purposes, with the site of the proposed campus formerly a tennis court and is now a grassed area. There is no evidence of any previous use that is likely to have caused contamination of the site. There is no know history of any fill being placed on the site. Based on the above, the site is considered suitable for the proposed use.

6.3 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of this SEPP relates to advertising and signage. Section 3.6 of the SEPP states that 'a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

- (a) *that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5."*

The relevant objectives are as follows:

- (a) *to ensure that signage (including advertising)—*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish.*

Comment – It is considered that the proposed signage is consistent with the above objectives as the signs are well proportioned and located on the building, effectively communicate the purpose of the building and are of high quality as demonstrated in the architectural plans.

The following table addresses the assessment criteria in Schedule 5 of the SEPP.

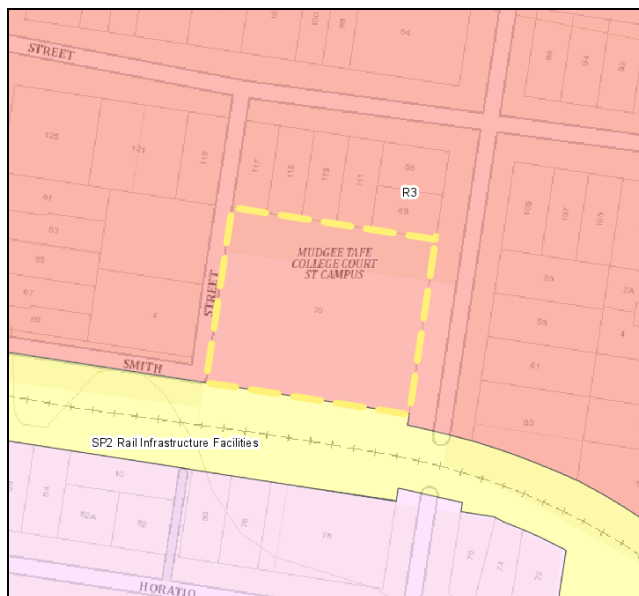
Assessment Criteria	Comment
<p>1 Character of the area</p> <ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>The proposed signage is building identification signage consistent in scale and design with typical building or business identification signs seen throughout residential areas, including heritage conservation areas.</p>
<p>2 Special areas</p> <ul style="list-style-type: none"> • Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>The proposed signage will have no significant impact on the heritage significance of the building located on the subject land.</p>
<p>3 Views and vistas</p> <ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? 	<p>The proposed signage is attached to the building and will have no impact on any views or vistas.</p>
<p>4 Streetscape, setting or landscape</p> <ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	<p>The proposed sign that will be visible from Court street is relatively small, attached to the building and will not be obtrusive in the streetscape.</p>
<p>5 Site and building</p> <ul style="list-style-type: none"> • Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>The scale and location of the proposed signage is compatible with the scale and form of the building.</p>
<p>6 Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on 	<p>The proposed signage is attached to the building and contains no associated structures. The signs, and the Country Universities Centre logo are appropriately located on the building.</p>

which it is to be displayed?	
<p>7 Illumination</p> <ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	The proposed signage is not proposed to be illuminated.
<p>8 Safety</p> <ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The proposed signage is attached to the building and will have no impact on the safety of road users.

6.4 Mid-Western Regional Local Environmental Plan 2012

6.4.1 Zoning and zone objectives

The development is proposed on land zoned R3 Medium Density Residential under *Mid-Western Regional Local Environmental Plan 2012* (MWRLEP 2012), as shown on the map below.



The objectives of the R3 zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.*

The proposed development does not provide housing or facilities that meet the day to day needs of the community. The proposal is therefore inconsistent with the zone objectives.

However, the subject land has a long history of residential, educational and community uses, and is currently being used for community purposes. The proposed development is consistent with these uses. The building is a single storey building, with adequate setbacks and is located and oriented to avoid amenity impacts on the adjoining residential property. The design and location of the building is considered appropriate and will make a positive contribution to the Court Street streetscape in the Mudgee Heritage Conservation Area.

The proposal is considered acceptable despite being inconsistent with the zone objectives.

6.4.2 *Land Use Permissibility*

The proposed development is defined as an Educational Establishment under the MWLEP 2012, defined as:

educational establishment means a building or place used for education (including teaching), being—

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

An educational establishment is permitted with consent in the R3 zone.

6.4.3 *Lot Size*

The subject land has a minimum lot size of 600m². No subdivision of the land is proposed.

6.4.4 *Building height*

The subject land has a maximum building height of 8.5m. The proposed development is a single storey building with a roof height of 5.746m and will comply with this development standard.

6.4.5 *Heritage*

Clause 5.10 (5) of MWLEP 2012 requires consideration of the impact of development on the site of a heritage item or land within a conservation area and on heritage items in the vicinity of the development.

The site contains a heritage item, being item I36 in MWRLEP 2012 and described as “Technical College”. The site is also located in the Mudgee Heritage Conservation Area and there are other heritage items in the vicinity of the site, including the stone kerb and gutter along the western side of Court Street. A Heritage Impact Statement (HIS) has been prepared for the proposal. The HIS states that the proposed development will:

- retain the site as an educational facility,
- create no requirements to further alter the original fabric of the heritage building, except in conservation and repair,
- be located on a part of the land that was not a significant area of the original setting of the house,
- allows screening of the utilitarian classroom wing that adds nothing to the setting,
- allow a cross view of the original Kellett House as it is approached up Court Street,
- have an appropriate street setback,

- provides a 'soft' boundary to the north as it changes back to residential,
- cause no alteration to the historic gutter and culverts in Court Street, and
- achieve an improved streetscape.

In addition to the above, the use of the second access to the site and stormwater discharge to Court Street will not result in any impact on the fabric of the heritage stone kerb and gutter along Court Street.

It is considered that the proposed development will have no significant impact on items of environmental heritage or the Mudgee Conservation Area.

In relation to Aboriginal cultural heritage, the proposed development is on land that has been used for residential and educational purposes since the late 1800's. Specifically, the location of the proposed Country Universities Centre previously contained a tennis court. Given the previous use and disturbance of the site, it is considered unlikely that any Aboriginal artefacts would be disturbed or destroyed by the development. The land is flat and there are minimal earthworks required for building foundations.

A basic search of the Aboriginal Heritage Information Management System found 0 artefacts within 200m of the site.

No further Aboriginal cultural heritage assessment is considered warranted for the proposed development. It is considered that the proposed development will have no detrimental impact on Aboriginal cultural heritage.

However, construction of the development will be undertaken in accordance with the legislative requirements to protect any Aboriginal item uncovered during construction.

6.4.6 Flood planning

Clause 5.21 (2) of the MWRLEP 2012 states that "*development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—*

- is compatible with the flood function and behaviour on the land, and*
- will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- incorporates appropriate measures to manage risk to life in the event of a flood, and*
- will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses."*

The Mudgee Flood Study completed in February 2021 identifies a part of the land within the flood planning area, as shown on the following map.



★ Site of proposed Country Universities Campus

Clause 5.21 (3) of the MWRLEP 2012 states that “*in deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*

- (a) *the impact of the development on projected changes to flood behaviour as a result of climate change,*
- (b) *the intended design and scale of buildings resulting from the development,*
- (c) *whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
- (d) *the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.”*

As indicated by the red star on the above map, the site of the Country University Campus is located outside of areas subject to potential flooding, which is from overland flow along the edges of the site. Stormwater from the development will be connected into existing systems on site and discharged to Court Street, adding to overland flows, however the volume of additional stormwater will be relatively low and will not significantly change flood levels.

The proposed development will therefore not adversely affect flood behaviour or increase flood affectation on any other land.

The proposed development is considered satisfactory having regard to clause 5.21 (2) and (3) of the MWRLEP 2012.

6.4.7 Earthworks

Clause 6.3 of MWLEP 2012 requires separate development consent for earthworks unless the earthworks are ancillary to other development for which development consent has been given.

The proposal will involve earthworks. The scale and impact of the earthworks have been considered as part of this development application and therefore separate development consent will not be required.

The following considerations in clause 6.3 (3) are relevant:

Before granting development consent for earthworks, the consent authority must consider the following matters:

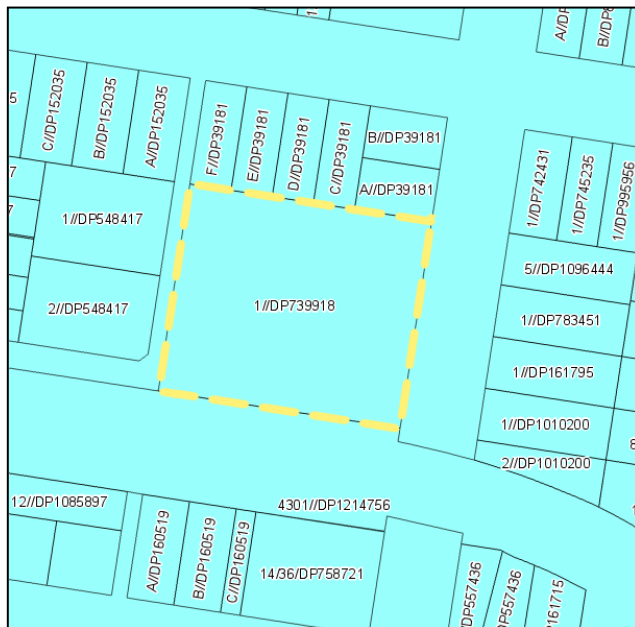
- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area,*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The land is flat and there are minimal earthworks required for building foundations. The development is therefore unlikely to affect drainage patterns, soil stability or neighbouring amenity. There are no watercourses or environmentally sensitive areas in the vicinity of the development.

Based on the above, it is considered that the development satisfactorily addresses the considerations in clause 6.3 of MWLEP 2012.

6.4.8 Groundwater vulnerability

The whole of the land is mapped as groundwater vulnerable on the Groundwater Vulnerability Map in MWLEP 2012, as shown on the map below.



Clause 6.4 requires the consent authority to consider:

- (a) *the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) *any adverse impacts the development may have on groundwater dependent ecosystems,*

- (c) *the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
- (d) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development is unlikely to have detrimental impacts on groundwater. The proposal will not cause groundwater contamination as effluent will be connected to Council's reticulated system. Water supply will also be sourced from Council's reticulated system. Stormwater from roofed areas will be connected into an existing system that will be diverted around the proposed building and discharged at an existing outlet in Court Street.

Given the above, the development can be granted consent as it is designed, sited and will be managed to avoid any adverse environmental impact.

6.4.9 *Terrestrial Biodiversity*

The subject land is not identified on the Terrestrial Biodiversity Map in MWRLEP 2012.

6.4.10 *Airspace Operation – Mudgee Airport*

The subject land is not identified as within the obstacle surface limitation height area.

6.4.11 *Essential Services*

Clause 6.9 of MWRLEP 2012 states that "*development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—*

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable road access."*

The proposed development will be connected to reticulated water and sewer services. The site is already connected to power and telecommunications services. Stormwater from roofed areas will be connected into an existing system that will be diverted around the proposed building and discharged at an existing outlet in Court Street. Suitable road access is available.

6.5 **Mid-Western Regional Development Control Plan 2013**

6.5.1 *Section 5.1 Car Parking*

The DCP contains the following requirement for educational establishments:

- 1 space per staff member, plus adequate pickup space, plus 1 space per 10 senior students (Year 11 and up), plus
- Provision for at least three (3) parking spaces for buses.

The development is anticipated to have 1 staff member and 20 students. Therefore, a total of 3 parking spaces are required. The proposal provides five parking spaces adjacent to the development, including one disabled space. The parking layout is shown below.

Bushfire Management

The subject land is not mapped as bushfire prone.

Riparian and Drainage Line Environments

The site of the proposed country universities centre is not located within or in close proximity to any riparian lands or drainage lines.

Pollution and Waste Management

The development will generate waste as a result of the following:

- Construction of the development
- Operation of the facility.

Construction waste will be minimised and managed on site and disposed of by way of Council's waste management facilities. Erosion and sediment control measures will be implemented during construction to avoid potential pollution of watercourses.

The development will be connected to reticulated sewer to ensure waste from the operation of the development is appropriately treated off site.

Waste bins will be provided within the facility to encourage recycling and minimise general waste.

Threatened Species and Vegetation Management

No native vegetation is required to be removed to facilitate the development.

Building in Saline Environments

The subject land is not considered to have high levels of salinity.

6.6 Other Matters

6.6.1 Traffic Assessment

A Traffic and Parking Assessment was provided with the development application. The report indicates that traffic generation from the use will not have any adverse traffic implications due to the existing satisfactory operational performance of the access intersections and the satisfactory existing access driveway.

The report states that the design of the existing driveway complies with the requirements of AS2890.1 and there are satisfactory sight distances available. The design of the new carpark area accords with the design criteria of AS2890.1&6 for parking bays, aisles and manoeuvring areas, etc.

In relation to service vehicles, the report states that any occasional need for delivery, service vehicles will only involve small vans and the like and these will readily be accommodated in the car park or on-street.

The proposal is considered acceptable in relation to traffic impacts.

7 CONCLUSION

This Statement of Environmental Effects (SEE) supports a development application for a Country Universities Campus at Lot 1 DP 739918, 70-76 Court Street, Mudgee. The development is defined as an educational establishment which is a permissible use in the R3 Medium Density Residential zone under the Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012).

The application also seeks approval for building identification signage.

The development is not “regionally significant development” and therefore Mid-Western Regional Council is the consent authority. The development is not designated development or integrated development.

The development is sited, designed and will be managed to avoid adverse environmental impacts. No endangered ecological communities will be affected. There are no contamination issues with the site.

The development will not significantly increase traffic movements to and within the site. Sufficient parking, including an accessible parking space will be provided. The development is unlikely to cause any amenity impacts on adjoining residential receivers.

The proposal will have significant social and economic benefits to the community. The development is permissible with consent and is consistent with all relevant legislation and policy. There is no impediment to the granting of development consent subject to conditions.

ATTACHMENTS

- Architectural Drawings (Attachment 1)
- Heritage Impact Assessment (Attachment 2)
- Traffic Impact Assessment (Attachment 3)

