

STATEMENT OF ENVIRONMENTAL EFFECTS

COMMUNITY FACILITY

153A Market Street, Mudgee



Navigate Planning
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TABLE OF CONTENTS

1	INTRODUCTION.....	2
2	PROPOSED DEVELOPMENT.....	3
3	SITE ANALYSIS.....	3
4	COMPLIANCE WITH RELEVANT LEGISLATION.....	4
4.1	Environmental Protection and Biodiversity Conservation Act 1999	4
4.2	Disability Discrimination Act 1992	4
4.3	Environmental Planning and Assessment Act 1979	4
4.4	Biodiversity Conservation Act 2016	6
4.5	National Parks and Wildlife Act 1974	6
5	COMPLIANCE WITH PLANNING CONTROLS	6
5.1	State Environmental Planning Policy (Resilience and Hazards) 2021	6
5.2	State Environmental Planning Policy (Industry and Employment) 2021	7
5.3	State Environmental Planning Policy (Transport and Infrastructure) 2021	9
5.4	Mid-Western Regional Local Environmental Plan 2012	10
5.5	Mid-Western Regional Development Control Plan 2013	12
6	CONCLUSION.....	15

1 INTRODUCTION

This Statement of Environmental Effects (SEE) supports a development application for the change of use of a commercial/industrial building to a community facility at 153 Market Street, Mudgee (Lot 101 DP DP1074436).

The subject land is zoned R3 Medium Density Residential and has an area of 910m². The land contains a building and associated awnings, previously used for the manufacture and display of cupboards and blinds (light industry). The building and awnings will be retained with internal and external building alterations proposed. The building is proposed to be used as a community facility for Mudgee Disability Support Services. Car parking for eight vehicles can be provided on site.

The purpose of the new development is defined as “community facility”, which is permitted with consent in the R3 zone.

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

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

The proposal will have 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.

2 PROPOSED DEVELOPMENT

The development consists of the following:

1. Change of use of building from light industry to community facility.
2. Internal and external building alterations.
3. Retention of awnings.
4. Provision of parking for eight vehicles, including one dedicated accessible space.
5. Installation of one business identification sign.

The premises is to be operated by Mudgee Disability Support Services who provide programs and activities for persons with a disability in the Mudgee region.

The total number of clients being assisted by Mudgee Disability Support Services at any one time is 15. A maximum of three staff members will be present on the site at any one time.

The proposed hours of operation will be

- Monday to Friday 8.00am to 8.00pm and
- Saturday 9.00am to 3.00pm.

The proposed business identification sign will be 4m by 1.3m in size, consistent with the size and location of the sign for the previous business on the site.

3 SITE ANALYSIS

3.1.1 *Existing development and services*

The subject land contains an existing single-storey building with attached awnings and a sealed parking area. The existing building was previously used for light industrial purposes (manufacture and display of cupboards and blinds).

The front setback area is mostly grassed with a driveway provided to the rear of the site along the western boundary. The building is connected to electricity, telecommunications, water and sewer services. Stormwater is piped to Market Street.

3.1.2 *History, Heritage and Archaeology*

The subject land has no known history of any heritage or archaeological significance. A heritage item is located on the adjoining land to the west.

A review of Council's records reveals two historic approvals for the site, being:

DA19/96 and BA156/96) – Construction of new building to be used as a showroom for Doolans Security Doors.

DA/CC 0517/2004 – Addition to building for storage purposes.

There appeared to be no approval for the awnings that have been constructed along the western side of the building and along the rear boundary of the lot.

A basic search of the Aboriginal Heritage Information Management System found no records of any Aboriginal artefacts within 200m of the subject land.

3.1.3 *Surrounding Development*

The subject land is located in a predominantly residential area, however there are a number of community and retail services located in the vicinity, including the Mudgee Museum and

Historical Society located across Market Street and two small convenience stores located to the east and west along Market Street.

4 COMPLIANCE WITH RELEVANT 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 subject land contains no native vegetation. 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 site. One disabled parking space is proposed to be provided. Level and safe access will be provided from car parking areas to building floor levels. An accessible toilet facility will be provided in the building. The development will comply with the DDA Act.

4.3 Environmental Planning and Assessment Act 1979

4.3.1 Section 4.5 – Designation of consent authority

Pursuant to clause 4.5 (d), Mid-Western Regional Council is the consent authority.

4.3.2 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.

4.3.3 Section 4.12 – Application

This provision allows for certain LG Act approvals to be addressed within a development consent. No approvals under the LG Act are required for the development.

4.3.4 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.

4.3.5 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 5 of this SEE.

State Environmental Planning Policies

- *State Environmental Planning Policy (Resilience and Hazards) 2021*

- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 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

Being a change of use of a building, the proposal is required to be upgraded to comply with relevant fire safety requirements. The plans submitted with the development application identify the location of proposed fire safety features.

Impacts on the built environment

The development will have a neutral impact on the built environment. The only visible change to the streetscape will be the provision of a replacement sign on the front façade of the buildings.

Impacts on the natural environment

The subject land is cleared of native vegetation. There are no watercourses crossing or in the vicinity of the site. The development will be connected to all reticulated services and will have no off-site environmental impacts. It is considered that the proposed development will have no significant impact on the natural environment.

Social and economic impacts

The proposed development will have positive social and economic impacts for Mudgee and the wider Mid-Western community, through the continued provision of disability support services for residents of Mudgee and the wider region.

Suitability of the site

The subject land is appropriately zoned and located for the proposed use, is flat and has suitable services and access. The site is therefore considered suitable for the proposed development.

The Public Interest

The proposed development supports the continued provision of disability support services for residents of Mudgee and the wider region. The proposal is therefore considered to be in the public interest.

4.3.6 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.

4.4 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 as the purple areas on the Biodiversity Values Map. No part of the subject land is mapped as having biodiversity values. The site contains no remnant native vegetation. The proposed development will have no significant impact on biodiversity.

4.5 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.

A basic search of the Aboriginal Heritage Information Management System found no records of any Aboriginal artefacts within 200m of the subject land.

The site has been extensively developed and disturbed over a long period of time. There are no new works proposed that will disturb the soil. It is considered that there is no potential for disturbance of Aboriginal archaeology and that no further detailed Aboriginal cultural heritage assessment is warranted.

5 COMPLIANCE WITH PLANNING CONTROLS

5.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* 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).*

There are no relevant consultation or concurrence requirements for the development under the SEPP.

The development site is not in an investigation area. The known previous uses of the site are not of a kind identified in the Contaminated Land Planning Guidelines as potentially contaminating uses. The proposed use is not for residential, educational, recreational or child care purposes, or for the purposes of a hospital. It is therefore considered that no further contamination assessment is warranted as part of this development application.

Given the above, the site is considered suitable for the development.

5.2 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of this *State Environmental Planning Policy (Industry and Employment) 2021* applies to advertising and signage. Section 3.4 states that the chapter applies to signage that can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and is visible from any public place or public reserve.

The SEPP does not apply to signage that is exempt development. The proposed new sign is not exempt development as it is located more than 2.5m above ground level (existing) and therefore this SEPP applies.

The proposed sign will be visible from Market Street which is a public road.

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 sign is consistent with the above objectives as it is well proportioned and appropriately located on the front wall of the building. The sign will be smaller than the previous sign that existed in this location. The sign is of a high-quality and modern design and will effectively communicates the use of the building.

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

Assessment Criteria	Comment
1 Character of the area <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 sign is for business identification purposes consistent in scale and design with similar business identification signs in the vicinity of the site. The proposed sign is also consistent with the size and location of the previous business sign.</p>
2 Special areas <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>Not applicable. The subject land is not in or near any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.</p>
3 Views and vistas <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 sign is in the same location as a sign for the previous business and will not obstruct any important views or vistas. The sign will not dominate the skyline and will not obstruct any other advertising.</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 will not be out of proportion with the site, or with other signage in the vicinity. The proposed sign is of high quality and modern design and is similar to the previous sign on the building. The proposed sign will not result in signage clutter. The sign will not be higher than buildings or vegetation in the locality. No ongoing vegetation management will be required.</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, is in the same location as the previous sign on the building and is smaller than the previous sign.</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 which it is to be displayed? 	<p>Not applicable to the proposed sign.</p>
<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? 	<p>Illumination of the sign is not proposed.</p>
<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? 	<p>The proposed sign will have no impact on the safety of road users.</p>

5.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) provides for certain infrastructure developments to be exempt development, complying development or development that is permitted with consent. Division 17 of Part 2.3 of the TI SEPP applies to roads and traffic.

Clause 2.119 relates to development with frontage to a classified road. Market Street is a part of the Castlereagh Highway which is a classified road. The subject land has frontage to Market Street with one existing access point. No new access points are proposed. Sub-clause (2) states that:

- (2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
 - (a) *where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) *the design of the vehicular access to the land, or*
 - (ii) *the emission of smoke or dust from the development, or*
 - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
 - (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

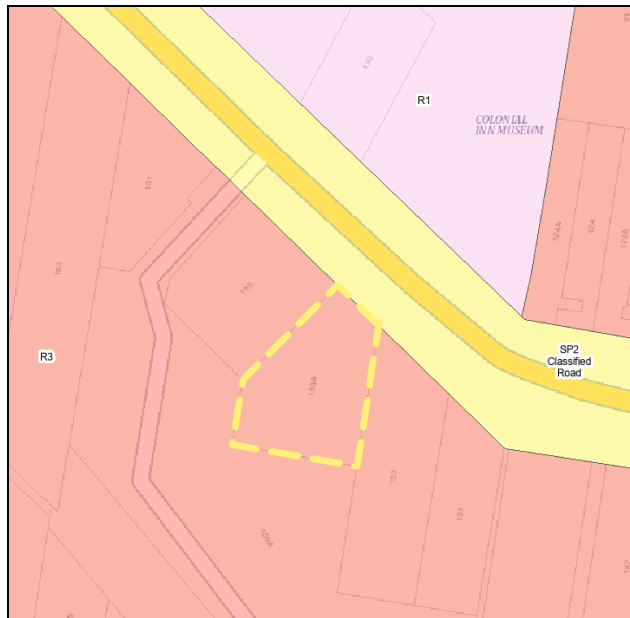
The proposed development will comply with this clause as the development will utilise an existing approved access point. The development is designed to ensure all vehicles associated with the use will be able to enter and leave the site in a forward direction. It is considered that the proposal will not affect the safety, efficiency and ongoing operation of Market Street. The development is not considered to be sensitive to traffic noise or vehicle emissions.

Clause 2.112 relates to traffic generating development and applies to certain new developments or the enlargement or extension of certain existing developments. The proposal is not traffic generating development.

5.4 Mid-Western Regional Local Environmental Plan 2012

5.4.1 Zoning and zone objectives

The development is proposed on land zoned R3 Medium Density Residential, as shown on the map below.



Source: NSW Planning Portal Spatial Viewer, Land Zoning Map

The objectives of the R3 Medium Density Residential 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 proposal is considered to be consistent with the objectives of the zone as it provides a service to meet the needs of local residents with a disability and their families.

5.4.2 Land Use Permissibility

The proposed development is defined as “community facility”. The definition of community facility is as follows:

community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Mudgee Disability Support Services is a non-profit organisation. The building will be used for programs to assist in the physical, social and intellectual development of persons with a disability in the Mudgee region.

Community facilities are permitted with consent in the R3 zone.

5.4.3 *Lot Size*

The minimum lot size in MWRLEP 2012 for the subject land is 600m². No subdivision of the land is proposed.

5.4.4 *Building height*

The maximum building height in MWRLEP 2012 for the subject land is 8.5m. The existing building is single storey and less than 8.5m high. The proposed alternations do not change the height of the existing building.

5.4.5 *Heritage*

The site does not contain a heritage item and is not in a heritage conservation area. The adjoining site to the north-west, 155-159 Market Street, Mudgee contains a heritage item, being a row of terrace houses.

The proposed development does not change the physical features of the site, other than through the provision of a replacement business identification sign. Therefore, it is considered that the proposal will have no detrimental impacts on the adjoining heritage item.

A basic search of the Aboriginal Heritage Information Management System found no records of any Aboriginal artefacts within 200m of the subject land.

The site has been extensively developed and disturbed over a long period of time. There are no new works proposed that will disturb the soil. It is considered that there is no potential for disturbance of Aboriginal archaeology and that no further detailed Aboriginal cultural heritage assessment is warranted.

5.4.6 *Flood planning*

The subject land is not mapped as flood prone in the MWRLEP 2012 or in the Mudgee Flood Study 2021.

5.4.7 *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.

No earthworks are proposed.

5.4.8 *Groundwater vulnerability*

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

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 involves no earthworks and will therefore have no detrimental impacts on groundwater. The site is connected to the reticulated sewer and water systems and stormwater from the development is directed to Market Street.

5.4.9 Terrestrial Biodiversity

The subject land does not contain any areas mapped as having terrestrial biodiversity.

5.4.10 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 site is connected to reticulated water, sewer, power and telecommunications services. No change is proposed to the location of the existing site access. Stormwater from the existing building is directed to Market Street.

5.5 Mid-Western Regional Development Control Plan 2013

5.5.1 Section 4.4 Signs

The Mid-Western Regional Council’s DCP contains the following provisions for signs in residential areas:

- (a) The sign shall only display the name and nature of the business, including address, hours of business, telephone number and the like;

Comment: The proposed sign will display the name of the business and contact details.

- (b) The sign shall not be larger than one metre long and 300mm high;

Comment: The proposed sign is 4m by 1.3m in size. The sign is an existing sign located at the current business premises and will fit appropriately onto the front façade of the building. A variation to this control is required. It is considered that the sign is acceptable as it is consistent in size and location as the previous business sign.

- (c) The sign shall not be erected higher than one metre above ground level;

Comment: The proposed sign is located on the front façade of the building above the building entrance and is therefore more than 1m above ground level. A variation to this control is required. The sign replaces a previous sign in the same location.

- (d) The above provisions apply to signage on the building or site of the business. Advertising signage on other land will not be permitted.

Comment: The proposed sign is located in the site of the proposed use.

- (e) Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.

Comment: No flashing lights, bunting or other attracting devices are proposed.

(f) Any other signs to be erected on a property shall be considered in accordance with the type of business and whether there are any “existing-use” rights for signage.

Comment: No other signs are proposed.

(g) Generally, only one sign will be allowed for home industries and home occupations.

Comment: Not applicable to the proposed development.

5.5.2 Section 4.5 Commercial Development

Setbacks and Site Coverage

Front – Nil

Side and Rear – Comply with the BCA.

Comment – No changes are proposed to the existing building setbacks. The proposal will comply with the Building Code of Australia.

Design

Comment – The proposal is a change of use of an existing building with no changes that will affect the front façade other than replacement signage.

Scale form and height

Comment – Not applicable to the proposed development.

Articulation and Façade Composition

Comment – Not applicable to the proposed development.

Post supported verandahs and balconies

Comment – Not applicable to the proposed development.

Residential-Commercial Interfaces

Comment – Not applicable to the proposed development.

Utilities and services

Comment – The existing building is connected to all available utilities and services.

Traffic and Access

(a) All vehicles must be able to enter and exit the site in a forward direction

Comment – The existing building is connected to all available utilities and services.

(b) All vehicle movement paths are to be sealed

Comment – The existing driveway crossing and parking area is sealed. A small section of the driveway is not sealed. It is not proposed to seal this section of the driveway. Given the site has been used for a long period of time for a light industrial activity with no negative impacts on the environment, it is considered reasonable to retain the existing driveway in its current condition.

(c) Driveways must comply with Australian Standard AS 2890.1 Parking Facilities

Comment – The existing driveway complies with the relevant standards.

(d) For new commercial development all loading facilities are to be located within the site with no loading to occur from the public road system.

Comment – The development facilitates loading and unloading within the car parking area. No dedicated loading and unloading space is considered warranted for the development.

(e) All loading facilities shall be designed to complying with Australian Standards.

Comment – No dedicated loading and unloading space is considered warranted for the development.

- (f) Where the truck delivery paths extend through car parking areas due consideration should be given to the separation of truck, pedestrian and car traffic. Where separation cannot be achieved then the application it to address traffic flow and safety issues.

Comment – The development does not require truck access to the site.

Pedestrian Access

Comment – Not applicable to the proposed development.

Landscaping

Comment – Not applicable to the proposed development.

5.5.3 Section 5.1 Car Parking

For community facilities, the DCP requires one space per 4 seats or 1 space per 10m² of gross floor area, whichever is the greater. However, the proposal is not a type of community facility (like a community hall) that provides significant amounts of seating or that attracts large numbers of people at any one time.

Applying the above gross floor area calculation would result in a requirement for 27 parking spaces. The proposal will not generate the need for this many parking spaces.

The proposed use is more likely to generate the need for a similar amount of parking spaces that a child care centre generates. The parking rate for a child care centre is 1 space per 4 children.

The total number of clients being assisted by Mudgee Disability Support Services at any one time is 15. While not all of the clients would be present on site at the same time, and given most clients arrive and depart the site in groups using the service's own vans, it is considered reasonable to provide sufficient parking at a 1 space per 4 client rate. This amounts to 4 spaces.

In addition, it is reasonable to provide parking for staff. A maximum of three staff members will be present on the site at any one time. It is reasonable to provide three spaces for staff parking.

A total of eight parking spaces are proposed to be provided, with one of those spaces specifically designed as an accessible space.

The parking provision on site is therefore considered to exceed the demand generated by the proposed use.

5.5.4 Section 5.2 Flooding

The subject land is not affected by flooding.

5.5.5 Section 5.3 Stormwater Management

All stormwater is directed to Market Street.

5.5.6 Section 5.4 Environmental Controls

Protection of Aboriginal Archaeological Items

A basic search of the Aboriginal Heritage Information Management System found no records of any Aboriginal artefacts within 200m of the subject land.

The site has been extensively developed and disturbed over a long period of time. There are no new works proposed that will disturb the soil. It is considered that there is no potential for

disturbance of Aboriginal archaeology and that no further detailed Aboriginal cultural heritage assessment is warranted.

Bushfire Management

The subject land is not mapped as bushfire prone land.

Riparian and Drainage Line Environments

The site does not contain or adjoin any riparian lands.

Pollution and Waste Management

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

- Construction of the development
- Operation of the uses.

Construction waste will be minimised and managed on site and disposed of by way of Council's waste management facilities.

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

Adequate room is available on site for waste bins that are accessible but not visible from public spaces.

Threatened Species and Vegetation Management

The land contains no native vegetation. No vegetation will be affected by the development.

Building in Saline Environments

The subject land is not considered to have high levels of salinity. The proposed development is unlikely to be affected by saline soils.

6 CONCLUSION

The proposed development is for the change of use of a commercial/industrial building to a community facility at 153 Market Street, Mudgee (Lot 101 DP DP1074436) and associated works.

The associated works consist of internal and external alterations to the building and the provision of car parking on site.

The subject land is zoned R3 Medium Density Residential under the MWRLEP 2012. The purpose of the new development is defined as "community facility", which is permitted with consent in the R3 zone.

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

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.

