



Statement of Environmental Effects

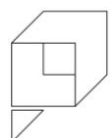
Development Application

2272 Queens Pinch Road, Meroo



Prepared by Paro Consulting

July 2025



Document status

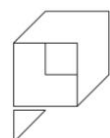
| Revision | Date | Name | Signature |
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| 1 | 10/7/2025 | Daniel Barber, Planning Director B.Plan (Hons), M.ProDev, RPIA |  |

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1. Introduction

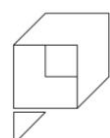
This Statement of Environmental Effects (SEE) has been prepared by Paro Consulting to accompany a Development Application (DA) to the Mid-Western Regional Council in relation to the land at 2272 Queens Pinch Road, Meroo (the Site).

The DA seeks approval for a rural function centre (weddings) which includes a change of use from shed to function building.

The SEE has been prepared pursuant Part 3 Division 1 of the Environmental Planning and Assessment Regulation 2021 (EP&AR 2021) and Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). The report identifies the site and locality, background, describes the proposal, identifies the statutory planning framework and key planning considerations, section 4.15 assessment and provides a conclusion.

The application is recommended for approval given the following reasons:

- The proposal is consistent with the aims and objectives contained within the Mid-Western Regional Local Environmental Plan (Mid-Western LEP) 2012;
- The proposal is consistent with the objectives and purpose of the Mid Western Regional Development Control Plan 2013 (Mid-Western DCP). Where a variance to the development control has been proposed it has been demonstrated that the variance upholds the objectives and purpose of that development control;
- The character and nature of the proposal is consistent with the existing and desired future character of the locality;
- The proposal delivers attractive architecture and good internal amenity for prospective future users;
- There will be no unreasonable adverse impacts on the natural environment or surrounding built form and neighbouring properties as a result of the proposed development; and
- The proposed development is suitable for the site and is in the public interest.



2. Site Analysis

2.1 Site Location

The subject site is located within the Mid-Western Regional Council Local Government Area, at 2272 Queens Pinch Road, Meroo and is lawfully described as Lot 2 DP 1083185. The site is located to the south of Mudgee and the Meroo River.

Refer to Figure 1 for a locality map of the area and Figure 2 and 3 for aerial imagery of the site and surrounds.



Figure 1. Locality Map indicating subject site (Source: NSW Six Maps)



Figure 2. Aerial image of the immediate locality (Source: NSW Planning Portal)

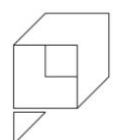




Figure 3. Aerial image of subject site (Source: *Realestate.com.au*)

2.2 Site Description

The subject site is an irregular shaped rural allotment with a total area of 41.5ha, and frontage to Queens Pinch Road measuring some 400m. The site contains variable topography generally rising to the summit of 'Dog Trap Hill' at approximately 790m AHD.

The land comprises mostly managed land with some scattered paddock trees and soft landscaping surrounding the existing buildings on the site.

The site is occupied by a single storey rural dwelling with swimming pool and a detached farm shed, existing vehicular access is available via Queens Pinch Road. The existing buildings are located within the southeastern corner of the site.

The site is zoned RU1 Primary Production under the Mid-Western Regional Local Environmental 2012, it is not identified as a heritage item or located within a Heritage Conservation Area. The land is not identified as bush fire prone or flood affected land.

The following photographs depict the site.



Figure 4. Street view photograph of site (Source: *Google Street View*, accessed 2025)

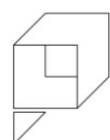




Figure 5. Photograph of existing dwelling and detached shed. (Source: *Realestate.com.au*)

2.3 Site Context and Surrounding Development

The site is located within the rural area of Meroo, the surrounding land uses predominantly include rural living and larger rural holdings pursuing agricultural activities such as livestock grazing, horticulture as well as small scale rural tourism. Figures 6 and 7 below depict the surrounding context.



Figure 6. Street view photograph looking west along Queens Pinch Road from the site (Source: *Google Streetview March 2024*)

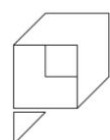




Figure 7. Street view photograph looking east along Queens Pinch Road from the site (*Source: Google Streetview March 2024*)

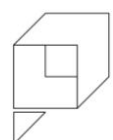
3. Background

3.1 Planning History

From reviewing the Mid-Western Council DA Tracker there appears to be no relevant Development Application (DA) on the site.

3.2 Preliminary DA

No preliminary meetings have been undertaken in relation to this proposal.



4. The Proposal

This DA seeks approval for a proposed Function Centre to accommodate weddings at the site and includes a change of use to facilitate the use.

A detailed description of the proposal is provided below;

Function centre (weddings)

The proposal seeks development consent for a Function Centre at the site 2272 Queens Pinch Road, Meroo. The proposed function centre will host a small number of weddings per year with ceremonies and receptions held onsite, in the existing shed. The proposal includes a change of use from shed to function centre to facilitate the operation of the venue, with some minor alterations and additions to the existing building proposed.

Operational Characteristics

The proposal seeks consent for a maximum of 20 wedding events per year. The maximum number of patrons attending each wedding will be 100 with up to 20 staff, equating to a maximum of 120 persons on the site during an event.

The proposed hours of operation are as follows:

- Monday to Sunday 1pm – Midnight

Catering will be organised from off-site catering companies; the function centre will not contain a commercial kitchen.

The proposal does not include any additional toilet facilities. A local portable toilet company will be used; it is proposed that portable toilet facilities will be brought to the site prior to the event and removed the next day.

Access to the site is achieved via the existing driveway crossover to Queens Pinch Road with informal parking provided as nominated in the attached architectural drawings. It is intended that busses will be used to transport guests to and from the property, reducing the number of vehicles accessing the site. There is sufficient area on the site for busses to park and turn around.

Alterations and additions

The proposal also includes some minor alterations and additions to the existing shed. The alterations predominantly relate to the addition of fire safety measures within the existing building.

Refer to the architectural drawings prepared by CSC Design included with the DA for further details of the proposal.



5. Environmental Planning Assessment

5.1 Environmental Planning and Assessment Act 1979

5.1.1 Section 1.3 – Objectives

The *Environmental Planning and Assessment Act, 1979* (the Act) is the principal planning and development legislation in New South Wales. In accordance with Section 1.3, the objectives of the Act are as follows:

“(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources,

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

(c) to promote the orderly and economic use and development of land,

(d) to promote the delivery and maintenance of affordable housing,

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment”.

For the reasons set out below, it is considered that the proposal satisfies the above stated objectives of the Act:

- The proposal would result in the orderly and economic use and development of land;
- The proposal would not contribute to any adverse bulk and scale impacts and responds well to its context;
- The proposal would also be consistent with the objectives of the zone, relevant EPIs and development standards;
- There will be no unreasonable adverse impacts on the environment or neighbouring properties as a result of the proposal.
- The character and nature of the proposal is consistent with the existing and emerging surrounding character.

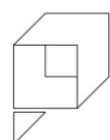
5.1.2 Section 4.15 – Evaluation

Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (the Act) specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 of the Act are addressed in the Table below.



Table 1. EP&A Act 1979 - Section 4.15 (1) Assessment

| Clause | Assessment |
|--|---|
| <p><i>1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</i></p> <p><i>(a) the provisions of:</i></p> | |
| <i>i) any environmental planning instrument</i> | An assessment has been provided against relevant State Environmental Planning Policies (SEPP) in part 5.2 and the Mid Western Regional LEP 2012 in part 5.3 of the SEE. |
| <i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i> | Not applicable as no draft environmental planning instruments are applicable to the assessment of this proposal. |
| <i>iii) any development control plan, and</i> | The proposal has been considered against the provisions of the Mid Western Regional DCP 2013 in part 5.4 of the SEE. |
| <i>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i> | The DA is not subject to a planning agreement. |
| <i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> | This report considers the environmental consequences of the development as required under Part 3 Division 1 of the Environmental Planning & Assessment Regulation 2021. There are no prescribed matters, which hinder the development. The proposal is in accordance with the relevant State Environmental Planning Policies. |
| <i>v) (repealed)</i> | Not applicable. |
| <i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i> | The proposal will not result in any adverse amenity impacts upon any adjoining properties and will retain a suitable streetscape presentation. The proposal will not result in any adverse social or economic impacts on the locality. |



| | |
|---|---|
| <i>(c) the suitability of the site for the development,</i> | The land is appropriately zoned to permit the development, and the development meets the objectives of the zone and the Mid Western LEP. |
| <i>(d) any submissions made in accordance with this Act or the regulations,</i> | It is envisaged that any submissions made in relation to the proposal will be appropriately assessed by Council. |
| <i>(e) the public interest.</i> | The public interest would be served by approval of this development. It is considered that the development is consistent with Council's policies and does not result in any unreasonable impacts. Under the circumstances of the case, it is considered that the development is acceptable and should be supported. |

5.2 Provisions of Any State Environmental Planning Instrument

An assessment is provided in the section of the SEE against the relevant state environmental planning instruments, which apply to the site and considered within Section 4.15 (1) of the EPA Act 1979.

5.2.1 SEPP (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

Chapter 2 – Coastal Management of the SEPP (Resilience and Hazards) 2021 (former SEPP (Coastal Management) 2018) gives effect to the objectives of the Coastal Management Act 2016 from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the Coastal Zone. The subject site is located wholly outside of the Coastal Environment Area (Section 2.10) and the Coastal Use Area (Section 2.11). On this basis, no further consideration is required under Chapter 2 of the Resilience and Hazards SEPP 2021.

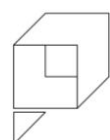
Chapter 4 – Remediation of Land (Remediation of Land)

Chapter 4 – Remediation of Land, of the SEPP (Resilience and Hazards) 2021 (former SEPP No. 55 - Remediation of Land) provides planning guidelines for remediation of contaminated land. Chapter 4 – Remediation of Land of the SEPP requires that remediation works must be carried out in accordance with a Remediation Action Plan (RAP) as approved by the consent authority and any guidelines enforced under the Contaminated Land Management Act 1997.

As required Under Clause 4.6(a) of Chapter 4 – Remediation of Land, consideration has been given as to whether the land is contaminated.

The proposal relates to the use of an existing shed as a wedding venue with no residential components and no additional earthworks. In the absence of any information indicating the potential contamination of the site and the absence of any significant excavation, further consideration of this issue is not warranted in this instance.

Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under Chapter 4 of the SEPP.



5.2.2 SEPP (Primary Production) 2021

Chapter 2 Primary production and rural development

2.1 Aims of Chapter

The aims of this Chapter are as follows

- (a) to facilitate the orderly economic use and development of lands for primary production,*
- (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,*
- (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,*
- (d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,*
- (e) to encourage sustainable agriculture, including sustainable aquaculture,*
- (f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,*
- (g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.*

The proposal is consistent with the aims of Chapter 2 Primary Production and Rural Development. The proposed wedding venue will facilitate the economic use of lands through the use of an existing building that is appropriately designed and located in a clustered setting with the other development on the site ensuring the primary production values of the site are maintained. The proposal reduces the potential for land use conflicts by locating the proposed venue outside any buffers to nearby land uses of potential impact.

5.2.3 SEPP (Biodiversity and Conservation) 2021

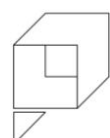
Chapter 3 Koala Habitat Protection 2020

3.1 Aims of Policy

This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline—

- (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and*
- (b) by encouraging the identification of areas of core koala habitat, and*
- (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.*

The proposed Function Centre is considered to be consistent with the aims of the policy. The proposal does not obstruct or impact upon Koala habitat areas. The proposal does not require removal of any Koala habitat vegetation.



3.2 Definitions

Potential koala habitat means areas of native vegetation where trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component

Core koala habitat means an area of land with a resident population of koalas, evidenced by attributes such as breeding females, being females with young, and recent sightings of and historical records of a population.

The site comprises managed land that has been largely cleared for agricultural production, it does not contain any potential or core koala habitat.

3.3 Land to which Chapter applies

*This Chapter applies to land in the following land use zones, or an equivalent land use zone, in a local government area specified in Schedule 1 of State Environmental Planning Policy (Koala Habitat Protection) 2021, but not if the local government area is marked with an * in that Schedule—*

- (a) Zone RU1 Primary Production,*
- (b) Zone RU2 Rural Landscape,*
- (c) Zone RU3 Forestry.*

The proposal is located within a rural zone and therefore the Koala SEPP applies.

3.5 Land to which this Part applies

This Part applies to land—

- (a) that is land to which this Chapter applies, and*
- (b) that is land in relation to which a development application has been made, and*
- (c) that, whether or not the development application applies to the whole, or only part, of the land—*
 - (i) has an area of more than 1 hectare, or*
 - (ii) has, together with adjoining land in the same ownership, an area of more than 1 hectare.*

The Koala SEPP applies to the proposal, as the property is greater than 1 hectare in size.

3.6 Step 1—Is the land potential koala habitat?

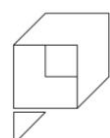
(1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies, the council must be satisfied as to whether or not the land is a potential koala habitat.

(2) The council may be satisfied as to whether or not land is a potential koala habitat only on information obtained by it, or by the applicant, from a person who is qualified and experienced in tree identification.

(3) If the council is satisfied—

- (a) that the land is not a potential koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or
- (b) that the land is a potential koala habitat, it must comply with section 3.7.

In accordance with the habitat definitions under the SEPP, the site does not contain any koala habitat.

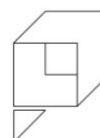



5.3 Mid Western Regional LEP 2012

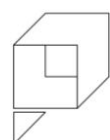
The Mid-Western Regional LEP Local Environmental Plan 2012 (Mid-Western LEP) is the primary planning instrument applicable to the subject site. The following table provides applicable clauses from the Mid-Western LEP 2012.

Table 2. Mid-Western LEP 2012 – Compliance Table Assessment

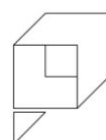
| - | Requirement | Assessment | Comply |
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| Part 1 Preliminary | | | |
| 1.2 | <p>Aims of the plan</p> <p><i>(1) This Plan aims to make local environmental planning provisions for land in Mid-Western Regional in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i></p> <p><i>(2) The particular aims of this Plan are as follows—</i></p> <p><i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p> <p><i>(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,</i></p> <p><i>(b) to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—</i></p> <p><i>(i) land of significance to agricultural production, and</i></p> <p><i>(ii) soil, water, minerals and other natural resources, and</i></p> <p><i>(iii) native plants and animals, and</i></p> <p><i>(iv) places and buildings of heritage significance, and</i></p> <p><i>(v) scenic values,</i></p> <p><i>(c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,</i></p> | The proposal does not contravene the aims of the plan. | Yes |



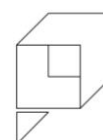
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| | <p><i>(d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional's rural, natural and heritage attributes,</i></p> <p><i>(e) to protect the settings of Mudgee, Gulgong, Kandos and Rylstone by—</i></p> <p><i>(i) managing the urban and rural interface, and</i></p> <p><i>(ii) preserving land that has been identified for future long- term urban development, and</i></p> <p><i>(iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and</i></p> <p><i>(iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,</i></p> <p><i>(f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,</i></p> <p><i>(g) to promote development that minimises the impact of salinity on infrastructure, buildings and the landscape.</i></p> | | |
| Part 2 Permitted or Prohibited Development | | | |
| 2.2 | <p>Land Use Zoning</p> <p>The site is Zoned RU1 Primary Production</p>  | <p>A function centre is permitted with consent in the RU1 zone</p> <p>The Mid-Western LEP provides the following definition;</p> <p>function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility</p> | Yes |



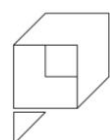
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| | LEP Zoning Map – the site is outlined in yellow (Source: NSW Planning Portal Spatial Viewer) | | |
| 2.3 | <p>Land Use Zoning Objectives</p> <p>The objectives of the RU1 Primary Production Zone are:</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area's open rural landscapes and environmental and cultural heritage values. • To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses. | <p>The proposal relates to a function centre on the RU1 zoned land, the proposal is considered consistent with the objectives of the RU1 zone as follows;</p> <ul style="list-style-type: none"> • The proposal occupies a small footprint and does not adversely impact the natural resource base. • The proposal makes use of an existing building on the site and leaves ample room for the continuation of primary industry enterprises. • The proposal does not create fragmentation or alienation of resource lands. • The proposal is well located and not likely to generate land use conflicts with surrounding land uses. With suitable buffers in place. • The visual amenity and landscape quality is not likely to be adversely impacted considering the proposal makes use of an existing shed on the site • The proposal relates to a function centre for wedding operations; the proposal will attract guests to the area and will assist in promoting the unique rural character of the Mid-Western Regional area. <p>The proposed development is considered to be consistent with the objectives of the zone.</p> | Yes |
| 2.7 | <p>Demolition requires development consent</p> <p>The demolition of a building or work may be carried out only with development consent.</p> | <p>The proposal involves some minor demolition works which are permissible with consent. It is expected that the consent authority would impose relevant standard DA conditions, as applicable, on any consent to manage impacts which may arise during demolition.</p> | Yes |
| Part 4 Principal Development Standards | | | |



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| 4.1 | Minimum subdivision lot size | Not applicable, the proposal does not involve subdivision | N/A |
| 4.1E | Subdivision of land in RU1 for non-agricultural land uses | Not applicable, the proposal does not involve subdivision | N/A |
| 4.2 | Rural subdivision | Not applicable, the proposal does not involve subdivision | N/A |
| 4.2A | Erection of dwelling houses, dual occupancies and tourist and visitor accommodation in certain zones | Not applicable, the proposal does not relate to a dwelling house, dual occupancy or tourist accommodation. | N/A |
| 4.3 | Height of Buildings | The Mid-Western LEP building Height Map does not prescribe a maximum building height to the subject site | N/A |
| 4.4 | Floor Space Ratio | The Mid-Western LEP building Height Map does not prescribe a maximum building height to the subject site | N/A |
| 4.5 | Calculation of floor space ratio and area | GFA and FSR has been calculated in accordance with this part. | Yes |
| 4.6 | Exceptions to development standards | Not applicable | N/A |
| Part 5 Miscellaneous provisions | | | |
| 5.1 | Relevant acquisition authority Land Reserve to be acquired for public purposes | The subject site is not identified on the Land Reservation Acquisition Maps. | N/A |
| 5.10 | Heritage conservation Clause 5.10 seeks to conserve the environmental heritage of Mid-Western Regional (LGA) including heritage items, conservation areas, archaeological sites and Aboriginal objects and places of heritage significance. | The site is not identified as a heritage item nor located within a heritage conservation area. The site is also not located in the vicinity of heritage items or of a heritage conservation area. | Yes |
| 5.11 | Bushfire hazard reduction | The site is not identified as bushfire prone land. | N/A |
| 5.21 | Flood Planning | The site is not identified as being flood affected on the 'Flood Planning Map' | N/A |



| | | | |
|---|--|---|-----|
| | The clause applies to land identified on the flood planning area on the flood planning map and other land at or below the flood planning level. | | |
| Part 6 Additional local provisions | | | |
| 6.1 | Salinity Clause 6.1 seeks to ensure the appropriate management of land that is subject to salinity. . | There is no indication that the development would affect the process of salinization or will be carried out on land affected by ground water salinity. | N/A |
| 6.3 | Earthworks Part 6.3 requires Council to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighboring uses, cultural or heritage items or features of the surrounding land. | The proposal relates to an existing building; no additional earthworks are proposed. | Yes |
| 6.4 | Ground Water Vulnerability | The site is not identified as “groundwater vulnerable” on the Groundwater Vulnerability Map. | Yes |
| 6.5 | Terrestrial Biodiversity (1) The objective of this clause is to maintain terrestrial biodiversity by— (a) protecting native fauna and flora, and (b) protecting the ecological processes necessary for the continued existence of native fauna and flora, and (c) encouraging the conservation and recovery of native fauna and flora and their habitats. | The site is not identified as Moderate or high sensitivity biodiversity on the Sensitivity Biodiversity Map | N/A |
| 6.9 | Essential Services Clause 6.9 required Council to ensure 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, | The site has access to all necessary essential services as follows; <ul style="list-style-type: none">• Water supply is provided by mean of roof top water capture and tank storage• The site has an existing connection to electricity services• The existing dwelling is serviced by an on-site wastewater management system which will be maintained. Portable toilet facilities will be used during events | Yes |



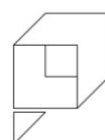
| | | | |
|-----|-------------------------------------|---|-----|
| | (e) suitable road access. | <ul style="list-style-type: none"> Stormwater will continue to be appropriately managed on site Suitable access vis Queens Pinch Road is available. | |
| 6.7 | Visually sensitive land near Mudgee | The land is not identified as “visually sensitive land” on the Visually Sensitive Land Map | N/A |

5.4 Mid Western Reginal DCP 2013

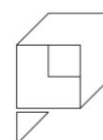
The Mid-Western Regional Development Control Plan 2013 is the primary DCP applicable to the proposal and site. An assessment of the proposal is provided in the table below against the relevant provisions of the Mid Western Regional DCP.

Table 3. Mid-Western Regional DCP – Compliance Table Assessment

| Provisions and Controls | Assessment | Comply |
|---|---|--------|
| Part 4 Specific Typed of Development | | |
| 4.4 Signs | <p>The proposal does not include the addition of signage other than internal directional signage.</p> <p>It is envisioned that signage will be exempt development or subject to a separate Development Assessment</p> | N/A |
| Part 5 Development Standards | | |
| 5.1 Carparking | <p>The DCP does not contain specific parking rate for a function centre and as such parking is to be assessed with regards to the expected traffic generation.</p> <p>The nearest similar use which includes a parking rate in the DCP is ‘public place or worship, entertainment facilities, community facilities.’ For these uses the parking rate is 1 space per 4 seats or 1 space per 100sqm of GFA whichever is greater.</p> <p>Based on a maximum number of 100 patrons (seats), the above rate will generate a requirement of 25 on site carpark, plus additional parking required for any staff such as celebrants, catering and the like.</p> | Merit |



| | | |
|--|---|-----|
| | <p>As demonstrated in the attached architectural drawings an informal parking area is provided nearby to the building, accommodating up to 14 cars and there is ample grassed area onsite that can accommodate additional carparking.</p> <p>Whilst the proposal appears to include a shortfall in the provided number of carparks, it is important to note that the majority of guests will arrive and depart the site by bus, significantly reducing the required number of carparks.</p> <p>The provided number of carparks is considered appropriate in this instance.</p> <p>Refer to attached Plan of Management for details on the proposed operational characteristics and arrangements in relation to arrival and departure and onsite carparking.</p> | |
| 5.2 Flooding | The subject site is not known to be flood prone | N/A |
| 5.3 Stormwater management | The existing stormwater management arrangements are maintained and remain capable of appropriately managing stormwater | Yes |
| 54 Environmental Controls | | |
| Protection of Aboriginal archaeological items | <p>A search of the AHIMS database found no records of any Aboriginal artefacts within the vicinity of the site. The site has been previously disturbed and used for agricultural activity and rural living for a long period of time.</p> <p>Given the above search results and that the proposal includes minimal excavation, it is considered that there is minimal potential for disturbance of Aboriginal archaeology. In this instance, further investigation and an archaeological study is not warranted.</p> | Yes |
| Bushfire Management | The site is not identified as bushfire prone land | N/A |
| Riparian and drainage line environments | The proposal is unlikely to disrupt riparian and drainage line environments considering it relates to | Yes |



| | | |
|---|--|-----|
| | existing structures and includes minimal site disturbance, | |
| Pollution and waste management | <p>The main waste streams associated with the proposed function centre include; general garbage and recycling, food waste and effluent.</p> <p>General garbage and recycling will be managed on site and collected by waste contractors.</p> <p>Food and catering waste will be managed by the catering company used at the function.</p> <p>Effluent will be managed through the use of portable toilets collected from the site after the function</p> | Yes |
| Threatened species and vegetation management | The proposal makes use of an existing structure on the site and will not adversely impact any ant native vegetation or threatened species. | Yes |
| Development in Saline environments | The subject site is not identified as a saline environment | N/A |

6. Environmental Assessment

This section of the report provides an assessment of the potential impacts of the development on the natural and built environments of the locality as well as the suitability of the site and the public interest in accordance with Section 4.15 of the EP&A Act 1979.

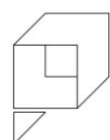
6.1 Assessment of Natural Environmental Impacts

6.1.1 Topographic and Scenic Impacts

The proposal includes the use of an existing shed and driveway on the rural site with no additional earthworks or building works proposed and no vegetation removed. The proposal will not adversely impact the scenic quality or rural character of the locality.

6.1.2 Water and Air Quality

The proposal includes the use of an existing shed and driveway on the rural site with no additional earthworks or building works proposed and no vegetation removed. The existing stormwater management arrangements are maintained and remain capable of appropriately directing associated stormwater. Whilst it is noted that dust generation may increase with the additional vehicles at the site, given the significant distance between the site and nearby dwellings, dust impacts are considered low.



6.1.3 Ecological Impacts

The site is an existing rural allotment that is predominantly cleared and contains no significant vegetation. The site is not identified on the NSW Biodiversity Values Map or the Mid-Western Biodiversity Map. Considering the proposal relates to the use of existing buildings and infrastructure and no tree removal is proposed, the proposal is unlikely to generate adverse ecological impacts on the site.

6.2 Assessment of Built Environmental Impacts

6.2.1 Impact on Character

The subject site is located within a rural locality, characterised by rural living lots and larger agricultural properties generally containing a single dwelling and detached outbuildings and farm sheds. The proposal makes use of an existing building on the rural site that is well setback from the Queens Pinch Road frontage and not highly visible from adjoining properties given the large separation distance between dwellings. The proposal provides for small scale wedding events providing guests an opportunity to enjoy the rural locality, it is unlikely to significantly impact the surrounding rural character of the locality,

6.2.2 Acoustic Impacts

As detailed above, the site is located within a rural area with no adjoining dwellings located close by. Given the site context, the proposal is not likely to generate adverse acoustic impacts for adjoining sites however, as detailed within the attached plan of management operational restrictions will be in place to ensure such impacts are avoided. Operational restrictions will include;

- Restrictions on the number of guests
- Strict hours of operations
- Restrictions on sound equipment and music allowed at events
- Strict parking arrangement and bus operations
- Set times for delivery and pick up

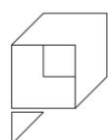
Refer to Plan of Management for more detail.

6.2.3 Visual Impacts

The proposal relates to the use of an existing shed as a wedding venue. Considering there are no dwellings within close vicinity to the site, the proposal is unlikely to have any adverse visual impacts. Further, the existing shed is well setback from the Queens Pinch Road frontage and therefore events are not likely to be readily visible from the road or any nearby public viewing area.

6.2.4 Waste Management

The proposal includes appropriate waste management arrangements as detailed in the attached waste management report and attached Plan of Management. It is proposed that general wastes can be stored and managed onsite and collected regularly by contracted waste services, any food waste will be managed by the contracted caterer used in the event and portable toilet facilities will be used onsite for every event.



6.3 Assessment of Site Suitability

6.2.1 Proximity to Services and Infrastructure

Transport and access

The site is well connected to the local road network and located within proximity to local villages and accommodation providers. Access to the site for guests will predominantly be provided via bus, reducing the need for on-site carparking.

Refer to Plan of Management for more detail on transport.

Services

The site is connected to electricity and telecommunication services. Water supply is achieved via roof top capture and water tank storage. The existing on-site wastewater management system will be maintained and will continue to treat sewerage associated with the existing dwelling. It is proposed that portable toilet facilities will be used on the site for each event,

Refer to Plan of Management for more detail.

6.2.2 Hazards

The subject site is not identified by Council as being affected by bushfire, flood or landslip and the proposed development is not likely to increase the likelihood of such risks.

6.4 Public Interest

The proposed development is considered to be in the public interest as it facilitates the addition of a new wedding venue in a manner that will have minimal impacts on adjoining residents and agricultural and environmental values.



7. Conclusion

The proposed development has been assessed in accordance with Section 4.15 of the EP&A Act 1979 and Council's planning instruments. The proposal is identified as a permissible development pursuant to the zoning of the site as RU1 – Primary Production under the Mid Western Regional LEP 2012.

The DA proposes a small-scale function centre, that is able to be managed and operated by the owners of the property,

In summary the proposal is considered to:

- Be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the EP&A Act 1979;
- Provide a built form consistent with and appropriate to the desired future character of the site and streetscape;
- Provide an additional revenue stream to the owners of the property and encourage tourism within the Mid-Western Regional LGA;
- Generate no significant adverse impacts on the natural environment, neighbouring properties or views from the public domain,

The benefits provided by the proposed development outweigh any potential impacts and is it is therefore considered to be in the public interest. The proposal will deliver a suitable and appropriate development and is worthy of approval.

