

Section 2. Description of the Proposal

There are three buildings located at 2 Sydney Road, Mudgee (refer to Site Plan):

- Building 1 is an office/residence
- Building 2 is a shed
- Building 3 is an office/warehouse

The proposal involves the Veterinary Hospital operating from Building 1, which will be changed from its current use as a residence.

No new buildings are being proposed.

The proposed Veterinary Hospital at 2 Sydney Road, Mudgee will operate as a Small-animal Veterinary Surgery, distinct from existing general mixed-animal veterinary practices in the area. The primary business activity will be Advanced Surgery, with a particular focus on orthopaedic procedures.

Unlike general mixed-practice veterinary hospitals, the number of patients being booked each day will be limited due to the nature and duration of advanced surgical procedures. As such, client traffic and on-site parking demand will be significantly lower than that of a typical veterinary hospital.

The internal layout of the facility will include two consultation rooms for pre-operative assessments upon client/patient arrival, one surgical preparation room, one dedicated surgery room, one post-operative imaging room, and one recovery ward for patient monitoring and overnight care, if required.

The waiting room will provide seating for two clients and sufficient space to accommodate their respective pets. The total waiting area is equivalent to seating for up to four people, which is appropriate given the low daily client throughput and by-appointment-only operation model.

There are twelve designated car parking spaces (see Site Plan). Clients of the Veterinary Hospital will enter through the southern entry/exit gate on the eastern boundary and utilise the car parking area to the southern side of Building 1, still within Lot 4, including a disabled car parking space. The Veterinary Hospital staff will use the four designated staff car parking spaces; three behind Building 1 and accessed through the northern gate on the eastern boundary, and one space in front of Building 1.

There will be disabled access to the Veterinary Hospital via a ramp on the southern side of building 1.

The colour scheme is Black, white and tints of Ivory.

Note: Ranbuild will soon be moving to a new premise, at which time a local business (service company) will move into Building 3. This business has three full-time-equivalent staff with vehicles leaving the premise during the workday. For this reason and the low volume of clients at

Appendices to Statement of Environmental Effects

the Veterinary Hospital, we believe we have proposed a sufficient number of off-street parking spaces.

There are an additional three on-street parking spaces directly outside the premise.

Section 7. Operational and Management Details

The proposed business will operate as a Small-animal Veterinary Surgical service located in Mudgee, with a primary focus on advanced orthopaedic procedures. The proposed business will cater to veterinary clinics and clients within Mudgee and the greater Western NSW region, reducing the need for travel to metropolitan areas for complex surgical care.

The veterinarian will perform up to three surgeries per day.

Each case will involve pre-operative consultation and post-operative care.

Patients will either be admitted in the morning and discharged later the same day or stay overnight and be discharged the following day.

The total number of staff on-site will be four.

The business expects a maximum of six client visits per day. Three patient drop-offs in the morning and three patient pick-ups in the afternoon. All consultations and admissions will be by appointment only, helping to manage client flow and reduce traffic or congestion.

Hours of operation

8am to 6pm Monday to Friday

Closed Saturday and Sunday (with the exception emergency surgery)

Section 8. Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

The proposed business encourages employment opportunities through direct employment of staff, training vets and nurses, and offering employment opportunities for school aged kennel hands.

The business is appropriately located to safely and efficiently handle the movement of traffic associated with staff, clients and deliveries. Therefore, minimising the intrusion into nearby residential areas or negatively affecting other land uses.