

STATEMENT OF ENVIRONMENTAL EFFECTS

S4.55 (1A)

DA0069/2024

Woolpack Hotel

67 Market Street & 15 Byron Place

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Newcastle Sydney Gold Coast
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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a S4.55 application to approved DA0069/2024 for the proposed demolition of a building, and alterations and additions to Woolpack Hotel.

2.0 PROPOSED CHANGES TO DEVELOPMENT

The proposal is substantially the same as the previous development which was granted approval. The changes to the proposal include:

- Reconfigured internal layout of WC's, gaming room, bar, and beer garden
- New roof form over the approved beer garden
- New backlit signage and change in materiality to the Byron Place façade of the approved extension
- New landscaping along the eastern façade of the approved extension
- New pedestrian access door from the shared driveway

3.0 COMPLIANCE WITH RELEVANT LEGISLATION

The proposal is substantially the same as the previous development which was granted approval. There are no proposed changes that relate to the Environmental Protection and Biodiversity Conservation Act 1999; the Disability Discrimination Act 1992; Environmental Planning and Assessment Act 1979; the Biodiversity Conservation Act 2016; and the National Parks and Wildlife Act 1974.

4.0 COMPLIANCE WITH PLANNING CONTROLS

4.1 State Environmental Planning Policy (Resilience & Hazards) 2021

The proposal is substantially the same as the previous development which was granted approval. There are no proposed changes that relate to the State Environmental Planning Policy (Resilience & Hazards) 2021.

4.2 State Environmental Planning Policy (Industry & Employment) 2021

There are minor changes relating to signage and the architectural form of the beer garden in Section 3.6 of the SEPP. The proposed signage and form of the beer garden are consistent with the objectives detailed in Schedule 5 of the SEPP, as addressed below.

Assessment Criteria	Comment
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 outdoors advertising in the area or locality 	<p>There are no changes proposed to the heritage streetscape of Market Street in this application.</p> <p>The proposed modification to the previously approved signage is sensitive to the Byron Place streetscape and modern nature of the proposed extension. The proposed modified signage has been carefully considered to be well proportioned and not dominate the building façade or streetscape.</p>
Special Areas <ul style="list-style-type: none"> - Does the proposal detract from the amenity or visual quality of any environmentally sensitive 	<p>There are no changes proposed to the heritage streetscape of Market Street in this application.</p>

areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes, or residential areas?	The proposed modification to the previously approved signage is sensitive to the Byron Place streetscape and modern nature of the proposed extension.
<p>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? 	There are no changes in this proposed modification that will impact the views and vistas surrounding the development. The view of the existing heritage building from Byron Place will still be visible.
<p>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 changes to signage in this application are appropriate to the use of the premises and do not cause signage clutter.</p> <p>The proposed modifications to the beer garden contribute positively to the visual interest of the setting and streetscape, and are appropriate in scale, proportion, and form.</p>
<p>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? 	The proposed changes in this application are respectful and compatible to the site and building.
<p>Associated devices and logo 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? 	Not applicable.
<p>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 in this modification application is proposed to be backlit, which would not adversely affect pedestrians, vehicles, aircraft, or the amenity of any neighbouring residences.
<p>Safety</p> <ul style="list-style-type: none"> - Would the proposal reduce the safety for any 	There are no changes proposed in this application that would impact the safety of external users.

public road? Would the proposal reduce the safety for pedestrians or cyclists? - Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	
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4.3 Mid-Western Regional Local Environmental Plan 2012

There are no proposed changes in this application that relate to Mid-Western Regional Local Environmental Plan 2012 zoning and zoning objectives, land use permissibility, lot size, flood planning, earthworks, groundwater vulnerability, terrestrial biodiversity, or essential services.

The proposed changes to the application increase the height of the beer garden roof, but this roof will still be lower than the existing maximum height of the pub. The overall height of the development is still proposed to be lower than the maximum 8.5m height limit of the site. The proposed changes to the application do not negatively impact the heritage of the building or the conservation area.

4.4 Mid-Western Regional Development Control Plan 2013

The proposed changes in the application comply with the Mid-Western Regional Development Control Plan 2013 in relation to signage, scale and form, façade articulation, and landscaping. There are no proposed changes to the previously approved carpark.

Section 4.4 Signs:

There are minor changes relating to signage as addressed below.

Control	Comment
<i>Heritage Conservation Areas</i>	
(a) The streetscapes in the business areas of Mudgee, Gulgong, Rylstone, and Hargraves are within a heritage conservation and particular attention is paid to the preservation and enhancement of the character and appearance of these areas	The proposed changes to signage are only visible from Byron Place - which is not a heritage streetscape. The proposed changes to signage are sensitive to the character and appearance of the streetscape.
(b) Corporate identification should be carefully selected and amended where necessary to retain the character of individual buildings and the surrounding locality	The proposed changes to signage reflect the heritage significance of the Woolpack Hotel and the modern nature of the previously approved extension.
(c) Generally signs on individual buildings or within areas of special significance should be discreet and should complement the building or area. An important element of Council's planning policies involves the careful control of all advertisements, and external building colours in the main business areas	The proposed changes to signage reflect the scale of the building on which they are located.
<i>Business Areas</i>	
(a) Generally a maximum signage area per commercial building (regardless on number of tenancies) of 25% of the frontage is permitted per building	The proposed changes to signage do not exceed 25% of the building frontage
(b) Under-awning/ verandah signs must have a minimum height of 2.6m distance from the pavement to the bottom of the sign and protrude no further than a maximum length of 3.5m as measured from the front wall of the commercial	Not applicable - the proposed changes to signage are not located under a verandah or awning.

building and will not protrude beyond the line of the awning/ verandah	
(c) Additional pylon signs, projecting wall signs, above awning signs, illuminated wall signs located above the verandah or awning and roof signs are not permitted in both Mudgee and Gulgong business areas	Not applicable - the proposed changes to signage are not located above the verandah or awning.
(d) Wall signs should be either painted directly onto the building or constructed of painted wood, or coated at point of manufacture or powder coated flat metal sheets. Wall signs utilising plastic or modern metal materials are not favoured. Specific consideration should be given to buildings that are Heritage Items or within a Heritage Conservation Area. In those instances it is recommended that you discuss your proposal with the Town Planning Section or Heritage Advisor prior to finalising the design	The proposed changes to signage include backlighting the signage and usage of modern metal lettering along Byron Place. Byron Place is not a heritage streetscape, and the signage is not proposed to be attached to any heritage fabric.

Section 4.5 Commercial Development

- Design: the proposed modifications does not seek to change the previously approved active street frontage along Byron Place
- Façade articulation: The proposed changes to the façade on Byron Place contain a mix of materials, including brick, metal, and cladding, and is well articulated to indicated entrances, usage, and identity
- Heritage: the proposed changes respect the heritage significance of Woolpack Hotel, and also allow the modern extension to be distinguished from the original fabric
- Pattern: there are no changes proposed that differ from the pattern proposed in the approved application
- Scale: The proposed changes to the beer garden roof line will not exceed the maximum height for the site, or be higher than the existing building roofline
- Traffic and Access: there are no changes proposed to the previously approved traffic/ parking access. There is a new pedestrian door proposed along the eastern façade, but the impact of this door is considered to be minor considering the previously approved pedestrian access to the beer garden through the driveway
- Landscaping: the proposed changes include adding a small amount of landscaping to the eastern façade of the extension

Section 5.1 Car Parking

There are no changes proposed to the previously approved car park, aside from the additional of narrow landscaping along the building extension edge.

5.0 OTHER MATTERS

5.1 Crime Prevention Through Environmental Design

There are no changes proposed in this application relating to CPTED that differ from the previously approved design. It is still considered that the proposed changes to the development will result in an improvement to the site that reduces the likelihood of crime or antisocial behaviour taking place.

5.2 Building Code of Australia

There are no changes proposed relating to BCA that differ from the previously approved design application.

6.0 CONCLUSION

The proposal is substantially the same as the previous development which was granted approval. The proposal is considered to have social and economic benefits to the community, and is consistent with all relevant legislation and policy.