

DA - PAN487643

28 Douro St Mudgee 2850

Lot/Section/Plan no: 1/-/DP196609

Council: MID-WESTERN REGIONAL Council

Environmental Impact Statement – additional information requested:

#### 4.4 Residential Area Signage

Proposed signage meets the following criteria

- (a) Proposed sign will only display the name and nature of the business, including 'by appointment only and address and email;
- (b) Proposed sign is no larger than 90mmx300mm;
- (c) Proposed sign will not be placed higher than one metre above ground level;
- (d) Proposed signage will be placed on existing mailbox within the property;
- (e) Signage will not include use of flashing lights, bunting and other devices to attract attention to a business;
- (f) No other signs are proposed to be erected on the property;
- (g) One small sign on mailbox proposed.

#### 5.1 Car Parking

The DCP-2013 indicates three car parking spaces per consulting room are required for surgeries/medical centres. The proposed change of use of one bedroom to a 'health consulting room' to provide psychological services will be staffed by 1 person (owner of the property). There is 1 car park on-site that the service provider/owner will access and a further 6 street frontage spaces are available along Mortimer St. It is not anticipated that this proposed change of use will unduly or noticeably increase pressure on traffic, flow or parking in Mortimer Street and it is requested that council consider frontage credits as per below:

- a) council-approved carport with 1 space wholly within the site and 2 if stacked;
- b) parking requirements of the proposed change of use can be met with available street frontage parking without impacting neighbouring properties;
- c) Street frontage credits will allow for 6 car spaces available for client use, in excess of requirements. There are no parking restrictions or driveways along property frontage and there is one shade tree, in accordance with council guidelines for sun control.