



Gilgandra Library Hub and Plaza

**30-32 & 32-34 Miller Street,
Gilgandra**

Statement of Environmental Effects for Development Application

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Table of Contents



Executive Summary	5
1.0 Introduction	6
1.1 Overview	6
1.2 Scope and Format of the Statement of Environmental Effects	6
1.3 Supporting Plans and Documentation	6
1.4 Cost of Works	7
2.0 Site Description and Context	8
2.1 Site Description	8
2.2 Context and Locality	8
2.3 Surrounding Development and Land Uses	9
2.4 Existing Development on the Site	11
3.0 Proposed Development	14
3.1 Development Description	14
3.2 Land Use	14
3.3 External Materials and Finishes	14
3.4 Landscaping and Open Space	15
3.5 Signage	15
3.6 Stormwater	15
3.7 Demolition and Excavation	15
3.8 Parking and Vehicular Access	15
3.9 Waste Management	15
3.10 Building Code of Australia (BCA)	16
3.11 Accessibility	16
3.12 Services and Infrastructure	16
4.0 Statutory Assessment	17
4.1 Section 4.15	17
4.2 Overview of Statutory and Policy Controls	17
4.3 Environmental Planning and Assessment (EP&A) Act 1979	18
4.4 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)	19
4.5 State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)	19
4.6 State Environmental Planning Policy (Infrastructure) (ISEPP) 2007	22
4.7 Gilgandra Local Environmental Plan (GLEP) 2011	23
4.8 Gilgandra Development Control Plan (GDGP) 2011	26
4.9 Local Government Act 1993	31
5.0 Impacts of the Development	32
5.1 Construction Impacts	32
5.2 Amenity Impacts on Neighbouring Properties	32
5.3 Traffic and Parking	32
5.4 Heritage Impacts	32
5.5 Impacts to the Built and Natural Environment	33
5.6 Social Impacts	33
5.7 Economic Impacts	33
5.8 The Suitability of the Site for the Development	33
5.9 The Public Interest	33
6.0 Conclusion	34

Table of Contents



List of Figures

- Figure 1: Aerial view of site and locality (Source: SIX Maps)
- Figure 2: Location plan (Source: Google Maps)
- Figure 3: Retail and commercial development to north west of subject site, viewed from Miller Street
- Figure 4: Single storey building at 22-24 Miller Street, directly to south west of subject site, viewed to east from Miller Street
- Figure 5: Oblique view of Miller Street, viewed to south (NB: commercial building at 36 Miller Street to left of image)
- Figure 6: Vehicular access to rear of subject site and tree plantings adjoining Castlereagh River, viewed to south east
- Figure 7: Existing building and plaza on subject site, viewed to south east from Miller Street
- Figure 8: Interior of existing building on subject site, viewed to north west
- Figure 9: Rear of existing building and car park on subject site, viewed to north west
- Figure 10: Existing plaza and amenities block on subject site, viewed to east
- Figure 11: Extract of GLEP 2011 Zoning Map
- Figure 12: Extract of GLEP 2011 Heritage Map
- Figure 13: Extract of GLEP 2011 Flood Planning Map

List of Tables

- Table 1: Plans and documents prepared to accompany this statement
- Table 2: Assessment against criteria in Schedule 1 of SEPP 64
- Table 3: B2 Local Centre Zone Objectives Assessment Table
- Table 4: GDCP 2011 – Chapter 8 Compliance Table

List of Attachments

- Attachment 1: Detailed Cost Plans (x2) prepared by Altus Group
- Attachment 2: Survey Plan prepared by Western Survey Pty Ltd
- Attachment 3: Architectural Drawings Package prepared by Dunn & Hillam Architects
- Attachment 4: Landscape Plan prepared by Somewhere Landscape Architects
- Attachment 5: Stormwater Concept Plan prepared by Gilgandra Shire Council
- Attachment 6: Structural Engineering Statement prepared by John Carrick Pty Ltd
- Attachment 7: Traffic and Parking Assessment prepared by Lyle Marshall & Partners
- Attachment 8: Waste Management Plan prepared by Dunn & Hillam Architects
- Attachment 9: NCC Assessment Report prepared by Design Confidence
- Attachment 10: Access Report – Library and Community Hub prepared by Design Confidence
- Attachment 11: Access Report – Plaza Upgrade prepared by Design Confidence
- Attachment 12: Heritage Impact Statement prepared by Dunn & Hillam Architects
- Attachment 13: Flood Risk Report prepared by Donovan Associates

Executive Summary

This Statement of Environmental Effects (SEE) has been prepared in support of an Integrated Development Application (DA) made to Gilgandra Shire Council ('the Council') under Part 4 of the *Environmental Planning and Assessment (EP&A) Act 1979*.

The DA seeks consent to undertake the adaptive reuse of an existing building located at 30-32 Miller Street, Gilgandra to create a new library, and community hub adjacent to a public plaza at 32-34 Miller Street.

The proposal includes the refurbishment of the existing building and the upgrade of the plaza, including minor demolition works.

The DA and this SEE have been prepared in accordance with the *EP&A Act 1979* and the Environmental Planning and Assessment (EP&A) Regulation 2000.

This SEE addresses the relevant heads of consideration listed under Section 4.15(1) of the *EP&A Act 1979* and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal.

The key planning controls are included within:

- Gilgandra Local Environmental Plan (GLEP) 2011; and
- Gilgandra Shire Development Control Plan (GSDCP) 2011.

The proposed development is permissible with consent in the B2 Local Centre zone under GLEP 2011 and is consistent with the broad objectives of the zone. The proposed development is consistent with the heritage qualities and character of the Gilgandra Conservation Area and is compatible with the land uses and characteristics of the locality.

An assessment of the heritage impacts of the proposed development demonstrates that it will not result in any adverse heritage impact. Rather, the proposal will revitalise and replace the non-original, heavily altered, and unsympathetic shopfront with a contemporary façade that references the design, materiality, and colour palette of the original Art Deco building façade.

The proposal is an Integrated Development Application as the development involves works within 40m of the water course under section 91 of the *Water Management Act 2000*.

This Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic, or amenity impacts on adjoining properties or the neighbourhood.

The proposed works seek to re-purpose and improve the aesthetic appearance and functionality of an existing building and public plaza, which is in the public interest. The development will provide valuable community, informational, and recreational facilities for residents and visitors of the Gilgandra local government area (LGA).

Based on the assessment undertaken, approval of the DA is sought.

1.0 Introduction

1.1 Overview

This SEE has been prepared in support of a DA for consent to undertake the adaptive reuse of an existing building located at 30-32 Miller Street, Gilgandra to create a new library and community hub and upgrade of a public plaza at 32-34 Miller Street.

1.2 Scope and Format of the Statement of Environmental Effects

This Statement has been prepared in accordance with the requirements of Schedule 1, Part 1, of the EP&A Regulation 2000, and provides an assessment consistent with the heads of consideration under Section 4.15(1) of the *EP&A Act 1979*, which are relevant to the consent authority's assessment of the DA.

Accordingly, the SEE is structured into sections as follows:

- Section 1 - provides an overview of the project and of this SEE;
- Section 2 - describes the site, locality and surrounding development;
- Section 3 - describes the proposed development and provides details of all of the proposed works;
- Section 4 - identifies the applicable statutory controls and policies, and provides an evaluation of the proposed development against the relevant controls;
- Section 5 - provides an assessment of the proposal and its likely impacts on the environment, and in particular the potential impacts on adjoining properties and the surrounding area; and
- Section 6 - provides a conclusion on the proposal.

1.3 Supporting Plans and Documentation

This Statement has been prepared with input from a number of technical and design documents which have been prepared to accompany this DA. These documents are included as Attachments to this statement and are identified in Table 1 below.

Document Name	Prepared by
Detailed Cost Plans (x 2)	Altus Group
Survey Plan	Western Survey Pty Ltd
Architectural Drawings Package	Dunn & Hillam Architects
Landscape Plan	Somewhere Landscape Architects
Stormwater Concept Plan	Gilgandra Shire Council
Structural Engineering Statement	John Carrick Pty Ltd
Traffic and Parking Assessment	Lyle Marshall & Partners
Waste Management Plan	Dunn & Hillam Architects
NCC Assessment Report	Design Confidence
Access Report – Library and Community Hub	Design Confidence

Document Name	Prepared by
Access Report – Plaza Upgrade	Design Confidence
Heritage Impact Statement	Dunn & Hillam Architects
Flood Risk Report	Donovan Associates

Table 1: Plans and documents prepared to accompany this statement

1.4 Cost of Works

The cost of works for the purpose of determining the DA fee for the proposed development has been calculated in accordance with Clause 255(1) of the EP&A Regulation 2000 and is \$3,482,241.4 including GST. The cost of works for the community hub and the plaza is detailed within two (2) Cost Plans prepared by Altus Group, provided at Attachment 1.

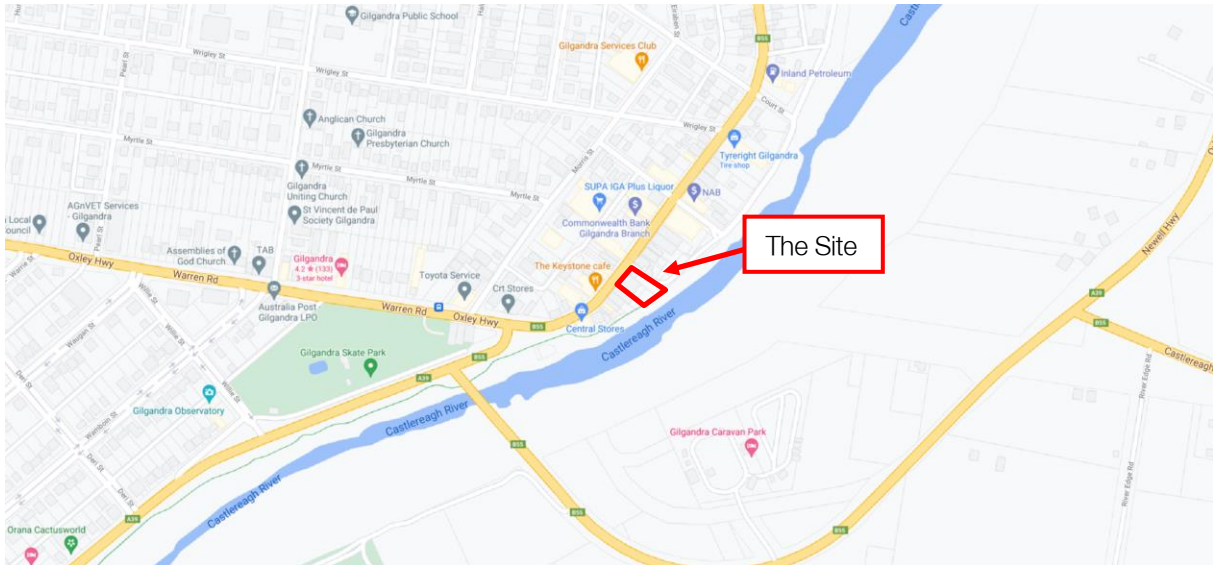


Figure 2: Location plan (Source: Google Maps)

2.3 Surrounding Development and Land Uses

The surrounding built environment primarily comprises retail development. The character and built form of existing development is varied, with buildings of diverse architectural styles and era. The scale of development is typically one (1) storey (with parapet) in height.

2.3.1 North West

As shown in Figure 3, development to the north west of the site, on the opposite side of Miller Street, includes single storey retail shops, takeaway food premises, and commercial premises.

Development further to the north west of the site is primarily residential and comprises modest single storey dwelling houses.



Figure 3: Retail and commercial development to north west of subject site, viewed from Miller Street

2.3.2 South West

A single storey commercial building is located at 22-24 Miller Street directly to the south west of the subject site and is occupied by office uses (refer to Figure 4).

At a wider context, the existing Gilgandra Library and Hunter Park are situated to the south west of the site.



Figure 4: Single storey building at 22-24 Miller Street, directly to south west of subject site, viewed to east from Miller Street

2.3.3 North East

A diverse mix of 'main street' style retail shops and takeaway food premises exist along Miller Street to the north east of the subject site. Adjoining the site to the north east, at 36 Miller Street, is a single storey building containing office and commercial uses (refer to Figure 5).



Figure 5: Oblique view of Miller Street, viewed to south (NB: commercial building at 36 Miller Street to left of image)

2.3.4 South East

The rear of the site (i.e. south eastern boundary) directly adjoins the Castlereagh River. A row of mature trees exists along this boundary, as shown in Figure 6.

Development further to the south, on the other side of the river, includes Gilgandra Racecourse and Gilgandra Caravan Park.



Figure 6: Vehicular access to rear of subject site and tree plantings adjoining Castlereagh River, viewed to south east

2.4 Existing Development on the Site

The site currently accommodates a one (1) storey (plus mezzanine) retail building operating as a Visitor Information Centre, known as 'The GIL'. The building previously operated as a 'Target Country' store, however following the purchase of the site by Council, the store ceased operations in July 2019. The Art Deco style building is of red brick construction with a painted white façade to Miller Street.

A public plaza and amenities block directly adjoins the main building on the site.

Car parking exists to the rear of the site and is accessible via Lower Castlereagh Street. Pedestrian access to the car park is available from Miller Street via the existing plaza.

Photographs of the site and existing building are shown in Figures 7-10.



Figure 7: Existing building and plaza on subject site, viewed to south east from Miller Street



Figure 8: Interior of existing building on subject site, viewed to north west



Figure 9: Rear of existing building and car park on subject site, viewed to north west



Figure 10: Existing plaza and amenities block on subject site, viewed to east

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3.0 Proposed Development

3.1 Development Description

The DA seeks consent to undertake the adaptive reuse of an existing building located at 30-32 Miller Street, Gilgandra to create a new library and community hub. The proposal also seeks consent for the upgrade of an existing public plaza located on the adjacent site at 32-34 Miller Street.

The proposed development is detailed as follows:

3.1.1 Library and Community Hub

- Internal alterations and additions to the existing building to create new library and community hub comprising office space, meeting rooms, multipurpose rooms, storage, kitchen, amenities, outdoor reading area, and deck;
- New shopfront façade to Miller Street and new building entry and awning to north-east façade;
- New roof sheeting, purlins, gutters, waterproofing, skylights, photovoltaic panels, roof ladder access hatch, and mechanical services;
- Strengthening of existing fabric/structures and removal of redundant services and fixtures;
- Two (2) new rainwater tanks within south-west side setback;
- Six (6) car parking spaces to rear of library building, including one (1) accessible space; and
- Associated demolition works including demolition of all internal partitions, shopfront façade, and outdoor amenities block.

3.1.2 Public Plaza

- Upgrade of existing public plaza including new community kiosk area, tree grove, lawn, platform/stage, seating, public sinks/water station, and shade structures.

The proposal is detailed in the architectural drawing package prepared by Dunn & Hillam Architects, included at Attachment 3, and is described in the following sections of this SEE.

3.2 Land Use

The site is zoned B2 Local Centre and is currently occupied by retail land uses. The proposed community facility and public plaza are permissible with consent in the B2 Local Centre zone.

3.3 External Materials and Finishes

The proposal incorporates high quality materials and finishes, as detailed in the Architectural Drawings Package prepared by Dunn & Hillam Architects and included at Attachment 3.

The proposed external building materials include:

- Galvanised metal and grey steel finishes;
- Glazed ceramic tiles and mirror polished metal trims;

- Aluminium framed windows/doors;
- Broom/shot blast concrete; and
- White brick masonry.

3.4 Landscaping and Open Space

Landscaping works on the site include the following:

- Landscaped outdoor reading area and outdoor function area/deck; and
- Public plaza including new community kiosk area, tree grove, lawn, bench seating, and platform/stage.

Further detail is provided in the Landscape Plan prepared by Somewhere Landscape Architects included at Attachment 4.

3.5 Signage

Signage is proposed to be affixed to the existing and proposed new awnings and the building façade above the proposed main entrance. The three (3) proposed signs comprise building identification signage which displays the name (i.e. 'Gil Library Hub') of the building.

3.6 Stormwater

The proposal incorporates appropriate stormwater management and on-site water detention arrangements, including two (2) rainwater tanks proposed within the south-west side setback. Stormwater will be discharged to the Castlereagh River as detailed in the Stormwater Concept Plan prepared by Gilgandra Shire Council (refer to Attachment 5).

3.7 Demolition and Excavation

The proposed development requires minor demolition work to the existing building on the site. A demolition plan has been submitted with the Architectural Drawings Package included at Attachment 3.

All demolition works will be undertaken in accordance with the provisions of Australian Standard – AS 2601.

A Structural Engineering Statement prepared by John Carrick Pty Ltd (refer to Attachment 6) provides an assessment of the structural integrity of the proposal and concludes that *“the scheme is structurally feasible and will assist with structural details”*.

3.8 Parking and Vehicular Access

The proposed development includes six (6) marked car parking spaces, including one (1) accessible space, at the rear of the site. A loading area for the library is also proposed to the rear of the site. As per the existing arrangement, the parking area is accessible via Lower Castlereagh Street. Pedestrian access to the car park is available from Miller Street via the plaza.

A Traffic and Parking Assessment prepared by Lyle Marshall & Partners is included at Attachment 7 and concludes that the proposed parking layout and loading area are consistent with the relevant Australian standards and provisions of GDCP 2011.

3.9 Waste Management

A Waste Management Plan for construction and on-going use of the library and public plaza has been prepared by Dunn & Hillam Architects and is included at Attachment 8. Waste and recycling bins are to be stored in an appropriate location with direct access to the street for kerbside collection.

3.10 Building Code of Australia (BCA)

The proposed development can comply with the relevant Australian Standards and provisions of the building Code of Australia (BCA).

As detailed in the NCC Assessment Report prepared by Design Confidence and included at Attachment 9, the proposal is capable of complying with the performance provisions of the BCA, subject to the inclusion of the recommendations contained in the report.

3.11 Accessibility

The Access Reports prepared by Design Confidence and included at Attachments 10 and 11, provide an assessment of the accessibility of the proposal and confirm that the proposal is capable of complying with the relevant sections of the BCA, relevant Australian Standards, and the *Disability Discrimination Act 1992*.

3.12 Services and Infrastructure

Existing services and infrastructure on the site will be utilised or upgraded as required for the proposed community facility.

4.0 Statutory Assessment

4.1 Section 4.15

Section 4.15 of the *EP&A Act 1979* sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

“(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:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (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*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

that apply to the land to which the development application relates,
- (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,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

The matters for consideration identified in S4.15(1)(a) of the *EP&A Act 1979* are addressed in the following section. Subsections (b) to (e) of S4.15(1) of the *EP&A Act 1979* are addressed in Section 5 of this SEE.

4.2 Overview of Statutory and Policy Controls

The EPIs and other statutory planning documents and policies which are relevant to the assessment of the proposed development pursuant to S4.15(1)(a) are identified below.

4.2.1 State Environmental Planning Policies

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64); and

- State Environmental Planning Policy (Infrastructure) (ISEPP) 2007.

4.2.2 Local Environmental Plans

- Gilgandra Local Environmental Plan (GLEP) 2011.

4.2.3 Development Control Plans

- Gilgandra Development Control Plan (GDGP) 2011.

4.2.4 Matters prescribed by the Regulations

Clause 92 of the Environmental Planning and Assessment Regulation 2000 prescribes matters that Council must take into consideration prior to the determination of a development application, including:

- “(1) For the purposes of section 4.15(1)(a)(iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application—*
- (a) (Repealed)*
 - (b) in the case of a development application for the demolition of a building, the provisions of AS 2601,*
 - (c) in the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule,*
 - (d) in the case of the following development, the Dark Sky Planning Guideline—*
 - (i) any development on land within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle Shire,*
 - (ii) development of a class or description included in Schedule 4A to the Act, State significant development or designated development on land less than 200 kilometres from the Siding Spring Observatory”*

Demolition

All demolition will be undertaken in accordance with Australian Standard – AS 2601.

Dark Sky Planning Guideline

An assessment of the proposed development against the Dark Sky Planning Guideline in accordance with Clause 5.14 of GLEP 2011 is provided at Section 4.6.5 of this document.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

4.3.1 Section 4.46 – Integrated Development

Water Management Act 2000

The carrying out of development within 40m of watercourse requires “controlled activity approval” under Section 91 of the *Water Management Act 2000 (WM Act 2000)* from the NSW Office of Water.

The proposal involves the carrying out of a ‘controlled activity’ (i.e. carrying out of a work) within 40m of the Castlereagh River.

As such, the proposed development is integrated development and approval under Section 91 of the *NSW Water Management Act 2000* is sought.

4.4 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 prescribes a statutory process associated with the development of land that is contaminated and needs remediation.

Clause 7 of SEPP 55 provides the following:

- “(1) A consent authority must not consent to the carrying out of any development on land unless:*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

The site has historically been used for retail purposes. The proposal seeks approval for use of the site as a community facility and public plaza.

The site has not been used for any land use activity listed in Table 1 of the *Managing Land Contamination Guidelines*. Accordingly, the site is unlikely to pose a significant risk of harm to human health or the environment and is considered suitable for the proposed development and land use.

Having regard to the above, it is considered that the site is consistent with the requirements of SEPP 55 and is suitable for use as a community facility.

4.5 State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

SEPP 64 aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

Clause 6 indicates that the SEPP applies to signage (other than signage that is exempt development) that can be displayed with or without development consent and is visible from any public place or public reserve. The SEPP therefore applies to the proposed sign.

Part 2 of SEPP 64 applies to signage generally, while Part 3 of the SEPP applies only to advertisements which are defined under clauses 4 and 9 of the SEPP to include all signage other than the following:

- “(a) business identification signs,*
- (b) building identification signs,*
- (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,*
- (d) signage on vehicles.”*

SEPP 64 defines building identification signage as follows:

“Building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.”

The proposed three (3) signs fall within the definition of building identification signage. On this basis, the proposed signage is permissible, and Part 2 of SEPP 64 is relevant.

4.5.1 Part 2 – Signage Generally

Part 2, Clause 8 of the SEPP states:

“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 Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1”.*

The objectives of Clause 3(1)(a) are to ensure signage (including advertising):

- “(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, and”*

The proposed signage is consistent with the above objectives in that:

- The proposed building identification signage will not adversely impact on the desired amenity of the area and is will not detract from the architectural character of the area;
- The proposed signage does not conflict with any existing built development or natural features, nor does it interfere with road safety;
- The proposed signage is suitably located at the main entrance and street façade of the library, facilitating the provision of effective communication to the public; and
- The design and finishes of the proposed signage are of a high quality and are consistent with the architectural design of the building.

An assessment of the proposed signage against the criteria in Schedule 1 of the SEPP is provided below.

Objective	Response	Compliance
1. Character of area		
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	The signage is of a nature which is compatible with the existing and desired future character of the area. The signage will not detract from the predominately commercial character of the locality.	Yes
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	No particular theme for outdoor advertising is in place for the locality.	Yes
2. Special Areas		
<i>Does proposal detract from amenity or visual quality of any special areas such as heritage, environmentally sensitive areas, open space, waterways, rural landscapes, natural or other conservation areas?</i>	The site of the proposal is located within the Gilgandra Conservation Area. The simple design of the signage, which displays the name of the building (“Gil Library Hub”), does not detract from the amenity or visual quality of the locality or surrounding natural features.	Yes

9106_5_SEE_Final_210615

Objective	Response	Compliance
3. Views and Vistas		
<i>Does proposal obscure or compromise important views?</i>	Two (2) signs are to be affixed to the existing and proposed new awnings and one (1) sign is to be affixed to the building façade above the main entrance. The signage will not obscure or compromise any important views.	Yes
<i>Does proposal dominate the skyline and reduce quality of vistas?</i>	The proposed signage will not dominate the skyline or reduce any vistas.	Yes
<i>Does the proposal respect the viewing rights of other advertisers?</i>	The proposed business identification signage respects the viewing rights of any other potential advertisers.	Yes
4. Streetscape, setting or landscape		
<i>Is the scale, proportion, and form of the proposal appropriate for the streetscape, setting or landscape?</i>	The scale, proportion, and form of the proposed signage is appropriate for the streetscape and will not impact upon its setting or landscaping.	Yes
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The signage will be of a high quality and will create visual interest to complement the streetscape and setting of the building.	Yes
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	The proposed signage does not replace any existing signage or advertising.	Yes
<i>Does the proposal screen unsightliness?</i>	The proposed signage does not provide a screening element.	Yes
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	The proposed signage does not protrude above existing or proposed built form or tree canopies.	Yes
5. Siting and building		
<i>Is the proposal compatible with scale, proportion, and other characteristics of the building on which signage is proposed?</i>	The proposed signage is of a scale that is consistent with that of the building. The design and style of the signage will complement the proposed character and style of the building.	Yes
<i>Does the proposal respect important features of the site and/or building?</i>	The proposed development respects the important design features of the building and does not detract from the character of the site's locality.	Yes
<i>Does the proposal show innovation and imagination in its relationship to the building?</i>	The proposed signage is of a quality which will complement the proposed building and will not detract from its façade.	Yes
6. Associated devices and logos		
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral party of the signage or structure?</i>	No safety devices, platforms, logos, or lighting devices are proposed as part of the signage.	Yes
7. Illumination		
<i>Would illumination result in unacceptable glare?</i>	The one (1) sign above the main entrance is proposed to be illuminated by way of opaque acrylic	Yes

Objective	Response	Compliance
	lettering with LED lights fixed to behind. The illumination will provide a subtle glow and will not result in any unacceptable glare.	
<i>Would illumination affect safety for pedestrians, vehicles, or aircraft?</i>	The proposed illumination will not affect safety for pedestrians, vehicles, or aircraft.	Yes
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	The proposed illumination will not impact the amenity of any surrounding development, which comprises retail and commercial uses.	Yes
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	The ability to adjust the illumination can be incorporated as part of the detailed design process.	Yes
<i>Is the illumination subject to curfew?</i>	A curfew to illumination can be incorporated as part of the detailed design process.	Yes
8. Safety		
<i>Would the proposal reduce the safety for any public road?</i>	The design and placement of the proposed signage will not reduce the safety of any road.	Yes
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	The design and placement of the proposed signage will not impede safety for pedestrians or bicycles.	Yes
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	Two (2) signs are to be affixed to the existing and proposed new awnings and one (1) sign is to be affixed to the building façade above the main entrance. The signage will not obscure any sightlines from public areas.	Yes

Table 2: Assessment against criteria in Schedule 1 of SEPP 64

As discussed in the table above, the proposed building identification signage associated with the library and community hub will be consistent with the objectives of SEPP 64.

4.6 State Environmental Planning Policy (Infrastructure) (ISEPP) 2007

ISEPP 2007 provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The SEPP applies to the State and therefore applies to the subject site.

The SEPP is divided into three (3) parts being preliminary, general and development controls. The Development Controls in Part 3 are divided into 25 use based divisions. Each of the divisions have been considered and the proposal is subject to Clause 101 – Development with frontage to a classified road.

4.6.1 Clause 101 – Development with Frontage to a Classified Road

The site of the proposed development has frontage to Miller Street, which is a classified road. The proposal is considered acceptable with regard to the provisions of Clause 101 given that:

- The proposal will not compromise the effective and ongoing operation and function of the classified road as demonstrated in Traffic and Parking Assessment (refer to Attachment 7);
- The proposed development incorporates appropriate acoustic attenuation measures so as not to be affected by traffic noise or vehicular emissions;

- Vehicular access to the development will be via Bridge Street, as per existing arrangements; and
- The proposal will not affect the nature, volume or frequency of vehicles using the classified road to gain access to the land.

4.6.2 Clause 104 – Traffic Generating Development

Pursuant to Schedule 3 of ISEPP 2007, the proposal is not a traffic generating development as it is not anticipated to generate more than 50 motor vehicles per hour.

As such, the proposal is considered acceptable with regard to the relevant objectives and provisions of the ISEPP 2007.

4.7 Gilgandra Local Environmental Plan (GLEP) 2011

4.7.1 Land Use and Permissibility

The site is located within the B2 Local Centre zone under GLEP 2011 as illustrated in the extract of the Land Zoning Map in Figure 11.



Figure 11: Extract of GLEP 2011 Zoning Map

Community facilities and recreation areas are permissible with development consent within the B2 Local Centre zone. The proposed development is also consistent with the objectives of the B2 zone as detailed in Table 3.

Objective	Comment
<i>To provide a range of retail, business, entertainment, and community uses that serve the needs of people who live in, work in and visit the local area.</i>	The proposed community hub and public plaza will deliver valuable entertainment and community uses for residents and visitors of the Gilgandra LGA.
<i>To encourage employment opportunities in accessible locations.</i>	The development, which is conveniently located within Gilgandra town centre, will directly generate employment opportunities.
<i>To maximise public transport patronage and encourage walking and cycling.</i>	The subject site directly adjoins the existing pedestrian pathway fronting Miller Street, which seeks to encourage walking and cycling activities within the Gilgandra town centre.
<i>To encourage the development and expansion of business activities which</i>	The proposal seeks to deliver additional investment and economic growth within the Gilgandra LGA. The proposed new

Objective	Comment
<i>will contribute to the economic growth and employment opportunities within the Gilgandra local government area.</i>	library and community hub will be a catalyst for business activity and will directly generate local employment opportunities.
<i>To permit non-commercial development within the zone where such development is compatible with the commercial character of the locality.</i>	The proposed use of the site as a community facility and recreation area (i.e. public plaza) is a non-commercial use. The development is compatible with surrounding retail shops, office spaces, and takeaway food premises and is sympathetic to the character of the Gilgandra town centre.
<i>To maintain the status and encourage the future growth of the Gilgandra established business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form.</i>	The proposal seeks to revitalise and attract growth to the Gilgandra town centre. The proposed community and recreational uses on the site are compatible with surrounding retail and commercial development and will act as a catalyst for activity within the town centre. Noting that the proposal involves the adaptive reuse of an existing building, no significant change is proposed to the predominant built form on the site.

Table 3: B2 Local Centre Zone Objectives Assessment Table

4.7.2 Height of Buildings (Clause 4.3)

Clause 4.3 of GLEP 2011 does not specify a maximum building height as being applicable to the site.

4.7.3 Floor Space Ratio (Clause 4.4)

Clause 4.4 of GLEP 2011 does not specify a maximum floor space ratio (FSR) as being applicable to the site.

4.7.4 Heritage Conservation (Clause 5.10)

Clause 5.10 seeks to conserve the environmental heritage of the Gilgandra LGA including heritage items, conservation areas, archaeological sites and Aboriginal objects and places of heritage significance. The site is not a heritage item however is located within the Gilgandra Heritage Conservation Area (C1), as illustrated in the extract of the GLEP 2011 Heritage Map included in Figure 12.

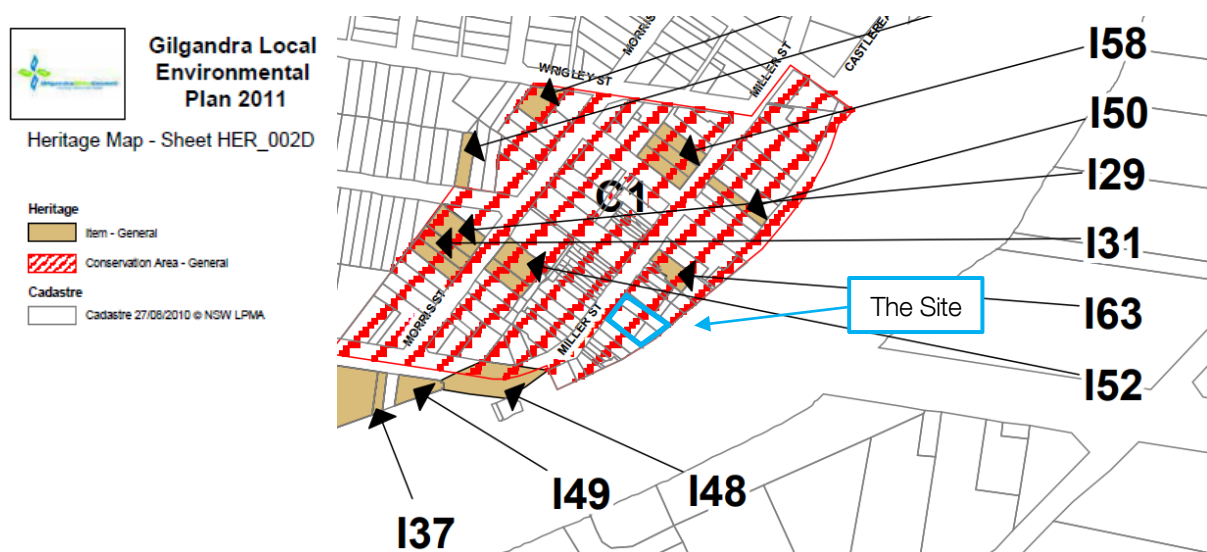


Figure 12: Extract of GLEP 2011 Heritage Map

The proposed development involves the adaptive re-use of an existing building and plaza and seeks to provide community uses on the site. The proposal is consistent with the aesthetic and landscape qualities of the conservation area and will not result in any adverse impact to the built character of the locality. The proposed alterations and additions will preserve and enhance the Art Deco characteristics of the existing building.

A Heritage Impact Statement (HIS) prepared by Dunn & Hillam Architects is included at Attachment 12. The report has assessed the proposed development and determined that the works are consistent with the objectives of Clause 5.10. The HIS concludes that:

“The anticipated heritage impacts are considered to be positive, and will contribute to the character and strength of the Gilgandra Conservation Area.”

4.7.5 Siding Spring Observatory—maintaining dark sky (Clause 5.14)

Clause 5.14 states the following:

“(2) Light emissions—general considerations for all development Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters:

- (a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,*
- (b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,*
- (c) whether outside light fittings associated with the development are shielded light fittings,*
- (d) the measures to be taken to minimise dust associated with the development,*

Note.

Dust tends to scatter light and increase light pollution.

- (e) the Dark Sky Planning Guideline published in the Gazette by the Secretary.”*

The proposal is not of a scale or nature that will include lighting that would adversely affect observing conditions at the Siding Spring Observatory.

The light output resulting from the proposal will be well below one (1) million lumens. The proposed lighting is generally consistent with that of existing and neighbouring development. In this regard, it is considered that the proposed development will not result in any adverse illumination impact upon the operations of the Siding Springs Observatory.

4.7.6 Groundwater Vulnerability (Clause 7.4)

Clause 7.4 seeks to maintain the hydrological functions of key groundwater systems and protect vulnerable groundwater resources from contamination.

The subject site is identified on the Groundwater Vulnerability Map as containing ‘vulnerable’ land.

Noting that the proposal involves the reuse of an existing building, it is unlikely to cause any groundwater contamination or adverse environmental impact. The proposed use of the site as a community facility and public plaza does not involve the storage or disposal of any potentially contaminated waste.

In this regard, the proposed development complies with Clause 7.4 of GLEP 2011.

4.7.7 Flood Planning (Clause 7.5)

As demonstrated in the extract of the GLEP 2011 Flood Planning Map included in Figure 13, the subject site is located on land in a 'flood planning area'. In accordance with Clause 7.5, the proposal has been designed so as to minimise flood risk to life and property associated with the use of land as a community facility and recreation area.



Figure 13: Extract of GLEP 2011 Flood Planning Map

Noting that the proposal involves the reuse of an existing building and public plaza, it will not adversely affect the environment or stability of the Castlereagh River and is not likely to result in unsustainable social and economic costs to the community in the event of a flood.

A Flood Risk Report prepared by Donovan Associates is included at Attachment 13 and demonstrates that the proposed development is compatible with the land's flood hazard and is unlikely to adversely affect flood behaviour, subject to the implementation of appropriate mitigation measures as detailed in the report.

The report concludes that:

"[The] proposed habitable floor level remains at RL 282.42 m which does not comply with the council's flood planning requirements (i.e. less than 285.0 AHD). However, as this is retained from the existing structure, the proposal does not worsen the existing flood conditions at the site, and is therefore considered acceptable.

The proposed development has been designed to ensure compatibility with the floodplain and Council's requirements, and as such no further recommendations are necessary".

4.8 Gilgandra Development Control Plan (GDGP) 2011

GDGP 2011 is the primary development control plan applicable to development within the Gilgandra local government area (LGA). An assessment of the proposed development against the relevant provisions of the DCP is detailed in the following sections of this Statement below:

4.8.1 Business Development – Chapter 8

Chapter 8 applies to development on land zoned B2 Local Centre and RU5 Village under GLEP 2011. Assessment of the relevant provisions of chapter 8 is provided in Table 4.

Control	Comment	Compliance
8. Business Development		
8.2 Building setbacks		
<i>a. The front of commercial buildings should be aligned to provide a continuous street frontage.</i>	The existing alignment of the building on the site will be retained under the proposed adaptive reuse development. No change is proposed to the existing nil setback of the building to Miller Street.	Yes
<i>b. New commercial development should respect the setbacks of other buildings along the streetscape.</i>	As noted above, no change is proposed to the existing front setback of the building, which is consistent with adjoining development fronting Miller Street.	Yes
8.3 Design		
<i>a. The design of new commercial buildings should reflect and enhance the existing character of local centres.</i>	<p>The proposed building design is compatible with the architectural style and character of surrounding development. The proposal will revitalise and replace the non-original and unsympathetic shopfront with a contemporary façade that references the design, materiality, and colour palette of the original Art Deco building façade.</p> <p>The new shopfront includes performance glazing, mirror polished stainless steel trims, curved features, and a tiled base.</p> <p>As such, the building will remain consistent with the aesthetic qualities of the locality and will not result in any adverse impact to the character of the local centre.</p>	Yes
<i>b. Any development within the Gilgandra Central Business District needs to consider the Heritage Conservation values (refer to Section 12 of this DCP).</i>	The proposed development will uphold the heritage significance of the locality. An assessment of the proposal against Section 12 of GDCP 2011 is included at part 4.8.2 of this SEE.	Yes
<i>c. Building materials should be of high quality and harmonise with surrounding development. The use of reflective materials is discouraged.</i>	The proposed external building materials include galvanised metal, ceramic tiles, timber door/window framing, and pavers. The selected materials are compatible with surrounding built and natural form and do not include any reflective materials.	Yes
<i>d. Large expansive blank walls not permitted unless abutting a building on an adjoining allotment.</i>	The proposed building does not incorporate any large expansive blank walls. Window and door openings provide articulation and visual interest.	Yes

Control	Comment	Compliance
<i>e. Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road.</i>	All external infrastructure is illustrated in the Architectural Drawings Package at Attachment 3. Mechanical services will be located on the roof platform set down between roof ridges and, accordingly, will be appropriately screened from the public domain.	Yes
<i>f. Buildings should provide for 'activated street frontages' by incorporating active uses at street level including cafes and other retail activities.</i>	Active uses are provided at street level by way of the proposed public plaza, which incorporates a community kiosk area, tree grove, lawn, and platform/stage. The shopfront façade to Miller Street also acts as an active frontage and provides views into the library.	Yes
8.4 Outdoor lighting		
<i>a. Demonstrate compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.</i>	The development is capable of complying with the Australian Standards relevant to outdoor lighting.	Yes
8.6 Heights		
<i>a. The height of commercial buildings should be consistent with the character of the area and include roof parapets where that is a characteristic in the surrounding streetscape.</i>	The roof ridge of the existing building on the site is proposed to be raised by approximately 190mm to accommodate a new compliant box gutter. This minor height increase does not result in any adverse impact in terms of views, overshadowing, or bulk/scale. The building will remain consistent with the design and character of surrounding development.	Yes
<i>b. The height of commercial buildings should not result in unreasonable overshadowing or compromise the privacy of adjoining properties.</i>	Noting that a minor 190mm increase is proposed to the height of the existing building on the site, the proposal will not result in any significant additional overshadowing or privacy impacts.	Yes
8.7 Utilities and services		
<i>a. Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development.</i>	Existing services and infrastructure on the site will be utilised or upgraded as required for the proposed community facility. A Stormwater Concept Plan is included at Attachment 5.	Yes
<i>b. Applications must demonstrate adequate provision for storage and handling of solid wastes.</i>	Waste storage and handling areas will be provided on the site. Refer to Waste Management Plan at Attachment 8.	Yes
<i>d. Buildings and structures are to be located clear of utility infrastructure.</i>	All buildings and structures are clear of utility infrastructure.	Yes

Control	Comment	Compliance
8.8 Traffic and access		
<i>a. All vehicles must be able to enter and exit the site in a forward direction.</i>	All vehicles will be able to enter and exit the site in a forward direction.	Yes
<i>b. Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles.</i>	As demonstrated in the attached Traffic and Parking Assessment, the proposed car parking design will not result in any conflict between pedestrian, customer vehicles, or delivery vehicles.	Yes
<i>c. Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle to the satisfaction of Australian Standards AS/NZS 2890, AS/NZS 2890.2 and AS/NZS 2890.6 and/or Standard Drawings SEQ R0051 and/or Council's Engineer.</i>	The proposed parking and access areas have been designed to comply with the relevant Australian Standards.	Yes
<i>e. Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line marked and signposted.</i>	A loading bay is proposed to the south-west boundary of the site and will be accessed via the existing rear laneway.	Yes
<i>f. Site access not permitted:</i> <i>i. Close to traffic signals, intersection or roundabouts with inadequate sight distances;</i> <i>ii. Opposite other large developments without a median island;</i> <i>iii. Where right turning traffic entering the site may obstruct through traffic.</i>	As per the existing arrangement, the parking area is accessible via Lower Castlereagh Street. Pedestrian access to the site is available from Miller Street via the plaza.	Yes
<i>g. The number of access points from a site to any one street frontage is limited to 1 exit and 1 entry.</i>	There is only one (1) exit and one (1) entry to the site from Lower Castlereagh Street.	Yes
<i>h. The provision of parking spaces for people with disabilities is to be in accordance with AS 1428.1.</i>	One (1) marked parking space for people with disabilities is provided on the site and has been designed in accordance with the relevant Australian Standards.	Yes
8.9 Pedestrian access and mobility		
<i>a. New commercial buildings or buildings involving alterations to more than 50% of the building structure are required to include equitable provision of access to and circulation within the premises for people with disabilities in accordance with the provisions of AS1428.1, and the Disability Discrimination Act.</i>	The proposed library and community hub includes equitable provision of access to and circulation within the premises for people with disabilities in accordance with the provisions of AS1428.1 and the Disability Discrimination Act. Refer to Access Reports at Attachments 10 and 11.	Yes
<i>b. Pedestrian through-site routes must be direct without any concealment opportunities and should be designed to provide clear sightlines from one end to the other.</i>	Through-site pedestrian routes are direct, free of obstruction or concealment opportunities, and provide clear sightlines.	Yes

Control	Comment	Compliance
8.10 Signage		
<i>a. Ensure all signage complements and does not dominate or compete with Gilgandra's architectural style, urban design, character, amenity and streetscape.</i>	The proposed building identification signage is compatible with the prevailing architectural style, urban design, character, amenity, and streetscape of Gilgandra CBD. The simple design of the signage, which displays the name of the building ('Gil Library Hub'), does not detract from the amenity or visual quality of the locality or surrounding natural features.	Yes
8.11 Public domain		
<i>a. Buildings, street furniture and landscaping are to contribute to the definition of the public/private interface and amenity of the locality.</i>	The proposed works positively contribute to the amenity of the locality. The public library and landscaped plaza appropriately address adjoining private properties.	Yes
8.12 Solar access and overshadowing		
<i>a. All retail and business developments are to be designed so as to minimise overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.</i>	Noting that a minor 190mm increase is proposed to the height of the existing building on the site, the proposal will not result in any additional overshadowing impacts to the public domain. Adequate solar access to the subject and neighbouring sites will be retained. Refer to shadow diagrams included within the Architectural Drawings Package at Attachment 3.	Yes

Table 4: GDCP 2011 – Chapter 8 Compliance Table

4.8.2 Non – Indigenous Heritage – Chapter 12

As aforementioned, the subject site is not a heritage item however is located within the Gilgandra Heritage Conservation Area (C1).

The proposed development involves the adaptative re-use of an existing building and public plaza and seeks to deliver community uses on the site. The proposal is consistent with the aesthetic and landscape qualities of the conservation area and will not result in any adverse impact to the built character of the locality. The proposed alterations and additions will preserve and enhance the Art Deco characteristics of the existing building.

A HIS (refer to Attachment 12) has been prepared by Dunn & Hillam in accordance with Part 12.3 of the DCP and demonstrates that the proposed development will uphold the significance of the locality. The HIS concludes that:

“The anticipated heritage impacts are considered to be positive, and will contribute to the character and strength of the Gilgandra Conservation Area.”

4.8.3 Car Parking – Chapter 14

A Traffic and Parking Assessment prepared by Lyle Marshall & Partners is included at Attachment 7. The assessment demonstrates that the proposed car parking and access arrangements have been designed in accordance with the relevant Australian Standards and provisions of GDCP 2011.

Part 14.6 of the DCP prescribes a minimum car parking requirement for a community facility of one (1) space per five (5) seats or per 10m² of GFA, whichever is the greater.

The proposed development includes six (6) marked car parking spaces at the rear of the site, including one (1) accessible space and one (1) pram space. As per the existing arrangement, the parking area is accessible via Lower Castlereagh Street. Pedestrian access to the car park is available from Miller Street via the plaza.

4.8.4 Environmental Hazard – Chapter 21

Flooding

As aforementioned, the subject site is located on flood prone land. As demonstrated in the Flood Report included at Attachment 13, the proposed development has been designed to ensure compatibility with the floodplain and Council's requirements.

The proposed habitable floor level remains at RL 282.42m (i.e. less than RL 285.0m). Noting that the existing structure on the site has a floor level of RL 282.42m, the proposal does not worsen the existing flood conditions at the site and is therefore considered acceptable.

A Structural Engineering Statement has been prepared by John Carrick Pty Ltd (refer to Attachment 6) and identifies that the proposed development "*will have the capacity to resist the actions set out in AS1170.1 together with forces associated with the design 1955 flood levels from the adjacent Castlereagh River*".

Land Contamination

The subject site has not been used for any land use activity listed in Table 1 of the *Managing Land Contamination Guidelines*. Accordingly, the site is unlikely to pose a significant risk of harm to human health or the environment and is considered suitable for the proposed development, in terms of land contamination.

Bushfire Hazard

The subject site is not identified as being located on bushfire prone land.

4.8.5 Waste Minimisation and Management – Chapter 22

The proposal responds to Council's Waste Management guidelines noting that appropriate waste storage areas can be provided on the site. A Waste Management Plan for the construction and ongoing use of the community facility has been prepared by Dunn & Hillam Architects and is included at Attachment 8.

4.8.6 Utility Services, Water and Roads – Chapter 24

Existing services and infrastructure on the site will be utilised or upgraded as required for the proposed community facility.

4.8.7 Stormwater Management – Chapter 26

As detailed in the Stormwater Concept Plan at Attachment 5, the proposal incorporates appropriate stormwater management and on-site water detention arrangements, including two (2) rainwater tanks which are proposed within the south-west side setback. Stormwater will be discharged to the Castlereagh River.

4.9 Local Government Act 1993

The subject site is classified as Operational Land, as defined by the *Local Government Act 1993*.

5.0 Impacts of the Development

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under S4.15(1)(b) to (e) of the *EP&A Act 1979*.

5.1 Construction Impacts

All demolition works will be undertaken in accordance with the provisions of Australian Standard – AS 2601.

Hours of construction will be undertaken in accordance with Council's requirements and adjoining properties will be notified prior to commencement of works on site. In accordance with relevant waste management regulations and policies, all construction waste will be disposed of in an appropriate manner.

The Structural Engineering Statement included at Attachment 6 provides an assessment of the structural integrity of the proposal and concludes that the site is considered suitable for the proposed works.

5.2 Amenity Impacts on Neighbouring Properties

The proposal will have no significant adverse impact on the neighbouring properties. No significant change is proposed to the existing building envelope on the site. Accordingly, the bulk and scale of the proposed community facility is compatible with the surrounding built and natural environments and will not impact upon adjoining development.

The proposal maintains the height and bulk of the existing building on the site and, in this regard, any overshadowing, privacy, or view impacts of the existing development remain largely unchanged.

The use of the site as a community facility and recreation area is not expected to result in any significant adverse acoustic impacts. The site has an established history of retail uses and a public plaza currently exists on the site. The proposed use of the building as a library and community hub and a public plaza will generate noise comparable with the previous and existing uses of the site.

5.3 Traffic and Parking

Noting the nature and scale of the community facility and public plaza, the proposal is unlikely to generate significant additional traffic or parking demand.

The proposed development includes six (6) marked car parking spaces at the rear of the site. As per the existing arrangement, the parking area is accessible via Lower Castlereagh Street. Pedestrian access to the car park is available from Miller Street via the plaza.

5.4 Heritage Impacts

The potential heritage impacts relating to the site and Gilgandra Heritage Conservation Area have been addressed in the consideration of Clause 5.10 of WLEP 2012 (refer to Section 4.7.4 of this Statement) and are considered acceptable.

The HIS prepared by Dunn & Hillam Architects (refer to Attachment 12) demonstrates that the proposed development is of positive heritage impact and will contribute to the character and significance of the Conservation Area.

5.5 Impacts to the Built and Natural Environment

The proposed development is compatible with the characteristics of the surrounding natural environment and built form. The proposal maintains the height and bulk of the existing building on the site and, in this regard, the setting of the development remains largely unchanged.

The proposal will revitalise and replace the non-original, heavily altered, and unsympathetic shopfront with a contemporary façade that references the design, materiality, and colour palette of the original Art Deco building façade.

The proposal is consistent with the heritage qualities and character of the Gilgandra Conservation Area and is compatible with the varying land uses and characteristics of the locality. The proposed works are sympathetic to the topographic and flooding constraints of the site and will enhance the amenity and landscape quality of the surrounding built and natural environments.

5.6 Social Impacts

The adaptive reuse of an existing building for the purpose of a library and community hub will deliver a positive contribution to the locality. The development will provide valuable space for local organisations and groups to meet and socialise, building stronger community networks.

The provision of contemporary indoor and outdoor community spaces within the library and community hub will encourage cultural activities and promote positive social interactions. The proposed landscaping works seek to complement and enhance the natural setting of the site and its surrounds.

The proposed public plaza will link the ‘main street’ commercial and community functions of the CBD with the natural beauty of the Castlereagh River and the Windmill Walk. Additionally, the proposed increase in tree canopy will provide shade for active and passive uses and will assist in mitigating the heat island effect, which is a positive social outcome.

5.7 Economic Impacts

The proposed development will not result in any adverse economic impact. Rather, the proposal seeks to maximise economic growth and investment in the Gilgandra community. The reuse of an existing building is considered to be a positive economic outcome.

The proposed public plaza will act as a ‘gathering place’ for the community. The plaza will activate an existing underutilized public space and will stimulate additional business to retail and commercial uses within the Gilgandra CBD.

5.8 The Suitability of the Site for the Development

The proposed works are located on land zoned B2 Local Centre. The proposed use of the site for a community facility and recreation area is permitted with consent in the zone.

The proposal seeks to deliver community uses at the site and will not result in any significant adverse impact to neighbouring properties. As such, the site is considered suitable for the proposed development.

5.9 The Public Interest

The proposed development seeks to re-purpose and improve the usability of an existing Art Deco building and public plaza. The proposal will deliver valuable community, informational, and recreational facilities for residents and visitors of the Gilgandra LGA, which is in the public interest.

6.0 Conclusion

This SEE has been prepared in support of an Integrated DA for consent to undertake the adaptive reuse of an existing building located at 30-32 Miller Street, Gilgandra to create a new library and community hub and upgrade of an existing public plaza at 32-34 Miller Street.

The proposal includes the refurbishment of the existing building and plaza, including minor demolition works.

The application seeks development consent under Section 4.12 of the *EP&A Act 1979* and has been assessed against the provisions of Section 4.15 of the *EP&A Act 1979*.

The proposed development is permissible with consent in the B2 Local Centre zone under GLEP 2011 and is consistent with the broad objectives of the zone. The proposed development is consistent with the heritage qualities and character of the Gilgandra Conservation Area and is compatible with the land uses and characteristics of the locality.

An assessment of the heritage impacts of the proposed development demonstrates that it will not result in any adverse heritage impact. Rather, the proposal will revitalise and replace the non-original, heavily altered, and unsympathetic shopfront with a contemporary façade that references the design, materiality, and colour palette of the original Art Deco building façade.

The Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic, or amenity impacts on adjoining properties or the neighbourhood.

The proposed works seek to re-purpose and improve the aesthetic appearance and functionality of an existing building and public plaza, which is in the public interest. The development will provide valuable community, informational, and recreational facilities for residents and visitors of the Gilgandra LGA.

Based on the assessment undertaken, approval of the DA is sought.



Attachments

Attachment 1: Detailed Cost Plans (x2) prepared by Altus Group

Attachment 2: Survey Plan prepared by Western Survey Pty Ltd

Attachment 3: Architectural Drawings Package prepared by Dunn & Hillam Architects

Attachment 4: Landscape Plan prepared by Somewhere Landscape Architects

Attachment 5: Stormwater Concept Plan prepared by Gilgandra Shire Council

Attachment 6: Structural Engineering Statement prepared by John Carrick Pty Ltd

Attachment 7: Traffic and Parking Assessment prepared by Lyle
Marshall & Partners

Attachment 8: Waste Management Plan prepared by Dunn & Hiram
Architects

Attachment 9: NCC Assessment Report prepared by Design
Confidence

Attachment 10: Access Report – Library and Community Hub prepared
by Design Confidence

Attachment 11: Access Report – Plaza Upgrade prepared by Design
Confidence

Attachment 12: Heritage Impact Statement prepared by Dunn & Hillam
Architects

Attachment 13: Flood Risk Report prepared by Donovan Associates