

# STATEMENT OF ENVIRONMENTAL EFFECTS

*FOR THE CONSTRUCTION OF*

**PROPOSED RENOVATION TO SHOPFRONT, ACCESS RAMP & A.T.M.**

FOR  
KELVANNA INVESTMENTS PTY LTD

AT:  
THE MUTUAL BANK  
LOT 7 DP 859727  
188 Dowling St, Dungog NSW 2420

## **A. SITE ANALYSIS**

The site is located on the western side of Dowling Street, Dungog.  
The site has a total area of 285.30 m2.

Floor areas: Basement 122.68m2, Main Floor 122.68m2. Total area 142.65m2.

Local Environmental Plans Land Zoning  
Dungog Local Environmental Plan 2014 (pub. 30-5-2014) **Zone E1** –  
Local Centre: (pub. 24-2-2023)

Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	Dungog Commercial Precinct Significance: Local HC Dark building Significance: Local

## **B. EXISTING USES**

The existing site has an existing 2 storey cavity brick commercial building with attached steel framed awning over the existing footpath.  
The existing building is tenanted by The Mutual Bank.

### **C. PROPOSED DEVELOPMENT**

The proposed development is for the removal of existing shopfront windows & entry door.

New windows and 1.0m wide auto sliding entry door, accessible ramp, landing & A.T.M. to be installed.

### **D. DISCUSSIONS HELD BETWEEN THE MUTUAL BANK & COUNCIL**

Geoff Sercombe (representative of The Mutual Bank) spoke with the following persons regarding the external ramp / shopfront installation works at Dungog.

- Trevor Ryan – Head Off Planning Department
- Gareth Curtis – GM
- John Connors – Mayor

The discussions between Geoff and the gentleman listed here was providing a clear statement as to why there is not sufficient space inside the premise to install the ramp and why it needs to be installed external to the premise.

Geoff mentioned that both Trevor Ryan and Gareth Curtis were in favour of the proposed plans.

Geoff mentioned best to organize a Pre-Development meeting with Trevor Ryan at 188 Dowling Street Dungog to show how we have little space inside the premise.

We arranged a Pre-Development meeting which was held at council 19 May 2023.

Response letter from council in relation to the Pre-Development meeting.

RECORD OF MEETING HELD AT COUNCIL ON 19 MAY 2023

Applicant: Cronan's Design & Drafting

Subject Land: LOT: 7 DP: 859727, 188 Dowling Street DUNGOG 2420

Proposal: 3/2023 –

Renovation of front of bank, new ATM and accessible ramp.

Attendees: Brett Cronan – Cronan's Design & Drafting, A Representative from the Mutual Bank, Donna Watson - Dungog Council & Nicholas Greenhalgh – Dungog Council.

Background: A Pre-DA meeting was requested for the renovation of the front of the Mutual Bank, which includes a new sliding door, ATM machine and accessible ramp.

The key issues for the applicant have been identified as the location of the accessible ramp and heritage. Planning: Designated Development No Zoning The site is zoned E1- Local Centre under the Dungog Local Environmental Plan 2014 and is permissible with consent. Planning Instruments.

The following clauses of Dungog Local Environmental Plan 2014 are relevant to the site: • Part 5 Miscellaneous Provisions • 5.10 Heritage conservation.

Dungog Development Control Plan No 1 is applicable to the site, in particular:

- C.17 Heritage
- C.20 Off Street Parking
- C.22 Signage
- C.24 Site Waste Minimization and Management

Engineering: Council's Engineers have recommended that the proposed accessible ramp should be wholly contained within the building and not constructed on the footpath/road reserve, if feasible. Structures located on the footpath/road reserve become a Council asset and therefore raise an insurance liability and are generally not supported.

Should the design and response be as per the current plans, clear justification and rationale is to be addressed in a supporting Statement of Environmental Effects including how such a proposal does not detract from the streetscape and heritage fabric.

They have advised, that should works be required in the road reserve, you consider "service allocations" from public authorities ie Essential Energy. Building: Council's Senior Building Surveyor advised that when the application is lodged, an Access Consultant's report be submitted to identify Building Code of Australia and AS1428 complaint access.

Developer Contributions: Section 7.12 contributions may be applicable. Documents to be submitted with the Development Application: • Statement of Environmental Effects • Plans: o Site Plan o Elevations o Floor plan o Details of any new signage • Access Report • State of Heritage Impact • Waste Management Plan

Referrals: Council is likely to refer the development application to Council's Heritage Advisor, Building Surveyor and the Engineering section. Additional Matters: Given that the nature of the proposal, advertising and neighbour notification of the development application would be required.

Conclusion: From discussions held at the meeting and comments received from internal sections of Council, it is recommended that the proposal be considered to allow for accessible access to be located wholly within the building.

In addition, staff are available to provide further comment on amended plans at no additional cost should you wish to proceed.

Further, the pre-lodgement meeting is intended to assist you in preparing a development application, which must include the information listed the Environmental Planning and Assessment Regulation 2021.

However, please note that Council is unable to determine whether the development would be approved on the subject property until a development application has been lodged and a detailed development assessment has been carried out in accordance with the Environmental Planning and Assessment Act 1979.

Should you have any further enquires relating to the proposed development or require clarification of any of the matters listed above, please contact Council's Planning Section on (02) 4995 7777.

Donna Watson. Development Assessment Office

### **CONSIDERATION FOR PROPOSED RAMP TO BE LOCATED EXTERNAL OF SHOP FRONT.**

We request that the proposed access ramp be located external to the shopfront.

The existing floor area of for tellers, countertop and customer service area are limited.

The existing teller area has existing data outlets, security systems and a storage safe in place. This is the best location for the teller area both for staff safety & security.

The existing staff office area is required for bank employees in relation to day-to-day function and management of the bank.

The existing customer service area is 5.0m x 4.510m (22.55m<sup>2</sup>)

If the access ramp were to be located within the customer service area it would significantly decrease the customer service area. The entry door would have to be hinged, not sliding. Accessible floor area within the customer service area would be decreased in size to a point where it would be very difficult to achieve accessibility and clear for area to try to comply with A.S.1428.1:2021. Design for access and mobility General requirements for access

The Mutual Bank is the only bank servicing the community of Dungog and surrounding areas. The proposed access ramp is required to bring access in line with relevant building codes, including and more importantly A.S.1428.1:2021. Design for access and mobility.

**E. DESIGN OF PROPOSED RAMP AND ACCESS COMPLIANCE TO A.S. 1428.1:2021. DESIGN FOR ACCESS AND MOBILITY.**

The design of proposed access ramp complies with A.S. 1428.1:2021.

The width of ramp is 1.5 metres designed at is wider than required design standards. A.S. 1428.1:2021.

The gradient of the proposed access ramp is 1 : 14 grade which complies with A.S. 1428.1:2021.

The proposed landing, distance between start of landing and entry door as well as distance from external RHS of door to handrail complies with A.S. 1428.1:2021.

The proposed entry door is 1.0m wide. This is an automatic opening sliding door and complies with A.S. 1428.1:2021.

**F. SCHEDULE OF EXTERNAL FINISHES**

Item 1 - External Walls – painted cement render walls to match existing colour.

Item 2 – Windows & sliding door - powder coated aluminium framed.

Item 3 – Galvanized metal handrail to proposed ramp & landing.

**G. ACCESS AND TRAFFIC**

Access to the site is via Dowling Street, Dungog

**H. UTILITY SERVICES AND WASTE**

Electricity, sewer, and telephone service the site. There is ample space provided for wheeled garbage bin and recycle bin.

**I. FLOODING AND DRAINAGE**

Due to the location of the site, flooding of the site will not occur.

**J. BUSH FIRE**

The site is not located in a bush fire prone area.

**K. OTHER ENVIRONMENTAL IMPACT**

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, public health and safety, local economy, local community, or visual landscape.

**L. CONCLUSION**

Through the analysis shown in this document it is recommended that Dungog Shire Council grant development consent in respect of this proposal.

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