



Statement of Environmental Effects

24.001 116 Dowling St - New Awning
116 Dowling St, Dungog. NSW. 2420

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ARTISTIC IMPRESSION



Acknowledgment of Country

As a recent resident of the area and an immigrant in this country, I'd like to acknowledge the Traditional Owners of the land, The Kooris and Gringai people, where I currently live and conduct my business. I would like to pay my respects to Elders past, present and emerging for seeing me and allowing me to be part of their community. I recognise and respect their continuing connection to lands, sea and sky, over many thousands of years in the hope I can learn from them.

Rev	Reason for issue	Date	Auth
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Table of Contents

Acknowledgment of Country	2
Table of Contents	3
Statement of Environmental Effects	4
Introduction	4
Documents	4
Site analysis/existing uses	4
Operational details	5
Access and traffic	5
Utility Services and Waste disposal	6
Energy Efficiency	6
Privacy, views and overshadowing	6
Flooding and Drainage	6
Pollution control (erosion, sediment, nutrient etc)	6
Heritage Conservation	6
Flora and Fauna issues	6
Other considerations	6
Conclusion	6

Statement of Environmental Effects

Introduction

This statement of environmental effects has been prepared by Percy Damian Lopez to accompany the development application for the awning modifications and repairs at 116 Dowling St, Dungog. NSW. The application is being lodged by Lea Mitchell.

The proposal has been designed to achieve the relevant provisions required by the Dungog Shire Council following the document 1888 - Statement of Environmental Effects Guide available on the council's website.

The proposal is for the replacement of the existing street front awning which is in poor condition and has been assessed as no longer structurally sound by the project consulting structural engineer. The extent of the awning will be increased by nominally 300mm towards the street to align with other existing awnings on the street front. Additional new columns along Dowling Street will provide a structure that is more suitable for its size and for the age of the building. These works will make the existing tie-rods redundant and they are proposed to be removed and make good the facade.

The proposal has been reviewed by a structural engineer who has investigated the existing structure and has advised that retaining the existing structure would be impractical, costly and uncertain. Thus, the structural engineer is supporting the demolition and disposal of the existing structure and rods. A new structural design aligning with the proposed DA condition will be provided as part of the construction certificate.

Similarly, a heritage consultant has been consulted to determine the heritage impact of the proposal. The heritage report aligns with the proposal and has been included as part of the DA submission.

Documents

This statement was prepared in conjunction with the following documents included in the DA application:

- ☐ Architectural Drawings
- ☐ Heritage Report It is our professional practice

Site analysis/existing uses

The site is located as per the NSW Planning Portal at 114 Dowling Street, Dungog and 122 Dowling Street, Dungog Lot/Section/Plan no: 1/-/DP45841 & 2/-/DP10714. The zoning for the property is Land Zoning E1 - Local Centre and it is part of the Dungog Commercial Precinct of Local Significance.

The building is in the main street and commercial centre of the area. Across this street, multiple significant buildings exist, including heritage-listed buildings.

The site is rectilinear and simple, with the front of the building facing east. The neighbouring properties and buildings are similar in shape and The front of the building faces.

The existing awning is old and shows signs of decay. Furthermore, its weight is carried by





the facade through tension rods that will eventually impact the building itself. This proposal will relieve part of the load of the awning from the facade increasing the lifespan of the building itself. Furthermore, the awning's reengineering will make it a safer structure over the public path of travel.

Stormwater captured by the awning falls towards the building and down to an underground pipe adjacent to the property line. This is currently a safety and maintenance issue as it is hard to access gutters and underground reticulation is unknown. This proposal proposes the new structure to discharge surface water towards the front and install a traditional eave gutter. The discharge is proposed onto the kerb of the street in a similar way other buildings in the vicinity manage their stormwater.

Overall, the proposal would provide a safer structure with a more convenient and safer stormwater management system than the one currently in place. Architectural Drawing DA101 illustrates research on similar awnings and different approaches along Dowling St.

Operational details

Operation of business within the building or in the surrounding areas will not be impacted by the proposed works

Access and traffic

There are a few existing elements that are being considered in this proposal. A set of bin enclosures, a sitting bench, and a bike rack and two planters are in at the front of the property. In discussion with the council during the pre-DA meetings discussed the following:

- Bins will be out of the zone of work so they could remain in place. If they are in the way, they will be relocated as close to the original location as possible.
- The existing sitting bench will be out of the zone of work so it could remain in place. If it is in the way, it will be relocated as close to the original location as possible.
- The bike rack is old and does not comply with current standards. The bike rack is to be demolished and disposed of.
- Planters are mobile and the council will relocate them in due time. For this proposal, we have considered that they will be relocated before work commences.

Currently, the existing cantilever awning allows people to walk freely under it. The proposal will add columns on the public path of travel. To avoid the columns, the awning will be extended to align with neighbour awnings so the width of the circulation corridor is consistent across multiple shopfronts.

The proposal contemplates four new columns. However, the structural engineer has advised on the possibility that structural redundancy will be required due to the columns being on public land. At the time of this application, the council cannot advise on this requirement. As such the preference of four columns is still being proposed and will change if needed for the Construction Certificate application based on the DA conditions.

Utility Services and Waste disposal

The waste collection, treatment and disposal arrangements of the existing building are not impacted by this proposal

Energy Efficiency

The energy efficiency of the existing building will not be impacted by this proposal.

Privacy, views and overshadowing

There is no impact on privacy, views or overshadowing of adjacent properties by this proposal.

Flooding and Drainage

The flood risk of the property will not change with this proposal. However, the proposal of replacing a box gutter at the facade without an overflow with an eave gutter with external overflow will most certainly mitigate any damage to the facade if the drainage gets blocked.

Pollution control (erosion, sediment, nutrient etc)

Waste of the demolition and building work for this proposal will be salvaged, repurposed or recycled before considering disposal. Disposal of construction waste and dangerous goods will be managed by the builder through construction in accordance with Australian Standards.

Heritage Conservation

A heritage report by CONTEMPORARY HERITAGE is part of this DA application. The proposal has been curated following the recommendations of this report in terms of feel and colour palette. Please refer to the heritage report for more detailed information.

Flora and Fauna issues

Flora and fauna will not be impacted by this proposal. However, it is a current issue of the property owners that the existing tree on the corner of Dowling and Mackay St with leaves blocking the existing box gutter. The proposal will not avoid the issue, but an eave gutter with a leaf guard will make the maintenance more accessible and easier.

Other considerations

Overall, the proposal will provide a safer path of travel for pedestrians with the owner relying on a simple and more independent structure. Furthermore, it will allow the property owners to maintain the roof and an eave gutter with more ease than they currently do with a box gutter on the facade.

Conclusion

This statement of environmental effects, alongside the documentation provided in the DA application, provides enough arguments to support the proposal not only as a replacement of a structure almost at the end of its life but more so as an improvement of maintenance and safety while maintaining the history and heritage of the building.