



DEVELOPMENT APPLICATION

Demolition of Existing, Construction of New
Community Facility including Library and Lot
Consolidation (3 Lots into 1)

Statement of Environmental Effects

SITE Lot 432 DP 1070957, Lot B DP155735 and Lot 2 DP1082943, 94-98 Bank Street, Molong

BY Cabonne Shire Council

DATE June 2020

PREPARED BY
King & Campbell Pty Ltd
25-27 Hay Street
Port Macquarie 2444

CONTACT
David Tooby
Tel. (02) 6586 2555
E. info@kingcampbell.com.au

Disclaimer

This report was prepared in accordance with the scope of works set out in the contract between King & Campbell Pty Ltd and the Client. To the best of King & Campbell Pty Ltd's knowledge, the proposal presented herein accurately reflects the Client's intentions when the report was printed. However, it is recognised that conditions of approval at time of consent, post development application modification of the proposals design, and the influence of unanticipated future events may modify the outcomes described in this report.

King & Campbell Pty Ltd used information and documentation provided by external persons, companies and authorities. Whilst checks were completed by King & Campbell Pty Ltd to ensure that this information and/or documentation was accurate, it has been taken on good faith and has not been independently verified. It is therefore advised that all information and conclusions presented in this report apply to the subject land at the time of assessment, and the subject proposal only.

Table of Contents

Introduction.....	1
1.1 Introduction to the Application.....	1
1.1.1 Zoning & Permissibility.....	3
1.1.2 Land Ownership & Consent Authority.....	3
1.1.3 Consultation with Council.....	4
1.1.4 Approval History.....	6
The Development Site.....	7
2.1 Location & Context.....	7
2.2 Description of the Land.....	7
The Development Proposal.....	10
3.1 The Proposal.....	10
3.1.1 Built Form and Urban Context.....	11
3.1.2 Materials & Finishes.....	13
3.1.3 Green Initiatives.....	13
Statutory Planning Controls.....	14
4.1 Environmental Planning & Assessment Act, 1979.....	14
4.2 Environmental Planning & Assessment Regulations, 2000	15
4.3 State Environmental Planning Policies.....	15
4.3.1 SEPP No.55 Remediation of Land.....	16
4.3.2 SEPP (Koala Habitat Protection) 2019.....	17
4.3.3 SEPP (State & Regional Development) 2011.....	18
4.4 Cabonne Local Environmental Plan 2012.....	18
4.5 Development Control Plans.....	19
4.6 Draft Environmental Planning Instruments.....	19
4.7 Other relevant matters.....	19
4.7.1 Car Parking.....	20
4.7.3 Traffic.....	22
4.7.4 Heritage.....	23
4.7.5 Acoustics.....	24
4.7.6 Infrastructure Services.....	25
Concluding Comments.....	27

List of Exhibits

	After Page
<i>Exhibit 01 – Site Context</i>	9
<i>Exhibit 02 – Land Zoning</i>	9
<i>Exhibit 03 – Detailed Site Survey</i>	9

List of Appendices

<i>Appendix A – Architectural Drawing Set</i>
<i>Appendix B – External Works and Stormwater Management Plan</i>
<i>Appendix C – Heritage Assessments</i>
<i>Appendix D – Proposed Plan of Consolidation</i>
<i>Appendix E – Development Consent DA 2017/93</i>
<i>Appendix F – Stormwater Management Report</i>

Section 1

Introduction

1.1 Introduction to the Application

This Statement of Environmental Effects has been prepared for and on behalf of Cabonne Shire Council for the purposes of demolishing the existing buildings situated upon 94, 96 and 98 Bank Street, Molong and the construction of a new multi-purpose Community Facility including auditorium, library and 17 off-street parking spaces. This application also seeks consent for the consolidation of the three lots into a single Torrens title allotment.

The site is located on the western edge of the Molong Town Centre, opposite the Council administration building. The site is currently occupied by a single storey dwelling house, the Molong Community Hall (formerly School of Arts) and an attached annex constructed in the 1960's. All of the buildings are considered to be in poor to fair condition and have undergone numerous alterations and additions throughout their life.

The Community Hall has a long history of public and civic use, having been utilised by many organisations including Molong Argus Newspaper, Salvation Army, Molong Country Women's Association, Molong Players, Pastures Protection Board, Molong RSL and the Royal Ancient order of Buffalos.

The site is within the mapped Molong Heritage Conservation Area , although none of the buildings proposed to be demolished are identified as items of heritage significance.

This development proposal follows a previous proposed development of the site which was granted development consent on 28 February 2017. Following a successful State Government funding application, the proposed development works were expanded, and have resulted in this (new) Development Application.

The proposed development works include:

- Single storey multi-purpose building including:
 - Auditorium including stage, green room, storeroom and two change rooms;
 - Library including meeting room and gallery;
 - A kitchen, accessible toilet, male and female toilet facilities, communications room and storeroom; and

- Terrace to Bank Street.
- New driveway from Bank Street to a rear car park, including loading zone, accessible car space, 17 car spaces overall, turn around areas and connecting path system.

The proposed building is also proposed to maintain a setback to Bank Street consistent with the neighbouring properties (8 metres), including the adjoining heritage listed Hawthorne House (100 Bank Street) and the single storey dwelling located at 92 Bank Street.

The proposed building is illustrated the Architectural Plans included within Appendix A and Figures 2 and 4.



Figure 1: The site and existing buildings (approximate boundary location shown red).



Figure 2: Artistic render of the proposed Community Centre as viewed from the corner of Bank Street and Shields Lane.

This Statement of Environmental Effects provides an assessment of the development proposal against current applicable legislation.

1.1.1 Zoning & Permissibility

The site is zoned R1 General Residential pursuant to the provisions of the *Cabonne Local Environmental Plan 2012 (the LEP)*, refer to Exhibit 02. The proposed development is considered to be a *Community Facility*, as defined below:

Community facility means a building or place—

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The proposed development is considered consistent with the above definition for the following reasons:

- The site is owned by Cabonne Council (public authority), who will be responsible for the operation and maintenance of the proposed building;
- The proposed building will be utilised for the physical, social, cultural and intellectual development of the Molong community as it includes a library, an auditorium or stage for creative performances as well as a number of other social and cultural events (i.e. weddings, functions and conferences); and
- The proposal does not include an educational establishment, hospital, retail premises, residential accommodation or place of public worship.

Community Facilities are permitted with consent in the R1 zone.

The proposal is considered consistent with the R1 zone objectives as it will provide facilities or services which will meet the day to day needs of the local residents.

1.1.2 Land Ownership & Consent Authority

Cabonne Council own all three allotments.

The application is classified as a local development subject to Part 4 of the *Environmental Planning & Assessment Act 1979*. Accordingly, Cabonne Shire Council are the consent authority for the application. However, as the development is estimated to cost over \$5million, it is considered to satisfy the provisions of Schedule 7, sub-clause 3 of *State Environmental Planning Policy (State & Regional Development) 2011* as extracted below.

3 Council related development over \$5 million

Development that has a capital investment value of more than \$5 million if—

- (a) a council for the area in which the development is to be carried out is the applicant for development consent, or*
- (b) the council is the owner of any land on which the development is to be carried out, or*
- (c) the development is to be carried out by the council, or*
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

Accordingly, the development is considered to be regionally significant. The proposed development therefore needs to be notified and assessed by Council and then determined by the Western Regional Planning Panel.

1.1.3 Consultation with Council

During the preparation of this application no formal pre-lodgement meeting was undertaken with Council. However, correspondence was exchanged with Council as detailed in the following table:

Table 1: Council Consultation	
Council comment	Response
Please find a copy of the heritage impact assessment for the existing dwelling on Lot 432 DP1070957. There was no assessment provided for the demolition of the Community Hall (School of Arts Building) and given the site is within a Heritage Conservation Area, and is a contributory item, a heritage assessment for its demolition would be warranted.	<p>A Statement of Heritage Impact has been prepared by Architect and Heritage Advisor, Ms Barbara Hickson in support of the proposal. A copy of the Statement is included in full within Appendix C. Refer also Section 4.7.4.</p> <p>The Statement notes that the '<i>...the existing community facilities, including the former School of Arts Hall are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity</i>' (page 29).</p> <p>In addition, a Heritage Impact Assessment was prepared in support of DA2017/93. This Heritage Impact Assessment supported the removal of the existing dwelling located upon 94 Bank Street and is included in full within Appendix C.</p>
DA2017/0093 granted consent for the demolition of the buildings on both Lot 423 DP1070957 and Lot B 155735. This consent has not lapsed and could be utilised, however you should refer the	Noted. This application seeks consent for the demolition of all existing structures on all three land parcels that constitute the site.

question of whether it should be included in the development application to the project manager as it is not up to the consent authority to determine what is and isn't included in an application.	
Car Parking – Given that the site has zero parking at present, and Council does not have parking requirements within a DCP, parking for the proposed facility would be assessed on its merits. The use of credits would likely be ineffective given that the land uses and functionality between the existing and proposed developments would be quite different, therefore Council would assess the provision of on-site parking on a merit based assessment. In addition, a previous development application for the health facility opposite the subject site required the provision of 21 spaces on the subject site to cater for the parking requirements. A plan from that development for the proposed parking is attached. Any development application would need to address the provision (or non-provision) of these spaces. The development would also need to address deliveries to the site with access for larger vehicles (trucks etc) outlined.	<p>There are currently no formal parking spaces available on the site despite the site containing a single storey dwelling house, a community hall and attached annex (including supper room).</p> <p>Car parking is proposed to be provided on site and is assessed in relation to site specific requirements in Section 4.7.1. This car parking assessment has not taken into consideration the previous development application for the health facility as no documentation has been forwarded that demonstrates this requirement, and, hence the requirement is considered an unreasonable encumbrance of the site. Importantly, this requirement is not referenced in any way on the property title.</p>
Car Parking Management - The development application should address the management of car parking for larger events that would involve car parking in excess of what is provided on site. In addition, should certain vehicles be unable to use the car parking (if it is too large etc.) contingencies through a traffic management plan may be warranted. This should be addressed in the development application.	<p>The general day-to-day use of the proposed development is considered likely to be limited to the library, meeting room and gallery. It is considered that sufficient on-site parking is available to accommodate the general day-to-day functioning of the development. Refer to Section 4.7.1.</p> <p>It is noted, however, that the proposed development may, from time to time, play host to large events which will exceed the number of parking spaces available on-site. During these events, the development will rely on on-street parking within Bank Street and surrounding streets to cater for any additional demand.</p> <p>It is submitted that this is acceptable as it is similar to the parking arrangements which currently occur on the site during large events. In addition, the site is located on the western edge of the town centre and there is significant capacity in the streets in the immediate vicinity to meet the demand.</p> <p>Further comments with respect to car parking management are included within Section 4.7.1.</p>
Traffic – The impacts of traffic would need to be addressed in the Statement of Environmental Effects. Every development application is assessed on its merits and a previous application cannot be relied upon to demonstrate that there is no adverse impacts. From my understanding, the ingress/egress point for the parking lot is	<p>It is noted that the driveway servicing the development granted under DA2017/0093 included access onto Shields Lane.</p> <p>This application seeks to construct a driveway in a similar location to that currently servicing 98 Bank Street (Lot 2 DP1082943). The proposed driveway</p>

proposed to be altered to what was approved as per DA2017/0093, therefore the new access point would have different impacts on traffic to the previously approved point given it was on a different street.	will be a minimum of 5.5m in width, allowing for ingress and egress to occur concurrently. Further comments with respect to traffic are included within Section 4.7.3.
---	---

1.1.4 Approval History

Development Consent was granted by Cabonne Council for the demolition, construction of a Community Facility and alterations to an existing Community Hall on 94-98 Bank Street, Molong, on 28 February (DA 2017/93).

DA 2017/93 granted consent for the demolition of existing buildings on 94 and 96 Bank Street, but not 98 Bank Street.

A copy of the Consent issued under DA2017/93 is included at Appendix E.

The existing single storey dwelling located upon Lot 432 DP1070957 (94 Bank Street) was granted to be demolished under DA2018/178. This consent was issued on 28 June 2018.

Neither DA2017/93 or DA2018/178 have been physically commenced.

On 17 March 2019, \$5 million state government funding was granted for a Library and Community Centre in Molong. This funding enabled the community to envision a bigger community facility and, hence, this revised building development proposal.

Section 2

The Development Site

2.1 Location & Context

The site is 94-98 Bank Street, Molong. The site is on the southern side of Bank Street and opposite Cabonne Council's main administrative building and other related community uses. The site is situated to the west of Molong's main commercial centre.

The site is bounded by Bank Street to the north, Shields Lane to the east and existing residential properties to the west and south. The location and context of the site is illustrated on Exhibit 01.

Currently, the site comprises three (3) separate property titles and has three (3) buildings, as follows:

- A single storey dwelling on the corner of Bank Street and Shields Lane;
- The Molong community Hall, which immediately adjoins; and
- The former Molong School of Arts.

All of these buildings are proposed to be demolished and are detailed within Figures 1 and 3.

None of these existing buildings are listed as individual items of heritage significance. The buildings are, however, mapped within the *Cabonne Local Environmental Plan 2012* as being within the Molong Heritage Conservation Area. The site is also located in proximity of a number of listed heritage items, including Hawthorne House (100 Bank Street), St John's Church and Connelly's Store on an adjoining lot and the (former) Town Hall including the Soldiers Memorial and shop directly opposite the site. Accordingly, a Statement of Heritage Impact has been prepared in support of the proposed re-development.

2.2 Description of the Land

The development site consists of three separate Torrens title lots, being:

- Lot 432 DP1070957, being 556.8 m², and described as 94 Bank Street;
- Lot B DP155735, being 518.2 m², and described as 96 Bank Street; and
- Lot 2 DP1082943, being 1,456 m², and described as 98 Bank

Street.

The site and surrounding lands are detailed within Exhibits 01, 02 and 03 and Figures 1 and 3.



Figure 3: View of the existing buildings from the northern side of Bank Street, looking south.

The site is described as follows;

- The site is irregular in shape and has a total land area of 2,532m²;
- The site is occupied by a single storey dwelling house and a large single storey building with multiple additions which has most recently been utilised for the purposes of a Community Hall;
- The site is zoned R1 General Residential under the provisions of the *Cabonne LEP 2012*;
- The site has a 47.15 metre frontage to Bank Street, Molong's Main Street, and a 37.41 metre frontage to Shields Lane.
- The Community Hall has a minimal (less than 1m) setback from Bank Street. Access ramps to the front entry of the building are located within the public footpath.
- The highest point on the site is at its south western corner (542m AHD) and the lowest is at its north eastern corner (536.5m AHD).

- An open stormwater channel runs down the eastern boundary of 98 Bank Street before discharging into Bank Street via a kerb outlet and an assumed subfloor channel under the building on 96 Bank Street.
- Excepting a single garage on 94 Bank Street the site provides no carparking.
- The combined floor area of existing buildings on the site, not including the single garage and a shipping container is 1004.3m².
- An easement for the drainage of water runs along the site's western boundary in favour of the adjoining lot to the south, being Lot 3 DP1165660.
- An existing sewer line runs east-west through the site and along the rear of existing Lot B DP155735 and Lot 432 DP1070957.

Section 3

The Development Proposal

3.1 The Proposal

This application seeks consent for the demolition of the existing buildings on 94, 96 and 98 Bank Street and the construction of a new multi-purpose Community Facility including auditorium, library, meeting room, a driveway and car park with 17 off-street parking spaces and a loading bay. This application also seeks consent for the consolidation of three (3) existing lots into a single Torrens title allotment.

In summary, the works associated with this development proposal include:

- Demolition of the existing buildings and associated structures;
- Consolidation of the three existing allotments into a single Torrens Title allotment having an area of 2,532m².
- Construction of a new single storey multi-purpose building of total 818m² area, including:
 - An auditorium capable of accommodating an audience of up to 240 people (depending on seating configuration), including stage, green room, store-room and two change rooms;
 - Library including meeting (Mitchell) room and gallery;
 - Support facilities including a kitchen, accessible toilet, male and female toilet facilities, a communication room and a store room; and
 - A generous terrace fronting Bank Street.
- A building setback of 8 metres to Bank Street, 3 metres to Shields Lane and in excess of 10 metres to the western boundary (to Hawthorne House).
- Provision of a new driveway from Bank Street to a rear car park, including:
 - Loading zone;
 - Turn-a-round bays;
 - 17 parking spaces, including one (1) accessible space; and

- Walkways

- A stormwater management plan, including the capture, detention and reuse of water; and
- Reuse of the existing shipping container on site for storage.

The proposed development is illustrated on the Architectural Plans included within Appendix A.



Figure 3: An artistic render of the proposed community centre, looking south from Bank Street.

The proposed plan of consolidation is included within Appendix D.

3.1.1 Built Form and Urban Context

The built form and urban context of the proposed building is an important consideration in the assessment of this development proposal, particularly given the close proximity of built form heritage items, the site's location within a known Heritage Conservation Area and it's general situation within a residential area. Specifically, the following issues need to be considered:

- The adjoining Heritage items of Hawthorne House and the former Town Hall and Soldiers Memorial, the latter being the visual terminus (on the visual axis) of Shields Lane;
- The scale of surrounding residential development, being predominately one-storey;
- The generally fine grain and traditional form of surrounding development, particularly as it contributes to the Bank Street elevation;
- The existing built form and scale of the Community Hall; and

- The setback of the proposed building from Bank Street and to other, predominately residential, buildings in its proximity.

Please refer to the Architectural drawings contained in Appendix A, and specifically the three dimensional illustrations and the Bank Street elevation.

It is submitted that the proposed development is respectful of the existing built form and urban context of the locality for the following reasons:

- The new Community Hall and Library address Bank Street as (two) individual but connected building forms. These building forms employ traditional, simple gable rooves which effectively break-up the otherwise long building frontage. The overall length of the building is shorter than the length of the existing community building and dwelling, and the maximum building height is similar to that which currently exists;
- The proposed building is setback off Bank Street 8 metres, which is significantly more than the existing community building setback. Importantly, this setback is consistent with residential building setbacks along Bank Street;
- The proposed building is set back 3 metres off Shields Lane. This will ensure that the important Shields Lane visual axis to the Town Hall and Soldiers Memorial is maintained;
- The proposed building is set back in excess of 10 metres from its western boundary (and Hawthorne House), which is substantially more than the existing community building is set back; and
- Whilst the proposed building will be constructed from contemporary building materials (see also Section 3.1.2), these materials are not intended to make the building appear overtly modern, and will not, it is submitted, appear out of keeping with neighbouring building character.

Heritage Reports contained in Appendix C provide relevant comment on the site's Heritage context and the impact of the proposed development.

The Statement of Heritage Impact prepared by Barbara Hickson Architect and Heritage Advisor (25 May 2020) states on page 25, in relation to the proposed building, that:

"they present as well-designed infill buildings that can provide a more cohesive facade than the present buildings that have been greatly affected in appearance and integrity by alterations in the 1960s. The proposal will strengthen the streetscape and present as an historical reminder of the past. The proposed building will not detract from heritage items in the vicinity."

It is for the above reasons that we believe the proposed building development is in keeping with, and will contribute to, existing built form and urban context.

3.1.2 Materials & Finishes

The proposed building will be constructed from the following external building materials:

- Colourbond metal roof;
- A combination of rendered brick walls and exposed brickwork;
- Compressed fibre cement sheeting (in keeping with existing local weatherboard housing construction); and
- Large glass doors and windows.

These building materials are considered to be in keeping with the local built form and character.

3.1.3 Green Initiatives

The proposed building development seeks to include a number of green initiatives within the design to minimise its environmental footprint. These initiatives include:

- Solar panels to offset electrical costs for the proposed building, and potentially other public buildings in its vicinity (possibly including Council);
- The re-use, where possible, of materials from the existing buildings on site, including timber floors/bearers and bricks;
- Re-use of the recently installed kitchen facilities; and
- Capture of roof stormwater in 2 x 5,000 litre tanks for re-use on-site (for irrigation and to supply toilets).

Section 4

Statutory Planning Controls

The consent authority must take into consideration the following statutory provisions as prescribed under Section 4.15C of the Environmental Planning & Assessment Act 1979:

4.1 Environmental Planning & Assessment Act, 1979

This application is made under Part 4 'Development Assessment' of the *Environmental Planning & Assessment Act 1979* (the Act).

The proposal requires development consent under Part 4 of the Act and is required to address those matters outlined under Section 4.15C. These matters are addressed in the Table below and within the body of this report.

SECTION 4.15 "MATTERS FOR CONSIDERATION"	COMMENTS
(a)(i) Any environmental planning instrument	The environmental planning instruments applicable to the site and proposed works are addressed within Section 4 of this statement.
(a)(ii) Any proposed planning instrument that is or has been the subject of public consultation under this act and that has been notified to the consent authority.	There are no draft or proposed environmental planning instruments known to apply to the site or the proposed development.
(a)(iii) Any development control plan	There are no development control plans applicable to the site or proposed development.
(a)(iia) Any planning agreement or draft planning agreement under Section 7.4.	The application does not seek or offer to enter into any planning agreement.
(a)(iv) Any matters prescribed by the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	There are no matters prescribed by the regulations relevant to the site or proposed works.
(A)(v) Any coastal zone management plan (within the meaning of the <i>coastal protection act, 1979</i>).	The site is not mapped as being located within the coastal zone and accordingly, no coastal zone management plan applies.
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality.	The likely impacts of the proposed development have been considered as part of the preparation of this application. It is considered that the development will not result in any significant adverse impacts for the following reasons:

	<ul style="list-style-type: none"> • The proposed development will provide similar community functions, and hence, use of the land, to what currently exists. • The proposed development is infill development with a similar footprint and scale to that which exists, and, given the increased setbacks proposed, will be more in keeping with the built form and urban context of the locality. • The proposed development will not impact on any trees or native/endemic vegetation; • The proposed development will provide on-site car parking and equitable (disabled) access - where the existing development on site does not. • The existing buildings are considered past their usable life and in need of redevelopment to comply with current building and access standards. the proposed development will provide a new multi-purpose development which is considered suitable for a variety of uses and functions. It is therefore, considered to provide a significant positive impact on the social wellbeing of the community. • The direct employment opportunities provided by the development through the construction and on-going operation of the facility will have a significant positive impact on the local economy.
(c) The suitability of the site for the development.	<p>The site is zoned R1 General Residential. Community facilities are permitted with consent in the zone.</p> <p>In addition, the physical constraints applying to site have been assessed in the preparation of this application and it is considered that the development will not result in any adverse environmental or social impacts (see also response to (b) above).</p>
(d) Any submissions made in accordance with this act or the regulations.	The application will be advertised and notified by Council post lodgement. Submissions, if received, will be addressed during the assessment of the lodged application.
(e) The public interest	Based on the above, it is considered that the proposed development is in the best interest of the public.

4.2 Environmental Planning & Assessment Regulations, 2000

The subject application is made in accordance with the provisions of Clause 50 of the Regulations and includes the documents and forms required under Part 1 of Schedule 1.

4.3 State Environmental Planning Policies

The following SEPP's apply to the subject site and proposed development:

SURVEYING ▯ ARCHITECTURE ▯ PLANNING ▯ CIVIL ENGINEERING ▯ URBAN DESIGN

4.3.1 SEPP No.55 Remediation of Land

The intent of this Policy is to provide a consistent approach to the remediation of land across the State by specifying certain matters that consent authorities must consider when determining development applications on land which may potentially be contaminated.

Clause 7 of this Policy requires consent authorities to be satisfied that the carrying out of development has considered whether the land is potentially contaminated.

In response to this clause it is noted that the existing structures have all been present on the site for some time as detailed below:

- 94 Bank Street – The existing single storey dwelling is understood to have been constructed in 1938 (Appendix C). No former uses of the land are known.
- 96 Bank Street – The existing 'annexure' or additions to the 'Supper Room' as it is referred to within the Statement of Heritage Impact (Appendix C) was added to the School of Arts Building in 1960. Works associated with these additions included modifying the School of Arts building's appearance.
- 98 Bank Street – According to the Statement of Heritage Impact (Appendix C) the existing School of Arts building's foundations were first laid in early 1879 and construction completed around October of the same year. Further additions, including a Supper Room, Ladies Reading Room and community and Council meeting rooms were added in 1893. The Statement of Heritage Impact suggests that this building may have been modified five or six times between its initial construction and the present.

In light of the above, and the absence of any other known land uses which may be considered potentially contaminating, it is considered that the land is not likely to be potentially contaminated and hence, no further investigation of the land is considered necessary.

However, based on the age of the buildings proposed to be demolished there is potential for contaminated materials or substances to be present on-site.

It is noted that an inspection of the dwelling house (94 Bank Street) was undertaken as a part of DA2017/93. According to the Statement of Environmental Effects prepared in support of DA 2017/93 (Andrew Robinson Planning Services Pty Ltd, November 2016), the inspection revealed the presence of significant amounts of asbestos containing material within the building. The exterior walls of the house have been identified as being clad in fibre cement which has been covered in vinyl cladding. There were also significant areas of fibre cement identified within the house as well as the use of lead-based paint around the windows.

Accordingly, a Hazardous Materials Inspection Report will need to be undertaken prior to any demolition works being undertaken.

4.3.2 SEPP (Koala Habitat Protection) 2019

This Policy repeals the former SEPP No.44 Koala Habitat Protection and has changed the definitions of Koala habitat, expanded the list of Koala tree species and updated the list of Council's and the Development assessment process. This policy applies to the Cabonne Council area.

The site is mapped as being within the site investigation area for Koala Plan. Refer to Figure 4.

No comprehensive Koala Plan of Management applies within Cabonne Council and the site is not identified on the *Koala Development Application Map*. Therefore, the provisions of Clause 10 of this Policy require consideration.

In respect to Clause 10, it is considered that the site is not core Koala habitat for the following reasons:

- There are no Koala food trees identified on the site or immediately adjoining sites;
- There are no trees located within the site;
- The site is located on the western edge of the Molong town centre and is surrounded by development containing limited vegetation; and
- The site is not located within or adjacent a vegetation corridor.



Figure 4: An excerpt of the Koala Habitat Protection SEPP mapping. Blue represents those areas mapped as 'site investigation area for Koala plans of management'.

4.3.3 SEPP (State & Regional Development) 2011

This Policy defines those developments which are regionally or state significant and require consideration by the relevant Joint Regional Planning Panels. This includes certain types of infrastructure projects and projects with values over a certain amount.

This development is estimated to have a capital investment cost of approximately \$5 million and is being undertaken by Cabonne Council. The proposal is therefore considered to satisfy the provisions of Schedule 7, sub-clause 3 of this Policy as extracted below.

3 Council related development over \$5 million

Development that has a capital investment value of more than \$5 million if—

- (a) a council for the area in which the development is to be carried out is the applicant for development consent, or*
- (b) the council is the owner of any land on which the development is to be carried out, or*
- (c) the development is to be carried out by the council, or*
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

Accordingly, the proposed development is considered to be regionally significant.

The proposed development is therefore required to be notified and assessed by Council and then determined by the Western Regional Planning Panel.

4.4 Cabonne Local Environmental Plan 2012

Under the provisions of the *Cabonne Local Environmental Plan 2012* the subject site is zoned R1 General Residential. The objectives of the R1 zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

As outlined in Section 4.5, the proposed development most closely resembles the *Community Facility* land use definition. A Community Facility is permitted with consent in the zone.

The following clauses within the *Cabonne Local Environmental Plan 2012* are applicable to the proposal:

TABLE 4.4.1 – CABONNE LOCAL ENVIRONMENTAL PLAN 2012	
LEP Clause	Comment
2.1 Land use zones	The site is zoned R1 General Residential. Community Facilities are permitted with consent in the zone.
2.7 Demolition requires development consent	This application seeks consent for the demolition of the existing buildings.
5.10 Heritage Conservation	<p>The site is mapped as being within a Heritage Conservation Area. Pursuant to the provisions of this clause, consent is required for the construction or demolition of a building within the Conservation Area.</p> <p>The site also directly adjoins a local item of heritage significance, being Hawthorne House (100 Bank Street, LEP Item No.1179).</p> <p>Considering the above, and in accordance with the provisions of sub-clauses 4 and 5, a Statement of Heritage Impact (SoHI) has been prepared by Barbara Hickson, Architect and Heritage Adviser. The SoHI is included in full within Appendix C and further comments are provided within Section 4.7.4.</p> <p>The SoHI considers the effect of the proposed development on the heritage significance of the area. In summary, the SoHI states that the existing buildings '<i>...are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity (page 29)</i>'.</p>
6.1 Flood Planning	The site is not mapped as flood prone land.
6.2 Stormwater management	<p>The proposed development has the potential to exacerbate existing stormwater issues in Molong's Town Centre.</p> <p>Stormwater detention is proposed as part of this development proposal to mitigate potential stormwater impacts. Water capture and reuse is also proposed. These measures are detailed in Section 4.7.6 and Appendix B of this report.</p>
6.8 Essential services	The provision of essential services is detailed in Section 4.7.5.

4.5 Development Control Plans

There are no Development Control Plans relevant to the subject site or development proposal.

4.6 Draft Environmental Planning Instruments

There are no known draft environmental planning instruments relevant to the subject site or development proposal.

4.7 Other relevant matters

The following additional matters apply to the proposal:

4.7.1 Car Parking

4.7.1.1 Existing Site Car Parking

There are no parking spaces currently provided on site, with the exception of a single garage on 94 Bank Street (1 car space).

The three existing buildings on the site have a combined footprint of 1,004m² and are currently being utilised for residential (dwelling) and community purposes (Community Hall). The footprint for community purposes is 863.27m².

There is no Development Control Plan or guideline applicable to car parking within the Cabonne Local Government Area. Accordingly, the most appropriate mechanism to calculate the parking demand for the site is considered to be the *RTA's Guide to Traffic Generating Development* (2002), hereafter referred to as *The Guide*.

The Guide does not specify a parking rate for Community Facilities. However, given the site's location on the western fringe of the Molong CBD and the variety of land uses in which the site can and has accommodated, it is considered appropriate to apply the typical commercial parking demand rate (of 1 space per 30m²) defined within *The Guide* to the existing and proposed development.

In this regard, the former School of Arts Building and associated annexure would, at a rate of 1 parking space per 30m² have a parking demand of $(863.27 / 30 = 28.77)$ 29 spaces. The existing dwelling would have a parking demand of 1. Therefore, the site would have a total parking demand of 30.

Given that the site provides only 1 car space it may be considered that the site has overall car parking credit of 29 spaces. It is also important to note that the existing street network in the vicinity of the site has catered for, and has the ability to cater for in the future, significant volumes of on-street car parking, particularly relating to larger events.

4.7.1.2 Proposed Site Car Parking

By applying the same rate of car parking to the proposed building development, a car parking demand of $(818 / 30 = 27.2)$ 28 spaces is calculated.

The proposed development provides for 17 car spaces, including 1 accessible car space.

This is 11 spaces less than the projected demand but 16 more spaces than the current building development provides.

It is also noted that the library component of the building, which has an approximate effective floor area of (less than) 190m² would have a maximum demand of $(190 / 30 = 6.33)$ 7 car spaces.

4.7.1.3 *Proposed Operation of Building and Car Parking*

The existing buildings, especially the Community Hall, are known to be utilised for large events, including shows run by the Molong Players as weddings, conferences and functions. During these larger, one-off events parking is typically accommodated within Bank Street and surrounding streets and, hence, has short-term impacts on the parking availability within the surrounding area.

Similarly, the proposed development has the capacity to accommodate large events from time to time. These events are likely to exceed the proposed on-site parking provision.

Whilst this is not dissimilar to the current arrangements it is considered that the provision of 17 on-site spaces will reduce the demand within the surrounding streets over the existing situation and may be suitable for the operations staff and performers associated with these events.

The proposed parking configuration also provides for a loading zone. Smaller service vehicles (up to a small rigid truck – 6.4m) will be able to turn around in the front of the on-site car parking area. Larger service vehicles (up to medium rigid vehicles – 8.8m) will have to reverse into or out of the loading bay from Bank Street. Service vehicle turning movements are provided on the engineer's drawings contained in Appendix B.

As such, it is recognised that the management of the parking area as well as the surrounding streets may need to be undertaken during larger, one-off events. This may include restricting the proposed parking area to staff or players only, the erection of signage and/or the manning of the entry to restrict access of the general public to the on-site carpark during events.

4.7.1.4 *Proposed Development Car Parking Impacts*

In consideration of the above described existing and proposed car parking provision, and the proposed building and car parking operations, the following issues need to be considered:

- The provision of on-street car parking in relation to the proposed development significantly exceeds that of the existing development (17 spaces as opposed to 1 space). This represents a clear net positive impact.
- The proposed car parking will more than adequately cater for most day to day operations of the Community Centre, particularly in terms of its library and meeting room functions.
- Large events, including conferences, players groups, school performances and the like – much of which commonly take place outside of normal hours - will generate car parking needs beyond the capacity of the proposed on-site car park. However, given that this situation currently occurs, and the

actual projected impact will be less (given the net positive difference of 16 car spaces) this impact is considered acceptable.

- The proposed carparking configuration includes the provision of an accessible car space in proximity to the building entry. Additionally, the loading area can be used as a drop-off point for people with mobility issues (disabled and elderly). Both the accessible car space and loading zone have access compliant (grade) paths to the front entry of the building.

The existing buildings do not have accessible car spaces or compliant access to the building entry.

- The proposed development provides a service vehicle loading zone where the existing buildings do not.

Given the above, it is submitted that the proposed development will have a net positive impact with respect to parking, both in the provision of on-site parking and the impact on on-street parking, and, given the high capacity of the existing street network to cater for event parking, the projected parking shortfall is considered acceptable.

Outside of these events it is considered that the on-site parking provided is suitable to accommodate the general day-to-day running of the facility.

4.7.3 Traffic

In relation to traffic generation and access the following is noted:

- The proposed building will have a similar floor area to the existing community buildings on the site (818 m² as opposed to 863 m²);
- With the exception of the library function, the proposed development will be utilised for similar purposes as the existing buildings; and
- Car parking provision for the library and meeting room (day to day) functions of the proposed development will be catered for by the provision of proposed on-street carparking.
- The proposed driveway location on Bank Street which services the on-site car park is located in the same place as the existing driveway to Lot 2 DP 1082943. This driveway location has substantial separation from street and lane intersections and has clear sightlines up and down Bank Street.

Given the above, the likely changes to traffic generation are:

- During the day to day functioning of the proposed building

more traffic will likely be generated both in terms of cars and pedestrians. The provision of on-site car parking and enhanced pedestrian facilities will adequately provide for this.

- The generation of car and pedestrian traffic from event functions will remain relative neutral.

Given the above, it is submitted that the driveway location is suitable and net impact of traffic on the surrounding locality will be neutral, and acceptable.

4.7.4 Heritage

Reference is made to the heritage assessments contained in Appendix C, being the previous heritage assessment prepared in support of DA2017/93 by Complete Urban and the current Statement of Heritage Significance (SoHI) prepared by Barbara Hickson Architect and Heritage Adviser. The Heritage reports found:

- Heritage Assessment in support of DA2017/92 for 94 Bank Street (Complete Urban, November 2016) found that:

"A residence at No. 94 Bank Street which does not provide a significant contribution to the Bank Street Conservation Area, particularly the street facades. The residence has poor heritage significance value as it is: - in poor to fair physical condition and – the front verandah appears to have been a more recent addition and; - the setback of approximately 3 metres from Bank Street and Shields Lane is inconsistent with adjoining buildings."

- SoHI prepared by Barbara Hickson Architect and Heritage Adviser found that:

"The existing community facilities including the former School of Arts Hall are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity."

However, the cultural and social significance in these early buildings that have served the community in a myriad of functions for over 140 years needs to be considered in the future interpretation of the place so that significance and memory of the past can flow through to the future and allow this development to "reinforce the presence of a community hub".

The proposed car parking and access from the rear will make good use of this underutilised land and not impact on the heritage area of Bank Street.

Further the community will have a facility that is accessible, functional and safe to current standards."

The SoHI also provides recommendations, including Construction Certificate requirements and consideration of implementing an Interpretation Plan and an archival photographic record.

In relation to the Interpretation Plan, Barbara Dickson provided additional advice (via email on 15 May 2020) on what an Interpretation Plan could include:

- *An archival photographic record*
- *A photographic album of photographs or images provided by the public*
- *Records of the hall such as old files, plaques or drawings;*
- *A display of suitable and selected relics if found on the site – e.g. a wall cabinet;*
- *Reuse of some of the original bricks from the school of arts wall if they are sound, in landscaping;*
- *On opening the building, the Mayor could in his speech acknowledge the vision of the former members of the Arts Hall Council;*
- *Descendants of early settlers should be invited to come to the opening;*
- *A permanent wall panel, say 900 x 700 could be designed and hung somewhere suitable within the library that tells the brief history of the site;*
- *The history panel content could be utilised in a small brochure that people could pick up and read or take with them.*

In summary, it is submitted that the heritage significance of the existing buildings on the site are of moderate to low significance and the proposed building development will make a positive contribution to Molong's Heritage Conservation Area.

4.7.5 Acoustics

The proposed development has the potential to cause noise disturbance in the surrounding residential neighbourhood.

In consideration of this issue the following is noted:

- With the exception of its library function, the proposed building is anticipated to cater for the same type of events and in the same time periods as the existing Community Centre;
- The library function of the building is not anticipated to cause unacceptable noise disturbance to the residential

neighbourhood;

- Due to modern construction materials and detailing, the proposed building will very likely perform better acoustically than the existing building; and
- That the biggest potential noise disturbance will be post event functions, when people may congregate on the Terrace area.

It is for the above reasons that a specialist acoustic report was not considered warranted in this instance.

However, consideration may be given to limiting times relating to post event celebrations in order to manage potential noise disturbance.

4.7.6 Infrastructure Services

The following comments are provided with respect to infrastructure services to the proposed development:

Stormwater

The proposed development has the potential to increase the peak stormwater flows discharging from the site if detention facilities are not installed. To avoid contributing further to the stormwater flooding issues currently present at the eastern end of Bank Street, it is proposed to provide on-site detention. The required volume of detention required has been calculated to be 30m³. This allowance will enable post-development stormwater flows to be less than or equal to the pre-development stormwater flows for all relevant storm events, including the 1% AEP median storm event. A Stormwater Management Plan can be found in Appendix B, and the corresponding report in Appendix F.

Additionally, stormwater re-use is proposed on-site. Roof water is proposed to be connected to 2 x 5,000 litre slimline water tanks in the south east corner of the site. This water is proposed to be used for toilet flushing and irrigation. Overflow of these tanks is to be connected to the exterior stormwater system.

Water

The subject site and individual buildings are each connected to reticulated water. Augmentation of the existing water connection will be required in order to service the proposed development.

Surplus water service connections will require removal.

Sewer

The subject site is connected to the reticulated sewer which runs along the southern boundary of Lot 432 DP1070957 and Lot B DP155735. A new sewer connection is proposed within the rear of existing Lot B in order to service the proposed development. The proposed sewer

connection is detailed within Appendix B.

To ensure that the adjoining property to the south (Lot 3 DP1165660) is provided with a suitable sewer connection, the stormwater management and services strategy included within Appendix B identifies a suitable location for a sewer connection to the west of the proposed car park. The work is proposed to occur within the existing water easement running down the western boundary of Lot 2 DP 1082943 and is detailed in red.

Electricity & Telecommunications

The site is currently connected to the electrical and telecommunications network. Augmentation of the connections will be undertaken in accordance with the relevant electrical and telecommunications authorities.

Section 5

Concluding Comments

Conclusion

This Development Application is for a new Community Centre and Library on 94-98 Bank Street, Molong. The proposed building will replace existing, aged community buildings on the site and will provide an enhanced and much needed community facility for Cabonne Shire residents.

The potential impacts of the proposed development have been considered, including, Heritage values, built form and urban context, traffic and parking, stormwater management and social and economic values. All potential impacts have been found to be acceptable or positive.

The proposed Cabonne Community Centre will be a significant community asset for current and future generations and is commended to Council for its consideration.