



**PLANNING  
POTENTIAL™**

**SoEE**

**Lot 1 DP 108962  
Gaskill Street, Canowindra**

Prepared for Cabonne Council

June 2024



URBAN, RURAL & REGIONAL PLANNING CONSULTANTS

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## 1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) report provides an assessment of the Development Application (DA) for Alterations to an existing Community Facility on land legally described as Lot 1 DP 108962, 70 Gaskill Street, Canowindra.

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The proposal seeks to address several building condition issues which include rising damp, electrical wiring, asbestos, lead paint and removal of rotted timber supports.

The resultant development will include the demolition of the existing internal fit-out, floors, ceiling and walls. Construction works will include new floor, ceiling, fit-out for the library and Cabonne Home Support Office, meeting rooms and amenities. The proposal also comprises a new Meals on Wheels room to the rear of the existing building.

Colours and materials will be selected to ensure integration with the streetscape and the retention of integrity of the heritage conservation area.

Access is available via the rear lane off Blatchford Street. The existing access is to be utilised for "Meals on Wheels" loading and unloading only. On street parking is available on Gaskill Street, with a dedicated DDA parking space also available in Gaskill Street in front of the building.

The site is currently connected to all relevant essential services. Changes to sewer and stormwater connections are proposed for connection to mains in Gaskill Street.

The development for Alterations to an Existing Community Facility is deemed permissible under the provisions of the Cabonne Local Environmental Plan (CLEP) 2012 subject to development consent of Council.

The following SoEE report provides an assessment of the proposed development based on the relevant matters in Section 4.15 of the Environmental Planning & Assessment Act. The report also considers the consistency of the proposed development against relevant legislation, environmental planning instruments and the potential impacts that may be associated with the development.

The application is for DA consent only.

### 1.1 DOCUMENTATION

The Development Application consists of a completed online Development Application form through NSW Planning Portal, the SoEE report, Heritage Impact Statement, and the attached Plans prepared by Cabonne Council Drawing No. 341608-1 and dated April 2024, BCA Assessment Report Reference: 240214\_BCA-2022\_DA Stage-r-1 prepared by Credwell dated 24/04/2024, Structural Engineering Assessment prepared by Calare Civil Consulting Engineers Reference: 20220467 and dated 6 May, 2024 and accompanying Preliminary Structural Plans by Calare Civil Consulting Engineers dated 6 May 2024, Asbestos Audit prepared by Barnson Pty Ltd Reference: R43664aa,lp dated 27/03/2024, and Section J (BCA Assessment Report) prepared by Khio Building Consulting Report No. 24019 and dated 29/03/2024.

Drawings 341608-1

- DA01 – Site Plan – Revision 4
- DA05 – Existing Ground Floor Plan – Revision 4
- DA06 – Existing Roof Plan – Revision 2
- DA09 – Demolition Plan – Revision 3
- DA10 – Proposed Ground Floor Plan – Revision 5
- DA11 – Proposed Ground Floor – Rear Yard – Revision 4
- DA12 – Proposed Roof Plan – Revision 4
- DA15 – Elevations – Gaskill Street Elevation & East Elevation – Revision 3
- DA16 – Elevations – North Elevation & South Elevation – Revision 2
- DA 20 – Sections – Revision 2
- DA21 – Sections – Library Section and CHS Section -Revision 2
- DA40 – Window Schedule - Revision 2
- DA50 – 3D Images

### 1.2 DEVELOPMENT DETAILS

<b>Applicant:</b>	Cabonne Council c/o: Planning Potential
<b>Owner:</b>	Cabonne Council
<b>Proposal:</b>	Alterations & Additions to Council Building
<b>Location:</b>	Lot 1 DP 108962, 70 Gaskill Street, Canowindra
<b>Zone:</b>	E1 Local Centre
<b>LGA:</b>	Cabonne
<b>Heritage:</b>	Canowindra Heritage Conservation Area

### 1.3 THE PROPOSAL

The proposed development seeks Council consent for Alterations to an existing Community Facility on land legally described as Lot 1 DP 108962, Gaskill Street, Canowindra.

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The main elements of the development include:

- Demolition of internal fitout, ceiling and tenancy walls;
- Demolish existing rear incinerator;
- Construction of new floor, ceiling, fitout to include new library, reception, CHS offices, meeting rooms, staff room and amenities;
- Minor repair work to existing verandah;
- Existing entry re-configured for main entrance;
- Existing glazed doors at Gaskill Street elevation to be removed and replaced with fixed glazing;
- New skylights;
- Existing façade to be repainted;
- New Meals on Wheels Facility (at rear of existing building) comprising a cool room, storage and packaging areas;
- New roof to provide shelter for Meals of Wheels building
- Demolition of existing amenities (internal fixtures);
- Repurpose existing amenities for new service (IT) room and storage);
- The rear of the building will require upgraded stairs, ramp and balustrading;
- New internal wall insulation;
- Drainage and ex slab to be renewed to facilitate drainage;
- New sub soil drainage and new stormwater drainage along wall;
- Remedial work to northern wall of building; and

Colour and materials to be used to ensure integration to the streetscape.

Vehicular access to the allotment is through a rear lane access point off Blatchford Street. No changes to existing access provisions are proposed. The existing access is to be utilised for “Meals on Wheels” loading and unloading only.

Pedestrian access is via street access off Gaskill Street. The proposal includes a re-configuration of the existing entrance point which meet NCC and DDA regulations.

An existing on street DDA parking space is provided on Gaskill Street and is to be retained.

All services are currently connected to the site.

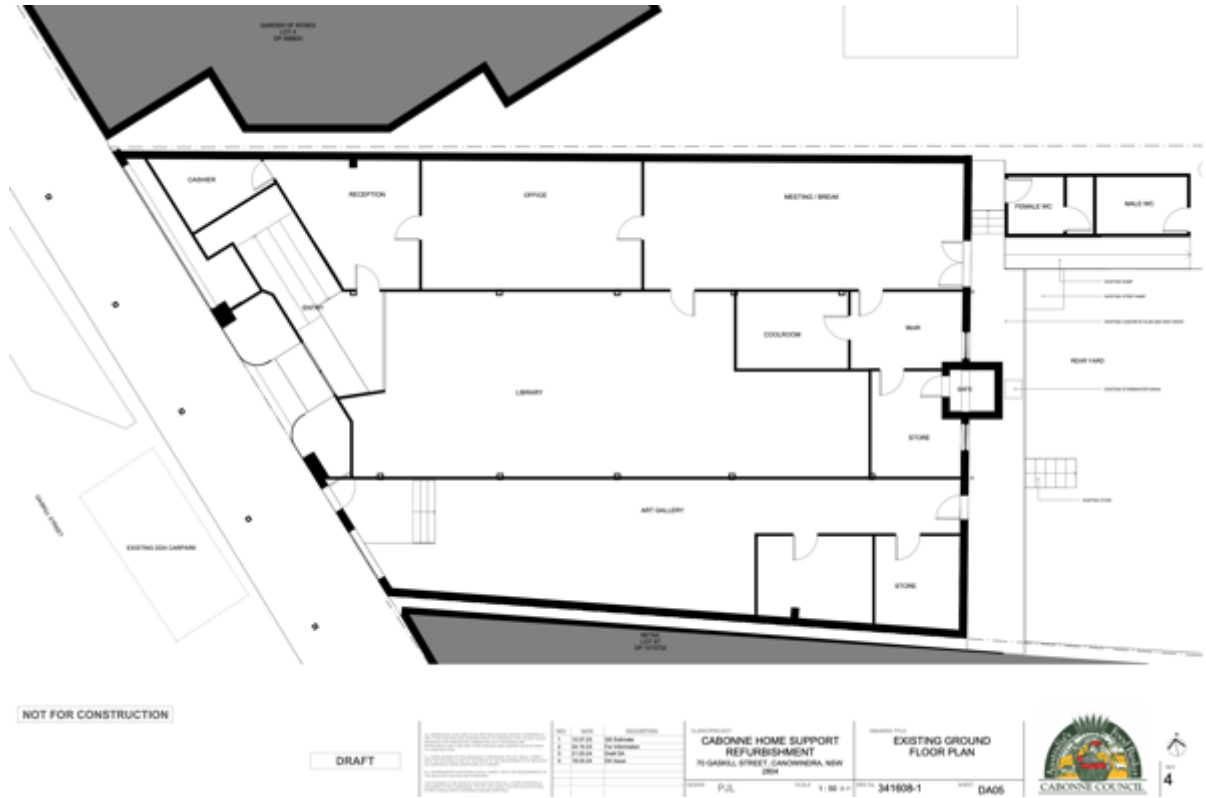


Figure 1: Existing Floor Plan

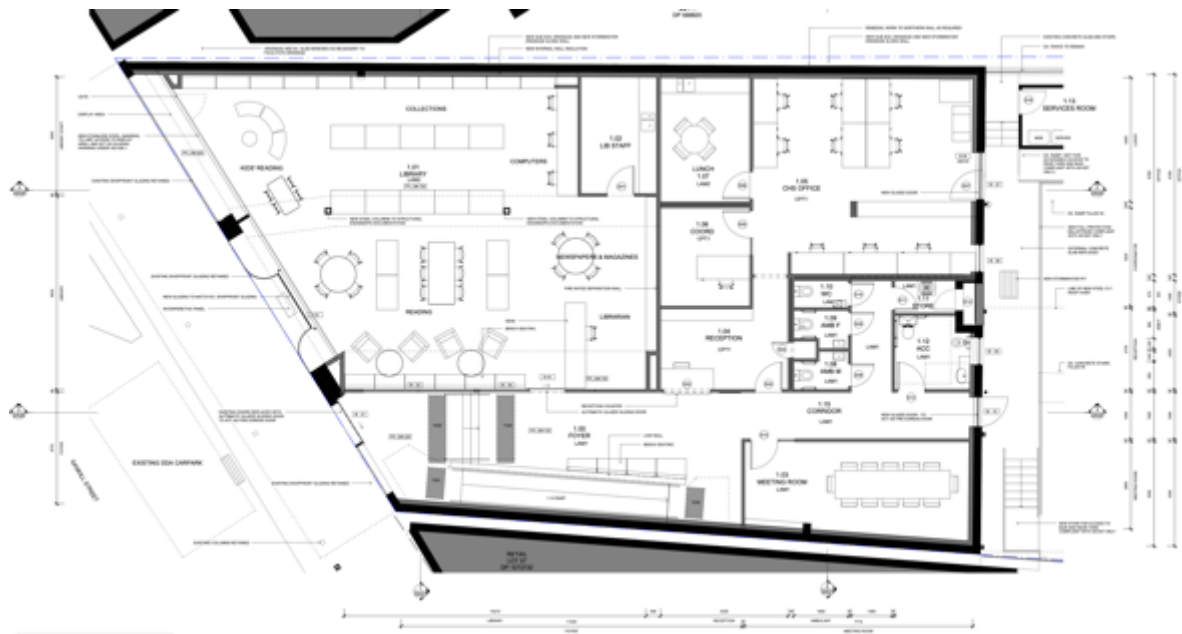


Figure 2: Proposed Floor Plan



## Perspectives



# Statement of Environmental Effects





## 2.0 SITE

### 2.1 Location. Title and Zoning

The subject land consists of one (1) titles; Lot 1 DP 108962 and has an approximate area of 749.7m<sup>2</sup>. The subject land is located on the eastern side of Gaskill Street approximately 160m from its intersection with Blatchford Street (to the north) and approximately 130m (southwards) to its intersection with Ryall Street. The site is located in the town centre and forms a part of the Canowindra Heritage Conservation Area (see Figure 6). The land is zoned E1 Local Centre under the provisions of the Cabonne Local Environmental Plan 2012 (see Figure 3).



Figure 3: Site zoning map E1 Local Centre

## 2.2 Site Map



Figure 4: Aerial view of the subject land and surrounding locality

### 2.3 Site

The subject site has an approximate area of 749.7m<sup>2</sup>. The subject land is located on the eastern side of Gaskill Street approximately 160m from its intersection with Blatchford Street (to the north) and approximately 130m (southwards) to its intersection with Ryall Street.

The existing building currently serves the Canowindra Library, Art Gallery, Meals on Wheels, Cabonne Home Support Office and an office outlet for Cabonne Council.

The surrounding locality is typified by a variety of retail shops including cafes, fruit market, butcher, chemist and other businesses such as real estate, accountants, hotels, bank, tourist accommodation and hardware store.

Some of the nearby buildings have been identified as having streetscape significance, social, architectural and aesthetic significance.

The site forms a part of the Canowindra Heritage Conservation Area. The Canowindra main street has one of the best intact interwar series of shopfronts in regional NSW. These reflect the development and consolidation of the town following the construction of the railway in 1910.

The intact shopfronts in Gaskill Street were installed during the interwar period which both complements the streets more contemporary commercial buildings and contributes to the character and heritage significance of the town centre.

The building formed a part of McDonagh's Enterprise Stores. The store closed in the 1960's and was later subdivided into separate tenancies. The Central West County Council established a showroom in one section, which later became a Cabonne Council office and branch library. The building is evidence of the history of retailing in Canowindra and the presence of local government in the town. Its shopfront has aesthetic significance and is representative of an Inter war Functionalist style shopfront that has maintained a high level of integrity.

### 2.4 Access and Services

Access to the site is via a rear lane access point off Blatchford Street. The development will retain the existing access provisions for the land.

On street parking is made available in Gaskill Street.

The subject site is connected to all essential services being reticulated sewer and water, electricity and telecommunications (including NBN).



### 3.0 BACKGROUND

The land is located in the Parish of Collett County of Ashburnham and is shown in Figure 5.

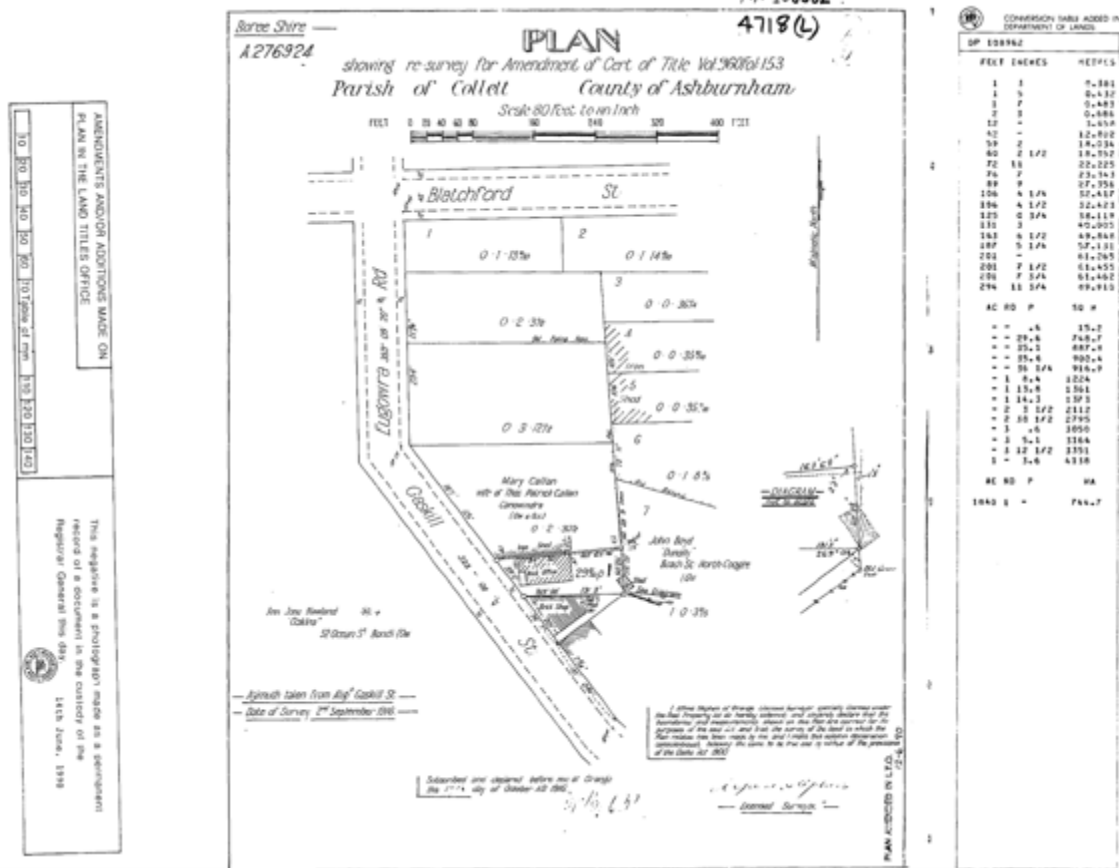


Figure 5: Parish Plan

The subject land currently contains an existing building that currently serves as the Cabonne Home Support Office, Canowindra Library and Art Gallery.

At the Ordinary Council Meeting 24 October 2023, a proposal for the refurbishment of the Cabonne Home Support Office and library building in Gaskill Street, Canowindra was presented and supported to proceed to DA stage.

#### 4.0 MATTERS FOR CONSIDERATION

##### Section 1.7 Application of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994

Section 1.7 of the EP&A Act 1979 identifies that Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 have effect in connection with both terrestrial and aquatic environments.

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There are four triggers known to require a development to be included into the Biodiversity Offset Scheme. These are detailed and addressed as follows:

Trigger	Response
<b>Trigger 1</b> – development occurs in land mapped on the Biodiversity Values Map (OEH) (Clause 7.1 of BC Regulation 2017)	The site is not within an area mapped on the NSW Biodiversity Values Map
<b>Trigger 2</b> – development involves clearing/disturbance of native vegetation above a certain threshold (Clauses 7.1 and 7.2 of the BC Regulation 2017)	The proposal does not involve the clearing or disturbance of any native vegetation as the development is for the re-alignment of boundaries only.
<b>Trigger 3</b> – development is otherwise likely to significantly affect threatened species (Clauses 7.2 and 7.3 of the BC Act 2016)	The site is situated in an area used for primary production – horticulture and grazing land. Based on the proposal for a boundary adjustment, it is unlikely the site will be home to any threatened species or endangered ecological communities or habitat that will be affected by the development.
<b>Trigger 4</b> – Development proposed in an area of Outstanding Biodiversity Value	The land is not categorized as being of Outstanding Biodiversity Value.

The proposal does not require any further assessment.

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider relevant matters, of which those pertaining to the application are listed below.

#### 4.1 PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)

##### Clause 1.2 Aims of the Plan

The broad aims of the LEP are as follows:

- (a) to encourage development that complements and enhances the unique character and amenity of Cabonne including its settlements, localities, and its rural areas,
- (b) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cabonne in a way that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,



(c) to facilitate and encourage sustainable growth and development that:

- (i) contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities,
- (ii) allows for the orderly growth of land uses while minimising conflict between land uses within the relevant zone and land uses within adjoining zones,
- (iii) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment and meets the diverse needs of the community,
- (iv) promotes the integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,
- (v) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy,
- (vi) avoids or minimises adverse impacts on drinking water catchments to protect and enhance water availability and safety for human consumption,
- (vii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places,
- (viii) protects and enhances environmentally sensitive areas, ecological systems, and areas that have the potential to contribute to improved environmental, scenic or landscape outcomes.

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The proposal is generally consistent with the aims of the LEP. In particular the proposal supports the broad aims (a) and (b). The proposal also *“contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities”*; and *“protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places.*

The proposal seeks to upgrade the existing building to provide support services and community services to the Canowindra community in the form of a library, meeting rooms, home care support, meals on wheels and offices.

The proposal also supports the retention of heritage and the importance streetscape integrity within the heritage conservation area.

### **Clause 1.9A Suspension of covenants, agreements and instruments**

This clause provided that covenants, agreements or other similar instruments that restrict the carrying out of development upon the subject land do not apply unless such are:

- Covenants imposed or required by council,
- Prescribed instruments under s138A of Crown Lands Act 1989
- Any conservation agreement under National Parks and Wildlife Act 1974
- Any trust agreement under the Nature Conservation Trust Act 2003
- Any property vegetation plan under the Native Vegetation Act 2003
- Any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
- Any planning agreement made under Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979

A search of records identifies that the subject site is not affected by any of the foregoing covenants, instruments, agreements or plans.

## Mapping

The subject site is identified on the LEP maps in the following manner:

Land zoning map	Land zoned E1 Local Centre
Lot size map	Not applicable
Floor space ratio map	Not applicable
Land application map	Not applicable
Height of building map	Not applicable
Heritage map	Not a heritage item however is in a heritage conservation area – Canowindra Heritage Conservation Area (local significance)
Additional permitted uses map	Not applicable
Drinking water catchment map	Is not located within a drinking water catchment
Terrestrial Biodiversity Map,	Has no biodiversity sensitivity
Riparian lands and watercourse map and	Is not affected by riparian lands and watercourses
Groundwater vulnerability map	Has groundwater vulnerability
Flood planning map	Is not within a flood zone
Land reservation acquisition map	Not applicable

These matters are addressed in the report following.

### Cabonne Local Environmental Plan (CLEP) 2012

The subject land is zoned E1 Local Centre under the provisions of the CLEP 2012. A *Community Facility* is permissible within the zone, subject to Council's development consent.

The standard instrument defines the following land uses:

**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 proposal seeks alterations to an existing Community Facility to address building condition issues which include rising damp, electrical wiring, asbestos and removal of rotted timber supports.

The development is consistent with the land use definitions as provided in the standard instrument.

## Objectives of the E1 Local Centre Zone

The proposal is not contrary to the aims of the LEP or the objectives of the E1 zone. The development relates to and is consistent with the zone objectives which seek to:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*

The public library, Meals on Wheels and the Cabonne Home Support Office are an integral component of community support services for the Canowindra community.

The proposal aims to provide up-t-date services and facilities that will benefit the community.

- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*

The proposal supports continued employment options through the retention of community facilities that are to continue to occupy the building (ie the library, Meals on Wheels and the Cabonne Home Support Office).

- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*

Not applicable.

- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*

Noted. The proposal does not seek to re-develop the site. The existing buildings footprint will continue to be used.

The proposal is generally consistent with the objectives of the zone.

## Part 2 – Permitted or prohibited development

The proposed development for alterations to an existing Community Facility is deemed permissible in the E1 Local Centre zone (with development consent).

## Part 4 – Principle development standards

There are no principle development standards that apply to the proposal.

## Part 5 – Miscellaneous provisions

### 5.10 Heritage Conservation

The subject land is located within the Canowindra Heritage Conservation Area as shown in Figure 6 and as such the provisions of Clause 5.10 apply.

The objectives of the clause are:-

- (a) to conserve the environmental heritage of Cabonne,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposal is not contrary to the objectives of the clause.

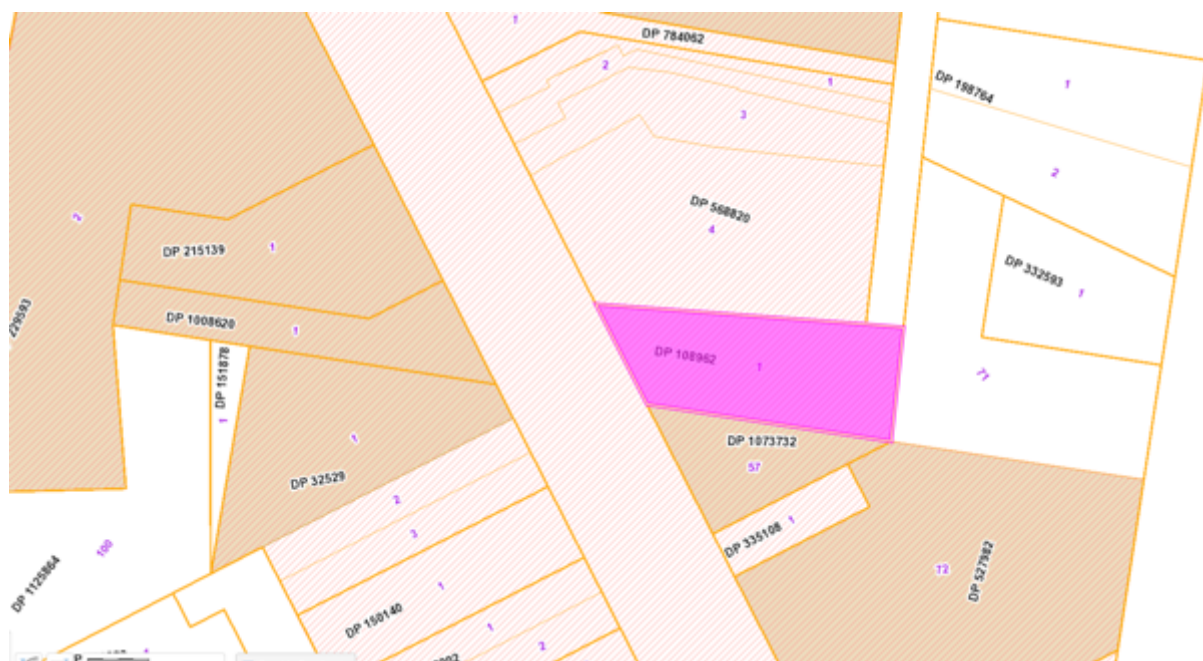


Figure 6: Heritage Map – Canowindra Heritage Conservation Area

#### (4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The proposal will have minimal impact upon the existing streetscape as new works will all take place behind the existing façade (at the streetscape). In particular the curved glazing and curved glazed framing are to be retained as original elements.

The façade is to be repainted. Proposed colours include:

- Murobond Tumbled Ivory (or similar) for the walls; and
- Dulux “Fern Green” (or similar) for the trim.

Changes to the façade have been limited to necessary changes to meet building compliance and upgrades. These include the removal of the existing ramp, existing doors to be replaced with fixed glazing and new entrance with automatic glazed sliding door to act as the main entrance to the building and as a fire egress door.

Minor works will also be required to repair the existing verandah.

Works to the rear of the site including refurbishment of the existing amenities for storage and It services room and the detached Meals on Wheels cool room and preparation area are not visible from the streetscape and do not affect the heritage significance of the building or the streetscape.

A Heritage Impact Statement has been prepared as a part of the DA documentation as the building is situated in the Canowindra Heritage Conservation Area.

### Part 6 – Additional Local Provisions

The following local provisions apply to the land.

#### 6.1 Flood planning

The subject site has not been identified as being affected by flood water.

#### 6.2 Stormwater management

This clause applies to all industrial, business, village and residential zones and requires that Council be satisfied the proposed development has minimal impact upon urban stormwater on the land and on adjoining downstream properties, native bushland and receiving waters.

The proposal seeks to repurpose the existing building. No additional stormwater is proposed to be generated resulting from the development.

Drainage plans will form a part of the drawing for a Construction Certificate.

#### 6.3 Terrestrial biodiversity

The subject land is not identified as being affected by terrestrial biodiversity; no further assessment is required.

#### 6.4 Groundwater vulnerability

The subject land is identified as “Groundwater Vulnerable” on the Groundwater Vulnerability Map (Figure 7). The land is serviced by reticulated sewer through existing connections. No changes are proposed. As such, the proposed development is not anticipated to have any adverse impacts on groundwater dependent systems nor any cumulative effect on the groundwater system itself. The development will not result in groundwater contamination. No additional measures are required to avoid, minimise or mitigate impacts of the proposed development.



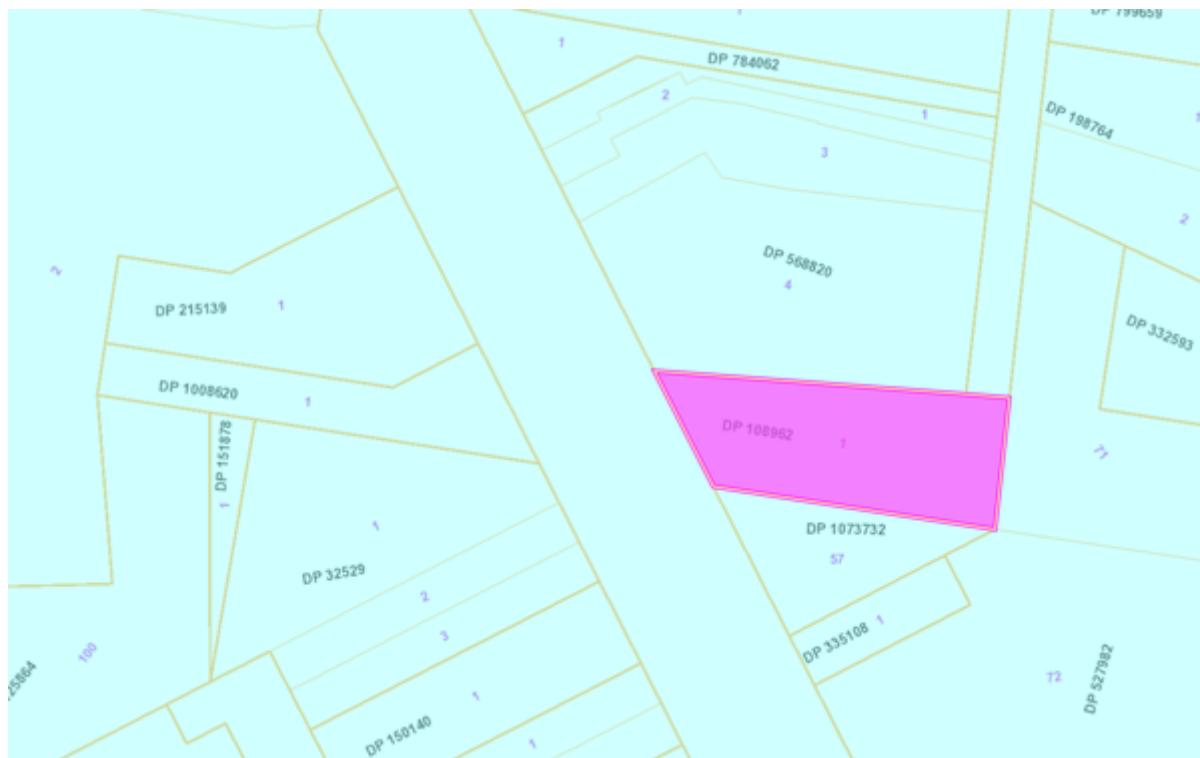


Figure 7: Groundwater Vulnerability Map

### 6.5 Drinking water catchments

The subject land is not identified as being located in a drinking water catchment area. No further assessment is required.

### 6.6 Riparian land and watercourses

The subject land is not identified as Riparian Land and Watercourse; no further assessment is required.

### 6.7 Land affected by karst

The provisions of the karst clause are not considered to be relevant to the proposed development.

### 6.8 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- Supply of water
- Supply of electricity
- Disposal and management of sewerage
- Storm water drainage or on-site conservation
- Suitable road access

All services are currently connected to the site. New stormwater and sewer connections are proposed for connections to the mains in Gaskill Street. Full civil engineering plans will be provided at CC stage. Access is to remain via a rear lane access off Blatchford Street. This access is to be utilised as a loading area only for “Meals on Wheels”. Pedestrian access is via a main entrance off Gaskill Street. On-street parking is also available to the public.

A BCA Assessment and Section J report have been provided as a part of the submitted DA documentation.

### 6.9 Location of sex services premises

The proposal does not relate to sex services premises and as such the provisions of the clause do not apply in this instance.

## 4.2 STRATEGIC PLANS AND POLICIES

Central West & Orana Regional Plan 2041 applies to the proposal.

The proposal is not contrary to the goals and directions of the regional plan.

### Canowindra CBD Activation Project

The Canowindra CBD Activation Project will improve the attraction and amenities in Canowindra, while maintaining and enhancing the heritage of the town and surrounds.

The Canowindra Main Street Precinct Plan and the Canowindra Master Plan aims to guide the management and development of Council projects over the forthcoming 5-10 years.

Whilst the plans do not specifically highlight any future works for the building, this development will ensure increased lifespan of the building, integrity of the streetscape and continued improvement to the heritage conservation area.

## 4.3 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land is applicable to the proposal and must be considered in any development proposal.

The proposed development is for continued use for office, administration and community uses for which the land is currently used for. There is no proposed change in the land use or land zone. Furthermore, the land does not have a history of land use activities which would render the soil contaminated to such a degree as to prevent the ongoing use and development of the land.

The proposal is not considered to be contrary to the provisions of the SEPP.

## 4.4 PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s4.15(1)(a)(ii)

There are no draft environmental planning instruments that relate to the subject land or the proposed development.

#### **4.5 PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s4.15(1)(a)(iii)**

There are no DCPs that apply to the proposal.

#### **4.6 PROVISIONS PRESCRIBED BY THE REGULATIONS s4.15(1)(a)(iv)**

The proposal does not contravene the relevant provisions of the regulations.

##### Demolition of a Building (s61(1))

Proposed demolitions works have been included and referenced on Plan DA09. Generally the demolition works involve the removal of all internal existing walls, existing doors and ramp (at street frontage), glazing, timber flooring and timber structure to be removed, slab, safe walls and roof, existing external toilet (internal bathroom walls, fixtures and connections), lower slab and incinerator to be demolished and removed.

Any identified demolition works will be required to be undertaken in accordance with the Australian Standard AS2601-2001 The demolition of structures, Code of Practise Demolition Work (August 2019) and any additional requirements imposed by a development consent or SafeWork NSW. Should asbestos be identified during demolition works, all work should cease and the appropriate licensed contractor should be engaged for removal and disposal. Any asbestos removed from the site is to be wrapped and disposed of at a licensed facility.

##### Fire Safety Considerations (s62)

Upgrades to the building will also include compliance with fire safety regulations. Fire services such as portable fire extinguishers coverage, smoke detection and alarm systems, emergency lighting and exit signage will be modified to adapt to the new layout. Annexure B of the BCA Assessment Report provides a Fire Safety Schedule for fire safety measures that will be required to be installed in the building.

##### Buildings to be Upgraded (s64)

The proposal does not involve the enlargement or extension of an existing building. The proposal does however involve the rebuilding and alteration of the existing building.

An NCC assessment report has been submitted with the application to address building classification, fire safety measures, exit points, Disability (Access to Premises – Building) Standards and energy efficiency (Section J report).

##### BASIX Commitments (s27 and s75)

BASIX is not required for non-residential development.

A Section J report has been prepared and is submitted as a part of the DA documentation.

#### **4.7 THE LIKELY IMPACTS OF THE DEVELOPMENT s4.15(1)(b)**

##### **Context and Setting**

The site is located in the Canowindra town centre approximately 62km from Molong and 58km to Orange. The surrounding businesses comprises a variety of retail shops, food premises, real estate, accountants, hotels, bank, tourist accommodation and hardware store.

The development does not propose to change land use or introduce new land use elements to the site.

### Visual amenity

The physical external fabric of the building will remain virtually unaltered at the street frontage. Internal fitout will be for the town library, Meals on Wheels and the Cabonne Home Support Office which will not affect visual amenity of the area. The buildings streetscape prominence and architectural features will remain unaltered and as such will not adversely impact upon the building's and HCA's heritage significance. The building's exterior façade will be painted at the street frontage. Proposed materials and colours include Murobond Tumbled Ivory (or similar) for the walls and Dulux "Fern Green" (or similar) for the trim.

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Minor repair works to the existing verandah with existing plate glass windows on the Gaskill Street elevation to be retained. Curved glazing and curved glazing framing on the buildings Gaskill Street elevation are to be retained as important heritage features.

The existing glazed doors are to be removed and replaced with fixed glazing. New entry to be reconfigured at Gaskill Street frontage to act as the buildings main and primary entrance.

### Access and traffic

Existing access to the site is via a rear lane situated off Blatchford Street. The proposal does not seek to alter the existing access arrangement for the site.

The site does not include any formalised onsite carparking.

On street parking is available in Gaskill Street with a DDA parking space also available.

The proposal is not anticipated to generate additional traffic generation.

### Demolition

Demolition works are required as a part of the proposal to address internal building issues including rising damp, electrical wiring, asbestos, lead paint and removal of rotted timber posts. The extent of the demolition works can be referred to in plans DA09.

Any identified demolition works will be required to be undertaken in accordance with the Australian Standard AS2601-2001 The demolition of structures, Code of Practise Demolition Work (August 2019) and any additional requirements imposed by a development consent or SafeWork NSW. Should asbestos be identified during demolition works, all work should cease and the appropriate licensed contractor should be engaged for removal and disposal. Any asbestos removed from the site is to be wrapped and disposed of at a licensed facility.

### Fire Safety Measures

A BCA Assessment Report has been prepared by Credwell and includes in Annexure B a Fire Safety Schedule of the necessary measures required to be installed in the building to comply with fire safety standards.

They include:

	Fire Safety Measure	Standard of Performance
1.	Automatic fail-safe devices (automatic doors)	BCA 2022 Clause D3D24 Manufacturer's Specifications
2.	Automatic fail-safe devices (electronic latching)	BCA 2022 Clause D3D26 Manufacturer's Specifications
3.	Automatic fire detection and alarm systems**	BCA 2022 Part E2 NSW Clause E2D16 and Specification 20 Clause 6 AS1670.1-2018 (amendment 1)
4.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)
5.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)
6.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
7.	Fire shutters (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
8.	Fire windows (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
9.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
10.	Mechanical air handling systems (automatic shutdown)***	BCA 2022 NSW E4D6 and Specification 20 AS 1668.1-2015 (amendment 1)
11.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001
12.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4 and C4D5 AS 2118.1-2017
13.	Warning and operational signs	BCA 2022 Clauses D3D28 & E3D4 Environmental Planning and Assessment Regulation 2000 (EP&A Reg) Clause 183
14.	Performance Solutions	TBA – Performance Solution to be carried out at the CC stage of the development

\*These are options for the protection of openings under Clause C4D5.

\*\*These may be required for the opening of the sliding door and shutdown of the ventilation.

\*\*\*This is subject to the type of mechanical ventilation system used as discussed under NSW Clause E2D16.

## Asbestos

Due to the age and integrity of the building, an Asbestos and Lead Paint assessment has been undertaken by Envirowest Consulting (Barnson Pty Ltd). The Asbestos Audit has been included as a part of the submitted documentation for the DA.

A visual inspection of accessible areas was undertaken. At each location where asbestos containing material was suspected an assessment was made of friability, accessibility and condition. The assessment was used to assign risk rating and recommend action and is presented in the Asbestos Register Appendix A of the Asbestos Audit. Any disturbance or removal of ACM should be undertaken by a contractor with a Class A or B asbestos removal licence. Works should be undertaken in accordance with SafeWork NSW guidelines including:



- Safe Work Australia (2019) *How to manage and control asbestos in the workplace Code of Practice*
- Safe Work Australia (2019) *How to safely remove asbestos Code of Practice*

A visual inspection was also undertaken for painted surfaces for lead was conducted of targeted areas undergoing renovations. The age and presence of paint on the surfaces was identified. Some representative painted surfaces were scrapped to enable all paint layers to be revealed. Paint was swabbed with *Lead Check* field testing kit to confirm the presence of lead which is confirmed by a colorimetric reaction indicating a level of lead greater than 0.1-0.2% w/w. Paint samples were additionally sent to the NATA accredited laboratory of SGS Sydney, Alexandria for analysis of lead.

Management of lead paint is required to reduce the risk of impacts from the lead paint at the time of removal works. Management procedures should be undertaken in accordance with Standards Australia (2017). Demolition or paint removal should be done under controlled conditions to avoid damage to the paint and loss of paint. Any paint flaking would need to be collected.

Demolition and removal works would not normally require air monitoring unless significant loss of paint occurs from the works or in a sensitive area. Lead paint waste arising from a structure other than a residential premise or education or childcare institutions is classified as hazardous waste for disposal to landfill (EPA 2014).

A review of mapping has indicated that the risk of naturally occurring asbestos (NOA) is minimal and there is no record of NOA within the town of Canowindra.

### Structural Integrity

Calare Civil Consulting Engineers assessed the existing structure and its suitability for the proposed alterations and additions providing preliminary structural drawings for the works. The analysis determined the proposed works can be undertaken subject to bracing and support; namely where the timber columns are to be removed.

Where the ground clearance is minimal, it is proposed to construct slab on ground with a void formed against the northern masonry wall to permit mechanical ventilation and minimise the effects of rising damp that have been plaguing the building. It is proposed to construct the remainder of the floor using a suspended slab system to minimise fill required for the works and maximise subfloor ventilation.

Preliminary engineering plans were provided as a part of the DA. Further structural engineering plans and design will be provided at CC stage.

### Utilities

The site is connected to electricity, reticulated water and sewer. New connections are proposed for stormwater and sewer connections. New connections will be directed to the mains connections on Gaskill Street. Full civil engineering drawings will be provided at CC stage for the development.

Access to the site will be retained via the existing rear lane access off Blatchford Street.

### Impact on adjoining development

The proposed development does not introduce any new or uncharacteristic elements to the land use pattern.

The proposed development will not adversely impact upon visual amenity, essential services, access or road network of the site or the surrounding locality.

### Cumulative Impacts

The proposed development is for continued use of the site for community type services which includes the Canowindra Library, Meals on Wheels and Cabonne Home Support Office.

The proposal is not considered to be out of character for the area and will not have adverse environmental or amenity impacts on the site or surrounding locality.

### Economic Impacts

The proposed development is considered to have a positive economic impact which will have a positive economic impact upon local suppliers, contractors and builders undertaking the future project.

### Social Impacts

The proposal would have a positive social impact upon the community in the delivery of up-date services for the community library, Meals on Wheels centre and the CHS office as well as offering facilities for the broader community. The proposal will support increased patronage and contributes to the civic services and the arts of Canowindra (and Cabonne).

### Environmental Impacts

The subject land is located within an urban context. The site has been highly modified with significant vegetation, threatened species or ecological endangered communities or their habitats are unlikely to be present due to the absence of vegetation.

### Climate Change

The NSW Sea Level Rise Policy Statement 2009 outlines the Governments objectives and commitments in regard to sea level rise adaption. A key Government commitment is the promotion and support for an adaptive risk-based approach to managing the impacts of sea level rise. The proposal would not significantly contribute to climate change and will not change the risk profile of the site in regard to the impacts of sea level rise.

### Ecologically Sustainable Development

All potential environmental interactions should have regard for the Precautionary Principle (prevent environmental degradation and protect the local environment), Intergenerational Equity (not to compromise the environment for future generations), Improved Valuation and Pricing of Environmental Resources (to utilise the land with minimal environmental impact to result in an economic benefit to the community) and conservation of biological diversity and ecological integrity. The proposal is not considered to present significant threats of serious or irreversible environmental damage, with the health, diversity and productivity of the

environment maintained or enhanced for the benefit of future generations and will further support the conservation of biological diversity and ecological integrity.

### **4.8 THE SUITABILITY OF THE SITE s4.15(1)(c)**

The subject site is located within the local centre of Canowindra in the main street; Gaskill Street. The proposed development for alterations to an existing *Community Facility* is deemed permissible within the E1 Local centre zone. Adequate arrangements can be made for access, NCC requirements for building upgrades and essential services. There are no adverse changes to visual and neighbourhood amenity resulting from the proposal. On this basis, the subject site is considered to be suitable for the proposed development.

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There are no known technological or natural hazards that would affect the proposed development.

### **4.9 DEVELOPMENT CONTRIBUTIONS**

The development will be assessed in accordance with Councils Development Contribution Plan.

### **4.10 SUBMISSIONS IN ACCORDANCE WITH THE ACT s4.15(1)(d) OF THE REGULATIONS**

The proposed development will be notified and advertised in accordance with the Community Participation Plan.

### **4.11 PUBLIC INTEREST s4.15(1)(e)**

The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.

### 5.0 CONCLUSION

This Statement of Environmental Effects (SoEE) report has been prepared as a part of an application submission to Cabonne Council seeking consent for the re-development of the existing *Community Facility* at Lot 1 DP 108962, Gaskill Street, Canowindra.

Building works include demolition to allow for internal upgrades and fit out for the town library, Meals on Wheels and the Cabonne Home Support Office. The external façade will be repainted, repair to the existing verandah and retention of the curved glass and curved window frame to ensure the heritage significance of the building and its streetscape contribution is retained.

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The aim of this Statement has been to:

- describe the proposal;
- demonstrate compliance/planning merit of the proposal against the relevant statutory controls and local planning provisions; and
- provide an assessment of the likely environmental effects of the proposal.

The site is located in the town centre that consists of a variety of retail shops and services. The physical external fabric of the building will remain unaltered. Internal fitout will be for the town library, Meals on Wheels and the Cabonne Home Support Office. The buildings streetscape prominence and architectural features will remain unaltered and as such will not adversely impact upon the building's and HCA's heritage significance.

The proposed development will be consistent with the surrounding locality and can provide for adequate arrangements of access, drainage, essential services, fire safety measures, visual and neighbourhood amenity.

The proposal is supported by a Heritage Impact Statement, a BCA report, Asbestos Audit including an assessment on lead paint, Section J, Structural Integrity Assessment and Preliminary Engineer Plans.

The development complies with the relevant aims, objectives and provisions of the Cabonne LEP 2012. A section 4.15 assessment of the development indicates that the development is acceptable and is substantially the same to which original consent was granted.

In light of the development's merits and the acceptable level of impact, it is requested that this application be given favourable consideration by Council.

Any further enquiries can be made directly to our office on 0431700081.



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Planning Potential