

Statement of Environmental Effects for Development Application

Gilgandra Local Aboriginal Medical Service – 72 Miller St

PREPARED FOR COONAMBLE ABORIGINAL HEALTH SERVICES
SEPTEMBER 2024 – REVISION A



Architectus Conrad Gargett acknowledges the rich histories and profound connections to the Country of the Wiradjuri, Kamilaroi & Wailwan Nations, Traditional Custodians of the land on which the GLAMS Project will be sited and pay respects to their Elders past and present.

Documentation control

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Executive Summary

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

The DA seeks consent to undertake the adaptive reuse of an existing building located at 72 Miller Street, Gilgandra to create a new medical centre.

The proposal includes the refurbishment of the existing building and rear yard, including minor demolition works and modification to front road reserve and footpath.

The DA and this SEE have been prepared in accordance with the EP&A Act 1979 and the Environmental Planning and Assessment (EP&A) Regulation 2000. This SEE addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act 1979 and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal.

The key planning controls referenced include:

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

The proposed development is permissible with consent in the Zone E1 Local Centre per GLEP 2011.

The proposed works seek to re-purpose and improve the appearance of an existing building which has been unoccupied for an extended period of time. The adaptive reuse of the building into a Medical Clinic, is considered to be in the public interest and will improve the Local Centre consistent with the broad objectives of the GLEP. The development will provide valuable health care and employment benefits to residents and occupants of the Gilgandra local government area (LGA).

The development proposal under consideration maintains congruity with the heritage attributes and distinctive character of the Gilgandra Conservation Area, and is compatible with the existing land uses and inherent characteristics of the surrounding locality. The proposed development demonstrates that it will not result in any adverse heritage impact to adjacent buildings based on only minor proposed modifications to the external material character of the building.

This Statement establishes that the proposal does not lead to substantial impacts on the local environment, or amenities of neighbouring properties or the local community. It is considered that the proposed development will bring improvement to the amenity and economic outcomes of the Gilgandra region and town centre by generating increased activity, economic opportunity and improved health outcomes.

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

1.0 Introduction

1.1 Overview

This SEE has been prepared in support of a DA for consent to undertake the adaptive reuse of an existing building located at 72 Miller Street, Gilgandra to create a new medical clinic (NCC Class 5), replacing the existing retail function (NCC Class 6).

1.2 Format of the Statement of Environmental Effects

This Statement has been prepared in accordance with the requirements outlined in Schedule 1, Part 1, of the EP&A Regulation 2000, and offers an assessment consistent with the considerations specified in Section 4.15(1) of the EP&A Act 1979, which are pertinent to the consent authority's evaluation of the DA.

This SEE is organised into the following sections:

Section 1 - Provides an overview of the project and this SEE.

Section 2 - Describes the site, locality, and surrounding developments relevant to the subject site.

Section 3 - Details the proposed development and outlines all intended works.

Section 4 - Identifies the applicable statutory controls and policies, along with an evaluation of the proposed development against these relevant controls.

Section 5 - Assesses the proposal and its likely environmental impacts, particularly concerning potential effects on neighbouring properties and the surrounding area.

Section 6 - Offers a conclusion regarding the proposal.

1.3 Supporting Documentation

This Statement has been prepared with the assistance of other professionals and documents prepared to accompany this DA. These documents are included as Appendices to this statement.

DOCUMENT	CONSULTANT
Cost Assessment	Walton Smith Consultants
Survey Plan	Barnson
Traffic Brief - Parking Summary Report	Barnson
Architectural & Landscape Drawings	Architectus Conrad Gargett Architects
Civil Engineer Drawings (Stormwater Plan & Details)	Entec Consultants with Bligh Tanner
Structural Condition Assessment	Bligh Tanner
Flood Review Report	Bligh Tanner
NCC Assessment Report	KNISCO Development Solutions
DDA Assessment Statement	KNISCO Inclusive Access

1.4 Cost of Works

The cost of works for the purpose of determining the DA fee for the proposed development has been calculated in accordance with Clause 255(1) of the EP&A Regulation 2000 and AIQS Practice Standard – Construction Cost Assessments for NSW Estimate Development Cost Reports for State Significant projects.

The Estimated Development Cost is **\$1,693,840.87** excluding GST.

The cost of works for new proposed medical clinic is detailed per the Cost Assessment report prepared by Walton Smith Consultants, refer Appendix 1.

2.0 Site and Context

2.1 Site Description

The site is located 72 Miller Street, Gilgandra and is legally described as Lot 7, DP.812908.

The location of the site is shown below.



FIGURE 1. AERIAL VIEW OF SITE AND LOCALITY (SOURCE: SIX MAPS)

The site area is approximately 1,123m² and is generally rectangular in shape with dual street access. The site has a 14.020m frontage to Miller Street and 14.024m frontage to Lower Castlereagh St. The main façade faces north-west on the Miller Street side. Vehicular access onto the lot is via Lower Castlereagh St.

The topography of the site is mostly flat with a gentle gradient falling towards Lower Castlereagh St and the river.

There is negligible tree and flora coverage on the site with a single medium sized tree of no significance and grass cover.

A survey plan of the site is provided per Appendix 2.

2.2 Context and Locality

The site is situated to the northern end of the Local Centre. The sites main frontage is located along Miller St which is also a Federal Highway, connecting the Castlereagh, Oxley and Newell Highways. Miller St is the main business and retail street that runs through Gilgandra town centre and connects all the main services and civic spaces. The Local Centre generally comprises a mix of retail and commercial functions. Within the local centre on the opposite side of Miller St across from the site and adjacent the site to the south-east is private residences.

The rear boundary connects to an unsealed section of Lower Castlereagh St which runs parallel to the Castlereagh River. A thin strip of vegetation.

The opposite side of the river across from the site is natural riparian zone backed onto by small farm land.

The location of the site in this context is shown in the following image.

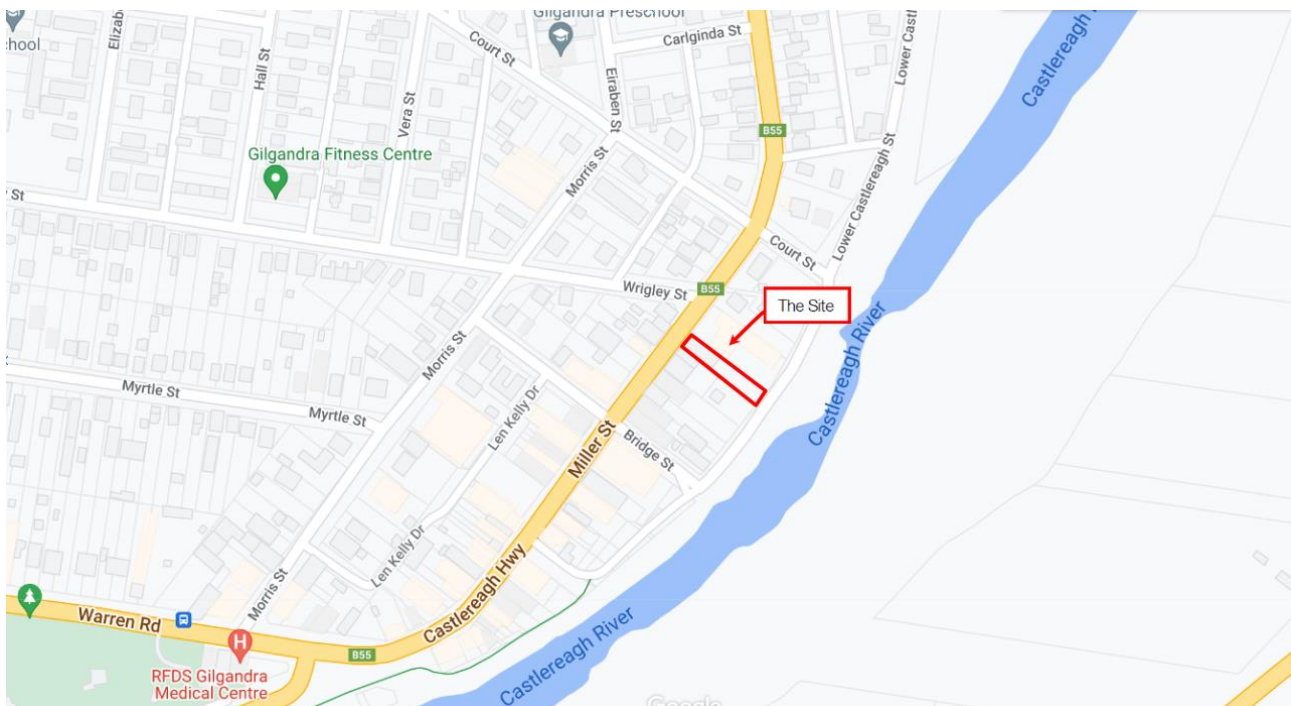


FIGURE 2. LOCATION PLAN (SOURCE: GOOGLE MAPS)

The client operates an existing medical clinic located at 140 Warren Road, Gilgandra in addition to a number of other facilities across the region. Due to demand and spatial limitation at the current facility the client has acquired this property to expand their services to the community.

2.3 Surrounding Development and Land Use

The surrounding development is a mix of retail and private residential. The building style, character, form and age of surrounding development is greatly varied. Most buildings are typically a single storey in height with some double story structures further south from the application site. Building materials vary between brick, timber and fibro construction. All buildings typically have metal sloped roofs. Commercial and retail buildings typically have cantilevered street awnings and are built to the edge of their boundary and span the full width of the lot. Private residences are typically setback slightly from the front and are situated within the centre of the lot. Generally, the footpaths in front of commercial properties are paved and grass verges to the private residences.

2.3.1 North-West (Opposite Site)

Per Figure below, development to the north-west of the site, on the opposite side of Miller Street, includes a single storey retail shop which appears unoccupied and modest single story private residences.



FIGURE 3. RETAIL AND RESIDENTIAL DEVELOPMENT TO NORTH WEST OF SUBJECT SITE, VIEWED FROM MILLER STREET

2.3.2 South-West (Opposite Site)

A single storey retail building is located at 77 Miller Street directly to the south-west of the subject site which adjoins a large carparking lot forming part of the Heritage Listed double story brick pub.



FIGURE 4. SINGLE STOREY BUILDING AT 77 MILLER STREET, DIRECTLY TO SOUTH-WEST OF SUBJECT SITE, VIEWED FROM MILLER ST

2.3.3 North-East (Adjacent)

A large commercial tyre shop occupies the site to the North of the subject site and has dual access from both Miller Street and Lower Castlereagh Street. The site has a wide driveway crossover on Miller St to allow for regular large industrial and commercial vehicles including semi-trailers, as seen in figure below. The buildings are set well back from the street frontage. This site is a large generator of noise and vehicular traffic during daylight business hours.



FIGURE 5. SINGLE STORY COMMERCIAL PREMISES, DIRECTLY NORTH-EAST OF SUBJECT SITE, VIEWED FROM MILLER ST

2.3.4 South-East (Adjacent)

To the south of the site is two adjacent lots. On the Miller St end is a single-story retail building of timber board construction which adjoins a double story brick building with a parapet and street awning.

The rear lot that connects to Lower Castlereagh Street is a single detached residential structure.



FIGURE 6. SINGLE STORY RETAIL PREMISES, DIRECTLY SOUTH-EAST OF SUBJECT SITE, VIEW TO SOUTH-EAST FROM MILLER ST



FIGURE 7. RESIDENTIAL DWELLING ADJACENT SUBJECT SITE, VIEW TO SOUTH-WEST FROM LOWER CASTLEREAGH STREET

2.4 Existing Site and Use

The site, which remained vacant for an extended duration of approximately 15 years, was acquired by the client in 2023. Although the building has somewhat deteriorated over time, it generally retains its sound condition. The structure previously served as a retail (NCC Class 6) establishment, housing a furniture and electronics store complete with a shop front and rear storage, along with staff amenities.

The existing building, a single-story, rectangular, gable-roofed structure, occupies approximately 40% of the site area. It is built extremely close to the side boundaries and aligned with the adjacent shop fronts on Miller St, extending beyond the line of the surveyed boundary.

Constructed with a simple steel portal frame, the building is filled with blockwork walls on the side and rear elevations. The rear blockwork is unpainted, while the front facade combines various materials. The lower level, primarily addressing the footpath, features double brick construction and shop front glazing, topped with a rolled metal cantilevered awning suspended over the footpath. The facade's upper half is completed with metal sheeting, exhibiting a weathered white finish. An aged, worn-out signboard extends from the front facade.

The gable roof design incorporates metal sheeting, with gutters along the side boundaries connected to downpipes. These appear to discharge into a kerb channel along Miller Street. Power and water connections seemingly originate from Miller Street, with a sewer connection at the rear. A sewer line runs through the rear of properties along Miller Street.

The front footpath, paved and steeply inclined towards the main entrance door, transitions unevenly along the northern boundary, with an isolated section of concrete pavement in front of the Tyre shop.

The rear portion of the site, connecting to Lower Castlereagh Street, is primarily an undeveloped lawn area featuring a single medium-sized tree of no significant value. A small concrete pad attached to the rear elevation is covered with a damaged steel roof structure. The fences, varied in styles, are generally in poor condition, with the northern boundary fence showing signs of impact damage from the Tyre shop yard.

Adjacent structures on neighbouring properties restrict access to the building's side facades, thus limiting opportunities for maintenance and modifications.

Photographs of the site and existing building are shown in the following Figures.



FIGURE 8. EXISTING BUILDING ON SUBJECT SITE, VIEW TO SOUTH-EAST FROM MILLER STREET



FIGURE 9. NORTH-WEST BLOCKWORK FAÇADE ALONG BOUNDARY WITH TYRE SHOP. EXISTING TYRE SHOP SIGNAGE CAN BE SEEN APPENDED TO FAÇADE



FIGURE 10. EXISTING SHOPFRONT ON SUBJECT SITE, VIEW TO NORTH FROM MILLER STREET



FIGURE 11. INTERIOR OF EXISTING BUILDING ON SUBJECT SITE, VIEW TO NORTH-WEST TOWARD MILLER ST



FIGURE 12. INTERIOR OF EXISTING BUILDING ON SUBJECT SITE, VIEW TO SOUTH-EAST TOWARD LOWER CASTLEREAGH ST



FIGURE 13. REAR OF EXISTING BUILDING AND YARD ON SUBJECT SITE, VIEW TO NORTH-WEST FROM LOWER CASTLEREAGH ST

3.0 Proposed Development

3.1 Development Description

This DA seeks consent from Council for the adaptive reuse and change of use of the existing building located at 72 Miller Street, Gilgandra, transforming the existing dilapidated retail store into a new Medical Clinic with a focus on Indigenous health care.

Associated demolition works including demolition of all existing rear doors, single door at front, internal partitions, ceilings, floor finishes, fixtures, fittings and services.

- Internal fitout alterations to the existing building comprising nine (9) Consult rooms of varying functions, one (1) treatment room, waiting and reception, single person office, staff meeting room, storage, staff room and kitchenette, staff amenities to suit staff numbers between five (5) and fourteen (14).

- New rear staff outdoor patio breakout space with new roof over and rear access ramp.
- New external sliding glazed doors and access door to rear façade.
- Upgraded shopfront façade to Miller Street and building entry including new glazing, decorative film, new entrance door at accessible grade and new render finish to the existing brickwork.
- Removal of existing suspended sign.
- New non-illuminated signage to front façade.
- Upgraded structure to front awning to make awning complaint to wind forces.
- Repainted awning.
- New metal sheet cladding to match existing front façade to side and rear elevations where façade is accessible with new sarking and flashings for weatherproofing. New downpipes as required to suit new cladding.
- Repainted roof sheeting and capping's.
- New skylight wells and solar tube lights to roof.
- Make good of existing structural elements.
- New rainwater tank to rear to capture stormwater from new roof.
- Ten (10) new staff car parking spaces to rear of Medical Clinic building, accessible from Lower Castlereagh St, including one (1) accessible space. One (1) new loading zone for deliveries and use during emergencies.
- New circular lawn area with natural stone seating and native plant garden beds.

The proposal is detailed in the architectural drawing package by Architectus Conrad Gargett Architects, included at Appendix 3, and is described in the following sections of this SEE.

Operating Hours

The clinics operating hours are expected to remain per the existing facilities operating hours at Warren road. The operating hours are Monday to Friday, 8.30AM till 5.00PM, excluding public holidays.

Staff Numbers

Staff numbers while expected to increase will likely take some time to increase depending on availability of qualified personnel. The facility can support a maximum of thirteen (13) staff on any given day. However due to the nature of available doctors and the reliance on specialist doctors who typically only spend one day at the facility per week, the regular staff numbers will typically be lower.

3.2 Zoning and Land Use

The site is zoned E1 Local Centre and is currently occupied by retail land use, classified as Class 6 (Retail) per the NCC. The proposed Medical Centre is permissible with consent in the E1 Local Centre zone, however, will be reclassified under the NCC to Class 5 (Office) and thus constitutes a change of use.

For clarity we note that the site is still identified as B2 Local Centre per the GLEP 2011 Zoning Plan.

3.3 External Materials and Finishes

The proposal incorporates quality materials and finishes in keeping with the existing structure, as detailed in the Architectural Drawings Package prepared by Architectus Conrad Gargett Architects (refer Appendix 3).

The finishes colours are to provide a new and clean look, accentuating the use of the building as a medical facility while keeping it generally modest within the street scape, allowing for heritage listed buildings located within the street to retain general prominence.

The proposed external building materials include:

- Re-painted white metal sheeting to front upper façade to match existing.
- White painted metal sheeting over existing blockwork facades to side elevations to match existing.
- White painted and bushland green painted metal sheeting over existing blockwork façade to rear elevation.
- Existing white painted roof to remain. New pan flashings to be matching finish. New small skylight well popouts at roof ridge to be in bushland green metal cladding.
- Re-painted white street awning with bushland green feature colour.
- White painted rendered finish to existing brickwork front lower façade.
- Existing yellow concrete front pavement tiles are to be retained and re-used.
- Existing brass coloured window frames are proposed to be retained and re-used if possible to suit new glazing. Any replacement glazing frames to the shopfront will be of the same finish.
- New external doors frames to rear façade made of hardwood timber with clear oil/varnish. Clear glazing.
- New patio roof to be white painted metal sheeting.
- New patio roof posts, structure and fascia's made of hardwood timber with clear oil/varnish.
- External concrete pavements and parking hardstand, coloured pale red / brown.

3.4 Building Code of Australia (BCA) Assessment

Per the NCC Assessment Report prepared by Knisco Development Solutions (refer Appendix 4) the proposal is capable of complying with the performance provisions of the Building Code of Australia (BCA), 2022 and relevant Australian Standards, subject to the recommendations contained in the report and the preparation of fire performance solutions related to existing and proposed openings / primary building structure exposed to a fire source feature (boundary).

All requirements have thus far been implemented or are otherwise viable to be implemented within the proposed works.

3.5 Accessibility Assessment

Per the Access Statement provided by Knisco Access Solutions, (refer Appendix 5), the proposal is capable of complying with the performance provisions of the Building Code of Australia (BCA) and relevant Australian Standards, subject to the recommendations made.

All recommendations and requirements have thus far been implemented or are otherwise viable to be implemented within the proposed works.

3.6 Structural Assessment

Per the Structural Condition Assessment Report provided by Bligh Tanner Engineers, (refer Appendix 6), the existing structure and proposed changes are structurally feasible and capable of being certified subject to the strengthening specifications proposed.

Concerns with the existing structure are generally minimal and all proposed upgrades have thus far been implemented or are viable within the proposed works.

3.7 Demolition and Excavation

The proposed development requires minor demolition work. A demolition plan has been submitted with the Architectural Drawings Package (refer Appendix 3).

All existing internal services are proposed to be removed and brought up to current standards to suit the new requirements of the proposal.

There is minimal proposed ground works and excavation with no fundamental change to the falls of the site.

Demolition works are to be undertaken in accordance with relevant Australian Standards, specifically AS 2601.

3.8 Services and Infrastructure

Existing services and infrastructure on the site will be utilised or upgraded as required for the proposed development. New electrical, lighting, communications, security, mechanical and hydraulic services are required to suit the new facility.

There are no significant proposed changes to civil infrastructure, including stormwater, sewer and water supply. The proposed connection points are not proposed to be modified, with minor works on-site required to the existing connections.

Some new external lighting for security and safety purposes is proposed, however is intended to be connected to timers to reduce nuisance to adjacent private residences.

New mechanical condensers for the new Air-Conditioning system are proposed to be located at the rear of the facility, on the Tyre shop side of the building, to reduce noise nuisance to adjacent private residences and avoid visual impact of services to the primary street (Miller St). These are visible on the Architectural drawings (refer Appendix 3).

New NBN communications infrastructure is proposed to be installed to the facility requiring some ground works to make the connection from the adjacent lot.

3.9 Signage

The existing projecting sign board above the awning is proposed to be removed from the front façade.



FIGURE 14. EXISTING PROJECTING SIGN BOARD TO BE REMOVED

More modest, flat, non-illuminated signage is proposed to be affixed to the existing front façade at a high level, above the tension cables, similar to signage installed at the clients (CAHS) Dubbo facility per the Figure below, with words to the effect of “Gilgandra Local Aboriginal Medical Services”. The extent of proposed signage is shown on the Architectural drawings (refer Appendix 3).

In addition, flags similar to that shown in the Figure below is proposed to be affixed to the front façade, alongside the wording.



FIGURE 15. CAHS DUBBO AMS EXAMPLE OF PROPOSED SIGNAGE FOR GLAMS

Front shopfront glazing will be decorated with a laser cut semi-transparent film similar to the following Figure below, based on the CAHS / GLAMS logo and artwork.



FIGURE 16. EXAMPLE DECORATIVE FILM FOR GLAMS SHOPFRONT

3.10 Stormwater Management

The development proposes no change to the current stormwater connections to the main roof area. The existing roof currently discharges to the kerb channel on Miller Street via outlets on either side of the building.

To serve the small proposed rear patio roof, the scheme incorporates on-site water retention, including one (1) rainwater tanks located in the rear yard. There is no existing inground stormwater drainage present in the rear of the lot and as such stormwater currently infiltrates into the landscape and overland flows towards Lower Castlereagh Street. It is proposed to maintain this arrangement with overflow from the rainwater tank and stormwater from the carparking surfaces directed overland to landscape swales running either side of the carpark to discharge to the existing location on Lower Castlereagh Street and the Castlereagh River.

External hardstand is being minimised to improve permeability of water into the landscape and avoid concentrating overland flow that may cause erosion and negatively impact adjacent properties.

Stormwater will be discharged as detailed in the Stormwater Concept Plan prepared by Entec (refer to Appendix 7).

3.11 Waste Management

A Waste Management Plan for construction and on-going use of the Medical Clinic has been prepared by Architectus Conrad Gargett Architects, (Refer to Section 4.9.5).

Waste and recycling bins are to be stored in an appropriate location with direct access to Lower Castlereagh Street for kerbside collection. Standard 240L waste bins are sufficient for the purposes of the facility.

A secure Clinical Waste Bin is also required for the facility. This is to be kept according to specific standards, including within a locked cage. The location of the bin will be kept at the rear of the site, in a concealed location that is accessible by specialist clinical waste disposal company.

3.12 Parking and Vehicular Access

Barnson have contributed to the Traffic input within this SEE and per their Traffic brief (refer Attachment 8). Their brief validates that the proposed parking layout and loading area are consistent with the relevant Australian standards. They have also provided an assessment against the GDCP, NCC, SEPP, RTA Guide and conducted a trip generation assessment based on the clients (CAHS) existing Gilgandra facility at Warren Road to validate the anticipated parking requirements.

The proposed development includes ten (10) marked car parking spaces, including one (1) accessible space, at the rear of the site. One (1) regular sized vehicle loading area for the Medical Clinic is also proposed to the rear of the site. As per the existing arrangement, vehicle access is solely possible via Lower Castlereagh Street.

The site is not capable of supporting significantly more parking than the amount proposed without limiting the brief of the client (CAHS) and disrupting the accessible upgrade requirements of the facility. Increased parking would also significantly reduce the softscape permeable landscape to minimise the impact of stormwater runoff. The rear of the site is also required for loading access and storage of clinical waste. Mixing customer access, staff parking and deliveries and waste collection would increase the hazard and safety risk to the public.

Miller Street is the primary entrance for customers and visitors to the facility. As this is the main street, the client (CAHS) deemed it most appropriate to have customers access the facility from Miller Street. This is the logical location for wayfinding and will serve to better activate Miller St. There is no means to provide access from the rear of the site to the front without significant change to scope of the project including significant demolition works and additional extensions of the built footprint to compensate for the loss of productive GFA.

Lower Castlereagh remains an unsealed road and is not appropriate as an access point for customers. As a result, the dedicated parking spaces accessible from Lower Castlereagh are allocated for Staff Use. It is not appropriate for members of the public to park at the rear of the facility and traverse around the block to the front of the facility, especially where no dedicated pathway exists on public road reserves. It is considered that an increase in all day car use along Lower Castlereagh St would create nuisance to adjacent residential premises and degrade the unsealed road surface over time, reducing long term safety.

It is anticipated that customer parking occurs primarily along Miller St where available on-street parking is considered ample with minimal competing demand. Parking along Miller St provides generally safe and direct access to the front of the facility. The proposal includes for minor upgrades to the council footpath directly at the front of the facility to improve safety and accessibility. The upgrades include minor regrading of the footpath surface to improve the falls, a pram ramp to the on-street parking space directly in front of the facility and eliminating the tripping hazard that exists on the footpath between 72 Miller St and 76 Miller St.

4.0 Statutory Assessment

4.1 EP&A Act 1979 - Section 4.15

Section 4.15 of the Act sets out the matters against which the proposed development is to be subject to in consideration, as follows:

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

The following section addresses the matters for consideration identified in S4.15(1)(a). Subsections (b) to (e) are addressed in later sections of this SEE.

4.2 Statutory and Policy Controls

The other planning instruments, statutory planning documents and policies relevant to the assessment of the proposed development per S4.15(1)(a) are identified as follows.

4.2.1 State Environmental Planning Policies

- State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land.
- State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage
- State Environmental Planning Policy (Transport and Infrastructure) 2021
-
- State Environmental Planning Policy (Sustainable Buildings) 2022 – Chapter 3 has also been referenced for clarity, to demonstrate that is not applicable in this particular instance.

4.2.2 Local Environmental Plans

- Gilgandra Local Environmental Plan (GLEP) 2011.

4.2.3 Development Control Plans

— Gilgandra Development Control Plan (GDGP) 2011.

4.2.4 Matters Prescribed by Regulations

Per Clause 92 of the Environmental Planning and Assessment Regulation 2000, it prescribes matters that Council consider prior to the determination of a development application, including:

(1) For the purposes of section 4.15(1)(a)(iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application—

(a) (Repealed)

(b) in the case of a development application for the demolition of a building, the provisions of AS 2601,

(c) in the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule,

(d) in the case of the following development, the Dark Sky Planning Guideline—

(i) any development on land within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle Shire,

(ii) development of a class or description included in Schedule 4A to the Act, State significant development or designated development on land less than 200 kilometres from the Siding Spring Observatory”

Demolition

Demolition works are to be undertaken in accordance with Australian Standard – AS 2601.

Dark Sky Planning Guideline

Per Clause 5.14 of GLEP 2011, an assessment of the proposed development against the Dark Sky Planning Guideline is provided later in this document.

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

4.3.1 Section 4.46 – Integrated Development

Water Management Act 2000

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

However, while the proposal involves the carrying out of what could be deemed a ‘controlled activity’ (i.e. carrying out of a work), based on the NSW Department of Planning, Industry and Environment Natural Resource Access Regulator Waterfront land tool, and the 2018 Hydroline spatial data map, the river course hydroline is beyond 40m from the property boundary and as such “Controlled activity approval is not required – No watercourse, lake or wetland present” (refer Appendix 9) and per the Figure below.

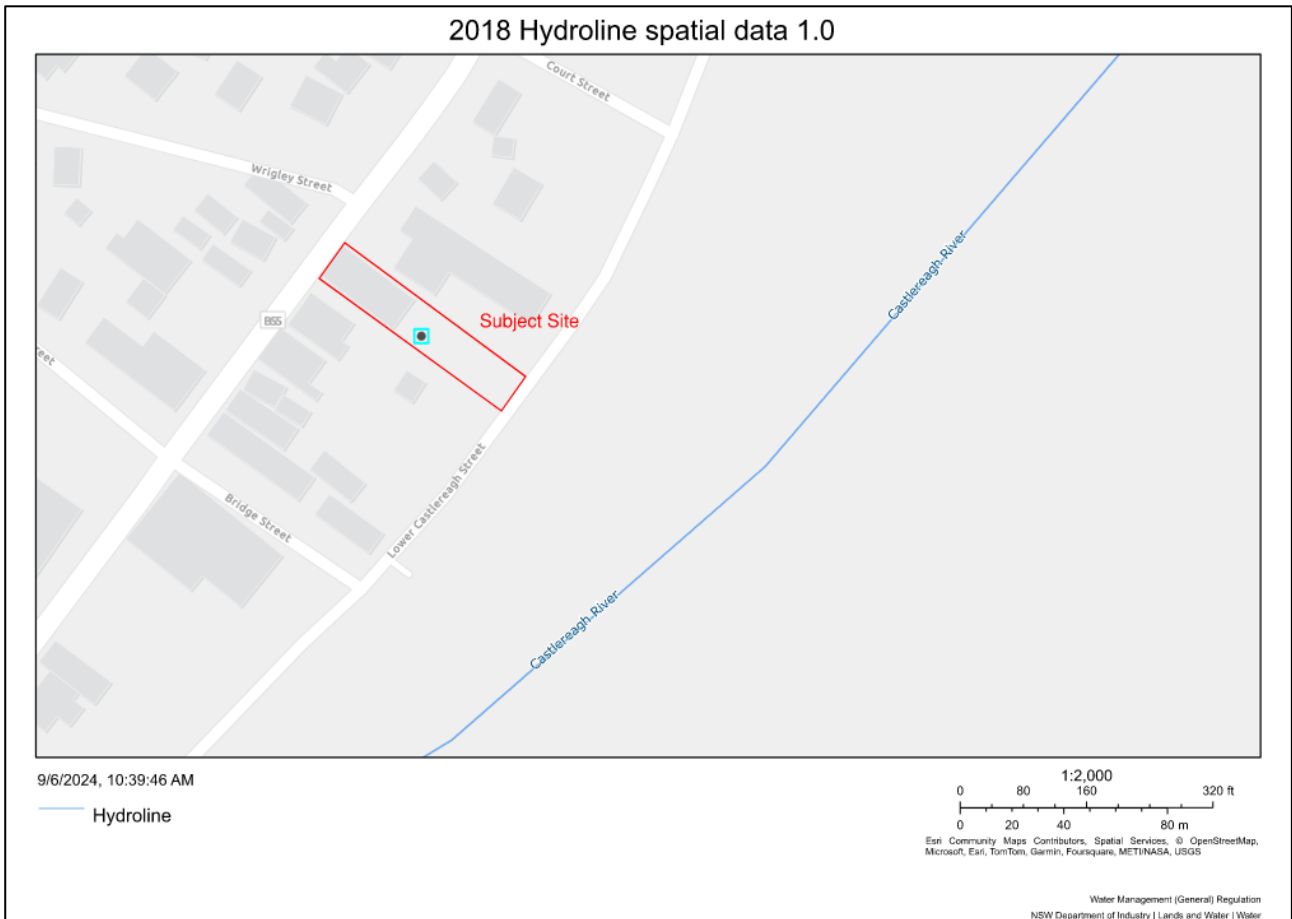


FIGURE 17. NSW DPEI HYDROLINE SPATIAL DATA MAP

4.4 State Environmental Planning Policy (Resilience and Hazards 2021 – Chapter 4 Remediation of Land

Chapter 4 of SEPP Resilience and Hazards prescribes a statutory process associated with the development of land that is contaminated and needs remediation.

Clause 4.6 outlines the following:

“(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

The site has historically been used for retail purposes and then remained vacant for an extended period of time (approximately 15 years).

There is no evidence to suggest that the site has been used for anything other than its original designated purpose and thus has not been used for any land use activity listed in Table 1 of the Managing Land Contamination Guidelines.

The proposal seeks approval for use of the site as a Medical Clinic, which does not differ significantly in practice to the site original prescribed function.

As such, the site is highly unlikely to pose any significant risk of harm to human health or the environment and is considered suitable for the proposed development and new designated land use.

Having regard to the above, it is considered that the site is consistent with the requirements of the SEPP and is suitable for its intended use.

4.5 State Environmental Planning Policy (Industry and Employment 2021 – Chapter 3 Advertising and Signage

The State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP) commenced in March 2022 and provisions under Chapter 3 of this SEPP replace provisions under the retired State Environmental Planning Policy No 64 – Advertising and Signage.

Chapter 3 of SEPP Industry and Employment, aims to ensure that advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. It does not govern the content of signage.

Clause 3.4 dictates that the Chapter applies to signage (other than signage that is exempt development) that can be displayed with or without development consent and is visible from any public place or public reserve. The SEPP therefore applies to the proposed signage.

Part 3.2 applies to signage generally, see below section. Part 3.3 applies only to advertisements which are defined under the SEPP to include all signage other than the following:

(a) business identification signs,

(b) building identification signs,

(c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,

(d) signage on vehicles.

The Standard Instrument Principal LEP 2006, defines building identification signage as follows:

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

The proposed signage is consistent with the definition of building identification signage. On this basis, the proposed signage is permissible, and the SEPP is relevant.

4.5.1 Part 2 – Signage Generally

Part 3.2, Clause 3.6 of the SEPP states:

“A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5”.*

The objectives of Clause 3.1(1)(a) are to ensure signage (including advertising):

“(a) to ensure that signage (including advertising):

- (i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish, and”*

The proposed building identification signage is consistent with the above objectives:

- The relative simplicity of the signage will mean it will not adversely impact on the desired amenity of the area nor detract from the architectural character of the area.
- It is limited to the front façade and of minimal depth, so will not conflict with any existing built development or natural features.
- The relative simplicity of the signage will mean it is not distracting, neither is it illuminated and thus will not interfere with road safety.
- It is located at the main entrance, at a high viewing angle on the main street façade of the Medical Clinic, facilitating the provision of effective communication to the public.
- The signage is proposed to be of metal construction with an applied high-quality finish. As such the materials and finishes of the proposed signage are to be of a high quality and consistent with the architectural form and materiality of the building.

An assessment of the proposed signage against the criteria in Schedule 5 of the SEPP is provided below in the table as follows:

OBJECTIVE	RESPONSE	COMPLIANCE
1. CHARACTER OF AREA		
IS THE PROPOSAL COMPATIBLE WITH THE EXISTING OR DESIRED FUTURE CHARACTER OF THE AREA OR LOCALITY IN WHICH IT IS PROPOSED TO BE LOCATED?	THE SIGNAGE IS CONSISTENT WITH THE TYPE OF BUILDING AND USE OF THE AREA. IT IS COMPATIBLE WITH THE EXISTING AND DESIRED FUTURE CHARACTER OF THE AREA. THE SIGNAGE WILL NOT DETRACT FROM THE PREDOMINATELY COMMERCIAL CHARACTER OF THE LOCALITY.	YES
IS THE PROPOSAL CONSISTENT WITH A PARTICULAR THEME FOR OUTDOOR ADVERTISING IN THE AREA OR LOCALITY?	THERE IS NO PARTICULAR THEME FOR OUTDOOR ADVERTISING SPECIFIC TO THE ZONE OR LOCALITY.	YES
2. SPECIAL AREAS		

DOES THE PROPOSAL DETRACT FROM THE AMENITY OR VISUAL QUALITY OF ANY ENVIRONMENTALLY SENSITIVE AREAS, HERITAGE AREAS, NATURAL OR OTHER CONSERVATION AREAS, OPEN SPACE AREAS, WATERWAYS, RURAL LANDSCAPES OR RESIDENTIAL AREAS?	THE SITE OF THE PROPOSAL IS LOCATED WITHIN THE GILGANDRA CONSERVATION AREA. THE SIMPLE DESIGN AND MATERIALITY OF THE SIGNAGE, WHICH IS LIMITED TO DISPLAYING THE NAME OF THE BUILDING DOES WITH ACCOMPANYING FLAGS, RELEVANT TO THE BUILDINGS USE, WILL NOT DETRACT FROM THE AMENITY OR VISUAL QUALITY OF THE LOCALITY. THERE IS NO DIRECTLY ADJACENT HERITAGE LISTED STRUCTURES, NOR DOES THE PROPOSED SIGNAGE DETRACT OR OBSCURE HERITAGE LISTED BUILDINGS. THE SIGNAGE HAS NO IMPACT ON SURROUNDING NATURAL FEATURES.	YES
3. VIEWS AND VISTAS		
DOES PROPOSAL OBSCURE OR COMPROMISE IMPORTANT VIEWS?	SIGNAGE IS PROPOSED TO BE AFFIXED TO THE EXISTING FAÇADE AT A HIGH LEVEL WHERE THE EXISTING PROJECTING SIGN IS CURRENTLY AFFIXED, ABOVE THE MAIN ENTRANCE. THE NEW SIGNAGE WILL NOT PROJECT AND WILL BE DIRECTLY FIXED TO THE WALL FACE. AS SUCH IT WILL NOT OBSCURE OR COMPROMISE ANY VIEWS.	YES
DOES THE PROPOSAL DOMINATE THE SKYLINE AND REDUCE THE QUALITY OF VISTAS?	PER ABOVE, THE PROPOSED SIGNAGE WILL NOT DOMINATE THE SKYLINE OR REDUCE ANY VISTAS.	YES
DOES THE PROPOSAL RESPECT THE VIEWING RIGHTS OF OTHER ADVERTISERS?	THE PROPOSED SIGNAGE WILL NOT OBSTRUCT OR DIMINSH ANY EXISTING SIGNAGE OR VIEW LINES TO OTHERS SIGNAGE/ADVERTISING. THE PROPOSAL RESPECTS THE VIEWING RIGHTS OF ANY OTHER POTENTIAL ADVERTISERS.	YES
4. STREETScape, SETTING OR LANDSCAPE		
IS THE SCALE, PROPORTION AND FORM OF THE PROPOSAL APPROPRIATE FOR THE STREETScape, SETTING OR LANDSCAPE?	THE SIGNAGE WILL BE SCALED IN PROPORTION TO THE FAÇADE AND IS OF SIMPLE FORM, WITH NO PROJECTING ELEMENTS AND MINIMAL DEPTH. IT IS APPROPRIATE FOR THE STREETScape AND WILL NOT IMPACT UPON ITS SETTING OR LANDSCAPING.	YES
DOES THE PROPOSAL CONTRIBUTE TO THE VISUAL INTEREST OF THE STREETScape, SETTING OR LANDSCAPE?	THE SIGNAGE WILL BE OF A MODEST NATURE, IN KEEPING WITH THE GENERAL NATURE AND MATERIALITY OF THE BUILDING FORM AND ITS CONTEXT, AND THUS COMPLEMENT THE STREETScape AND SETTING OF THE BUILDING.	YES
DOES THE PROPOSAL REDUCE CLUTTER BY RATIONALISING AND SIMPLIFYING EXISTING ADVERTISING?	THE PROPOSED SIGNAGE IS TO REPLACE THE EXISTING PROJECTING SIGNAGE, WHICH IS BULKY IN NATURE AND OBSTRUCTS VISION TO ADJACENT	YES

	BUILDINGS. THE NEW SIGNAGE RATIONALISES AND SIMPLIFIES THE EXISTING SIGNAGE/ADVERTISING.	
DOES THE PROPOSAL SCREEN UNSIGHTLINESS?	THERE IS NO ELEMENT THAT REQUIRES SCREENING. THE PROPOSED SIGNAGE DOES NOT PROVIDE A SCREENING ELEMENT.	YES
DOES THE PROPOSAL PROTRUDE ABOVE BUILDINGS, STRUCTURES OR TREE CANOPIES IN THE AREA OR LOCALITY?	THE PROPOSED SIGNAGE DOES NOT PROTRUDE ABOVE EXISTING OR PROPOSED BUILT FORM OR TREE CANOPIES.	YES
5. SITE AND BUILDING		
IS THE PROPOSAL COMPATIBLE WITH THE SCALE, PROPORTION AND OTHER CHARACTERISTICS OF THE SITE OR BUILDING, OR BOTH, ON WHICH THE PROPOSED SIGNAGE IS TO BE LOCATED?	THE SIGNAGE WILL BE SCALED IN PROPORTION TO THE FAÇADE AND WITH NO PROJECTING ELEMENTS AND MINIMAL DEPTH. THE SIZE AND MATERIALITY IS CONSISTENT WITH THE MATERIALITY AND FORM OF THE BUILDING AND WILL COMPLEMENT THE PROPOSED CHARACTER AND STYLE OF THE BUILDING.	YES
DOES THE PROPOSAL RESPECT IMPORTANT FEATURES OF THE SITE OR BUILDING, OR BOTH?	THE SIGNAGE WILL BE OF A MODEST NATURE, IN KEEPING WITH THE GENERAL NATURE OF THE BUILDING AND ITS CONTEXT, COMPLEMENTARY TO THE FEATURES OF THE EXISTING BUILDING. NEITHER DOES IT DETRACT FROM THE GENERAL CHARACTER OF THE SITE'S LOCALITY AND ADJACENT STRUCTURES.	YES
DOES THE PROPOSAL SHOW INNOVATION AND IMAGINATION IN ITS RELATIONSHIP TO THE BUILDING?	THE BUILDINGS USE AND OCCUPATION DOES NOT REQUIRE INNOVATIVE SIGNAGE. IT REQUIRES HIGH QUALITY, SIMPLE SIGNAGE THAT IS CLEAR AS TO THE FUNCTION OF THE BUILDING AND ITS OCCUPANTS. THE PROPOSED SIGNAGE IS OF A QUALITY WHICH WILL COMPLEMENT THE PROPOSED BUILDING AND WILL NOT DETRACT FROM ITS FAÇADE.	YES
6. ASSOCIATED DEVICES AND LOGOS		
HAVE ANY SAFETY DEVICES, PLATFORMS, LIGHTING DEVICES OR LOGOS BEEN DESIGNED AS AN INTEGRAL PART OF THE SIGNAGE OR STRUCTURE ON WHICH IT IS TO BE DISPLAYED?	THE SIGNAGE IS MODEST IN NATURE, AFFIXED DIRECTLY TO THE FACE OF THE FAÇADE WITH NO ILLUMINATION. ONLY FLAGS, OF AUSTRALIA, TORRES STRAIT AND ABORIGINAL PEOPLES WILL BE PROVIDED IN ADDITION TO THE PROPOSED BUILDING NAME. NO LOGO'S ARE PROPOSED TO FORM PART OF BUILDING AFFIXED SIGNAGE AT THIS TIME. NO SAFETY DEVICES, PLATFORMS, LOGOS, OR LIGHTING DEVICES ARE PROPOSED AS PART OF THE SIGNAGE.	YES
7. ILLUMINATION		

WOULD ILLUMINATION RESULT IN UNACCEPTABLE GLARE?	NO ILLUMINATION IS PROPOSED.	YES
WOULD ILLUMINATION AFFECT SAFETY FOR PEDESTRIANS, VEHICLES, OR AIRCRAFT?	NO ILLUMINATION IS PROPOSED.	YES
WOULD ILLUMINATION DETRACT FROM THE AMENITY OF ANY RESIDENCE OR OTHER FORM OF ACCOMMODATION?	NO ILLUMINATION IS PROPOSED.	YES
CAN THE INTENSITY OF THE ILLUMINATION BE ADJUSTED, IF NECESSARY?	NO ILLUMINATION IS PROPOSED.	YES
IS THE ILLUMINATION SUBJECT TO CURFEW?	NO ILLUMINATION IS PROPOSED.	YES
8. SAFETY		
WOULD THE PROPOSAL REDUCE THE SAFETY FOR ANY PUBLIC ROAD?	THE SIGNAGE IS MODEST IN NATURE, AFFIXED DIRECTLY TO THE FACE OF THE FAÇADE WITH NO ILLUMINATION. THE SIGNAGE WILL PROVIDE NO DISTRACTION TO ROAD USERS OR OBSCURE SIGHT LINES. THE PROPOSED SIGNAGE WILL NOT REDUCE THE SAFETY OF ANY ROAD.	YES
WOULD THE PROPOSAL REDUCE THE SAFETY FOR PEDESTRIANS OR BICYCLISTS?	PER ABOVE, THE PROPOSED SIGNAGE WILL NOT IMPEDE SAFETY FOR PEDESTRIANS OR BICYCLES.	YES
WOULD THE PROPOSAL REDUCE THE SAFETY FOR PEDESTRIANS, PARTICULARLY CHILDREN, BY OBSCURING SIGHTLINES FROM PUBLIC AREAS?	PER ABOVE, THE SIGNAGE WILL NOT OBSCURE ANY SIGHTLINES FROM PUBLIC AREAS.	YES

TABLE 1. ASSESSMENT AGAINST CRITERIA IN SCHEDULE 1 OF SEPP 64

As described in the table above, the proposed building identification signage will be consistent with the objectives and assessment criteria of the SEPP.

4.6 State Environmental Planning Policy (Transport and Infrastructure) 2021 – Chapter 2 Infrastructure

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) commenced in March 2022 and aims to facilitate the effective delivery of transport and infrastructure across NSW by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of transport and infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process. The SEPP applies to the State and therefore applies to the subject site.

The Chapter is divided into three (3) parts being preliminary, general and development controls. The Development Controls in Part 3 are divided into 28 use based divisions.

The propose is subject to the following Divisions:

- Division 5 - Electricity Transmission or Distribution - Clause 2.48 Determination of development applications – other development
- Division 10 – Health Services Facilities, specifically Clause 2.60 – Development permitted with consent.
- Division 17 - Clauses 2.119 – Development with frontage to a classified road and 2.122 – Traffic generating development.

4.6.1 Division 5 Electricity Transmission or Distribution - Clause 2.48 Determination of development applications – other development

The development is a primarily a change of use involving internal alterations. However, there are minor works to the exterior of the building including the front façade and awning. Per Clause 2.48 (b)(iii), overhead power lines run directly above the existing awning, likely within 5m of the proposed works. As such the consent authority must provide written notice to the electricity supply authority for comment:

“(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—

(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and

(b) take into consideration any response to the notice that is received within 21 days after the notice is given.”

4.6.2 Division 10 Health Services Facilities - Clause 2.60 Development permitted with Consent

The development is a health services facility consistent with the definition under the Standard Instrument. A health facility is defined as:

“a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

(a) a medical centre,

(b) community health service facilities,

(c) health consulting rooms,

(d) patient transport facilities, including helipads and ambulance facilities,

(e) hospital.”

The development is to be carried out with consent on land in a prescribed zone. A prescribed zone is a land use that includes E1 Local Centre. The development is consistent with the requirements of the clause.

4.6.3 Division 17 Roads and Traffic - Clause 2.119 Development with Frontage to a Classified Road

The proposed development has frontage to Miller Street, which is a classified road.

Clause 2.119 of the SEPP states:

(1) *The objectives of this section are—*

(a) *to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*

(b) *to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

(2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*

(a) *where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*

(b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*

(i) *the design of the vehicular access to the land, or*

(ii) *the emission of smoke or dust from the development, or*

(iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

(c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The proposal is considered acceptable with regard to the provisions of the clause given that:

- Vehicular access to the development will be via Lower Castlereagh Street, as per existing arrangements is maintained.
- The proposal will not compromise the safety, efficiency and the ongoing effective operation and function of the classified road beyond what would be expected for a commercial development within the Local Centre. Access to the site for vehicles is not directly via the classified road.
- The proposed development will not significantly impact the noise, emissions, smoke or dust generation beyond what would be expected for a commercial development expecting only light vehicles, within the Local Centre.
- The proposal will not affect the nature, volume or frequency of vehicles using the classified road to gain access to the land beyond what would be expected for a commercial development within the Local Centre.
- The building fabric is being improved to mitigate and ameliorate the noise and emissions generated from the adjacent classified road. It is not expected that the classified road will negatively impact the occupants.

4.6.4 Division 17 Roads and Traffic - Clause 2.122 Traffic Generating Development

The clause refers to Schedule 3, to determine anticipated traffic generation and determine whether the developed is subject to TfNSW application and approval.

Since the purpose of the development is not specifically listed, the requirements of “any other purpose” with access to a classified road apply, being fifty (50) or more motor vehicles per hour.

Based on the the RTA Guide to Traffic Generating Developments, the peak generation suggested by the Guide is 10.4 vehicles/hour/100m² GFA. For the proposed development, this calculates a peak trip generation of 39 vehicles/hour. This is below the threshold and pursuant to Schedule 3 of the SEPP, the proposal is not a traffic generating development as it is not anticipated to generate more than 50 motor vehicles per hour.

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

4.7 State Environmental Planning Policy (Sustainable Buildings) 2022 – Chapter 3

The State Environmental Planning Policy (Sustainable Buildings) 2023 (Sustainable Buildings SEPP) commenced in October 2023 and aims to encourage the design and delivery of sustainable buildings and to ensure consistent assessment of building sustainability.

Chapter 3, clause (b) of this SEPP does not apply to the development as per Appendix 1, the estimated development cost is not over \$10 million for the alteration of an existing building. However, the building does respond to the broader objectives of the chapter in minimising waste, reducing peak energy demand, reducing reliance on artificial lighting, heating and cooling through passive design principles and minimising the consumption of potable water.

Future generation and storage of renewable energy, while not forming part of this development proposal, is being considered by the client for the future.

4.8 Gilgandra Local Environmental Plan (GLEP 2011)

4.8.1 Land Use and Permissibility

The site is located within the E1 Local Centre Zone per GLEP 2011 and NSW Planning Portal Maps (B2 Local Centre per GLEP Land Zone Map 2011) as illustrated in the extract of the Land Zoning Map in below Figure.



Gilgandra Local Environmental Plan 2011

Land Zoning Map - Sheet LZN_002D

Land Zoning

- B2 Local Centre
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W1 Natural Waterways

Cadastre

Cadastre 27/08/2010 © NSW LPMA

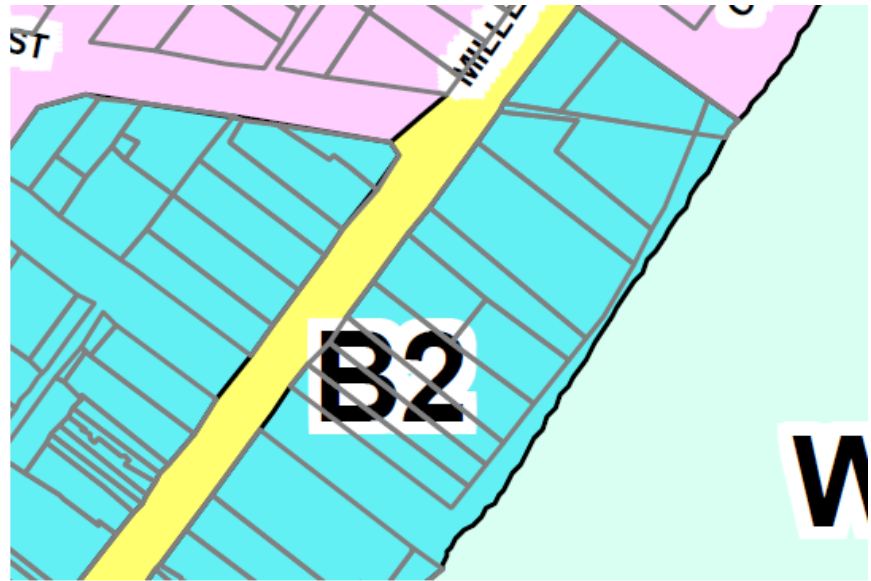


FIGURE 18. EXTRACT OF GLEP 2011 ZONING MAP



FIGURE 19. EXTRACT OF NSW PLANNING PORTAL ZONING MAP

Medical centres are permissible with development consent within the E1 Local Centre zone. The proposed development is consistent with the objectives of the E1 zone as detailed in Table below.

OBJECTIVE	COMMENT
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 PROPOSED MEDICAL CENTRE WILL DELIVER VALUABLE SERVICES, ESSENTIAL TO THE WELLBEING OF THE OF LOCAL RESIDENTS AND VISITORS OF THE GILGANDRA LGA. IMPROVED HEALTH OUTCOMES WILL HAVE ADDITIONAL FLOW ON IMPACTS TO THE SUCCESS OF THE TOWNSHIP.
TO ENCOURAGE INVESTMENT IN LOCAL COMMERCIAL DEVELOPMENT THAT GENERATES EMPLOYMENT OPPORTUNITIES AND ECONOMIC GROWTH.	THE DEVELOPMENT WILL EXPAND EMPLOYMENT OPPORTUNITIES WITHIN THE TOWNSHIP, INCREASING THE SERVICE OFFERING OF THE EXISTING GLAMS FACILITY, ATTRACTING ADDITIONAL RESIDENTS TO THE TOWNSHIP TO FILL THE VACANCIES, WHILE GENERATING ADDITIONAL ECONOMIC ACTIVITY FOR THE AREA.
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.	IMPROVED HEALTHCARE OUTCOMES FOR THE TOWNSHIP WILL ENCOURAGE RESIDENTS TO STAY IN TOWN WHILE POTENTIALLY ATTRACTING ADDITIONAL RESIDENTS TO LIVE IN GILGANDRA. EMPLOYMENT OPPORTUNITIES CONNECTED TO THE CENTRE OF THE TOWN WILL ENCOURAGE RESIDENTS TO LIVE CLOSER TO THE CENTRE OF THE TOWN AND ENCOURAGE ADDITIONAL RESIDENTIAL DEVELOPMENT.
TO ENCOURAGE BUSINESS, RETAIL, COMMUNITY AND OTHER NON-RESIDENTIAL LAND USES ON THE GROUND FLOOR OF BUILDINGS.	THE BUILDING IS A SINGLE STORY TALL AND WILL PROMOTE ADDITIONAL FOOT TRAFFIC ALONG MILLER STREET WHILE DIRECTLY ADDING ACTIVITY AT STREET LEVEL.
TO PERMIT NON-COMMERCIAL DEVELOPMENT IN THE ZONE IF IT IS COMPATIBLE WITH THE COMMERCIAL CHARACTER OF THE AREA.	THE SITE IS COMMERCIAL IN NATURE HOWEVER ADDS ADDITIONAL OFFERINGS WITH REGARDS TO HEALTHCARE, WHICH PROVIDES A LINCHPIN ECONOMIC FUNCTION, MAKING THE ACTIVITY OF THE LOCAL CENTRE LESS DEPENDENT ON RETAIL ACTIVITY.
TO MAINTAIN THE STATUS AND ENCOURAGE THE FUTURE GROWTH OF THE GILGANDRA ESTABLISHED BUSINESS CENTRE AS A RETAIL, SERVICE, COMMERCIAL AND ADMINISTRATIVE CENTRE WHILE MAINTAINING THE CENTRE'S COMPACT FORM.	<p>THE PROPOSAL SEEKS TO ADAPTIVELY RE-USE A BUILDING THAT HAS BEEN UNOCCUPIED FOR APPROXIMATELY 15 YEARS. THE PROPOSAL WILL ATTRACT COMMERCIAL ACTIVITY AND FOOT TRAFFIC TO THE NORTHERN END OF THE E1 LOCAL CENTRE WHERE THERE IS MINIMAL COMMERCIAL ACTIVITY.</p> <p>IT WILL PROMOTE ADDITIONAL CAR TRIPS AND FOOT TRAFFIC PAST OTHER COMMERCIAL OUTLETS IN THE MAIN STREET AS PEOPLE MOVE BETWEEN OTHER RETAIL OUTLETS AT THE SOUTHERN END OF THE E1 LOCAL CENTRE AND THE NORTHERN END WHERE THE DEVELOPMENT IS LOCATED.</p> <p>THE PROPOSED USE ON THE SITE IS COMPATIBLE WITH SURROUNDING RETAIL, COMMERCIAL AND RESIDENTIAL DEVELOPMENT.</p> <p>THE DEVELOPMENT DOES NOT EXPAND THE FOOTPRINT OF THE BUILT FORM BUT WILL REVITALISE AN UNDERUTILISED SECTION OF THE COMMERCIAL PRECINCT.</p>

TABLE 2. B2 LOCAL CENTRE ZONE OBJECTIVES ASSESSMENT TABLE

4.8.2 Height of Buildings (Clause 4.3)

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

4.8.3 Floor Space Ratio (Clause 4.4 & 4.5)

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

4.8.4 Architectural Roof Features (Clause 5.6)

Clause 5.6 of GLEP 2011 does not impose limits regarding architectural roof features as being applicable to the site.

4.8.5 Development below mean high water mark (Clause 5.7)

Clause 5.7 of GLEP 2011 does not impose limits regarding development below the high-water mark as being applicable to the site.

4.8.6 Heritage Conservation (Clause 5.10)

Clause 5.10 seeks to conserve the environmental heritage of the Gilgandra LGA including heritage items, heritage conservation areas, including fabric, settings and views, archaeological sites and Aboriginal objects and places of heritage significance.

The development site is not a heritage item. The site is located within the Gilgandra Heritage Conservation Area (C1), as illustrated in the extract of the GLEP 2011 Heritage Map per the Figure below.

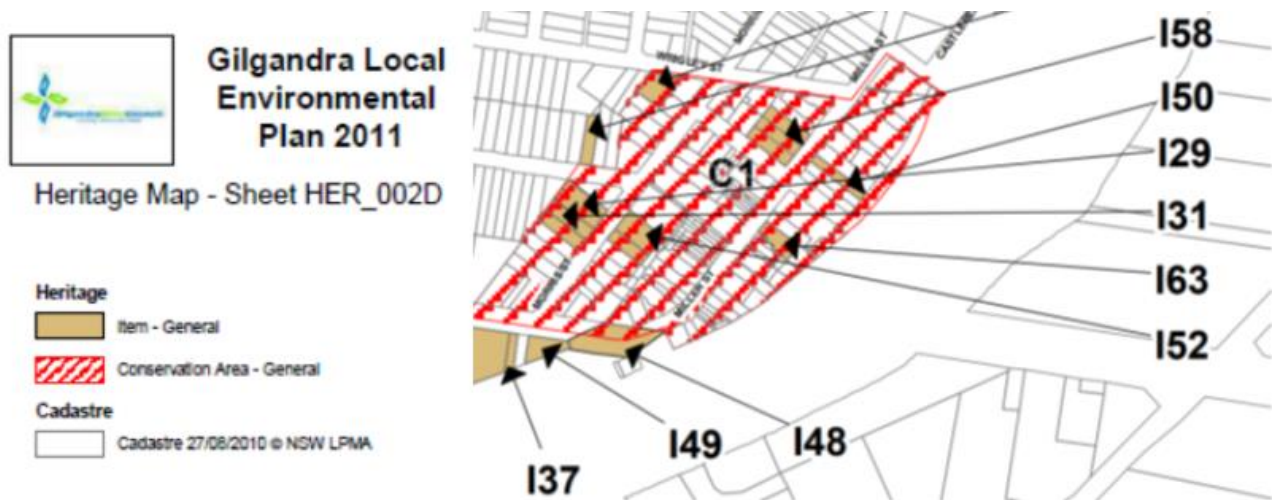


FIGURE 20. EXTRACT OF GLEP 2011 HERITAGE MAP

Architectus Conrad Gargett, in capacity as Heritage Architects consider the impacts of the development to the Heritage conservation area to be generally positive and will enhance the general character of the Gilgandra Conservation Area with no adverse impacts to Heritage listed structures within proximity of the site.

The proposed development involves the adaptative re-use of an existing building. The proposal is consistent with the existing built form qualities of the conservation area and will not result in any detrimental or adverse impact to the built character of the locality. The proposed alterations will simplify and refresh the building for modern use, and are modest in nature, without substantially changing the material characteristics or form of the building.

The general colours remain similar and generally consistent with the existing building and will be complimentary to adjacent premises and surrounding development. The use of feature colour is modest in extent and will generally only replace existing feature colour elements on the existing awning. The choice of colour will not detract from existing development or the character of the area and reflects surrounding context and vegetation.

4.8.7 Siding Spring Observatory – Maintaining Dark Sky (Clause 5.14)

The intention of Clause 5.14 is to protect observing conditions of the Siding Spring Observatory, by minimizing light pollution. The Clause states the following:

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

(a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,

(b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,

(c) whether outside light fittings associated with the development are shielded light fittings,

(d) the measures to be taken to minimise dust associated with the development,

Note.

Dust tends to scatter light and increase light pollution.

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

The site is greater than 18km away from the observatory and as such must achieve a light output below one (1) million lumens.

The proposal is only commercial in nature, not intending to operate beyond standard working hours and will have minimal external lighting to achieve general safety of employees and visitors coming and going from the site. The lighting will be connected to timer functions. There is no proposed lighting to signage or lighting directed toward the sky.

The light output resulting from the proposal is well below one (1) million lumens. The proposed lighting is generally consistent with that of existing and neighbouring development. The proposed lighting is not of a scale or nature that would adversely affect observing conditions at the Siding Spring Observatory

4.8.8 Flood Planning (Clause 5.21)

Per the extract of the GLEP 2011 Flood Planning Map included in the below figure, the subject site is located on land in a ‘flood planning area’ within the AEP 1% (1 in 100 year event) flood zone.



FIGURE 21. EXTRACT OF GLEP 2011 FLOOD PLANNING MAP

The proposed habitable floor level remains at the existing building level of 281.82m AHD. This level does not comply with the council’s flood planning requirements for the AHD to have 500mm of freeboard above the 1% AEP floor event. However, as the building is existing the proposal does not worsen the existing flood conditions at the site and is therefore considered acceptable.

In accordance with Clause 5.21, the proposal incorporates design features and materials to minimise flood risk to life and property associated with the use of land as a medical clinic.

Noting that the proposal involves the reuse of an existing building and minimal changes to the hardstand footprint of the external area of the site, it will not have any notable impact to flood behaviour. The proposal would have no adverse effect on the environment, the stability of the Castlereagh River banks, cause erosion, siltation or destruction or riparian vegetation. Nor will it increase the flood risk to other properties or affect the safe and efficient evacuation of people during a flood event.

The proposed development has been designed to be consistent with the requirements of the Council DCP and specific measures have been taken to reduce the impacts to the property in a flood.

4.8.9 Groundwater Vulnerability (Clause 7.4)

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

Per the below figure, the subject site is identified on the Groundwater Vulnerability Map as ‘vulnerable’.

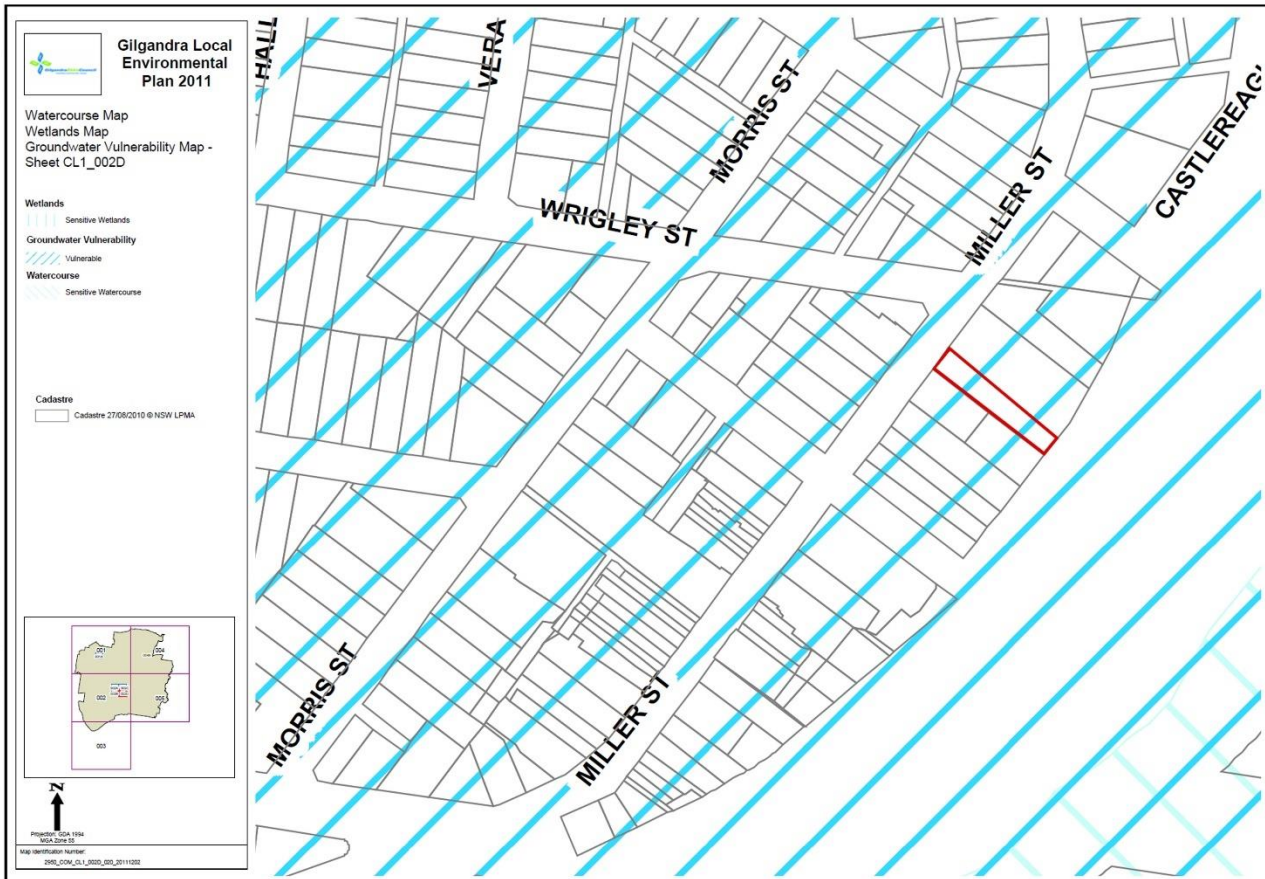


FIGURE 22. EXTRACT OF GLEP 2011 GROUNDWATER VULNERABILITY MAP

As the proposal involves the reuse of an existing building and relatively minor changes to the external area with inert materials consistent with commercial development in the precinct, it is highly unlikely to result in any groundwater contamination as a result of the intended activities on the site.

The proposed use of the site as a Medical Clinic allows for the storage of a minor amount of cleaning chemicals, securely stored within the internal Cleaners room.

In addition, the site produces a small amount of clinical waste that is collected regularly by a clinical waste disposal organisation. Between collections, the waste is safely secured within a wheelie bin, in an external locked cage, in accordance with the disposal standards for clinical waste monitored and enforced by accredited bodies. The clinical waste would include a minor amount of contaminated liquids. As this waste needs to be appropriately secured and disposed of regularly, there is no reason to believe any of this waste would result in contamination of the groundwater or local river ecosystem.

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

4.8.10 Earthworks (Clause 7.8)

Clause 7.8 seeks to ensure any earthworks associated with the development consent will not have a detrimental impact to environmental function, processes, neighbouring uses, culture or heritage items and features of the surrounding land.

The development does not expand the footprint of the building however extends the existing external patio and adds additional hardstand pavement for accessibility ramping, accessible parking space and footpaths

from the parking zone to the ramp. The scheme deliberately minimises the extent of hardstand and thus the volume of excavation required. The existing site falls are generally maintained, requiring no cut and fill. Only minor excavation is required for footings, pavements and driveway/parking area material, which remains in the majority pervious by using granular deco granite as opposed to impervious hardstand pavement. Significant garden areas are maintained to manage stormwater flow and minimise possible erosion.

Based on the volume of excavation to achieve the works, there is no anticipated adverse impacts to environmental function, adjacent neighbouring premises or the surrounding land including the watercourse. There are no adjacent cultural or heritage items within proximity of the development to be impacted.

4.9 Gilgandra Development Control Plan (GDGP) 2011

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

4.9.1 Business Development – Chapter 8

Chapter 8 applies to development on land zoned E1 / B2 Local Centre and RU5 Village under GLEP 2011. Zone E1 / B2 is the relevant zone to this development.

Assessment of the relevant provisions of chapter 8 is provided in the Table below.

CONTROL	COMMENT	COMPLIANCE
8.2 BUILDING SETBACKS		
A. THE FRONT OF COMMERCIAL BUILDINGS SHOULD BE ALIGNED TO PROVIDE A CONTINUOUS STREET FRONTAGE.	THE EXISTING ALIGNMENT OF THE BUILDING ON THE SITE WILL BE RETAINED UNDER THE PROPOSED DEVELOPMENT. THE EXISTING BUILDING IS CURRENTLY ALIGNED WITH THE FRONTAGE OF THE ADJACENT LOT TO THE SOUTH AS IT CONTINUES DOWN MILLER STREET. NO CHANGE IS PROPOSED TO THE EXISTING SETBACK OF THE BUILDING TO MILLER STREET.	YES
B. NEW COMMERCIAL DEVELOPMENT SHOULD RESPECT THE SETBACKS OF OTHER BUILDINGS ALONG THE STREETScape.	PER ABOVE, NO CHANGE IS PROPOSED TO THE EXISTING FRONT SETBACK OF THE BUILDING, WHICH IS CONSISTENT WITH ADJOINING DEVELOPMENT FRONTING MILLER STREET.	YES
8.3 DESIGN		
A. THE DESIGN OF NEW COMMERCIAL BUILDINGS SHOULD REFLECT AND ENHANCE THE EXISTING CHARACTER OF LOCAL CENTRES.	THE EXISTING BUILDING FORM ADDRESSING MILLER ST IS NOT PROPOSED TO BE ALTERED. THE EXISTING BUILDING FORM HAS REMAINED PART OF THE MILLER ST STREETScape SINCE 1990. THE DEVELOPMENT PROPOSAL INCLUDES ONLY MINOR CHANGES TO THE MATERIALS AND FINISHES OF	YES

	<p>THE FAÇADE, THAT IS INTENDED TO REFRESH AND MODERNISE THE EXISTING FAÇADE WITH UPDATED RENDER AND PAINT FINISHES. THE NEW SHOPFRONT INCLUDES UPGRADED GLAZING TO IMPROVE THE BUILDINGS PERFORMANCE HOWEVER WILL FUNDAMENTALLY NOT CHANGE THE LOOK OF THE BUILDING AT FOOTPATH LEVEL.</p> <p>THE PROPOSED REMOVAL OF THE PROJECTING SIGN ABOVE THE AWNING AND THE INTERNAL SECURITY BARS WILL SIMPLIFY THE FAÇADE. THE REMOVAL OF THE BARS AND THE NEW PROPOSED COLOUR PALETTE AND FILM GRAPHICS TO THE FRONT GLAZING WILL MAKE THE BUILDING GENERALLY MORE WELCOMING AND APPEALING, ENHANCING THE STREETScape.</p> <p>THE BUILDING WILL REMAIN CONSISTENT WITH THE QUALITIES OF THE LOCALITY AND WILL NOT ADVERSELY IMPACT THE CHARACTER OF THE LOCAL CENTRE.</p>	
<p>B. ANY DEVELOPMENT WITHIN THE GILGANDRA CENTRAL BUSINESS DISTRICT NEEDS TO CONSIDER THE HERITAGE CONSERVATION VALUES (REFER TO SECTION 12 OF THIS DCP).</p>	<p>THE EXISTING FORM AND GENERAL MATERIALITY OF THE DEVELOPMENT IS NOT BEING ALTERED. UPDATED FINISHES AND REMOVAL OF SOME ELEMENTS WILL SIMPLIFY THE FAÇADE SO IT BECOMES MORE MODEST WITHIN THE STREETScape AND CHARACTER AREA.</p> <p>THE IMPACTS OF THE DEVELOPMENT TO THE HERITAGE CONSERVATION AREA ARE CONSIDERED TO BE GENERALLY POSITIVE AND WILL ENHANCE THE GENERAL CHARACTER OF THE GILGANDRA CONSERVATION AREA WITH NO ADVERSE IMPACTS TO HERITAGE LISTED STRUCTURES WITHIN PROXIMITY OF THE SITE.</p>	<p>YES</p>
<p>C. BUILDING MATERIALS SHOULD BE OF HIGH QUALITY AND HARMONISE WITH SURROUNDING DEVELOPMENT. THE USE OF REFLECTIVE MATERIALS IS DISCOURAGED.</p>	<p>THE PROPOSED EXTERNAL BUILDING MATERIALS INCLUDE COLORBOND PAINTED METAL SHEETING CONSISTENT WITH THE EXISTING PROFILE AND FINISH THAT IS ALREADY INSTALLED ON THE EXISTING BUILDING. THE EXISTING DEGRADED WHITE PAINT FINISH WILL BE REPAIRED WITH NEW LIKE FOR LIKE COLOUR. A MINOR AMOUNT OF FEATURE PAINT (GREEN) IS PROPOSED TO THE BOTTOM PART OF THE EXISTING</p>	<p>YES</p>

	<p>AWNING TO REPLACE THE EXISTING FEATURE COLOUR (PURPLE).</p> <p>THE REAR FAÇADE IS PROPOSED TO BE CLAD IN COLORBOND METAL CLADDING IN A COMPLEMENTARY GREEN COLOUR. THE SIDE FACADES WHERE ACCESSIBLE ARE PROPOSED TO BE CLAD IN COLORBOND METAL CLADDING IN THE SAME WHITE FINISH AS THE FRONT FAÇADE.</p> <p>THE EXISTING BRASS COLOURED SHOPFRONT ALUMINIUM WINDOW FRAMES ARE TO REMAIN AT THE FRONT. NEW GLAZING AT THE REAR IS PROPOSED TO BE TIMBER FRAMED.</p> <p>THE EXISTING BRICK FAÇADE ON MILLER ST IS TO BE RENDERED AND PAINTED A SIMILAR COLOUR TO THE METAL SHEETING (WHITE) COLOUR.</p> <p>THE EXISTING YELLOWISH CONCRETE FOOTPATH PAVERS ARE PROPOSED TO BE REUSED.</p> <p>THE SELECTED MATERIALS ARE CONSISTENT WITH THE EXISTING BUILDING AND REMAINS COMPATIBLE WITH THE SURROUNDING BUILT FORM.</p> <p>THE WHITE FAÇADE COULD BE CONSIDERED REFLECTIVE, HOWEVER THIS AIDS ENERGY EFFICIENCY OF THE BUILDING.</p> <p>THE PROPOSAL DOES NOT INCLUDE ANY ADDITIONAL REFLECTIVE MATERIALS GENERALLY BEYOND WHAT ALREADY EXISTS OR THAT SHOULD ADVERSELY IMPACT ADJACENT PROPERTIES.</p>	
<p>D. LARGE EXPANSIVE BLANK WALLS NOT PERMITTED UNLESS ABUTTING A BUILDING ON AN ADJOINING ALLOTMENT.</p>	<p>THE EXISTING FORM OF THE DEVELOPMENT IS NOT BEING ALTERED. EXISTING SIDE BOUNDARY WALLS DIRECTLY ABUT ADJACENT ALLOTMENTS. PARTS OF THESE WALLS THAT ARE ACCESSIBLE ARE BEING RECLAD TO IMPROVE WEATHERPROOFING IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND WILL PROVIDE ADDITIONAL MATERIAL VARIABILITY TO VISIBLE PARTS.</p>	<p>YES</p>
<p>E. PLANS MUST SHOW THE LOCATION OF ALL EXTERNAL INFRASTRUCTURE (INCLUDING AIR</p>	<p>ALL EXTERNAL SERVICES INFRASTRUCTURE IS ILLUSTRATED</p>	<p>YES</p>

<p>CONDITIONING UNITS, PLANT ROOMS, DUCTING) AND DEMONSTRATE HOW IT WILL BE SCREENED FROM VIEW FROM A PUBLIC PLACE OR ROAD.</p>	<p>WITHIN THE ARCHITECTURAL DRAWING PACKAGE.</p> <p>MECHANICAL SERVICES ARE TO BE LOCATED ON THE REAR FAÇADE ABOVE THE PATIO ROOF TO AID MAINTENANCE ACCESSIBILITY WHILE KEEPING THE INFRASTRUCTURE ABOVE THE Q100 FLOOD LEVEL, AND GENERALLY REMAIN HIDDEN FROM DIRECT VIEW FROM THE MAIN STREET FRONTAGE OF MILLER ST.</p> <p>WHILE THE MECHANICAL PLANT WOULD BE PARTLY VISIBLE FROM THE REAR BOUNDARY ALONG LOWER CASTLEREAGH ST, THIS IS NOT A PRIMARY ROAD WITH MINOR AMOUNTS OF TRAFFIC. IT IS ALSO LOCATED FAR ENOUGH WITHIN THE SITE AS TO NOT DIRECTLY BE A PROMINENT PART OF THE BUILDING.</p>	
<p>F. BUILDINGS SHOULD PROVIDE FOR 'ACTIVATED STREET FRONTAGES' BY INCORPORATING ACTIVE USES AT STREET LEVEL INCLUDING CAFES AND OTHER RETAIL ACTIVITIES.</p>	<p>THE SHOPFRONT FAÇADE HAS BEEN CHOSEN AS THE PRIMARY ACCESS POINT TO THE FACILITY TO AID IN WAYFINDING TO THE FACILITY AND ENCOURAGE ACTIVE USE OF THE MAIN STREET.</p> <p>THE PROPOSED REMOVAL OF THE INTERNAL SECURITY BARS AND DECORATIVE GLAZING GRAPHIC TO THE SHOP FRONT WILL IMPROVE VISUAL CONNECTION WITH THE STREET AND ADD VISUAL INTEREST.</p>	<p>YES</p>
<p>8.4 OUTDOOR LIGHTING</p>		
<p>A. DEMONSTRATE COMPLIANCE WITH AS/NZS 11583.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING AND AS4282 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.</p>	<p>THE SCHEMATIC EXTERNAL LIGHTING DESIGN AS BEING DESIGNED IN ACCORDANCE WITH THESE STANDARDS. THE DEVELOPMENT IS CAPABLE OF COMPLYING WITH THE AUSTRALIAN STANDARDS RELEVANT TO OUTDOOR LIGHTING.</p>	<p>YES</p>
<p>8.5 POST SUPPORTED VERANDAHS AND BALCONIES</p>		
<p>N/A</p>	<p>NOTE: NO NEW ADDITIONAL AWNINGS / BALCONIES / VERANDAHS ARE PROPOSED. THE EXISTING AWNING STRUCTURE IS TO BE PARTIALLY MODIFIED TO STRENGTHEN IT IN ACCORDANCE WITH CURRENT WIND LOADING REQUIREMENTS.</p>	<p>N/A</p>
<p>8.6 HEIGHTS</p>		
<p>A. THE HEIGHT OF COMMERCIAL BUILDINGS SHOULD BE CONSISTENT WITH THE CHARACTER OF THE AREA AND INCLUDE ROOF PARAPETS WHERE THAT IS A CHARACTERISTIC</p>	<p>THE EXISTING FORM OF THE DEVELOPMENT IS NOT BEING ALTERED. THE STREET FRONTAGE HEIGHT IS NOT BEING ALTERED.</p>	<p>YES</p>

<p>IN THE SURROUNDING STREETScape.</p>	<p>SMALL SKYLIGHT WELLS ARE PROPOSED TO THE BUILDING WITH SMALL PROTRUSIONS TOWARD THE MIDDLE OF THE BUILDING. WHILE THESE WILL BE PARTIALLY VISIBLE FROM THE NORTHERN END OF MILLER ST, THEY ARE SMALL IN SCALE AND IN CONSISTENT MATERIALS TO THE EXISTING ROOF AND AS SUCH WILL NOT BE PROMINENT OR CHANGE THE APPEARANCES OF THE BUILDING AND ITS CHARACTER WITHIN THE STREET.</p> <p>WHILE THE EXISTING FORM DOES NOT INCLUDE A PARAPET GENERALLY CONSISTENT WITH OTHER EXISTING BUILT FORMS ALONG MILLER ST, RETAINING THE EXISTING 1990 ROOF FORM IS CONSISTENT WITH THE ALREADY ESTABLISHED CHARACTER THE AREA.</p>	
<p>B. THE HEIGHT OF COMMERCIAL BUILDINGS SHOULD NOT RESULT IN UNREASONABLE OVERSHADOWING OR COMPROMISE THE PRIVACY OF ADJOINING PROPERTIES.</p>	<p>THE EXISTING FORM OF THE DEVELOPMENT IS NOT BEING ALTERED. THE EXISTING BUILDING HEIGHT IS A SINGLE STORY AND THE ROOF FORM SLOPES TOWARD THE CENTRE MINIMISING ANY OBSTRUCTION OF NORTHERN LIGHT TO THE PROPERTIES ON THE SOUTH. THE PROPOSAL WILL NOT RESULT IN ANY NOTABLE OVERSHADOWING OR PRIVACY IMPACTS.</p>	<p>YES</p>
<p>8.7 UTILITIES AND SERVICES</p>		
<p>A. SERVICING STRATEGY REQUIRED TO DEMONSTRATE THE AVAILABILITY AND FEASIBILITY OF PROVIDING WATER, SEWER AND STORMWATER SERVICES APPROPRIATE FOR THE SCALE AND NATURE OF DEVELOPMENT.</p>	<p>WATER, SEWER CONNECTIONS CURRENTLY EXIST SERVICING THE EXISTING BUILDING. THE EXISTING BUILDING DISCHARGES STORMWATER TO THE STREET. NO STORMWATER CONNECTION EXISTS AT THE REAR OF THE PROPERTY.</p> <p>EXISTING SERVICES CONNECTIONS WILL BE UTILISED AND UPGRADED AS REQUIRED.</p> <p>A STORMWATER SCHEMATIC PLAN IS INCLUDED DEMONSTRATING THE STORMWATER MANAGEMENT STRATEGY INCLUDING TO THE REAR OF THE PROPERTY.</p>	<p>YES</p>
<p>B. APPLICATIONS MUST DEMONSTRATE ADEQUATE PROVISION FOR STORAGE AND HANDLING OF SOLID WASTES.</p>	<p>WASTE STORAGE AND HANDLING SPACE WILL BE PROVIDED ON SITE FOR STANDARD WASTE DISPOSAL, IN ADDITION TO CLINICAL WASTE.</p> <p>REFER TO WASTE MANAGEMENT PLAN UNDER FURTHER IN THE REPORT.</p>	<p>YES</p>

<p>C. TRADE WASTE APPLICATION AND FACILITIES ARE REQUIRED WHERE LIQUID WASTES (EXCLUDING DOMESTIC WASTE FROM A HAND WASH BASIN, SHOWER, BATH OR TOILET) ARE TO BE DISCHARGED TO COUNCIL'S SEWERAGE SYSTEM.</p>	<p>NO TRADE WASTE IS PRODUCED ON SITE. NON-APPLICABLE.</p>	<p>N/A</p>
<p>D. BUILDINGS AND STRUCTURES ARE TO BE LOCATED CLEAR OF UTILITY INFRASTRUCTURE.</p>	<p>ALL BUILDINGS AND STRUCTURES ARE CLEAR OF UTILITY INFRASTRUCTURE.</p> <p>REFER TO ATTACHED ARCHITECTURAL PLANS.</p>	<p>YES</p>
<p>E. FOR SEWER MAINS, STRUCTURES ARE TO BE LOCATED A MINIMUM OF ONE METRE OR THE EQUIVALENT INVERT DEPTH, WHICHEVER IS GREATER, FROM THE CENTRELINE OF THE MAIN.</p>	<p>ALL STRUCTURES ARE CLEAR OF SEWER MAIN, BY MINIMUM OF ONE METRE.</p> <p>REFER TO ATTACHED ARCHITECTURAL PLANS.</p>	<p>YES</p>
<p>8.8 TRAFFIC AND ACCESS</p>		
<p>A. ALL VEHICLES MUST BE ABLE TO ENTER AND EXIT THE SITE IN A FORWARD DIRECTION.</p>	<p>ALL VEHICLES EXPECTED TO ACCESS THE SITE WILL BE ABLE TO ENTER AND EXIT THE SITE IN A FORWARD DIRECTION.</p>	<p>YES</p>
<p>B. DESIGN MUST DEMONSTRATE NO CONFLICT BETWEEN PEDESTRIAN, CUSTOMER VEHICLES AND DELIVERY VEHICLES.</p>	<p>THE PROPOSED CAR PARKING DESIGN PROVIDES A DEDICATED SPACE FOR DELIVERY VEHICLES AND IN A LOCATION THAT WILL NOT DISRUPT THE FREE MOVEMENT OF OTHER VEHICLES.</p> <p>CUSTOMER VEHICLES WILL NOT HAVE DEDICATED PARKING SPACE ON SITE.</p> <p>THERE WILL BE NO CONFLICT BETWEEN PEDESTRIAN, CUSTOMER VEHICLES AND DELIVERY VEHICLES.</p>	<p>YES</p>
<p>C. WEARING SURFACES FOR ACCESS DRIVEWAYS, PARKING AREAS, LOADING/UNLOADING FACILITIES AND ASSOCIATED VEHICLE MANOEUVRING AREAS RELATIVE TO THE DESIGN VEHICLE TO THE SATISFACTION OF AUSTRALIAN STANDARDS AS/NZS 2890, AS/NZS 2890.2 AND AS/NZS 2890.6 AND/OR STANDARD DRAWINGS SEQ R0051 AND/OR COUNCIL'S ENGINEER.</p>	<p>THE SURFACE FOR PARKING SPACES FOR PEOPLE WITH DISABILITIES IS CONSISTENT WITH THE REQUIREMENTS OF AS/NZS 2890.6. A CONCRETE FIRM PLANE SURFACE WITH A FALL NOT EXCEEDING 1:40 AND SLIP RESISTANCE IS PROPOSED.</p> <p>THE PARKING AND DRIVEWAY GRADE IS CONSISTENT WITH THE REQUIREMENTS OF AS 2890.2 OF GREATER THAN 1:20. TURNING CIRCLES AND MANOUEVRING HAVE BEEN ASSESSED FOR EXPECTED VEHICLES USING THE FACILITY AGAINST AS 2890.2.</p>	<p>YES</p>
<p>E. LOADING BAY(S) MUST BE SITED TO AVOID USE FOR OTHER PURPOSES SUCH AS CUSTOMER PARKING OR MATERIALS STORAGE</p>	<p>A LOADING BAY IS PROPOSED TO AT THE END OF THE PARKING BAYS, DISTINCT FROM THE STAFF PARKING.</p>	<p>YES</p>

AND BE LINE MARKED AND SIGNPOSTED.	THE PARKING SPACE WILL BE LINEMARKED AND SIGNPOSTED.	
F. SITE ACCESS NOT PERMITTED: I. CLOSE TO TRAFFIC SIGNALS, INTERSECTION OR ROUNDABOUTS WITH INADEQUATE SIGHT DISTANCES; II. OPPOSITE OTHER LARGE DEVELOPMENTS WITHOUT A MEDIAN ISLAND; III. WHERE RIGHT TURNING TRAFFIC ENTERING THE SITE MAY OBSTRUCT THROUGH TRAFFIC.	AS PER THE EXISTING SITE ACCESS VIA LOWER CASTLEREAGH, THE ACCESS IS NOT WITHIN PROXIMITY OF TRAFFIC SIGNALS, INTERSECTIONS OR ROUNDABOUTS. THERE ARE NO OPPOSITE DEVELOPMENTS AND THERE IS MINIMAL ANTICIPATED TRAFFIC ALONG THE ROAD WHICH WILL NOT BE OBSTRUCTED BY VEHICLES TURNING RIGHT OUT OF THE LOT. PEDESTRIAN ACCESS TO THE SITE IS AVAILABLE FROM MILLER STREET.	YES
G. THE NUMBER OF ACCESS POINTS FROM A SITE TO ANY ONE STREET FRONTAGE IS LIMITED TO 1 EXIT AND 1 ENTRY.	THERE IS ONE (1) EXIT AND ONE (1) ENTRY TO THE SITE FROM LOWER CASTLEREAGH STREET.	YES
H. THE PROVISION OF PARKING SPACES FOR PEOPLE WITH DISABILITIES IS TO BE IN ACCORDANCE WITH AS 1428.1.	ONE (1) MARKED PARKING SPACE FOR PEOPLE WITH DISABILITIES IS PROVIDED ON THE SITE. PER THE REQUIREMENTS OF THE NCC, ONE (1) ACCESSIBLE SPACE IS REQUIRED FOR EVERY FIFTY (50) CARPARKING SPACES. THE CARPARKING SPACE HAS BEEN DESIGNED IN ACCORDANCE WITH AS1428.1	YES
I. ENSURE DRIVEWAYS HAVE MINIMAL IMPACT ON DEVELOPMENTS TO THE STREET AND/OR LANEWAY THROUGH APPROPRIATE DESIGN MEASURES.	THERE ARE NO DEVELOPMENTS OPPOSITE THE SITE DRIVEWAY ENTRANCE. THE GENERAL POSITION OF THE DRIVEWAY IS SIMILAR TO THE EXISTING DRIVEWAY. THERE ARE NO BUILT FORMS IN DIRECT PROXIMITY TO THE DRIVEWAY TO BE ADVERSELY AFFECTED.	YES
8.9 PEDESTRIAN ACCESS AND MOBILITY		
A. NEW COMMERCIAL BUILDINGS OR BUILDINGS INVOLVING ALTERATIONS TO MORE THAN 50% OF THE BUILDING STRUCTURE ARE REQUIRED TO INCLUDE EQUITABLE PROVISION OF ACCESS TO AND CIRCULATION WITHIN THE PREMISES FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH THE PROVISIONS OF AS1428.1, AND THE DISABILITY DISCRIMINATION ACT.	THE PROPOSED MEDICAL CLINIC INCLUDES PROVISION FOR EQUITABLE ACCESS AND CIRCULATION WITHIN THE PREMISES AND TO PRIMARY ENTRANCE POINTS FOR BOTH CUSTOMERS AND STAFF. THE BUILDING HAS BEEN DESIGNED AND IS CAPABLE OF COMPLYING WITH THE PREMISES STANDARD PER THE PROVISIONS OF AS1428.1 AND THE DISABILITY DISCRIMINATION ACT. REFER TO ACCESS STATEMENT ATTACHEMENT.	YES

<p>B. PEDESTRIAN THROUGH-SITE ROUTES MUST BE DIRECT WITHOUT ANY CONCEALMENT OPPORTUNITIES AND SHOULD BE DESIGNED TO PROVIDE CLEAR SIGHTLINES FROM ONE END TO THE OTHER.</p>	<p>THERE ARE NO PROPOSED THROUGH SITE ROUTES. NOT APPLICABLE.</p>	<p>N/A</p>
<p>8.10 SIGNAGE</p>		
<p>A. ENSURE ALL SIGNAGE COMPLEMENTS AND DOES NOT DOMINATE OR COMPETE WITH GILGANDRA'S ARCHITECTURAL STYLE, URBAN DESIGN, CHARACTER, AMENITY AND STREETScape.</p>	<p>THE SITE OF THE PROPOSAL IS LOCATED WITHIN THE GILGANDRA CONSERVATION AREA.</p> <p>THE SIGNAGE IS SIMPLE IN DESIGN AND MATERIALITY, RELEVANT TO THE BUILDINGS USE. IT IS LIMITED TO DISPLAYING THE NAME OF THE BUILDING, IN ADDITION TO ACCOMPANYING FLAG SIGNS.</p> <p>A SINGLE COMBINED SIGN IS PROPOSED TO BE AFFIXED TO THE EXISTING FAÇADE AT A HIGH LEVEL WHERE THE EXISTING PROJECTING SIGN IS CURRENTLY AFFIXED, ABOVE THE MAIN ENTRANCE. THE NEW SIGNAGE WILL NOT PROJECT AND WILL BE DIRECTLY FIXED TO THE WALL FACE. AS SUCH IT WILL NOT OBSCURE OR COMPROMISE ANY VIEWS OR OBSTRUCT VIEWS TO ADJACENT BUILDINGS.</p> <p>THE SIGNAGE WILL NOT DETRACT FROM THE AMENITY OR VISUAL QUALITY OF THE LOCALITY. THERE IS NO DIRECTLY ADJACENT HERITAGE LISTED STRUCTURES, NOR DOES THE PROPOSED SIGNAGE DETRACT OR OBSCURE HERITAGE LISTED BUILDINGS. THE SIGNAGE HAS NO IMPACT ON SURROUNDING NATURAL FEATURES.</p>	<p>YES</p>
<p>8.11 PUBLIC DOMAIN</p>		
<p>A. BUILDINGS, STREET FURNITURE AND LANDSCAPING ARE TO CONTRIBUTE TO THE DEFINITION OF THE PUBLIC/PRIVATE INTERFACE AND AMENITY OF THE LOCALITY.</p>	<p>THE SHOPFRONT FAÇADE HAS BEEN CHOSEN AS THE PRIMARY ACCESS POINT TO THE FACILITY TO AID IN WAYFINDING TO THE FACILITY AND ENCOURAGE ACTIVE USE OF THE MAIN STREET.</p> <p>THE PROPOSED REMOVAL OF THE INTERNAL SECURITY BARS AND DECORATIVE GLAZING GRAPHIC TO THE SHOP FRONT WILL IMPROVE VISUAL CONNECTION WITH THE STREET AND ADD VISUAL INTEREST.</p> <p>THERE IS NO SPACE FOR ADDITIONAL LANDSCAPING OR OTHERWISE TOWARD THE FRONT OF THE SITE. LANDSCAPING AT THE</p>	<p>YES</p>

	REAR WILL BE COMPLEMENTARY TO ITS LOCAL ENVIRONMENT, DRAWING ON MATERIALS AND PLANT TYPES THAT REFLECT THE LOCAL ENVIRONMENT.	
B. ANY LARGE RETAIL CENTRE DEVELOPMENT MAY NECESSITATE IMPROVEMENTS TO THE ADJOINING PUBLIC DOMAIN, PARTICULARLY FOOTPATH AREAS CONNECTING TO THE CENTRE.	NOT A LARGE RETAIL CENTRE. NOT APPLICABLE.	N/A
8.12 SOLAR ACCESS AND OVERSHADOWING		
A. ALL RETAIL AND BUSINESS DEVELOPMENTS ARE TO BE DESIGNED SO AS TO MINIMISE OVERSHADOWING IMPACTS AND MAXIMISE SOLAR ACCESS OPPORTUNITIES TO ANY ADJOINING RESIDENTIAL PROPERTIES AND THE PUBLIC DOMAIN (PUBLIC RESERVES AND / OR FOOTPATHS) IN THE LOCALITY.	<p>THE EXISTING FORM OF THE DEVELOPMENT IS NOT BEING ALTERED. THE STREET FRONTAGE HEIGHT IS NOT BEING ALTERED.</p> <p>THE EXISTING BUILDING HEIGHT IS A SINGLE STORY AND THE ROOF FORM SLOPES TOWARD THE CENTRE MINIMISING ANY OBSTRUCTION OF NORTHERN LIGHT TO THE PROPERTIES ON THE SOUTH. THE PROPOSAL WILL NOT RESULT IN ANY NOTABLE OVERSHADOWING OR PRIVACY IMPACTS.</p> <p>THE FOOTPATH REMAINS COVERED BY AN AWNING AND DOES NOT DIMINISH THE EXISTING PUBLIC DOMAIN.</p>	YES

TABLE 3. GDCP 2011 – CHAPTER 8 COMPLIANCE TABLE

4.9.2 Non-Indigenous Heritage – Chapter 12

Note: The GLEP and GDCP requires various studies including Heritage Impacts Statements be prepared to respond to Non-Indigenous Heritage impacts to development within the Gilgrandra Heritage Conservation Area. Gilgrandra Council planning has noted that these studies are not deemed necessary for the purpose of this development at this time, however, may be requested during the assessment process if deemed warranted. It is noted that Architectus Conrad Gargett whom have prepared this SEE and this development proposal, also act as Heritage advisors and architects.

The proposed development involves the adaptative re-use of the existing building. The subject site is not classified as a heritage item, being built in 1990. However, the site is located within the Gilgrandra Heritage Conservation Area (C1). While there is no heritage listed buildings immediately adjacent to the proposed development site, there are buildings that would be considered to have substantial character and form part of the language of the heritage conservation area. The development modifications have been chosen to be tasteful and in keeping with the heritage character of the streetscape and with respect to adjacent premises which are of older age and generally possess greater character and presence within the streetscape.

Building Context

The existing buildings in the immediate streetscape around the proposed development site vary in age, scale, proportion and materiality. Buildings vary between single and double story. Some buildings have full

height parapets while others have exposed roofs. Most buildings have a projecting awning over the street of a similar width and height above footpath level. Between the proposed development the next street corner, buildings facades vary from weathered timber horizontal cladding, fibro cladding, painted brick, rendered brick, chamferboard timber and original brown bricks.

Building Form – Bulk & Scale

The proposed alterations will preserve the bulk and scale of the existing building, the awning design, the frontage setback as well the dominant materiality. The form of the building is being retained in whole, with minor additions to the side and rear facades with new cladding, matching the metal sheeting to the upper front façade to provide improved weatherproofing and thermal performance. The front brick façade below the awning level is to be rendered with a soft lime render and painted without changing the building form.

Small additions to the roof line are being added via way of clerestory windows, skylights and roof ventilation. Existing mechanical intakes no longer functional on the roof are being removed. The impacts to the roof line are minor and well setback from the front façade. They will in not detract from the character of the adjacent premises.

A large bulky projecting sign is being removed from the front façade which will remove a visual obstruction of other neighbouring building facades. In addition to the removal of security bars across the shopfront glazing and bollards in front of the original entry door, these changes will simplify the presentation of the building to the street, further allowing buildings with greater character to be more prominent.

Existing exposed fluorescent batten lighting to the underside of the awning will be replaced with newer, more modern external lighting, in addition to security cameras. However, these will only be visible when standing directly below the awning. No external feature lighting or signage lighting is proposed that could be distracting or illuminate other properties.

Building Materials – Finish and Colour

The upper façade of industrial profile metal cladding with wider pans is proposed to be retained and made good, with new paint being applied in keeping with the original colour that has worn down, exposing bare metal. The new cladding to the exposed northern side of the building is to be clad in matching metal profile cladding with the same colour finish to maintain consistency. This will remove a large area of exposed, grey painted blockwork which currently is only visible when approaching the site from the north, outside the Heritage Conservation area and reads mostly as part of the adjacent tyre shop premises.

The lower half of the façade originally a yellow brick is to be lime rendered. This render is to enable modification and widening of the entry to enable DDA compliant access to the premises. Infilling a small area of brick would not be economic or practical as matching bricks would be difficult to source, especially in such small quantities. Although the finish of the exposed brick is to be changed, the dato line of a masonry materiality is to be maintained. The render painted white will be cleaner, and in keeping with the existing colour finish of the metal façade. This small change will refresh the street facing presentation of the building and have no adverse impacts nor detract from adjacent properties. The change of the yellow brick to white will reduce one colour from the immediate streetscape, and thus will enhance the character of the streetscape, allowing heritage listed buildings and those buildings with more original character to stand out. The front glazing frame is to be retained in its brass finish. New clear glass is proposed to improve security, retaining the current look of the shopfront. New semi-opaque frosted glazing film will be applied to the glazing to provide a level of privacy to the reception and waiting area while helping to distinguish the new main entrance point.

The front awning and fibre cement bulkhead over the entry will be repainted in matching white to the original colour. Exposed rust and discolouration to the underside of the awning as a result will be removed, improving the appearance of the shop front. The awning valance (skirt) currently painted in a lilac purpose

colour will be made good and refinished in a complementary bush colour green, sympathetic to the interior scheme and location. The use of feature colour is modest in extent and will generally only replace the existing feature colour element on the existing awning.

Where original fabric and elements that are generally visible from Miller St are required to be replaced for maintenance or repair purposes, the fabric will be replaced on a like-for-like basis to maintain consistency of appearance.

Summary

Architectus Conrad Gargett, in capacity as Heritage Architects consider the impacts of the development to the Heritage conservation area to be generally positive and will enhance the general character of the Gilgandra Conservation Area. The proposed alterations will simplify and refresh the building for modern use, and are modest in nature, without substantially changing the material characteristics or form of the building. The general colours remain similar and generally consistent with the existing building and complimentary to adjacent premises and surrounding development. The choice of colour will not detract from existing development or the character of the area and reflects surrounding context and vegetation. The proposal is consistent with the aesthetic and landscape qualities of the conservation area and will not result in any adverse impact to the built character of the locality.

4.9.3 Car Parking – Chapter 14

Note: Gilgandra Council planning has noted that a formal traffic study is not deemed necessary for the purpose of this development at this time, however, Barnson have provided a Traffic brief that addresses the main requirements of expected trips and anticipated customer numbers.

Barnson has reviewed the parking requirements of the subject site and development against the GDCP 2011 and have prepared a Traffic Brief that accompanies this section (refer Attachment 8). The carparking provisions on the site is a departure from the GDCP. However, based on the assessment undertaken against other relevant guides, and a trip generation survey based upon the existing client facility, it is found that the estimated number of parking spaces can be reduced. Overflow parking beyond the site can be catered for within local on-street parking space without detrimentally affected the local area.

Existing Medical Clinic

The existing clinic is located at 140 Warren Road, Gilgandra.



FIGURE 23. EXISTING CLIENT MEDICAL CLINIC AT 140 WARREN ROAD

The existing facility has five (5) consult/treatment rooms and does not currently provide any off-street parking. The proposed medical clinic is proposed to consist of ten (10) consult/treatment rooms, with an approximate of 375m² gross floor area (GFA).

Gilgandra Shire Council DCP Parking Requirements

Based on the GDCP, 2011, Table 14-1, the parking requirement for a health consulting room is prescribed as three (3) spaces per consultation/treatment room. Since the proposed development includes 10 consult/treatment rooms, the gives a requirement for 30 on-site carparking spaces.

The current development has the capacity to provide 10 off-street parking spaces for staff, plus one (1) loading bay, and including one (1) disabled parking space, leaving a shortfall of 20 on-site spaces against the GDCP.

RTA Guide to Traffic Generating Developments

Barnson compared the GDCP requirement against the RTA Guide to Traffic Generating Developments, 2002. Based on this comparison between different medical centres their calculations would suggest a number of seventeen (17) spaces as the peak parking demand for this development. This would instead result in a shortfall of seven (7) spaces to be filled by on-street parking.

The RTA Guide also indicates the average length of stay to be approximately twenty-seven (27) minutes, indicating a high turnover of parking. Based on the peak trip generation suggested by the RTA Guide the proposed developed would have an estimated peak trip generation of 39 vehicles/hour.

Trip Generation Surveys

Further to the findings above, Barnson reviewed additional surveys conducted by RMS and described in the Trip Generation Survey Medical Centres Analysis Report (2015). While the studies found high variability in results and some of the surveyed Centres operate under very different conditions to the proposed development, the surveys found that the best predictor of parking demand was the number of treatment rooms in the medical centre. This provides the ability to estimate the proposed traffic demand based on demand at the existing clinic, by comparing the number of consult/treatment rooms.

Surveys were conducted at the existing clinic over a two-week period to determine the number of patients and staff present at different times to inform associated parking demand. The result of this survey is summarized the in the below table with direct comparison the project amount based an expanded facility size during average occupation.

AVERAGE NUMBER OF PEOPLE PRESENT AT THE CENTRE	EXISTING CLINIC	PROPOSED CLINIC (PREDICTED)
STAFF PER DAY	5	10
PATIENTS DURING THE MORNING PEAK (10AM - 11AM)	5	10
PATIENTS DURING THE AFTERNOON PEAK (2PM - 3PM)	5	10
MAXIMUM TOTAL DEMAND	10	20

TABLE 4. SUMMARY OF VISITORS TO THE EXISTING & PROPOSED MEDICAL CENTRES

Based on Barnson’s study, the clinics rear carpark would provide sufficient parking for the majority of staff with up to ten (10) patients utilizing on-street parking.

For further context we note that the projected staff numbers are likely to vary considerably between as low as five (5) and up to thirteen (13). Based on anticipated use, not all consult/treatment spaces will likely be used/occupied 100% of the time the clinic is operating, thus reducing demand and increasing variability.

Furthermore, the existing clinic currently operates a courtesy bus which transports approximately four (4) to five (5) patients per day. This service is to be continued at the proposed clinic, supporting both it and other local CAHS facilities, thus further reducing the parking demand.

Considerations

Provision of customer off-street parking is not feasible on this site, due to the existing building footprint. To add direct passage from Miller St to the rear of the site would have a substantial and costly impact on the development due to substantial modifications to the existing built form, for which the client could not factor into the scope and budget.

Miller Street is proposed as the primary entrance for customers and visitors to the facility. As this is the main street, the client (CAHS) deemed it most appropriate to have customers access the facility from Miller Street. This is the logical location for wayfinding and will serve to better activate Miller St.

The decision to keep Miller St as the primary public access point was sensible and based on the following reasons:

- Ease of visibility and wayfinding to main entrance at listed address.
- To separate utilitarian functions such as waste disposal from the public.
- Customers coming and going are more visible to staff for assistance.
- To enable street activation.
- Lower Castlereagh St is an unsealed road and would not be a satisfactory and safe access point for customers.
- Privacy is maintained for customers who may need to be taken away by Ambulance through the rear.

Increased parking would also significantly reduce the softscape permeable landscape to minimise the impact of stormwater runoff. The rear of the site is also required for loading access and storage of clinical waste. Mixing customer access, staff parking and deliveries and waste collection would increase the hazard and safety risk to the public.

Lower Castlereagh remains an unsealed road and is not appropriate as an access point for customers. It is not appropriate for members of the public to park at the rear of the facility and traverse around the block to the front of the facility, especially where no dedicated pathway exists on public road reserves. It is considered that an increase in all day car use along Lower Castlereagh St would create nuisance to adjacent residential premises and degrade the unsealed road surface over time, reducing long term safety.

Mitigating Factors

Factors that will reduce and or mitigate the parking requirements have been considered and include the following:

- Some patients will access the clinic via other means other than private vehicle, such as the clinics courtesy bus or by foot. This will reduce parking demand from the figures estimate above.
- Some patients will access the clinic before or after visiting other businesses located within Miller St. As such parking demand will be diluted as it will serve multiple businesses. Some patients may walk from one business to another. Furthermore, the location of the clinic will increase activation of the north end of Miller St, and positively benefit other businesses within proximity of the clinic.
- Based on site observations at multiple times, street parking along Miller St remains ample and unoccupied. The impact of parking demand and the average length of stay associated with the proposed medical clinic will be negligible.

- Miller St is predominantly occupied by commercial and retail uses, and additional demand on street parking will not detrimentally affect local residents.

Summary

Barnson have also reviewed the parking design against the relevant Australian standards and provisions of the GDCP 2011 and determined the design is in accordance with these standards and requirements.

Based on the above factors, while the proposed developed does not strictly meet Council's parking requirements under the GDCP, the numbers of anticipated parking spaces is likely lower than the DCP demands. The site does not have the capacity for significantly more parking than already proposed without compromising the objectives and brief of the client. Fully utilising the rear yard for parking would still leave a significant shortfall of parking under the GDCP. Per the considerations and mitigatory factors detailed above, we do not believe overflow parking occurring on Miller Street will have a significant nor adverse impact on the community and indeed positively contribute to Miller St as a local business centre, improving activation of the street and access to other local businesses. Based on this, we consider the facility to remain in the best interests of the community.

4.9.4 Environmental Hazard – Chapter 21

Flooding

The subject site is located on flood prone land as identified per Section 4.8.8 of this SEE. The existing structure on the site has a floor level of AHD 282.82m.

Historical reports state the 1955 flood level (which is referred to as a 1% AEP flood event in the Gilgandra Shire Local Flood Plan (2008) was approximately 1.7m above Miller St. The height above datum of Miller St remains somewhat flat but does vary between 0.75-1.0m along the CBD length of Miller St. As our subject building floor level is 200-300mm above the peak of Miller St outside the property, we could estimate during an equal 1% AEP event, there could be somewhere between 1.4m – 2.4m of water above the internal floor level of our building. The upper end of this range is consistent with modelling undertaken in 2021 by Donovan Associates, in the Flood Risk Management Report for 30-32 Miller St (*Note: Donovans Associates have provided permission to reference their report*). The Gilgandra Shire Local Flood Plan (2008) shows that a 2% AEP event would be 1.1m lower than a 1% AEP resulting in a flood range between 0.3m – 1.3m above internal flood level of the subject building.

It was not feasible or practicable considering the context, nature of the site and heritage conservation area to raise the building floor level. As such, the proposed floor level remains at AHD 282.82m and the proposal does not worsen the existing flood conditions of the site. This is consistent with the Gilgandra DCP, Clause 21.1.2 (d) requirement that *"when undertaking alterations or additions, no lower than the existing floor level."*

A Structural Engineering Statement has been prepared by Bligh Tanner Structural Engineers (refer to Appendix 6) and confirms the following:

"Bligh Tanner's approach towards maintaining the structural integrity of the building in the event of a 1% AEP flood is to allow water to enter the building through localised damage (i.e. through the glass windows/doors or the brick wall). Water inside and outside the building will equalise the structure, avoiding a large buildup of water pressure and buoyancy forces. Regarding debris and flowing floodwater forces, loading was determined according to AS 5100.2:2017. Our calculations show that the existing structure at 72 Miller Street is capable of resisting these loads without significant damage occurring to the structure of the building."

While managing with a 1% AEP event on the site, including a further 0.5m of freeboard is generally impractical, the subject building is considering flood resilient design for more likely and lower-level flooding events (2%AEP flood level). Design actions proposed based on the NSW Flood Resiliency Design Guide to reduce impacts to the owner in the event of a flood and reduce the potential to negatively affect the community. Strategies being taken include but are not limited to:

- Sealing concrete base slab to allow ease of cleaning post flood.
- Openings at either end of the building that allow flood waters to pass through and reduce the flood forces on the structure.
- New structural elements capable of withstanding the actions of a 1% AEP flood event.
- Minimising inaccessible cavities that are difficult to clean post flood.
- Use of resilient wall linings, stud framing, door/glazing frames, skirting that are more capable of resisting the effects of flood water, reduce water entering cavities and can be easily cleaned post flood.
- Use of resilient casework materials below bench height that are more capable of resisting the effects of flood water and can be easily cleaned.
- Locating essential services as high as practicable that still allows safe servicing consistent with work health and safety requirements (minimum. 1.5m above finished floor level).
- Locating services outlets as high as practicable while maintaining them at a DDA accessible height consistent with accessibility codes (0.9 – 1.0m above finished floor level).

Land Contamination

Per our understanding, there is no evidence that the subject site has been previously used for any land use activity listed in Table 1 of the Managing Land Contamination Guidelines.

The original development was a furniture and electronics store (Class 6) and appears to have remained so with no new Development Applications since applying for a change of use of the site.

As such, there is no reason to believe that the subject site is likely to pose a significant risk of harm to human health or the environment and as such is considered suitable for the proposed development.

Bushfire Hazard

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

4.9.5 Waste Minimisation and Management – Chapter 22

Waste Management Plan

Waste Minimisation and Management

During construction, waste is expected to be produced from general demolition, construction activities, and materials packaging. The site will be regularly monitored to ensure all waste is properly disposed of and the area remains tidy. All non-recyclable waste will be taken to a designated licensed facility off-site for disposal.

The main building is proposed to be adaptively repurposed, and the core building structure, roof, awning and external walls are proposed to be retained.

Demolition Waste

All items and materials proposed to be demolished to facilitate the new works are to be recycled where the service exists within the local region or otherwise disposed of with a licensed off-site disposal service off. Demolition is generally limited to the following elements:

- 1x External projecting metal sign;
- Existing metal roof frame to rear patio;
- Existing internal electrical, mechanical and internal hydraulic services infrastructure;
- Existing hydraulic and lighting fixtures;
- 1x Existing rear sliding door;
- 1x Small rear aluminium framed window;
- 1x Existing front aluminum swing door;
- 2x Existing masonry bollards;
- Existing security bars and glass to front windows;
- Existing carpet flooring;
- Existing bathroom tiled flooring;
- Existing timber framed partitions;
- Existing internal plasterboard wall and ceiling linings;
- All existing internal doors;
- Small amount of masonry materials where openings are being created.

Construction Waste

All construction waste capable of being recycled where the service exists in the local region including but not limited to: plastics, metal materials, timber materials, and plasterboard; will be recycled off-site at a designated licensed facility.

General waste will be collected, sorted, and stored in appropriately labelled bins. Two waste bins will be placed in the management hub area of the site: one for general waste and the other exclusively for recyclable materials. A licensed waste contractor will be required to collect them from the site for proper disposal.

Operational Waste

Minimal waste will be generated during general operation. Expected waste will generally align with the following three types:

- General Waste
- Recyclables
- Clinical Waste

Within staff kitchenette facilities and the waste and recycling will be provided which will be emptied in the general maintenance and cleaning of the building. Standard 240L waste bins are sufficient for the purposes of the facility. This is consistent with the requirements of the existing GLAMS Medical Clinic facility at Warren Road.

Waste capable of being recycled consistent with Council’s recycling capacity will be disposed of as appropriate in the standard provided 240L recycling bin. This will include paper and cardboard that will be generated as a result of operational activities associated with the buildings use.

Waste not capable of being recycled, where not considered clinical waste, will be disposed of as appropriate in the standard provided 240L general waste bin.

Separate waste bins will be provided for the customers to dispose of waste, however there is no anticipated waste generation by customers other than what they bring into the facility. Staff will appropriately sort rubbish as required. The general operations plan will encourage any printed media to be re-used or recycled.

Council supplied bins are to be stored in a designated kerbside location, for ease of collection at the rear of the site, along Lower Castlereagh St for direct, unimpeded collection and processing at Council operated refuse and recycling collection services.

While we understand waste collection is currently nominated for Miller St, we understand from Council waste collection occurs for neighbouring properties along Lower Castlereagh and that this proposed waste collection location can be accommodated by Council.

Clinical waste associated with the medical use of the facility is to be disposed of via a dedicated, secure Clinical Waste Bin. The location of the bin will be kept externally, in the rear of the site, in a concealed location away from potential customers and public, that is accessible by a specialist clinical waste disposal company.

The site will produce a small amount of clinical waste that is collected regularly when the waste bin is close to being full by a clinical waste disposal organization, approximately every 1-3 months. Between collections, the waste is safely secured within a wheelie bin, in an external locked cage, per the figure below, in accordance with the disposal standards for clinical waste.



FIGURE 24. CLINICAL WASTE BIN STORAGE REQUIREMENTS

Management and storage of clinical waste is governed for the RACGP (Royal Australian College of General Practitioners) under the Infection prevention and control guideline. It is also monitored through the AGPAL Accreditation process (Australian General Practice Accreditation Limited).

4.9.6 On Site Sewage Management – Chapter 23

There is no intended on-site sewage management proposed for this development. The site is currently connected to existing council infrastructure.

4.9.7 Utility Services, Water and Roads – Chapter 24

Existing electrical, water and sewer connections are proposed to be retained from the current source locations. Services and infrastructure on the site will be utilised or upgraded as required for the proposed facility.

There is no intent for the development to provide its own power at this time.

A new 5000L rainwater tank is proposed to be connected to the new patio roof only to assist in management of stormwater.

A new NBN connection is proposed to be made to the property which currently does not have a fixed, wired NBN connection.

4.9.8 Erosion and Sediment Control – Chapter 25

Only minor disturbance of levels across the subject site are proposed, with similar falls and contours maintained. Minor excavation will be required for new pad footings to the extended patio, ramp and pathways and as such it is not expected that the proposed development will generate a significant amount of sediment

An erosion and sediment control plan has been prepared by ENTEC Consultants in accordance with the Managing Urban Stormwater: Soils and Construction, “The Blue Book” guidelines for the purposes of Construction. This plan is to inform the building contractor on how to appropriately manage run-off from the site and mitigate erosion and contamination of the surrounding environment, including Castlereagh River and neighbouring properties.

4.9.9 Stormwater Management – Chapter 26

Existing stormwater runoff from the existing building roof and awning is not proposed to be modified and will continue to discharge to Miller St kerb channel.

Per the Stormwater Management Plan (refer Appendix 7) prepared by ENTEC Consultants, stormwater to the rear of the site will be discharged to the Castlereagh River, consistent with the existing development. The proposed development incorporates on-site water retention, including one (1) 5000L rainwater tanks connected to the new patio roof and integrated into the landscape design. Landscape grassed swales along the two long boundaries will assist in managing overland flow of stormwater, reducing sedimentation and erosion toward the river as well as mitigating stormwater from entering and negatively affecting adjoining properties.

Impervious surfaces have been minimised and limited to the ramp, DDA parking space and connecting pathways required to facilitate DDA access. The use of soft landscaping and permeable crushed granite for the driveway and remaining parking area has been maximized to allow for water infiltration and to reduce stormwater run-off.

The post development stormwater runoff has been compared to the pre-development flows and it has been determined that the proposed rear parking area has a negligible increase in runoff, refer below.

<u>PRE-DEVELOPMENT AREA (m²)</u>	<u>POST-DEVELOPMENT AREA (m²)</u>
TOTAL SITE AREA = 686	TOTAL SITE AREA = 686
IMPERVIOUS AREA = 19 (3%)	IMPERVIOUS AREA = 178 (26%)
PERVIOUS AREA = 667 (97%)	PERVIOUS AREA = 508 (74%)
<u>CATCHMENT FLOWS (l/s)</u>	<u>CATCHMENT FLOWS (l/s)</u>
Q ₅ - 20% AEP = 14	Q ₅ - 20% AEP = 17
Q ₁₀ - 10% AEP = 17	Q ₁₀ - 10% AEP = 20
Q ₂₀ - 5% AEP = 20	Q ₂₀ - 5% AEP = 24
Q ₁₀₀ - 1% AEP = 26	Q ₁₀₀ - 1% AEP = 32

There are no proposed sources for pollution or contamination of stormwater.

4.9.10 Preservation of Trees or Vegetation – Chapter 27

A single, solitary tree is proposed to be removed per the Figure below. This is to enable the parking and driveway design to conform to the relevant Australian standards. The current tree’s location would not enable minimum dimensions for parking access to be maintained continuously and would obstruct the vision of drivers. The existing tree is also showing signs of poor health and could present future hazards with decaying branches.



FIGURE 25. EXISTING TREE PROPOSED FOR REMOVAL

A tree removal permit would be required due to the size of the tree. However, the tree does not appear to be endemic, has no significant environmental or aboriginal values, is not on a heritage listed property and poses no risk to neighbouring property.

New endemic trees and softscape are proposed as part of the development in more suitable locations within the landscaped area.

5.0 Impacts of Development

This section of the SEE outlines potential impacts that may arise from the proposed development and are relevant considerations for the DA under S4.15(1)(b) to (e) of the EP&A Act 1979.

5.1 Construction Impacts

The proposed works are generally restrained. Most of the new proposed works are limited to the existing building footprint and internal changes. External amendments to the existing building are limited in nature and should not be significant causes of noise or dust generation over a prolonged time. All demolition works will be undertaken in accordance with the provisions of Australian Standard – AS 2601.

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

Changes to the footpath will restrict access temporarily however foot traffic and parking use along this end of Miller St was not observed to be significant. Access to adjoining properties will not be impacted.

The Civil Engineer will provide an erosion and sediment control plan to limit impacts of run-off during construction.

5.2 Amenity Impacts on Neighbouring Properties

No significant change is proposed to the existing building envelope on the site. The bulk, scale and general materiality of the development is to remain and is compatible with the surrounding built and natural environment. Overshadowing, privacy, noise or view impacts will effectively be unchanged, other than the fact that the development will now be occupied after so long being unoccupied.

As such, the proposal is not anticipated to cause notable adverse impact on neighbouring properties beyond what should be reasonably expected by the use and occupation of the development generally.

The site has an established history of retail use, and a Medical Clinic is similar in nature to its previous use as retail. The proposed use of the building as a Medical Clinic will generate noise, activity and traffic by vehicle and foot reasonably comparable with the previous use and zoning of the site.

5.3 Traffic and Parking Impacts

The proposed development includes ten (10) marked car parking spaces at the rear of the site. As per the existing arrangement, the staff parking area is accessible via Lower Castlereagh Street. Pedestrian access to the facility is from Miller Street.

Noting the nature and scale of the Medical Clinic, the proposal is unlikely to negatively affect the local area and adjoining properties. While an increase in traffic and parking use will be generated as a result of the new occupation of the property, it is not anticipated that this will cause adverse impacts and is consistent with nature of the surrounding development and zoning use.

5.4 Heritage Impacts

The potential heritage impacts associated with the site and the Gilgandra Heritage Conservation Area have been evaluated in accordance with Clause 5.10 of GLEP 2011 (see Section 4.8.6 of this Statement) and are deemed acceptable.

The Heritage statement per Section 4.9.2 demonstrates that the proposed development will have a positive impact within the Heritage Conservation Area. The proposed development will complement its surrounding and revitalise the street, removing signage and simplifying the façade with fresh, neutral finishes that will not detract from the existing character and significance of the Conservation Area.

5.5 Built and Natural Environment Impacts

The proposed development is compatible with the characteristics of the surrounding natural environment and built form.

The development proposal under consideration maintains congruity with the heritage attributes and distinctive character of the Gilgandra Conservation Area and is compatible with the existing land uses and inherent characteristics of the surrounding locality. The proposed development will not result in any adverse heritage impact to adjacent buildings as only minor modifications are proposed to the external character and materials of the building with no effective change to the bulk and scale of the building.

The proposed alterations will simplify and refresh the building for modern use, accentuating the use of the building as a medical facility while keeping it generally modest within the street scape, allowing for heritage listed buildings located within the street to retain general prominence. The general colours remain similar and generally consistent with the existing and complimentary to adjacent premises and surrounding development. The use of feature colour is modest in extent and will generally only replace existing feature colour elements on the existing awning. The choice of colour will not detract from existing development or the character of the area and reflects surrounding context and vegetation.

there is no anticipated adverse impacts to environmental function, adjacent neighbouring premises or the surrounding land including the watercourse. The proposed works generally maintain the fall and overland flow path of the site. The new external works will enhance the immediate area and provide additional endemic vegetation to the sensitive local environment.

5.6 Social Impacts

The adaptive reuse of an existing long term unoccupied retail store for the purpose of a new medical facility will deliver a positive contribution to the community and its immediate surrounds. The existing building risks falling into further disrepair without new development and risks becoming a safety or environmental hazard in the future.

A new, modernised and accessible medical clinic for the local area will be a positive for residents and visitors, providing improved health care services to the region. The larger facility will provide for additional employment opportunities and bring new foot traffic to the north end of Miller street, activating the town centre.

The proposed update to building finishes and landscaping works seek to complement and enhance the heritage context and natural settings, improving the outlook and character of the area for the developments neighbours.

5.7 Economic Impacts

It is not anticipated the proposed development will result in any adverse economic impact. The larger medical facility will provide for additional employment opportunities and its location along the main street will bring additional foot traffic and potential economic opportunity for surrounding businesses, activating the town centre particularly at the end of Miller Street that otherwise has less economic activity, stimulating additional businesses within the Gilgandra CBD.

The new facility may encourage new residents or discourage residents for leaving the local area for medical services provided elsewhere. The new building works provides additional economic injections to the local economy.

5.8 Suitability of the Site for Development

The site is zoned E1 Local Centre and is currently occupied by retail land use, classified as Class 6 (Retail) per the NCC. The proposed Medical Centre is permissible with consent in the E1 Local Centre zone, however, will be reclassified under the NCC to Class 5 (Office) and thus constitutes a change of use.

The proposed change of use of the site for a Medical Centre is permitted with consent in the zone and will not result in any significant adverse impact to neighbouring properties. As such, the site is considered suitable for the proposed development.

5.9 Public Interest

The proposed development seeks to re-purpose and revitalise a building that has been unoccupied for an extended period of time, activating an area of the local centre that receives minimal customer and visitor traffic. A new health facility provides essential services for the community and new employment and economic opportunity. This continues the work of Coonamble Aboriginal Health Service, a non-for profit organisation that delivers ongoing accessible health care across the north-west region of NSW, for at risk parts of the community with previously low quality health care access.

The proposal is in the public interest.

6.0 Conclusion

This SEE has been prepared to support an Integrated DA seeking consent for the adaptive reuse of an existing building at 72 Miller Street, Gilgandra, to establish a new Medical Clinic.

The proposal involves refurbishing the existing building and undertaking external landscaping works at the rear of the site, which will include minor demolition and excavation activities.

The application requests development consent under Section 4.12 of the EP&A Act 1979 and has been evaluated against the provisions of Section 4.15 of the same Act.

The proposed development is permissible with consent in the B2 Local Centre zone under GLEP 2011 and aligns with the overarching objectives of the zone. Furthermore, it is consistent with the heritage values and character of the Gilgandra Conservation Area and is compatible with the land uses and characteristics of the surrounding area. An assessment of the heritage impacts of the proposed development demonstrates that it will not result in any adverse heritage character of the conservation area. Rather, the

proposal will revitalise and refresh the existing shop front without changing the bulk and scale of the original building, improving the aesthetic appearance and functionality of an existing building.

The SEE demonstrates that the proposal will not lead to significant adverse environmental, social, economic, or amenity impacts on neighbouring properties or the local community. In fact, it is expected to create new economic opportunities for the town and enhance social outcomes for the region, its residents, and visitors to the Gilgandra LGA. As such the development is considered to be in the public interest

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

7.0 Appendix 1 – Cost Assessment

8.0 Appendix 2 – Survey Plan

9.0 Appendix 3 - Architectural Drawings

10.0 Appendix 4 – BCA Report

11.0 Appendix 5 – DDA Statement

12.0 Appendix 6 – Structural Assessments

13.0 Appendix 7 – Civil Engineers Drawings

14.0 Appendix 8 – Traffic Brief

15.0 Appendix 9 – Waterfront Land Tool

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