

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY DETAILS

LOT 103 DP1142079
41 Miller Street, Gilgandra NSW 2827



DESCRIPTION OF THE SITE & LOCALITY

The site is located in the central business area of Gilgandra in the E1 Local Business Zone. The development involves fitting out of an existing vacant building known as the “Tavern”. This building is in a prominent location adjacent to the IGA Supermarket and Car park and the Gilgandra Community Plaza. The site is already fully developed and has been since 2010. The original building was constructed for a Tavern but was not fit out or opened. The building has since been used for storage by the IGA Supermarket but recently purchased for the purpose of professional office activities.

DETAILS OF THE PROPOSED DEVELOPMENT

Council is proposing to modify the internal fitout of the building to accommodate professional office space for its Aged Care & Disability Services division. The building was designed and built as a Tavern in 2011 but has only been used for informal storage since it was constructed.

The fit-out will be professionally designed, creative, innovative, vibrant and reflect the care-giving nature of the service. This fit-out should take the building to the next level of professional, innovative design. The office layout will include internal partitions, additional electrical and mechanical services, security/fire services and communication systems, furniture and additional car parking.

OWNER(S)

Name: Gilgandra Shire Council

APPLICANT DETAILS

Name: Donna Dobson, Director Aged Care and Disabilities
Gilgandra Shire Council

Address: 15 Warren Road, Gilgandra NSW

MATTERS FOR CONSIDERATION	YES / NO
<i>(Matters for consideration pursuant to Section 79C of the Environmental Planning and Assessment Act 1979)</i>	

(a) Compliance with relevant environmental planning instruments (i.e. Local Environmental Plans, draft LEPs, Development Control Plans).

		YES	NO
(i)	Is the land zoned residential?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii)	Is the proposal permissible within the zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed development is consistent with the E1 Local Centre zoning and the associated objectives and is permissible with consent.

The development supports diversity of businesses in the E1 zone and these services provide a direct community benefit, employment opportunities and economic growth. The proposal is consistent with the local area and adds to the vibrancy of Gilgandra's central commercial area.

- (iii) Is there a Development Control Plan (DCP) that applies to the land or the proposed development?
(Refer to Table on last page for Council's DCP's and their applicable zoning)

x □

(iv) If yes, specify. Gilgandra Shire Development Control Plan

(v) Does the proposal comply with any relevant DCPs? □ x

(vi) If no, specify;

The proposed development will comply with the Gilgandra Shire Development Control Plan except for the car parking provision outlined in section 14. Car Parking for the Tavern building was assessed by the approval authority at the time the original DA was approved. The proposed office is likely to house 16 staff, far less than the original Tavern proposal. Off-street car parking for the 'Tavern' was accounted for in the adjacent car park and this allocated car parking space is still deemed suitable. However, in the interest of accommodating more off-street car parking spaces, Council is proposing to construct 4 new carparking spaces which includes a dedicated mini bus space to enable clients of Orana Living a safe place to board and disembarking their transport. This area will be provided with one (1) dedicated disabled car parking space to be constructed in accordance with AS 2890.1, National Construction Code and the Commonwealth Disability Discrimination Act 1992.

As the original development approval did not specify or allocate dedicated car parking spaces for the "Tavern" it is unknown as to what number of spaces were allocated for the purpose of the Tavern. The DCP 2011 requires 1 parking space per 40m² Gross Floor Area (GFA). As the GFA of the Office space will be approximately 270m², there is a requirement to provide 7 parking spaces. As the building is already constructed and there is only enough space for 4, Council will be seeking a departure from the requirement to provide 7 off-street car parking spaces. Instead there will be management practices put in place to encourage staff to park in Morris Street, not in the adjoining IGA Car Park. It is deemed that that development will have minimal impact on the available car parking for the general community using this IGA Car Park.

(Note If unsure check with Council's Environmental Services Division or obtain a S149 Zoning Certificate from Council)

(b) Likely impacts of the development, including environmental impacts on both the natural and built environments of the locality.

	YES	NO
(i) Will the proposal result in the loss of any vegetation from the site?	□	x

(ii) If yes, outline details and identify on site plan.

(iii) Are any landscaping works proposed on the land? □ x

There is insufficient area to provide formal landscaping however, Council is proposing to soften the external facade with maintained vegetation in planter boxes

		YES	NO
(v)	Does the proposal involve excavation or filling of the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(vi) If yes, outline details and/or identify on plans.

(vii)	Is vehicular access available from the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(viii) Outline details of vehicular access and parking arrangements (i.e. location, carparking, etc)

Access to the parking will be from Len Kelly Drive

(ix) Outline where possible building works are proposed to be sited on the land to demonstrate the relationship to existing building (*i.e. distances from the boundaries, etc*). These details should be shown on the site plan.

No changes to the existing building footprint are proposed. The external building elements will remain as is, apart from new external painting and signage. The external paint colours will be chosen sympathetic with Council's Heritage Conservation Colour recommendations. Internally, the building will change the floor layout which will include the demolition of some internal walls, the existing cool room and original designated bottle shop area. The attached plans show the floor plan and demolition plan

(x) What measures will be undertaken to ensure that the natural flow of the water is not redirected (e.g. pipes under driveways etc?)

No changes to the existing stormwater management arrangements planned.

(xi) a) How will the proposal impact on neighbouring properties?

The creation of professional office space will activate the tavern which has previously only been used for informal storage. This will be a positive change for the adjoining business encouraging people to visit the CBD and potential the adjoining shops. Public Access into building will be via Miller Street past café 41. This is unlikely to have any negative impact to Café 41. Rear Access to Café 41 will be unchanged. No other impacts are foreseen

b) What measures will be proposed to reduce the impact of noise, dust, odour, vehicle movements etc on neighbours?

No noise impacts during operation are foreseen. There is the slight potential of noise impact during construction but these are considered minimal and can be controlled through conditions controlling hours of construction. In this regard, it is proposed that no works will occur before 7am or after 6pm weekdays, before 8am or after 1pm on Saturdays and no work on Sundays.

(c) Suitability of the site for the development.

- | | | YES | NO |
|-------|---|-------------------------------------|-------------------------------------|
| (i) | Is the area an established residential area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (ii) | Are existing utility services available and adequate to serve the development (i.e. electricity, water, sewerage, telephone, gas, stormwater and garbage)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iii) | If no, what alternative arrangements are proposed? | | |
| (iv) | Are there any other matters relating to your proposed development or use, such as management details, operating or construction hours, noise, etc?
If yes, please specify. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The building will have new advertising signage installed on the facades and windows promoting the new building. There are no neon or flashing lights or signs proposed. The signage will be consistent with the business area and be considerate of the heritage conservation area. Below is an example of the signage that may be included promoting Council Services.





- (v) Have there been any soil contaminating activities (e.g. sheep dips, fuel storage, asbestos etc) on the land previously? If yes, explain what.

- (vi) Provide a statement on vehicular access, driveway design and location. Will any upgrades need to be made to existing? If so explain.

As discussed earlier, there is 4 new car parking spaces proposed with access off Len Kelly Drive (see Site Plan)

- (vi) What measures will be undertaken to mitigate any vehicular impacts to neighbours both in the short term and the long term.

Nil, no impacts foreseen.

- (viii) Provide a statement on how the proposed development fits in with the character of the locality

The proposed development is in keeping with the existing character of the area. Being an existing building, the proposal, with new painting, planter boxes and advertising will only improve the appearance of the building and activate an existing disused building.