



STATEMENT OF ENVIRONMENTAL EFFECTS

Change of Use and Internal Fitout -
Public Administration Building
2 Biripi Way, Taree South NSW 2430

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Statement of Environmental Effects

FINAL

Report Reference: 19378
Dated: October 2019

Environmental Assessment

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In respect of: MidCoast Council

Application and Land Details

Applicant: MidCoast Council C/ - KDC Pty Ltd

Applicant Address: 2 Biripi Way, Taree South

Land to be developed: Lot 2 DP1185504

Project: Change of use, and internal fitout

This Report has been prepared in accordance with the brief provided by our client and has relied upon the information collected at or under the times and conditions specified in the Report. All findings, conclusions or recommendations contained within the Report are based only on the aforementioned circumstances. Furthermore, the Report is for the use of the Client only and no responsibility will be taken for its use by other parties.

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1 INTRODUCTION

1.1 BACKGROUND

KDC Pty Ltd (KDC) acts on behalf of its client MidCoast Council in lodging this development application for the change of use and fitout of the existing 'Masters' building, for the purpose of MidCoast Council's amalgamated office space, located at 2 Biripi Way, Taree South NSW 2430 (the site).

Refer to the architectural plans appended at Appendix A for further details.

This Statement of Environmental Effects (SEE) describes the site, its environs, the proposed development and an assessment of the proposal in terms of the matters for consideration under section 4.15(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). The report should be read in conjunction with the supporting information appended to this SEE.

The proposal has been assessed against the relevant provisions of the EP&A Act 1979 and will have minimal environmental impact.

1.2 RELEVANT HISTORY

Gloucester Shire Council, Great Lakes and the City of Greater Taree were amalgamated in May 2016 to form what is now the MidCoast Council (Council). The Council now comprises of an area of approximately 10,053 square kilometres, with a population of approximately 93,000.

A Development Application was approved, 13 July 2012, by Greater Taree Council to allow for a *home improvement centre, new road, roundabout and signage* in the form of a 'Masters' building on the site. The 'Masters' building was constructed, including associated outdoor parking and access from Biripi Way. The chain of 'Masters' buildings ceased in 2016 and the store was subsequently closed. The building is currently vacant, including being empty of stock, shelving, furniture etc. All works existing on the site were completed under the consent, including off site works such as road widening and drainage.

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2 SITE ANALYSIS

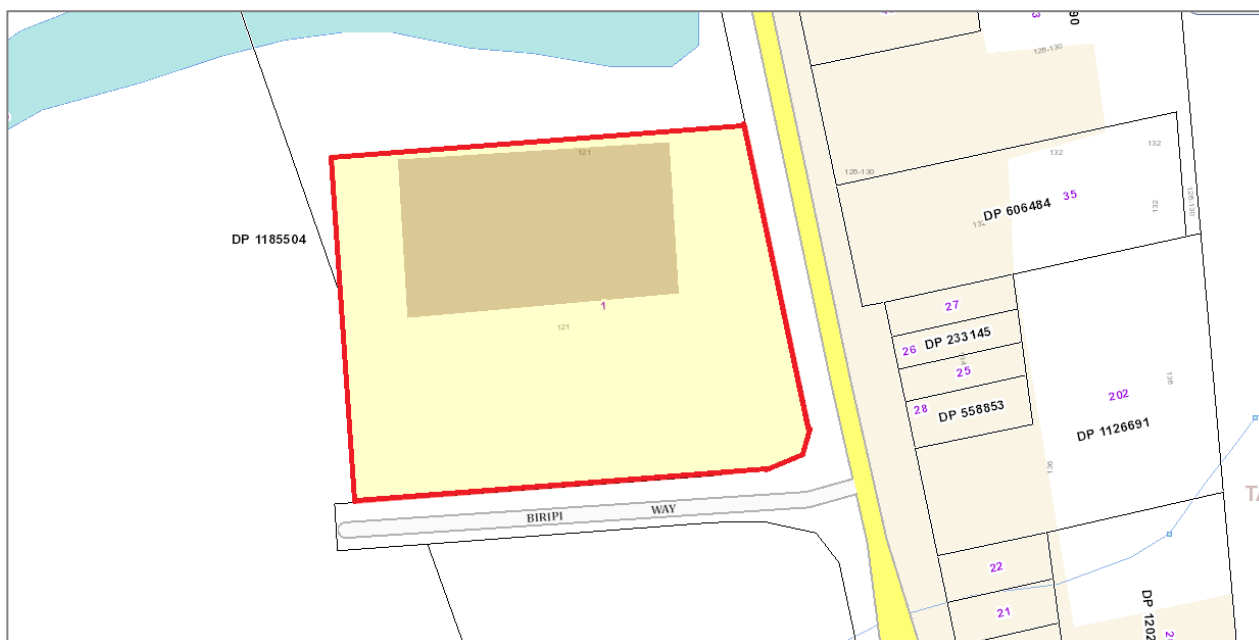
2.1 SITE LOCATION AND CONTEXT

The site is located at 2 Biripi Way, Taree South with access from Biripi Way, refer Figure 1, and is legally described as Lot 1 DP1185504, refer Figure 2.

Figure 1 - Site Location (Source: Google Maps)



Figure 2 - Cadastral Plan (Source: SIX Maps)



The site has greenfield land adjacent to the north, south and west, with the access from Biripi Way to the south and Manning River Drive to the east. The site is located within the 'Manning River Business Park' and is the first development within the business park precinct. Existing development further to the east, along Manning River Drive includes uses such as bulk retail, auto repair and hire and a 24/7 gym.

Existing development on site includes the vacant 'Masters' building, being a large warehouse development, including:

- + Hardstand for the purpose of carparking, with a total of 287 spaces, trolley bays and light posts;
- + Water tank and gravel access path along the east frontage (refer Photograph 1);
- + Main entrance located on the south frontage (refer Photograph 2);
- + Access road along the west boundary and access to the garbage collection area (refer Photograph 3 and 4); and,
- + Sporadic tree planting.

Previously approved business identification signage has been removed from the building; however, the pylon sign structure remains at the front of the site, with lettering removed. A stormwater swale runs along the east frontage, with bus stops located on both north and south bound sides of Manning River Drive.

Photograph 1 - East Elevation (Frontage to Manning River Drive)



Photograph 2 - South Elevation (Main entrance and frontage to Biripi Way)



Photograph 3 - West Elevation



Photograph 4 - North Elevation



3 PROPOSED DEVELOPMENT

The existing building will be fitout internally to cater for approximately 360 Council staff initially, with the capacity to house additional staff in the future. Details of the proposal are provided in the Architectural Plans at Appendix A. The majority of the works are internal, and the proposal includes the following:

- + Workspaces for Council staff including desks, hot desks meeting rooms, kitchen, breakout spaces, lockers and storage;
- + Additional toilet and end of trip (shower) facilities;
- + Windows to the north elevation;
- + Council Chambers;
- + Front of house administration, where the public can access Council services;
- + 287 external parking spaces, for both Council and public use;
- + A café within the public space;
- + Changing the cladding on the south frontage from blue to white;
- + Removal of skylights with infill to match the existing roof and additional skylights as located on the plans at Appendix A; and,
- + Landscaping throughout the site, including along the site boundaries and within the carpark, landscape plans are provided at Appendix B.

A full set of Architectural Plans are provided at Appendix A, Figure 3 and 4 shown the existing site plan and the proposed site plan, noting there are minor changes to the exterior, including removal of the trolley bays and additional planting. There are no changes to the site access; height, or floor space of the existing building.

Figure 3 - Existing Site Plan (Source: Group GSA_DA-1100_F)

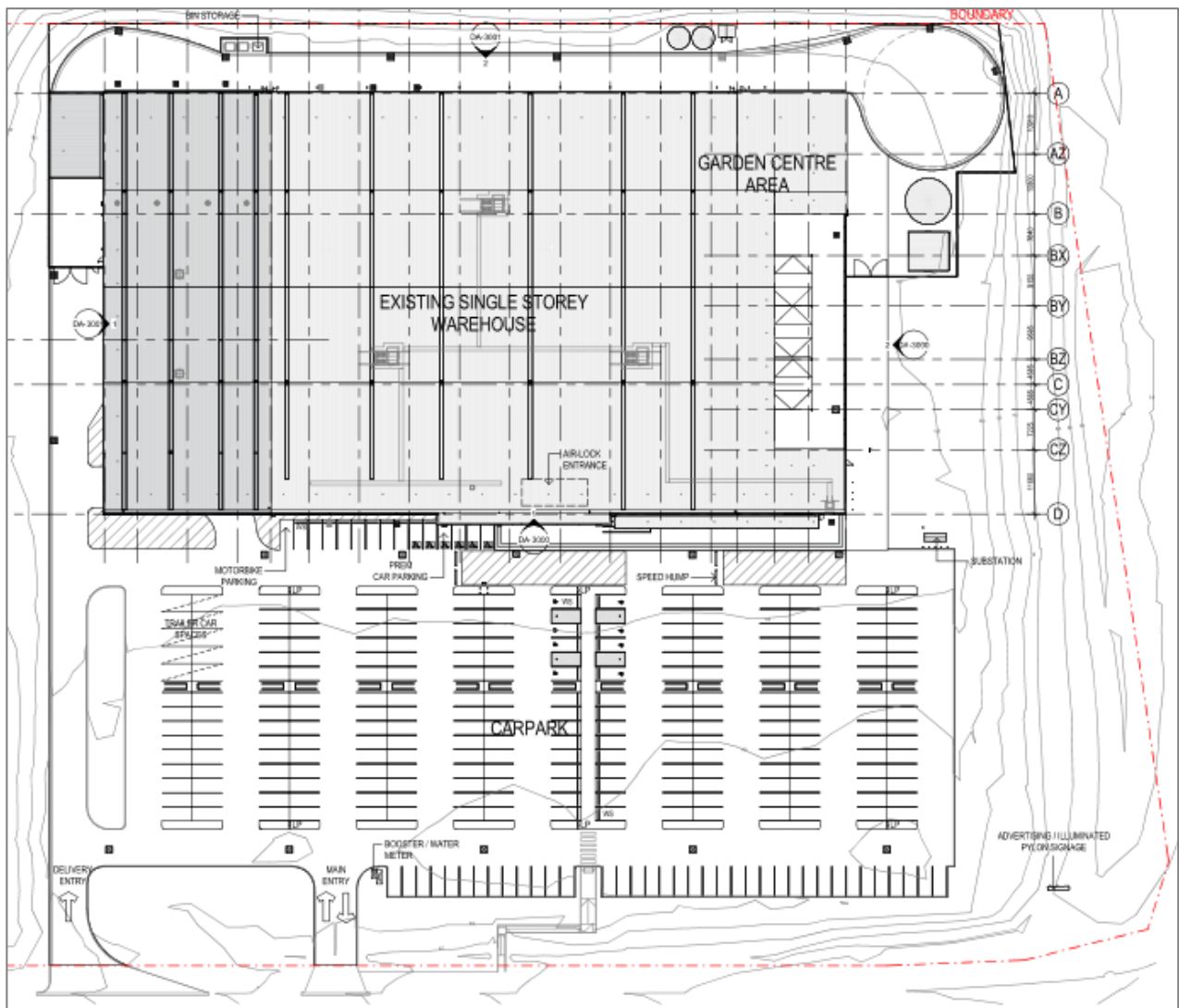
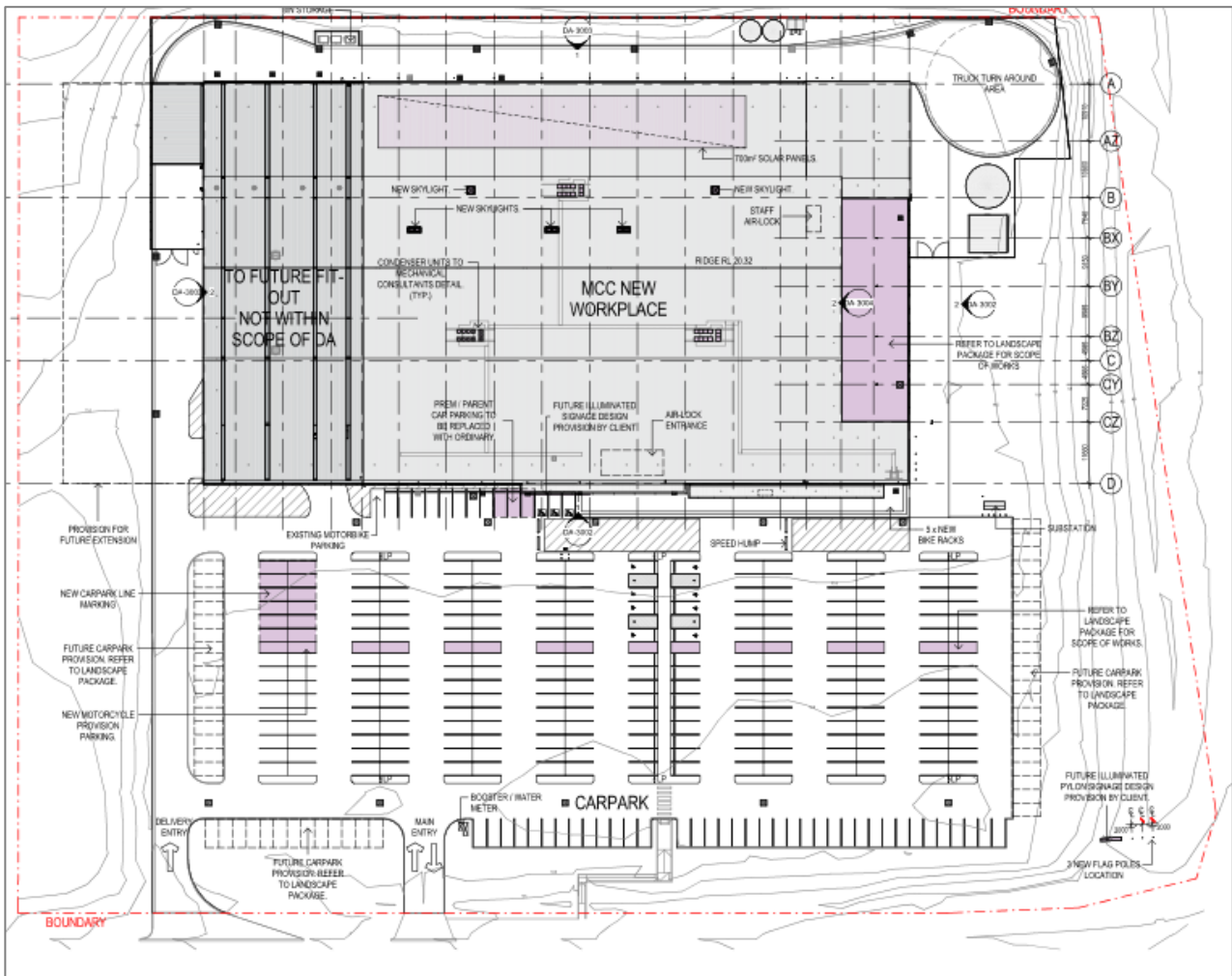


Figure 4 - Proposed Site Plan (Source: Group GSA_DA-1103_F)



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4 RELEVANT LEGISLATION AND PLANNING CONTROLS

The following legislation, Environmental Planning Instrument (EPI) and Development Control Plan (DCP) are relevant to the proposed development:

- + Environmental Planning and Assessment Act 1979 (EP&A Act 1979);
- + State Environmental Planning Policy (State and Regional Development) 2011;
- + State Environmental Planning Policy – Infrastructure (2007);
- + State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- + Greater Taree Local Environmental Plan (LEP) 2010; and,
- + Greater Taree Development Control Plan (DCP) 2010.

4.1 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

The relevant aims State Environmental Planning Policy (State and Regional Development) is to identify development considered to be of regional significance, Schedule 7 of the SEPP outlines the thresholds for Council related development as follows:

3 Council related development over \$5 million

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

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

As the proposal exceeds the \$5 million capital investment value and Council are the owners of the land, the Regional Planning Panel is the consent authority, a QS summary has been prepared for the proposal and is provided at Appendix I.

4.2 STATE ENVIRONMENTAL PLANNING POLICY – INFRASTRUCTURE 2007

The State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) aims to facilitate the efficient delivery of Infrastructure across the State. The relevant clauses of the Infrastructure SEPP are set out below.

Clause 101 - Development with frontage to classified road

This clause outlines the requirements for development with a frontage to a classified road. The site has a frontage to Manning River Drive which is a regional classified road.

The objectives of Clause 101 of SEPP Infrastructure 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.*

The consent authority must be satisfied of the following matters prior to determining an application for development with frontage to a classified road:

- (a) where practicable, 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,**
- (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 proposed works do not affect the existing vehicular access to the site, nor will it detract from the safety and efficiency of the ongoing operation of Manning River Drive. As noted in the traffic assessment provided at Appendix E, the existing access is appropriate for the proposal, and will not create any significant impacts to the classified road.

The proposal is not a use that is sensitive to traffic noise or vehicle emissions and is appropriately located in this regard.

Clause 104 - Traffic-Generating Development

Pursuant to Clause 104 of the Infrastructure SEPP, development defined in Schedule 3 as 'Traffic Generating Development' must be referred to the RMS within 7 days of the application being made for their consideration.

The proposed use is not specifically listed under Schedule 3 of the ISEPP and is therefore considered 'any other purpose'. The proposal would require referral to the Roads and Maritime Services (RMS) if:

- + 50 or more vehicles per hour are expected, if the driveway access is within 90 metres of the classified road; or
- + 200 or more motor vehicles per hour are expected in any location.

4.3 STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND (SEPP55)

Subject to the application of this SEPP, 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.*

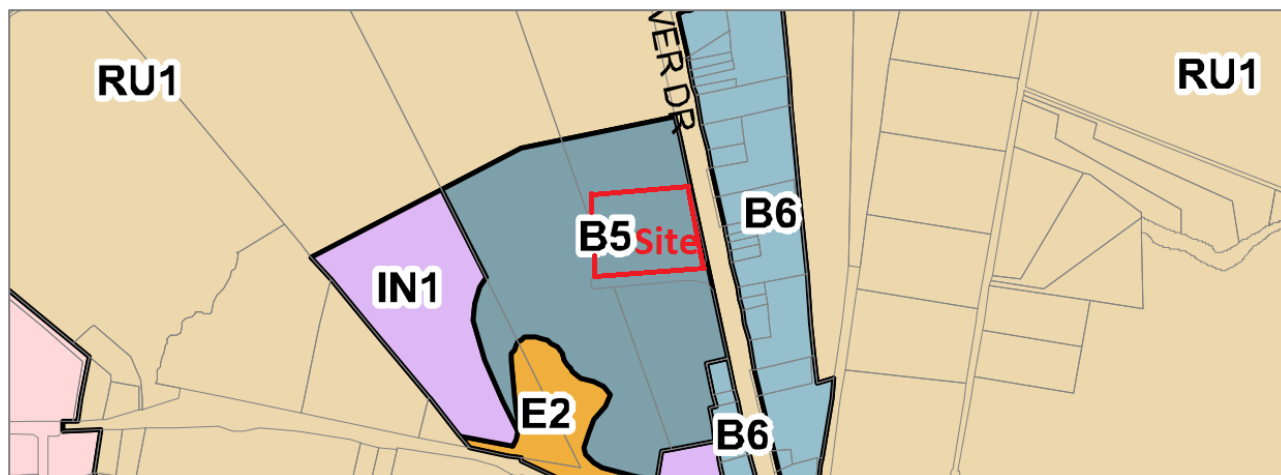
A Phase 1 Environmental Site Assessment Report was undertaken as part of the approved 'Masters' DA, including desktop analysis and test pits, and concluded the site is suitable for commercial development. The proposal is consistent with this previous assessment, and in this regard the proposed works are minor and do not result in an increase to the gross floor area on-site. Further, only minor disturbance of soil is required for landscaping.

Given the nature of the development, it is considered that the proposal is consistent with the provisions of SEPP 55.

4.4 GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

The site is subject to the provisions of the Greater Taree Local Environmental Plan 2010 (LEP). The site is zoned B5 Business Development under the LEP 2010, refer Figure 5.

Figure 5 - Land Zoning Map (Source: LZN_015A)



Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To enable commercial and retail uses that require a large floor area for handling, display or storage and maintain the economic strength of centres by limiting the retailing of food and clothing.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Rural supplies; Specialised retail premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4**

4 Prohibited

Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Farm buildings; Forestry; Freight transport facilities; Home-based child care; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Office premises; Places of public worship; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Retail premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities

A *public administration building* is not specified within item 2 or 4 and is therefore permitted with consent in the B5 Zone. The café is considered an ancillary use to the public administration building, as opposed to a designated destination and is therefore permissible in conjunction with the primary use. The proposal is consistent with the objectives of the B5 zoning.

Clause 4.3 Height of buildings

The site does not have a height control, nonetheless the proposal does not alter the height of the existing building.

Clause 4.4 Floor space ratio

The site has an FSR of 1:1, the proposal does not alter the existing floor space ratio on the site and remains compliant in this regard.

Clause 5.10 Heritage conservation

The site is not identified as a heritage conservation area, or as containing any heritage significant items. The site is not in close proximity to any listed heritage items.

Part 6 – Urban Release Areas – Clause 6.1 - Arrangements for designated State public infrastructure

The site is within an identified Urban Release Area, however subdivision is not proposed as part of this application, and as such, this clause is not applicable.

Part 6 – Urban Release Areas – Clause 6.2 - Public utility infrastructure

Development consent must not be granted for development on land in an urban release area unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available. The proposal is for the fitout of an existing building, to which appropriate services, such as water, sewer, access, are available. Accordingly, the development satisfies the requirements of this clause.

Part 6 – Urban Release Areas - Clause 6.3 Development control plan

The site is located within an urban release area, and in accordance with this clause, the preparation of a DCP is required prior to the consent authority being able to grant consent. The relevant DCP has been prepared, being the 'L7 Manning River Drive Business Park' DCP, which relates to the site. A detailed response regarding this DCP is provided in Table 1 at Appendix C. The proposal is considered to be compliant with the relevant controls and objectives.

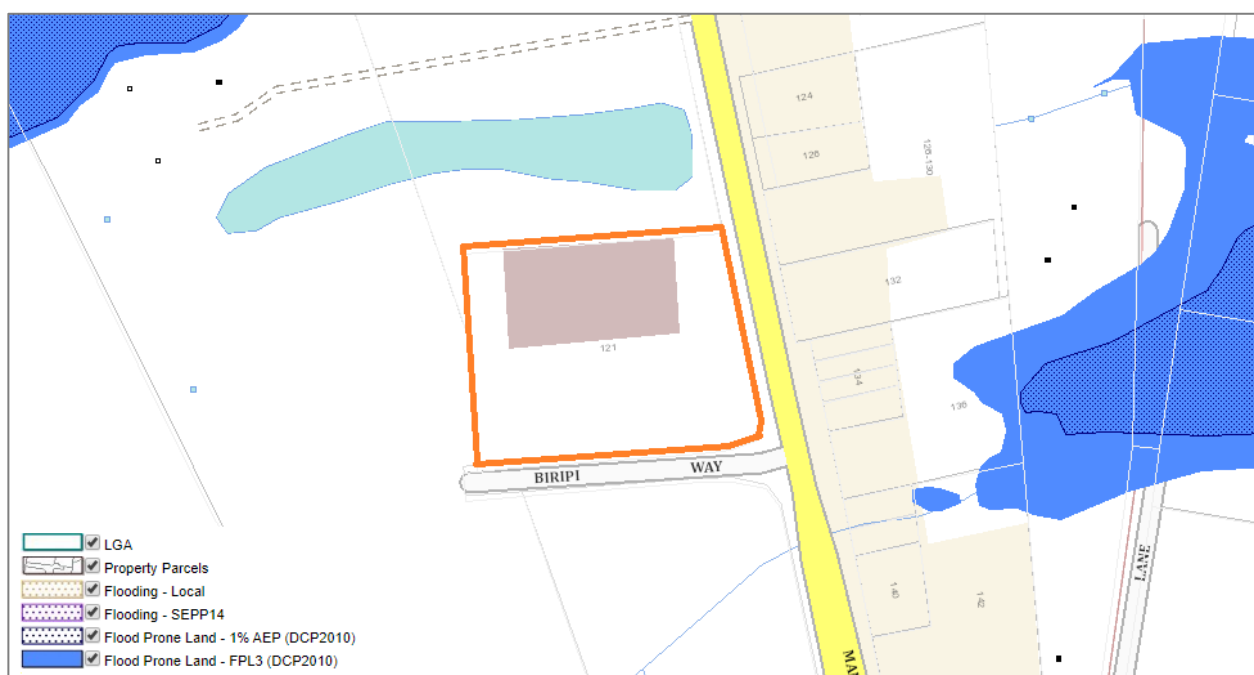
Part 7 – Additional local provisions – Clause 7.1 Acid sulfate soils

The site is identified as having Class 5 acid sulfate soils and within approximately 16m to Class 4 acid sulfate soils to the north. As minor earthworks are proposed, as part of landscaping only, and no works will lower the watertable, an acid sulfate soils management plan is not considered necessary.

Part 7 – Additional local provisions – Clause 7.2 Flood planning

According to MidCoast Council's flood mapping the site is not within a flood affected area, (refer Figure 6) notwithstanding the proposal does not lower the floor level of the existing building.

Figure 6 - Flood Map (Source: MidCoast Council, Flooding (online))



Part 7 – Additional local provisions – Clause 7.3 Earthworks

As outlined above, minor earthworks are proposed for the purpose of landscape planting only. No cut or fill is required within the site.

Part 7 – Additional local provisions – Clause 7.11 Essential services

The site has existing access to all essential services, including water, electricity, sewage connection and suitable access.

4.5 GREATER TAREE DEVELOPMENT CONTROL PLAN (DCP) 2010

The proposal has been assessed against the relevant provisions of the Greater Taree Development Control Plan (DCP) 2010, specifically L7 Manning River Drive Business Park and is considered to be compliant with the relevant controls and objectives. Relevant controls have been assessed at Appendix C.

5 PLANNING ASSESSMENT

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this Report. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act 1979 which are relevant to the proposal.

5.1 COMPLIANCE WITH PLANNING INSTRUMENTS AND CONTROLS

Unless stated otherwise, the proposal is either compliant consistent with all relevant planning instruments and controls set out in Section 4 this report, in that:

- + The proposal remains permissible within the B5 Business Development zone and consistent with relevant clauses outline in the Greater Taree LEP 2010; and,
- + The proposal is complaint with relevant sections of the Greater Taree DCP (as detailed in the compliance table at Appendix B).

5.2 BUILT FORM

The proposal does not significantly alter the overall built form of the existing building, specifically height or gross floor area. The major changes to the built form includes:

- + Addition of 4 large fixed windows along the norther elevation;
- + Addition of fixed windows along the east and south elevation;
- + Change of cladding at the main entrance (south façade) from blue to white; and
- + Additional landscaping.

The proposed materials are sympathetic to the approved building and are well integrated. Perspectives of the proposal have been provided within the amended plans at Appendix A.

The building will remain of an appropriate scale, bulk and design, and is consistent with the character envisaged for the locality. The visual impact of the proposed changes are considered minor and will result in an improvement to the existing vacant building.

5.3 ECONOMIC IMPACT

An Economic Impact Assessment has been prepared by Urbacity and is provided at Appendix D. The report finds that the overall economic effect to both Forster-Tuncurry and Taree is positive and an overall economic benefit for the community. The Urbacity report also reflects on a previous Economic Assessment prepared as part of a 'due diligence' stage (Savills, January 2018) and agrees the findings. The conclusions of the Savills Assessment found that the relocation of office, as compared to the 'do nothing' approach of maintaining separate offices, was more beneficial to staff, Council and the community.

The Urbacity Assessment provided the following findings, summarised below:

- + The main Council facility, as proposed, should be in Taree as it is the major centre of the MidCoast region and has better access for the majority of the residents of the Local Government Area (LGA);
- + This move will cause Council offices in these centres to become vacant. In economic terms these facilities represent economic assets that are available for occupation in the marketplace - by others. The professional leasing advice given to these consultants is that these former Council premises are able to be leased or sold over time for a range of predominantly private and small businesses;

- + The Biripi Way site represents an addition of floorspace, not a replacement, and therefore the economic effect of additional supply and increased total floorspace in the LGA is a positive one; and
- + The loss of employment on the Forster-Tuncurry centre as a consequence of the relocation of Forster-Tuncurry Council staff to Taree is likely to be temporary as the vacated physical assets are available to the market for lease. It is likely that these assets will take time to be fully occupied, but it is most unlikely that they will remain permanently vacant.

The report concludes that the overall net economic effect on both towns is positive and while Council's current offices may be vacant in the short-term, they are expected to provide needed office space for private business and long-term occupancy. The leasing of the spaces will also provide an additional income to Council in the form of rent or sale of the buildings.

5.4 SOCIAL IMPACT

Greater Taree City Council – Social Impact Assessment Policy On 18th July 2012 GTCC approved the Policy-Social Impact Assessment. The policy states that the social impacts of significant development and activities are taken into consideration during assessment. The objectives of the policy and are:

- + *Ensuring that development proposals and activities are assessed in accordance with the Environmental Planning and Assessment Act 1979, Greater Taree City Council LEP, DCP 2010 and other related policies.*
- + *Promoting development activity that enhances the community without significant adverse social impacts.*
- + *Ensuring that proposed developments meet the needs of the community in an equitable and inclusive way that enhances the areas environmental, social and economic qualities.*
- + *Ensuring that the community has meaningful engagement in significant proposals that may impact on them, in accordance with Greater Taree City Council Community Engagement Strategy.*
- + *Providing guidance to the industry on what developments require a social impact assessment and the processes necessary within a social impact assessment.*
- + *Providing consistency, certainty and transparency in the assessment of the social impacts of development proposals and activities.*
- + *Ensuring that proposed developments are in line with Council's strategic direction, including the Manning Valley Community Plan and future local growth management strategy.*

As outlined in the Sections within the SEE and appended documents the proposal meets all the relevant planning legislation, including State and Council provision, including meeting controls and objectives and does not require any exception to development standards.

Community consultation will be undertaken as part of the prescribed public notification process. The public notification process informs the community of new development proposals which may have impacts on the local area. This process provides the community with the means to give meaningful input into development proposals and will allow for the community to highlight potential or unforeseen impacts caused by the proposed change of use of the building on the development site.

The public notification process is seen as the most appropriate method for community engagement in this circumstance as it provides an impartial and transparent system that provides opportunity to any relevant community groups. Submissions will be responded to in a timely manner by the applicant.

The proposal seeks to combine functions of the currently separated office locations in a single place where communication and functional efficiencies will improve the level of service to the community. This is in part a response to the assessment outcomes from the due diligence report from Savills. The Savills Assessment from the due diligence stage noted there were challenges and cultural issues with the amalgamation and separate offices: *The challenge of operating multiple offices in Forster and Taree is having a negative impact on*

productivity, morale and cohesiveness. There is a significant level of frustration which is impacting on the culture at MCC. MCC now seeks to address these impacts and non-constructive workplace culture by improving the physical workplace environment and streamlining business operations (pg. 7).

In addition, Mid Coast Council will be providing for service access points throughout the LGA, including the Civic Precinct in Forster, Gloucester, Stroud and Tea Gardens so residents outside of the Taree area still have accessible areas to pay rates, acquire forms etc. Council will also be providing community training and assistance for online services.

The main negative social and economic impact from the proposal is the additional distance staff members, specifically from Forster-Tuncurry, will have to travel daily, however the approved amenity and efficiencies of the new office are considered to outweigh that impact.

The café will provide daily services such as coffees and other food and drink services to both the staff and visitors to the building, ensuring access to daily provisions available in the current office locations are also on offer in the new building.

The proposal will have an overall positive social impact on the greater community by: rationalisation of services, use of an existing vacant building within a future proposed business park, while still providing access points for residents and visitors throughout the MidCoast LGA.

5.5 TRAFFIC, ACCESS AND PARKING

A Traffic Impact Assessment has been prepared by CBRK, included at Appendix E. Findings of the assessment are summarised as follows:

Traffic

The 'Masters' development was considered a high traffic generating development for the area with during operation hours. The proposed Council building will generate a similar amount of traffic, concentrated during peak times. The Assessment concludes that the existing network can handle the proposed capacity, specifically around the roundabout on Manning River Drive, at the entrance of the site. Further details on the traffic analysis are provided at Appendix E.

Access

Access to the site will remain via the existing driveway located on Biripi Way, including a service access driveway further to the west. The existing access allows all vehicles to enter and exit the site in a forward direction with clean sightlines and will prevent any vehicle queuing along Biripi Way or Manning River Drive. The proposal does not seek additional vehicle access.

Parking

The parking provision required for the proposal, in accordance with the DCP 2010 is summarised in Table 1 below.

Table 1 - DCP Parking Rates

Use	DCP Rate	Requirement
Public administration building	1 space per 35 square metres	6,155 = 176 parking spaces
TOTAL		176 spaces required

There are currently 287 spaces existing on the site, exceeding the DCP requirements by 111, as the café is predominantly for the use of staff and visitors as additional calculation is not considered necessary, noting nonetheless, that there are adequate spaces provided onsite for the ancillary café use. The additional parking spaces will ensure sufficient parking is available for staff and visitors using the building. In addition, there is adequate space on the site to add additional parking spaces in the future with capacity to extend parking facilities, specifically along the east and west boundaries, up to approximately 370 spaces. Bicycle parking has been provided at the front entrance of the building.

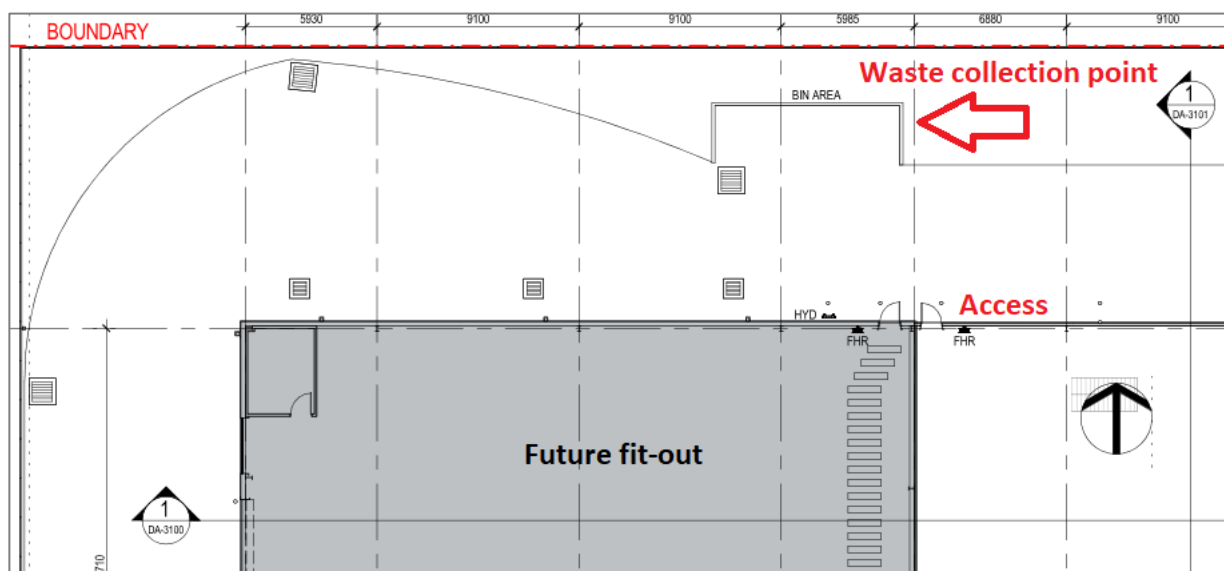
Currently the majority of staff at the existing Council offices drive to work with most as the driver and while the proposal meets the car parking rates Council will be implementing plans to encourage carpooling and green travel plans to encourage less single driver trips to the site from the same areas.

5.6 WASTE MANAGEMENT

A Site Waste Management Plan has been prepared and is provided at Appendix F. The Plan includes waste management during the construction and operational phase of the proposed development. The proposal will maintain the existing waste management facilities on the site, including the waste collection point located on the north service road and is accessible from the external door opposite the collection point, as shown in Figure 7 below.

The expected waste generated from the 'Masters' development included significant volumes of waste from packaging, the office use is not expected to generate the same volumes and will mainly consist of paper, cardboard, general waste and food scrapes. It is therefore considered the existing bin area is sufficient in size for the proposal and within Council's collection capabilities.

Figure 7 - Waste collection point (Source: Group GSA Existing Ground Floor Plan)



5.7 LANDSCAPING AND OPEN SPACE

The concept landscape design for the development meets the Greater Taree planning objectives and requirements through the consideration of environmental, ecological concerns and public amenity. The landscape design responds to these items by incorporating the following:

- + The use of durable materials;
- + Planting that complements the existing character of the surrounding development;
- + Enhancing the streetscape;
- + Low maintenance plant selections; and,
- + Low water use and native plant species.

Streetscape improvements include the planting of additional trees and shrubs specifically along the north, east and south boundaries to further soften the building and carparking when viewed from Manning River Drive and Biripi Way. An indicative planting schedule has been provided in the concept Landscape Plan provided at Appendix B The trolleys bays located throughout the carpark currently on site will be replaced with planting islands, including trees and shrubs.

The area of the site, previously used as the garden centre for the 'Masters' building, will be adapted to be a public/private alfresco space, with high quality landscape features including natural spaces, seating areas and associated plantings.

The landscaping complies with Council's DCP requirements and is an improvement on the current open space on the site.

5.8 STORMWATER MANAGEMENT

The change of use and internal fitout does not alter the existing approved stormwater management on site, including no changes to the roof and guttering, hardstand or water tanks. A stormwater management plan was prepared by ACOR Consultants (5 July 2011) for the original development, relevant items covered under the report include:

- + Designed using Council's Design Development Specification AUSPEC No. 1 (AUSPEC) and Section 4.2 of Council's Urban Stormwater Management Plan;
- + The water quality design includes water sensitive urban design principles by the use of gross pollutant traps; and,
- + The drainage network is directed toward the onsite detention system (OSD) which consists of carpark surface storage and an OSD tank before discharging into the gross pollutant trap and then external drainage.

It is considered the existing stormwater management on site is adequate and does not require alteration for the proposal.

5.9 SERVICES

The existing building has connection to essential services, such as water, electricity, sewer, drainage and access. The existing exhaust units will be removed from the roof and mechanical condenser units installed to provide air conditioning appropriate for office use. Solar panels are also proposed, located on the eastern portion of the roof, and will be flush to the roof and will not be visibly obtrusive from the road, location of both services on the roof are provided on the Plans provided at Appendix A.

Additions to the existing services include providing water and sewage services to the additional toilet facilities, proposed within the centre of the building. The additional plumbing will require trenching within the existing slab and make good works and will provide an additional sanitary storage and pump out of approximately 5,000L as outlined in the plumbing plan at Appendix G.

5.10 AMENITY

Good ventilation will be achieved through air conditioning and the proposal will comply with the light and ventilation requirements of the BCA. The existing skylights running the length of the ceiling from north to south will be removed and domed skylights will be placed strategically within the ceiling to allow for natural light into the centre spaces.

The proposal provides several 'break out spaces' throughout the building. Lounge areas have been provided along the north wall of the building and includes additional windows to provide natural light, indoor plants and seating. Additional windows are also proposed on the south façade, in the administration entrance and along the east facade.

In addition, the current 'garden centre' will remain as outdoor space and is included in the concept Landscape Plan at Appendix B. The intention is to provide seating, plating, outdoor meeting areas, and shade for the daily use of staff. A small café is proposed within the main foyer area, with access for both public visitors and staff members to provide for daily provisions that are available to staff in the current office locations.

Overall the proposal provides improvement to the existing large, vacant site and provide a new and modern workspace for staff and visitors.

5.11 SAFETY AND SECURITY

There are several security measures currently existing onsite and additional measures that will be added, including:

- + General alarm covering all doors (existing);
- + Carpark and entrance lighting (existing);
- + Fire exits on all corners of the building (existing)
- + Separate entrances for public/staff, staff entrances will require electronic key and will be located on the south west corner of the building (proposed);
- + Public access limited to the entrance area and café (proposed);
- + Casual surveillance at the front entry of the carpark and communal area; and,
- + CCTV located at Council's discretion (proposed).

The proposal incorporates the Crime Prevention Through Environmental Design (CPTED) by providing a clearing defined entrance, clean lines of sight within the carpark, no long corridors or external concealment areas and adequate lighting both internal and external.

5.12 ACCESSIBILITY

Access to the building will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA), the *Disability Discrimination Act 1992* and *AS1428 – Design for Access and Mobility* to ensure that adequate pedestrian and disabled access is provided for the development. As illustrated on the proposed architectural plans, access for the disabled is maintained throughout the building and made available throughout the site, carpark, building entrances.

5.13 SIGNAGE

Future signage will make use of the existing infrastructure on site, such as the pylon at the site entrance and the cladding above the main entrance. A signage scheme will be prepared and where required will be addressed as part of a separate application.

6 CONCLUSION

The proposal for a change of use and internal fitout for the purpose of a public administration building, at 2 Biripi Way, Taree South will provide a valuable service for the MidCoast Council staff, residents and visitors. The proposal allows for the continued efficiency of combining Council's office spaces during the final stages of the amalgamation process.

The proposal will make use of an existing and currently vacant building in a highly visible and accessible area and is compliant with all relevant planning legislation. Consideration has been made during the design phase to ensure minimal to no impacts result from the proposal in terms of amenity or design impacts, includes high-quality materials and improvements to the site. The proposal is not considered to result in any negative social or visual impacts to surrounding commercial uses or the greater MidCoast LGA.

Due to the merits of the proposal and absence of any significant adverse environmental impacts, the DA is considered to be in the public interest and recommended for development approval.

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APPENDIX A – ARCHITECTURAL PLANS

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APPENDIX B – LANDSCAPE PLANS

Group GSA

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APPENDIX C – DCP TABLE

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APPENDIX D – ECONOMIC IMPACT ASSESSMENT

Urbacity

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APPENDIX E – TRAFFIC IMPACT ASSESSMENT

CBRK

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APPENDIX F – WASTE MANAGEMENT PLAN

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APPENDIX G – SERVICES

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APPENDIX H – SECTION J

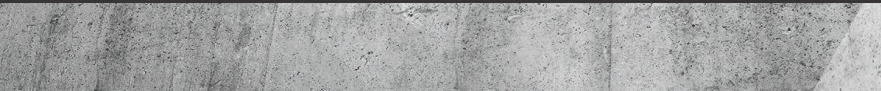
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APPENDIX I – QS SUMMARY

Slattery

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