

DEVELOPMENT APPLICATION

BAAKA CULTURAL CENTRE, WILCANNIA

At

Lot 1 and 2, Section 13, DP 759091

44 and 42 Reid Street

Wilcannia NSW 2836

STATEMENT OF

ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

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For

Department of Planning, Industry and Environment

New South Wales Government

20 March 2020

1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Kaunitz Yeung Architecture, and supports a Development Application for use of No. 44 Reid Street (the former Knox and Downs Store) and 42 Reid Street, Wilcannia, as a cultural centre, and associated works. The applicant for the proposed development is the owner of the site, the Central Darling Shire Council.

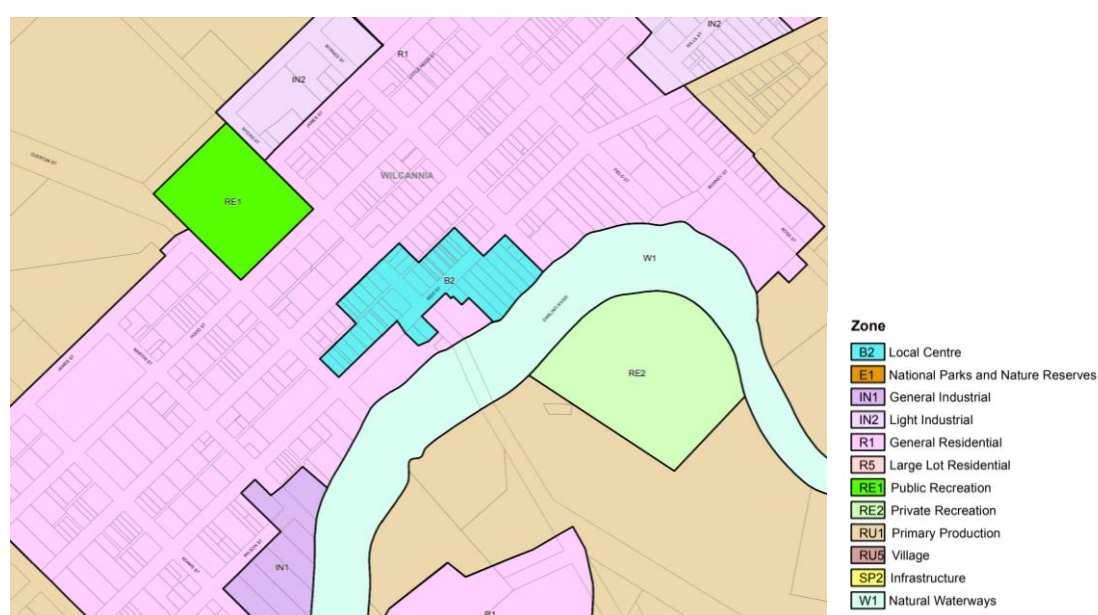
This Statement should be read in conjunction with the separate plans by Kaunitz Yeung Architecture, Structural Engineering Statement by Chapman Hutchison, survey by Graham F. Howe and Stormwater Plans by Stellen Consulting, and the attached Heritage Impact Statement by Kaunitz Yeung Architecture and BCA Capability Report by Boyce Built Environment Consulting.

This Statement assesses the impacts of the proposed development in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EPA Act), including the provisions of Council's primary Local Environmental Plan (LEP). There is no Development Control Plan (DCP) for the subject site. This statement also considers the site, its surrounds and the circumstances of the case in accordance with legislative requirements.

2. SITE AND SURROUNDS

2.1 Location, Title and Zoning

The site is on the corner of Wilcannia's two main streets, Reid and the Barrier Highway (Myer Street). Wilcannia is approximately 965 kilometres south west of Sydney and 195 kilometres east of Broken Hill. The subject land is legally defined as Lot 1 and Lot 2 of Section 13 in D.P. 759091, or 44 and 42 Reid Street respectively. It is located within the Local Government Area of Central Darling, Parish of Wilcannia, County of Young.



(Source: CDLEP 2012)

The site is zoned 'B2 Local Centre' in *Central Darling Local Environmental Plan 2012* (CDLEP 2012). Cultural centres are permissible with consent in the zone.

The objectives of this zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage infrastructure that supports the viability of business centre precincts.
- To enable business development to occur while retaining the existing character of the local centre.

The proposal is consistent with all these zone objectives, noting:

- The proposal provides employment opportunities, on a site which has good accessibility; it will encourage and support tourism and visitors to Wilcannia. It will also allow opportunities to host art and cultural events.
- The proposal will support the viability of business centre precincts by attracting more people to the town centre.
- The proposal will enable business development, such as sale of merchandise and art works, marketing opportunities for local business to occur, while providing tourism and cultural information of the history of the local centre and the region beyond.

The lots are in the ownership of the Central Darling Shire Council.

2.2 Site Characteristics

The site is bounded by Reid Street to the South East, Myers Street (Barrier Highway) to the South West, Reid Lane to the North West, and 40C Reid Street to the North East. The site has its main frontage to Reid Street, and accessible from Reid Street, Myers Street and Reid Lane.

The site comprises of 44 Reid Street, formerly known as the Knox and Downs Store, and 42 Reid Street, a vacant lot recently purchased by the Central Darling Shire Council for this project. The lot of 44 Reid Street has an area of 1012m², with 20.1m of frontage to Reid Street, 50.3m of frontage to Myers Street, and 20.1m facing Reid Lane. The lot of 42 Reid Street has an area of 1145m², with 22m of frontage to Reid Street and 22m of frontage to Reid Lane.

2.3 Surrounding Development

The following aerial photo illustrate the site and surrounds.



(Source: Google Maps)

Surrounding development within the town centre comprises a mix of uses, including the Post Office, a school, a memorial park, and a range of retail, community, accommodation and residential uses in the surrounding area.

3. BACKGROUND

The Baaka Cultural Centre combines re-use & stabilisation of remnant building elements (that survived a destructive fire in 2002, and deemed possible for reuse in 2020) with new building works that repurpose the site of the former historic general store and its adjacent lot into a public building of cultural significance.

The BAAKA Cultural Centre project will accommodate a range of activities (public exhibitions, performances, workshop, training and events) while also functioning as a visitor information centre, and meeting/gathering place for the community and a keeping place for artefacts.

The Knox and Downs store on 44 Reid Street

The Knox & Downs store was built during the 1890s, towards the end of the prosperous years in the township of Wilcannia. The Knox and Downs Store has in the past been considered significant due to its construction and streetscape contribution and was nominated for listing on the Register for National Estate in 1977 (Place ID: 602), and is also listed within the Central Darling Shire Local Environmental Plan 2012 as an item of Local Significance. It continued to operate as a general store beyond the year 2000. However, its heritage significance had been significantly diminished when it was

completely gutted by a fire in 2002 and only some of the stone facades and perimeter verandah remain. After the fire, an engineer's report recommended strengthening works to secure the parapet. However, due to the ownership issues, these works were not undertaken, and in November 2006 the parapet was pushed over due to the lack of safety of this building element. (McDougall & Vines, CMP 2007)

A Conservation Management Plan (CMP) was prepared by McDougall & Vines Conservation and Heritage Consultants in June 2007 and can be found in the attachment of the Heritage Impact Statement. The CMP states that it is not considered that the building now satisfies the criteria for listing in the New South Wales State Heritage Register. Further information can be found in the attached Heritage Impact Statement.

A business case was presented to secure State Government funding in 2017. Funding was later granted to carry out this proposal.

At the beginning of 2020, early works of remediation and stabilisation were carried out to 44 Reid Street. The scope of works are detailed in the appendix. The works included decontamination of hazardous materials (friable asbestos), structural support and stabilisation of existing stone wall, demolition with the exception of items to be retained, protected and salvaged:

- Existing wall structure on the Myers Street frontage and the bay window walls at the corner of the site salvaged and protected
- Some verandah structure retained for later re-use
- Damaged timber bay windows removed and stored.

The site was then supplied with compact engineered fill, and temporary fencing erected. These works have been completed and do not form part of this proposal.

42 Reid Street

The State Government of NSW recently purchased 42 Reid Street to form part of this development proposal.

4. THE PROPOSAL

4.1 Overview

The works will involve partial demolition and reinstating of the remaining extant building walls, and a new single storey high building with basement over the two lots to house the cultural centre, as well as associated works to the existing shed, landscaping, boundary fence and awning.

The works are depicted on the plans by Kaunitz Yeung Architecture (and stormwater plans by Stellen Consulting). In summary, the proposed works involve:

Basement:

- Excavation for the basement area, which will have a modified footprint from the former Knox and Downs Store.
- Storage Rooms for art and artefacts

- Area for viewing and examining artefacts

Basement and Ground Floor:

- 7.7 m high multipurpose 'Keeping Place' for exhibiting important artefacts, audio visual and interpretation material related to the history and culture of Wilcannia, seminars and performances.
- Stairs connecting ground floor and basement with a wheelchair platform lift.

Ground Floor:

- Removing part of the existing north western façade of 44 Reid Street, and have the stone stored away for reuse. Removal of trees that are considered as non-native invasive species (cypress pine).
- Removing existing structures on the vacant lot of 42 Reid Street
- Visitor Information Centre and retail
- Multipurpose exhibition, conference and performance spaces
- Language nest – a small library for the community to learn and contribute to the indigenous languages of the region
- Administration areas – meeting room and office
- Kitchen
- Low scale food service
- Toilets and change rooms
- Minor works to existing back shed
- General landscaping and new fence
- On-site parking (5 spaces including 1 disabled parking)
- Awning
- Minor works to external entrance for universal access.

The proposal has been designed to provide flexibility in accommodating a range of uses for the community.

4.2 Schedules

Basement gross floor area = 250m²

Ground floor gross floor area = 509m²

Total facilities (gross floor area) = 759m²

Car parking facilities provided on site = 5 spaces, including 1 disabled parking

5. PLANNING OUTCOMES

5.1 Building Setbacks

The new building setbacks will be as follows:

- South eastern boundary (Reid Street) – 0m – in line with extant Knox and Downs Store.
- South western boundary (Myers Street) – 0m – in line with extant Knox and Downs Store.
- North western boundary (Reid Lane) – 14.8m

- North eastern boundary – 17.6m

The CDLEP 2012 does not outline specific setback requirements.

5.2 Building Area and Height

The proposed building footprint is 678m², the gross floor area as defined in CDLEP 2012 is 759m² on site area of 2157m², which is equal to 35.2% of the site area. The CDLEP 2012 does not outline specific gross floor area ratio for this zoning.

The proposed building will have a height ranging from the highest point of 9m at the corner of Reid and Myers Street, down to 3.5m on the Reid St façade and 3m on the Myers Street façade. The CDLEP 2012 does not outline specific permissible building height for this zoning.

5.3 Architecture and External Materials

The proposed single storey high building will have a new façade made of rammed earth – an environmentally sustainable material sourced locally. The design of the building will integrate sensitively with the remaining facade of the former Knox and Downs Store. The footprint of the building takes cues and inspiration from the twist and bend of the Baaka river, while allowing the multipurpose spaces to thread in and out of the landscaped area. New steel framed window display boxes will be inserted inside the original window openings to provide a poetic connection to the past and the new building, and allow display of art and merchandise. There will be steel art screens along the main Reid Street façade. The roof is proposed to gently slope concavely from the apex at the significant corner of Reid and Myers Street, to the eastern and western corners of the building. The posts will be reinstated, the awning will be reconstructed as per the drawings. Although the awning will be slightly different from the original, it will be consistent with designs of the period, and practical given the dilapidated state of the building. The colour of the material to be advised when samples of available earth for the façade are established.

5.4 Fencing and gates

Fencing and gates are to be provided to the site. The new north western boundary fence will be corrugated tin to 2100mm high to match surrounding context, with lockable hinged gates to match. The rammed earth Reid Street façade will continue beyond the building as the front fence.

5.5 External area and landscaping

Landscaping will have a mix of species (ground cover, bushes and trees) to compliment the proposed building. There will be an external sand performance area and stone seating.

A proposed landscaping plan for a cultural and community garden to the north east of the proposed building is being developed and a copy will be forwarded once complete.

5.6 Parking and Manoeuvring

It is proposed to provide six parking spaces in the northern corner of the site, accessible from Reid Lane for accessible parking, staff parking and delivery. Entry and exit will be via the proposed gateway being 6m wide. It is expected that the largest size of vehicle entering and exiting the site will be a small light duty truck, approximately 5m overall in length, similar to a normal SUV vehicle.

5.7 Advertising

It is proposed to leave the front signage as a separate application to be made at an appropriate time. It would be expected that any signage will be in accordance with SEPP No. 64 – Advertising and Signage.

5.8 Operation and Management

5.8.1.Hours of opening: Operational hours are expected to be Monday to Sunday 9am to 5pm. However there will be occasional out of hour community events.

5.8.2.Number of employees: The facility is expected to have one to two full time member of staff.

5.8.3.Number of visitors: Numbers cannot be determined until the use patterns are established. It is expected the largest number of visitors at any one time will not exceed 50. On a day to day basis we are expecting no more than 30 at any one time.

5.8.4.Noise issues: It is not anticipated any significant noise issues will arise due to the proposed facility.

5.8.5.Delivery/Access: There is no expected access requirement for large vehicles, the largest vehicle likely will be a light duty truck.

5.9 Security

Passive security will be provided by the proposed fencing and lockable gates. Additional security and alarms will be provided throughout the building. Any after hour access to the site will be strictly managed.

6. CONCLUSION

It is the authors belief that the proposal has been demonstrated to comply with any issues likely to be raised by Council.

The proposed development is believed to be suitable for this site and location.

The potential impacts of this development can be considered minimal and can be successfully managed by appropriate design, site management practices and relevant Conditions of Consent.

The DA proposal referred to in this Statement and detailed on the drawings DA100 to DA107 prepared by Kaunitz Yeung Architecture seek to provide details for the proposed new building only. It is believed this proposal will have no significant impact on the area as a whole, and will contribute positively to the community.

Should you require any further information please contact the author.

Your faithfully,

Kawai Yeung
Kaunitz Yeung Architecture

7. ATTACHMENTS

- Heritage Impact Statement