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STATEMENT OF ENVIRONMENTAL EFFECTS

Campbells Corner, Muswellbrook
Reduce Commercial Footprint of Supermarket
Increase Area - Council Administration Offices
Modifications to Existing Tenancies



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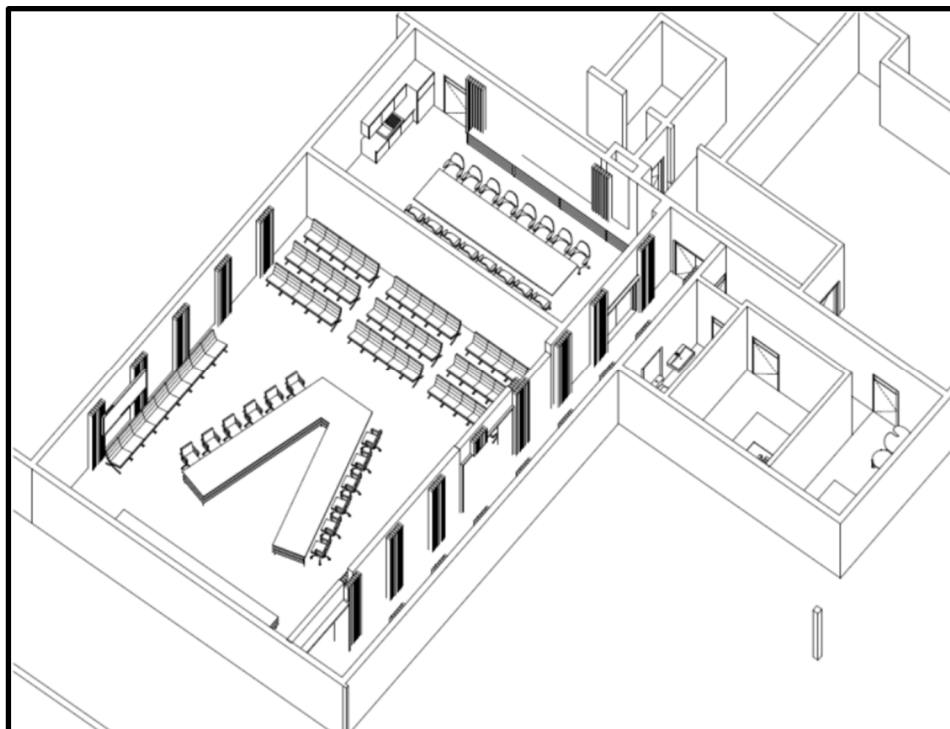
1. INTRODUCTION

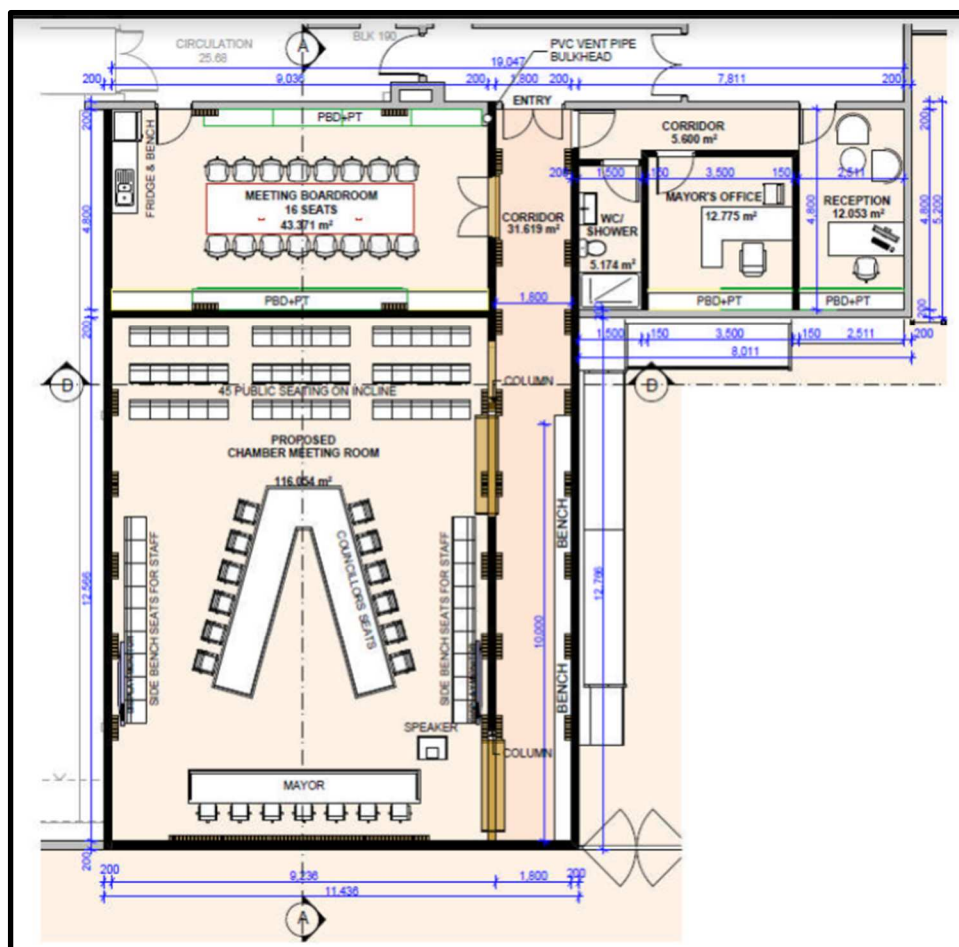
This report has been prepared by Casson Planning & Development Services to support a development application for a modifications to the Campbell's Corner building in Muswellbrook. The following represent a summary of the alterations / additions proposed with this development

1 Proposed Council Chamber and Meeting Room

The work to this area includes provision of a new Council Chamber meeting room, a Meeting/Boardroom area and a Mayor's Office with bathroom and Reception Room. The whole of this area fits within the existing and now vacated IGA supermarket footprint, with the balance remaining used for a new Fresh Produce Market shop as described below.

The new meeting area and Mayor's Office link to Council's existing administrative space and is secured by limited and lockable entry doors.

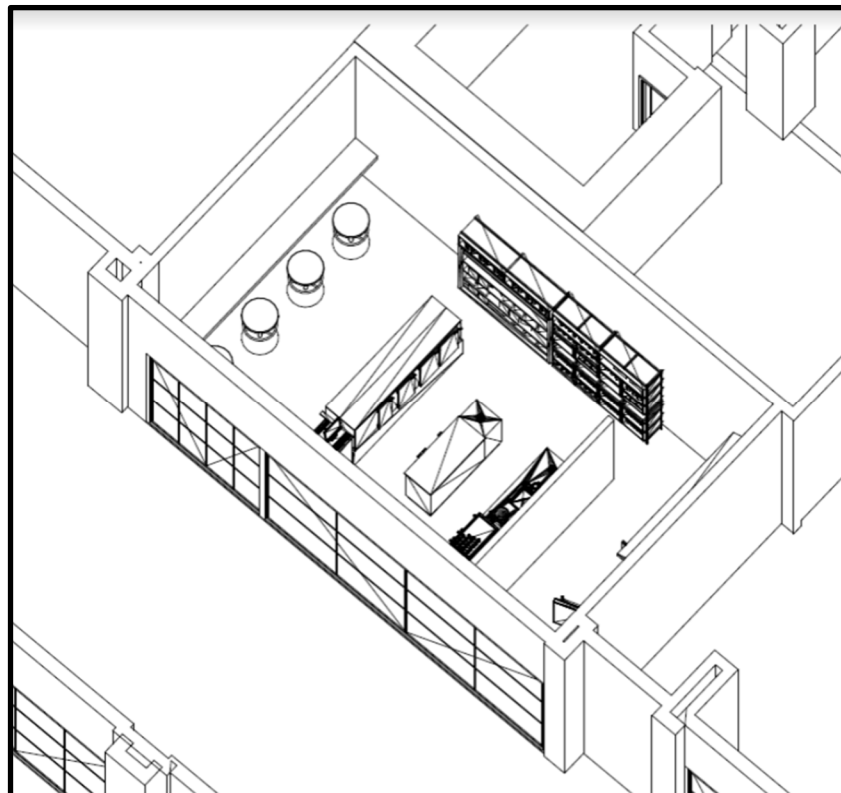
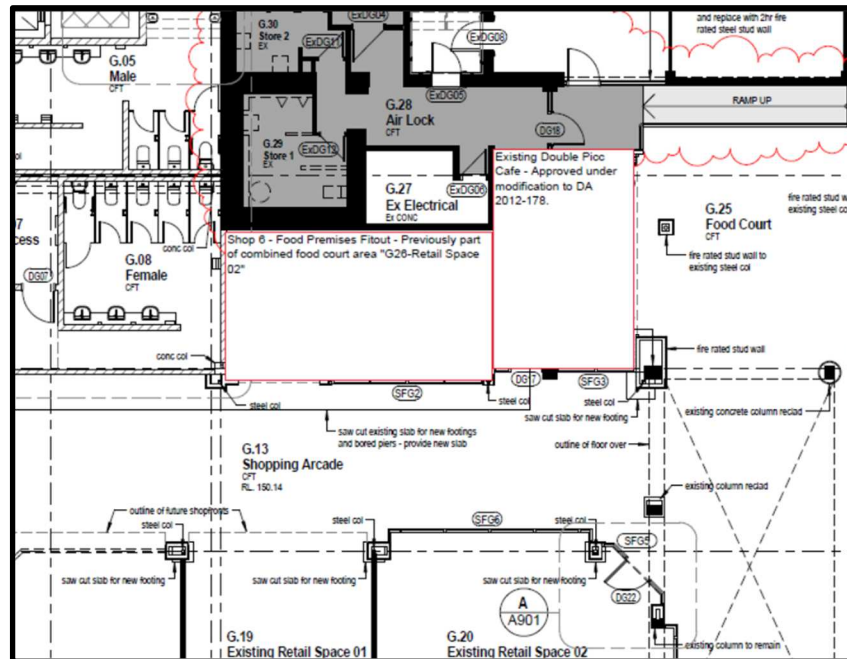


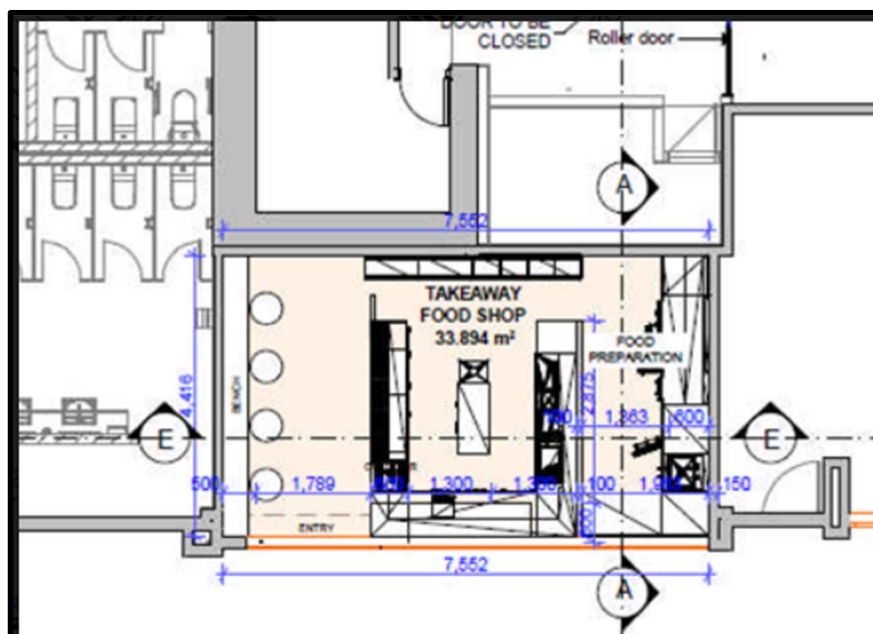


2 Shop 6 Food Premises Fitout

This is a refit of an existing contemporary shop within the complex. The space has been previously used as a commercial office however was approved under previous DA 2012-178 as being part of the Retail Space "G26" for a food premises. The Retail Space G26 was subsequently modified under DA 2012-178 to accommodate a smaller Café tenancy for the existing Double Picc Café, leaving the remaining space to be leased as a commercial office and labelled "Shop 6". The proposal for Shop 6 is to include a food premises fitout to complement the existing offerings of Campbell's Corner and will be aimed at a smaller style takeaway vendor such as a sushi takeaway restaurant.

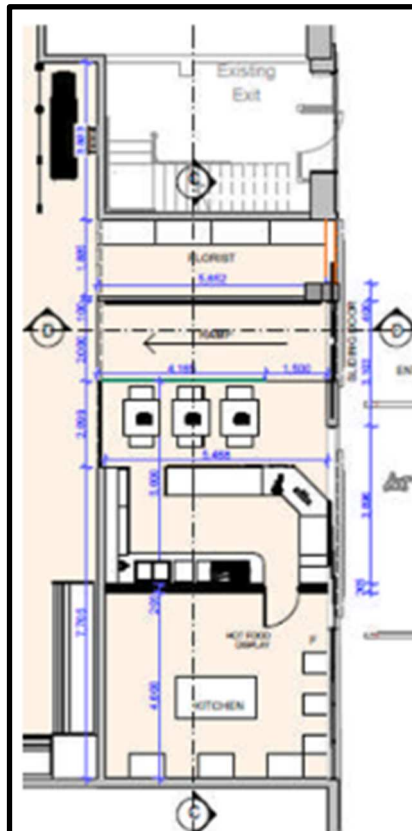
Proposed Alterations / Additions – Campbell's Corner – 60-82 Bridge Street,
Muswellbrook – Council Administration Offices





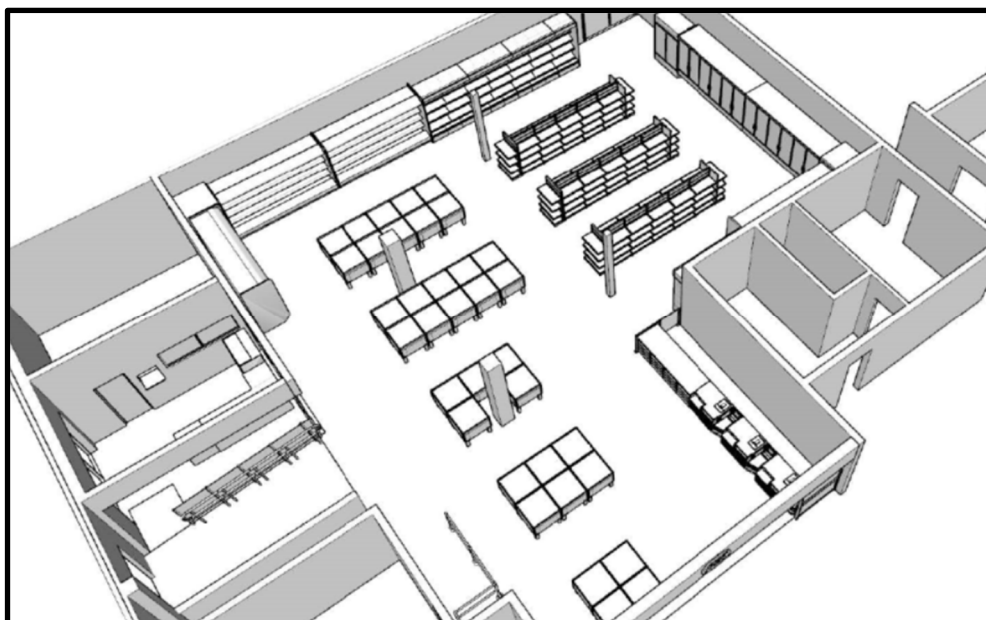
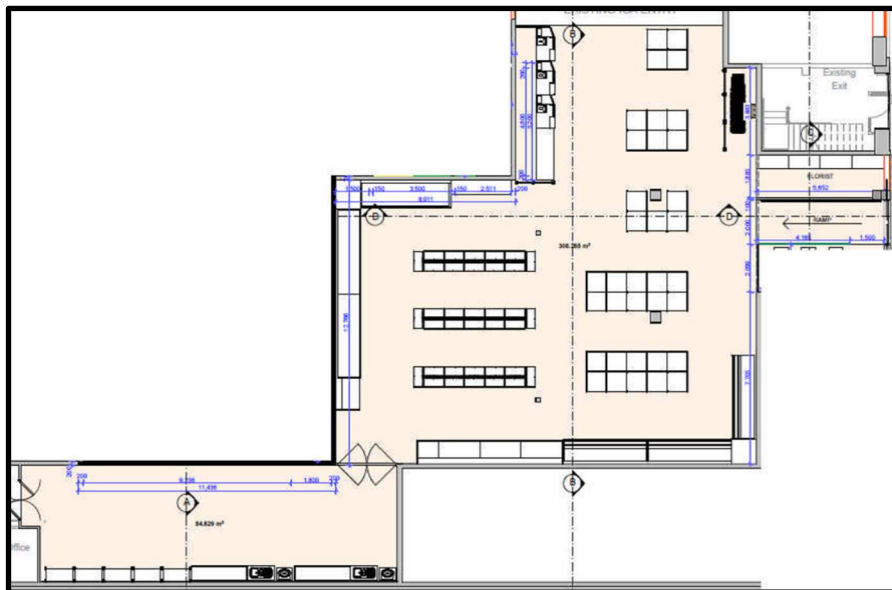
3 New Entry and Modifications to the Existing Café off Bridge Street

This work provides access to the proposed Fresh Produce Market (former IGA) directly off Bridge Street with a new ramp for disability access into the complex. The new access is located within the envelope of the existing, Munchies Café. These works will include an updated fitout to the café to make space for the proposed entry. The additional entry point will provide increased street exposure for the Fresh Produce Market, activating the street scape along Bridge Street.



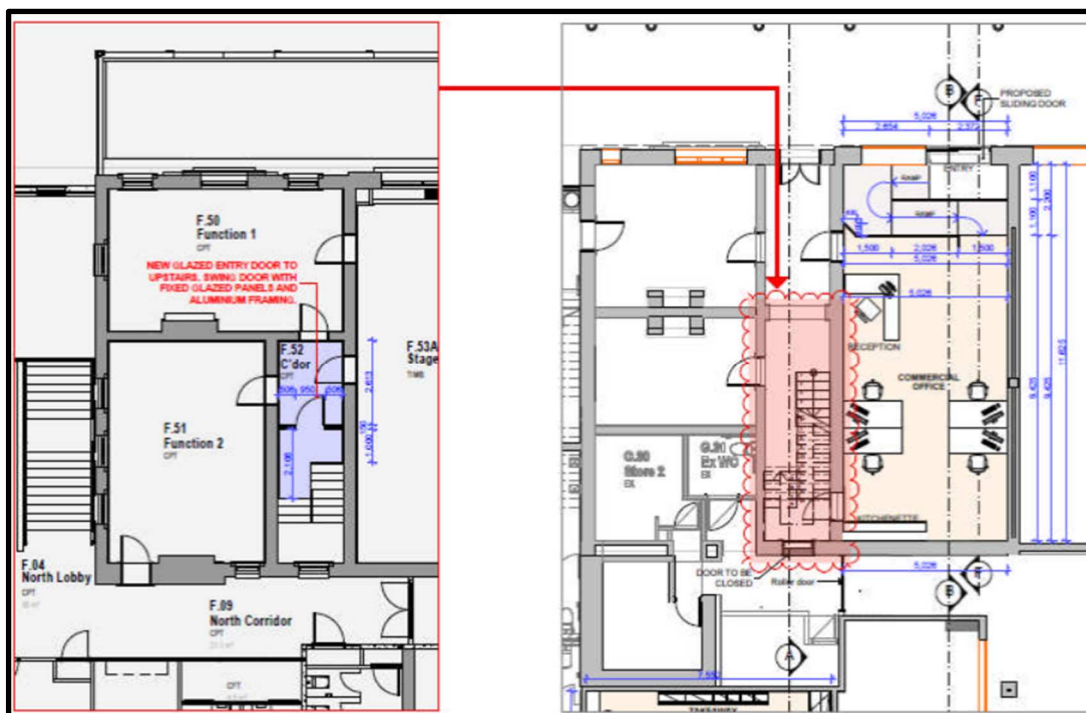
4 Fresh Produce Market

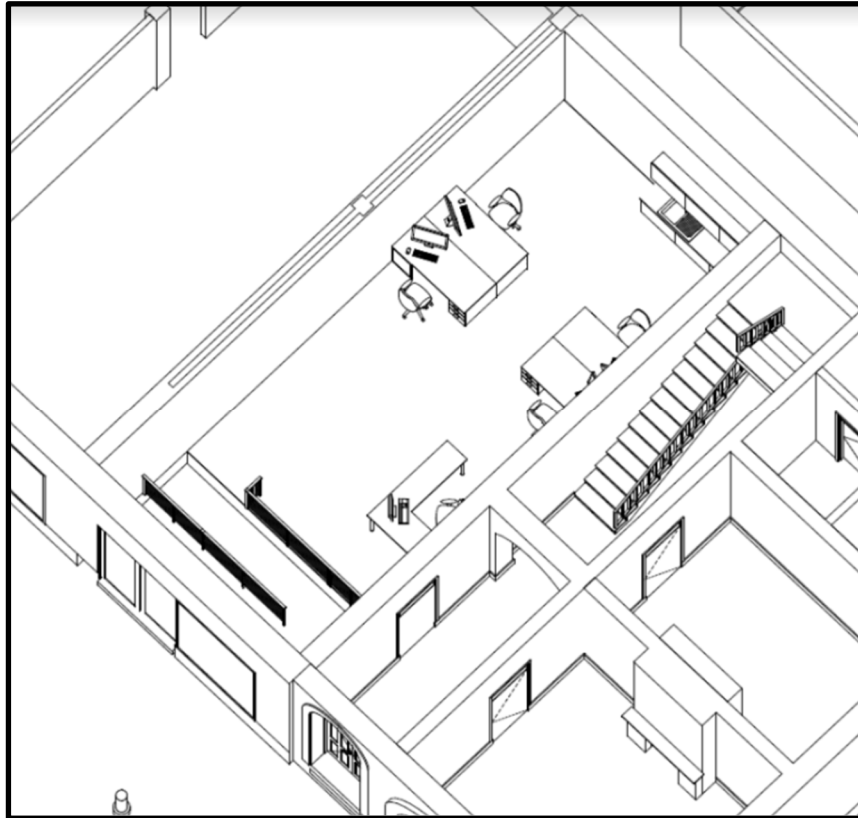
The proposed Fresh Produce Market is an alternative to the former IGA Supermarket which has recently vacated this area of the Campbell's Corner complex. The space within the footprint of the IGA has been altered to allow for the proposed Council Chambers and Meeting Room as previously described. The smaller remaining space will be better suited to a smaller scale retail tenant and has been designed in this proposal to accommodate a Fresh Produce Market style operator with the potential for a back of house area facilitating food preparation, packaging and goods deliveries utilising the existing store areas and loading dock



5 Proposed Shop 11 Commercial Office and Level 1 Entry Door

The work to the Shop 11 Commercial Office involves adapting the current area previously leased by H&R Block. The area is accessed off Brook Street via steps, with the proposal to include new disability access to the space via an internal ramp. In addition, the works offers the opportunity to expose the existing original decorative ceiling currently hidden behind a lowered false ceiling arrangement. The front facing Brook Street will have a portion of its timber floor replaced with the new ramp and the existing aluminium doorway replaced with new automatic doors. The current suspended ceiling will be removed and the existing ceiling repaired where damaged by the suspension rods, and new lighting installed.





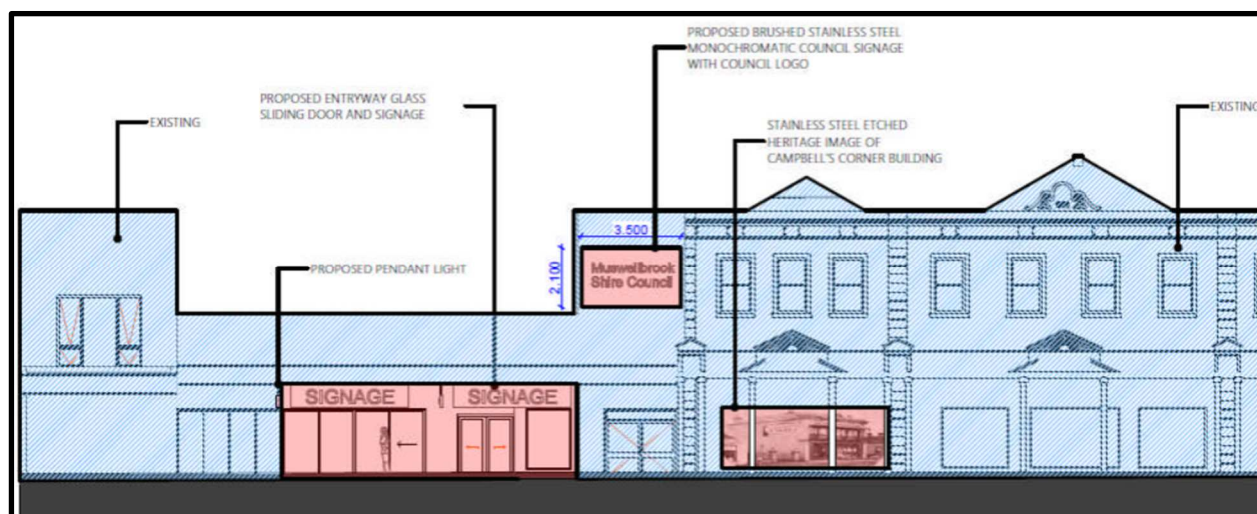
6 Proposed Heritage Tile Display

An existing single door entry off Brook Street has survived various renovations as the access was required for a fire hydrant. The door threshold is considered to contribute to the heritage significance of the building because it incorporates a slate threshold step together with a decorative pattern tile layout and the name "CAMPBELL & Co Ltd". The existing aluminium door frame and sidelight are to be replaced with a new outward opening frameless glass door to display the wide slate threshold, the decorative black & white ceramic tile pattern and the floor signage. The display will be cleaned and painted for the public to admire. It may also be possible to provide a large print of the building on the rear wall of this area.



7 Signage

The proposal includes the addition of new signage to the Campbell's Corner building exterior. New signs are proposed for the Bridge and Brook Street elevations of the Campbell's Corner complex. The external signage to Bridge Street is shown located over doorway entries to the building with the main Muswellbrook Shire Council signage located on the blank wall beside the heritage facade.





Demolition work will be required in the modification of the existing IGA area, including removal of internal walls and fixtures, together with other modifications for new office space, food premises etc.

The Campbells Corner building is an Item of Local Heritage and the impacts of the proposed work have been considered.

New signage is proposed on the Bridge Street frontage of the building including parapet signs for Council. Other under-awning signage is also proposed as shown on the attached plans. Historic imagery of the Campbell’s Corner building is proposed to be provided on stainless steel in windows facing Bridge Street. The Brook Street façade will also have relatively minor alterations – primarily the addition of signage for Council and the fresh produce store. The historic imagery is also proposed on an operable door from Brook Street (not the main entry way – refer to plans) – accessing the Campbell’s Corner display.

2. DETAILS OF LAND

2.1 Title and Existing Uses

Description: Lot 101 DP 606303, 60-82 Bridge Street, corner Brooke Street,
Muswellbrook

Owner: Muswellbrook Shire Council

LGA: Muswellbrook Shire Council



Figure 1 Subject land (SIX Maps)

2.2 Zoning and Planning Instruments

2.2.1 Muswellbrook Shire Local Environmental Plan 2009 (MLEP)

The MLEP the relevant environmental planning instrument. The zoning of the subject land is B2 Local Centre as shown below.

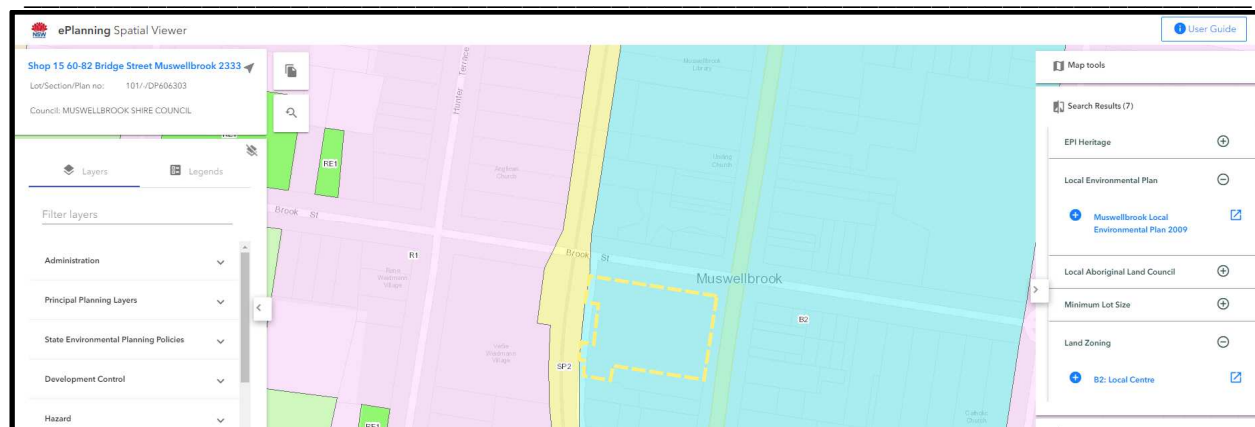


Figure 2 Land is Zoned B2 (NSW Planning Portal)

The objectives of the zones are:

Zone B2 Local Centre

1 Objectives of zone

- 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 maintain the status and encourage the future growth of the Muswellbrook established business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form.
- To enable a wide range of land uses that are associated with, ancillary to, or supportive of the retail and service functions of a business centre.
- To maintain the heritage character and value and streetscape of the business centre of Muswellbrook.
- To support business development by way of the provisions of parking and other civic facilities.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Hostels; Information and education facilities; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Research stations; Respite day care centres; Restricted premises; Roads; Service stations; Sewage reticulation

systems; Sex services premises; Shop top housing; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recycling facilities; Water reticulation systems; Wholesale supplies

4 Prohibited

Pond-based aquaculture Any development not specified in item 2 or 3

There are no concerns in respect of the proposed alterations modifications to existing uses of the building which consistent with the objectives and permissible with consent.

2.2.2 Muswellbrook Development Control Plan

Section 9 – Local Centre Development

This section contains two sub sections – 9.1 – Built Form and 9.2 – Urban Landscape

9.1 Built Form

9.1.1 Building Design

Objectives

- a) To provide for the integration of new development into local centres.*
- b) To ensure the design of buildings complements and enhances existing local centres.*
- c) To maintain the heritage character/ value and streetscape of the business centre of Muswellbrook.*

Controls

- (i) The design of new buildings should reflect and enhance the existing character of local centres. (refer to section 15 of this DCP for further guidance on development in the Bridge Street area – Note that a Statement of Heritage Impact has been prepared which addresses the requirements of Section 15))*

Comment: There are no significant changes to the façade of the building. There is an additional entry point proposed, providing direct access to the IGA tenancy. The majority of changes internal other than some signage, display of historic images etc. The location, size and scale of the signage has been reviewed in the Statement of Heritage Impact document attached to this report. The consultant has provided the following commentary

STATEMENT OF HERITAGE IMPACT:

The proposed adaptive re-use of the southern contemporary wing of the former Campbell's Store in Bridge Street, Muswellbrook will have minimal impact on the heritage significance of the place, the item and the surrounding heritage conservation area for the following reasons:

- 1. The fit out of the twentieth century former supermarket addition to the original store buildings to provide additional meeting room accommodation for council use of the areas is within the building assessed to be of moderate or no heritage significance due to its contemporary design style;*
- 2. The works are largely limited to the inside of the subject building complex;*
- 3. External works are limited to the minor changes to contemporary fenestration.*
- 4. Recommendations have been made for further heritage input at Construction Certificate stage to ensure preservation of significant building fabric.*

Further -

This SoHI has assessed the proposed design for additional accommodation for council in the former supermarket area and found that the overall alteration work has minimal impact on the heritage significance of the Campbell's Corner building, the nearby individually listed heritage items and the surrounding heritage conservation area.

Recommendations:

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item:

Recommendation 1: *Heritage advice on the detailing of an appropriate cornice as well as detailing the provision of services within the Commercial Office should be obtained at Construction Certificate stage.*

Reason - to ensure original materials are retained and suitable details are used where required.

Recommendation 2: *Appropriate detailing of the new doorway to the first floor landing could be included with other heritage detailing to be signed off at Construction Certificate stage. The detailing will require preservation of the skirting boards and picture rail where the new doorway meets the walls to enable minimal repairs when the doorway is removed in the future perhaps as a change of use.*

Reason - to ensure original materials are retained and suitable details are used where required.

Recommendation 3: *It may also be possible to provide a large print of the building on the rear wall of this area.*

Reason - to provide the public with a large print of the 1908 additions.

Recommendation 4: *The height of the signage on Bridge St should correspond with and align to the window and architrave on the adjacent heritage facade.*

Reason - to align the new sign with the adjacent heritage windows including their architraves.

- (ii) *Building design should relate to its retail/commercial/office function.*

Comment Design complies

- (iii) *Building materials should be of high quality and harmonise with surrounding development. The use of reflective materials is discouraged. Materials and colours should not dominate the streetscape.*

Comment Design complies

- (iv) *Awnings should be designed to integrate with the architecture of the building façade and provide for continuous shelter for pedestrians. Awnings should follow consistent heights above the footpath with a minimum height to the underside of the awning of 3.2 metres*

Comment No change to Bridge Street awnings proposed.

- (v) *Building facades should relate to the context of buildings in the area to achieve continuity and harmony. The continuity of commercial frontages should not be broken by parking areas, service and delivery areas etc.*

Comment No construction changes to the Bridge Street façade. Additional signage is proposed incorporating a heritage image to one of the front windows. It is suggested that the minor changes will not impact on continuity or harmony of the façade.

- (vi) *Buildings should provide for ‘activated street frontages’ by incorporating active uses at street level including cafes and other retail activities.*

Comment A stainless steel etched heritage image is proposed for the Bridge St façade which will enhance the street frontage. No other changes are proposed to be placed.

- (vii) *Blank building facades to streets or public places are to be avoided.*

Comment See comment above re heritage image. No other changes to building facades (other than signage referred to elsewhere) are proposed.

- (viii) *The placement of windows should provide visual interest and variation to the building façade and relate to those of adjacent buildings.*

Comment No changes to window placement are proposed.

- (ix) *Building designs should allow for passive surveillance of public places and streets.*

- Comment Minimal changes to overall design are proposed – no significant changes to public places and streets. Passive surveillance is not impacted – active surveillance measures are in place.
- (x) *Building entrances should be well defined and well lit.*
Comment No practical changes to existing entrances which are already well defined and lit
- (xi) *New residential development shall be located above street level.*
Comment Not applicable
- (xii) *Incorporate areas for future signage into the building design.*
Comment The proposal includes additional signage which will be assessed as part of this application.
- (xiii) *Shop top housing and serviced apartment development complies with relevant provisions within the Residential Flat Design Code published by the Department of Planning.*
Comment Not applicable

9.1.1 Building Design

Objectives

- a) *To ensure the height and scale of buildings is consistent with the character of the streetscape.*
- b) *To maintain solar access to public places and adjoining properties.*

Comment There is no change to height and scale of the existing building, or structural changes which would impact on solar access..

9.1.3 Setbacks

Objectives

- a) *To provide setbacks that complement the streetscape.*
- b) *To ensure the siting of buildings provides for adequate separation between buildings for the amenity of the development and adjoining properties.*

Comment There is no change to existing setbacks.

9.1.4 Accessibility

Objectives

- a) *To ensure that equitable access is provided to new commercial buildings and existing buildings undergoing a change of use or alterations and additions.*
- b) *To ensure that developments comply with the provisions of the Disability Discrimination Act 1992.*

Comment AcroCert have provided preliminary building and access advice in respect of the proposed modifications. A copy of the report is attached to this documentation.

The report has the following conclusion:

Equitable and dignified access for all users of this development is required and achievable.

AcroCert Pty Ltd has been commissioned by Muswellbrook Shire Council to provide preliminary building and access advice on construction plans for alterations to Campbells Corner building, to ascertain compliance levels with the regulatory deemed-to-satisfy (DTS) building solutions of the National Construction Code, Building Code of Australia, Volume 1, Amendment 1, 2019 (BCA) including access provisions for people with a disability.

This report also serves to indicate compliance with the BCA and other relevant legislation in relation to the provision of equity in access for disabled persons as may be required by any application for Development Consent and/or a subsequent Construction Certificate.

It is considered that building work carried out in accordance with the referenced plans and specifications can meet the deemed-to-satisfy provisions of the Building Code of Australia inclusive of access and facilities for persons with a disability where further plans associated with development and building approvals are provided.

9.2 URBAN LANDSCAPE

9.2.1 Landscaping

Objectives

- a) To enhance the character of the town centre.*
- b) To provide landscaping which enhances the amenity of a development by allowing for adequate open space, sunlight and shade.*

Comment The development involves minimal changes to the external façade of the building. There is existing tree planting in the public car park at the rear of the building.

9.2.2 Car Parking

Objectives

- a) To ensure the safe and efficient movement of pedestrians and vehicles through the town centre.*
- b) To ensure that developments provide simple, safe and direct vehicular access.*
- c) To provide sufficient and convenient parking for employees and visitors.*

Comment The proposed alterations to the Campbells Corner as shown on the attached plans will present minimal impacts to the existing car parking requirements.

While there is a new council chambers room proposed – there is an existing room which was available for such use. Those attending council meetings will generally be out of normal business hours when car parking will be readily available.

There is a new takeaway food shop proposed, however it is assumed that this business, in itself, would produce minimal traffic from customers. The likely scenario is that customers will primarily be from people attending (or working at) the council office, other businesses within Campbells Corner.

On this premise – it is suggested that there will be minimal if any impact on existing car parking which is available. .

9.2.3 Outdoor Eating Areas

Objectives

- a) To enhance the character of the town centre.*
- b) To provide lively and active streetscapes without compromising the safe and efficient movement of pedestrians.*

Comment Access to the existing ‘Munchies’ business will be altered with the proposal. Such access will be via the entry / walkway off Bridge Street leading to the IGA tenancy. This will make the business more accessible to those attending Campbells Corner. The business currently has Existing outdoor eating on Bridge Street is available at ‘Munchies’ within the building but accessed off Bridge Street. The business currently has provision for outdoor eating - it is not clear whether this will continue, however it is assumed that it will.

9.2.4 Signage and Advertising

Objectives

- a) To ensure signage is compatible with the scale of surrounding buildings and the locality.*
- b) To maximise the effectiveness of advertising whilst minimising visual clutter through the proliferation of signs.*
- c) To ensure signage complements the character and amenity of the locality and the development on which advertisements are displayed*

Comment Signage on the building on the Bridge Street façade has been reviewed in the Statement of Heritage Impact with the following assessment:

The council and commercial signage to the car parking area on the western side of the complex will have minimal impact on the heritage significance of the building due to its location near the contemporary additions in this area.

Section 24 – Waste Minimisation and Management

The objectives of this section are:

- to minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources*
- to encourage building designs, construction and demolition techniques in general which minimise waste generation*
- to maximise reuse and recycling of household waste and industrial/commercial waste*

The section applies to the following types of development:

- demolition*
- construction*
- subdivision*
- change of use.*

Sub-section 24.3.1 – Demolition of Buildings or Structures and 24.3.2 – Construction of Buildings or Structures are relevant to this proposal.

The principal aim of managing the activity is stated as being to “maximise resource recovery and minimise residual waste from demolition activities”

The objectives in terms of demolition are:

- optimise adaptive reuse opportunities of existing building / structures*
- maximise reuse and recycling of materials*
- minimise waste generation*
- ensure appropriate storage and collection of waste*
- minimise the environmental impacts associated with waste management*
- avoid legal dumping, and*
- promote improved project management*

Comment

The attached development plans indicate that any proposed demolition is a relatively minor feature of the proposal.

A condition of consent which requires further information prior to any demolition being undertaken is requested for this circumstance.

Objective

- maximise reuse and recycling of materials
- minimise waste generation
- ensure appropriate collection and storage of waste
- minimise the environmental impacts associated with waste management
- avoid illegal dumping
- promote improved project management

In addition to the above objectives, there are development specific assessment criteria / controls specified (section 24.4). The construction falls into section 24.4.3 – Commercial Developments and Change of Use (Shops, Offices, Food Premises, Hotels, Motels, Licensed Clubs, Education Establishments, Entertainment Facilities and Hospitals)

Objective

- ensure appropriate waste storage and collection facilities
- maximise source separation and recovery of recyclables
- ensure waste management systems are as intuitive for occupants as possible and readily accessible to occupants and service providers
- ensure appropriate resourcing of waste management systems, including servicing
- minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene
- minimise adverse environmental impacts associated with waste management
- discourage illegal dumping by providing on site storage and removal services.

Comment A Site Waste Management Plan will be prepared to accompany a Construction Certificate application in the future. It is worth noting that the proposed modifications etc effectively represent minimal changes to existing circumstances.

2.3 LOCALITY SKETCH

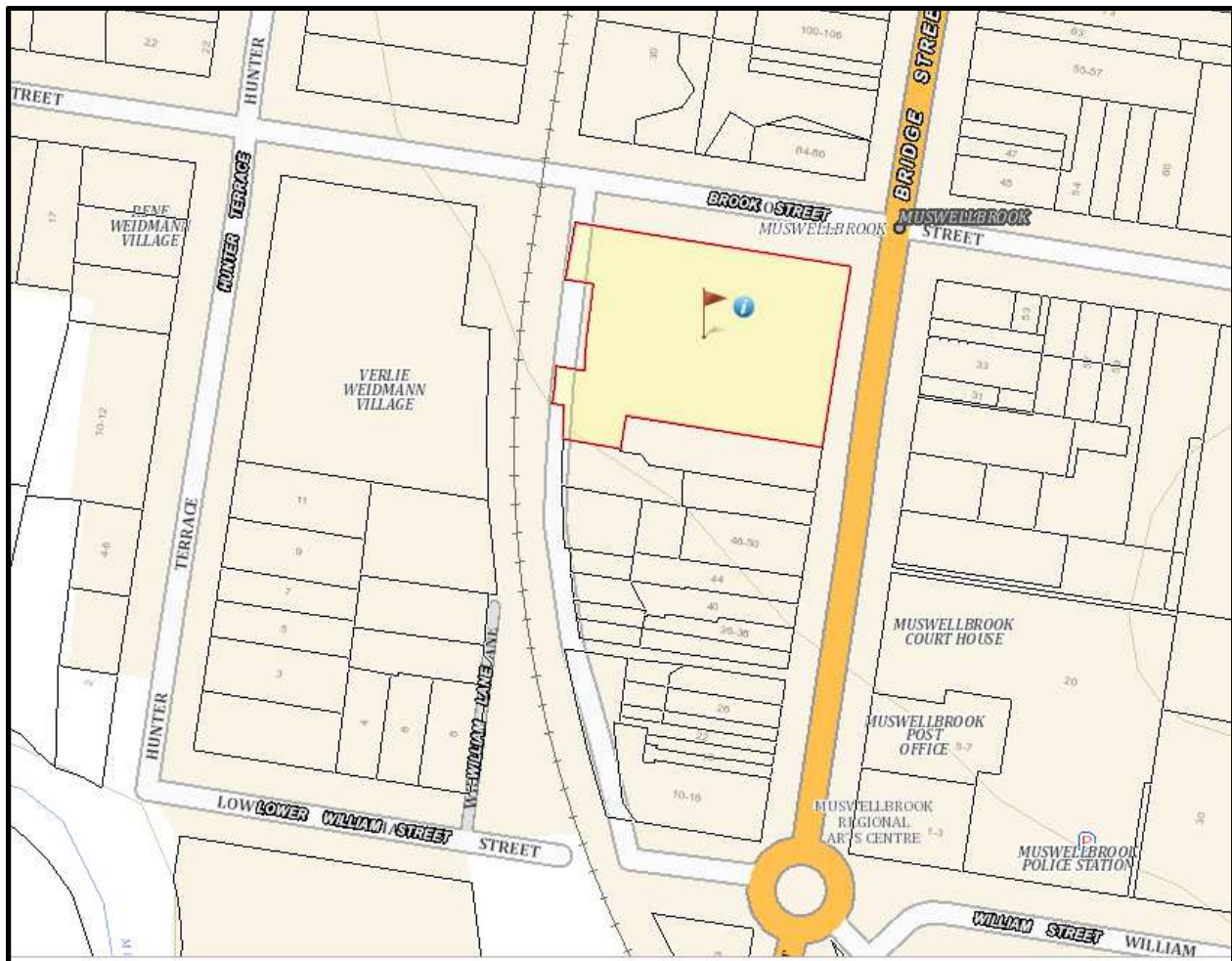


Figure 3 Locality Map (Source SIX Viewer 2019)

Other points under this plan will be discussed within the Statement of Environmental Effects

3. STATEMENT OF ENVIRONMENTAL EFFECTS

3.1 Flooding, Drainage, Landslip and Soil Erosion

There are no concerns in respect of these issues. All work to be undertaken is internal.

3.2 Bushfire Risk

The subject land is within the commercial area of Muswellbrook. There are no concerns in respect of bushfire

3.3 Flora and Fauna

There are no concerns in respect of these issues. All work to be undertaken is internal.

3.4 Lot Shape and Size

All work to be undertaken is internal – lot shape and size have no impact.

3.5 Impact on adjacent properties

The subject land is within the commercial area of Muswellbrook. There will be a reduction in the size of the IGA supermarket footprint. There is a subsequent increase in the area is to be utilised for Council’s Administration. The bulk of the additional area will be taken up by a new Council Chambers and Meeting room which will only be used on a relatively infrequent basis.

There are minimal if any anticipated impacts on adjacent properties resulting from the proposed modifications. .

3.6 Traffic Considerations

The modifications are expected to have minimal impact in terms of traffic and demands for carparking.

The modifications will result in a reduction of floor area for the IGA operations which would have the potential for minor decrease in associated traffic. The increase in area associated with the Council Administration is primarily for meetings which are not held frequently. There are existing meeting rooms which will continue to be used. The new rooms simply present a much-improved space for use by Councillors, the public attending meetings. It is likely that the council chambers will be utilised more frequently outside normal business hours which will not impact on car parking requirements. The new meeting room may well be used during the day – however the use is already a feature in the building in the existing meeting rooms – therefore minimal if any additional impact is anticipated.

Other modifications within the building are essentially upgrading of existing shops / offices as previously outlined.

Given the circumstances – it is suggested that there is no need for a formal Traffic Assessment Report to be prepared..

3.6.1 Traffic Generation

As discussed above, the proposed alterations / additions are not expected to generate any significant traffic movements. There are no additional staff in the council administration and other upgrading work is in respect of existing premises or those which have had previous consent. . .

3.6.2 Road Network

The existing sealed road network is adequate for the circumstances.

3.6.3 Road Works Engineering Design

There is no proposed public work for this development.

3.7 Methods of Sewerage Effluent Disposal

Any additional / modified sewerage connections will be made to the existing reticulation system.

3.8 Availability of Utility Services, Power, Telephone, Water, Sewer

All services are available to the land. Final design of fire service requirements will enable hydraulic analysis of existing water supply and pressure to ensure that relevant requirements are able to be met. Discussion with Council staff suggests that previous testing suggests that there will be no problem in this regard, however it is anticipated that assessment and confirmation would be a requirement of the construction certificate submission process.

3.9 Social and Economic Effects

The provision of a modern council chambers and meeting room will be a positive impact for council and the community. Other changes proposed are designed to improve the Campbell’s Corner experience and to otherwise, have minimal impacts. Improvements proposed are aimed at providing economic returns overall.

3.10 Anticipated Impact of Noise Levels to the site and the locality

The development will not create any adverse noise impacts for the locality. The modifications will represent minimal if any change to the existing scenario. Council's opening hours are for the majority of the time within the operating times of the IGA Supermarket. There may be a rare occasion when a meeting may exceed the closing time for IGA however this would be unlikely to generate any unacceptable noise levels associated with attendees departing the area. .

3.11 Archaeological/Heritage Items

The subject land is within the Muswellbrook commercial area – there are no concerns in respect of Archaeological Heritage Items.

The Campbells Corner building itself is however an Item of Environmental Heritage, listed in Schedule 5 of the Muswellbrook LEP – Item 167.

Council has engaged John Carr Heritage Design to provide an assessment on the potential impact of the proposed work. A copy of the report is Attachment 5.6. The report has the following Statement of Heritage Impact and Conclusion

STATEMENT OF HERITAGE IMPACT:

The proposed adaptive re-use of the western wing of the former Campbell's Store in Bridge Street, Muswellbrook will have minimal impact on the heritage significance of the place, the item and the surrounding heritage conservation area for the following reasons:

- 1. The fit out of the late nineteenth century addition to the original store buildings to provide office accommodation for council use of the areas is within the building assessed to be of moderate or no heritage significance due to previous extensive alterations and additions;*
- 2. The works are largely limited to the inside of the subject western wing;*
- 3. External works are limited to the installation of windows for natural light and are screened from public view by the existing building and landscaping.*
- 4. Recommendations have been made for further heritage input at Construction*

Certificate stage to ensure preservation of significant building fabric

3.0 CONCLUSION

Scottish retailing pioneer Malcolm Campbell purchased his first store in Muswellbrook in 1862 in Sydney Street. He moved to the current site in Bridge Street in 1869 following construction of the

railway as he believed Bridge Street would eventually become the centre of the town's retailing area. The building was designed by JW Pender.

The Campbell's Corner building was constructed in stages over several decades, with the 1870s building enlarged several times, culminating in the major addition on the corner of Bridge & Brook Streets, known as Campbell's Corner.

The mid to late twentieth century saw great changes to the shop as it was altered from a major store to an early form of shopping mall. This included major additions to form a supermarket as well as additions for other specialist shops. The main central staircase was removed and the use of the first floor area gradually fell away.

In 2016 Muswellbrook Shire Council completed the refurbishment and adaptive re-use of the first floor area of the building for the Upper Hunter Conservatorium of Music. The work involved the preservation of the heritage building fabric both externally and internally together with reconstruction of the awning to bridge & Brook Streets based on the photographic records held by the Muswellbrook Historical Society.

This current project involves the adaptive re-use of the western wing of the building, itself an addition to the original shop, for use as office accommodation. It uses both levels and part of the adjacent supermarket

This SOHI has assessed the proposed design and found that the overall alteration work has minimal impact on the heritage significance of the Campbell's Corner building, the nearby individually listed heritage items and the surrounding heritage conservation area.

Recommendations

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item:

Recommendation 1: Heritage advice on the detailing of an appropriate cornice as well as detailing the provision of services within the Commercial Office should be obtained at Construction Certificate stage.

Reason - to ensure original materials are retained and suitable details are used where required.

Recommendation 2: Appropriate detailing of the new doorway to the first floor landing could be included with other heritage detailing to be signed off at Construction Certificate stage.

The detailing will require preservation of the skirting boards and picture rail where the new doorway meets the walls to enable minimal repairs when the doorway is removed in the future perhaps as a change of use.

Reason - to ensure original materials are retained and suitable details are used where required.

Recommendation 3: *It may also be possible to provide a large print of the building on the rear wall of this area.*

Reason - to provide the public with a large print of the 1908 additions.

Recommendation 4: *The height of the signage on Bridge St should correspond with and align to the window and architrave on the adjacent heritage facade.*

Reason - to align the new sign with the adjacent heritage windows including their architraves

3.12 Crime Prevention Through Environmental Design (CPTED)

The proposed development adopts the principles of "Safer by Design" to ensure that the development will create an environment, which feels safe and is safe. The following is provided in respect of the overall development

3.12.1 Safer by Design Principles

There are four (4) principles, which form the basis of crime risk assessment as it relates to Development Applications.

- 1 **Surveillance**
- 2 **Access Control**
- 3 **Territorial Reinforcement**
- 4 **Space Management**

Council is required to assess the application in accordance with the Act against the four primary principles of the policy.

The following table assesses the proposed development against the principles detailed above.

Principle	Assessment
<p>Surveillance</p> <p>The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see</p>	<p>\</p>

<p>and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.</p> <p>From a design perspective, 'natural surveillance' can be achieved by:</p> <ul style="list-style-type: none"> • Normal space users can and be seen by others including clear sightlines between public and private places; • landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims. <p>Technical or mechanical surveillance utilises measures such as:</p> <ul style="list-style-type: none"> • CCTV, • help points and mirrored building panels, • effective lighting of public places 	<p>Natural Surveillance</p> <p>The development has frontage to Bridge Street and has a public carpark at the rear.</p> <p>Natural surveillance is achieved with space users being seen by others in common areas within the building. There is visibility from within the property to the public area and vice versa via the front and rear door openings.</p> <p>There is existing limited landscaping in the rear car park. There are a number of existing trees located along the boundary with the Great Northern Railway and others 'scattered' in the car park generally. The placement of the trees will not provide opportunities for offenders to hide or intimidate / entrap users of the car park</p> <p>Technical / Mechanical Surveillance:</p> <p>CCTV is used in common areas and entries to the building.</p>
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<p>These methods are commonly used as a ‘patch’ to supervise isolated, high risk locations.</p> <p>Formal surveillance includes use of on site supervisors such as security guards at high risk locations.</p>	<p>The public spaces within the building and car park at the rear are well lit. Externally there are lights situated on the building and there are lighting poles in the car park. Access points leading to and from the building are well lit.</p> <p>After hours security patrols are undertaken in and around the premises</p>
<p>Access Control</p> <p>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.</p> <p>By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.</p> <p>However, care needs to be taken to ensure that the barriers are not tall or</p>	<ul style="list-style-type: none"> • Entry to the building is clearly marked. • An appropriate security system is installed to restrict public entry into Council staff areas. • Appropriate signage directs customers to the retail areas and Council Administrative Area from access points to the building. • Access to the Council Staff area is restricted with appropriate security on the access door from the rear car park. • Access to the Council staff / Meeting rooms via the Reception Area, is monitored by staff during normal business hours. Limited access is available outside these hours with access doors being located to minimise potential for

<p>hostile, creating the effect of a compound. Effective access control can be achieved by creating:</p> <ul style="list-style-type: none"> • landscapes and physical locations that channel and group pedestrians into target areas. public spaces which attract, rather than discourage people from gathering. • restricted access to internal areas or high risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers 	<p>the public to access Council private areas.</p>
<p>Territorial Reinforcement</p> <p>Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for.</p> <p>Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space.</p> <p>Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be</p>	<ul style="list-style-type: none"> • The entrance, access and carpark areas are highly visible from the public space and well maintained which enforces the principle of 'territorial reinforcement • Any areas which are restricted to staff only are clearly designated with signage on or within the building. • The public spaces (access and car parking area) are large which contributes to community ownership • There is a clear transition between the public car parking area and the 'private space' within the building. • Signage designates those areas available for public access

<p>achieved through:</p> <ul style="list-style-type: none"> • design that encourages people to gather in public space and to feel some responsibility for its use and condition. • design with clear transitions and boundaries between public and private space. • clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures. 	
<p>Space Management</p> <p>Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.</p> <p>Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and park lighting and the removal or refurbishment of decayed physical elements</p>	<p>An active maintenance program is employed, which ensures routine inspections to ensure site cleanliness, repair of any lighting, vandalism and pruning of any overgrown landscaping around the site</p>

The conclusion is that the development as proposed supports the objectives and requirements of CPTED,

4 CONCLUSION

In support of this application we highlight the following points covered within this report:

- The proposal is for alterations to the existing Campbell’s Corner which provides improved meeting and office space for Muswellbrook Shire Council Administration office.
- The footprint of the existing IGA supermarket will be reduced with the space utilised for the expansion of the Council Administrative / Meeting Rooms area.
- The modifications are not expected to have any adverse impacts on car parking or the like. .
- The Campbell’s Corner building is an Item of Environmental Heritage – the impact of the proposed work has been considered and found that the overall alteration work will have minimal impact on the heritage significance of Campbell’s Corner building of other individually listed heritage items in within the heritage conservation area. Several recommendations will be addressed in the construction certificate process
- Additional signage is proposed on the Bridge Street façade, however the location, size of scale of signage areas is considered to be appropriate by the Heritage Consultant.

I believe this application complies with council’s overall objectives for development within the zone and for the reasons abovementioned and detailed in this report should be approved.

Yours faithfully,



*David Casson
Casson Planning & Development Services*

5 ATTACHMENTS

- 5.1 Architectural Plans – A & H Eco Group**
- 5.2 AcroCert – Access / BCA Report**
- 5.3 John Carr Heritage Design – Statement of Heritage Impact**