

STATEMENT OF ENVIRONMENTAL EFFECTS

CITY ADMINISTRATION CENTRE

262–283 HIGH STREET, MAITLAND

PREPARED FOR
MAITLAND CITY COUNCIL
APRIL 2019



URBIS

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Maitland City Council (the applicant) and accompanies a Development Application (DA) submitted to Maitland City Council (Council) under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the redevelopment of properties in the area bounded by High Street, Devonshire Street, Grant Street and Albert Street, Maitland (the site). The development application seeks approval for the new Maitland City Administration Centre (MCAC) within this area located at 263-283 High Street, Maitland.

1.1. THE PROPOSAL

The DA is seeking development consent for the development of the new MCAC within the site, and various alterations and upgrades to the existing Town Hall and Town Hall Café buildings located at 263-283 High Street, Maitland.

Development consent is sought for the following proposed works:

- Demolition of existing car parking and two (2) residential dwellings at Devonshire and Grant Street;
- At-grade construction of a car park for 202 vehicles at the southern and south-west portion of the site;
- Construction of a new, three-storey plus one basement level City Administration Centre connecting to the eastern side of the State heritage listed Maitland Town Hall to create an integrated civic building;
- Maintenance and integration of the existing historic Town Hall Café building at 273 High Street into the entrance/ reception area of the proposed MCAC; and
- New site landscaping works designed to integrate the new built form elements, including the new car parking configuration, with the surrounding public domain interface.

It is acknowledged that given the proposed works associated with the State heritage listed Maitland Town Hall, this DA triggers the *integrated development* provisions under section 4.46 of the EP&A Act. In order for the proposed works to be carried out concurrent development consent under section 58 of the *Heritage Act 1977* is also required.

1.1.1. Project Definition

The proposed MCAC involves works to existing buildings, for clarity in reading this SEE and the accompanying reports, these are defined below:

The study area

For the purposes of this DA the study area or site is taken to be the land bounded by High Street, Devonshire Street, Grant Street and Albert Street. Some consultant reports have referred to the site as the 'Civic Precinct' and this term should be interpreted to refer to this definition.

Street names

Albert Street is the historic name for the street that forms the southern boundary of the study area. This name still appears in online maps and has been used in all project documents including this SEE. However, the current registered name of the subject street is Grant Street.

The Town Hall:

Throughout the SEE, a reference to the 'Town Hall' means a reference to both the 1890 Town Hall' and the '1930s annex building' components. Some consultants, including BVN Architects, have used the term 'Town Hall Complex' to describe all components. When reading the supporting consulting reports, note that the terms can be used and interpreted interchangeably.

Town Hall Café:

The 'Town Hall Café building' refers to the c.1860 existing freestanding two storey Georgian Terrace on High Street.

1.2. STRUCTURE OF THIS REPORT

The SEE is structured in the following manner:

- Section 1 – Introduction.
- Section 2 – Description of the site context, including identification of the site, existing structures on the site and surrounding development.
- Section 3 – Project background including project history and pre da discussions.
- Section 4 – Detailed description of the proposed development.
- Section 5 – Strategic planning assessment.
- Section 5 – Statutory planning assessment.
- Section 7 – Identification and assessment of key planning issues relevant to the proposed development.
- Section 8 – Assessment in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Details of the proposal and assessment of it against relevant legislation, environmental planning instruments and policies are set out in this SEE. A thorough assessment has been undertaken under Part 4 of the EP & A Act.

This SEE has been prepared by Urbis based on the following inputs from the project team detailed in **Table 1**. The SEE should be read in conjunction with supporting documentation submitted with the development application.

Table 1 – Supporting documentation

Deliverable	Consultant	Appendix
Architectural Plans	BNV Architecture Pty Ltd	A
Landscape Plan	Urbis	B
Arborist Report	Earthscape Horticultural Services	C
Heritage Impact Assessment	Matt Devine	D
Heritage Interpretation Strategy	Romey Knaggs Heritage	E
Aboriginal Cultural Heritage Assessment	Eureka Heritage	F
Archaeological Assessment	Eureka Heritage	G
Detailed Site Investigation	Douglas Partners	H
Structural Flood Statement	Lindsay Dynan	I
Traffic Impact Assessment	GTA Consultants	J
BCA Statement – New City Administration Building	City Plan Services Pty Ltd	K
BCA Statement – Town Hall	City Plan Services Pty Ltd	L

Deliverable	Consultant	Appendix
Disability Access Report	Lindsay Perry Access	M
Geotechnical Report	Douglas Partners	N
Civil drawings	Lindsay Dynan	O
CPTED	Urbis	P
Quantity Surveyor Report		Q
Stamped Hunter Water Plans		R

1.3. CAPITAL INVESTMENT VALUE

The proposed development is estimated to have a CIV of \$42,824,835 including GST as calculated in accordance with clause 245N(1) of the *Environmental Planning and Assessment Regulation 2000* and detailed in the Quantity Surveyor's Report at **Appendix Q**.

As the cost of works exceeds \$5 million and is 'council related', the DA will be referred to the Hunter and Central Coast Regional Planning Panel for determination.

2. SITE AND LOCALITY

The site is the area bounded by High Street, Devonshire Street, Grant Street and Albert Street, Maitland and is comprised of 21 allotments as identified in **Table 2** and shown in **Figure 1**.

Table 2 – Legal Description of Site

Lot	DP
1	41991
1	46798
4	50958
5	56486
1	117532
18	540622
665	553448
666	553448
1	996579
41	1085450
42	1085450
413	1095071
412	1095071
51	1095739
10	1096416
11	1096416
12	1096416
13	1096416
14	1096416
667	1096570
668	1096570
663	1096616
414	1096629
6	1096694
7	1096694
23	1096701
415	1096861
2	1125681
3	1125681

Lot	DP
15	1131435
1	1145290

The study area is approximately 15,910m² and is bounded by Devonshire Street on the east, Grant Street to the south and Albert Street to the west. Pryor Lane runs parallel to Devonshire Street within the site. The site includes the state heritage listed Town Hall building at Lot 1 DP 117532 and the historically significant, though not heritage listed, Town Hall Café building at Lot 51 DP 1095739.

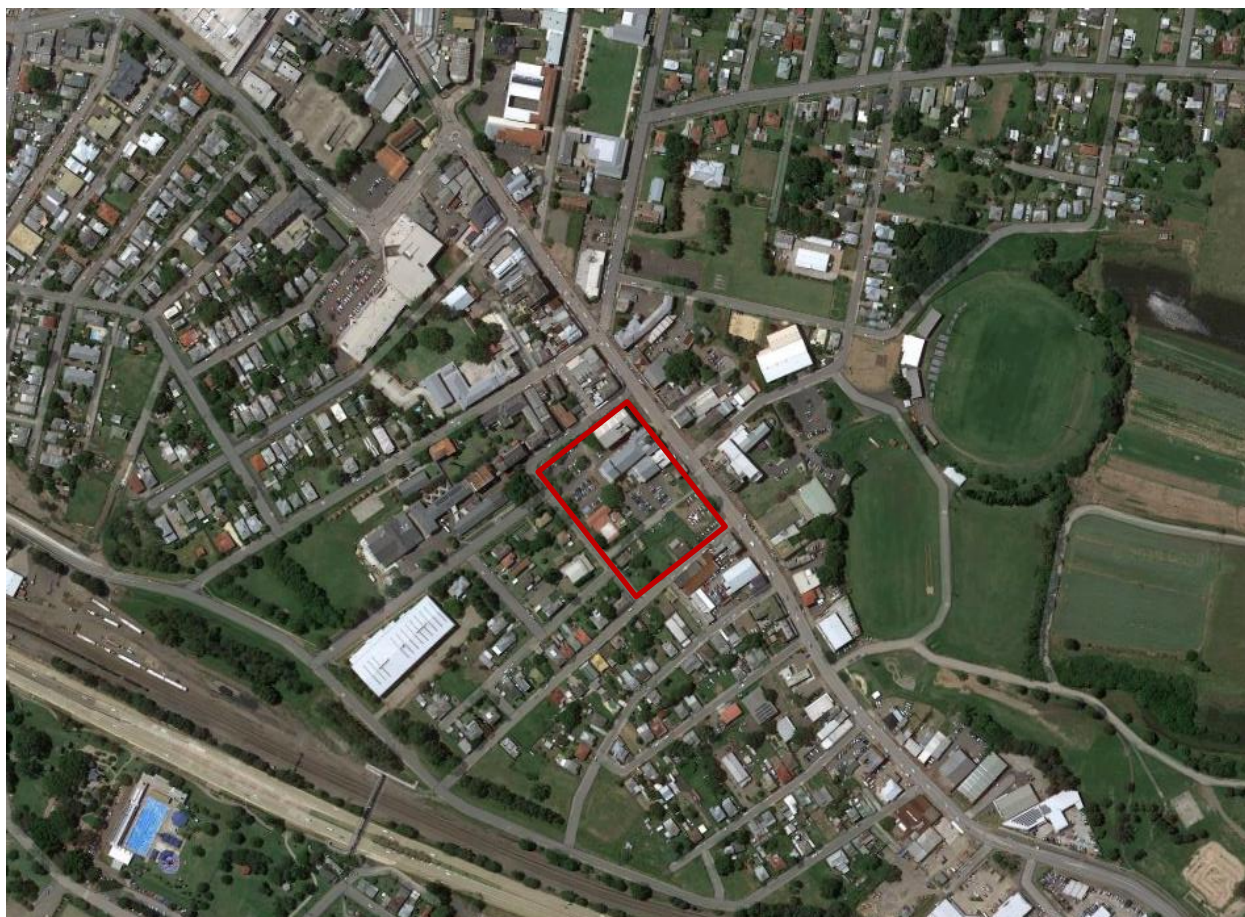
There are a number of other buildings within the study area, including:

- The existing Maitland City Administration Centre a two-storey brick and concrete commercial building constructed in 1981.
- 1980s Senior Citizens Centre: a single-storey pale brick building at 13-15 Grant Street.
- Weatherboard cottage at 3 Grant Street, constructed between 1888-1917.
- Former terrace houses at 18 Devonshire Street, constructed 1888, and now heavily modified.

A large portion of the site is comprised of bitumen sealed car park and gravel car park, while other areas are open space and vacant land, having been cleared of former structures. On the corner of Grant and Devonshire Streets is the memorial to General Juliusz Kleeberg, a prominent member of the Polish community.

An aerial photograph of the site is included at **Figure 1**. Photographs of the site are included at **Figure 2**.

Figure 1 – Aerial photograph of the site



Picture 1 – Study site

Source: Google Earth

The site is located in the City of Maitland and is a part of the Lower Hunter Region of New South Wales, situated adjacent to the New England Highway and Hunter railway line.

The site is positioned within a broader precinct containing the Maitland Regional Art Gallery (MRAG) and the Maitland Sportsground which is currently being developed as part of a \$27m staged redevelopment.

The *Maitland Citywide Development Control Plan 2011* (MCDCP) 201 identifies the site as part of the East Maitland Heritage Conservation Area. The precinct is unique within the township, due to its primary function as a City Administration Centre which is still evident through the area's visual character.

Existing development on the site includes the current Maitland City Administration building, the State heritage listed Town Hall building, the historically significant, although not heritage listed Town Hall Café building, the Maitland Senior Citizens Centre, Pryor Lane that intersects the site and two residential houses on the southern portion of the site, all of which will be considered in this SEE.

Photographs of the existing site are included at **Figure 2**.

Figure 2 – Photographs of the Site and Surrounds



Picture 2 – Town Hall and Town Hall Café, from High Street

Source: *Matt Devine & Co Heritage Impact Statement*

Figure 3 – insert caption here



Picture 3 – Town Hall Café and annex from Devonshire Street

Source: *Urbis*



Picture 4 Existing rear access to Town Hall

Source: *Urbis*



Picture 5 – View of site from

Source: Urbis

The site has been Council operated since the 1880's, starting with the Maitland Town Hall building, then expanding to adjacent buildings including the existing City Administration building at the corner of Albert Street and High Street.

Council has identified that *'Council Staff are currently spread across multiple sites within Maitland due to the pressing and limited accommodation space within the existing High Street building'*.

The proposed redevelopment of the site to provide a new larger City Administration Centre connected to the Town Hall and Town Hall Café reinforces the significance of the site as the core civic location within Maitland CBD.

2.1. LOCAL CONTEXT

The site is located in Central Maitland; approximately 160km north of Sydney and 30km north-west of the City of Newcastle. The site has strong civic and geographical links to the surrounding businesses, the Maitland Regional Art Gallery (MRAG) sports grounds, the Hunter River; the adjacent schools; and further south to Maitland Station.

The location of the site is indicated in **Figure 3**.

Figure 4 – Location Plan



Source: Google Earth

There are numerous heritage items within the vicinity of the site. These items range from major civic and commercial buildings to smaller residential properties, which in turn reflects the diversity of the immediate context. The land uses immediately surrounding the site are listed in **Table 3**.

Table 3 – Surrounding Land Uses

Direction	Land Use Description
North	<p>The northern boundary of the site fronts High Street with uses including:</p> <ul style="list-style-type: none"> Entertainment facilities (Maitland Repertory Theatre) Information and education facility (Maitland Regional Art Gallery) Commercial facilities
East	<p>The eastern boundary of the site fronts Devonshire Street with uses including:</p> <ul style="list-style-type: none"> Commercial (Mahindra 4WD dealership) Residential uses
South	<p>The southern boundary of the site fronts Grant street with predominant uses being residential.</p>
West	<p>The western boundary of the site fronts Albert Street with uses including:</p> <ul style="list-style-type: none"> At Bent Street, All Saints College (St Mary's School)

- Entertainment facility (Metropolitan Hotel)
- Recreational facility (Sprout and Bean Yoga Studio)

Figure 4 below illustrates the uses within the surrounding context of the site as specified in **Table 3**.

Figure 5 – Surrounding Land Uses



Picture 6 – Commercial buildings

Source: Google Maps



Picture 7 – Maitland Regional Art Gallery, former Maitland Technical College

Source: Google Maps



Picture 8 – Maitland Metropolitan Hotel

Source: Google Maps



Picture 9 – Mahindra 4WD dealership

Source: Google Maps

2.1.1. Local Development

There has been considerable recent redevelopment in the Maitland area, **Figure 7** below identifies the location of these developments in relation to the site.

Sportsground Redevelopment

In 2017, the Maitland Sportsground, that was first developed in the 1930s, underwent a \$8.6 million redevelopment with the intent to ensure it remained a significant part of Maitland's future. The project involved the demolition of the existing grandstands and construction of a 1,100-seat grandstand that has ultimately improved access and usability of the playing field.

Figure 5 below illustrates the improved outcomes as a result of the redevelopment.

Figure 6 – Maitland Sportsground pre and post redevelopment



Picture 10 – Maitland Sportsground grandstand prior to redevelopment

Source: Maitland City Council



Picture 11 – Maitland Sportsground grandstand post redevelopment

Source: Maitland City Council

Levee Precinct

The Levee Precinct was one of the key initiatives identified in the Central Maitland Structure Plan to establish a vibrant lifestyle precinct and reinforce Central Maitland as a major regional centre. The construction works saw the excavation and replacement of the paving, the introduction of a dedicated vehicle path, a number of on street parking spots and landscaping upgrades that included new trees and benches, as well as lighting to highlight the heritage buildings in a pedestrian and cycle shared Zone.

Stage two included the construction of the impressive Riverlink Building, the Bourke Street Link and upgrades to the Riverwalk. The Riverlink connects High Street to the banks of the Hunter River. On the western side of The Riverlink, there is the two story café with alfresco area and floor to ceiling windows that look over the Hunter River, while on the eastern side there are new public beautiful amenities. This was officially opened in April 2018.

Maitland Regional Art Gallery

The MRAG (depicted in **Figure 6**) was developed in 2009 and has received several prestigious awards including the Australian Institute of Architects' Premier's Prize, and a Local Government Cultural Award of Cultural Infrastructure for a community more than 60,000.

The former Maitland Technical College building, with its impressive High Street façade, contrasts greatly with the new Art Gallery addition at the rear of the site. It is an intriguing example of how very modern architectural design, through its contrast can be sympathetic to the heritage significance of the adjacent building.

Figure 7 – Maitland Regional Art Gallery and Current Maitland Technical College



Source: Google Maps

Figure 8 – Site in context of recent development



Source: BVN Architecture

3. PROJECT BACKGROUND

3.1. PROJECT HISTORY

The current proposal has been arrived at following an extended period of design and planning consideration of the future of the site. The project history is documented in the Heritage Impact Assessment (refer **Appendix D**) and a synopsis has been provided here to enable an understanding of the context of the proposal.

Throughout the 20th century, Council progressively acquired land adjacent to the Maitland Town Hall with the intent of establishing the 'Civic Precinct' (in the block bounded by High, Devonshire, Grant and Albert Streets). Numerous Civic Precinct master planning concepts have been considered, including early masterplans that were developed prior to the construction of the existing Council Administration building.

The 2012 Heritas CMP Review included a community consultation process that identified that the Maitland Town Hall was underutilised. Appreciation of and use of the building was not able to be maximised due to access and operational constraints. In 2012, City Plan Urban Design and BVN Architecture were engaged to consider sketch design options for a new administration building on the land to the east of the Maitland Town Hall.

In 2014-16, grant funding was used to undertake seating and stage updates to the Maitland Town Hall. These works were guided by the Government Architect's Office (GAO). GAO were also engaged to develop a masterplan for the Maitland Town Hall taking into consideration the access deficiencies. This masterplan explored options including the provision of a new access ramp from the High Street footpath. A 2015 draft Town Hall Business plan, involving community consultation, also reinforced the need for upgraded access, amenities, front of house facilities and stage back of house facilities.

From 2015, BVN Architecture was again engaged to investigate options for a new administration building on the site. The Workplace Strategic Brief, prepared by BVN at this time, identified that Council's office accommodation needs will grow to in excess of 6,000 m² of floor area over a 30-year timeframe.

Early concepts proposed a free-standing building on the vacant land to the East of the Town Hall, and demolition of the Town Hall Café building. However, BVN identified the historic, continuous street alignment of buildings to be an important aspect of the character of High Street. The proposed new building was therefore replanned to enable the continuation of this alignment. A High Street frontage had the added benefit of retaining site area to accommodate at grade parking to the rear of the site. In 2018 heritage assessment of the Town Hall Café building confirmed that this building to have a high level of local heritage significance.

Following confirmation of the heritage significance of this building, it was agreed that it be retained and incorporated into the development. These findings influenced the design direction towards a new administration building integrated with the existing heritage structures. Council is now proposing the construction of a new administration office building adjoining the existing heritage listed Maitland Town Hall building. This building will accommodate this growing need for office space, and also ensure continued community access to the Town Hall.

3.2. PRE DA CONSULTATION

A pre development application meeting was held on 13 December 2018. Council's advice was issued on 21 December 2018. The key matters raised in the pre lodgement meeting and the design/ project responses to these matters are summarised in **Table 4**.

Table 4 – Pre -DA Comments and response (13 December 2018)

Council comment	Response
Lot consolidation is encouraged and it is understood that a decision has been made that	Noted. This development application clearly outlines the works to which it relates to. Lot consolidation does not

Council comment	Response
<p>this will be undertaken. This can be done via a plan of consolidation and lodged directly with LPI.</p>	<p>form part of this application, however Council is proactively working through a lot consolidation strategy for the site. It is envisaged that that lot consolidation will be dealt with post determination of this development application.</p> <p>It is anticipated that a standard condition of consent relation to 'subdivision/consolidation' will be included, and a separate application with Council will address lot consolidation for the site to ensure a clearer set of legal land parcel descriptors apply to the site.</p>
<p>Key land constraints</p> <p>Acid Sulfate soils Class 5, within 500m of Class 4</p>	<p>Noted.</p>
<p>The site is generally considered to be in a high hazard flood area. Council has no specific floor level controls for non habitable space, however it is recommended that any future construction be undertaken in accordance with relevant flood proofing measures where possible. The development needs to be designed to ensure that risks of structural failure or damage in the event of a flood, including damage to other property, are minimised and should be designed to withstand the effects of inundation of floodwaters. The development application should be supported by a Certificate from a Structural Engineer based on information provided by a suitably qualified Hydraulic engineer.</p>	<p>A statement from Lindsay Dynan certifying that the structure can withstand modelled flooding velocities from the site has been obtained and is included at Appendix I.</p>
<p>Consideration should also be given to necessary evacuation plans</p>	<p>Noted. Please refer to Section 7.12 of this SEE.</p>
<p>Heritage</p> <p>Given the State listing of part of the site any application will need to be lodged as Integrated Development seeking concurrent approval under Section 60 of the Heritage Act 1977.</p>	<p>Noted. This application seeks concurrent approval under Section 60 of the Heritage Act 1977.</p>
<p>A comprehensive Statement of Heritage Impact will be required to inform the development design. Such report will be required to be prepared by an accredited Heritage Consultant and comprehensively analyse the precinct and also assess street character as part of that process. Particular consideration as to overall massing and</p>	<p>A HIS has been prepared and is included at Appendix D. Also, please refer to Sections 7.3 and 7.4 of this SEE.</p>

Council comment	Response
<p>scale of infill buildings is particularly important for this location.</p> <p>The report must demonstrate how the significance of the Town Hall and Heritage Conservation Area generally is being respected and how the development will mitigate any potential impacts to these.</p>	
<p>The site is adjacent to a number of listed heritage items and these also need to be carefully considered by the required Statement of Heritage Impact.</p>	<p>An investigation and assessment of Aboriginal Cultural Heritage and Historical Heritage has been carried out and is included at Appendix F.</p>
<p>There is an existing Conservation Management Plan (CMP) (2012) for the Maitland Town Hall. The CMP is currently being reviewed and updated. This documentation should help inform the DA and will be included in any submission to the NSW Heritage Office to assist in their assessment of the proposal.</p>	<p>The updated CMP for Maitland Town Hall has importantly informed the design development for the proposal, and has been addressed in the accompanying HIS, included under Appendix D.</p> <p>At the time of preparing this SEE it is understood that the revised CMP has been separately submitted to MCC.</p>
<p>Clear documentation for specific locations of fabric alterations is required with cross reference to CMP policy. It is suggested that there needs to be further assessment of the beehive cloakroom beneath the stairs (and possibly the cupboards below the stairs) if these are proposed for removal. It needs to be established if these have value for their period.</p>	<p>The HIS prepared by Matt Devine & Co includes a detailed assessment against the CMP Policies. A copy of this is included under Appendix D and discussed further under Sections 7.3 to 7.5 of this SEE.</p> <p>At the time of preparing this SEE it is understood that the revised CMP has been separately submitted to MCC.</p>
<p>It is noted that the 2012 CMP identifies a number of considerable high level elements of significance proposed for demolition as part of the development. This includes:</p> <p>Steel fire doors and associated mechanisms in the backstage passageway Terrazzo panels in the Women's restrooms</p> <p>Passageway adjoining the lightwell</p> <p>Fireplaces, plasterwork and art deco detailing in the Paterson Room</p> <p>A careful survey of fabric within the archives room/former Engineers and Drawing Office is required as it was not accessed as part of the</p>	<p>The HIS prepared by Matt Devine & Co includes a detailed survey of fabric, in connection to the proposed extent of works. A copy of this is included under Appendix D and discussed further under Section 7.3 of this SEE.</p>

Council comment	Response
2012 CMP. There is some reference to mosaic tiling.	
Address relevant statutory policies and documents. Any departures from Council's DCP should be fully justified with appropriate reasons for justification.	Refer Section 6 of this SEE.
The Central Maitland Structure Plan should be considered and addressed in the DA documentation. The Plan seeks to encourage areas of public open space and a civic plaza which is at odds with what is now proposed and this should be addressed in the DA submission.	<p>Noted. Please refer to Section 5.1 of this SEE.</p> <p>The development application does note that the endorsement of the Maitland Structure Plan predated the significant investment and re-development of a number of key public open spaces within the Maitland CBD which provide enhanced areas for public gathering(s) and community events (both locally and regionally). Such projects include the Levee Precinct and the Maitland Sportsground redevelopment.</p> <p>In light of the above, the design and planning development for the City Administration Centre has placed a strong focus and emphasis on the integration of its redevelopment opportunity, with the recent surrounding new public and civic development within the Maitland CBD. Porosity within and around the site have been a keen focus throughout the design development, including the appropriate relationship and connection with the historic Town Hall.</p>
<p><u>Traffic and Parking</u></p> <p>It is noted that the site will contain a mix of new and existing floor space and potential concurrent uses. Practical consideration should be given to the total floor space and peak parking demands. Parking surveys of existing utilisation should help inform this process. Alternative management arrangements maybe required in the event a large event is held during business hours at the town hall.</p>	<p>A traffic and parking assessment has been prepared by GTA and is included at Appendix J.</p> <p>The relevant traffic and parking matters are further discussed under Section 7.6 of this SEE.</p>
Concerns are raised regarding the proposed loading dock which would require reversing of heavy vehicles within the public area. 'AS2890.2 Off-Street Commercial Parking facilities' states that separation from parking areas, pedestrian activity should be achieved. This location has pedestrian connectivity across the site.	The relevant traffic and parking matters are further discussed under Section 7.6 of this SEE. This section is also supported by Appendix J .
Potential future car parking restrictions in Devonshire Street and traffic management options	Noted. This development application has closely considered the parking arrangements (existing) along

Council comment	Response
<p>should form a consideration in the development design.</p> <p>It is noted that the proposal includes provision for the widening of Devonshire Street. Provide details of the Devonshire street widening and provision of splay corners and kerb returns.</p>	<p>Devonshire Street. The proposal includes a revised parking arrangement along the sites immediate interface with Devonshire Street, utilising some additional area from the site. Notably, whilst the proposal does address the interface of the proposed new 'formal' car parking area, along with splays and kerb returns with the existing Devonshire Street road reserve, any further works within the road reserve will be addressed as part of a separate Public Domain Plan as it is understood that separate <i>Roads Act 1993</i> approvals will likely be required.</p> <p>Details are shown in the architectural drawings at Appendix A.</p>
<p>Pedestrian access shall be provided around Devonshire Street and Grant as part of a road verge. The verge shall be located in the road reserve widening. The verge width needs to accommodate utilities. Further discussion may be needed as to the Devonshire Road boundary location at the right angle parking to the side entry of the building.</p>	<p>Noted. Please refer to the above.</p> <p>Details are shown in the architectural drawings at Appendix A.</p>
<p>The development should conserve and manage existing sandstone kerb and gutter.</p>	<p>Noted The existing sandstone kerb will be retained and re-installed where possible and has been addressed in the HIS at Appendix D.</p> <p>The proposed extent of site landscape works are further discussed under Section 7.8 of this SEE.</p>
<p>A concept parking scheme shall be provided for High Street to address parking, bus zones, pedestrian crossings and other regulatory traffic implications.</p>	<p>These works will be considered in a future separate public domain improvements plan. The public domain improvements plan will focus on High Street from Devonshire Street to Albert Street and includes the road carriageway and footpaths on both sides of the street.</p>
<p>Has any consideration been given to the closure of Pryor Lane?</p>	<p>At the time of preparing this DA the closure of Pryor lane is in progress. At the time of preparing this development application it is understood that MCC is currently in discussions with Ausgrid in relation to an existing street light in the centre of Pryor Lane.</p> <p>Once that matter is resolved Council will commence a plan of consolidation. This work will be carried out post determination of this development application.</p>

Council comment	Response
<p>A Public Domain Improvement Plan should accompany the DA. The plan should consider:</p> <ul style="list-style-type: none"> • details of any fencing that may be proposed; • existing large street tree on High Street; • existing street light and power poles. Progress to have these placed underground would assist in highlighting the civic function of the connection between the Gallery and new Admin building; • existing electrical kiosk on High Street; • existing pedestrian crossing and streetscape improvements; • existing bus stops in High Street; • integration of access points to the new administration building to existing pedestrian linkages, materials and detailing. <p>It is noted that the public domain works will not form part of the DA but will help inform the overall assessment process.</p>	<p>This DA only seeks approval for the new Maitland City Administration Centre.</p> <p>A public domain improvement plan will be developed in conjunction with key stakeholders and approval for these works will sought by MCC in a separate future public domain improvements plan.</p> <p>Subject to ongoing discussions within Council, the public domain improvement plan may also include the broader Devonshire Street works. However it is imperative that the proposed works at the interface with Devonshire Street (in particular car parking, splays and kerb treatments) are considered in order to inform any post determination authority approvals (i.e. under the Roads Act or the like).</p> <p>As these works will be in the road reserve they will be undertaken as a Section 138 application under the Roads Act 1993.</p>
<p><u>Stormwater</u></p> <p>A fully detailed Stormwater Plan is required in accordance with Council's Manual of Engineering Standards (MOES). This should include details of emergency overland flow paths for storm events in excess of the design rainfall event.</p>	<p>The stormwater concept design is included in the civil plans at Appendix O.</p>
<p>On-site detention is required, and council encourages some potential for re-use as part of the development. The capacity of Grant Street and other streets to Albert Street drainage channel need to be considered.</p>	<p>The stormwater concept design is included in the civil plans at Appendix O.</p>
<p><u>Building Code of Australia</u></p> <p>Ensure building meets accessibility and fire safety standards under both the BCA, Australian standards and guidelines and the requirements of Maitland DCP 2011.</p> <p>Include on the plans details of parking and gradients to achieve compliance with accessibility requirements.</p>	<p>BCA statements have been prepared by City Plan Services confirming the compliance of the proposed design with the Building Code of Australia – refer Appendix K and Appendix L.</p>

Council comment	Response
<p><u>Contamination</u></p> <p>A Preliminary contamination report prepared by an Accredited Geotechnical Engineer or Scientist will be required as part of any application. This report should assess all current contaminants on the site and include a site history of the land as part of the preliminary assessment.</p>	<p>A detailed site investigation has been undertaken by Douglas Partners and is included at Appendix H.</p>
<p><u>Architectural Design Concept</u></p> <p>An architectural design statement should form part of the Architectural package submitted with the DA.</p>	<p>An architectural design statement is included in the Design Report at Appendix A.</p> <p>The design vision and concept is also further discussed under Section 4.4 of this SEE.</p>
<p>The design has become notably more angular in its High Street presentation as compared to the earlier scheme presented for discussion and previously discussed with the NSW Heritage Office.</p> <p>Unifying elements for the overall development to provide it with a strong language in its own right are encouraged.</p>	<p>The design vision and concept is also further discussed under Section 4.4 of this SEE.</p>
<p>The textual use of external materials as a device to achieve this may be the intention?</p>	<p>The proposed material selection(s) is discussed under Section 4.4 of this SEE.</p>
<p>Visual representation of view corridors is requested. Locations for identification of the Town Hall clock tower are extremely important including the entrance into town at the Rail bridge. An understanding of relative heights with respect to the new development are required.</p>	<p>Noted and captured in the submitted Architectural Package.</p> <p>Discussion in relation to visual assessment considerations is included under Section 7.16 of this SEE.</p>
<p>It is questioned as to whether stronger grounding for the projecting elements would increase interest for pedestrian amenity to High Street.</p>	<p>Noted. This has been considered as part of the design development since the pre lodgement meeting.</p>
<p>Some concern is raised as to the bulk of the eastern elevation which essentially presents as a single building mass. The visibility of the clockface as impacted by the proposed height of the building is an issue and further information is requested. Council encourages strong design response to street corner location which applies to this site, and further review of this design element is recommended.</p>	<p>The proposed incorporates several slots within the eastern façade, these notches break up the building façade and increase the articulation of the building in this prominent location.</p> <p>Photomontages of the proposed development taken from High Street show the relationship of the Town Hall Clocktower to the development. A copy of these is included under Section 4 of this SEE.</p>

Council comment	Response
<p>The height of the proposed structure above the Town Hall Annex is questioned as it appears top heavy and out of proportion to the single level annex. The selection of materials to ensure they are recessive will be important.</p> <p>Important that there is a clear graduation down in building height to maintain the prominence of the Town Hall structure as it fronts High Street.</p> <p>The serpentine form enclosing the rear of the annex and the Town Hall cafe is supported however its transition towards the Town Hall requires review.</p> <p>The concept of the angled projection at the forecourt is supported, however the external face currently appears bulky with no detail yet resolved regarding final materials.</p>	<p>Noted. This has been considered as part of the design development since the pre lodgement meeting. Please refer to Section 4 of this SEE.</p>
<p>The scale and height of the building face adjoining the Town Hall Cafe is supported, however the articulation and character appears bland. It could provide the opportunity for a very imaginative response particularly in the use of materials. It's setback and ability to read the profile of the Town Hall Cafe is also a high priority consideration.</p>	<p>Noted. This has been considered as part of the design development since the pre lodgement meeting. Please refer to Section 4 of this SEE.</p>
<p>A connection between the angled profiles of the projections with the tapered buttresses to the Art gallery is recognized, as is the careful use of brick selection and detailing.</p>	<p>Noted.</p>
<p><u>Town Hall Café</u> -Maintaining integrity of internal layout to the Town Hall cafe is likely to be important in order to maintain its significant values. Alterations and removal of the first floor and staircase is not recommended, particularly in the early stage of the development when alternative uses may evolve over time. This is particularly important given its early date and rarity of Georgian commercial buildings in Central Maitland.</p> <p>Some concern is raised as to the removal of the external single level verandah. In the context of the scale of the new development, there is the danger that it will become subsumed to a degree. The projection into the street provided</p>	<p>Internal works to the Town Hall Café has been kept to a minimum, however the existing internal staircase was constructed in the early 1990s and has little significance in the Town Hall Café in the Heritage Assessment. Given its little heritage significance and the necessity of a new staircase to provide safe access to the upper level, its removal and alteration is justified.</p> <p>The proposed removal of the awning enables the Town Hall Café to express its character as a Georgian building. Further discussion of the proposed works is detailed in the HIS at Appendix D , and in Section 4.3 of this SEE.</p>

Council comment	Response
by the verandah provides it with increased presence within the streetscape.	
The preliminary archaeological investigation is noted, and it is understood that the outcome of current historical investigations will determine requirements for excavations and investigations prior to construction.	The archaeological investigation and assessment refer Appendix G , contains recommendations for management of areas of archaeological potential during construction.
An heritage interpretation strategy is required as part of the DA. Discussion should be had with archaeological consultants regarding a public education opportunity in the event of any onsite excavations prior to commencement of works.	A heritage interpretation strategy has been prepared by Romey Knaggs Heritage and is included at Appendix E .
<u>Lighting</u> - a lighting plan will be required to demonstrate adequate safety and security.	Lighting details, to the extent to which this development application is seeking consent for, are detailed in the Landscape Plans included under Appendix B .
<u>Signage</u> -details of any proposed signage should be incorporated into the plans including graphic design details. A high quality urban design outcome in this regard that respects the existing Heritage Conservation Area.	Signage zones have been identified on the proposed building. This development application is seeking consent for the signage zones, but acknowledges that the details of future signage will be the subject of a separate development application.
<u>CPTED</u> - analysis and statement needs to be submitted with the application.	A CPTED report has been prepared and is included at Appendix P .
Consultation with Hunter Water and Ausgrid in relation to servicing should occur.	<p>Ausgrid: A Connection Application has been made and is progressing. It will be finalised following completion of the lot consolidation.</p> <p>Hunter Water: The Hunter Water notice for requirements have been issued. An Application for Development Services has been made for a proposed sewer relocation. A preferred design for the sewer main relocation has been developed with Hunter Water however the approval has not yet been finalised.</p>
You are strongly encouraged to initiate a discussion with neighbouring properties, specifically those in Devonshire Street regarding the proposed development and its potential implications in relation to traffic, parking and access. Discussion with the Catholic School in Bent Street is also advised.	Refer to Section 3.2- Consultation below.

Council comment	Response
Given the required approval under the Heritage Act 1977, the proposal will be nominated Integrated Development and will need to advertised for a period of 30 days.	Noted.
Please provide a notification plan with site plan, elevations and floor plan with plans at an A3 size only.	Notification plans provided in accordance with these requirements, refer Appendix A .
Plans must be stamped by Hunter Water prior to lodgment.	Plans have been stamped by Hunter Water in accordance with these requirements.

3.3. CONSULTATION

Neighbours affected by the development will be invited to an informal consultation session in the existing Town Hall. Invitations will be distributed following the initial lodgement of the DA, with the information session being held shortly after. The following property owners will receive an invitation:

- High Street north of the site: 244-258 High Street;
- Albert Street west of the site: 289 High Street, 16 Grant Street (St Mary's High School);
- Grant Street south of the site: 2-12 Grant Street, 26-30 Devonshire Street; and
- Devonshire Street east of the site: 257 High Street, 17 and 25 Devonshire Street.

The consultation session will provide opportunity for property owners to voice any concerns or opinions regarding the proposed development and will ensure that a good development outcome can be achieved that is supported by neighbours of the site.

3.4. PUBLIC DOMAIN

Public domain works will be undertaken in a separate works application separate to this DA. The High Street public domain improvements plan will consider High Street, from Devonshire Street to Albert Street, including the footway and carriageway. It will consider;

- drainage;
- improvements to the Maitland Regional Art Gallery bus stop;
- potential relocation of the Town Hall bus stop to be closer to the Albert St bus stop;
- refurbishment of the landscaped forecourt fronting the existing Council Administration building,
- incorporation of a heritage interpretation sign in the refurbished existing administration building forecourt;
- street trees;
- opportunities for footpath widening;
- new footpath pavement finishes;
- retention of sandstone kerbing; and
- opportunities for additional traffic calming;

4. PROPOSED DEVELOPMENT

4.1. PROJECT DESCRIPTION

The proposed City Administration Centre development will physically link to the Town Hall at ground and first floors. The proposal will provide equitable access to both the ground floor of the Town Hall as well as the Council Chambers. The proposal will provide connectivity to upgraded facilities in the Town Hall for the benefit of the community.

The proposed development for which consent is sought comprises:

- Demolition of the existing residential flat building at 18 Devonshire Street and single residential dwelling at 3 Grant Street;
- Retention of the existing Senior Citizens' Centre at 15 Grant Street;
- Proposed works at the interface with Devonshire Street, including the introduction of formal car parking; treatment of corner spays and kerb alignment works;
- Alterations and additions to existing at grade carpark to provide 202 car spaces;
- Landscaping works, including footpath renewal to High Street;
- Vehicular and pedestrian circulation through and within the site;
- Construction of the new Maitland City Administration Centre, providing office accommodation for Council staff;
- Signage zones to the High Street and Devonshire Street elevations of the new MCAC;
- New kitchen and storage areas to serve the entire complex;
- A new central air-conditioning plant to serve the entire complex, greatly improving amenity and energy efficiency;
- Works to provide universal accessibility to the 1890 Town Hall and 1930's annex across all levels, including to the Council Chamber; including the removal of unsympathetic additions to the 1930's annex building;
- Upgrades to the Main Hall back-of-house and loading facilities including new change rooms, new stage loading dock, storage and improved BOH access
- upgrade of existing Town Hall front of house facilities including new public amenities in the 1930s annex removal of cloakroom and ticket box and new entrance into administration building;
- Refurbishment and integration of the c.1860 'Town Hall Cafe' at 273 High St into an integral part of the new facility. The awning will be removed to restore its original Georgian character. The ground floor of the Town Hall Café will effectively form part of a new lobby connecting High Street to the parking area to the south of the site.

The Town Hall Café is intended to be a multi-functional space, and range of complementary re-use options are currently being considered including:

- temporary public exhibition space.
- break-out space and bar serving Town Hall functions outside of business hours.
- a small café serving pre-packaged food and beverage during business hours.

In future Council may consider the operation of a commercial food and beverage tenancy within the Town Hall Café. If this occurs, this use would be subject to an additional development application or complying development certificate process, as required.

The existing Council Administration Building will not be retained as Council offices. No works are proposed to this building and it does not form part of this application. Separate to this development application Council

intends to prepare a strategy for the building which will take into consideration a range of potential re-use options.

The proposed development is further described in the Architectural Plans and design report prepared by BVN Architecture Pty Ltd at **Appendix A**.

4.2. NUMERICAL OVERVIEW

Key numeric aspects of the proposal are provided at **Table 5** and the various components of the proposed development are described in the following sections.

Table 5 – Proposed Development Parameters

Parameter	Proposed
Site Area	Approximately 15,910m ²
Land Use	<p>The proposed development is classified as a ‘<i>public administration building</i>’ which is a permitted use within B4 zoned land.</p> <p>Public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.</p>
Gross Floor Area	Approximately 7415.15m ²
Floor Space Ratio	0.46:1
Building Height/Storeys	The maximum height of the new City Administration Centre is RL 27.135m consisting of one (1) basement level and three (3) storeys above ground)
Vehicular access	Vehicle access into the carpark is proposed from Devonshire Street, Albert Street and Grant Street. Service vehicles can also exit the site via High Street.
Street frontage	The proposed building has a primary address to High Street, and secondary elevation to Devonshire Street.
Car Parking	<p>Parking total (including accessible parking): 202 car spaces</p> <p>Accessible car parking spaces: nine (9) allocated spaces</p>

4.3. HERITAGE SIGNIFICANCE

4.3.1. Town Hall

In 2003 a Conservation Management Plan (CMP) was prepared for the Maitland Town Hall by Jyoti Somerville Pty Ltd. In 2012 the CMP was reviewed by Heritas Architecture Ltd. The 2012 CMP has been updated as part of this development process and will be submitted to the NSW Heritage Office in support of this application. As part of the assessment of the heritage impact of the proposed development, the proposed works have been considered against relevant policies contained within the CMP. Refer to the HIS at **Appendix E** for the assessment against these policies.

The heritage significance of the Maitland Town Hall is primarily linked to its historic and aesthetic significance. Its significance is also directly related to its ongoing civic and community use - as a Council Chambers, as Council offices and as a public Town Hall used for community events and performance since the 1890s.

The Town Hall reinforces the role of High Street “as the dominant functional and organizational thoroughfare of the town, the organizing spine around which the major part of Maitland’s infrastructure has been erected” This role, and its landmark status (especially the clock tower) also contribute to the site’s significance.

4.3.2. Town Hall Café

In 2018 an assessment of Heritage Significance of the existing Town Hall Café building at 273 High Street, Maitland was undertaken by John Carr Heritage Design. The Town Hall café is depicted in **Figure 9**.

The building is a shop with style keys associated with the Victorian Georgian architectural style and is a rare survivor offering some insight into the gradual growth of the town in the 1840s from having predominately single storey buildings to two storey shop-top housing.

The assessment concluded that the Town Hall Café building had “high to exceptional cultural significance to the City of Maitland as a rare surviving building’. It is thought that the building dates from c.1860.” The building represented the growth of West Maitland as the preferred centre for governance as opposed to the planned area of East Maitland.

The HIS prepared for this DA (**Appendix E**) states that the heritage significance of the Town Hall Café is primarily linked to its age, being a rare surviving c1860 building, linked to the rapid growth of West Maitland as well as its distinctive Georgian form and character. The HIS notes that the condition of this building is fair, and recent investigations have identified significant amounts of reconstructed fabric.

Figure 9 – Town Hall Café Building



Source: John Carr Heritage Design

4.4. BUILDING DESIGN

The Maitland Civic Core is known for its institutional buildings and land uses associated with education, community uses, artistic and cultural activities, open space and recreational facilities. Its historical development as a merchant city is evident through the precinct’s character and land uses which remains a core consideration in the proposed building design.

The design intent in developing the proposal was to investigate what a new City Administration Centre building should not only look like but also how it will operate and serve its occupants, in respect to the surrounding streetscape and character. This new development also sought to provide equitable access to the Maitland Town Hall Council Chambers and allows for the continuation of this historic civic occupation of the site.

The design team also examined how the balance of creating high quality internal amenity for employees, with access to building facilities could be balanced with the context and setting of the site and recommendations from the technical consultant team.

The development is surrounded by a mix of land uses of varied ages (refer to **Table 5**), which are generally two to three storeys in scale. The elevation is currently dominated by the 1890 Town Hall, with its grand clock tower setting the highest point of development. The challenge is in the creation of a functional development that doesn't reduce the significance of the adjoining heritage listed items, rather one that enhances the character of these items. The concept for the building was therefore to create a civic cluster which integrates with the existing state heritage listed Town Hall building as well as the smaller Town Hall Cafe building, without the need to replicate the visual appearance of the heritage buildings.

The resulting proposal is well described in the BVN Design Report, refer **Appendix A**, from which the below description is sourced. The new City Administration Centre has been designed as a simple building form that is broken down into vertical elements. These vertical elements are of a similar scale to the wings flanking the Town Hall Clock Tower and the gables in the MRAG opposite the site.

The new City Administration Centre is a solid, masonry, grounded building. This recognises its importance in the civic and cultural life of the community and represents the ideas of permanence and presence. A masonry screen wraps behind the Town Hall Cafe, signifying the entrance and framing the small public forecourt. The mass of the new building is reduced at this point, recognising the presence of the Town Hall Café without overly prioritising it in the built composition, as it was always designed to be part of a continuous streetscape.

The public lobby from High Street acting as Council's 'front door' to the community and as a foyer for events. It also provides access to the parking area to the south of the site. This multi-function lobby space connects the various functional elements of the building and visually links the various spaces together. Figure 9 below illustrates this approach and entrance.

The removal of the unsympathetic top storey of the Town Hall annex and insertion of new physical link creates an opportunity to provide equal access to the both floor levels of the Town Hall, removing the need for a new lift in the 1890 Town Hall. The second-floor connection between the two buildings also allows for the continued usage of the Council Chambers. Alterations to Town Hall building fabric, required to update the buildings amenity and functionality, have been intentionally confined to the 1930s additions, preserving the 1890s fabric. Also, the bulk of alterations and new work replaces intrusive 20th Century additions

The new City Administration Centre seeks to create a new workplace with a high level of amenity and sustainability for staff and visitors. Extensive areas of sun protected glazing and a large clerestory skylight provide abundant natural light deep into the office environment. A large atrium within the office space allows for staff connection and an internal stair provides mobility.

The proposed City Administration Centre is four storeys in height, however does not appear bulky in respect to the extended streetscape. The new building is of similar height to the Walter Vernon designed former Maitland Technical College building (now part of the MRAG) opposite. The Town Hall Clock Tower maintains its pre-eminence as the tallest element in the streetscape. The new building is of durable construction with face brickwork in keeping with other major buildings on High Street - in essence, it is designed as part of the evolving character of High Street.

The redevelopment of the study areas provides improved pedestrian access, tree coverage, loading and servicing facilities and on-grade parking. At the rear of the Main Hall, subtle interventions improve its back-of-house and create a central plant and services area.

Figure 10 – View of Entrance



Figure 11 – Perspective from the South



4.4.1. Materials and finishes

There have been sympathetic design elements implemented into the building façade, including brown brick that matches the brick work on the Walter Vernon building, as well as a similar brick that matches the Town Hall building.

The palette for the brickwork varies from a warm red similar to that found in historical buildings nearby, to a cooler grey colour at the southern end of the building. The change in tone differentiates between the old and the new while the common materiality creates a harmonious design outcome. The choice of materials allow the proposed building to integrate into the street scape and create a uniform civic cluster. **Figure 10** above shows the view of the building from the south.

By bringing robust and honest materials of brick and natural concrete (refer to perspective images and the materials and finishes board at **Figure 11**) and appropriate landscaping elements, the aesthetic for the building expresses the civic purpose whilst emphasising the historical significance of the heritage buildings.

Figure 12 – Materials and Finishes



Source: BVN Architecture

4.5. TRANSPORT, PARKING AND ACCESS

4.5.1. Vehicular Access

The development proposes several vehicular access points to the shared at-grade car parking, the two existing carpark access points from Albert Street, from Grant Street and from Devonshire Street. An exit only access point at High Street near the bus stop will be restricted to larger, infrequent service vehicles for the Town Hall Auditorium.

The provision for loading will consist of two loading areas; one to service occasional service requirements for the Town Hall Auditorium and a second to enable regular serving of the site including waste collection. The first loading area will be located directly adjacent to the Town Hall Auditorium back of house area, between the existing Maitland City Administration Building and Town Hall. The location of this is largely at the same elevation as the Town Hall Auditorium back of house and thus will facilitate more efficient loading and unloading for large/bulky deliveries such as stage materials and props.

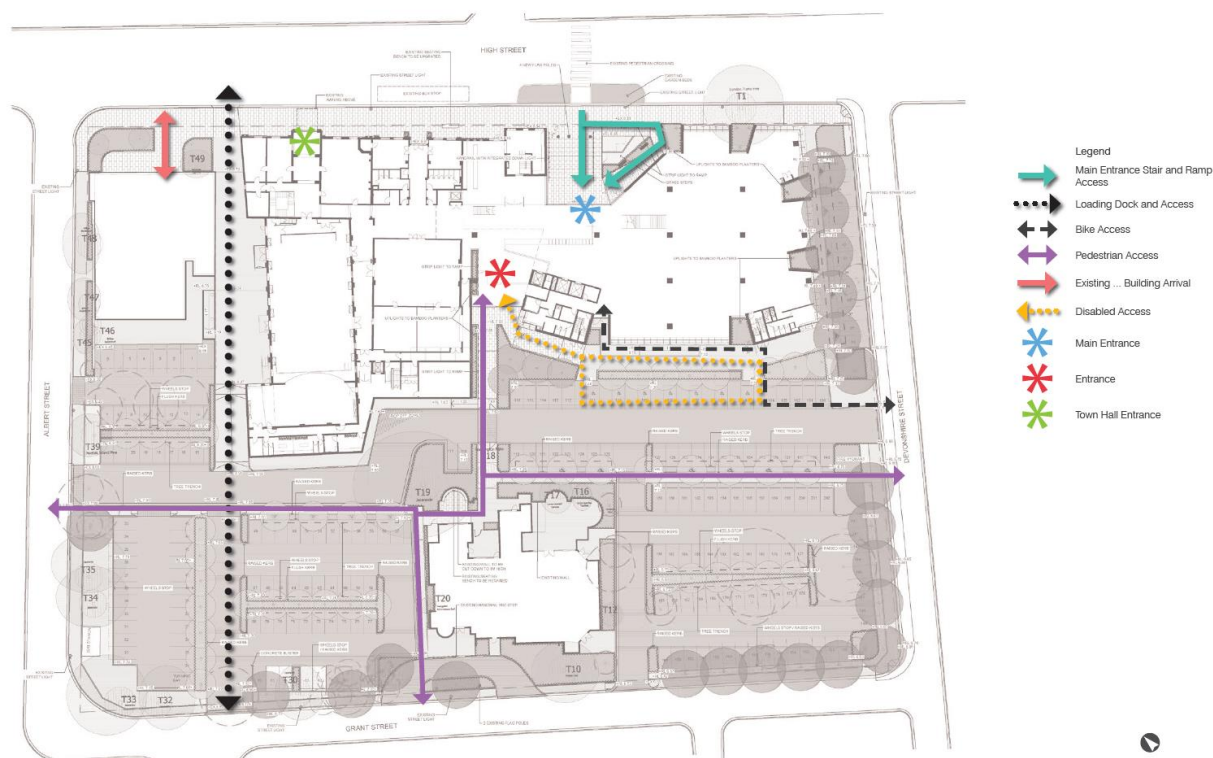
The second loading area will be located near the southern edge of the Town Hall building and new Administration Building which is where waste storage is proposed.

4.5.2. Pedestrian Access

Pedestrian access to the site will be provided via the main access located along High Street with secondary accesses from Devonshire Street, Grant Street and Albert Street.

Pedestrian access will be maintained to the existing Senior Citizens Centre as well as into the carpark and rear proposed building entrances. Within the carpark footpaths will separate vehicles and pedestrians. The proposed access and circulation plan is shown at **Figure 12** below.

Figure 13 –Access and Circulation



Source: Urbis

4.5.3. Parking

The proposed development will provide a total of 202 at-grade car parking spaces which will consist of a mixture of currently existing spaces and new spaces as part of the overall development.

The breakdown of the proposed provision of car spaces is as follows:

- 193 regular car parking spaces (including 9 visitor spaces along Devonshire Street).
- 9 accessible car parking spaces.

No motorcycle/ scooter parking spaces are proposed for the development.

Secure parking for 12 bicycles will be provided in the basement levels on the southern side of the Maitland Town Hall and the new Administration Building. Access to the bicycle storage area will be via a shared path along Devonshire Street and via the rear car park. The proposed development also shows the provision of five showers and change room facilities.

4.6. TREES AND LANDSCAPING

The site contains a number of mature and semi-mature trees. These include a variety of non-local native and exotic (introduced) species. There are significant street trees located in the footpath, including a London Plane tree near the corner of High Street and Devonshire Street. This tree makes a contribution to the streetscape appearance and is a dominant visual element when viewed from High Street. The existing carpark and Grant and Bent Street include Jacaranda trees, including a large specimen located centrally within the carpark that is a dominant landscape element.

A Landscape Plan has been prepared by Urbis (**Appendix B**). The plan has been prepared in accordance with the Landscaping Strategy discussed in the Maitland DCP and indicates the locations of proposed tree plantings and vegetation on the site. The landscape plan has been developed as an integral part of the new Administration Centre.

As shown in **Figure 14** below; the proposal:

- includes a landscaped carpark, with tree coverage to provide shading;
- maintains major trees, including the Jacaranda adjacent the Senior Citizens' Building, and the London Plane tree along High St;
- continues the theme of Jacaranda trees along Grant and High Street to frame the site and enhance the identity of the site;
- incorporates pockets of mature ornamental bamboo to building cut outs and linear internal and external planters adjacent to the rear entrance;
- includes a grove of Crepe Myrtle trees located at the rear entrance as an ornamental feature.
- incorporates grassed steps for casual meeting and relaxation at the entry forecourt;
- continues the planters adjacent the southern entrance into the building lobby; and
- allows for planters to the level 2 staff terrace.

Figure 14 – Landscape Plan



Source: Urbis

Figure 14 also indicates the various hardscape materials that are proposed for the site. The footpath along High Street is proposed to consist of set paver whilst the remainder of the site is predominantly asphalt. The use of pavers along High street supports an aesthetic and uniform streetscape and enhances the significance of existing heritage buildings.

5. STRATEGIC PLANNING ASSESSMENT

5.1. CENTRAL MAITLAND STRUCTURE PLAN

The *Central Maitland Structure Plan* sets out a vision for Central Maitland, supported by key strategies to guide growth and development over the next 10 years. The proposed development is identified as part of the East Central Precinct, known for its multitude of institutional buildings and associated land uses.

The plan identifies several objectives for the future development of the East Central Precinct, including:

- *Focus and cultivate the educational, recreational, artistic, cultural and community role of the precinct to service the Maitland LGA;*
- *Reinforce Central Maitland's profile as a regional civic, cultural and artistic centre within the Lower Hunter;*
- *Capitalise on impressive architectural quality of the existing built form and intact heritage fabric of the precinct;*
- *Provide a network of connected green and public spaces for people to meet and improve the circulation within the precinct and its interface with surrounding precincts; and*
- *Create opportunities to focus the community life of the LGA in this precinct, building on the existing facilities such as the art gallery, theatre, council administration, education and recreational facilities.*

The East Central Precinct forms a 'green connection' that runs north-south through the region, linking the Hunter River to the Maitland railway line. Streets within the precinct running north and south toward High Street are characterised by their attractive and pleasant tree lined streetscapes and are known to have a reasonable level of surveillance from adjacent properties. High Street currently presents a healthy pedestrian environment, supported by consistent tree plantings, lighting and clear sight lines.

The proposal reinforces the existing strengths of the precinct. The civic role of the precinct is reinforced by the celebration of the Town Hall building within the proposal, which enhances the strong heritage character of High Street. The eastern portion of the subject site is currently devoid of buildings except for a small local heritage item. The proposed development greatly improves the streetscape through its built form, offering increased shade from sun, additional lighting and passive surveillance.

Whilst the Central Maitland Structure Plan envisages a civic plaza on High Street at the site, it is noted that this plan was developed and written prior to the development of a number of alternative significant public gathering spaces in Central Maitland, including the \$20m Levee precinct and the \$30m upgrade of the nearby Maitland Sportsground. These areas offer alternative spaces for community gatherings. Future public domain improvements in High Street and James Street will provide improved pedestrian connection to the public open spaces in the new Maitland Sportsground precinct. There is also a proposal to improve the public gardens and sculpture garden in the Art Gallery fronting High Street.

The location of the new City Administration Centre on High Street reinforces the rhythm of buildings adjoining the High Street footpath. It will help to form part of the predominate built streetscape pattern, streetscape functionality and provide for the integration of the existing heritage items. The new City Administration Centre will physically connect to the eastern side of the heritage listed Maitland Town Hall to create one integrated public building, rather than separate buildings. By building close to the High Street footpath, the proposal also enables the provision of parking to the rear of the site, avoiding extensive excavation.

The proposal is considered to be consistent with the desired future character of the East Central Precinct as identified in the *Central Maitland Structure Plan*. The plan identifies that local governing and public administration functions will continue to play an important role in the precinct. The proposal for a new upgraded City Administration Centre will help support East Central Maitland to remain at the core of civic functions in the region.

5.2. MAITLAND COMMUNITY SAFETY PLAN

The Maitland Community Safety Plan aims to address quality of life for residents, improve social cohesion, and build the capacity for the community to interact in ways that reduce both the risk of crime and its harmful effects.

The Maitland Community Safety Plan includes a Crime Prevention Action Plan which specifically aims to “reduce the opportunity and prevalence of malicious damage, and to target associated patterns of alcohol-related antisocial behaviour”.

A Crime prevention Through Environmental Design (CPTED) assessment has TED has been prepared by Urbis and can be found at **Appendix P**. The proposal implements various crime prevention strategies identified in the Maitland Community Safety Plan, including providing opportunities for increased passive surveillance, and increased lighting.

6. STATUTORY PLANNING ASSESSMENT

The following section provides an assessment of the proposed development against the relevant statutory planning framework including relevant Acts, environmental planning instruments, and development control plans.

The relevant State and Local planning controls that apply to the site and the proposed development, include:

New South Wales State Heritage Act, 1977

State Environmental Planning & Assessment Act 1979

Environmental Planning & Assessment Regulation 2000

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy (Infrastructure) 2007

Hunter Water Act 1991

Maitland Development Control Plan 2011

6.1. NEW SOUTH WALES STATE HERITAGE ACT 1977

The Maitland Town Hall is listed on the State Heritage Register (under the NSW Heritage Act 1977). Approval is required from the NSW Heritage Council for any works to the place, including development, demolition, and certain types of maintenance and repair.

The proposal therefore constitutes integrated development under Section 58 of the NSW Heritage Act, requiring consent from the NSW Heritage Council.

6.2. ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and building in NSW. Clause 4.15 of the EP&A Act states the matters that are to be taken into consideration in the evaluation of a DA. This SEE seeks to cover all those listed matters.

6.3. ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

The *Environmental Planning and Assessment Regulation 2000* provides further guidance to the EP&A Act. Clause 145 of the Act states that a certifying authority must not issue a construction certificate, unless the plans and specifications include such matters relevant to the requirements of the Building Code of Australia (e.g. non-discriminatory access and fire safety).

The development is accompanied by a Disability Access Report (**Appendix M**) and states that the proposed design offers an inclusive environment for all users.

Schedule 1 of the Act also details the forms and supporting information to be provided with a Development Application. A checklist is provided with the DA that outlines how this DA and SEE complies with Schedule 1 of the Act.

6.4. HUNTER WATER ACT 1991

The *Hunter Water Act 1991* does not legislatively require building plans to be stamped by Hunter Water prior to lodgement with Council, rather a section 50 compliance certificate is required prior to works commencing. However, this is Hunter Water's established and accepted practice and as a result the Architectural Plans have been stamped (**Appendix A**).

The request for section 50/ Notice of formal requirements has also occurred. A copy of the 'stamped' plans is included under **Appendix R**.

6.5. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides the state-wide statutory policy for the delivery of infrastructure.

Clause 76 of SEPP (Infrastructure) 2007 applies to public administration buildings and buildings of the crown, it identifies that any development for the purpose of public administration buildings may be carried out by or on behalf of a public authority with consent on land in B4 – Mixed Use zoned land.

6.6. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) provides the state-wide statutory policy for the remediation of contaminated soils.

Pursuant to SEPP 55 a detailed Site Investigation has been prepared by Douglas Partners (refer **Appendix H**). The Site Investigation concludes that the site can be made suitable for the proposed City Administration Centre development, subject to remediation/management of contamination in accordance with a site-specific RAP.

6.7. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 - ADVERTISING AND SIGNAGE

State Environmental Planning Policy No.64 – Advertising and Signage (SEPP64) aims to ensure signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high-quality design and finish.

SEPP 64 applies to the proposed development as approval is sought for signage zones to the new Maitland City Administration Centre that will be visible from the road network. Clause 8 and Clause 13 of SEPP 64 prevents development consent from being granted to signage unless the consent authority is satisfied that it is consistent with the objectives of the SEPP and has satisfied the assessment criteria specified in Schedule 1.

An assessment of the proposed signage zones against the SEPP 64 assessment criteria has been undertaken and summarised in **Table 6** below. This assessment demonstrates that the proposed signage zones satisfy the relevant provisions of SEPP 64, including achieving the aims and objectives of the policy.

Table 6 – SEPP 64 Schedule 1 Assessment Criteria

Assessment Criteria	Comment	Compliance
Clause 3 - Aims and Objectives		
(a) to ensure that signage (including advertising): is compatible with the desired amenity and visual character of an area, and provides effective communication in suitable locations, and is of high-quality design and finish, and	The location of the signs will be clearly visible from High Street when approaching from the south, allowing for effective legibility of the site. Future signage will incorporate quality materials and finishes and provides a coherent and integrated colour theme consistent with the building.	✓
(b) to regulate signage (but not content) under Part 4 of the Act, and	Noted.	✓

Assessment Criteria	Comment	Compliance
(c) to provide time-limited consents for the display of certain advertisements, and	The signage zone is proposed for the life of the development.	✓
(d) to regulate the display of advertisements in transport corridors, and	The signage zones will be restricted to the location indicated on the plans provided.	✓
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	The proposed signs will be located on the High Street thoroughfare and Devonshire Street. These will appropriately identify the new city administration centre to the community.	✓
Schedule 1 - Assessment Criteria		
<u>Character of the Area</u> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The signage zones are modest in scale and compatible with the Maitland civic precinct.	✓
<u>Special Areas</u> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The signage zones will not detract from the amenity or visual quality of the heritage conservation area of nearby heritage buildings.	✓
<u>Views and Vistas</u> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	The signage will not adversely impact on views or vistas from other properties, nor will it impede the visibility of any other existing signage.	✓
<u>Streetscape, setting and landscape</u> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed sign is compatible with the scale of the future surrounding streetscape, setting and character of the Maitland Civic precinct.	✓

Assessment Criteria	Comment	Compliance
<p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p> <p>Does the proposal screen unsightliness?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p>	<p>The proposed signage zones are above awning signs affixed to and flush with the building elevations.</p>	
<p><u>Site and Building</u></p> <p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	<p>The proposed signage zone on the High Street frontage is 1.2m x 1.5m</p> <p>The proposed signage zone on the Devonshire Street elevation is 1.2m x 1.5m</p> <p>The sign is appropriately sized and sited with consideration to the proposed built form of the building and surrounds.</p> <p>The proposed sign will not protrude above the building line and will utilise modern technology and be built with contemporary materials that are consistent with the current and future context of the site.</p>	✓
<p><u>Associated devices and logos with advertisements and advertising structures</u></p> <p>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p>All required safety devices will be concealed within the signage structure.</p>	✓
<p><u>Illumination</u></p> <p>Would illumination result in unacceptable glare?</p> <p>Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>Would illumination detract from the amenity of any residence or other form of accommodation?</p>	<p>This DA seeks consent for signage zones only.</p>	✓

Assessment Criteria	Comment	Compliance
Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew?		
<u>Safety</u> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed sign will not interfere with pedestrian or vehicular sight-lines as it will comply with all relevant Australian Standards and codes. The sign will not distract motorists or cause safety concerns.	✓

6.8. DRAFT STATE ENVIRONMENTAL PLANNING POLICY (REMEDICATION OF LAND)

As part of the NSW Government's review program for existing State Environmental Planning Policies (SEPPs), DPE publicly exhibited the draft *Remediation of Land SEPP* and draft planning guidelines (the draft Remediation of Land SEPP) between 31 January and 13 April 2018.

The draft Remediation of Land SEPP presents proposed changes to SEPP 55 and relates to remediation of contaminated land as well as matters to be addressed in a plan of remediation. It is proposed the new land remediation SEPP will:

- Provide a state-wide planning framework for the remediation of land.
- Maintain the objectives and reinforce those aspects of the existing framework that have worked well.
- Require planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land.
- Clearly list the remediation works that require development consent.
- Introduce certification and operational requirements for remediation works that can be undertaken without development consent.

Notwithstanding the above draft amendments to SEPP 55, the contamination assessment carried out and summarised in this SEE remain valid.

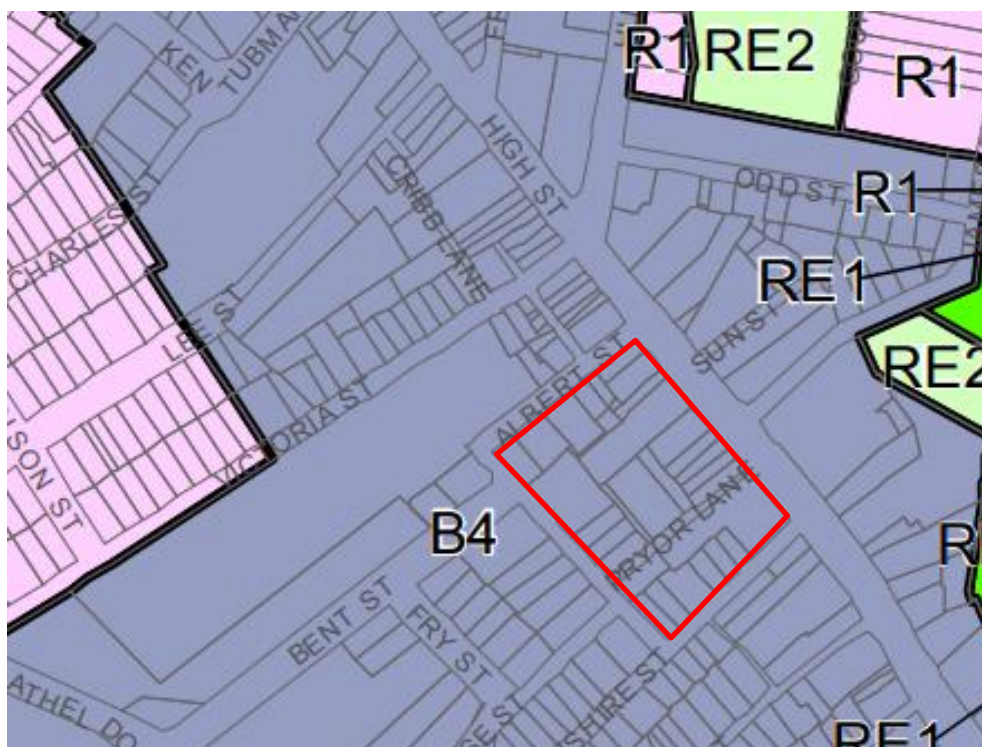
6.9. MAITLAND LOCAL ENVIRONMENTAL PLAN 2011 (MLEP 2011)

MLEP 2012 is the comprehensive Local Environmental Plan for the Maitland Local Government Area (LGA).

6.9.1. Zoning

The subject site is zoned *B4- Mixed Use* as prescribed in the MLEP 2012 and identified in **Figure 15**.

Figure 15 - Zoning



Source: MLEP 2012

The objectives of the *B4 – Mixed Use* zone are prescribed as follows:

- (a) *To provide a mixture of compatible land uses.*
- (b) *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

The proposed development is consistent with these objectives as:

- The development integrates with the surrounding civic land use and retains the significant heritage character of the streetscape.
- The proposal consolidates the site as the civic core for Maitland, maximising public transport patronage in the area.
- The site provides pedestrian pathways and appropriate street lighting that promotes accessibility to surrounding retail and civic services. The additional building proposed will activate the streetscape and provided greater passive surveillance, therefore supporting safety and improving usability.

As a result, the proposed development meets the objectives of the *B4 – Mixed Use* zone.

6.9.2. Permissibility

The proposed development is defined as a *public administration building* under MLEP 2012. The definition of a *public administration building* is a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

Public administration buildings are not identified as being a prohibited land use on *B4 – Mixed Use* zoned land, therefore it is permitted with consent under the MLEP 2012.

6.9.3. Principle Development Standards

A table of compliance with the development standards of MLEP 2012 is included at **Table 7**.

Table 7 – LEP Compliance Table

Clause	Control	Comment	Compliance
Clause 4.1 – Minimum Lot Size	Clause 4.1 applies to a subdivision of any land shown on the MLEP 2011 Lot Size Map that requires development consent.	The site does not have a Minimum Lot Size. The proposal is not seeking subdivision.	Yes
Clause 4.3 – Height of Building	Clause 4.3 states that the height of a building on any land is not to exceed the maximum height shown for the land on the MLEP 2011 Height of Buildings Map.	<p>The site does not have a Height of Building limit.</p> <p>The proposal is for a four-storey City Administration Centre. The Architectural Plans (Appendix A) identify how the design of the project has responded to other similar scale built form in the locality.</p>	Yes
Clause 4.4 – Floor Space Ratio	Clause 4.4 identifies that the maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the MLEP 2011 Floor Space Ratio Map.	The site does not have a Floor Space Ratio Limit.	Yes
Clause 5.1 – Heritage Conservation	<p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> Demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> A heritage item; An Aboriginal object; and A building, work, relic or tree within a heritage conservation area. 	<p>The site includes the State Heritage listed Town Hall building. The proposal includes a new City Administration Centre that is physically connected to the eastern side of the heritage listed Maitland Town Hall building.</p> <p>The site is located within a Heritage Conservation Area (HCA) [Area C2 -Central Maitland HCA) under Schedule 5, Part 2 of the MLEP 2011.</p> <p>The building known as the Town Hall Café <i>is not</i> listed as a heritage item, however a heritage assessment has found it has high local assessment.</p> <p>The residential dwellings at 18 Devonshire Streets and the dwelling at 3 Grant Street are not heritage items.</p>	Yes

Clause	Control	Comment	Compliance
		A Heritage Impact Statement has been prepared by Matt Devine and Co (Appendix E).	
		An Aboriginal Cultural Heritage Desktop Assessment has been prepared by Eureka Heritage (Appendix F).	
Clause 7.1 – Acid Sulfate Soils	Ensure than development does not disturb, expose or drain acid sulfate souls and cause environmental damage.	The subject site is affected by Class 5 – acid sulfate soils. The development will not lower the water table by greater than 1 metre and therefore an Acid Sulfate Soils Management Plan is not required to be prepared for this DA.	Yes
Clause 7.2 - Earthworks	Earthworks must not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features on surrounding land.	<p>The proposal will not involve cut or fill greater than 600mm, which is classified as exempt development under SEPP (Exempt and Complying Development Codes).</p> <p>A Geotechnical Report prepared by Douglas Partners at Appendix N discusses the geotechnical characteristics of the site.</p>	
Clause 7.3 – Flood Planning	Clause 7.3 applies to land that is shown as “Flood planning area” on the Flood Planning Map, and other land at or below the flood planning level.	<p>The site is identified as flood prone land by the Maitland LEP. The pre-lodgement minutes, refer Section 3.2 states the following in relation to flooding:</p> <p><i>‘The land is flood prone and inundated to an approximate height of 9.73m AHD... The development needs to be designed to ensure that the risks of structural failure or damage in event of a flood, including damages to other property are minimised and should be designed to withstand the effects of inundation of floodwaters.’</i></p>	

Clause	Control	Comment	Compliance
		A Flood Statement prepared by Lindsay Dynan can be found at Appendix I .	

6.10. MAITLAND CITY WIDE DEVELOPMENT CONTROL PLAN 2011

The *Maitland City Wide Development Control Plan 2011* (MDCP 2011) provides detailed controls for specific development types and locations. Many controls in the MDCP 2011 relate to character, streetscape and public domain works. An assessment of the proposal against the key relevant controls within the MDCP 2011 has been provided in **Table 8**.

Table 8 – MDCP 2011 Compliance Table

Consideration	Control	Comment	Compliance
B3 Hunter River Flood Plain Management	Developments with non-habitable areas are to satisfy the requirements of development on flood prone land and give particular regard to the structural stability of developments. A Certificate from a Structural Engineer based on information provided by a suitably qualified Hydraulic Engineer is to accompany the Development Application.	A structural flood assessment has been provided confirming that the proposal is capable of withstanding expected flooding velocities (refer Appendix I). Section 7.12 discusses the proposed development with regard to flooding.	Yes
B6 Waste Management 3.1 (a)	An area must be allocated for the storage of materials for use, recycling and disposal with signage incorporated into the area.	Provision has been given for storage space in the basement level (203.6m ²) and at Ground floor (72m ²). Appropriate signage will be implemented.	Yes
5.1 (a)	A SWMMP must be provided	Given that the development is for commercial uses, it is not expected that a SWMMP will be required for this DA.	N/A
C1 Accessible Living 2.1 (a)	A Building Code of Australia (BCA) document must be prepared and submitted as part of the application.	BCA statements have been prepared by City Plan services (Appendix K and Appendix L).	Yes
C4 Heritage Conservation 2.2	A Statement of Heritage Impact is required to inform the design. The development should be compatible with the existing urban and historic fabric and any	A HIS has been prepared by Matt Devine & Co (Appendix E). The proposal has been informed by the Statement of Heritage Impact	Yes

Consideration	Control	Comment	Compliance
	report should demonstrate the significance of the Heritage Conservation area. The report should identify how any development will mitigate any potential impacts to the Heritage Conservation Area.	and is compatible with the existing local and state heritage items.	
2.3	A Heritage Conservation Management Plan should be submitted with the DA that looks at the constraints and opportunities arising from a Statement of Heritage Significance.	<p>A Heritage Conservation Management Plan has been previously prepared by Heritas Architecture and informed the preparation of the HIS. It is referenced accordingly within the HIS, in particular the key Policies which this proposal has been assessed against.</p> <p>Council recently (and separate to this development application) commissioned a review and update of the CMP for the Town Hall.</p>	Yes
2.5	Preparation of an Engineering Assessment must be taken by a suitably qualified Structural Engineer with experience dealing with heritage related matters. The Engineering Assessment is necessary where works proposed to a heritage item are required because part or all of the item is beyond repair or unstable.	Structural engineer advice has informed the design development and select areas of work associated with the Town Hall.	
2.6	A Schedule of Works will be required for any alterations and additions to a heritage item.	<p>The HIS that accompanies this development application does address this.</p> <p>Importantly, it is noted that a more detailed schedule of works will be prepared post determination, and submitted to the Office of Heritage and Council prior to the issue of a construction certificate.</p>	Yes

Consideration	Control	Comment	Compliance
2.7	An Archaeology Assessment will be required with a DA for any proposal which will disturb the surface of an Archaeological Site or Potential Archaeological Site.	An Archaeology Assessment has been prepared by Eureka Heritage and can be found at Appendix G .	Yes
2.8	Historic photographs or drawings may be required, where available, particularly when the intention is to restore the item back to its former or original state.	Historic photographs and drawings have been utilised in the preparation of a Heritage Impact Statement by Matt Devine at Appendix E .	Yes
2.9	Other specialist reports may be required for particular proposals (e.g. historian).	An Archaeology Assessment has been prepared by Eureka Heritage (Appendix G). A Heritage Interpretation Strategy for the site has been prepared by Romey Knaggs Heritage (Appendix E)	Yes
4.1	Sympathetic design should be practiced that ensure any alterations and additions respect the architectural character and style of the building and area.	Sympathetic design has been implemented into the entirety of the proposed building design. The proposed new City Administration Centre incorporates the use of glass and brick which match the Walter Vernon and Town Hall buildings, ensuring that the new development is of a scale proportionate to the existing heritage buildings.	Yes
4.2	Siting, setbacks and orientation should maintain and enhance the existing character of the street and surrounding area.	The proposed new City Administration Centre wraps around the Town Hall café building which helps pronounce the heritage item's significance and character. Both the Town Hall building and Town Hall Café building maintain their prominence and position along High Street.	Yes
4.3	Alteration or addition should not be of a size or scale which overwhelms or dominates the existing building.	The proposed new City Administration Centre has been carefully designed to ensure that it does not dominate the existing heritage items. The Town Hall Clocktower maintains its position as the tallest point in the streetscape.	Yes

Consideration	Control	Comment	Compliance
		Design elements including the use of materials and built form allows the scale to appear less significant.	
4.6	An access audit should be undertaken to determine the existing and required levels of accessibility with respect to the heritage value or significance of heritage buildings.		Yes
4.7	Materiality of any alterations and additions to heritage buildings should respect the significance and character of the existing building and surrounding area.	Materials including glass and brick have been implemented into the design of the proposed development. These materials match the Walter Vernon and Town Hall buildings, hence respecting the character of heritage buildings and the surrounding area.	
5.2	New development should be sited behind the building line of any adjoining heritage item.	The proposed City Administration Centre does not extend beyond the building line of the existing Town Hall building.	Yes
5.7 Landscaping	<p>Generous green landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas.</p> <p>New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.</p> <p>Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.</p>	The proposed landscape design retains the existing landscape theme and boundary plantings to the site where possible. The proposed plantings and hardscape materials respect the heritage conservation area and High Street.	Yes
C6.1 Signage on commercial buildings	<p>New Signage</p> <p>The scale, type, design, location, materials, colour, style and illumination of any sign should be</p>	This application seeks consent for signage zones to the High Street and Devonshire street elevation of the building. The proposed signage	Yes

Consideration	Control	Comment	Compliance
	<p>compatible with the design and character of the buildings and should not intrude on the visual qualities of the townscape.</p> <p>The architectural characteristics of the building should always dominate.</p>	<p>zones are modest in scale (1.2m x 1.5m) in relation to the building and will not intrude on the streetscape.</p> <p>A SEPP 64 assessment has been undertaken. Future signage within these zones will be subject to a future development consent.</p>	
C11 Vehicular Access and Traffic	1 car space must be provided per 45m ² GFA within the Maitland City Centre	<p>A total of 203 car spaces have been proposed for the site.</p> <p>Based on the DCP parking requirements, a total of 237 parking spaces would be required for the proposed development. A Traffic Impact Statement (TIA) has been prepared by GTA Consultants (Appendix J). Refer to Section 7.6 of the SEE for further discussion.</p>	Technical non compliance
C12 Crime Prevention	A CPTED assessment must be provided with the Development Application	A site specific CPTED assessment has been prepared by Urbis (Appendix P).	Yes
E3 Heritage Conservation Areas (Maitland HCA)	Must retain commercial and administrative buildings which explain the historical importance and affluence of Maitland's commercial centre in the 19 th Century	The State Heritage listed Town Hall building and historically significant, though not heritage listed, Town Hall Café building have been retained as part of the proposal.	Yes
	Retention of the original and early details of all-important buildings	Original and early details of the Town Hall and Town Hall Café building have been retained as part of the proposal. The bulk of alterations and new work replaces intrusive 20th Century additions. Alterations to Town Hall building fabric, required to update the building's amenity and functionality, have been intentionally confined to the 1930s additions, preserving the 1890s fabric.	Yes

Consideration	Control	Comment	Compliance
	Views to important/reference buildings and the imposition of height limits to achieve this in close proximity to buildings	The building has been designed to ensure there is no obstruction to views of heritage buildings from High street.	Yes
	Development should be sympathetic to surrounding development in terms of height, scale and form	<p>Sympathetic design has been implemented into the entirety of the proposed building design.</p> <p>The proposed new City Administration Centre incorporates the use of glass and concrete materials, ensuring that the new development's scale doesn't overpower the existing heritage buildings.</p>	Yes
	A maximum height limit of three storeys	MLEP 2011 does not impose a Height of Building limit for the site. The proposed building presents three stories to High Street and four stories to the south. However, it remains below the RL of the existing Town Hall Building.	Partial non-compliance.

7. KEY PLANNING CONSIDERATIONS

An assessment of the potential impacts of the proposed development upon the natural and built environment, are addressed under separate headings below.

7.1. BUILT FORM AND SETBACKS

The proposal comprises a number of elements within an integrated building within a designed landscape. There are three distinct building components:

- New Administration Building;
- Town Hall; and
- Town Hall Café.

The proposed new development has been designed to effectively ‘knit’ all these diverse buildings together, by various means, including employing a simple building form that is broken down into vertical elements, of a similar scale to the wings flanking the Town Hall Clock Tower and the gables to the former Technical College opposite and by reducing the mass of the new building behind the 1860s Town Hall Café. The proposal maintains the existing High Street building line, reinforcing the predominate setback to this frontage.

7.2. SERVICES

The site has access to the necessary range of utility services including reticulated (town) water supply and sewer services. A Section 50 Application has been submitted to the Hunter Water and a formal notice of requirements has been issued. The development is required to construct a new sewer main on alignment clear of the building footprint. An Application for Development Services has been made for a proposed sewer relocation. A preferred design for the sewer main relocation has been developed with Hunter Water however the approval has not yet been finalised.

7.3. HERITAGE

There are conservation and refurbishment works proposed for the existing Town Hall, to provide upgraded facilities for users and to effectively integrate these buildings into the new development.

A Heritage Impact Assessment has been prepared by Matt Devine Heritage and Co (**Appendix D**) which describes these works and assessed key heritage considerations.

In respect of the Town Hall, the HIS concludes:

‘The proposed development will have little to no impact upon the heritage significance of the Town Hall, as its civic and community use will be retained (and expanded), it will remain a dominant element on High Street, and its clocktower will continue to be the tallest element in the city. The proposed development will have no impact upon the history of the place.

The new administration building is unashamedly modern, but has been designed to respect the existing Town Hall and its context, with reference to scale, form (including using distinctive vertical elements), character and materials (especially bricks). The new building has been designed in essence, as part of the evolving character of High Street,⁴³ and as such will have minimal impact upon the aesthetic significance of the Town Hall.

Overall, though there is loss of some significant fabric and a changed context, the proposed development ensures that its historic civic and community use – as a Council Chambers since 1890 and for the vast number of community events and performances that have occurred there since it was built and extended – will continue into the future with upgraded facilities. Overall, this is a positive heritage impact for the Maitland Town Hall.’

Minor works are proposed to the Town Hall Café, notably removal of the awning to reflect the original Georgian form and character of the building, minor reconstruction works to the shopfront, construction of an opening in the western façade of the building, to link to the new central lobby area, plus other internal works.

In respect of the Town Hall Café, the HIS concludes:

Incorporation into the new structure ensures that the building will have a new use, facilitated by the development. However, this also means that some change is inevitable –though in this instance this has been minimised to include minor new openings in the side and rear façade, and changes to the internal stair to facilitate safe access to the upper level (with some associated removal of walls upstairs).

The setting of the building will be significantly changed from the current configuration, though the current status does not reflect the historic context (as part of a continuous street wall). The new development has been designed to carefully wrap behind the building, such that its distinctive form remains evident, and it becomes once again part of a (near) continuous street wall of commercial and civic buildings.

The proposed works to this building will not have a major impact upon the heritage significance of the Town Hall Café, as they are relatively minor, and provide an opportunity for ongoing active use of the building. The removal of the awning will enable the building to be discerned as Georgian shopfront.

The HIS concludes that the heritage significance of the Central Maitland Heritage Conservation Area (HCA) will not be impacted upon by the proposed development. The significance of the HCA is linked to its importance as a civic centre, comprising a diversity of building stock from numerous periods, and its continuing role as a regional centre for administration, cultural and religious activities. The proposed development will actively contribute to this heritage significance, by the introduction of high- architectural development and providing increased civic, administration and cultural facilities. The development is consistent with the evolution character of High Street.

The nearest heritage item is MRAG directly across from the study area. The proposal is of a similar scale and form to MRAG, and is also proposed to be constructed from face brick. The concept of this similar scale and form was to create a type of civic ‘gateway’ to the city. The proposed development will not have any major heritage impact upon this building.

The proposed development includes the demolition of the residential dwellings at 18 Devonshire Street and 3 Grant Street. The HIS assesses these buildings as having little to no heritage significance, however it is recommended that these are archivally recorded prior to demolition.

The HIS recommends that consideration be given to the recovery and relocation of the General Kleeburg Memorial within the site. To facilitate this, it is recommended that Council make contact with the Federation of Polish Associations in NSW (polishfederation.nsw.com.au) or Polish House in Ashfield, to consult with them regarding the relocation of the monument.

7.4. HERITAGE INTERPRETATION OPPORTUNITIES

RK Heritage were engaged to provide an interpretation strategy to accompany the DA, refer **Appendix E**. The strategy determines appropriate interpretation themes for the project;

The strategy identifies that the ‘Civic and Cultural Life Theme’ is most appropriate to the proposal. Under this theme, the strategy identifies potential locations, both external and internal to the building, for heritage interpretation to occur. The report also acknowledges nearby heritage interpretation activities and identified a need to ensure that the site and civic precinct is not ‘overloaded with interpretative material.

Potential locations identified are listed below:

External locations:

- Flagpoles.
- Digital projection onto eastern façade of the Town Hall Café.
- Wayfinding signage.
- Town Hall history sign.

Internal locations

- Foyer display wall.
- Foyer artwork.
- Town Hall foyer/ exhibition space.

These suggested locations for interpretation could be further developed during the future detailed design and construction documentation phases of the project. The report also notes that it would be appropriate to consider some interpretive signage pertaining to the Town Hall in the plaza outside the former City Administration building. As this area would form part of the public domain improvements works, this should be considered as part of that works application.

7.5. ARCHAEOLOGY

7.5.1. Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Archaeological Assessment has been prepared by Eureka Heritage (**Appendix F**) for the proposed development. This investigation and report comprise a preliminary assessment in order to provide an understanding of the need, or otherwise, for the further study and/or management of Aboriginal Cultural Heritage according to the Due Diligence Guidelines.

Eureka's report included a separate due diligence study to address Aboriginal Cultural Heritage for the study site, comprising a comprehensive literature review and archaeological analysis.

The report notes that the environmental context of the study area suggests it was unlikely to have been the focus of Aboriginal occupation, artefact manufacture and/or ceremonial activity. An analysis of the attributes of the study area found that it lacks the recognised and expected landforms and environmental attributes associated with Aboriginal occupation. The combined impacts of inundation through flooding, industrial activities, demolition, earthworks and the ongoing cycle of urban development, also means that it is highly unlikely that soils profiles in the study area retain any integrity. The assessment found:

'... although the presence of subsurface archaeological material cannot be entirely discounted, investigation and analysis has shown that it is reasonable to conclude that the presence of items or sites significant to Aboriginal Cultural Heritage is highly unlikely.'

In the unlikely event that remnant material is present, it is unlikely to be found in context or to retain any stratigraphic integrity, thus its interpretative value as evidence regarding the use of the site would be considered negligible.'

Based on the results of the desktop assessment report there is no justification or need to carry out further study or consultation, or any justification for an application to the Office of Environment and Heritage for an Aboriginal Heritage Impact Permit (AHIP). The following standard management measures have been recommended:

- Development should be proceeded with caution and measures should be put into place in order to appropriately act upon the discovery of unexpected and significant archaeological resources.
- All site personnel involved in ground disturbance works should be briefed on the obligations related to the discovery of Aboriginal objects according to the National Parks and Wildlife Act 1974.

7.5.2. European Archaeology

Eureka Heritage prepared an archaeological assessment of the site. The report identifies zones of potential archaeological resources, noting that on much of the site the likelihood of resources is possible, based on a number of factors including degree of past disturbance. The archaeological significance of almost all potential archaeology is of Local significance, except the pre-1840s Stone's Horse Mill site (Lot 14 DP 1096416). This area is in the carpark close to the rear access to the Town Hall. However, the report noted that there was a low likelihood of finding evidence of this, due to it being a timber structure and the high degree of disturbance that had occurred in this area.

Excavation for footings and trenching for installation of services may result in the need to remove some element of sub-surface material in zones of archaeological potential. However, the impact would be minimised and managed through an archaeological monitoring brief, according to the issue of a statutory excavation permit that would allow the exposure, recording and salvage of archaeological resources.

The report concluded that the proposal has the potential to result in the loss of some heritage values. These values are contained within the anticipated archaeological resources of former development and occupation dating from as early as the 1830s, through to the early 1900s. The loss of archaeological resources may be adequately mitigated with appropriate management including the potential for retention and preservation of

any structural remnants/works below the redevelopment, and/or the salvage, recording and interpretation of any exposed/recovered relics.

It is noted that the Eureka Heritage study area excluded consideration of some areas within the site that may be subject to minor excavation, these included proposed alterations to the Heritage Room and Paterson Room in the 1930s Town Hall annex, and the new loading dock to the west side of the main Town hall stage

These works do not require subfloor demolition and will require only relatively minor excavation for new footings. It is proposed that the following statutory conditions or similar be applied to these works.

1. This approval does not allow the removal of State significant archaeological relics. If relics are discovered, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the Heritage Act, 1977. Depending on the nature of the discovery, assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area;

2. If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the Office of Environment & Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974;

3. Anything done pursuant to this approval must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

7.6. TRAFFIC AND PARKING

A Traffic Impact Statement (TIA) has been prepared by GTA Consultants which can be found at **Appendix J**. The TIA derived the following conclusions:

- The site is expected to generate 110 and 83 vehicle movements in the AM and PM peak hours respectively, however there is adequate capacity in the surrounding road network to facilitate the generated traffic;
- the provision of staff bicycle parking and end of trip facilities are considered adequate for the proposed development;
- service vehicle loading will occur for both loading areas without greatly impacting on other users; and
- The proposed development generates a statutory parking requirement of 237 spaces. The proposed supply of 202 spaces, based on an empirical assessment of parking uses for the proposed development will meet the needs of the developments. This is discussed below.

The Maitland DCP 2011 car parking requirements assumes full concurrent use of all the facilities provided on site. For instance this is assuming full office occupation and an event occurring in the Town Hall auditorium at the same time. Based on historic and current site operations, it is apparent that It is largely unlikely that both traffic generating activities will be in full functions at the same time given Council business hours versus general 'out of hours' function use of the Town Hall.

In light of the above, the likely parking demand during business hours and outside of business hours has been derived. This is summarised in **Table 9** below, extracted from the GTA report.

Table 9 – Empirical Parking Demand

Time Period	Description	Size/Number/ Capacity	Parking Requirement (based on DCP rates)
During Business Hours	Maitland City Council Administration Building (proposed)	4,360 sqm GFA	97
	Maitland City Council Administration Building (existing)	2,162 sqm GFA	49
	Town Hall Auditorium (rehearsal)	50 persons	5
	Senior Citizens Centre (existing)	200 persons	20
	Meeting Rooms and Council Chambers	590 sqm GFA	14
	'Town Hall Café' and Public Lobby	250sqm GFA	6
	Total		191
Outside of Business Hours	Town Hall Auditorium (event/show)	389 persons	39
	Town Hall Supper Room (existing)	112 persons	12
	Senior Citizens Centre (existing)	200 persons	20
	Meeting Rooms	458 sqm GFA	11
	Council Chambers	70 patrons	7
	Total		89

Source: GTA

Table 9 shows that based on this estimated parking demand, it is expected that the overall development would require between 89 spaces for out of business hour uses (such as shows and events in the Town Hall Auditorium and Council Chamber meetings) and 191 spaces for uses within business hours such as regular office uses. On the basis of the empirical assessment of the demand, the on-site car parking provision is expected to be capable of accommodating the car parking demands associated with the proposed developments.

If the Town Hall Auditorium were used for a show or any large-scale event during Council business hours, an event traffic management plan should be developed and implemented prior.

To manage the proposed parking, the TIA also recommends the following parking control strategy:

- Five three-hour timed Council visitor parking spaces, line-marked and sign posted, matching the existing condition, located in the parking aisle adjacent to the southern side of the New Administration Building.
- Mayor and senior staff spaces (quantum to be confirmed), line-marked and sign posted, located in the parking aisle adjacent to the southern side of the New Administration Building.
- Senior Citizens' parking spaces, appropriately line-marked and sign posted, located adjacent to the Senior Citizens' building.
- All remaining car parking spaces to be sign posted as restricted parking spaces for use by Council staff and Town Hall patrons, similar to the existing condition.
- One service vehicle bay adjacent to the Town Hall back-of-house area to accommodate deliveries, including kitchen deliveries.

Parking control for restricted and timed spaces would be through the use of parking enforcement officers consistent with existing arrangements.

7.7. TREE RETENTION

An Arboricultural Impact Assessment and Tree Protection Report has been prepared by Earthscape Horticultural Services and is attached at **Appendix C**. The report comments on the current health and condition of the site trees and reviews the potential impacts to the trees on site.

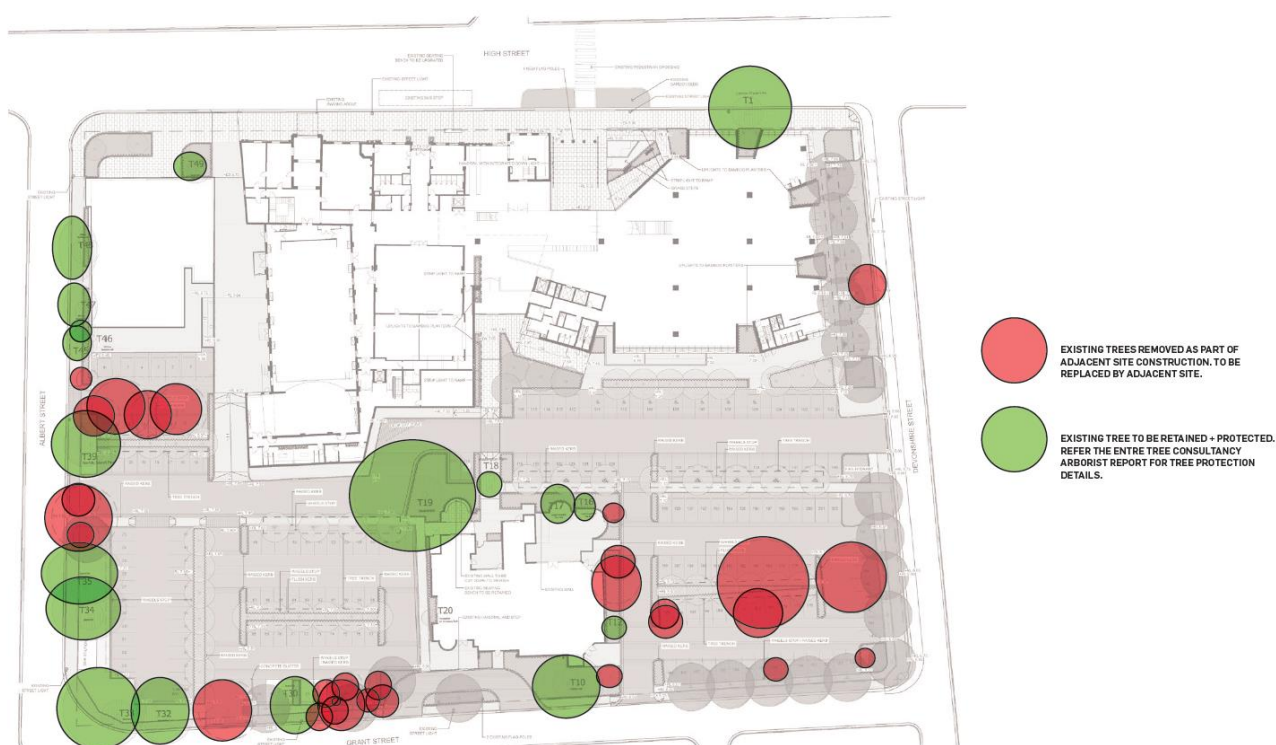
The proposed development will necessitate the removal of twenty-four (24) trees of low and very low retention value, and the removal of six (6) trees of moderate retention value. The proposed tree retention strategy is shown at **Figure 15**, showing the trees to be removed and those proposed to be retained and protected.

In order to compensate for loss of amenity resulting from the removal of trees, the report recommends a minimum number of thirty (30) new trees capable of attaining a height of at least ten (10) metres at maturity should be planted within the site. This number is exceeded in the proposed Landscape design, with 48 trees of height 10m and over proposed.

Notably, the prominent London Plane tree on the corner of High Street and Devonshire Street will be retained under the proposal. There will be some impacts due to the demolition of the pavement surrounding this tree, and a requirement for substantial canopy prunin to accommodate the building envelope and the temporary scaffolding.

Management measures to minimise potential impacts on T1 and others to be retained have been recommended.

Figure 16 – Tree Retention Strategy



7.8. LANDSCAPE

The landscape design aim is to create an integrated landscape arrival forecourt to the new building which is accessible to all. The combination of selected tree species and their positioning enhances the local character and the streetscape. The continuation of the Jacaranda theme in the rear carpark will enhance this part of the site.

The proposed planting has been designed to incorporate and emphasize the retained mature trees and embellish these species with additional native understorey. The design of the public area around the building has been planned with this in mind, with paving and street tree renewal enhancing the pedestrian experience.

7.9. AMENITY

The proposed development will provide contemporary A Grade office space coupled with smart and integrated technologies. The new City Administration Centre will provide additional space and superior

amenity for Council staff than currently provided within the Council Administration Building. The City Administration Centre will provide for growth in staff numbers, ensuring that Council as an organisation can grow and service the Maitland population.

The City Administration Centre will provide an enhanced customer service experience for members of the community. The facility will enable staff to deliver standards of service in line with community expectations in a modern and dynamic setting.

The BOH improvements to the Main Hall will improve the functionality of this space. The minor internal works to the Town Hall, including the provision of new public amenities, will remove primarily intrusive additions, improving the overall appearance and condition of the interior. This will enable greater public appreciation and enjoyment of the building.

7.10. ACCESS

An accessibility report has been prepared by Lindsay Perry Access. This assessed the proposal against the relevant requirements of the AS1428 series, BCA, Commonwealth Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code).

The report concluded that the drawings presented for assessment, for the purposes of the DA, generally comply with The Building Code of Australia 2016 and the intent of the Disability Discrimination Act 1992, subject to recommendations being implemented during the construction process.

It is noted that the proposal will provide access to both levels of the Town Hall, including lift access to the upper level of the Town Hall, providing equitable access to the Town Hall Council Chambers. This is a significant benefit of the development, in that it allows for public access to a building that has been used for civic activities since the 1890s.

7.11. SECURITY AND SURVEILLANCE

A Crime Prevention Through Environmental Design (CPTED) Report has been prepared by Urbis (refer **Appendix P**).

The following Crime Prevention Through Environmental Design (CPTED) principles have been used to inform the planning and design stages of the proposal:

- Natural surveillance – maximising opportunities for passers-by to observe what happens in an area (the 'safety in numbers' concept). This may be achieved through, for instance, the placement of physical features, activities and people.
- Access control – control of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences and grilles. This will be varied depending on the time of day.
- Territorial reinforcement/ownership – people are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping.
- Space management – ensures that space is appropriately utilised and cared for. Space management strategies include; activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

The design and operational measures recommended for the site are based on the above principles, and are summarised below:

- Provide signage at key entry and exit points to delineate public and private space;
- The semi-circular seating area located at the rear of the senior citizens centre presents an opportunity for concealment. It is recommended that the height of the wall be reduced so that casual surveillance is enhanced, and concealment opportunities are reduced.
- Consider applying low maintenance and graffiti resistant materials wherever possible on surfaces that might be susceptible to graffiti. Installing green wall or vertical planting on blank walls can also deter graffiti and vandalism.

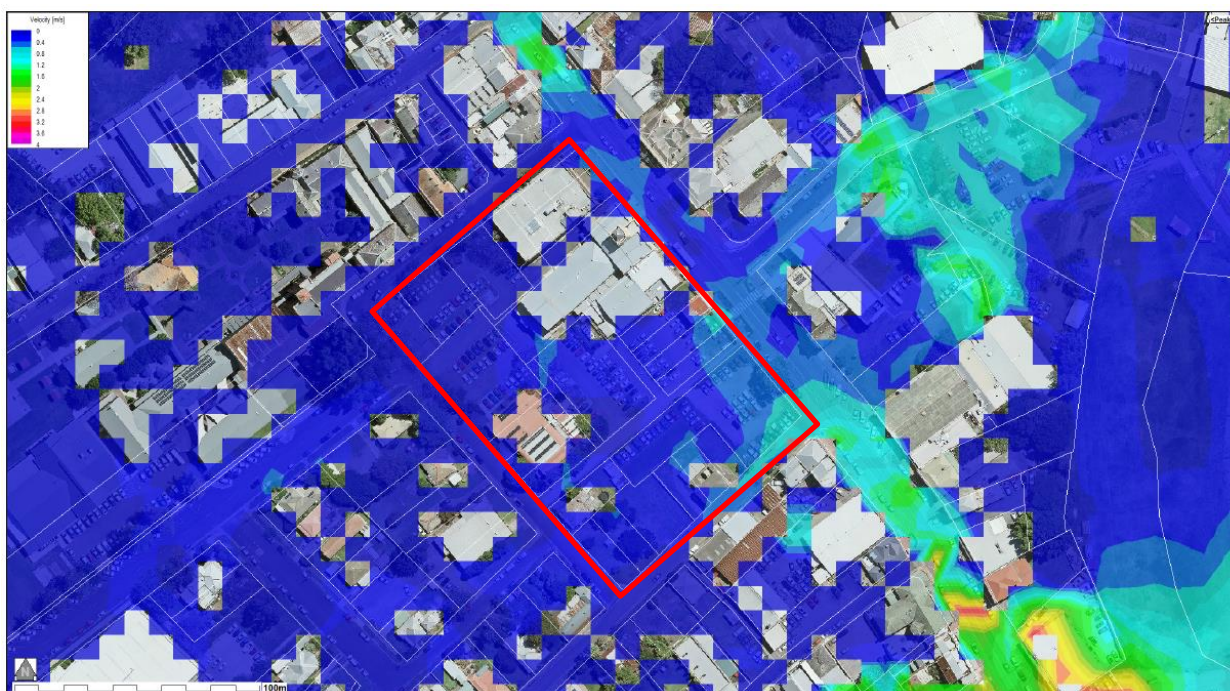
- Street furniture installed in areas of high pedestrian activity and within the lawns will maximise surveillance opportunities and to maintain ownership of the space.
- Prepare and implement a plan of management for the City Administration Building and 'Civic Precinct' that includes, but is not limited to:
 - A maintenance schedule for the landscaping to maintain sight lines along pedestrian paths and public domain areas to reduce opportunities for concealment. Landscaping around the car park entry and exit point should not restrict visibility between vehicles and pedestrians.
 - A lighting strategy to provide safe pedestrian movements at night. Lighting must comply with relevant Australian Standards.
 - Management of rubbish and graffiti removal, and maintenance of lighting within a timely manner.
- The Construction Management Plan (CMP) should include measures to manage pedestrian, cyclist and vehicle movements during construction.

The assessment concluded that the proposed development incorporates CPTED principles and will improve the study area in terms of activation, surveillance and safety. The implementation of lighting, signage and management measures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risk to the future occupation of the proposal on site

7.12. FLOODING

The site is identified as flood prone land by the *Maitland Local Environmental Plan* LEP. In the Hunter River 1% AEP event, the site would be inundated to an approximate height of 9.73m AHD and experience a maximum velocity of up to 1 m/s over parts of the site, however the majority of the land for where the building is sited has velocities less than this. **Figure 17** shows velocities at the site for the Hunter River 1%AEP event. The site is not impacted by Hunter River 2%AEP event.

Figure 17 – Flood Velocities at the Site



Source: Maitland City Council

Section B3 of the MDCP 2011 sets out the development controls for development on land below the flood planning level. It is considered that the proposed development will not increase flood hazard or flood damage risk to neighbouring properties. The Structural Flood Statement prepared by Lindsay Dynan confirms that the structure of the proposed design can withstand the PMF and velocities expected to be experienced on the site, refer **Appendix I**.

Appropriate flood proofing measures have been implemented into the design of the building. In the event of a flood event, the site would be subject to the flood evacuation procedures that apply to Central Maitland, and that are set out in the Maitland City Flood Plan.

7.13. CONTAMINATION

A detailed site investigation has been undertaken by Douglas Partners and is included at **Appendix H**. The investigation identified that the site has the potential for contamination as a result of the **site history and site observations** conducted as part of the previous and current assessments. Potential contaminant sources including fill materials of unknown origin, demolition of former structures, possible vehicle/parts storage and service/maintenance and a service station (including fuel storage).

Based on the results of site history assessment, site observations, subsurface investigation and laboratory testing, the site could be made suitable for the proposed administration building landuse, subject to remediation and/or management of the identified contamination. Site remediation should be conducted in accordance with a site-specific Remediation Action Plan (RAP) which would present remediation strategies, procedures and validation criteria for remediation of the site for the proposed commercial landuse.

7.14. GEOTECHNICAL ENGINEERING

A Geotechnical Report has been prepared by Douglas Partners and accompanies this report at **Appendix N**. The investigations revealed that there is a variation in the depth and consistency of the filling subgrade across the site with evidence of material such as brick, concrete, ceramic, glass and fibro sheeting which is indicative of remnants of previous occupation, structural demolition and/or importation of demolition rubble as fill. For this reason, it has been recommended that civil design should minimise the amount of excavation required for construction. These findings have informed the design of the proposal and no sub-surface basement level is proposed

7.15. OVERSHADOWING

The shadow diagrams found in the architectural plan set (**Appendix A**) illustrate the shadows cast by the proposed development at June 21.

The diagrams illustrate that the predominate shadow cast by the proposed development falls over the carpark to the rear of the building in the morning. Properties on the southern side of Devonshire near the intersection with High Street retain at least three hours solar access in the morning, before 12pm, when the shadows cast by the development move towards Devonshire Street. Therefore the proposal not result in any adverse overshadowing to neighbouring properties.

Figure 18 – Shadow Diagrams at June 21



Source: BNV Architecture

7.16. PRIVACY, VIEWS AND VISUAL IMPACT

The proposal has its primary address towards commercial developments along High Street. The choice of materials and finishes will provide a development befitting its context, and will not result in an overbearing or visually dominant presence in the streetscape. The scale of the building has been designed so that the clocktower on the Town Hall maintains its pre-eminence as the highest point on the street. The building will enhance the overall aesthetic of High Street and will have a positive visual impact on the streetscape.

Adjacent residential houses in Devonshire Street will experience some visual impact as a result of the introduction of building on what is currently vacant land. The proposed building is framed with trees of various sizes as depicted in the landscape plan (**Appendix B**). There is significant physical separation between the eastern elevation of the proposed building and the buildings facing this on the opposite side of Devonshire Street. It is therefore not considered likely that the outlook from the office windows would result in undue visual impacts or compromise the privacy of the occupants in these buildings.

7.17. BCA

Separate BCA reports have been prepared by City Plan Services (refer **Appendix K** and **Appendix L**) in respect of the Town Hall Building and the new City Administration Centre. The two buildings will be separated by a fire wall enabling separate assessment of BCA compliance.

In respect of the Town Hall building, the report identifies a number of non-compliances when assessed against current Deemed-to-Satisfy (DTS) Provisions of the BCA. The report provides compliance recommendations to overcome DTS non-compliances. In respect of the new City Administration Centre, the report identifies that areas of non-compliance are proposed to be satisfied by justification against the performance requirements of the BCA.

Both reports conclude that the overall design as proposed is capable of complying with the BCA, and that measures to achieve compliance will not affect the design.

8. SECTION 4.15 ASSESSMENT

The following assessment has been structured in accordance with Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- SEPP 55 – Remediation of Land.
- SEPP 64 – Signage.
- MLEP 2011.
- MDCP 2011.

This SEE demonstrates that the proposed development is consistent with the relevant statutory planning policies and achieves the objectives of the relevant provisions.

8.1. PLANNING AGREEMENT

There is no planning agreement in place.

8.2. REGULATIONS

There are no matters prescribed by the regulations which relate to this proposal.

8.3. NATURAL ENVIRONMENT IMPACTS

All appropriate measures will be implemented during the construction phase to ensure that there are no adverse amenity impacts to surrounding properties in terms of dust, soil erosion, air and noise. A detailed plan to manage construction impacts will be provided at the Construction Certificate stage. As such the proposed development will result in negligible impacts on the natural environment, that are appropriate for the scale of development provided for on the site by the relevant planning controls and provisions.

8.4. SOCIAL AND ECONOMIC IMPACTS

It is considered that the following economic and social benefits will be realised during both the construction and occupation stages, as a result of the proposed development:

- The development will contribute to the local and broader economy during construction, via direct economic activity from the construction workforce on High Street and the purchase of materials to construct the building;
- The new City Administration Building will provide A grade office accommodation to Council staff and superior customer service facilities to the community. The proposal will provide a contemporary office environment superior to the current Council Administration Centre. The new facility will provide an enhanced working environment for Council staff and customer service experience for members of the community;
- The consolidation of Council staff and resources will contribute to the provision of local employment and have direct positive impacts on the walkable retail catchment;
- The proposed development retains and celebrates the Maitland Town Hall and the Town Hall Café, enhancing the historic civic agglomeration of services and underlying the importance of High Street as the civic heart of Maitland; and
- The proposed development will contribute to the future growth and change in the immediate locality.

8.5. BUILT ENVIRONMENTAL IMPACTS

The proposed development is a contemporary and dynamic design that will enrich the High Street streetscape and the immediate locality.

The surrounding road network is capable of accommodating the proposed development on the site, as confirmed in the Traffic Impact Assessment at **Appendix J**. The BCA Assessment included at **Appendix K and L** and the Accessibility Report included at **Appendix G** confirm that the proposal is capable of compliance with the relevant Australian standards. The impact of the built form and the scale of the development on items of heritage significance and the conservation areas has been considered and assessed as having no significant adverse impacts. The interface of the development at street level and on pedestrian amenity has been considered in detail, with the proposed development providing an engaging street frontage to High Street.

The potential impacts to the built environment resulting from the proposed development are appropriate given the civic nature of the proposal, the size of the site and the scale of development anticipated on the site by the relevant planning controls and provisions.

8.6. SUITABILITY OF THE SITE

The site is considered to be suitable for the development for the reasons outlined below:

- The proposed development is permissible with consent in the B4 – Mixed Use zone.
- The proposed development is consistent with the objectives of the B4 zone which seeks to provide a mixture of compatible land uses in accessible locations. The site is situated on High Street within the civic heart of Maitland, alongside other compatible civic and cultural land uses that are compatible with the proposed development.
- The proposed development has been sensitively designed to respect the state and locally listed heritage buildings and buildings of historic significance that exist on the site, these have been both well integrated into the development and also enhanced by the built form of the proposed building.
- The development will ensure Council's continued operation and delivery of services from the Maitland Town Hall building, and the site, uses that have occupied the site since the 1890s.

8.7. SUBMISSIONS

The proposal will be publicly notified for a period of 30 days. Any submission based upon relevant town planning matters pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979* should be considered in the assessment of the proposal.

8.8. THE PUBLIC INTEREST

The proposed development is in the public interest for the following reasons:

- The proposal will benefit the public by providing equitable access to the historic Maitland Town Hall, and an enhanced customer experience within the new integrated City Administration Centre.
- It will allow for greater public access to the Maitland Town Hall, Town Hall annexe and Town Hall Café building. The integration of these historic buildings into the new building will provide for the continuation of the longstanding and important history of civic operations in this location.
- The new City Administration Centre will provide an expanded and improved office environment for Council, which requires more space to respond to growth in staff numbers. The new City Administration Centre will also provide an enhanced customer service experience for members of the community who visit and experience the site.
- The new City Administration Centre is a sophisticated building integrating the existing heritage listed Maitland Town Hall, Town Hall Annexe and historically significant Town Hall Café building. The architectural qualities of the building will add to the aesthetic qualities of the High Street streetscape and enhance the civic centre of Maitland.

- The proposal will contribute to developing a stronger civic precinct in the Maitland LGA, specifically High Street as the core civic location.

Having regard to the above, and the suitability of the site for the proposed development, we consider that the proposal upholds the public's expectations for a revitalised civic premise within the Maitland LGA.

9. CONCLUSION

The proposal is appropriate for the site and the locality because:

- **The proposal is consistent with State and subregional strategic planning objectives.** The proposal directly supports state and local planning requirements to support the strategic vision of Maitland. Firstly, the provision for the upgrade of the existing City Administration Centre satisfies the objectives of the *Central Maitland Structure Plan*. The proposal will enable the local governing and public administration functions of High Street to remain a prominent role in the region. Secondly, the proposal enhances the architectural quality of the existing heritage buildings, further emphasising their prominence along High Street.
- **The proposal satisfies the applicable local and state planning policies.** The proposal has been determined to achieve a high level of compliance with Council's planning controls.
- **The design responds positively to the site conditions and the surrounding environment.** The built form and design of the proposed City Administration Centre responds to the adjoining state and local heritage items. It has been sensitively designed to ensure that the scale of the development does not overpower the heritage items, rather enhance their prominence along High Street.
- **The proposal supports is suitable for the site.** The proposal will make a positive contribution to the Maitland LGA and will serve as a catalyst for further upgrades and redevelopment of surrounding sites. The proposal provides for the ongoing function of the area as the centre of civic and cultural operations in Maitland.

Having considered all the relevant considerations under Section 4.15 of the EP&A Act, it is considered that the proposal represents a beneficial development outcome that respects and enhances to the site's location and the vision of the Maitland Civic core. The development proposal warrants support by Hunter and Central Coast Regional Planning Panel.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A ARCHITECTURAL PLANS

APPENDIX B LANDSCAPE PLANS

APPENDIX C

ARBORIST REPORT

APPENDIX D HERITAGE IMPACT STATEMENT

APPENDIX E HERITAGE INTERPRETATION STRATEGY

APPENDIX F ABORIGINAL CULTURAL HERITAGE ASSESSMENT

APPENDIX G

ARCHAEOLOGY ASSESSMENT

APPENDIX H DETAILED SITE INVESTIGATION

APPENDIX I FLOOD STATEMENT

APPENDIX J TRAFFIC IMPACT ASSESSMENT

APPENDIX K BCA STATEMENT – ADMIN BUILDING

APPENDIX L BCA STATEMENT – TOWN HALL

APPENDIX M DISABILITY ACCESS REPORT

APPENDIX N GEOTECHNICAL REPORT

APPENDIX 0 CIVIL DRAWINGS

APPENDIX P CPTED

APPENDIX Q QUANTITY SURVEYOR REPORT

APPENDIX R STAMPED PLANS (HUNTER WATER)

