

Statement of Environmental Effects

in support of a Development Application for

Kyogle Historical Museum
on
Lots 269 and 270 DP 4517
Roxy Lane, Kyogle



Prepared by:

stephen fletcher & associates pty ltd
environmental planning

January 2016

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Appendix 1 – Building Plans

1 Introduction

1.1 Summary of Proposed Development

This statement of environmental effects has been prepared on behalf of the Kyogle District Historical Society in support of a development application for the establishment of a new museum building for the Society upon Lots 269 and 270 DP 4517 Roxy Lane Kyogle. The site is within the civic precinct of Kyogle which includes the adjacent Council Chambers, Library and the Kyogle Memorial Hall. The property is owned by the Crown and the museum development is being undertaken as a private partnership between Kyogle Council and the Kyogle and District Historical Society.

The Historical Society currently operates a small museum and historical research facility out of the former Kyogle Fire Brigade building on the corner of the Summerland Way and Wyangarie Street Kyogle (Lot 1 DP 781677). The current premises is small and does not have sufficient space for the Societies' records and displays and does not have any area for facilities such as a media room, archive area or adequate record storage and display areas. Accordingly, the Society in conjunction with Kyogle Council is proposing to utilise the subject lands for a new museum. The existing museum building will be available for an alternate civic use.

Lots 269 and 270 are crown lots, under the management of Council. Lot 269 contains part of the Kyogle library building and Lot 270 is in part used as a public car park, off Roxy Lane with 16 delineated spaces plus overflow parking.

The museum building proposed is single storey with a floor area of 330m², constructed with timber external cladding and corrugated metal roofing. Plans of the proposed building prepared by Stephen McElroy and Associates Pty Ltd are provided as Appendix 1.

Kyogle Council is currently seeking consent for the demolition of the Cedar Point Hall and the Horseshoe Creek Hall. Both halls are disused and in a deteriorated state such that their use for public purposes is prevented. It is proposed to re-cycle and reuse as much of the salvageable materials from the two (2) halls for the proposed museum. This may include re-use of the timber floorboards, external timber cladding and internal cladding.

1.2 Site Identification

Table 1: Property description and related details for the subject land

Lot Number	D.P.	LGA	Parish	County	Lot Size
269	4517	Kyogle	Fairymount	Rous	758.8m ²
270	4517	Kyogle	Fairymount	Rous	758.8m ²

1.3 Objective of the Proposal

The aim of the Kyogle Council and the Kyogle and District Historical Society is to construct a new museum building upon the site for the benefit of the Kyogle community. More specifically, the objectives are to:

- Create a purpose designed community asset able to be utilised by the local community and including access and facilities for people with disabilities;
- Design the building to complement the existing adjacent civic developments in particular the Kyogle council offices and library;
- Incorporate as much as practical the re-use of materials from the Cedar Point hall and Horseshoe Creek hall which are both planned for demolition.

The proposed siting and design of the museum building reflects the above objectives.

1.4 Site and Locality Overview

Lot 269 contains in part the existing Kyogle library building and curtilage landscaping. Lot 270 contains a current public car park with 11 spaces fronting Roxy Lane.

The site is located within the civic precinct of Kyogle and the area to be developed is currently open space (lawn, pathways and ornamental trees and shrubs). The existing car park will remain however a number of the established landscape trees are required to be removed.



View of Development Site Looking North

1.5 Overview of the Proposed Development

The proposal involves the construction of a single storey building with a floor area of 330m². The building is to be constructed with weatherboard (or weatherboard profile 'scyon linea' cladding) and galvanised or zincalume metal roofing. The building is a simple rectangular shape with a length of 25.18 metres and width of 13.1 metres.

The site has a slope (cross fall) and as a result the building is to be constructed on timber piers (recycled). This is preferable to a cut and fill (slab) design and results in the building having a more traditional look, reminiscent of many historic weatherboard buildings including civic halls within the locality and the wider council area.

A key external feature of the design is the window treatment and incorporates stained glass windows recycled from a demolished shop front and timber framed double hung windows to match existing buildings within the civic precinct.

The eastern elevation (Roxy Lane frontage) incorporates two (2) sections of Harditex sheeting so as to provide space for appropriate murals.

Internally, the building is divided into a main exhibit area, auditorium/ stage area, media room, meeting room, two (2) storage rooms, office, kitchen and toilet. A disable access ramp is to be provided.

Plans of the building are provided as Appendix 1 to this report.

The property benefits from reticulated town water and sewer supply, power and telecommunications.

2 Relevant Planning Provisions

The site is affected by the provisions of Kyogle Local Environmental Plan 2012.

The site is zoned B2 Local Centre under the LEP. The proposed museum meets the definition of a community facility which means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community. A community facility is a permissible use within the B2 zone with development consent.

2.1 Kyogle Local Environmental Plan 2012

The museum site is zoned B2 – Local Centre.



Zoning of Subject Site and Adjoining Lands (Source: Kyogle Council 2015)

The objectives for the B2 zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To protect and enhance the vitality and architectural, aesthetic and historic character of the Kyogle local centre.
- To ensure that the local centre is the main focus for commercial and retail activity and that commercial development in other business or industrial zones does not compromise the role or diminish the viability of the local centre.

The proposed museum complex is consistent with the objectives of the zone. The proposal provides for a community resource to serve the residents of the Council area. The building has

been designed to support the architectural, aesthetic and historic character of the Kyogle local centre. The site is readily accessible by public transport, walkways and accessible to cyclists.

2.2 Miscellaneous Provisions and Additional Local Provisions

Clause 4.3 - Height of Buildings

Clause 4.3 of the LEP establishes a maximum height limit of 12 metres for new buildings within the subject area. The maximum height of the museum building is 8.2 metres above natural ground level and is therefore compliant with the LEP provision.

Clause 5.9 Preservation of trees or vegetation

There is no current tree preservation order affecting the subject properties. A number of landscape trees are required to be removed for the building. These are single specimens of:

- Lilli Pilli
- Grevillea
- Red Cedar
- Kauri Pine
- Tristaniopsis Laurina
- Bangalow Palm (5)

These trees were planted by Council in the early 1990's when the library was built. The removal of the trees is unavoidable and the trees removed will be replaced with additional landscaping post construction.

Clause 5.10 Heritage Conservation

The site does not contain any known or listed heritage items. The properties are not identified under the LEP as containing heritage sites and are located outside of the Kyogle heritage conservation area. The conservation area does however take in the main commercial area of Kyogle and including the commercial and retail properties backing onto Roxy Lane opposite the proposed museum site. Consideration of potential impact of the development upon the heritage significance of the conservation area is therefore appropriate.

In 2011 Council commissioned Ainsworth Heritage to prepare a Statement of Heritage Impact for the establishment of a museum building upon the site. Preliminary design plans incorporated a flat roof and limited heritage design features. The Statement was supportive of the concept however was critical of a number of design elements. As a result the revised design plans as proposed with this application have addressed the issues raised by Ainsworth Heritage and include a pitched roof, architectural details (windows, doorways, external cladding and roofing etc) so as to address the heritage consultants recommendations.

The museum building has now been designed to reflect and complement the heritage characteristics of the Kyogle township. Appropriate design features include the external fabric of the building, the design and placement of the windows and doors, roof pitch and the use of recycled materials where available. The scale of the building is consistent with a number of

buildings within the vicinity including the adjacent library, council works shed and various dwellings fronting Bloore Street. The buildings within the conservation area and adjacent to the museum site are all significantly larger with most being of two (2) storey brick construction. The smaller scale of the proposed building further ensures that it will not adversely impact upon the significance of buildings within the heritage conservation area.

Clause 5.11 Bushfire Hazard Reduction

The museum site is not located within a mapped bushfire hazard area.

Clause 6.1 Earthworks

The proposal involves the construction of a building upon raised piers thereby minimising the requirement for cut and fill (earthworks).

Clause 6.4 Essential Services

The development site is fully serviced by reticulated water, sewer, power and telecommunications. No augmentation of services or provision of additional services are required.

2.3 Kyogle Development Control Plan 2014

Council has adopted the Kyogle Development Control Plan 2014. The DCP does not contain specific controls for the site or the development type. Chapter 8 relates to off-street carparking and contains table C8 which identifies required parking spaces for various development types. Community facilities are not provided for within the table however there is a general requirement for non-specified uses to have parking requirements assessed on merit.

Chapter 8 has the following objectives:

- a) To ensure that adequate provision is made for off-street parking of passenger and service vehicles commensurate with the volume and turnover of all traffic likely to be generated by a development.*
- b) To reduce dependency on kerb-side parking, particularly within the Kyogle Business District and industrial areas and to assist in safe pedestrian and vehicle movement.*
- c) To ensure that parking areas are safely and attractively constructed, designed and landscaped, to encourage their use by both vehicles and pedestrians.*
- d) To apply parking standards so as to recognise historic deficiencies in the provision of off-street parking on individual sites.*
- e) To encourage the provision of facilities for parking of vehicles used by people with disabilities within appropriate developments.*
- f) To provide applicants with convenient, clear and precise information of Council's requirements for off-street car parking.*

Comment:

The museum is proposed to operate seven (7) days per week between 7am and 10.00pm. These extended hours are to permit the museum to provide a resource and visitation service to residents and visitors. Whilst the community facility has the potential to generate additional traffic, visitation is expected to be normally sporadic and will involve a small number of visitors at any one time during normal daylight hours. Small exhibitions and events may be held during the evenings when parking within the locality and adjacent CBD are readily available.

The proposal is considered consistent with the above DCP objectives in that:

- Adequate adjacent and surrounding public parking is available;
- The existing adjacent parking in Roxy Lane will remain and is available for use. This parking includes disabled spaces;
- The proposal is a community facility and is not a commercial or retail use which traditionally results in higher levels of visitation and parking by floorspace;
- On site parking, additional to that currently provided is not possible.



View of Existing Car Park Off Roxy Lane Adjacent to Development Site

Chapter 4 of the DCP relates to signage. Details of any proposed identification signage is not available, however it is proposed that any signage meet with the relevant exempt provisions under the DCP and State Environmental Planning Policy - Exempt and Complying Development Codes 2008.

2.4 State Environmental Planning Policies (SEPPs)

22 SEPPs apply to the subject land. Of these, only one (1) is directly relevant and requiring comment.

2.4.1 SEPP 55 – Remediation of Land

The SEPP came into force in 1998 and requires Councils to consider the aspect of potential contamination when assessing a development application for development.

The site is cleared public open space and there is no known history of activity normally associated with the use of hazardous substances.

Council has a works depot (shed) immediately adjacent to the site. A contaminated land assessment (CLA) was undertaken on behalf of Council by Greg Alderson and Associates in 2011. The CLA focussed on the potential for the depot site to be contaminated however also included two soil samples within the development footprint for the proposed museum (test sites 2A and 2B).

The assessment identified elevated levels of lead, copper and zinc at the depot site which are attributed to the use of lead paints and storage of fuels. The results for the depot identify that the concentrations are below the adjusted acceptable limits, however recommends further testing should it in future be proposed to remove the depot building.

The tests at the museum site (2A and 2B) did not identify any contaminants above the acceptable thresholds.

The museum building is to be constructed on piers with minimum site excavation required. The extent of soil disturbance (and therefore the potential for disturbance of contaminated material) is minor. The site was disturbed as part of the civic area works and library construction in the early 1990's and included the importation of fill. As the CLA testing at the museum site did not identify any contamination above the acceptable thresholds, the potential for the area required to be disturbed by construction activities to be contaminated is considered to be low. Any excess material excavated will be disposed of at the Kyogle landfill for use as clean fill/ cover material.

Given this it is considered that the potential for site contamination is low and no further consideration or assessment under the SEPP is required.

It is proposed to use recycled materials from the Cedar Point Hall and Horseshoe Creek Hall in part for the proposed building. An assessment of the materials of these halls has been undertaken and there is the potential for some materials to be contaminated. It will be the responsibility of the contractors involved in the demolition and removal of the halls to ensure that any materials proposed for reuse (for the museum building or elsewhere) are free of contamination.



Works Depot Shed Adjacent to Development Site

3 Environmental Planning Assessment

3.1 Section 79 (c) Considerations

The following statutory considerations are made in relation to Section 79 (c) of the Environmental Planning and Assessment Act 1979, as amended.

3.1.1 79C (1) (a) – the provisions of any environmental planning instrument, draft environmental planning instrument, development control plan and the regulations.

The proposal is consistent with the relevant planning instruments. The proposal meets the objectives of the Kyogle Local Environmental Plan 2012 under which the site is zoned. The proposal complies with the development control plans as outlined in Section 2 within this document.

The matters prescribed under the regulations are not relevant to this application.

3.1.2 79C (1) (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Context

The museum site is located within a developed civic and commercial precinct. The site is suitable for the building as designed and is consistent with general development within the locality.

Access

Access to the property exists from Roxy Lane. No alteration to the access or laneway upgrade is required for this development.

The proposal will result in an increase in vehicular traffic. Any increase that may occur can be accommodated within the capacity of the surrounding local road network.

Fauna and Flora

There will be no significant impact on the existing environment, including vegetation and fauna communities. The requirement and justification for the removal and replacement of a number of individual landscape trees is provided above. The proposal will not adversely affect the biodiversity of the locality.

The proposal will not impact upon Koala Habitat as defined under SEPP 44.

Services and Utilities

The site benefits from reticulated water, sewer, power and telecommunications. No additional services or augmentation of existing services is required.

Noise Impact

A noise impact assessment for the redevelopment of Lot 268 and 269 together with the site of the works shed (Lot 270) was undertaken by Greg Alderson and Associates in 2011. The then planned development was appreciably larger than that proposed with this current application. The assessment confirmed the suitability of the combined project and provided the following conclusion and recommendations:

Greg Alderson and Associates P/L – Noise Assessment for a proposed art gallery, historical museum, extension to existing library and relocation or demolition of existing Council depot building at Lots 268, 269 and 270 DP 4517, 2 Stratheden Street, Kyogle

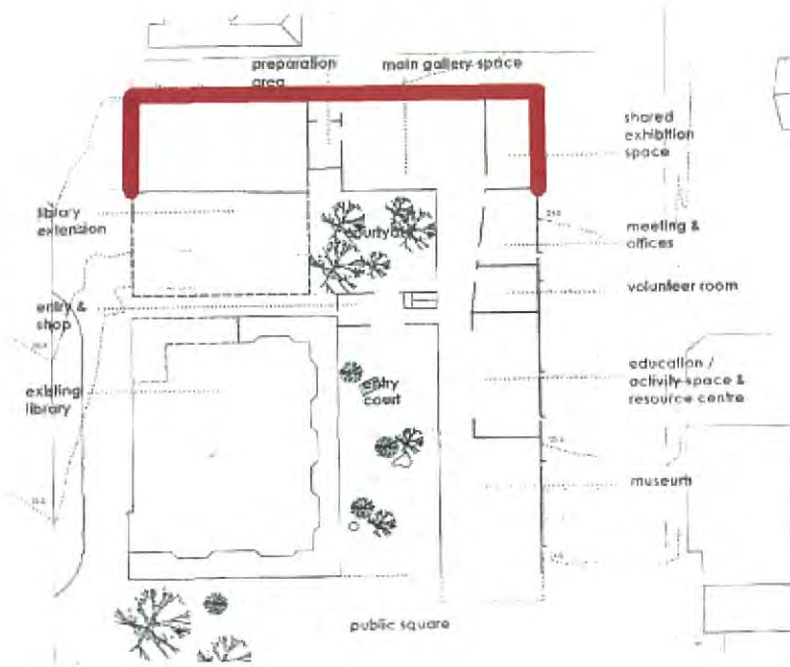


Figure 5.1 – Restrictions on placement of a/c and hot water systems (not to be placed in area marked red)

6.0 CONCLUSIONS

An acoustic assessment was undertaken for the proposed development at Lots 268, 269 and 270 DP 4517 for proposed art gallery, museum, extension to existing library and demolition or relocation of existing Council depot.

Intrusiveness criteria for the nearest receptor are determined to be as follows:

- Day: 37.6 + 5 = **42.6 dB(A)**
- Evening: 36.5 + 5 = **41.5 dB(A)**
- Night: 31.7 + 5 = **36.7 dB(A)**

The following conclusions have been drawn:

- o No outside air conditioning units are to be placed along the north facing wall of the proposed development as well as on the indicated northern sections of the west and east facing walls.
- o Outside air conditioning units with a sound power level greater than 72 dB(A) are to be installed inside an acoustic enclosure;
- o STC of eastern wall as well as other walls, windows and doors near an outside air conditioning unit needs to be 29 dB(A) minimum.
- o No change is expected regarding noise creation from patron car doors etc. The number of car parking spaces is proposed to remain unchanged, so there will be no increase in noise generation from patrons entering and leaving the proposed development.

Details on the proposed air conditioning for the building will be submitted with the construction certificate application for the museum and compliant with the recommendations of the Alderson report.

Hazards

There are no identified hazards associated with the site. The property is not flood liable and is not subject to landslip or geotechnical issues. The site is not within an identified bushfire hazard area.

The site is not subject to any identified adverse anthropogenic hazards.

Soil and Water

There will be no impacts on soil and water quality. Existing drainage systems will remain unaltered by this proposal.

Heritage

The site is not identified as an item of environmental heritage under the Kyogle LEP or state inventory. The proposal will not affect the heritage significance of sites within the general locality. A heritage assessment and consideration of potential impacts is provided within Section 2.2 of this report.

Visual Impacts

The museum building has been designed to complement the architectural styles and heritage characteristics of the locality. There will be no significant visual impact.

Waste Management

Post construction the development will generate minimal waste which will be placed within the Council's standard domestic waste collection service.

Social Impacts

The museum building is to be a community facility that will benefit the Kyogle LGA community. The positive contribution to the community through providing an improved museum complex, archive and research facilities is significant and outweighs the negative impact of loss of open space resulting from the development.

The siting of the development is appropriate, assisting in consolidating the civic and community developments for Kyogle and providing a new asset readily accessible by public transport, walking and cycling as well as by private vehicle.

The construction of the museum building will result in the loss of a portion of the civic open space defining the curtilage of the library and Council offices. Whilst the loss of civic open space is unfortunate, the proposal provides a new community facility appropriately positioned within the civic area. Suitable advanced landscaping post construction will partly reduce the associated impacts and the proposal is considered suitable in this basis. It is noted that in 2011 there was a larger proposal for development of the site and the adjacent works depot which would have resulted in the significant further reduction in the area of open space. The reduced footprint for the museum building (from that previously proposed) is supported.

Economic Impacts

The proposal represents an efficient and orderly use and development of the site and utilises the existing services on site. There will be no adverse economic impacts.

Cumulative Impacts

There are no cumulative impacts associated with the proposal.

3.1.3 Section 79C (1) (c) the suitability of the site for development

The site is suitable for the development as detailed above. The siting and design of the museum building is appropriate having regard to the characteristics of the site and with regard to the development pattern within the locality, in particular the location of the site adjacent to the Kyogle heritage conservation area.

The proposal will not adversely affect the environment, existing landuses or the residents within the locality.

3.1.4 Section 79C (1) (d) any submissions made in accordance with this act or the regulations

No submissions were required to be obtained as part of the preparation of this application. The proposal is not advertised development under the Kyogle LEP, however Council will advertise the application and seek community comment.

3.1.5 Section 79C (1) (e) the public interest.

The proposal is in the public interest providing a new community asset. The development will have no significant adverse social, economic or environmental impact.

4 Conclusion

The proposal for the construction of a new museum building as a private partnership between Kyogle Council and the Kyogle and District Historical Society represents an orderly and appropriate use of the site.

The current building used by the Society is small and does not meet the needs of the Kyogle community. The proposed new premises will serve the community into the future providing a purpose built public space for exhibitions, museum display, research and archiving.

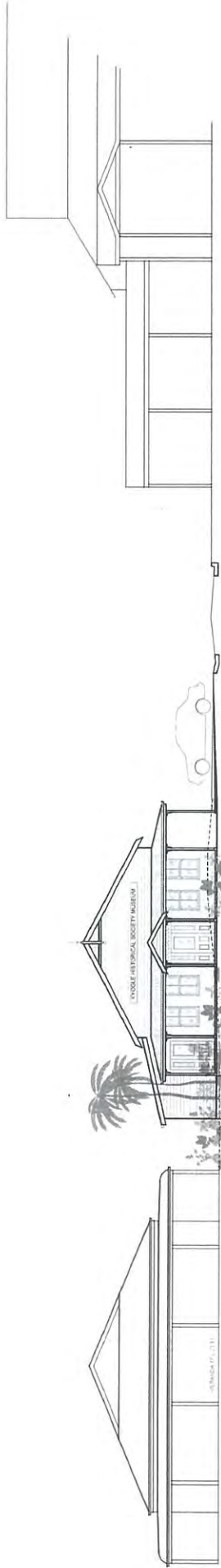
The building has been designed with regard to the location of the site within the Kyogle Civic precinct and in acknowledgement of the positioning of the site adjacent to the Kyogle heritage conservation area.

The proposal complies with the objectives and standards of relevant planning and environmental legislation.

The application complies with the objectives and standards of Council's Development Control Plan.

Accordingly, Council's consent for the proposal is requested.

Stephen Fletcher
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Environmental Planning
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0413 314730



New Museum Building

at 55 Roxy Lane, Kyogle NSW 2474
Lots 269 and 270 DP4517

CLIENT
Kyogle Historical Society

DRAWING REGISTER

FOR DEVELOPMENT APPLICATION 14/12/2015

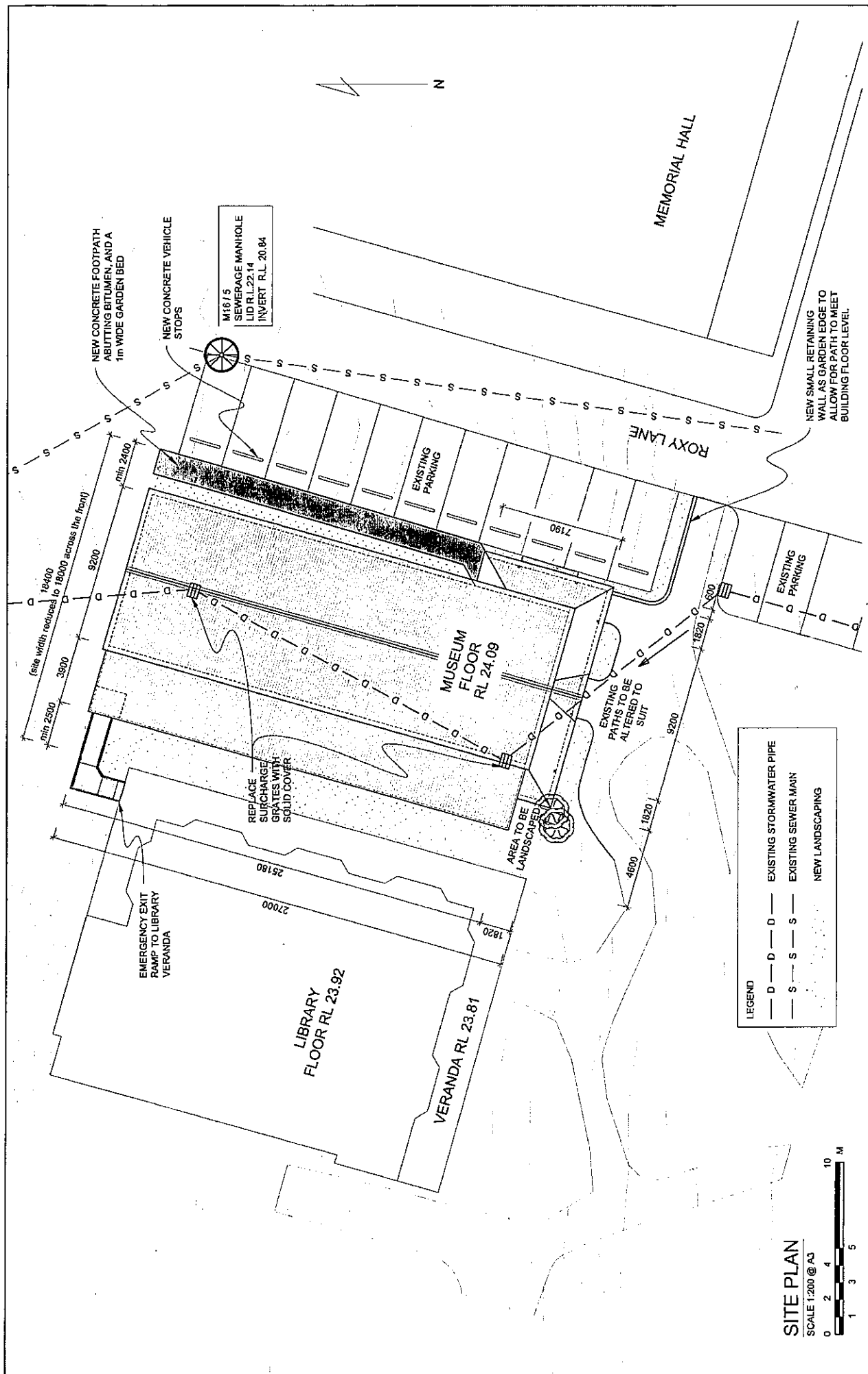
DRAWING	REVISION	TITLE
DA01-05	1	Site Plan
DA02-05	1	Floor Plan
DA03-05	1	South and East Elevations
DA04-05	1	North and West Elevations
DA05-05	1	Cross Sections A and B

STEPHEN P MCELROY AND ASSOCIATES PTY LTD

CIVIL & STRUCTURAL ENGINEERS, PROJECT MANAGEMENT, BUILDING DESIGN

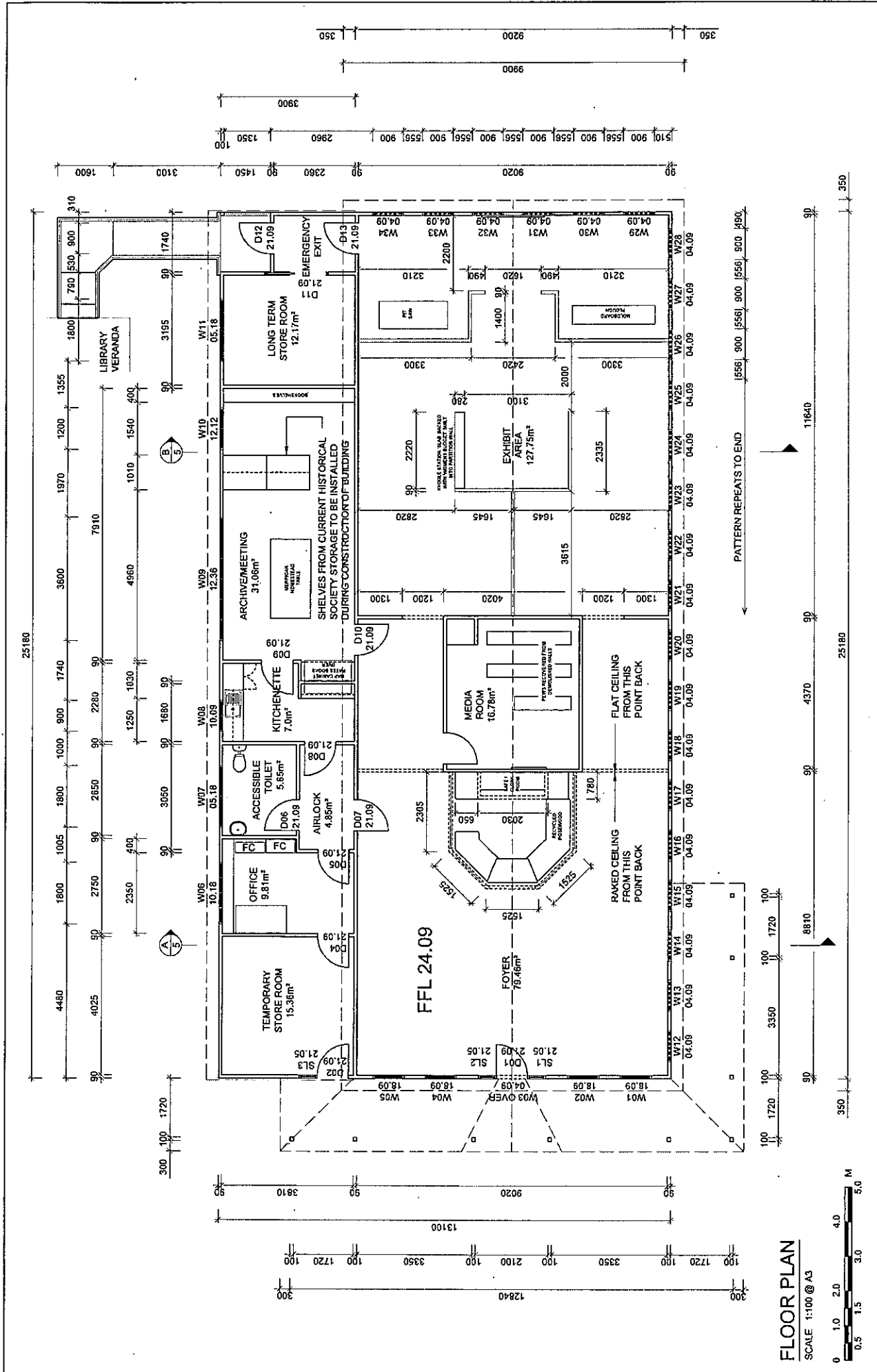
22 PRATT ST KYOGLE NSW 2474

PH (02) 6632 1181 MOB 0412 136 680 Email: steve@australis.net



Job Number 14/26		Date 08/12/15		Job Title Site Plan		Client Kyogle Historical Society	
Drawing No. DA01-05		Date 08/12/15		New Museum Building at Lots 269 and 270 DP4517, 55 Roxy Lane, Kyogle		Revision 1	
Designed J. Davison		Date 08/12/15		NSW 2474		Checked S. McElroy	
Drawn J. Davison		Date 08/12/15		NSW 2474		Checked S. McElroy	
Scale AS SHOWN		Date 14/12/15		SP16		Date 08/12/15	
Survey SURVEY		Date 08/12/15		SP16		Date 08/12/15	
Issue Description		Date		App		AHD	

Stephen P McElroy and Associates Pty Ltd
22 Pratt St Kyogle NSW 2474
Consulting Civil and Structural Engineers
PH (02) 6632 1181 MOB 0412 136 680 EMAIL steve@australis.net



FLOOR PLAN
SCALE 1:100 @ A3



Stephen P McElroy and Associates Pty Ltd 22 Pratt St Kyogle NSW 2474 Consulting Civil and Structural Engineers PH (02) 6632 1181 MOB 0412 135 680 EMAIL steve@ausvalis.net		Drawn J. Davison Designed J. Davison Checked S. McElroy	Date 12/12/15 Date 12/12/15 Date 14/12/15	Job Title Floor Plan New Museum Building at Lots 269 and 270 DP4517, 55 Rosy Lane, Kyogle NSW 2474	Job Number 14/26 Drawing No. DA02-05 Revision 1
SCALE AS SHOWN SURVEY DATUM AHD	Issue 1 0	For Development Application Preliminary Issue	Date 14/12/15 08/12/15	SPMc SPMc APP	Description

PATTERN REPEATS TO END

NOTE: DETAILED WORKING DRAWINGS FOR FIT-OUT AND COMPLIANCE WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS SHALL BE PROVIDED AT THE CONSTRUCTION CERTIFICATE STAGE

LANDSCAPING ILLUSTRATIVE ONLY AND WILL BE IN ACCORDANCE WITH LANDSCAPING PLANS TO BE PROVIDED AT CONSTRUCTION CERTIFICATE STAGE

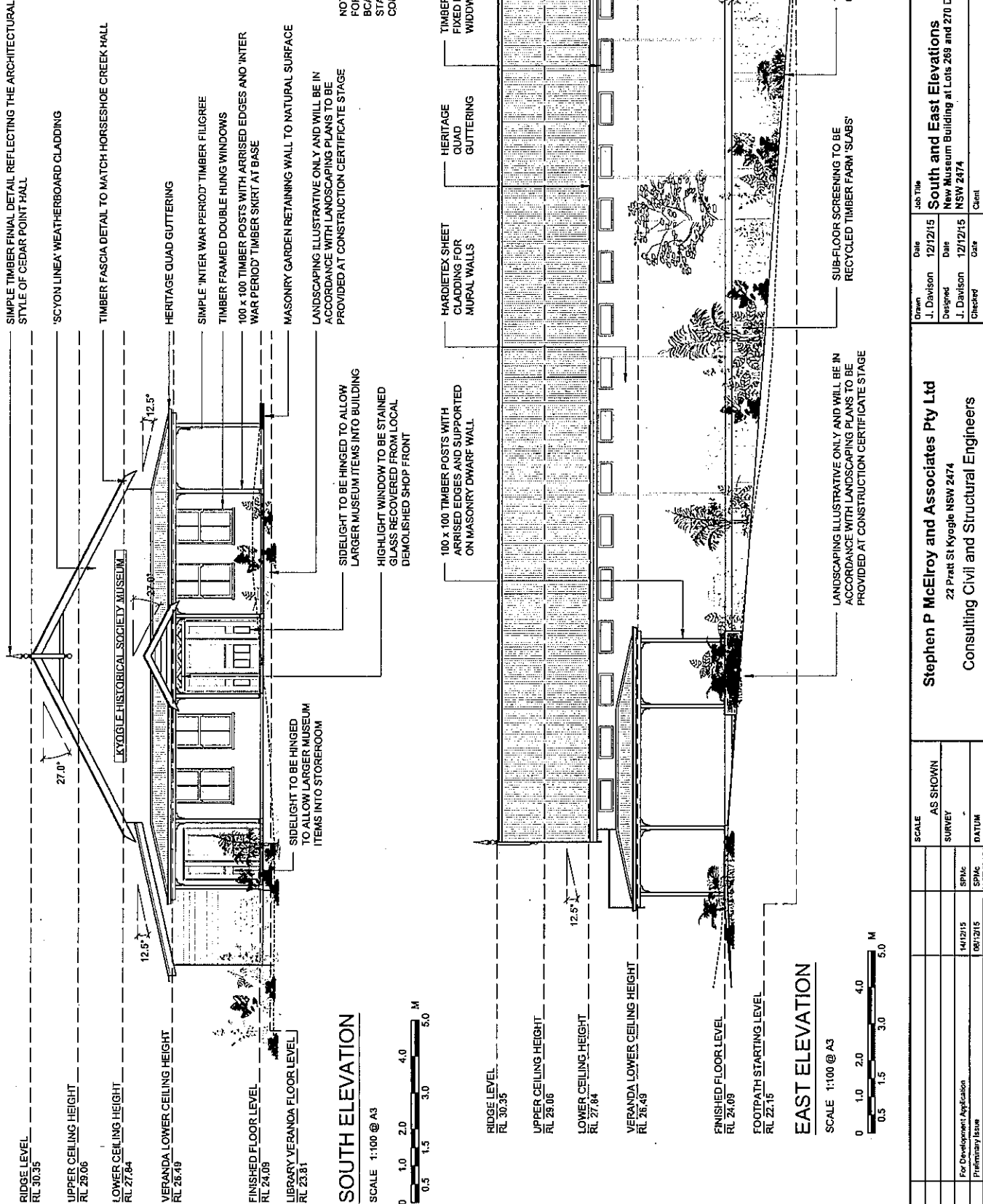
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SOUTH ELEVATION

SCALE 1:100 @ A3

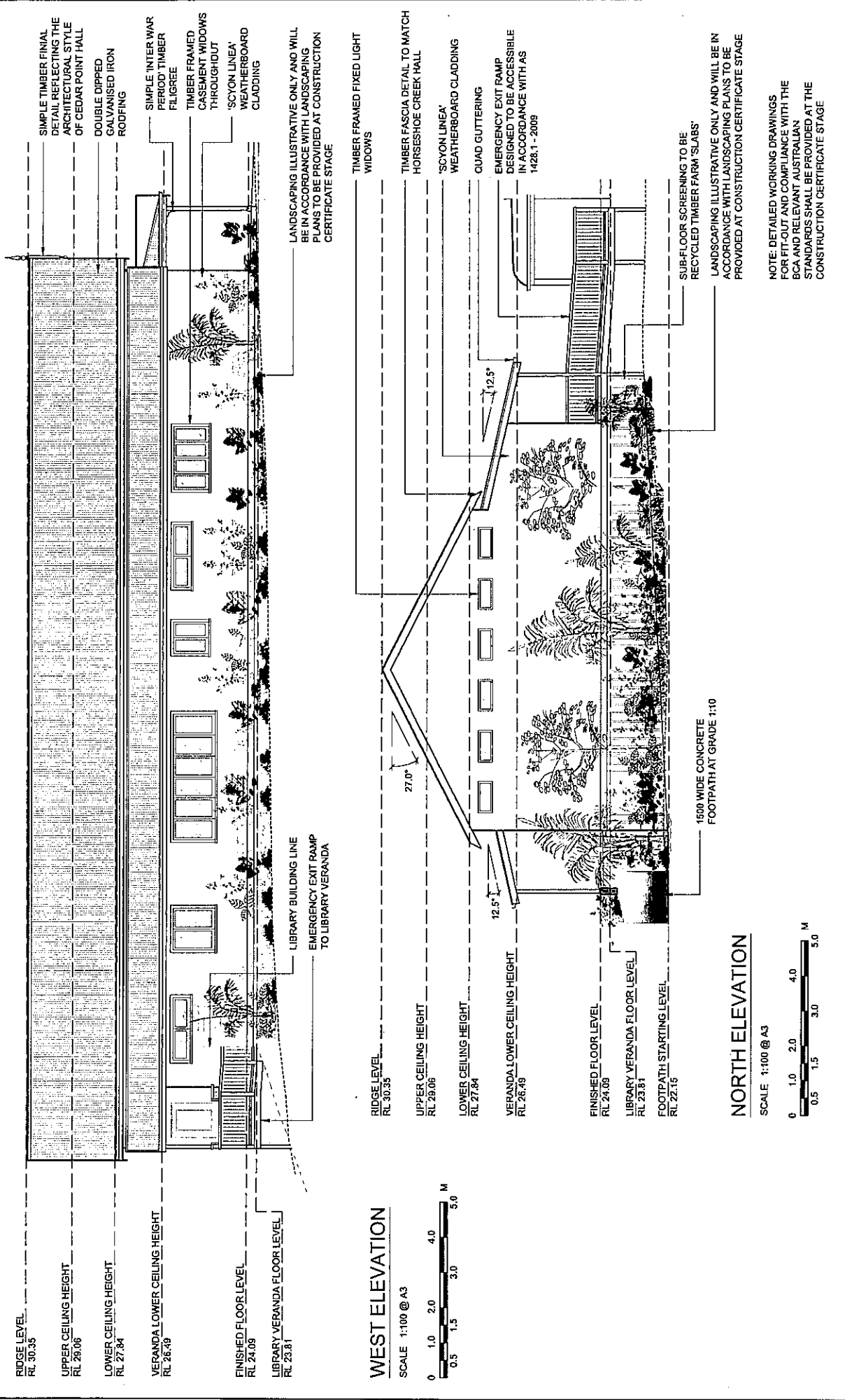


EAST ELEVATION

SCALE 1:100 @ A3



<p>Stephen P McElroy and Associates Pty Ltd 22 Pratt St Kyogle NSW 2474 Consulting Civil and Structural Engineers PH (02) 6632 1181 MOB 0412 135 680 EMAIL steve@australia.net</p>		<p>Drawn J. Davison 12/12/15</p>	<p>Date 12/12/15</p>	<p>Job Title South and East Elevations New Museum Building at Lots 269 and 270 DP4517, 55 Roxy Lane, Kyogle NSW 2474</p>	<p>Job Number 14/26</p>
<p>Designed J. Davison 12/12/15</p>		<p>Date 12/12/15</p>	<p>Client Kyogle Historical Society</p>	<p>Drawing No. DA03-05</p>	<p>Revision 1</p>
<p>Checked S. McElroy 14/12/15</p>		<p>Date 14/12/15</p>	<p>Client Kyogle Historical Society</p>	<p>Drawing No. DA03-05</p>	<p>Revision 1</p>
<p>Issue</p>	<p>Description</p>	<p>Date</p>	<p>App</p>	<p>DATE</p>	<p>AHD</p>
1	For Development Application	14/12/15	SPAC		
0	Preliminary Issue	08/12/15	SPAC		



RIDGE LEVEL
RL 30.35

UPPER CEILING HEIGHT
RL 29.06

LOWER CEILING HEIGHT
RL 27.84

VERANDA LOWER CEILING HEIGHT
RL 26.49

FINISHED FLOOR LEVEL
RL 24.09

LIBRARY VERANDA FLOOR LEVEL
RL 23.81

WEST ELEVATION

SCALE 1:100 @ A3

0 1.0 2.0 3.0 4.0 5.0 M

RIDGE LEVEL
RL 30.35

UPPER CEILING HEIGHT
RL 29.06

LOWER CEILING HEIGHT
RL 27.84

VERANDA LOWER CEILING HEIGHT
RL 26.49

FINISHED FLOOR LEVEL
RL 24.09

LIBRARY VERANDA FLOOR LEVEL
RL 23.81

FOOTPATH STARTING LEVEL
RL 22.15

NORTH ELEVATION

SCALE 1:100 @ A3

0 1.0 2.0 3.0 4.0 5.0 M

SIMPLE TIMBER FINIAL
DETAIL REFLECTING THE
ARCHITECTURAL STYLE
OF CEDAR POINT HALL

DOUBLE DIPPED
GALVANISED IRON
ROOFING

SIMPLE 'INTER WAR
PERIOD' TIMBER
FILIGREE

TIMBER FRAMED
CASEMENT WINDOWS
THROUGHOUT

'SCYON LINEA'
WEATHERBOARD
CLADDING

LANDSCAPING ILLUSTRATIVE ONLY AND WILL
BE IN ACCORDANCE WITH LANDSCAPING
PLANS TO BE PROVIDED AT CONSTRUCTION
CERTIFICATE STAGE

TIMBER FRAMED FIXED LIGHT
WINDOWS

TIMBER FASCIA DETAIL TO MATCH
HORSESHOE CREEK HALL

'SCYON LINEA'
WEATHERBOARD CLADDING

QUAD GUTTERING

EMERGENCY EXIT RAMP
DESIGNED TO BE ACCESSIBLE
IN ACCORDANCE WITH AS
1428.1 - 2009

SUB-FLOOR SCREENING TO BE
RECYCLED TIMBER FARM 'SLABS'

LANDSCAPING ILLUSTRATIVE ONLY AND WILL BE IN
ACCORDANCE WITH LANDSCAPING PLANS TO BE
PROVIDED AT CONSTRUCTION CERTIFICATE STAGE

NOTE: DETAILED WORKING DRAWINGS
FOR FIT-OUT AND COMPLIANCE WITH THE
BCA AND RELEVANT AUSTRALIAN
STANDARDS SHALL BE PROVIDED AT THE
CONSTRUCTION CERTIFICATE STAGE

<p>Stephen P McElroy and Associates Pty Ltd 22 Pratt St Kyogle NSW 2474 Consulting Civil and Structural Engineers PH (02) 6632 1181, MOB 0412 139 660 EMAIL slewa@australis.net</p>		<p>Drawn J. Davison</p>	<p>Date 12/12/15</p>	<p>Job Title North and West Elevations</p>	<p>Job Number 14/25</p>
		<p>Designed J. Davison</p>	<p>Date 12/12/15</p>	<p>New Museum Building at Lots 269 and 270 DP4517, 55 Rosy Lane, Kyogle NSW 2474</p>	<p>Drawing No. DA04-05</p>
		<p>Checked S. McElroy</p>	<p>Date 14/12/15</p>	<p>Client Kyogle Historical Society</p>	<p>Revision 1</p>
<p>Issue</p>	<p>Description</p>	<p>Date</p>	<p>App</p>	<p>AHD</p>	
	<p>1 For Development Application</p>	<p>14/12/15</p>	<p>SPMc</p>	<p>SURVEY</p>	
	<p>0 Preliminary Issue</p>	<p>08/12/15</p>	<p>SPMc</p>	<p>DATUM</p>	

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CANOPY CONSTRUCTED WITH STAINED GLASS WINDOWS RECOVERED FROM LOCAL DEMOLISHED SHOP FRONT
 COVE TRUSSES TO ENGINEERS SPECIFICATIONS
 VAULTED CEILING WITH VJ LINING

ANTIQUE PENDANT LIGHTS FROM HISTORICAL SOCIETY COLLECTION
 EXPOSED RAFTERS (PAINTED)
 TIMBER FRAME CONSTRUCTION
 HARDWOOD FLOOR (RECYCLED FROM DEMOLISHED HALLS IF ECONOMICALLY FEASIBLE)
 100 x 100 TIMBER POSTS WITH ARRISED EDGES SUPPORTED ON MASONRY DWARF WALL STRIP FOOTING TO ENGINEERS SPECIFICATIONS
 MASONRY DWARF WALL TO ENGINEERS SPECIFICATIONS

STEEL STUMPS 75 x 75 x 3.0 SHS (DURAGAL)
 FOOTING TO ENGINEERS SPECIFICATIONS

MINIMAL CUT AND FILL REQUIRED TO FOUNDATION FOR SUB-FLOOR CLEARANCE/VENTILATION AND DRAINAGE



SECTION A - FOYER ELEVATION

SCALE 1:100 @ A3

- RIDGE LEVEL RL 30.35
- UPPER CEILING HEIGHT RL 29.06
- LOWER CEILING HEIGHT RL 27.84
- VERANDA LOWER CEILING HEIGHT RL 26.49
- FINISHED FLOOR LEVEL RL 24.09
- LIBRARY VERANDA FLOOR LEVEL RL 23.81

- RIDGE LEVEL RL 30.35
- LOWER CEILING HEIGHT RL 27.84
- PARTITION WALL HEIGHT RL 26.94
- VERANDA LOWER CEILING HEIGHT RL 26.49
- FINISHED FLOOR LEVEL RL 24.09
- LIBRARY VERANDA FLOOR LEVEL RL 23.81

SECTION B - EXHIBIT AREA

SCALE 1:100 @ A3



TRUSS TO ENGINEERS SPECIFICATIONS
 TIMBER FRAMED FIXED LIGHT WINDOWS
 INTERNAL WALL LINING TO BE GYPROCK PLASTER
 EXPOSED RAFTERS
 FLAT GYPROCK PLASTER CEILING TO EXHIBIT AREA
 PARTITION WALLS CONSTRUCTED FROM RECYCLED VJ LINED WALLS OF DEMOLISHED HALLS
 RECYCLED HARDWOOD FLOOR
 TIMBER FRAME CONSTRUCTION
 SUB-FLOOR SCREENING TO BE RECYCLED TIMBER FARM SLABS
 1500 WIDE CONCRETE FOOTPATH AT GRADE 1:10
 LANDSCAPING ILLUSTRATIVE ONLY AND WILL BE IN ACCORDANCE WITH LANDSCAPING PLANS TO BE PROVIDED AT CONSTRUCTION CERTIFICATE STAGE

STEEL STUMPS
 FOOTING TO ENGINEERS SPECIFICATIONS

Issue	Description	Date	App	SCALE	AS SHOWN
1	For Development Application	14/12/15	SPW	SURVEY	
0	Preliminary Issue	08/12/15	SPW	DATE	

Drawn	J. Davison	Date	12/12/15
Designed	J. Davison	Date	12/12/15
Checked	S. McElroy	Date	14/12/15

Job Title	Sections A and B
Client	Kyogle Historical Society
Job Number	14/26
Drawing No	DA05-05
Revision	1

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