

Description of Proposal

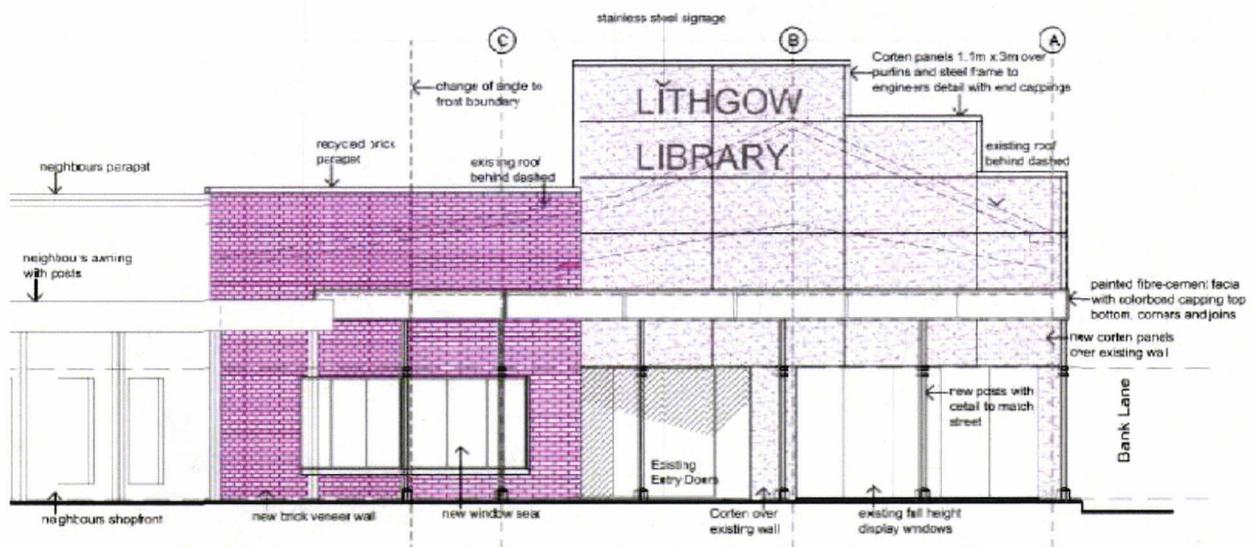
The existing site is the functioning Lithgow Library. The original façade and street awning has been removed (see photo below) as it was structurally unsound.

The proposed new works as shown below is a new awning with posts to match recent upgrades in the Main St, as well as a new façade and window seat on the east side of the façade. This side of the façade is to be rebuilt with a brick veneer wall, using brick representing the brick making of the Lithgow Industrial Heritage.

The existing entry doors and west street windows will be retained, and the fibre-cement cladding replaced with CorTen (rusty steel) cladding, as well as a new CorTen parapet above the awning on this west side of the library with signage and lighting to detail. The CorTen cladding has also been chosen with reference to the Lithgow Industrial Heritage.



Existing Library after façade and awning removal



North Elevation - Main Street

Proposed new Façade and awning (recycled brick and CorTen - rusty steel)

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Supplementary Reports and Documents

The Statement of Environmental Effects is supported by the following drawings and reports:

- Development Application drawings 010620, DA01- DA06, November 2020, by six b design
- Specification, Nov 2020, by six b design
- Heritage Impact Statement, letter of advice, by Niche Environmental and Heritage, 6 Oct 2020
- Specialist Lighting Concept, by JHA, Oct 2020
- Structural Drawings by Calare Civil, 7 pages

Statement of Environmental Effects Lithgow Local Environmental Plan 2014

Part 2 - Permitted or prohibited development

The zone objectives of B2 – Local Centre, have been achieved as the:

- The existing Library will be maintain and is a community use that serves the needs of people who live in, work in and visit the local area.
- The existing Library encourages employment opportunities in an accessible location.
- The library is located close to public transport including the Bus and Train, and also encourages walking and cycling to its central location
- The new facade maintains the built integrity of the area, as the development is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features, as outlined in the Heritage Impact Statement, Letter of Advice by Niche Environmental and Heritage
- The water quality of receiving water catchments is maintain and unchanged from the existing system

The alterations to the existing Library is permissible for B2 zoning with consent

Part 3 - Exempt and Complying Development

Exempt and complying development is not proposed with this application

Part 4 - Principal development standards

4.1 Minimum subdivision lot size & 4.2 Rural subdivision

N/A as subdivision is not proposed

Part 5 - Miscellaneous provisions

5.10 Heritage conservation

The Lithgow Library is located within the "Lithgow Main Street Heritage Conservation Area", and complies with the objectives as outlined in more detail in the Heritage Impact Statement, Letter of Advice, by Niche Environmental and Heritage. Specifically for this clause the proposal:

- conserves the environmental heritage of Lithgow
- conserves the heritage conservation area and does not impact on any Heritage item
- does not impact on any archaeological or Aboriginal sites

Part 7 - Additional local provisions

7.1 Earthworks

The proposed façade and awning complies with the clause as:

- The proposed earthworks are minimal and for footings only

7.3 Stormwater management

The proposed restored façade and awning complies with this clause as the stormwater will be connected to the existing stormwater system and will have no increased impact on the stormwater system

7.9 Active street frontages

The objectives of this clause is achieved as the restored façade, maintains the original active Library façade and function as the existing window display area on the west and central entry is maintained directly off the street, with a new window seat area on the east to enhance interaction with the street and Library users.

Retaining the Library will retain the existing pedestrian traffic the library attracts.

7.10 Essential services

The existing Library includes all essential services which will be retained and connected to the renovation works.

Development Control Plans - Repealed

As the Lithgow council do not have current development control plans, please find below an outline of relevant site issues to assist council in the merit based assessment.

Site Planning

Site Analysis

- See site plan 021095-DA01 for a site analysis plan

Concept design

- The concept design includes retaining the existing entry and west display windows, and replace east windows with a window seat to create a social comfortable area facing the street to increase interaction.
- The new façade includes recycled bricks and Corten (rusty steel) cladding to reflect the Industrial History of Lithgow.
- The new awning includes posts along the street to support Lithgow Council's desired future awning style for Main Street.

Social Impact

The proposal will have positive social impact as it maintains the existing Lithgow Library and is compatible with the LEP2014 objectives, including maintaining the Active Street Frontage, employment opportunities, accessibility to central services and night-time lighting for safety.

Access and Traffic

The existing Library is maintained as it is located close to public transport including within walking distance from the train station and bus stops. Car parking is available from street parking as well as council carparks to the rear of the Library. The library is also centrally located to encourage walking and bike riding for local residence.

Privacy, views and overshadowing

The proposal will have minimal impact on Privacy, views and overshadowing as it is located within a commercial area and the proposed renovation does not change the building footprint.

Heritage

The proposal complies with the objectives of the Lithgow Main Street Heritage Conservation Area, as outlined in the Heritage Impact Statement, Letter of Advice, by Niche Environmental and Heritage.

Soil, Water and Energy

The proposal complies and exceeds the BCA, Section J requirements including the new windows with sufficient shading from the new awning.

Conclusion

The proposed Lithgow Library façade and awning will have minimal environmental impact on the site, and positive social impact in accordance with Lithgow Council LEP2014.

Regards,

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