



DEVELOPMENT APPLICATION

Demolition of Existing, Construction of New
Community Facility including Library and Lot
Consolidation (3 Lots into 1)

Statement of Environmental Effects

SITE Lot 432 DP 1070957, Lot B DP155735 and Lot 2 DP1082943, 94-98 Bank Street, Molong

BY Cabonne Shire Council

DATE June 2020

PREPARED BY
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Disclaimer

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Section 1

Introduction

1.1 Introduction to the Application

This Statement of Environmental Effects has been prepared for and on behalf of Cabonne Shire Council for the purposes of demolishing the existing buildings situated upon 94, 96 and 98 Bank Street, Molong and the construction of a new multi-purpose Community Facility including auditorium, library and 17 off-street parking spaces. This application also seeks consent for the consolidation of the three lots into a single Torrens title allotment.

The site is located on the western edge of the Molong Town Centre, opposite the Council administration building. The site is currently occupied by a single storey dwelling house, the Molong Community Hall (formerly School of Arts) and an attached annex constructed in the 1960's. All of the buildings are considered to be in poor to fair condition and have undergone numerous alterations and additions throughout their life.

The Community Hall has a long history of public and civic use, having been utilised by many organisations including Molong Argus Newspaper, Salvation Army, Molong Country Women's Association, Molong Players, Pastures Protection Board, Molong RSL and the Royal Ancient order of Buffalos.

The site is within the mapped Molong Heritage Conservation Area , although none of the buildings proposed to be demolished are identified as items of heritage significance.

This development proposal follows a previous proposed development of the site which was granted development consent on 28 February 2017. Following a successful State Government funding application, the proposed development works were expanded, and have resulted in this (new) Development Application.

The proposed development works include:

- Single storey multi-purpose building including:
 - Auditorium including stage, green room, storeroom and two change rooms;
 - Library including meeting room and gallery;
 - A kitchen, accessible toilet, male and female toilet facilities, communications room and storeroom; and

- Terrace to Bank Street.
- New driveway from Bank Street to a rear car park, including loading zone, accessible car space, 17 car spaces overall, turn around areas and connecting path system.

The proposed building is also proposed to maintain a setback to Bank Street consistent with the neighbouring properties (8 metres), including the adjoining heritage listed Hawthorne House (100 Bank Street) and the single storey dwelling located at 92 Bank Street.

The proposed building is illustrated the Architectural Plans included within Appendix A and Figures 2 and 4.



Figure 1: The site and existing buildings (approximate boundary location shown red).



Figure 2: Artistic render of the proposed Community Centre as viewed from the corner of Bank Street and Shields Lane.

This Statement of Environmental Effects provides an assessment of the development proposal against current applicable legislation.

1.1.1 Zoning & Permissibility

The site is zoned R1 General Residential pursuant to the provisions of the *Cabonne Local Environmental Plan 2012 (the LEP)*, refer to Exhibit 02. The proposed development is considered to be a *Community Facility*, as defined below:

Community facility 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,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The proposed development is considered consistent with the above definition for the following reasons:

- The site is owned by Cabonne Council (public authority), who will be responsible for the operation and maintenance of the proposed building;
- The proposed building will be utilised for the physical, social, cultural and intellectual development of the Molong community as it includes a library, an auditorium or stage for creative performances as well as a number of other social and cultural events (i.e. weddings, functions and conferences); and
- The proposal does not include an educational establishment, hospital, retail premises, residential accommodation or place of public worship.

Community Facilities are permitted with consent in the R1 zone.

The proposal is considered consistent with the R1 zone objectives as it will provide facilities or services which will meet the day to day needs of the local residents.

1.1.2 Land Ownership & Consent Authority

Cabonne Council own all three allotments.

The application is classified as a local development subject to Part 4 of the *Environmental Planning & Assessment Act 1979*. Accordingly, Cabonne Shire Council are the consent authority for the application. However, as the development is estimated to cost over \$5million, it is considered to satisfy the provisions of Schedule 7, sub-clause 3 of *State Environmental Planning Policy (State & Regional Development) 2011* as extracted below.

3 Council related development over \$5 million

Development that has a capital investment value of more than \$5 million if—

- (a) a council for the area in which the development is to be carried out is the applicant for development consent, or
- (b) the council is the owner of any land on which the development is to be carried out, or
- (c) the development is to be carried out by the council, or
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).

Accordingly, the development is considered to be regionally significant. The proposed development therefore needs to be notified and assessed by Council and then determined by the Western Regional Planning Panel.

1.1.3 Consultation with Council

During the preparation of this application no formal pre-lodgement meeting was undertaken with Council. However, correspondence was exchanged with Council as detailed in the following table:

Table 1: Council Consultation	
Council comment	Response
Please find a copy of the heritage impact assessment for the existing dwelling on Lot 432 DP1070957. There was no assessment provided for the demolition of the Community Hall (School of Arts Building) and given the site is within a Heritage Conservation Area, and is a contributory item, a heritage assessment for its demolition would be warranted.	<p>A Statement of Heritage Impact has been prepared by Architect and Heritage Advisor, Ms Barbara Hickson in support of the proposal. A copy of the Statement is included in full within Appendix C. Refer also Section 4.7.4.</p> <p>The Statement notes that the '<i>...the existing community facilities, including the former School of Arts Hall are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity</i>' (page 29).</p> <p>In addition, a Heritage Impact Assessment was prepared in support of DA2017/93. This Heritage Impact Assessment supported the removal of the existing dwelling located upon 94 Bank Street and is included in full within Appendix C.</p>
DA2017/0093 granted consent for the demolition of the buildings on both Lot 423 DP1070957 and Lot B 155735. This consent has not lapsed and could be utilised, however you should refer the	Noted. This application seeks consent for the demolition of all existing structures on all three land parcels that constitute the site.

<p>question of whether it should be included in the development application to the project manager as it is not up to the consent authority to determine what is and isn't included in an application.</p>	
<p>Car Parking – Given that the site has zero parking at present, and Council does not have parking requirements within a DCP, parking for the proposed facility would be assessed on its merits. The use of credits would likely be ineffective given that the land uses and functionality between the existing and proposed developments would be quite different, therefore Council would assess the provision of on-site parking on a merit based assessment. In addition, a previous development application for the health facility opposite the subject site required the provision of 21 spaces on the subject site to cater for the parking requirements. A plan from that development for the proposed parking is attached. Any development application would need to address the provision (or non-provision) of these spaces. The development would also need to address deliveries to the site with access for larger vehicles (trucks etc) outlined.</p>	<p>There are currently no formal parking spaces available on the site despite the site containing a single storey dwelling house, a community hall and attached annex (including supper room).</p> <p>Car parking is proposed to be provided on site and is assessed in relation to site specific requirements in Section 4.7.1. This car parking assessment has not taken into consideration the previous development application for the health facility as no documentation has been forwarded that demonstrates this requirement, and, hence the requirement is considered an unreasonable encumbrance of the site. Importantly, this requirement is not referenced in any way on the property title.</p>
<p>Car Parking Management - The development application should address the management of car parking for larger events that would involve car parking in excess of what is provided on site. In addition, should certain vehicles be unable to use the car parking (if it is too large etc.) contingencies through a traffic management plan may be warranted. This should be addressed in the development application.</p>	<p>The general day-to-day use of the proposed development is considered likely to be limited to the library, meeting room and gallery. It is considered that sufficient on-site parking is available to accommodate the general day-to-day functioning of the development. Refer to Section 4.7.1.</p> <p>It is noted, however, that the proposed development may, from time to time, play host to large events which will exceed the number of parking spaces available on-site. During these events, the development will rely on on-street parking within Bank Street and surrounding streets to cater for any additional demand.</p> <p>It is submitted that this is acceptable as it is similar to the parking arrangements which currently occur on the site during large events. In addition, the site is located on the western edge of the town centre and there is significant capacity in the streets in the immediate vicinity to meet the demand.</p> <p>Further comments with respect to car parking management are included within Section 4.7.1.</p>
<p>Traffic – The impacts of traffic would need to be addressed in the Statement of Environmental Effects. Every development application is assessed on its merits and a previous application cannot be relied upon to demonstrate that there is no adverse impacts. From my understanding, the ingress/egress point for the parking lot is</p>	<p>It is noted that the driveway servicing the development granted under DA2017/0093 included access onto Shields Lane.</p> <p>This application seeks to construct a driveway in a similar location to that currently servicing 98 Bank Street (Lot 2 DP1082943). The proposed driveway</p>

proposed to be altered to what was approved as per DA2017/0093, therefore the new access point would have different impacts on traffic to the previously approved point given it was on a different street.	will be a minimum of 5.5m in width, allowing for ingress and egress to occur concurrently. Further comments with respect to traffic are included within Section 4.7.3.
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1.1.4 Approval History

Development Consent was granted by Cabonne Council for the demolition, construction of a Community Facility and alterations to an existing Community Hall on 94-98 Bank Street, Molong, on 28 February (DA 2017/93).

DA 2017/93 granted consent for the demolition of existing buildings on 94 and 96 Bank Street, but not 98 Bank Street.

A copy of the Consent issued under DA2017/93 is included at Appendix E.

The existing single storey dwelling located upon Lot 432 DP1070957 (94 Bank Street) was granted to be demolished under DA2018/178. This consent was issued on 28 June 2018.

Neither DA2017/93 or DA2018/178 have been physically commenced.

On 17 March 2019, \$5 million state government funding was granted for a Library and Community Centre in Molong. This funding enabled the community to envision a bigger community facility and, hence, this revised building development proposal.

Section 2

The Development Site

2.1 Location & Context

The site is 94-98 Bank Street, Molong. The site is on the southern side of Bank Street and opposite Cabonne Council's main administrative building and other related community uses. The site is situated to the west of Molong's main commercial centre.

The site is bounded by Bank Street to the north, Shields Lane to the east and existing residential properties to the west and south. The location and context of the site is illustrated on Exhibit 01.

Currently, the site comprises three (3) separate property titles and has three (3) buildings, as follows:

- A single storey dwelling on the corner of Bank Street and Shields Lane;
- The Molong community Hall, which immediately adjoins; and
- The former Molong School of Arts.

All of these buildings are proposed to be demolished and are detailed within Figures 1 and 3.

None of these existing buildings are listed as individual items of heritage significance. The buildings are, however, mapped within the *Cabonne Local Environmental Plan 2012* as being within the Molong Heritage Conservation Area. The site is also located in proximity of a number of listed heritage items, including Hawthorne House (100 Bank Street), St John's Church and Connelly's Store on an adjoining lot and the (former) Town Hall including the Soldiers Memorial and shop directly opposite the site. Accordingly, a Statement of Heritage Impact has been prepared in support of the proposed re-development.

2.2 Description of the Land

The development site consists of three separate Torrens title lots, being:

- Lot 432 DP1070957, being 556.8 m², and described as 94 Bank Street;
- Lot B DP155735, being 518.2 m², and described as 96 Bank Street; and
- Lot 2 DP1082943, being 1,456 m², and described as 98 Bank

Street.

The site and surrounding lands are detailed within Exhibits 01, 02 and 03 and Figures 1 and 3.



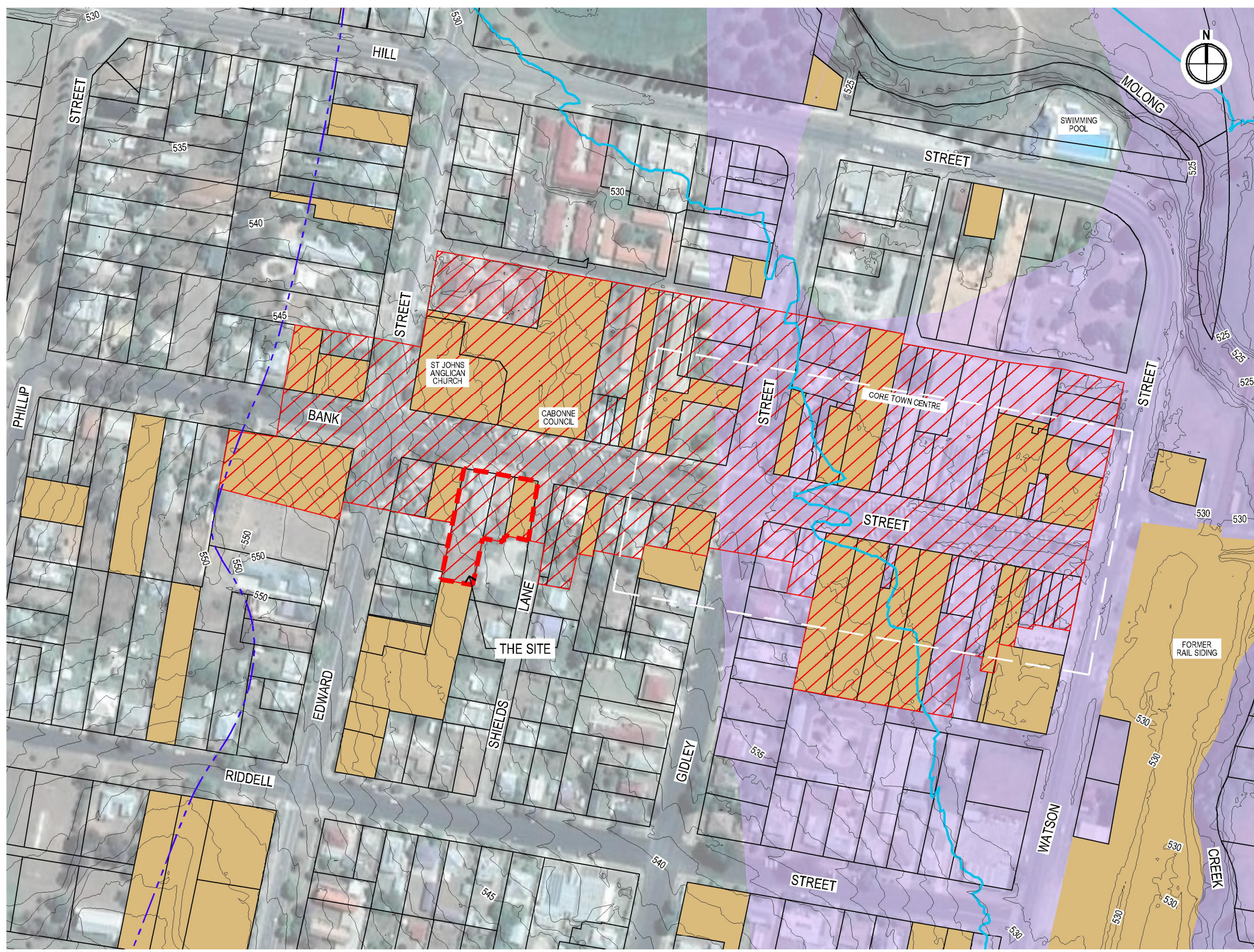
Figure 3: View of the existing buildings from the northern side of Bank Street, looking south.

The site is described as follows;

- The site is irregular in shape and has a total land area of 2,532m²;
- The site is occupied by a single storey dwelling house and a large single storey building with multiple additions which has most recently been utilised for the purposes of a Community Hall;
- The site is zoned R1 General Residential under the provisions of the *Cabonne LEP 2012*;
- The site has a 47.15 metre frontage to Bank Street, Molong's Main Street, and a 37.41 metre frontage to Shields Lane.
- The Community Hall has a minimal (less than 1m) setback from Bank Street. Access ramps to the front entry of the building are located within the public footpath.
- The highest point on the site is at its south western corner (542m AHD) and the lowest is at its north eastern corner (536.5m AHD).

- An open stormwater channel runs down the eastern boundary of 98 Bank Street before discharging into Bank Street via a kerb outlet and an assumed subfloor channel under the building on 96 Bank Street.
- Excepting a single garage on 94 Bank Street the site provides no carparking.
- The combined floor area of existing buildings on the site, not including the single garage and a shipping container is 1004.3m².
- An easement for the drainage of water runs along the site's western boundary in favour of the adjoining lot to the south, being Lot 3 DP1165660.
- An existing sewer line runs east-west through the site and along the rear of existing Lot B DP155735 and Lot 432 DP1070957.

10 20 30 40 50 60 70 80 90 100mm



- LEGEND**
- SUBJECT SITE
 - CADASTRE
 - 16 EXISTING CONTOURS (1m INTERVAL)
 - RIDGELINE
- CABONNE LEP 2012**
- SENSITIVE KARST AREA
 - FLOOD PLANNING AREA
 - HERITAGE CONSERVATION AREA - GENERAL
 - HERITAGE ITEM - GENERAL

NOTES

CONTOURS DERIVED FROM DIGITAL ELEVATION MODEL SUPPLIED BY ELVIS LIDAR SURVEY. THE DATA USED TO CREATE THE ELVIS DIGITAL ELEVATION MODEL HAS AN ACCURACY (95% CONFIDENCE INTERVAL) OF 0.3m VERTICAL & 0.8m HORIZONTAL.

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REV.	DATE	DESCRIPTION	BY
A	03.06.2020	ISSUED FOR DA SUBMISSION	AJC

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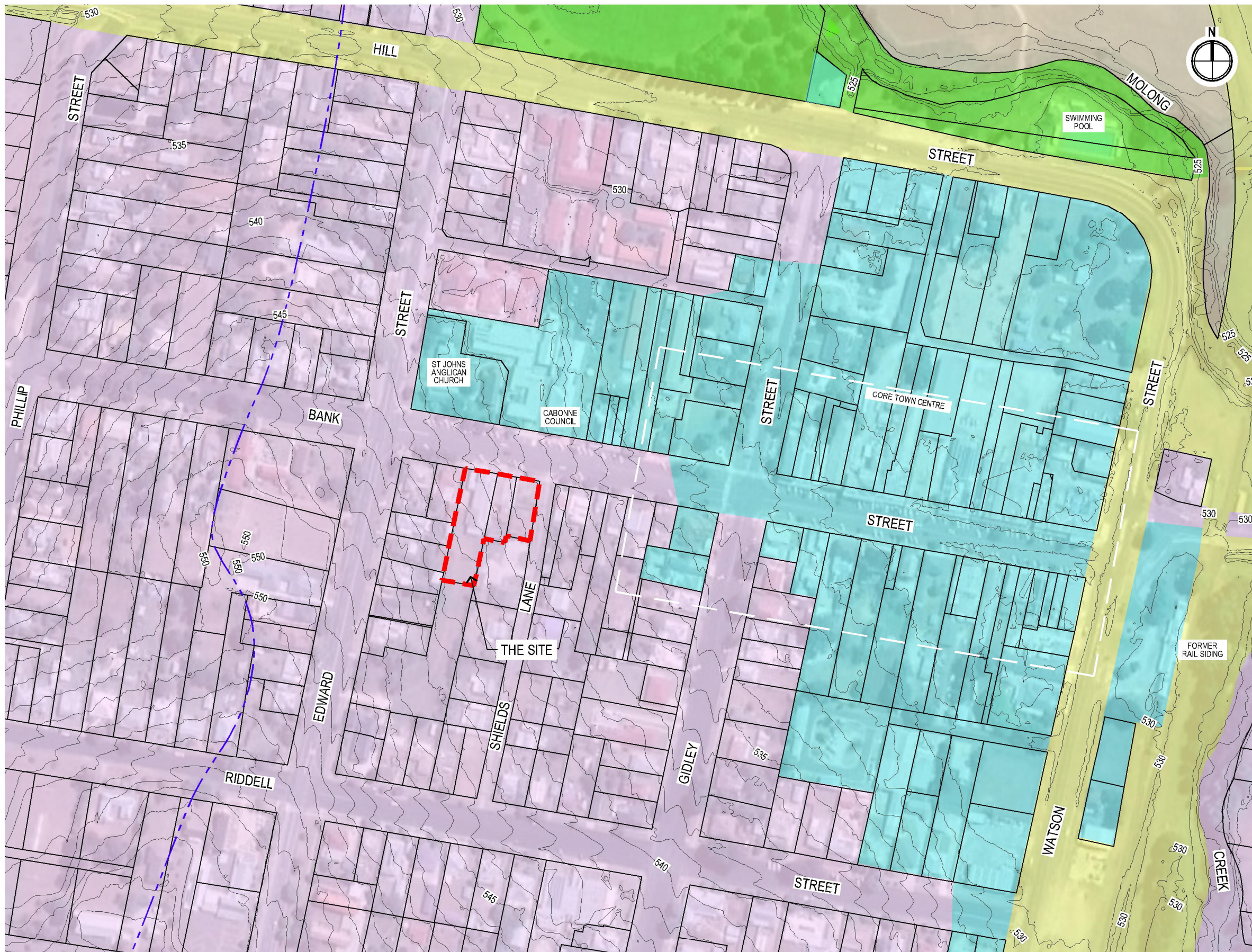
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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 01 - SITE CONTEXT		
DA NO.:	-	PROJECT:	MOLONG COMMUNITY CENTRE LOT 2 DP 1082943 LOT B DP 155735 & LOT 432 DP 1070957, 94-98 BANK STREET, MOLONG		
DESIGNED BY:	CJC	CLIENT:	CABONNE COUNCIL	DRAWING NO:	6371P_PLAN
DRAWN BY:	AJC			SHEET:	01
CHECKED BY:	CJC/DAT			REVISION:	A
DATE CREATED:	03.2020				

A3

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10 20 30 40 50 60 70 80 90 100mm



LEGEND

- SUBJECT SITE
- CADASTRE
- 16 EXISTING CONTOURS (1m INTERVAL)
- RIDGELINE

LAND ZONING - CABONNE LEP 2012

- B2 - LOCAL CENTRE
- R1 - GENERAL RESIDENTIAL
- RE1 - PUBLIC RECREATION
- RU1 - PRIMARY PRODUCTION
- SP2 - INFRASTRUCTURE

NOTES

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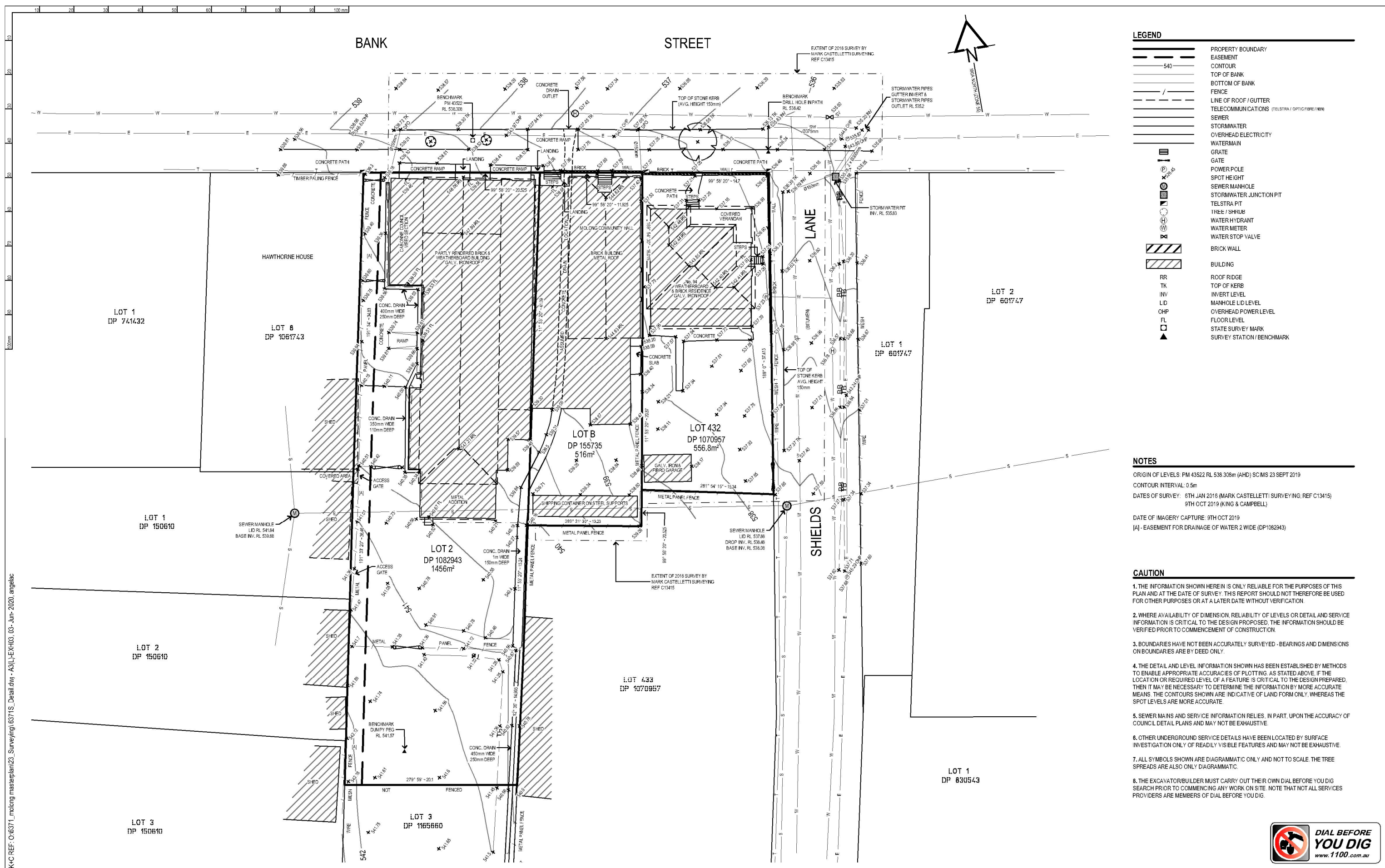
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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 02 - LAND ZONING
DA NO:	-	PROJECT:	MOLONG COMMUNITY CENTRE LOT 2 DP 1082943 LOT B DP 155735 & LOT 432 DP 1070957, 94-98 BANK STREET, MOLONG
DESIGNED BY:	CJC	CLIENT:	CABONNE COUNCIL
DRAWN BY:	AJC	DRAWING NO:	6371P_PLAN
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DATE CREATED:	03.2020	REVISION:	A

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A3



LEGEND

	PROPERTY BOUNDARY
	EASEMENT
	CONTOUR
	TOP OF BANK
	BOTTOM OF BANK
	FENCE
	LINE OF ROOF / GUTTER
	TELECOMMUNICATIONS (TELSTRA / OPTIC FIBRE / NBN)
	SEWER
	STORMWATER
	OVERHEAD ELECTRICITY
	WATERMAIN
	GATE
	POWER POLE
	SPOT HEIGHT
	SEWER MANHOLE
	STORMWATER JUNCTION PIT
	TELSTRA PIT
	TREE / SHRUB
	WATER HYDRANT
	WATER METER
	WATER STOP VALVE
	BRICK WALL
	BUILDING
	RR
	TK
	INV
	LID
	OHP
	FL
	STATE SURVEY MARK
	SURVEY STATION / BENCHMARK

NOTES

ORIGIN OF LEVELS: FM 43522 RL 538.306m (AHD) SCMS 23 SEPT 2019
 CONTOUR INTERVAL: 0.5m
 DATES OF SURVEY: 6TH JAN 2016 (MARK CASTELLETTI SURVEYING, REF C13415)
 9TH OCT 2019 (KING & CAMPBELL)
 DATE OF IMAGERY CAPTURE: 9TH OCT 2019
 [A]- EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP1082943)

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Section 3

The Development Proposal

3.1 The Proposal

This application seeks consent for the demolition of the existing buildings on 94, 96 and 98 Bank Street and the construction of a new multi-purpose Community Facility including auditorium, library, meeting room, a driveway and car park with 17 off-street parking spaces and a loading bay. This application also seeks consent for the consolidation of three (3) existing lots into a single Torrens title allotment.

In summary, the works associated with this development proposal include:

- Demolition of the existing buildings and associated structures;
- Consolidation of the three existing allotments into a single Torrens Title allotment having an area of 2,532m².
- Construction of a new single storey multi-purpose building of total 818m² area, including:
 - An auditorium capable of accommodating an audience of up to 240 people (depending on seating configuration), including stage, green room, store-room and two change rooms;
 - Library including meeting (Mitchell) room and gallery;
 - Support facilities including a kitchen, accessible toilet, male and female toilet facilities, a communication room and a store room; and
 - A generous terrace fronting Bank Street.
- A building setback of 8 metres to Bank Street, 3 metres to Shields Lane and in excess of 10 metres to the western boundary (to Hawthorne House).
- Provision of a new driveway from Bank Street to a rear car park, including:
 - Loading zone;
 - Turn-a-round bays;
 - 17 parking spaces, including one (1) accessible space; and

- Walkways

- A stormwater management plan, including the capture, detention and reuse of water; and
- Reuse of the existing shipping container on site for storage.

The proposed development is illustrated on the Architectural Plans included within Appendix A.



Figure 3: An artistic render of the proposed community centre, looking south from Bank Street.

The proposed plan of consolidation is included within Appendix D.

3.1.1 Built Form and Urban Context

The built form and urban context of the proposed building is an important consideration in the assessment of this development proposal, particularly given the close proximity of built form heritage items, the site's location within a known Heritage Conservation Area and it's general situation within a residential area. Specifically, the following issues need to be considered:

- The adjoining Heritage items of Hawthorne House and the former Town Hall and Soldiers Memorial, the latter being the visual terminus (on the visual axis) of Shields Lane;
- The scale of surrounding residential development, being predominately one-storey;
- The generally fine grain and traditional form of surrounding development, particularly as it contributes to the Bank Street elevation;
- The existing built form and scale of the Community Hall; and

- The setback of the proposed building from Bank Street and to other, predominately residential, buildings in its proximity.

Please refer to the Architectural drawings contained in Appendix A, and specifically the three dimensional illustrations and the Bank Street elevation.

It is submitted that the proposed development is respectful of the existing built form and urban context of the locality for the following reasons:

- The new Community Hall and Library address Bank Street as (two) individual but connected building forms. These building forms employ traditional, simple gable rooves which effectively break-up the otherwise long building frontage. The overall length of the building is shorter than the length of the existing community building and dwelling, and the maximum building height is similar to that which currently exists;
- The proposed building is setback off Bank Street 8 metres, which is significantly more than the existing community building setback. Importantly, this setback is consistent with residential building setbacks along Bank Street;
- The proposed building is set back 3 metres off Shields Lane. This will ensure that the important Shields Lane visual axis to the Town Hall and Soldiers Memorial is maintained;
- The proposed building is set back in excess of 10 metres from its western boundary (and Hawthorne House), which is substantially more than the existing community building is set back; and
- Whilst the proposed building will be constructed from contemporary building materials (see also Section 3.1.2), these materials are not intended to make the building appear overtly modern, and will not, it is submitted, appear out of keeping with neighbouring building character.

Heritage Reports contained in Appendix C provide relevant comment on the site's Heritage context and the impact of the proposed development.

The Statement of Heritage Impact prepared by Barbara Hickson Architect and Heritage Advisor (25 May 2020) states on page 25, in relation to the proposed building, that:

“they present as well-designed infill buildings that can provide a more cohesive facade than the present buildings that have been greatly affected in appearance and integrity by alterations in the 1960s. The proposal will strengthen the streetscape and present as an historical reminder of the past. The proposed building will not detract from heritage items in the vicinity.”

It is for the above reasons that we believe the proposed building development is in keeping with, and will contribute to, existing built form and urban context.

3.1.2 Materials & Finishes

The proposed building will be constructed from the following external building materials:

- Colourbond metal roof;
- A combination of rendered brick walls and exposed brickwork;
- Compressed fibre cement sheeting (in keeping with existing local weatherboard housing construction); and
- Large glass doors and windows.

These building materials are considered to be in keeping with the local built form and character.

3.1.3 Green Initiatives

The proposed building development seeks to include a number of green initiatives within the design to minimise its environmental footprint. These initiatives include:

- Solar panels to offset electrical costs for the proposed building, and potentially other public buildings in its vicinity (possibly including Council);
- The re-use, where possible, of materials from the existing buildings on site, including timber floors/bearers and bricks;
- Re-use of the recently installed kitchen facilities; and
- Capture of roof stormwater in 2 x 5,000 litre tanks for re-use on-site (for irrigation and to supply toilets).

Section 4

Statutory Planning Controls

The consent authority must take into consideration the following statutory provisions as prescribed under Section 4.15C of the Environmental Planning & Assessment Act 1979:

4.1 Environmental Planning & Assessment Act, 1979

This application is made under Part 4 'Development Assessment' of the *Environmental Planning & Assessment Act 1979* (the Act).

The proposal requires development consent under Part 4 of the Act and is required to address those matters outlined under Section 4.15C. These matters are addressed in the Table below and within the body of this report.

SECTION 4.15 "MATTERS FOR CONSIDERATION"	COMMENTS
(a)(i) Any environmental planning instrument	The environmental planning instruments applicable to the site and proposed works are addressed within Section 4 of this statement.
(a)(ii) Any proposed planning instrument that is or has been the subject of public consultation under this act and that has been notified to the consent authority.	There are no draft or proposed environmental planning instruments known to apply to the site or the proposed development.
(a)(iii) Any development control plan	There are no development control plans applicable to the site or proposed development.
(a)(iiia) Any planning agreement or draft planning agreement under Section 7.4.	The application does not seek or offer to enter into any planning agreement.
(a)(iv) Any matters prescribed by the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	There are no matters prescribed by the regulations relevant to the site or proposed works.
(A)(v) Any coastal zone management plan (within the meaning of the <i>coastal protection act, 1979</i>).	The site is not mapped as being located within the coastal zone and accordingly, no coastal zone management plan applies.
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality.	The likely impacts of the proposed development have been considered as part of the preparation of this application. It is considered that the development will not result in any significant adverse impacts for the following reasons:

	<ul style="list-style-type: none"> • The proposed development will provide similar community functions, and hence, use of the land, to what currently exists. • The proposed development is infill development with a similar footprint and scale to that which exists, and, given the increased setbacks proposed, will be more in keeping with the built form and urban context of the locality. • The proposed development will not impact on any trees or native/endemic vegetation; • The proposed development will provide on-site car parking and equitable (disabled) access - where the existing development on site does not. • The existing buildings are considered past their usable life and in need of redevelopment to comply with current building and access standards. the proposed development will provide a new multi-purpose development which is considered suitable for a variety of uses and functions. It is therefore, considered to provide a significant positive impact on the social wellbeing of the community. • The direct employment opportunities provided by the development through the construction and on-going operation of the facility will have a significant positive impact on the local economy.
(c) The suitability of the site for the development.	<p>The site is zoned R1 General Residential. Community facilities are permitted with consent in the zone.</p> <p>In addition, the physical constraints applying to site have been assessed in the preparation of this application and it is considered that the development will not result in any adverse environmental or social impacts (see also response to (b) above).</p>
(d) Any submissions made in accordance with this act or the regulations.	The application will be advertised and notified by Council post lodgement. Submissions, if received, will be addressed during the assessment of the lodged application.
(e) The public interest	Based on the above, it is considered that the proposed development is in the best interest of the public.

4.2 Environmental Planning & Assessment Regulations, 2000

The subject application is made in accordance with the provisions of Clause 50 of the Regulations and includes the documents and forms required under Part 1 of Schedule 1.

4.3 State Environmental Planning Policies

The following SEPP's apply to the subject site and proposed development:

SURVEYING ▯ ARCHITECTURE ▯ PLANNING ▯ CIVIL ENGINEERING ▯ URBAN DESIGN

4.3.1 SEPP No.55 Remediation of Land

The intent of this Policy is to provide a consistent approach to the remediation of land across the State by specifying certain matters that consent authorities must consider when determining development applications on land which may potentially be contaminated.

Clause 7 of this Policy requires consent authorities to be satisfied that the carrying out of development has considered whether the land is potentially contaminated.

In response to this clause it is noted that the existing structures have all been present on the site for some time as detailed below:

- 94 Bank Street – The existing single storey dwelling is understood to have been constructed in 1938 (Appendix C). No former uses of the land are known.
- 96 Bank Street – The existing 'annexure' or additions to the 'Supper Room' as it is referred to within the Statement of Heritage Impact (Appendix C) was added to the School of Arts Building in 1960. Works associated with these additions included modifying the School of Arts building's appearance.
- 98 Bank Street – According to the Statement of Heritage Impact (Appendix C) the existing School of Arts building's foundations were first laid in early 1879 and construction completed around October of the same year. Further additions, including a Supper Room, Ladies Reading Room and community and Council meeting rooms were added in 1893. The Statement of Heritage Impact suggests that this building may have been modified five or six times between its initial construction and the present.

In light of the above, and the absence of any other known land uses which may be considered potentially contaminating, it is considered that the land is not likely to be potentially contaminated and hence, no further investigation of the land is considered necessary.

However, based on the age of the buildings proposed to be demolished there is potential for contaminated materials or substances to be present on-site.

It is noted that an inspection of the dwelling house (94 Bank Street) was undertaken as a part of DA2017/93. According to the Statement of Environmental Effects prepared in support of DA 2017/93 (Andrew Robinson Planning Services Pty Ltd, November 2016), the inspection revealed the presence of significant amounts of asbestos containing material within the building. The exterior walls of the house have been identified as being clad in fibre cement which has been covered in vinyl cladding. There were also significant areas of fibre cement identified within the house as well as the use of lead-based paint around the windows.

Accordingly, a Hazardous Materials Inspection Report will need to be undertaken prior to any demolition works being undertaken.

4.3.2 SEPP (Koala Habitat Protection) 2019

This Policy repeals the former SEPP No.44 Koala Habitat Protection and has changed the definitions of Koala habitat, expanded the list of Koala tree species and updated the list of Council's and the Development assessment process. This policy applies to the Cabonne Council area.

The site is mapped as being within the site investigation area for Koala Plan. Refer to Figure 4.

No comprehensive Koala Plan of Management applies within Cabonne Council and the site is not identified on the *Koala Development Application Map*. Therefore, the provisions of Clause 10 of this Policy require consideration.

In respect to Clause 10, it is considered that the site is not core Koala habitat for the following reasons:

- There are no Koala food trees identified on the site or immediately adjoining sites;
- There are no trees located within the site;
- The site is located on the western edge of the Molong town centre and is surrounded by development containing limited vegetation; and
- The site is not located within or adjacent a vegetation corridor.



Figure 4: An excerpt of the Koala Habitat Protection SEPP mapping. Blue represents those areas mapped as 'site investigation area for Koala plans of management'.

4.3.3 SEPP (State & Regional Development) 2011

This Policy defines those developments which are regionally or state significant and require consideration by the relevant Joint Regional Planning Panels. This includes certain types of infrastructure projects and projects with values over a certain amount.

This development is estimated to have a capital investment cost of approximately \$5 million and is being undertaken by Cabonne Council. The proposal is therefore considered to satisfy the provisions of Schedule 7, sub-clause 3 of this Policy as extracted below.

3 Council related development over \$5 million

Development that has a capital investment value of more than \$5 million if—

- (a) a council for the area in which the development is to be carried out is the applicant for development consent, or*
- (b) the council is the owner of any land on which the development is to be carried out, or*
- (c) the development is to be carried out by the council, or*
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

Accordingly, the proposed development is considered to be regionally significant.

The proposed development is therefore required to be notified and assessed by Council and then determined by the Western Regional Planning Panel.

4.4 Cabonne Local Environmental Plan 2012

Under the provisions of the *Cabonne Local Environmental Plan 2012* the subject site is zoned R1 General Residential. The objectives of the R1 zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

As outlined in Section 4.5, the proposed development most closely resembles the *Community Facility* land use definition. A Community Facility is permitted with consent in the zone.

The following clauses within the *Cabonne Local Environmental Plan 2012* are applicable to the proposal:

TABLE 4.4.1 – CABONNE LOCAL ENVIRONMENTAL PLAN 2012	
LEP Clause	Comment
2.1 Land use zones	The site is zoned R1 General Residential. Community Facilities are permitted with consent in the zone.
2.7 Demolition requires development consent	This application seeks consent for the demolition of the existing buildings.
5.10 Heritage Conservation	<p>The site is mapped as being within a Heritage Conservation Area. Pursuant to the provisions of this clause, consent is required for the construction or demolition of a building within the Conservation Area.</p> <p>The site also directly adjoins a local item of heritage significance, being Hawthorne House (100 Bank Street, LEP Item No.1179).</p> <p>Considering the above, and in accordance with the provisions of sub-clauses 4 and 5, a Statement of Heritage Impact (SoHI) has been prepared by Barbara Hickson, Architect and Heritage Adviser. The SoHI is included in full within Appendix C and further comments are provided within Section 4.7.4.</p> <p>The SoHI considers the effect of the proposed development on the heritage significance of the area. In summary, the SoHI states that the existing buildings '<i>...are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity (page 29)</i>'.</p>
6.1 Flood Planning	The site is not mapped as flood prone land.
6.2 Stormwater management	<p>The proposed development has the potential to exacerbate existing stormwater issues in Molong's Town Centre.</p> <p>Stormwater detention is proposed as part of this development proposal to mitigate potential stormwater impacts. Water capture and reuse is also proposed. These measures are detailed in Section 4.7.6 and Appendix B of this report.</p>
6.8 Essential services	The provision of essential services is detailed in Section 4.7.5.

4.5 Development Control Plans

There are no Development Control Plans relevant to the subject site or development proposal.

4.6 Draft Environmental Planning Instruments

There are no known draft environmental planning instruments relevant to the subject site or development proposal.

4.7 Other relevant matters

The following additional matters apply to the proposal:

4.7.1 Car Parking

4.7.1.1 Existing Site Car Parking

There are no parking spaces currently provided on site, with the exception of a single garage on 94 Bank Street (1 car space).

The three existing buildings on the site have a combined footprint of 1,004m² and are currently being utilised for residential (dwelling) and community purposes (Community Hall). The footprint for community purposes is 863.27m².

There is no Development Control Plan or guideline applicable to car parking within the Cabonne Local Government Area. Accordingly, the most appropriate mechanism to calculate the parking demand for the site is considered to be the *RTA's Guide to Traffic Generating Development* (2002), hereafter referred to as *The Guide*.

The Guide does not specify a parking rate for Community Facilities. However, given the site's location on the western fringe of the Molong CBD and the variety of land uses in which the site can and has accommodated, it is considered appropriate to apply the typical commercial parking demand rate (of 1 space per 30m²) defined within *The Guide* to the existing and proposed development.

In this regard, the former School of Arts Building and associated annexure would, at a rate of 1 parking space per 30m² have a parking demand of $(863.27 / 30 = 28.77)$ 29 spaces. The existing dwelling would have a parking demand of 1. Therefore, the site would have a total parking demand of 30.

Given that the site provides only 1 car space it may be considered that the site has overall car parking credit of 29 spaces. It is also important to note that the existing street network in the vicinity of the site has catered for, and has the ability to cater for in the future, significant volumes of on-street car parking, particularly relating to larger events.

4.7.1.2 Proposed Site Car Parking

By applying the same rate of car parking to the proposed building development, a car parking demand of $(818 / 30 = 27.2)$ 28 spaces is calculated.

The proposed development provides for 17 car spaces, including 1 accessible car space.

This is 11 spaces less than the projected demand but 16 more spaces than the current building development provides.

It is also noted that the library component of the building, which has an approximate effective floor area of (less than) 190m² would have a maximum demand of $(190 / 30 = 6.33)$ 7 car spaces.

4.7.1.3 Proposed Operation of Building and Car Parking

The existing buildings, especially the Community Hall, are known to be utilised for large events, including shows run by the Molong Players as weddings, conferences and functions. During these larger, one-off events parking is typically accommodated within Bank Street and surrounding streets and, hence, has short-term impacts on the parking availability within the surrounding area.

Similarly, the proposed development has the capacity to accommodate large events from time to time. These events are likely to exceed the proposed on-site parking provision.

Whilst this is not dissimilar to the current arrangements it is considered that the provision of 17 on-site spaces will reduce the demand within the surrounding streets over the existing situation and may be suitable for the operations staff and performers associated with these events.

The proposed parking configuration also provides for a loading zone. Smaller service vehicles (up to a small rigid truck – 6.4m) will be able to turn around in the front of the on-site car parking area. Larger service vehicles (up to medium rigid vehicles – 8.8m) will have to reverse into or out of the loading bay from Bank Street. Service vehicle turning movements are provided on the engineer's drawings contained in Appendix B.

As such, it is recognised that the management of the parking area as well as the surrounding streets may need to be undertaken during larger, one-off events. This may include restricting the proposed parking area to staff or players only, the erection of signage and/or the manning of the entry to restrict access of the general public to the on-site carpark during events.

4.7.1.4 Proposed Development Car Parking Impacts

In consideration of the above described existing and proposed car parking provision, and the proposed building and car parking operations, the following issues need to be considered:

- The provision of on-street car parking in relation to the proposed development significantly exceeds that of the existing development (17 spaces as opposed to 1 space). This represents a clear net positive impact.
- The proposed car parking will more than adequately cater for most day to day operations of the Community Centre, particularly in terms of its library and meeting room functions.
- Large events, including conferences, players groups, school performances and the like – much of which commonly take place outside of normal hours - will generate car parking needs beyond the capacity of the proposed on-site car park. However, given that this situation currently occurs, and the

actual projected impact will be less (given the net positive difference of 16 car spaces) this impact is considered acceptable.

- The proposed carparking configuration includes the provision of an accessible car space in proximity to the building entry. Additionally, the loading area can be used as a drop-off point for people with mobility issues (disabled and elderly). Both the accessible car space and loading zone have access compliant (grade) paths to the front entry of the building.

The existing buildings do not have accessible car spaces or compliant access to the building entry.

- The proposed development provides a service vehicle loading zone where the existing buildings do not.

Given the above, it is submitted that the proposed development will have a net positive impact with respect to parking, both in the provision of on-site parking and the impact on on-street parking, and, given the high capacity of the existing street network to cater for event parking, the projected parking shortfall is considered acceptable.

Outside of these events it is considered that the on-site parking provided is suitable to accommodate the general day-to-day running of the facility.

4.7.3 Traffic

In relation to traffic generation and access the following is noted:

- The proposed building will have a similar floor area to the existing community buildings on the site (818 m² as opposed to 863 m²);
- With the exception of the library function, the proposed development will be utilised for similar purposes as the existing buildings; and
- Car parking provision for the library and meeting room (day to day) functions of the proposed development will be catered for by the provision of proposed on-street carparking.
- The proposed driveway location on Bank Street which services the on-site car park is located in the same place as the existing driveway to Lot 2 DP 1082943. This driveway location has substantial separation from street and lane intersections and has clear sightlines up and down Bank Street.

Given the above, the likely changes to traffic generation are:

- During the day to day functioning of the proposed building

more traffic will likely be generated both in terms of cars and pedestrians. The provision of on-site car parking and enhanced pedestrian facilities will adequately provide for this.

- The generation of car and pedestrian traffic from event functions will remain relative neutral.

Given the above, it is submitted that the driveway location is suitable and net impact of traffic on the surrounding locality will be neutral, and acceptable.

4.7.4 Heritage

Reference is made to the heritage assessments contained in Appendix C, being the previous heritage assessment prepared in support of DA2017/93 by Complete Urban and the current Statement of Heritage Significance (SoHI) prepared by Barbara Hickson Architect and Heritage Adviser. The Heritage reports found:

- Heritage Assessment in support of DA2017/92 for 94 Bank Street (Complete Urban, November 2016) found that:

"A residence at No. 94 Bank Street which does not provide a significant contribution to the Bank Street Conservation Area, particularly the street facades. The residence has poor heritage significance value as it is: - in poor to fair physical condition and – the front verandah appears to have been a more recent addition and; - the setback of approximately 3 metres from Bank Street and Shields Lane is inconsistent with adjoining buildings."

- SoHI prepared by Barbara Hickson Architect and Heritage Adviser found that:

"The existing community facilities including the former School of Arts Hall are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity.

However, the cultural and social significance in these early buildings that have served the community in a myriad of functions for over 140 years needs to be considered in the future interpretation of the place so that significance and memory of the past can flow through to the future and allow this development to "reinforce the presence of a community hub".

The proposed car parking and access from the rear will make good use of this underutilised land and not impact on the heritage area of Bank Street.

Further the community will have a facility that is accessible, functional and safe to current standards."

The SoHI also provides recommendations, including Construction Certificate requirements and consideration of implementing an Interpretation Plan and an archival photographic record.

In relation to the Interpretation Plan, Barbara Dickson provided additional advice (via email on 15 May 2020) on what an Interpretation Plan could include:

- *An archival photographic record*
- *A photographic album of photographs or images provided by the public*
- *Records of the hall such as old files, plaques or drawings;*
- *A display of suitable and selected relics if found on the site – e.g. a wall cabinet;*
- *Reuse of some of the original bricks from the school of arts wall if they are sound, in landscaping;*
- *On opening the building, the Mayor could in his speech acknowledge the vision of the former members of the Arts Hall Council;*
- *Descendants of early settlers should be invited to come to the opening;*
- *A permanent wall panel, say 900 x 700 could be designed and hung somewhere suitable within the library that tells the brief history of the site;*
- *The history panel content could be utilised in a small brochure that people could pick up and read or take with them.*

In summary, it is submitted that the heritage significance of the existing buildings on the site are of moderate to low significance and the proposed building development will make a positive contribution to Molong's Heritage Conservation Area.

4.7.5 Acoustics

The proposed development has the potential to cause noise disturbance in the surrounding residential neighbourhood.

In consideration of this issue the following is noted:

- With the exception of its library function, the proposed building is anticipated to cater for the same type of events and in the same time periods as the existing Community Centre;
- The library function of the building is not anticipated to cause unacceptable noise disturbance to the residential

neighbourhood;

- Due to modern construction materials and detailing, the proposed building will very likely perform better acoustically than the existing building; and
- That the biggest potential noise disturbance will be post event functions, when people may congregate on the Terrace area.

It is for the above reasons that a specialist acoustic report was not considered warranted in this instance.

However, consideration may be given to limiting times relating to post event celebrations in order to manage potential noise disturbance.

4.7.6 Infrastructure Services

The following comments are provided with respect to infrastructure services to the proposed development:

Stormwater

The proposed development has the potential to increase the peak stormwater flows discharging from the site if detention facilities are not installed. To avoid contributing further to the stormwater flooding issues currently present at the eastern end of Bank Street, it is proposed to provide on-site detention. The required volume of detention required has been calculated to be 30m³. This allowance will enable post-development stormwater flows to be less than or equal to the pre-development stormwater flows for all relevant storm events, including the 1% AEP median storm event. A Stormwater Management Plan can be found in Appendix B, and the corresponding report in Appendix F.

Additionally, stormwater re-use is proposed on-site. Roof water is proposed to be connected to 2 x 5,000 litre slimline water tanks in the south east corner of the site. This water is proposed to be used for toilet flushing and irrigation. Overflow of these tanks is to be connected to the exterior stormwater system.

Water

The subject site and individual buildings are each connected to reticulated water. Augmentation of the existing water connection will be required in order to service the proposed development.

Surplus water service connections will require removal.

Sewer

The subject site is connected to the reticulated sewer which runs along the southern boundary of Lot 432 DP1070957 and Lot B DP155735. A new sewer connection is proposed within the rear of existing Lot B in order to service the proposed development. The proposed sewer

connection is detailed within Appendix B.

To ensure that the adjoining property to the south (Lot 3 DP1165660) is provided with a suitable sewer connection, the stormwater management and services strategy included within Appendix B identifies a suitable location for a sewer connection to the west of the proposed car park. The work is proposed to occur within the existing water easement running down the western boundary of Lot 2 DP 1082943 and is detailed in red.

Electricity & Telecommunications

The site is currently connected to the electrical and telecommunications network. Augmentation of the connections will be undertaken in accordance with the relevant electrical and telecommunications authorities.

Section 5

Concluding Comments

Conclusion

This Development Application is for a new Community Centre and Library on 94-98 Bank Street, Molong. The proposed building will replace existing, aged community buildings on the site and will provide an enhanced and much needed community facility for Cabonne Shire residents.

The potential impacts of the proposed development have been considered, including, Heritage values, built form and urban context, traffic and parking, stormwater management and social and economic values. All potential impacts have been found to be acceptable or positive.

The proposed Cabonne Community Centre will be a significant community asset for current and future generations and is commended to Council for its consideration.



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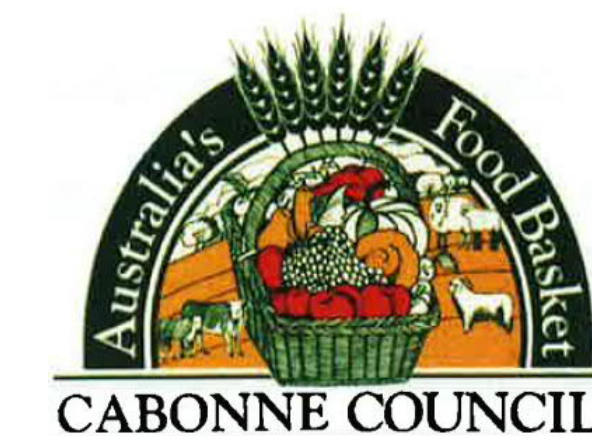
KING + CAMPBELL

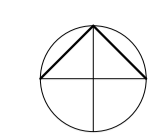
DEVELOPMENT APPLICATION SUBMISSION

CABONNE COMMUNITY CENTRE

BANK STREET MOLONG 2866

JUNE 2020





BANK STREET

GENERAL NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL ARCHITECTS BEFORE PROCEEDING.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.

TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 2010. RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

SUB-FLOOR VENTILATION TO COMPLY WITH PART 3.4.1 BCA VOL TWO.

WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH BCA PART 3.9.2

POOL SAFETY FENCE TO COMPLY WITH AS1926.1-2012 & SWIMMING POOLS ACT 1992.

ACCESS AND FITTINGS TO COMPLY WITH AS1428.1 WHERE APPLICABLE.

INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS3786 1993 & BCA PART 3.7.2

PLUMBING & DRAINAGE SYSTEMS TO COMPLY WITH AS3500.

TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 2014.

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2009.

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 2011.

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995.

THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS4859 2002.

UNPLASTICISED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER TO COMPLY WITH AS1273 1991.

INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS1562 1992.

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS/NZS3661 SLIP RESISTANCE.

ALL STAIR SURFACES TO COMPLY WITH AS4586 2013.

SKYLIGHTS TO BE INSTALLED IN ACCORDANCE WITH AS4285 1995.

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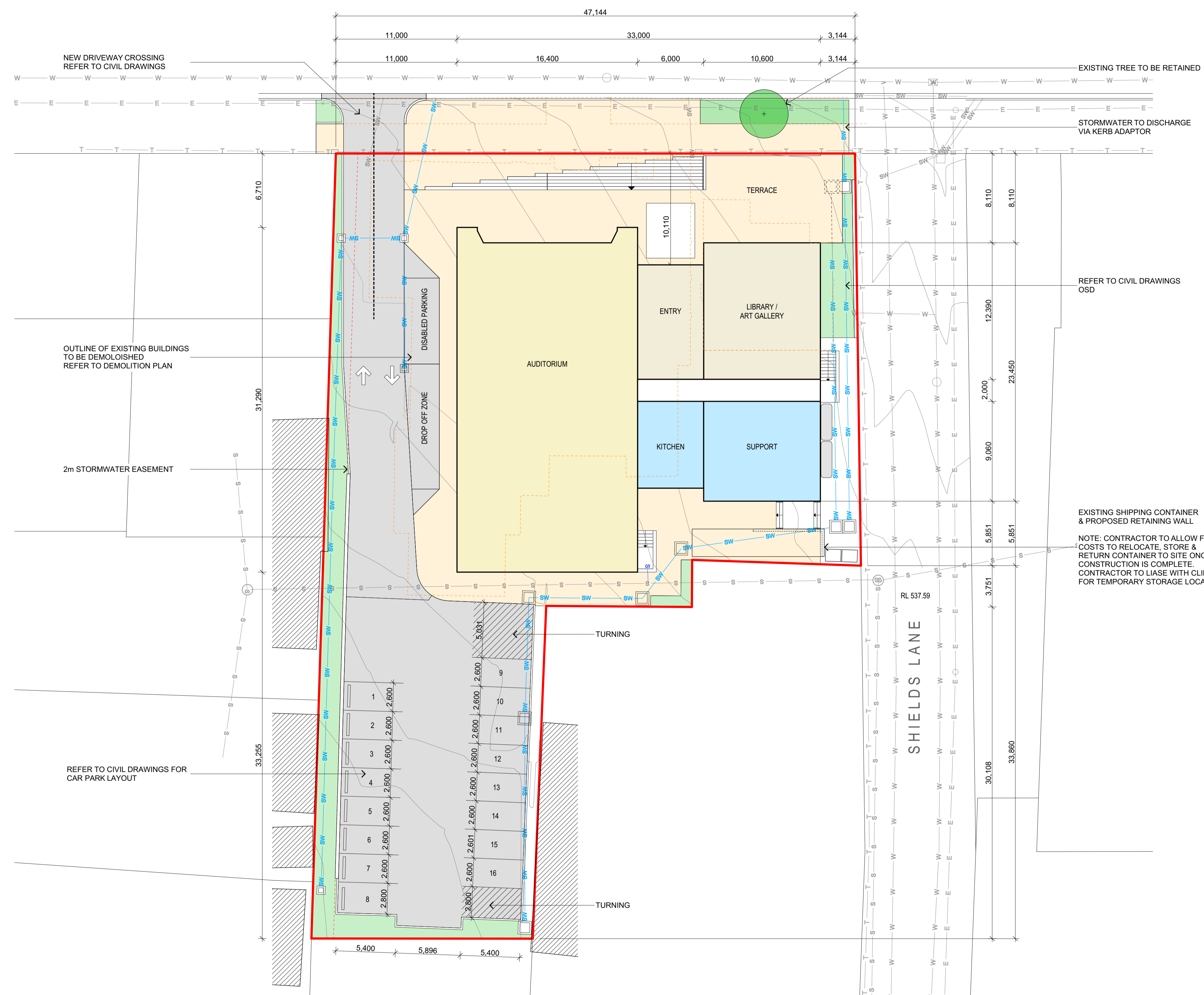
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- LEGEND: BOUNDARY, CONTOURS, BUILDINGS TO BE DEMOLISHED, EASEMENT, SERVICES (EXISTING): STORMWATER, TELSTRA, SEWER, WATER, ELECTRICITY, SERVICES (NEW): DEMOLISHED STORMWATER, NEW SEWER, NEW STORMWATER

SITE PLAN

EXISTING SHIPPING CONTAINER & PROPOSED RETAINING WALL. NOTE: CONTRACTOR TO ALLOW FOR COSTS TO RELOCATE, STORE & RETURN CONTAINER TO SITE ONCE CONSTRUCTION IS COMPLETE. CONTRACTOR TO LIAISE WITH CLIENT FOR TEMPORARY STORAGE LOCATION.

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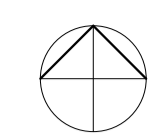
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T: 02 6586 2555
F: 02 6583 4064
E: info@KingCampbell.com.au

Table with columns: REV, DATE, DESCRIPTION, BY. Contains revision history for development application submission.

DATUM: AHD. SCALE: 1:200, 1:1@A1 (1:400@A3). Includes graphical scale bar and notes on drawing accuracy.

Table with columns: PROJECT NO, DA NO, DESIGNED BY, DRAWN BY, CHECKED BY, DATE CREATED. Lists project and drawing details.

Table with columns: DRAWING TITLE, PROJECT, CLIENT, DRAWING NO, REVISION. Contains drawing title (SITE PLAN), project name (CABONNE COMMUNITY CENTRE), client (CABONNE COUNCIL), drawing number (6371_DA1.1), and revision (G).



BANK STREET

GENERAL NOTES:

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WHERE ROOF TRUSSES ARE NOMINATED DESIGN & SPECIFICATION TO BE BY MANUFACTURER.

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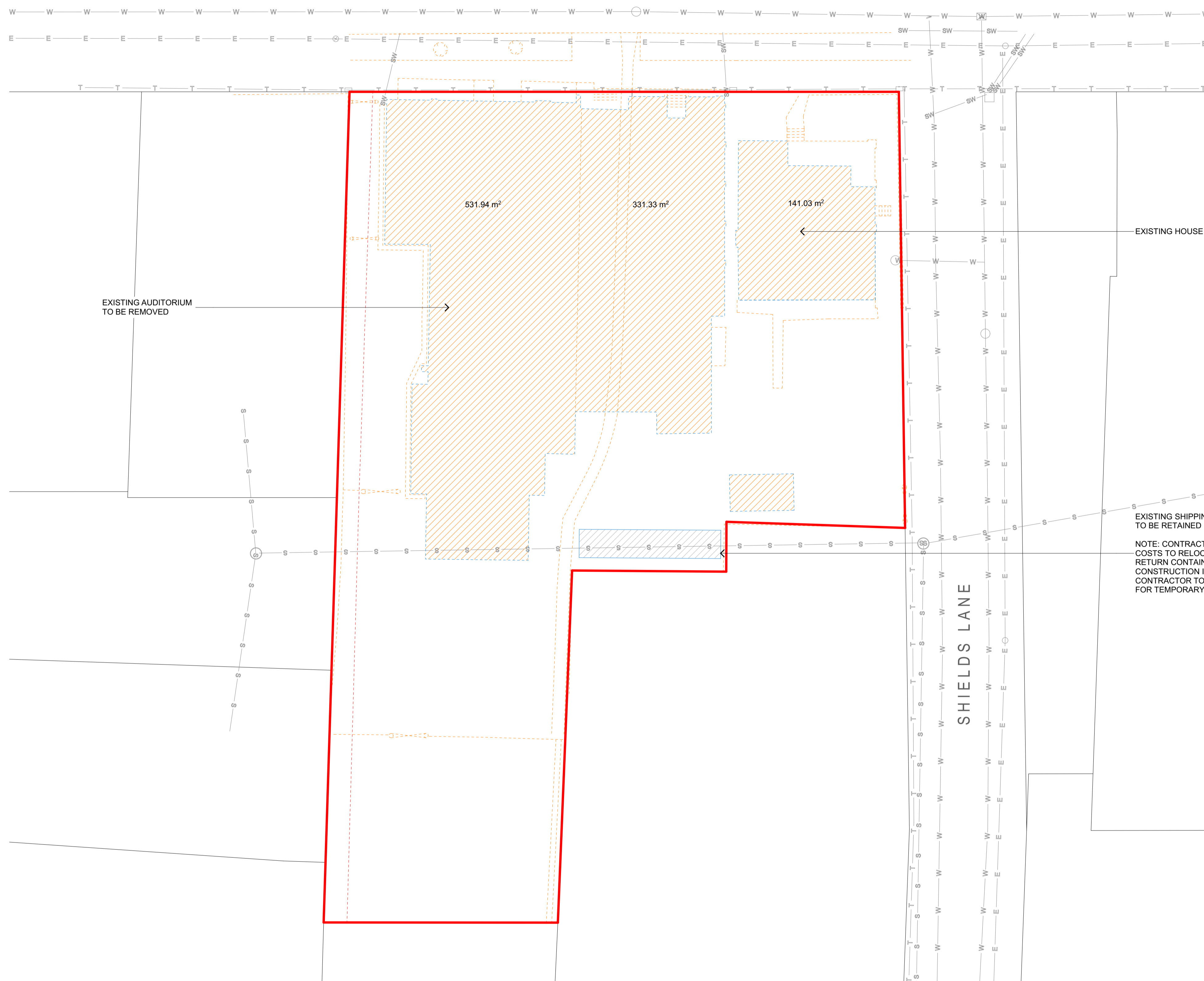
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LEGEND

- BOUNDARY
- CONTOURS
- BUILDINGS TO BE DEMOLISHED
- EASEMENT

SERVICES (EXISTING)

- SW STORMWATER
- T TELSTRA
- S SEWER
- W WATER
- E ELECTRICITY

NOTE: REFER TO STATEMENT OF HERIATGE IMPACT REPORT FOR DETAILS & RECOMMENDATIONS

EXISTING HOUSE TO BE REMOVED

EXISTING AUDITORIUM TO BE REMOVED

EXISTING SHIPPING CONTAINER TO BE RETAINED

NOTE: CONTRACTOR TO ALLOW FOR COSTS TO RELOCATE, STORE & RETURN CONTAINER TO SITE ONCE CONSTRUCTION IS COMPLETE. CONTRACTOR TO LIAISE WITH CLIENT FOR TEMPORARY STORAGE LOCATION.

DEMOLITION PLAN

SHIELDS LANE

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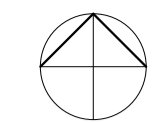
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F	3/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF

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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	DEMOLITION PLAN	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866
CLIENT:	CABONNE COUNCIL		
DRAWING NO.:	6371_DA1.2	REVISION:	G

BANK STREET



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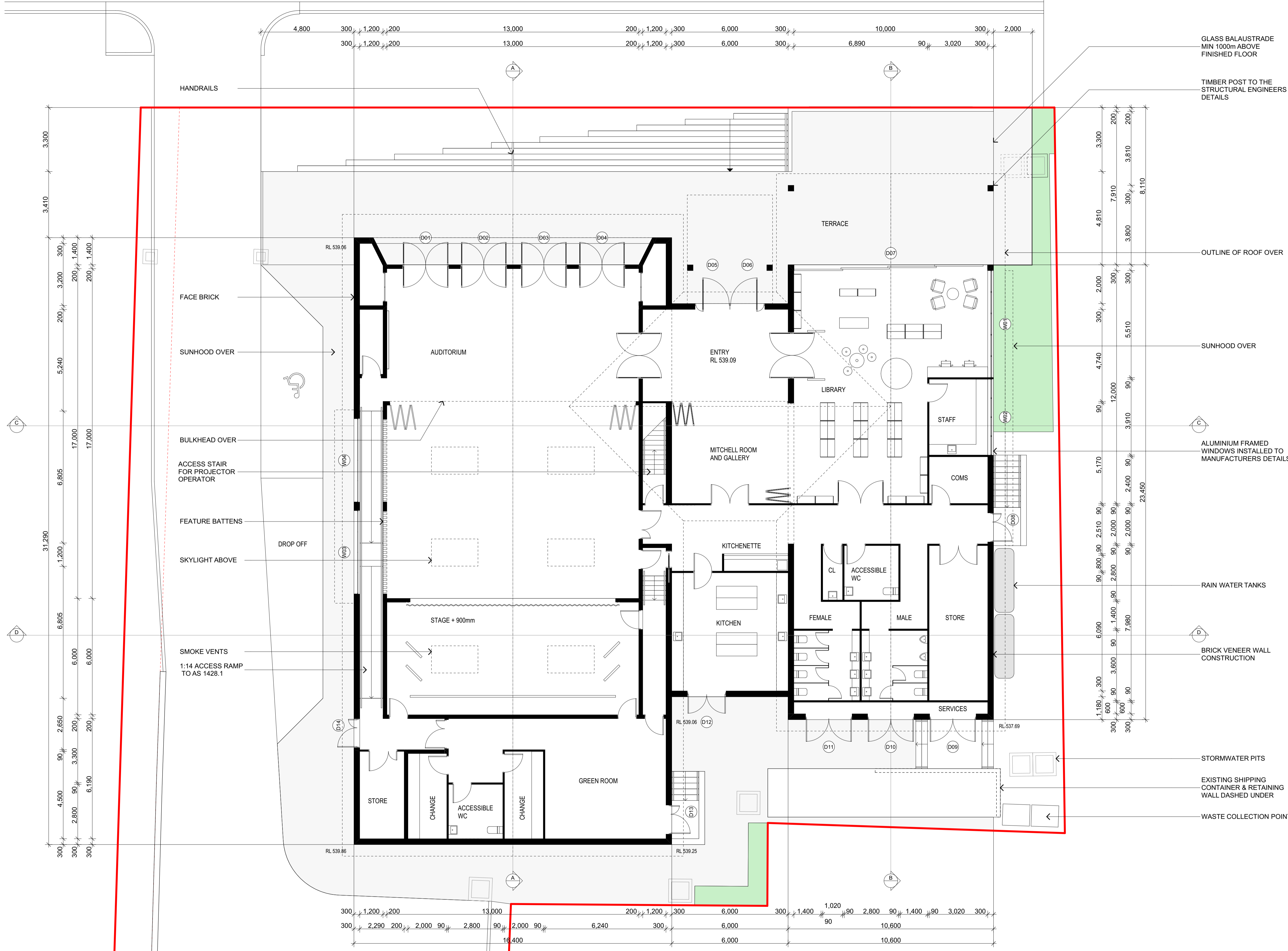
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GROUND FLOOR PLAN

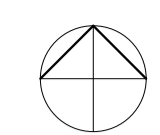
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DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	GROUND FLOOR PLAN
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866
CLIENT:	CABONNE COUNCIL
DRAWING NO:	6371_DA1.3
REVISION:	G



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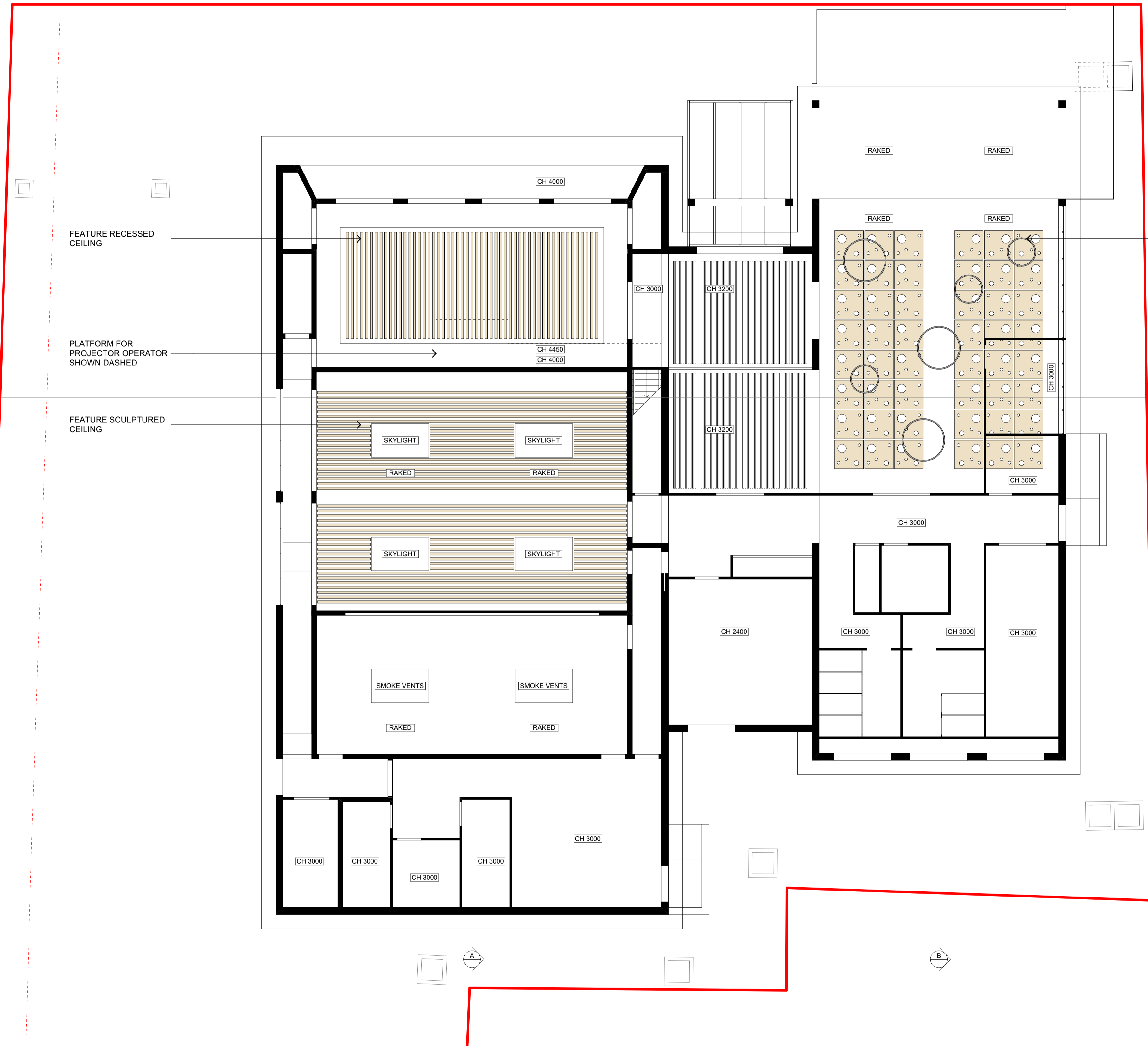
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REFLECTED CEILING PLAN

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REV.	DATE	DESCRIPTION	BY
G	5/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF
F	3/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF
E	11/05/2020	ISSUE FOR INFORMATION	

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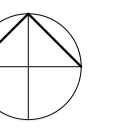
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DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	REFLECTED CEILING PLAN	REVISION:	G
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO.:	6371_DA1.4
CLIENT:	CABONNE COUNCIL		

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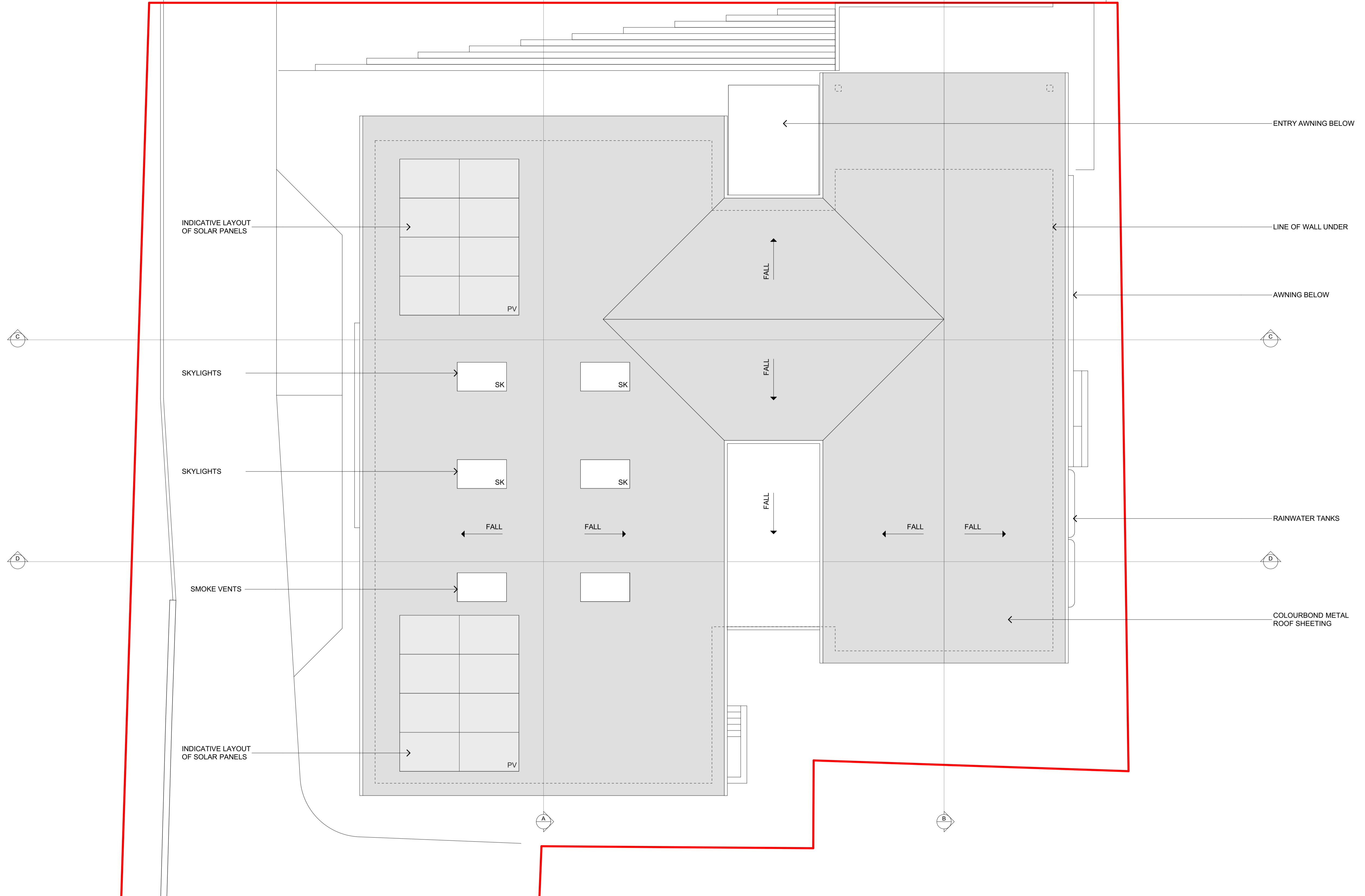
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ROOF PLAN

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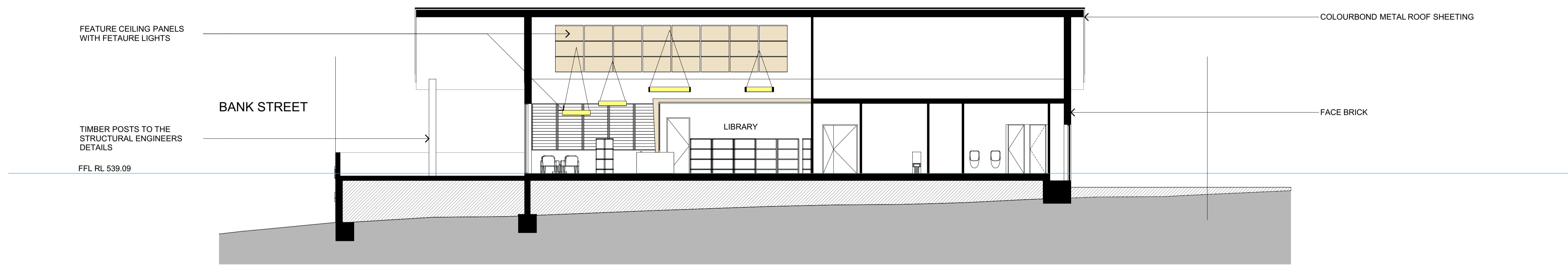
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DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	ROOF PLAN	REVISION:	G
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO:	6371_DA1.5
CLIENT:	CABONNE COUNCIL		

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SECTION A



SECTION B

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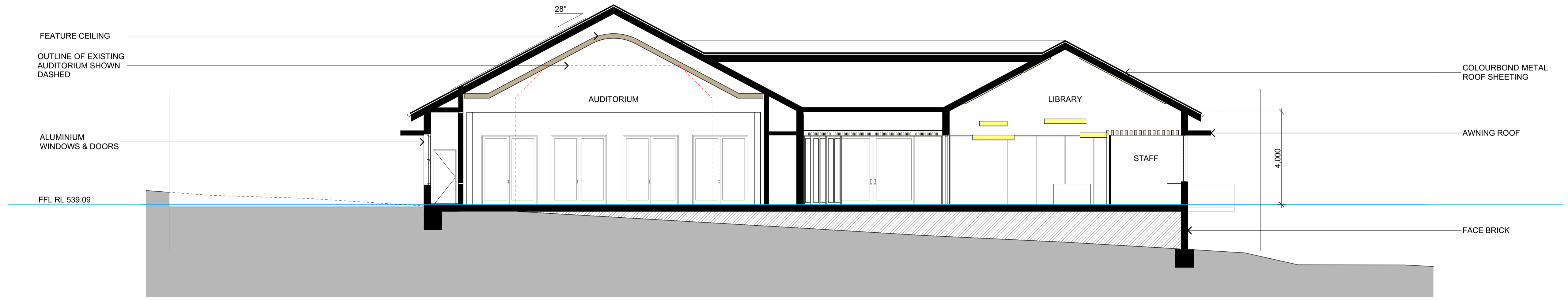
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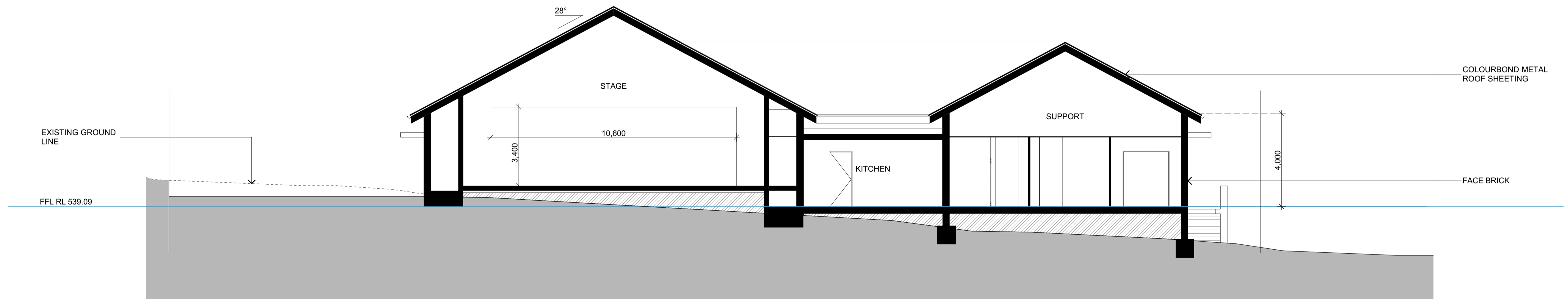
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PROJECT NO:	6371
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DRAWING TITLE:	SECTIONS - SHEET 1	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO:	REVISION:
CLIENT:	CABONNE COUNCIL			6371_DA2.1	G



SECTION C



SECTION D

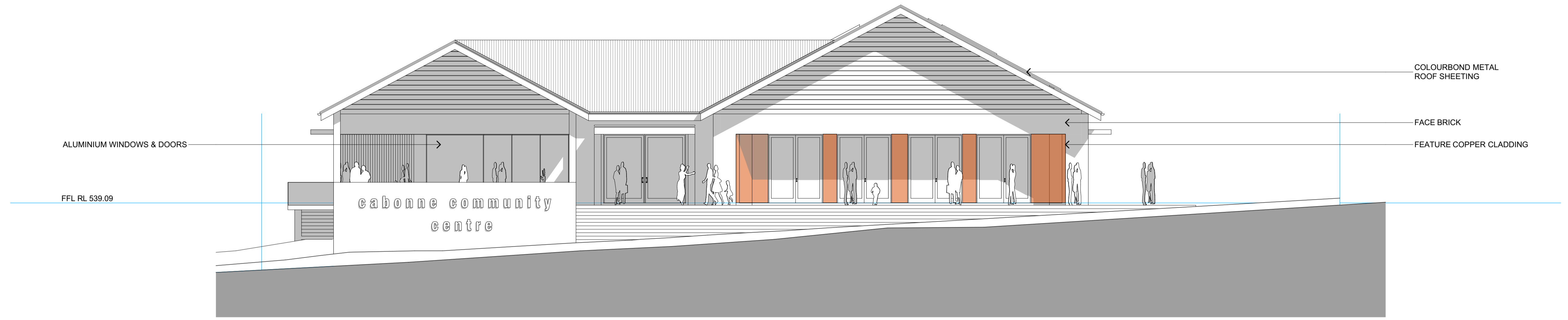
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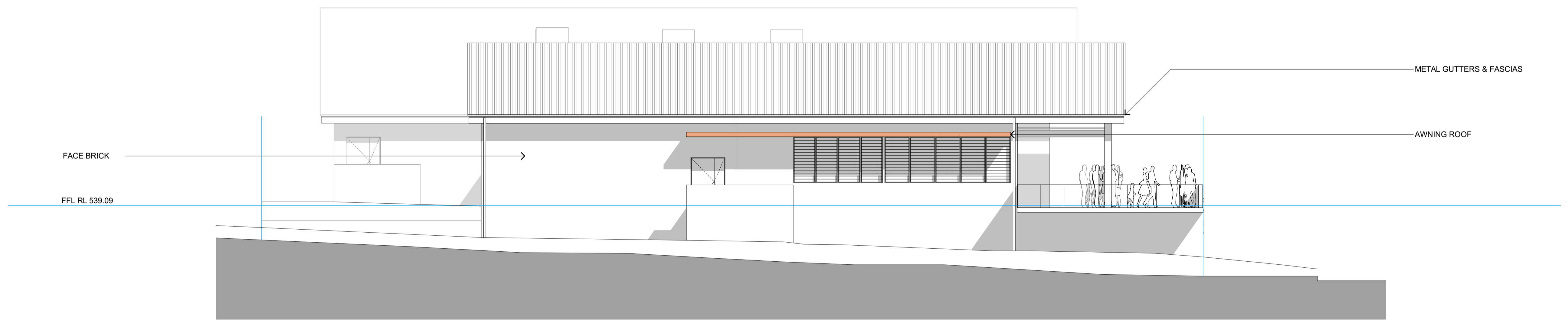
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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	SECTIONS - SHEET 2	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO:	REVISION:
CLIENT:	CABONNE COUNCIL			6371_DA2.2	G



NORTH ELEVATION



EAST ELEVATION

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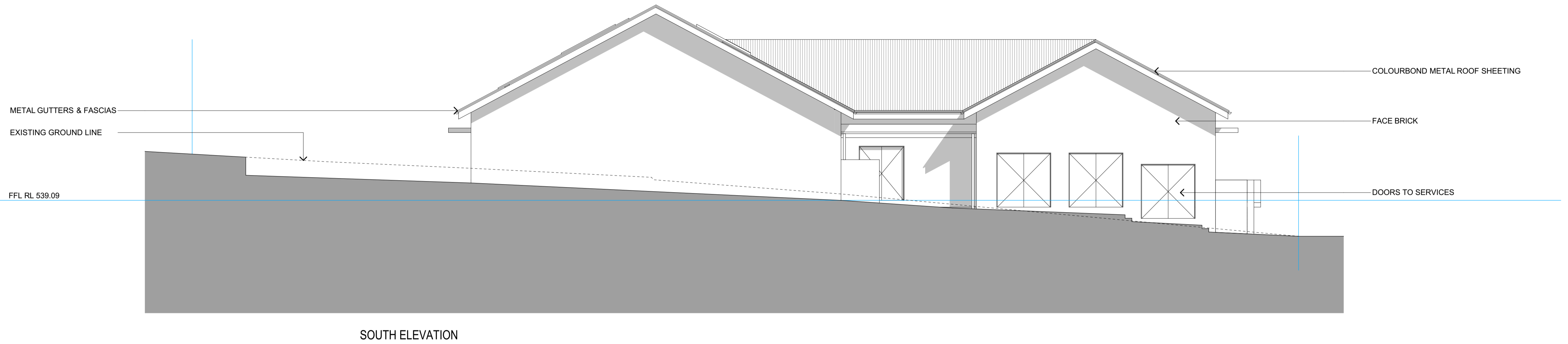
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REV.	DATE	DESCRIPTION	BY
G	5/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF
F	3/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF
E	11/05/2020	ISSUE FOR INFORMATION	

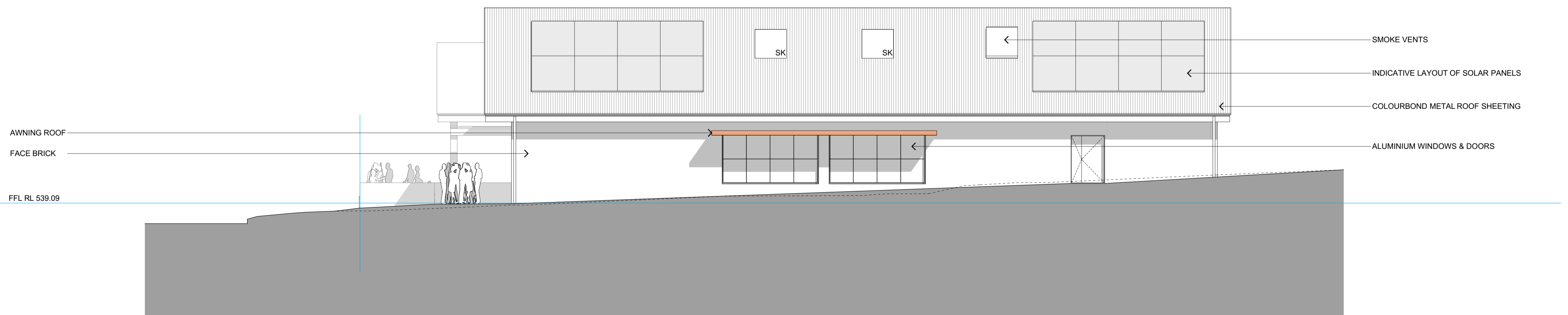
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PROJECT NO:	6371
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CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	ELEVATIONS - SHEET 1	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866
CLIENT:	CABONNE COUNCIL		
DRAWING NO:	6371_DA3.1	REVISION:	G



SOUTH ELEVATION



WEST ELEVATION

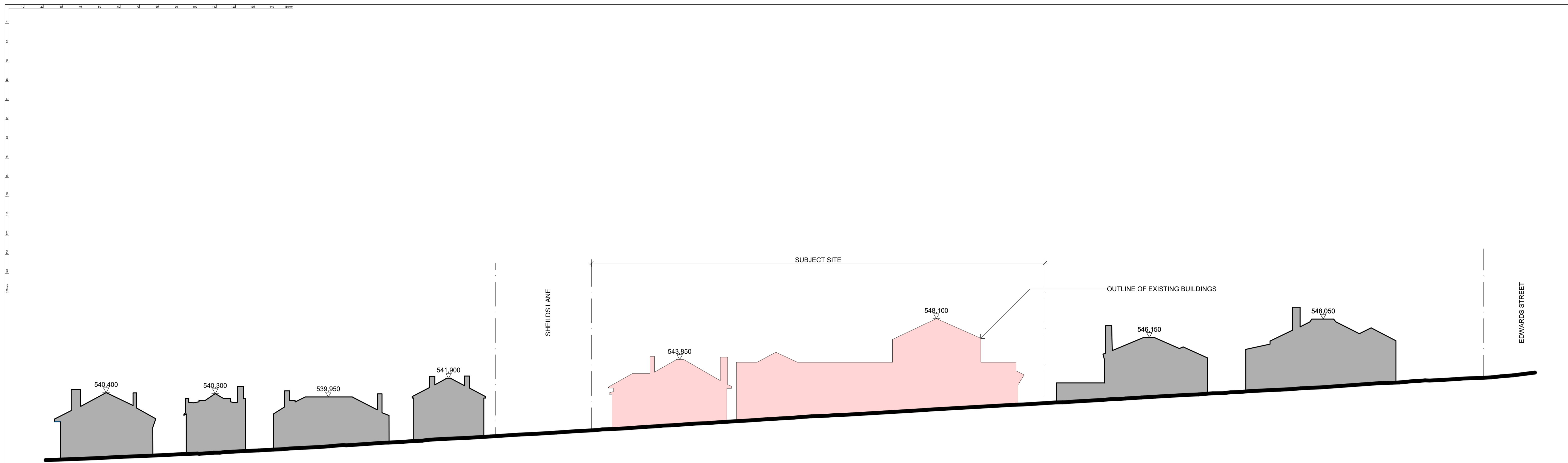
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E	11/05/2020	ISSUE FOR INFORMATION	

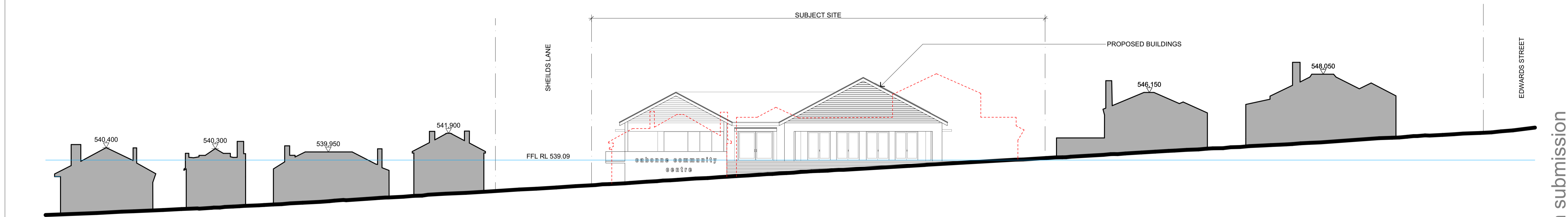
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PROJECT NO:	6371
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DESIGNED BY:	NS
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CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	ELEVATIONS - SHEET 2	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO.:	REVISION:
CLIENT:	CABONNE COUNCIL			6371_DA3.2	G



EXISTING BANK STREET ELEVATION



PROPOSED BANK STREET ELEVATION

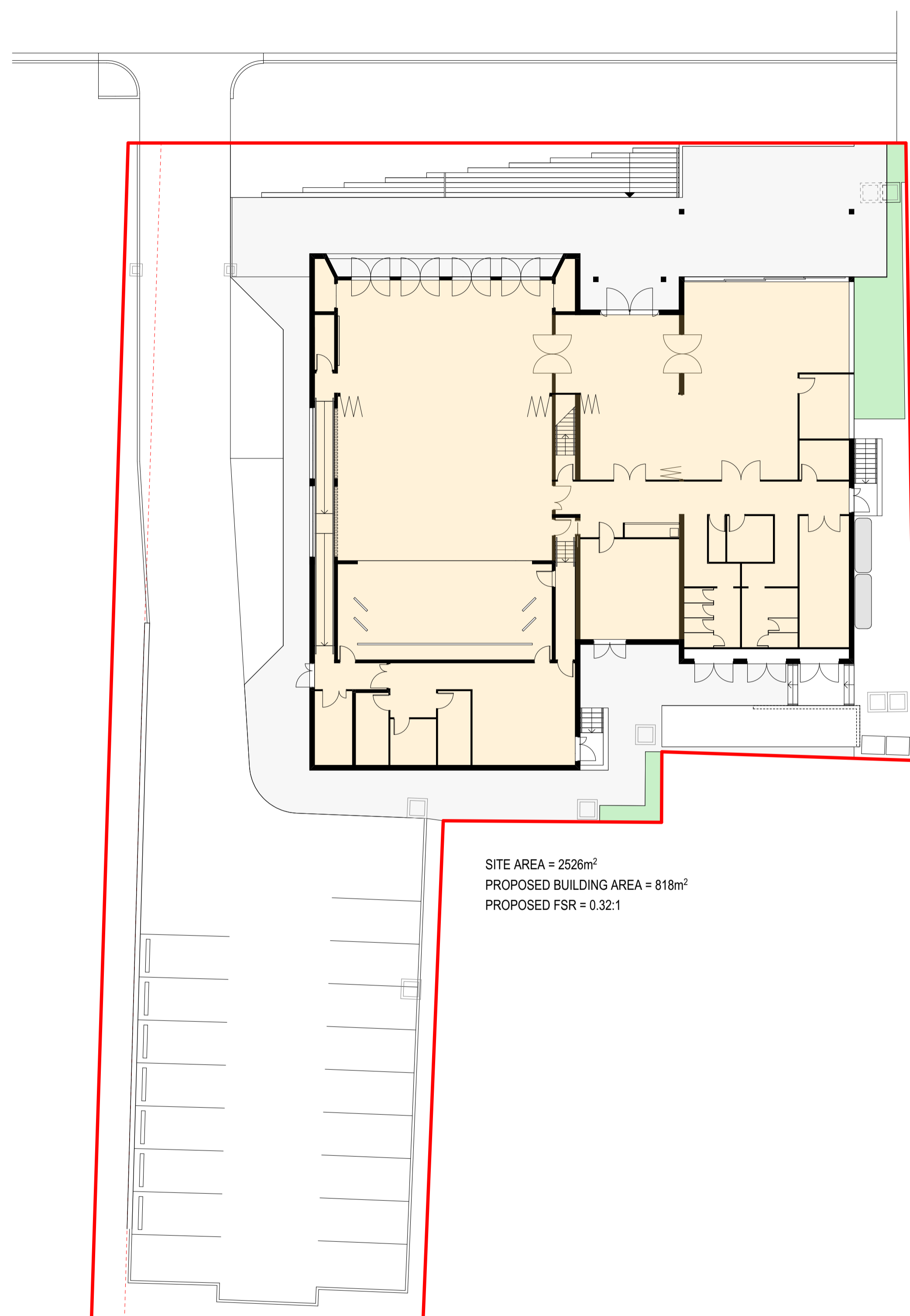
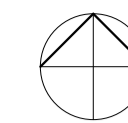
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REV.	DATE	DESCRIPTION	BY
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E	11/05/2020	ISSUE FOR INFORMATION	
A	24/04/2020	ISSUE FOR INFORMATION	AS

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 (1:400@A3)
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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	EXISTING & PROPOSED BANK STREET ELEVATIONS	A1
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	
CLIENT:	CABONNE COUNCIL	
DRAWING NO:	6371_DA3.5	REVISION:
		G



SITE AREA = 2526m²
 PROPOSED BUILDING AREA = 818m²
 PROPOSED FSR = 0.32:1

AREA DIAGRAM

WINDOW NUMBER	W01	W02	W03	W04
ELEVATION				
WINDOW TYPE	ALUMINIUM FRAMED GLASS LOUVRES	ALUMINIUM FRAMED GLASS LOUVRES	ALUMINIUM FRAMED GLASS WINDOW	ALUMINIUM FRAMED GLASS WINDOW
HEIGHT (mm)	2,000	2,000	2,150	2,150
WIDTH (mm)	5,510	3,910	4,250	4,250
SILL HEIGHT (mm)	1,000	1,000	850	850

DOOR NUMBER	D01	D02	D03	D04	D05	D06	D07
ELEVATION							
DOOR TYPE	AL. FRAME, HINGED GLASS	AL. FRAME, HINGED GLASS	AL. FRAME, HINGED GLASS	AL. FRAME, HINGED GLASS	AL. FRAME, HINGED GLASS	AL. FRAME, HINGED GLASS	ALUMINIUM FRAME, GLASS SLIDING DOOR
HEIGHT (mm)	3,000	3,000	3,000	3,000	3,000	3,000	3,000
WIDTH (mm)	2,400	2,400	2,400	2,400	1,800	1,800	10,000

DOOR NUMBER	D08	D09	D10	D11	D12	D13	D14
ELEVATION							
DOOR TYPE	FIRE EXIT	SERVICE DOOR	SERVICE DOOR	SERVICE DOOR	SERVICE DOOR	FIRE EXIT	FIRE EXIT
HEIGHT (mm)	2,100	2,400	2,400	2,400	2,400	2,100	2,100
WIDTH (mm)	1,600	2,400	2,400	2,400	2,000	1,500	1,500

WINDOW + DOOR SCHEDULE

GLAZING NOTES:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTANCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL ARCHITECTS BEFORE PROCEEDING.

ALL GLAZING TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS.

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2006 & AS 2047 1999.

GLAZING TYPE AND FRAMES TO COMPLY WITH BASIX REPORT.

REFER TO STRUCTURAL ENGINEER FOR WIND LOAD RATINGS OF WINDOWS AND DOORS.

ALL EXTERNAL DOORS TO HAVE WEATHER SEALS.

GLAZING, FLYSCREENS AND LOCKS TO BAL RATED AREAS TO COMPLY WITH AS3959 2009.

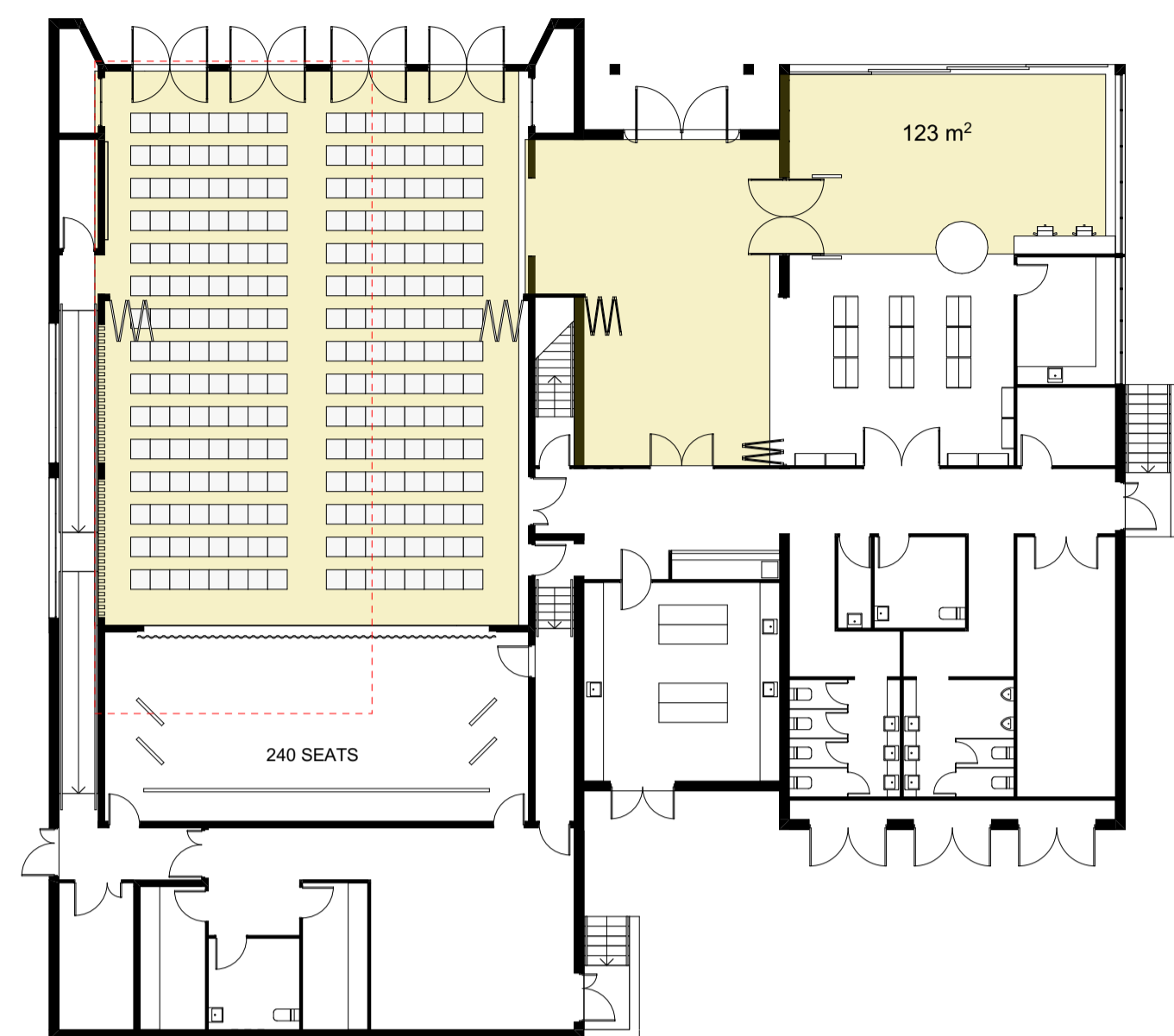
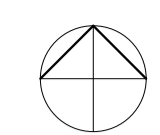
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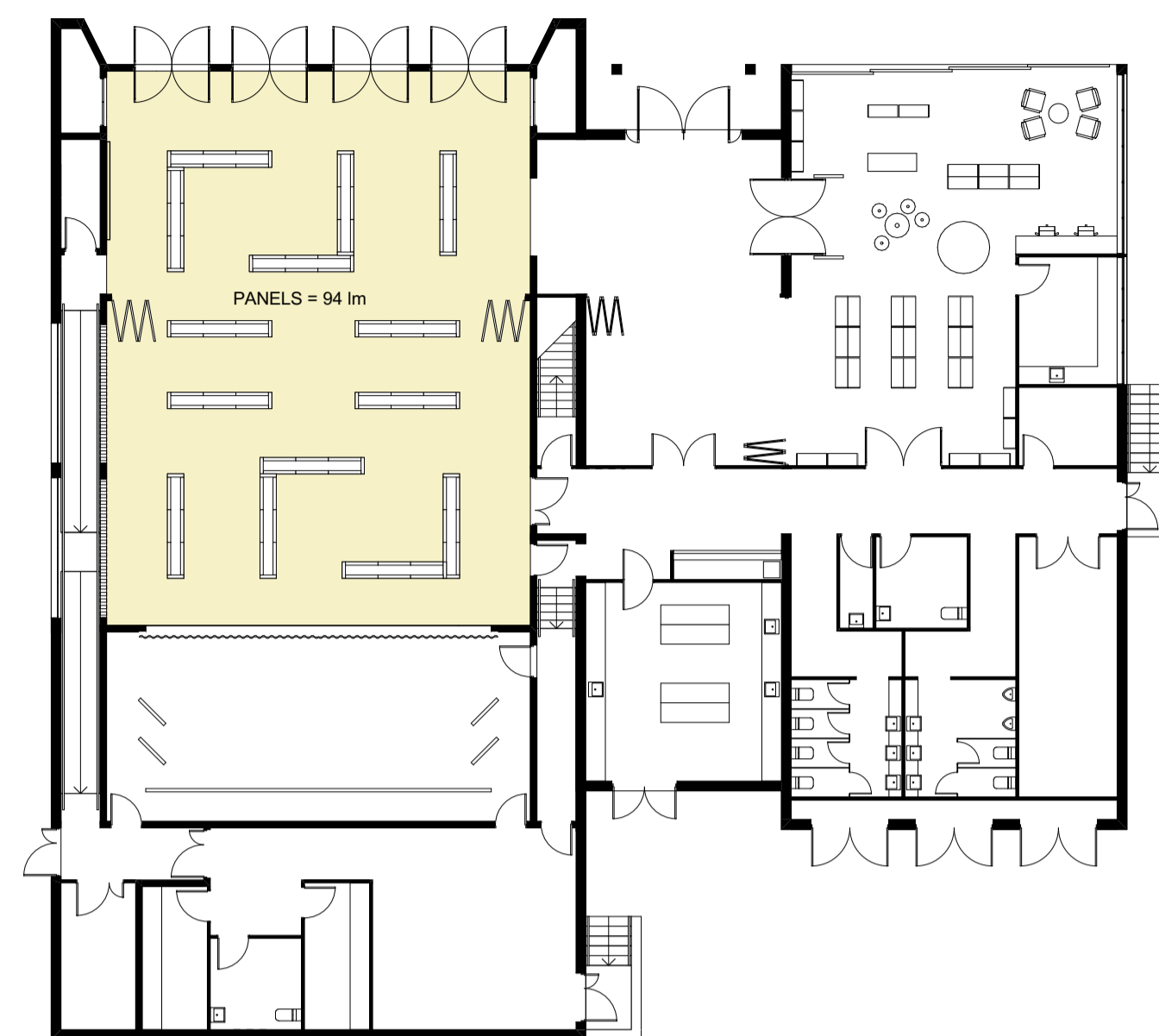
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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	AREAS + WINDOWS	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866
CLIENT:	CABONNE COUNCIL		DRAWING NO:
		REVISION:	G

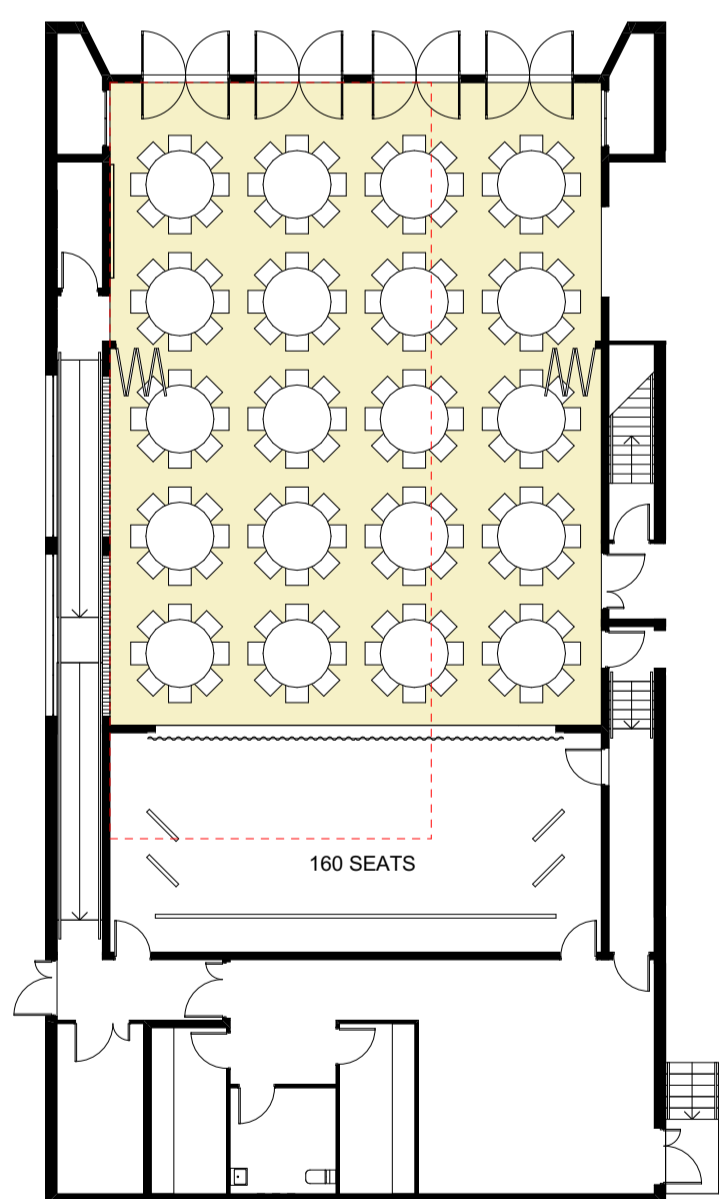


AUDITORIUM LAYOUT

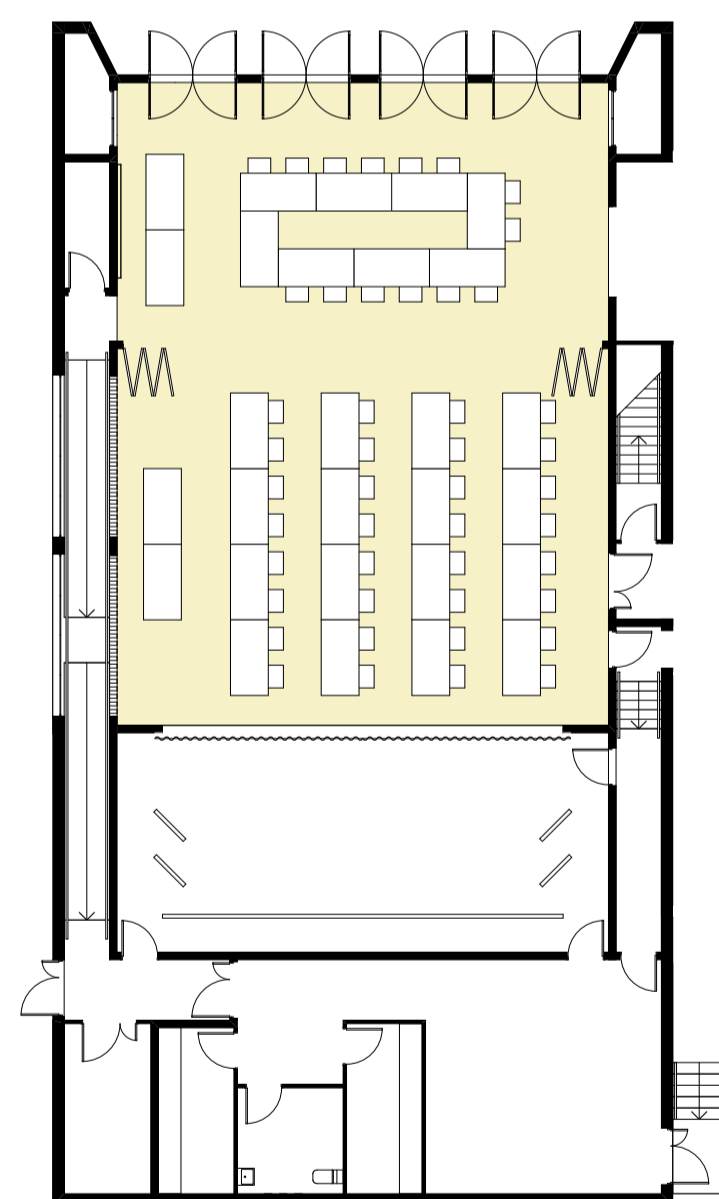


GALLERY PANELS EXAMPLE - MILA WALL

LAYOUT SHOWS COMBINATION OF .
1,000mm WIDE PANELS WITH 500mm END PANELS



AUDITORIUM OPTIONS



GALLERY PANELS EXAMPLE - MILA WALL
CAN BE FREE STANDING OR WITH END
PANELS TO CREATE VOIDS WHICH CAN
HOUSE SERVICES ETC

GALLERY PANELS EXAMPLE - MILA WALL
TROLLEY AVAILABLE FOR UP TO 3.5m
HIGH PANELS

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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	SEATING + GALLERY	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866		
CLIENT:	CABONNE COUNCIL		DRAWING NO:	6371_DA5.2	REVISION:



BANK STREET, MOLONG

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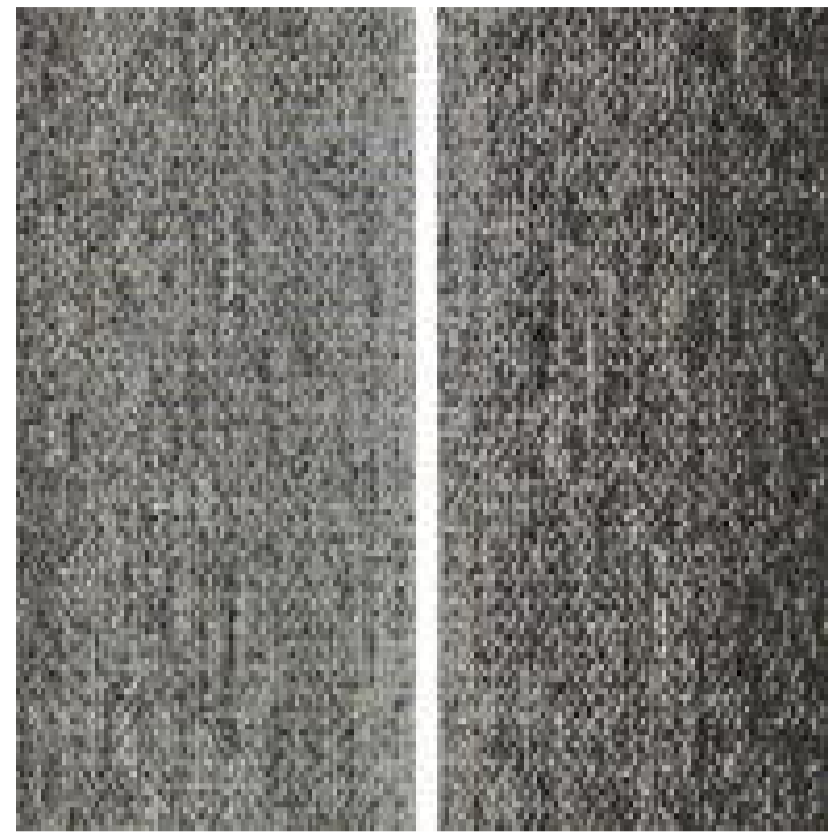
PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	FINISHES CONCEPTS	DRAWING NO: 6371_DA5.3	REVISION: G
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866		
CLIENT:	CABONNE COUNCIL		

A1



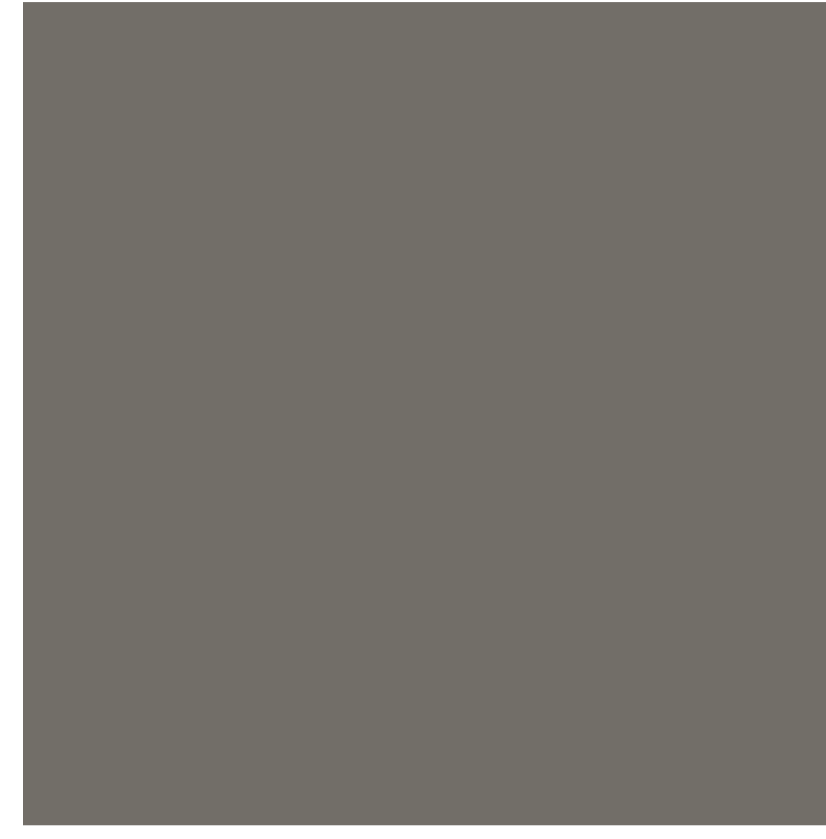
TIMBER FLOOR ENTRY, GALLERY AND AUDITORIUM
GREY IRONBARK HARDWOOD FINISH: SATIN



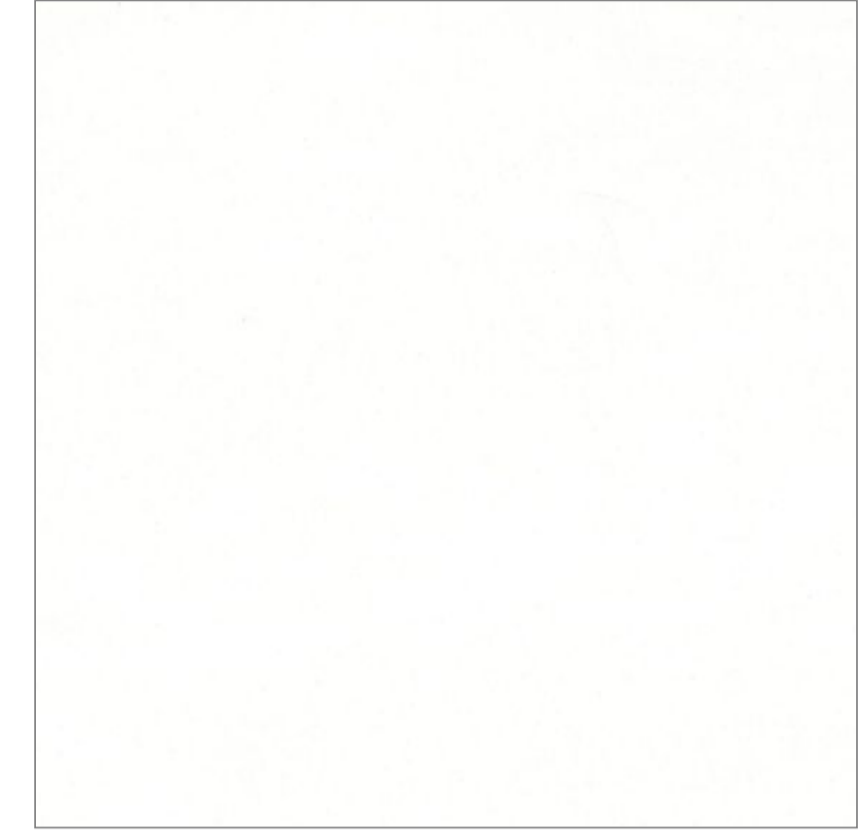
CARPET TILE PLANKS LIBRARY –
TAVOLO COL: MACCIATO



JOINERY TIMBER VENEER (OR SIMILAR LAMINATE)
GREY IRONBARK QUARTER CUT FINISH: SATIN



JOINERY CABINETS 2 PACK OR LAMINATE –
TO MATCH DULUX COL: LIGHT CHARCOAL
FINISH: SATIN



JOINERY CABINETS –
LAMINEX LAMINATE COL: WHITE FINISH: NATURAL
(AVAILABLE IN COMPACT LAMINATE IF REQUIRED)



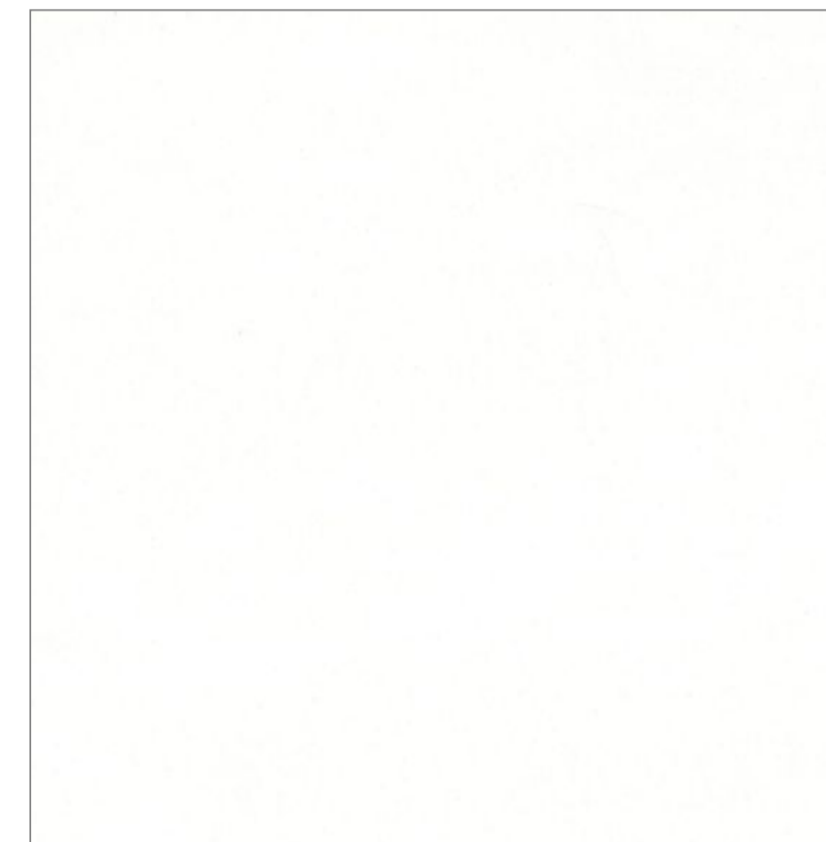
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KURSAAL LAPPARTO SOFT GRIP COL: ASHEN



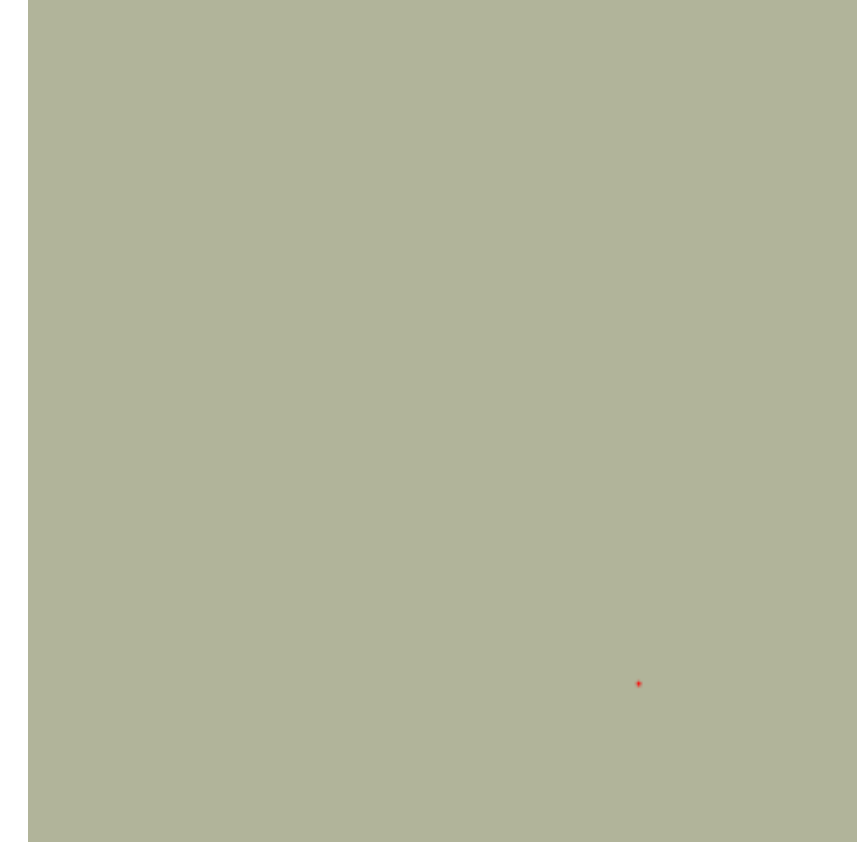
WET AREA TILES
TECH LAB. COLOUR: SIMPLY GREY



DOOR PAINT – SEMI GLOSS ENAMEL
DULUX COL: LIGHT CHARCOAL



WALL PAINT - LOW SHEEN WASH & WEAR ACRYLIC
DULUX COL: NATURAL WHITE



FEATURE PAINT –
TO BE ADVISED – LIGHT GREEN



EXTERNAL WALLS
PGH MORADA BRICKS COL: BLANCO



FASCIA, GUTTER & SOFFITS
COLORBND BASALT



WINDOW & EXTERNAL DOOR FRAMES
POWDERCOAT COL: APO GREY



FEATURE CLADDING
ARCH CLAD. ANTIQUE COPPER CLADDING.



ROOFING CUSTOMORB STEEL
COL: SURMIST FINISH: MATT

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PROJECT NO:	6371
DA NO:	01
DESIGNED BY:	NS
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CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	FINISHES CONCEPTS
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866
CLIENT:	CABONNE COUNCIL
DRAWING NO:	6371_DA5.4
REVISION:	G



BANK STREET PERSPECTIVE

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PROJECT NO:	6371
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DATE CREATED:	DATE CREATED

DRAWING TITLE:	BANK STREET PERSPECTIVE		
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866		
CLIENT:	CABONNE COUNCIL	DRAWING NO:	6371_DA7.1
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A1



BANK STREET EAST PERSPECTIVE

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DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	BANK STREET EAST PERSPECTIVE	
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	
CLIENT:	CABONNE COUNCIL	
DRAWING NO:	6371_DA7.2	REVISION:
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BANK STREET WEST PERSPECTIVE

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DA NO.:	01
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DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	BANK STREET WEST PERSPECTIVE		
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866		
CLIENT:	CABONNE COUNCIL	DRAWING NO:	6371_DA7.3
		REVISION:	G

A1



FOYER PERSPECTIVE

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DATE CREATED:	DATE CREATED

DRAWING TITLE:	FOYER PERSPECTIVE	A1
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	
CLIENT:	CABONNE COUNCIL	DRAWING NO: 6371_DA7.4
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F	3/06/2020	DEVELOPMENT APPLICATION SUBMISSION	HF

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PROJECT NO:	6371
DA NO.:	01
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	LIBRARY PERSPECTIVE	PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	DRAWING NO:	6371_DA7.5	REVISION:	G
CLIENT:	CABONNE COUNCIL						



AUDITORIUM PERSPECTIVE

O:\6371_Molong Masterplan\15_Architectural\CAD\6371_DA06.dwg

development application submission

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DA NO.:	01
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DRAWN BY:	NS
CHECKED BY:	TW
DATE CREATED:	DATE CREATED

DRAWING TITLE:	AUDITORIUM PERSPECTIVE	
PROJECT:	CABONNE COMMUNITY CENTRE LOT 2 DP 1082943, LOT B DP 155735 & LOT 432 DP 1070957, 94 - 98 BANK STREET MOLONG NSW 2866	
CLIENT:	CABONNE COUNCIL	
DRAWING NO:	6371_DA7.6	REVISION:
		G

A1

10 20 30 40 50 60 70 80 90 100mm



LEGEND

	CADASTRE
	EXISTING CONTOURS (1m INTERVAL)
	STORMWATER CATCHMENT BOUNDARIES
	EXISTING STORMWATER PIPES
	EXISTING STORMWATER CONCRETE CHANNEL
	CATCHMENT AREAS
	STORMWATER OVERLAND FLOW DIRECTION

NOTES

CONTOURS DERIVED FROM DIGITAL ELEVATION MODEL SUPPLIED BY ELVIS LIDAR SURVEY. THE DATA USED TO CREATE THE ELVIS DIGITAL ELEVATION MODEL HAS AN ACCURACY (95% CONFIDENCE INTERVAL) OF 0.3m VERTICAL & 0.8m HORIZONTAL.

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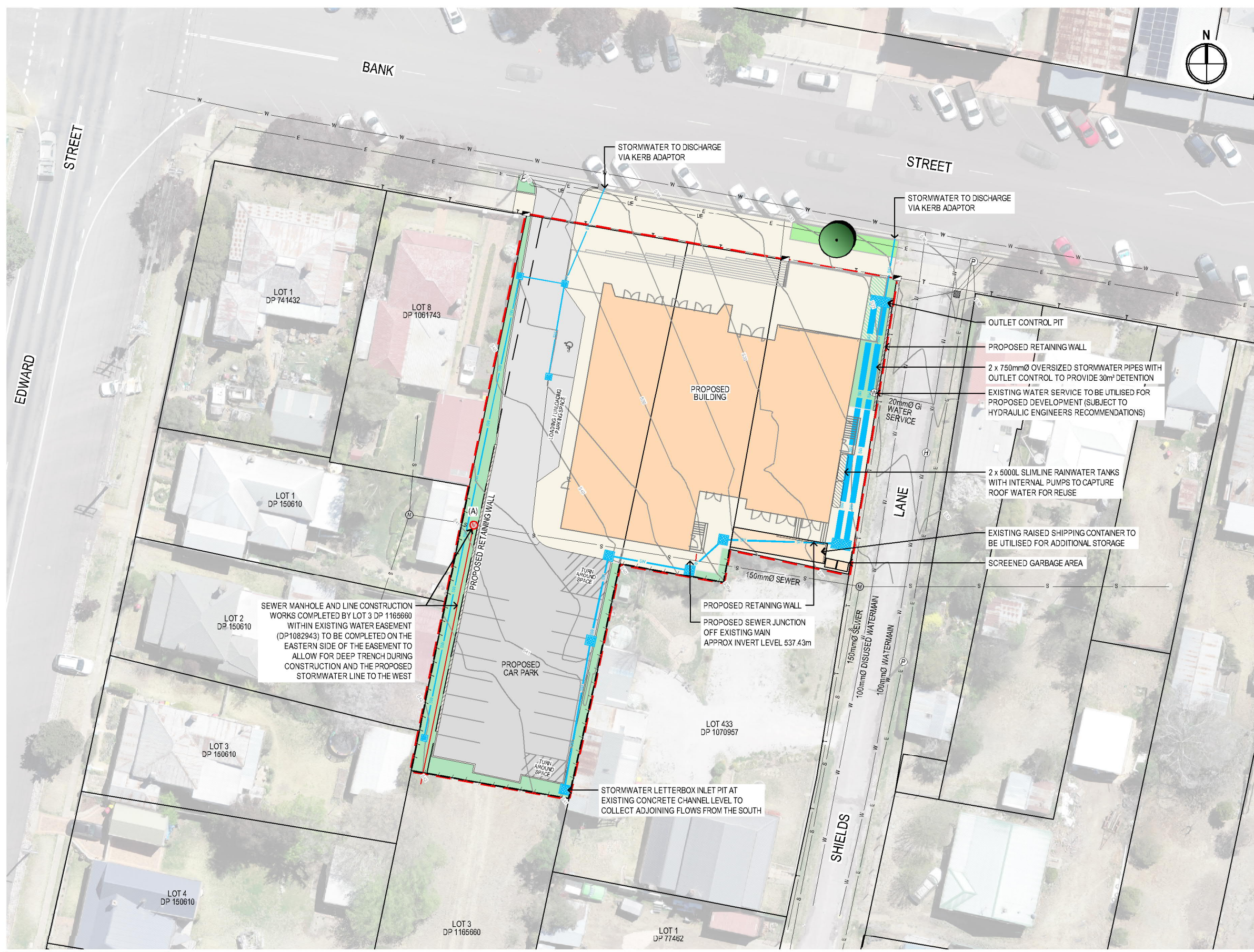
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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 04 - STORMWATER CATCHMENTS
DA NO:	-	PROJECT:	MOLONG COMMUNITY CENTRE LOT 2 DP 1082943 LOT B DP 155735 & LOT 432 DP 1070957, 94-98 BANK STREET, MOLONG
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10 20 30 40 50 60 70 80 90 100mm



- LEGEND**
- SUBJECT SITE
 - 10 DETAIL SURVEY CONTOURS (0.5m INTERVAL)
 - CADASTRE
 - (A) EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP1082943)
 - W (H-W) EXISTING WATERMAIN, HYDRANT AND METER
 - T EXISTING TELSTRA
 - E (P) EXISTING ELECTRICITY AND POLE
 - UE EXISTING UNDERGROUND ELECTRICITY
 - S (M) EXISTING SEWER AND MANHOLE
 - S (M) PROPOSED SEWER AND MANHOLE
 - PROPOSED STORMWATER DRAINAGE NETWORK
 - PROPOSED LANDSCAPE GARDEN BEDS - REFER TO SHEET 06 FOR PLANT SCHEDULE
 - PEDESTRIAN PAVING
 - CONCRETE
 - ASPHALT
 - NEW 1.8m HIGH BOUNDARY FENCE

NOTES
REFER TO STORMWATER MANAGEMENT REPORT FOR ONSITE DETENTION SIZING

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SEWER MANHOLE AND LINE CONSTRUCTION WORKS COMPLETED BY LOT 3 DP 1165660 WITHIN EXISTING WATER EASEMENT (DP1082943) TO BE COMPLETED ON THE EASTERN SIDE OF THE EASEMENT TO ALLOW FOR DEEP TRENCH DURING CONSTRUCTION AND THE PROPOSED STORMWATER LINE TO THE WEST

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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 05 - STORMWATER MANAGEMENT AND SERVICES STRATEGY
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DATE CREATED:	03.2020	REVISION:	A

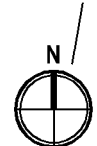
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10 20 30 40 50 60 70 80 90 100mm



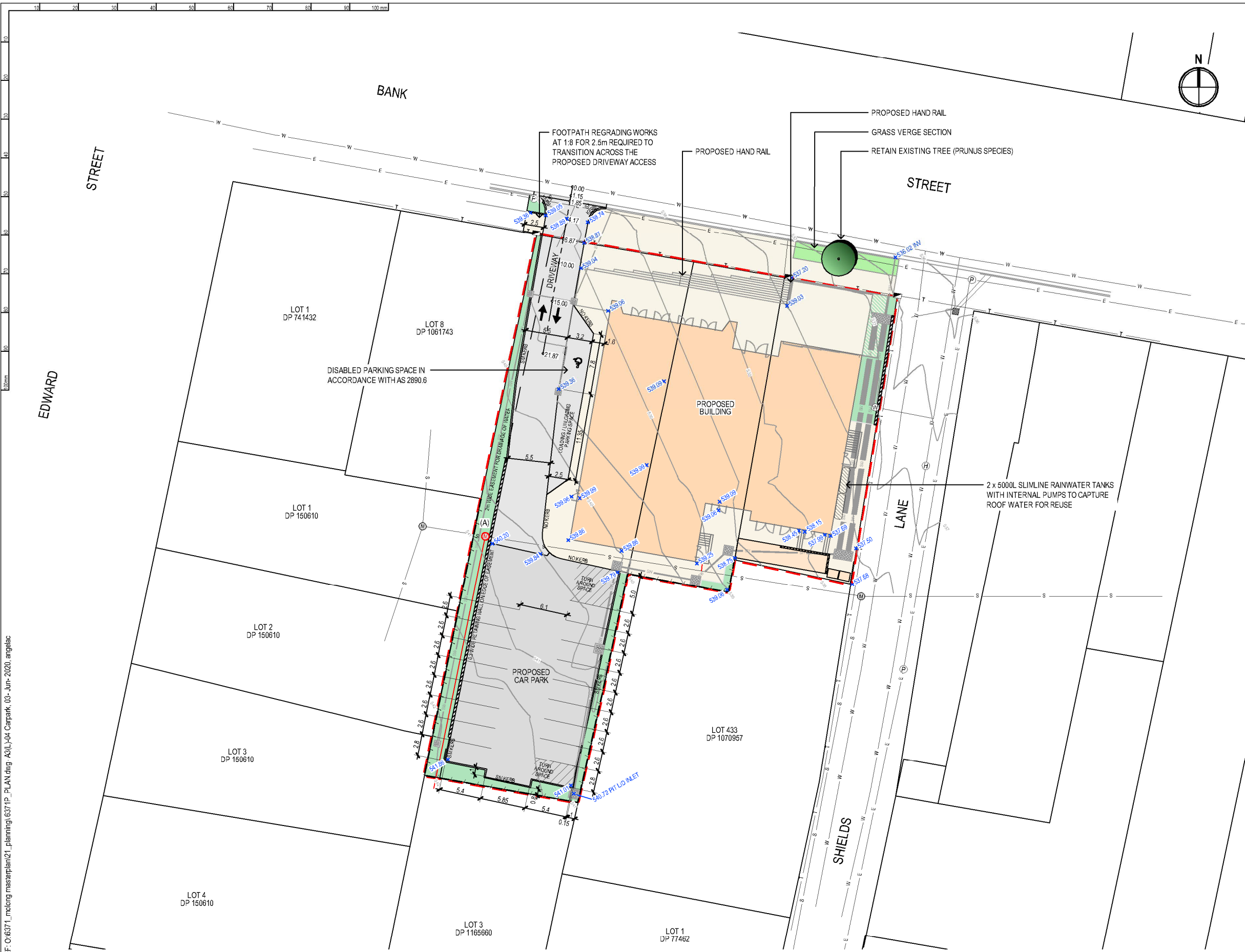
LEGEND

- SUBJECT SITE
- 10 DETAIL SURVEY CONTOURS (0.5m INTERVAL)
- CADASTRE
- EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP1082943)
- PROPOSED STORMWATER DRAINAGE NETWORK
- PRELIMINARY DESIGN LEVELS SUBJECT TO DETAILED DESIGN
- TK TOP OF KERB
- INV INVERT
- 80.68 ACCESS DRIVEWAY CHAINAGES
- PROPOSED LANDSCAPE GARDEN BEDS - REFER TO PLANT SCHEDULE BELOW
- PEDESTRIAN PAVING
- CONCRETE
- ASPHALT
- NEW 1.8m HIGH BOUNDARY FENCE

NOTES
OFF-STREET CAR PARKING FACILITIES TO BE IN ACCORDANCE WITH AS 2890.1 AND AS 2890.6

- PLANT SCHEDULE**
- SHRUBS AND GROUND COVERS**
- CALLISTEMON VIMINALIS 'SLIM' CV01 (BOTTLEBRUSH)
 - GREVILLEA 'POORINDA ROYAL MANTLE'
 - HARDENBERGIA VIOLACEA 'MEEMA' HB1
 - WESTRINGIA FRUTICOSA 'BLUE GEM' WES03
- NATIVE GRASSES**
- FICINIA NODOSA (CLUB RUSH)
 - LOMANDRA 'KATRINUS'
 - LOMANDRA 'TANIKA' LM300
 - PENNISETUM ALOPECUROIDES 'NAFRAY' PA300
- (ALL PLANTS CAN BE SUPPLIED BY BLUEDALE WHOLESALE NURSERY PH. 02 6586 0100)

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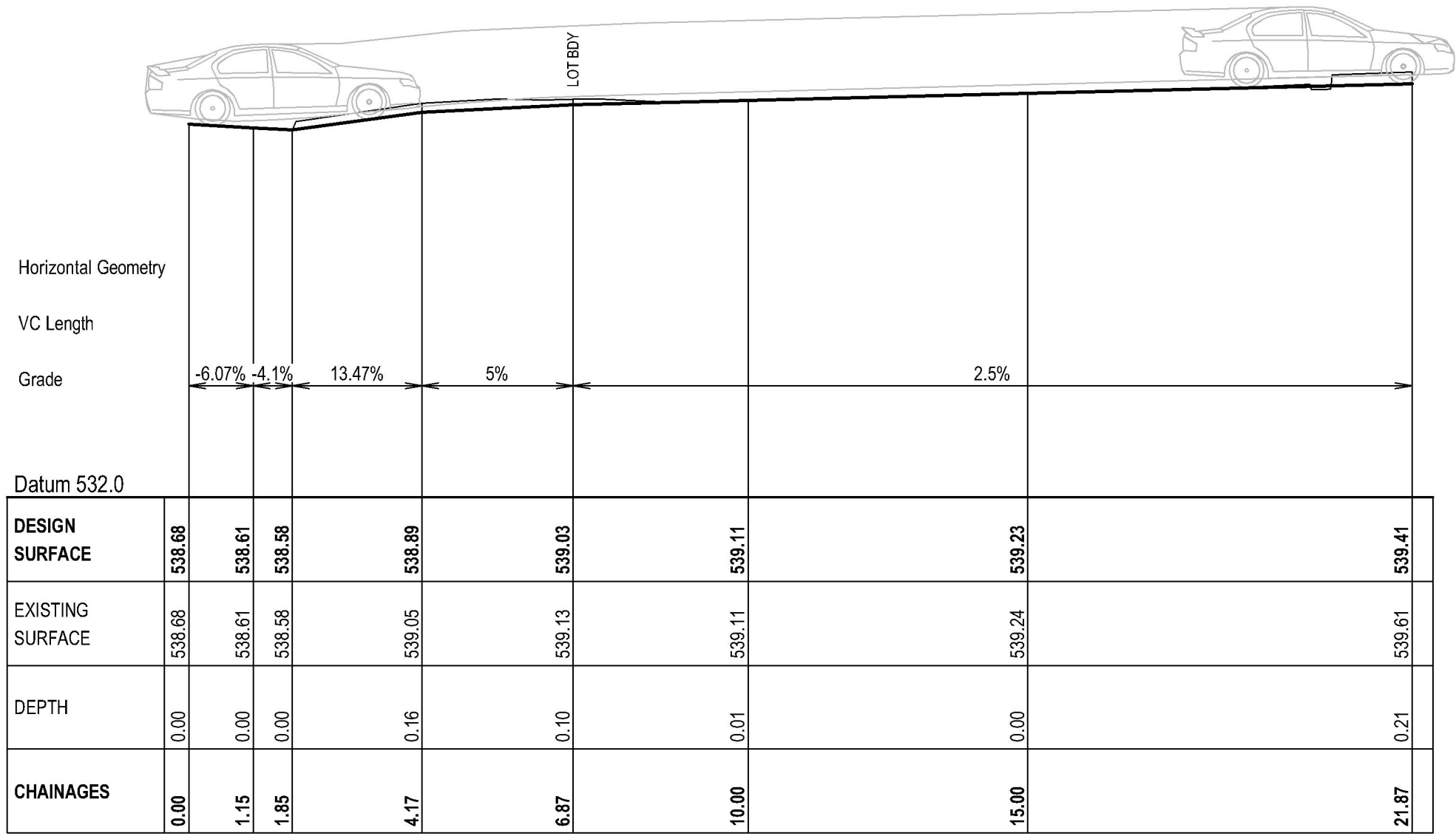
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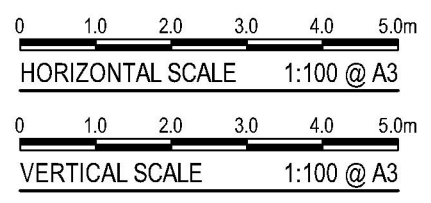
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DA NO.:	-	PROJECT:	MOLONG COMMUNITY CENTRE LOT 2 DP 1082943 LOT B DP 155735 & LOT 432 DP 1070957, 94-98 BANK STREET, MOLONG		
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ACCESS DRIVEWAY LONGITUDINAL SECTION



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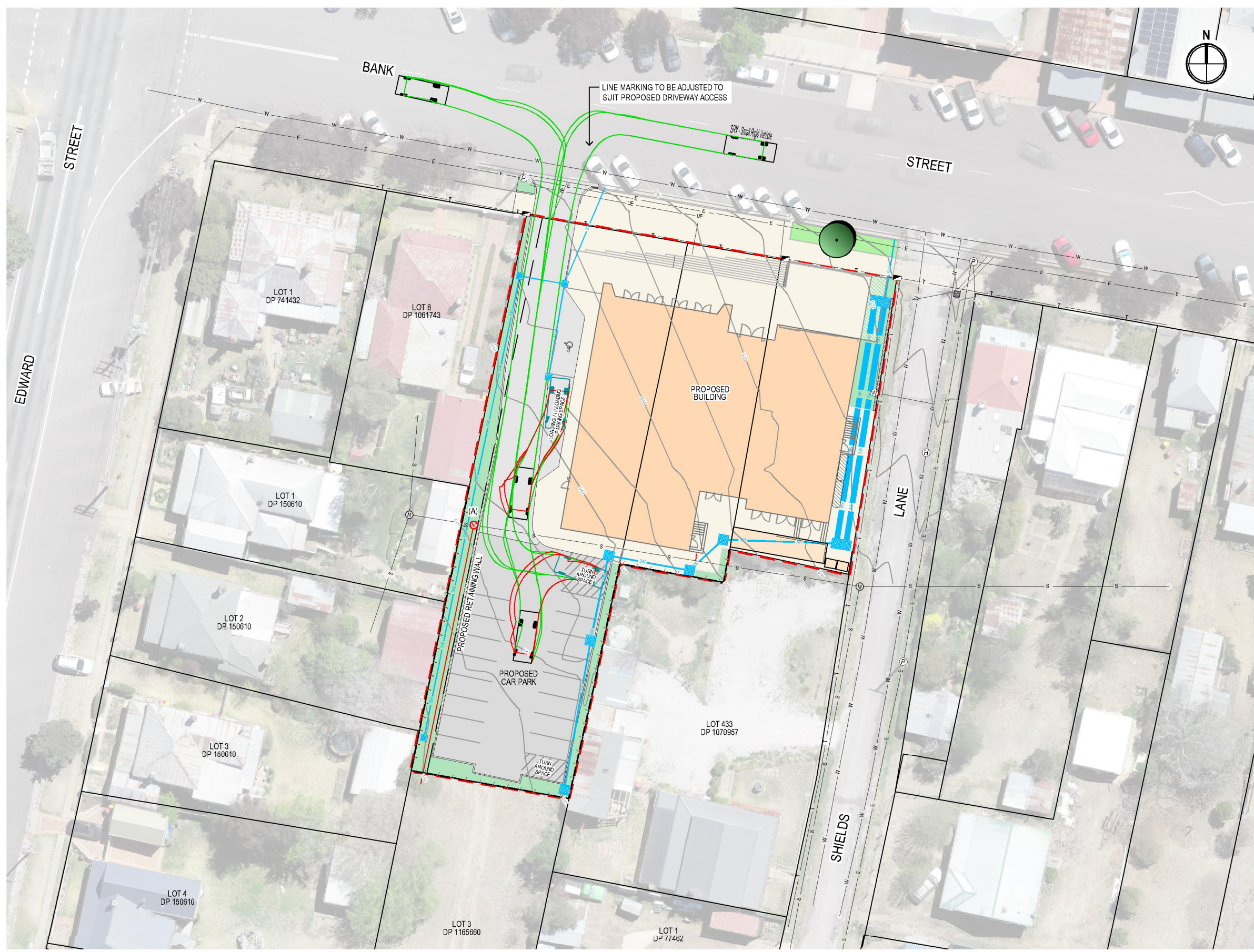
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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 07 - ACCESS DRIVEWAY LONGITUDINAL SECTION
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10 20 30 40 50 60 70 80 90 100mm



LEGEND

- SUBJECT SITE
- 10 DETAIL SURVEY CONTOURS (0.5m INTERVAL)
- CADASTRE
- (A) --- EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP1082943)
- W --- (H) --- EXISTING WATERMAIN, HYDRANT AND METER
- T --- EXISTING TELSTRA
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- S --- (M) --- EXISTING SEWER AND MANHOLE
- S --- (M) --- PROPOSED SEWER AND MANHOLE
- PROPOSED STORMWATER DRAINAGE NETWORK
- PROPOSED LANDSCAPE GARDEN BEDS - REFER TO SHEET 06 FOR PLANT SCHEDULE
- PEDESTRIAN PAVING
- CONCRETE
- ASPHALT
- NEW 1.8m HIGH BOUNDARY FENCE

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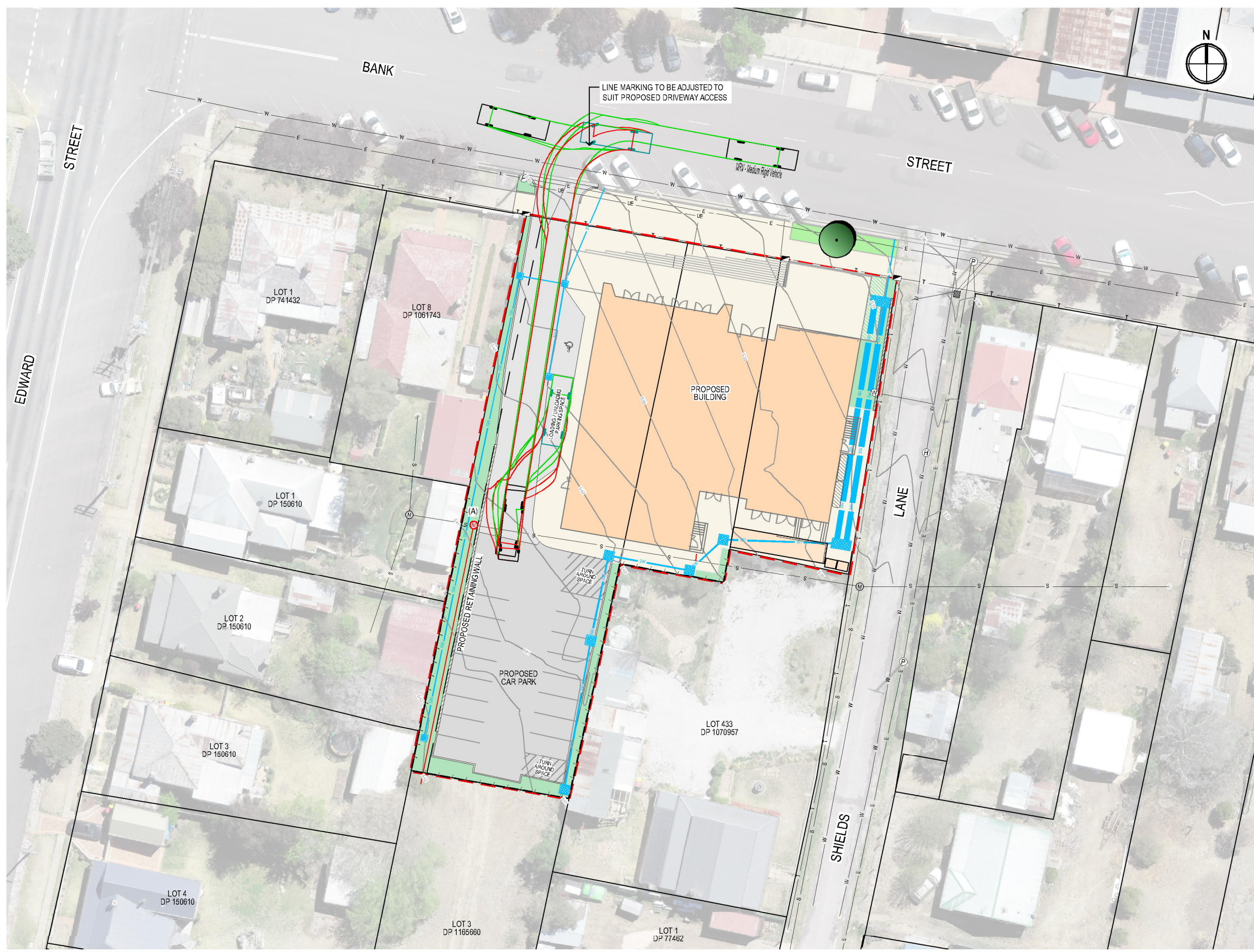
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10 20 30 40 50 60 70 80 90 100mm



LEGEND

- SUBJECT SITE
- 10 DETAIL SURVEY CONTOURS (0.5m INTERVAL)
- CADASTRE
- (A) --- EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP1082943)
- W --- (H) --- EXISTING WATERMAIN, HYDRANT AND METER
- T --- EXISTING TELSTRA
- E --- (P) --- EXISTING ELECTRICITY AND POLE
- UE --- EXISTING UNDERGROUND ELECTRICITY
- S --- (M) --- EXISTING SEWER AND MANHOLE
- S --- (M) --- PROPOSED SEWER AND MANHOLE
- PROPOSED STORMWATER DRAINAGE NETWORK
- PROPOSED LANDSCAPE GARDEN BEDS - REFER TO SHEET 06 FOR PLANT SCHEDULE
- PEDESTRIAN PAVING
- CONCRETE
- ASPHALT
- NEW 1.8m HIGH BOUNDARY FENCE

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PROJECT NO:	6371	DRAWING TITLE:	EXHIBIT 09 - VEHICLE MOVEMENT - MEDIUM RIGID VEHICLE (8.8M)		
DA NO:	-	PROJECT:	MOLONG COMMUNITY CENTRE LOT 2 DP 1082943 LOT B DP 155735 & LOT 432 DP 1070957, 94-98 BANK STREET, MOLONG		
DESIGNED BY:	CJC	CLIENT:	CABONNE COUNCIL	DRAWING NO:	6371P_PLAN
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Investigation of Significance Statements of Heritage Impact (SOHI)

Proposed demolition of the Former School of Arts Building, 98 Bank Street Molong

Client: Cabonne Council



Figure 1: image showing Molong Scholl of Arts courtesy Central West Daily

'Cabonne residents were offered the benefit of funding for a modern library and community learning centre in the heart of Molong by the parliamentary Secretary for Western NSW, Rick Colless on 17th March 2019. \$5 million in state government funding was granted.

Date 25th May 2020

School of Arts Bank Street Molong

This investigation of significance and the following Statement of Heritage Impact is required because the proposed new Cabonne Community Centre was formerly designed to occupy two lots in Bank Street: the former Supper Room at Lot B DP155735 (96 Bank Street), and a residence on Lot 432, DP 1070957, 94 Bank Street.

The proposal for redevelopment as a larger Community Centre with Auditorium has now been extended to include Lot 2, DP1082943, 98 bank Street where the former School of Arts stands. That building will be demolished, and a new auditorium constructed there, with carparking.

A heritage Impact statement was formerly written to cover the demolition of two buildings on the first two lots, and this report should be referred to in its entirety: ‘Heritage Impact for Proposed Library and Community facilities’ by Complete Urban PL. It is sometimes referred to in this report and acknowledged.

None of the three buildings to be demolished are listed as individual items of heritage significance on the LEP although they are within the Molong Conservation Area and the former Supper Room and School of Arts buildings contribute to the historic streetscape of Bank Street which extends from 1-100 Bank Street. They are also in the vicinity of some heritage listed items, namely item I162 St John’s Church, item I178 the Town Hall including Soldiers Memorial (they are both on the opposite side of Bank Street) and item I179 Hawthorne House at 100 Bank Street on the same side.

By ‘Impact’ this SoHI report covers any effect that may alter the historic significance of the listed place. With demolition it is an affect that is both visual and physical. However, having an ‘impact’ on a heritage place does not mean that such a proposal cannot proceed. The description of the impact will enable Cabonne Council Planning staff and their heritage adviser to determine whether to approve such a development, and if the impact is acceptable.

School of Arts Bank Street Molong

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Figure 2 Artists impression of the proposed new buildings courtesy Architects King + Campbell

School of Arts Bank Street Molong

Summary

Cabonne Council proposes to extend its plans for a new community facility in Bank Street. By demolishing the former School of Arts a new auditorium can be added to the functions previously proposed. The uses already included in the design are a library, meeting rooms, amenities and carparking.

The buildings to be demolished are the former School of Arts building, the former Supper Room and a residence at 94- 98 Bank Street. The buildings are not heritage listed items. They are however within the Molong Conservation Area of 1-100 Bank Street.

The building group makes a **visual contribution** to Bank Street, Molong. Their shape, bulk and scale have set the design parameters for the newly proposed structures with gables a strong feature facing Bank Street. In this way the streetscape contribution will be continued.

The former Arts building has been altered in many small ways and large; it has had several changes in use resulting in façade and fabric that is lacking the original detail and integrity of the past.

The overall **heritage impact** due to the demolition of the School of Arts, former Supper Room and residence from the streetscape will be minimal. The new building will provide a more cohesive infill in Bank Street and balance the similar bulk of heritage items opposite.

The important Social and Cultural Significance of the School of Arts can be carried through to the new structures through a thoughtful interpretation plan.

Molong Bank Street Conservation Area

The Molong heritage conservation area extends from 1-100 Bank Street. Its statement of significance reads:

The defined Urban Conservation Area contains a collection of architecturally important buildings that are grouped together in a compact form. Bank Street is unusual in that the groups of retail buildings, some with original verandah posts to the street alignment, are diagonally opposite on each block forming a significant townscape in a close physical setting.

Its physical description reads:

School of Arts Bank Street Molong

Molong is laid out in a traditional grid pattern with wide streets. It is situated on the Molong River and is bordered by hills to the east and west. The Urban Conservation Area includes that part of Bank Street between Edward Street and Watson St. The buildings in the street are a mixture of late 19th and twentieth century and are tied together by a compact form on each of the two street blocks and by several original shop verandahs with posts at street alignment. Bank buildings listed by the National Trust complemented by a number of significant and non-disruptive buildings.

The urban development rises to the west of Bank Street joining a natural boundary. The vista to the east is significant with a steep hill, with little development, joining a close physical backdrop to the town. The hill is important with regard to the visual quality of the Urban Conservation Area, development should be controlled.



Figure 3 View down Bank Street – Wikipedia

School of Arts Bank Street Molong



Figure 4 Historical view up bank Street, Bruce Lewington. Unknown date.

The group of buildings involved in this development 96-98 Bank Street form one of those 'compact forms' and are well elevated on the hill. They would be well known to the whole community as a socially significant part of the town's past. 96-98 are positioned within a residential setting to each side but opposite the large civic building of the Town Hall.



Figure 5 Streetscape 94-98 Bank Street Molong courtesy Google Earth

The strength of this visual group is assisted by a stronger presence on the opposite side of Bank Street including the Anglican church building and the Council Chambers – former Town Hall.

The proposed redevelopment of the site will be of similar bulk and scale to the existing as shown below by the elevational diagram. The hatched area being the existing, and the dotted line the proposed building. The scale of the new building is larger to the east side where it partly

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replaces a residence, but it is in a good proportional relationship to the proposed new auditorium. (west side).

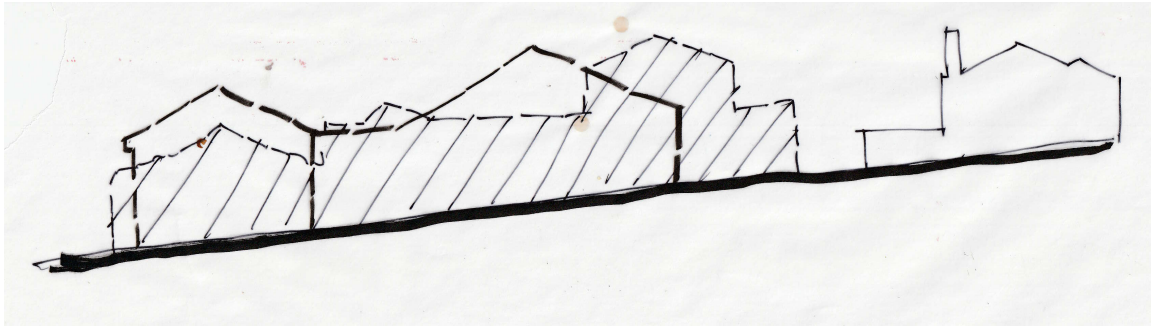


Figure 6 Rough diagram to illustrate the elevational shape facing Banks Street. Hatched area is the existing buildings. Barbara Hickson.

NOTE: The Architects, King + Campbell, have drawn a more accurate diagram of the before and after silhouettes and the site plan. Please refer to their final DA drawings.

Similarly, a dotted outline of proposed buildings is superimposed on the existing structures on plan. The proposed building present as good infill, mindful of the buildings of the past and in suitable scale and character with the former two gables echoing the former Arts Hall and Former Supper Room. The break to the east side, with its setback from Shields Lane, allows for the change back to residential development below this point to be softened. This is also



enhanced by the roof of the new building on this side being cantilever forward while the building bulk is set back-allowing it to look lighter in the streetscape and providing an opportunity for vegetation to screen this view.

Figure 7 Dotted outline of proposed buildings superimposed on existing building footprint.

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Heritage listed buildings in the vicinity

The site of the redevelopment in Bank Street is in the vicinity of several heritage items. These are I162 St John's Church, and I178 – Connelly's Store (former) Town Hall including Soldiers Memorial and shop on the opposite side of Bank Street and I179 – Hawthorne House at 100 Bank Street, Molong. Refer to council's Heritage MAP 004-AA.

Two of these buildings are large scale heritage items: The St Johns Church and the Town Hall. The proposed new development opposite will offer a stronger scale and unity of building that can better balance in the streetscape with the heritage items.



Figure 8 Aerial view showing heritage item 'Hawthorne House' at 100 Bank Street to the right-hand side, courtesy Architects King + Campbell



Figure 9 View up Bank Street showing heritage item 'Hawthorne House' at 100 Bank Street to the right-hand side, courtesy Architects King + Campbell.

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In the proposal for the community Centre the buildings are set back further from the front boundary and from the western boundary than at present. The proposed buildings are not at a greater scale at the west end.

Although 100 bank Street is well screened by vegetation the continued scale and improved setback of the proposed Community Centre will alleviate any 'crowding' of the heritage items and afford it a better presence in the streetscape, particularly from the north east.



Figure 10 Close up image of Hawthorne cottage, SHI data heritage form. Barbara Hickson

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History

The SHI data form for the history of Bank Street Conservation Area notes:

The township of Molong is one of the oldest in the Western Districts, a stockade being in existence in 1822. Attention was first focussed on the district by the discovery of copper where mining operations were in evidence in 1845. The settlement was fostered by the grazing opportunities. A government stockyard was established at Molong in 1845, and a military guard installed. Land was reserved for a village and the town was laid out in 1848. Development was slow and the town was incorporated as a municipal district in 1878. Between 1875 to 1879 land was 'rushed' in the district, when 500 selections were taken up. The rail reached Molong in 1891.

THE SCHOOL OF ARTS AND THE FORMER SUPPER ROOM

Plans for a School of Arts at Molong really began in earnest when the member for Molong, Mr. Smith, promised in December 1876 to 'endeavour to have £300 placed upon the Estimates' for 1877 as a Government subsidy towards the erection of the Molong School of Arts.¹

The following year the School of Arts committee had already raised some money. Many of the leading citizens having given £10 each. The Committee then purchased suitable land in Bank Street, Lot 6 and part of Lot 5, from Mr. Robert Shield at the favourable price of £62. It is possible that Robert Shield had built his first house on this same land in c. 1852.

Beside the land was a rough private laneway, also owned by Shield that lead other property of his at the rear. This land was much later taken up by the Molong Council (Now Cabonne Council) when it was then widened, drained, and straightened by them.

Robert Shield was, at about the time of the land sale, a local Council Alderman and for a while, the mayor. He had married Rebecca, who was born at Grantham (England) in 1818 and together they had migrated to Australia, living first in Sydney for a year, but arriving in Molong c. 1851/2. Rebecca was a grandniece of Captain Cook, the famous navigator, and the discoverer of Eastern Australia. (Rebecca was buried at Forbes cemetery in 1902)

¹ The Armidale Express 29th Dec 1876

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The 1877 the School of Arts committee had accumulated the nucleus of a library and soon after called tenders for preliminary site work and foundations.

In July 1878 Sir Henry Parkes came through Molong. It was said that he then 'Opened the School of Arts' but at that stage only the foundations could have been completed.

The foundation stone for the building was laid in the following year in April 1879 by Mr. Alderman Hughes. (The mayor was away at the time). A time capsule containing the Molong newspaper and other documents was duly placed at the south-west corner of the building. The next month the work was under construction by the local contractors Messrs. Gadd & Neville, and James from Orange. They had two other projects at that time in Molong being the Telegraph Offices for £1680, and the Public School at £3300.

They worked fast and by October the School of Arts was opened; the first major function was probably the grand concert held there on the 11 October 1879 to raise funds to alleviate the building debt. More than 300 people attended and £23 was raised.



Figure 11 Part of the Parish map of Molong showing Shields Lane and the site of the School of Arts and Former Supper Room highlighted.

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In July 1888 Robert Shield left Molong for Sydney in order to get treatment for facial cancer but indicating that he may stay away. He had been a well-respected alderman and townsman for Molong. Mr. Robert Shields died in 1890.

One of his sons Thomas Shield followed in his father footsteps also as a local Councillor of many years.

By July 1891 the committee for the Hall made a decision to supplement the facilities with a Supper Room, plus facilities for a Ladies Reading Room and community and council meeting rooms. This was 'referred to a sub-committee for investigation and report'. In July Mr. E. Finch provided specifications for a corrugated iron room to be built, of the same length as the hall, with an entrance to it. However, after discussions the construction material was changed to brick and the specifications revised. Functions were held and funds raised towards the proposed construction.

By May 1893, the Supper Room was up and functioning. A small improvement was then added to create a small space that could be heated for book readers. It was then that the facilities, School of Arts Hall plus Supper Room, really came to the forefront of the social and educational life in Molong

Possibly one of the earliest major social functions was the Molong Social Club Ball. As was the custom at all social gatherings in Molong since then, the Hall and Supper Room were decorated to look very handsome, 'as well as tempting' having been decked out by a 'bevy of ladies'.



Figure 12 The Arts Hall decked out for a function in 2018 Courtesy Audrey Kerr

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By 1905 a report (Australian Town and Country) said there were 10 rooms and a hall in the building which included a billiard table and a reading room.²

Through the years many socials followed including Hospital Balls, Juvenile Balls and Engineers Balls. There was a myriad of occasions to celebrate in the School of Arts Hall and Supper Room.

The facilities also served for various sports such as skating, music, exhibitions and memorials and other celebration and as after about 1930, as a movie theatre. During these years, the School of Arts and Supper Room must have been at the very centre of social life in Molong.

Around 1909 the Molong Council took over Shields Lane from the Trustees of Robert Shield. The lane had been a problem for some time with drainage discharging onto Bank Street and causing damage. The Council added additional land owned by Mr Parslow from Lot 4 to the east so that it could be properly aligned and drained. Today it frames the Town Hall building opposite.



Figure 13 The improvement in Shields Lane framed the view of the Molong Town Hall.

In January 1960 drawings for the alterations and additions to the façade of the Supper Room were completed by architects Louis & Roberson & Son. These plans changed the buildings appearance significantly, obscuring the gable end that had tied it visually to the Hall. At the same time the façade of the Hall was rendered and simplified and the sign on the hall gable 'School of Arts' was removed or covered over. New steel columns were also proposed in the hall

² Complete Urban SoHI p.11

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indicating a lack of structural stability. Refer Plan Drawings included in previous SoHI report by Complete Urban PL.

Some of the many Organisations that used the hall

Apart from the major function of community celebrations, recitals and the library, the facilities of the School of Arts Hall plus Supper Room, were used for by many organisations and commercial interests. These tenants probably provided an income for the upkeep of the hall. These uses included: Molong Argus Newspaper, Salvation Army; Molong CWA; Molong Pastures Protection Board; Molong RSL and the Royal Ancient Order of Buffalos.

Molong Argus Newspaper: Although there was some early attempt to start an Argus Newspaper in 1876 it seems the Molong Argus did not commence until 1895. The National Advocate in Bathurst reported *'We have received from Mr. James Anderson, publisher, the first copy of the Molong Argus. The best and worst thing we can say of the paper is, that if the district in which it circulates is as good as the paper, it is very good indeed.'*

Salvation Army

The presence of the Salvation Army in Molong and their relationship to the School of Arts is recorded in many newspaper articles. The following examples illustrate this relationship:

November 1888: *³The Salvation Army is commencing work in this town. They contemplate renting the new store lately erected by Mr. Shields next the School of Arts, and it is most probable that before many weeks we shall witness the opening.*

November 1908 *a unique ceremony was performed viz., the celebration of a double wedding under the auspices of Salvation Army. For weeks past the members of the local corps—more especially the female portion —have been busy preparing for the great event, and numbers of townspeople waited impatiently to see how a "Hallelujah Wedding" was conducted. As it was anticipated that the local barracks would not hold the number who desired to be present, so the School of Arts Hall was engaged for the occasion.*⁴

In September 1916 *The Salvationists of Molong held their annual self-denial effort on Saturday and Monday last, in the shape of a Naval Fair in the School of Arts.*⁵

August 1917 the Salvation Army conducted a spring fair at the School of Arts.

³ Molong Express

⁴ Molong Argus 20 November 1908

⁵ Molong Express 23 September 1916

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November 1953 The Salvation Army had a visit from their commissioner Mr. Joshua James and his wife. The Molong Express wrote: *The Salvation Army will conduct a barbecue at 5.30pm, tomorrow afternoon, to be followed by a band program, the Wellington Band at 8pm. On Sunday, a holiness meeting will be conducted at 11am, and at 3pm Commissioner James will deliver an- address 'Towards A Better World,' The Molong School of Arts. Commissioner and Mrs. James will also take part in the Salvation meeting at the Salvation Army Hall (Citadel) at 7.30 on Sunday evening.*

*'The Salvation Army celebrated 125 years in Molong (December 2013) with a special service held in the Community Hall. Several historical items were exhibited, including the old Molong Corps drum, which still gives a good sound. Even though the Molong Corps no longer exists the work of the army goes on in the town through the faithful work of Soldiers of the Orange Corps. Many of our corps members are descendants of the original pioneer Salvationists.'*⁶

Molong CWA

The Molong CWA held balls, socials and Bridge card events at the hall and held meetings there.

The Pastures Protection Board was probably a very long running tenant with an early meeting at the School of Arts from December 1906, and was still there in 1939 when *'Mr. Stanger mentioned the necessity for a coat of oil paint to brighten up the Pastures Protection board room'*.⁷

Molong RSL Anzac services were held in the School of Arts 3 May 1928

The **Royal Ancient Order of Buffalos** was formed in November 1947 at Molong on by Sir Thomas Byrnes, ROH, G-P (N.S.W.).

Theatre Molong was established in the School of Arts for live theatre and movies from around 1934 showing movies such as THE LITTLE COLONEL, BROADWAY BILL, CAPTAIN JANUARY and ESPIONAGE.

Library. This was the original function of the hall. The proposers of the School of Arts had accumulated a reasonable library when in 1877 *'leading citizens having given £10 each and there are also about 100 volumes of standard works, the nucleus of a library, valued at £40.'*

⁶ Molong history News 29 December 2013

⁷ Molong Express 17th June 1939

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The present library is located in a non-purpose-built accommodation. The relocation to a new purpose built space will strengthen library usage.



Figure 14 The present Library function located in the former Railway Station building. Image Courtesy Architects King + Campbell

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Physical description

The School of Arts is a masonry building with a tall gable on the north end above a two storied facade addressing the streetscape. It was built in many stages.

The roof is corrugated iron clad and the degree of rust also indicates different dates of repair. The original brick walls are constructed in English Bond with rendered low arched window and door heads. The timber framed roof is finished beneath with a mansard shaped ceiling.

While the ceiling and the walls appear to have been re-lined, there are still original ceiling vent roses in the ceiling.

The ground floor is a timber framed floor and apparently has been retained. The upper floor, once the projection level, was probably an addition c. 1930s, as indicated by this roof being at a slightly different pitch to the main roof sheeting. There may also have been an addition to the rear as indicated by a change in wall cladding.

The main front gable has a pitch at approx. 27-30 degrees beneath which are three narrow low arched windows. The ground floor has a recessed porch. The whole façade is now rendered (c. 1960) and painted off white, with a short flight of steps to the recessed porch.

The original English bond brick fabric is visible at the western side, with original rendered flat arched windows. At least one flat arch now filled in below, indicates a bricked-up opening in the side wall. The rendered arches are in a poor condition. A buttress added to the side wall and nearby a steel tie rod, may have been after thoughts to stabilise the wall. Repairs to the brick work over the years can be seen.



Figure 15 English Bond Brickwork with rendered heads and a stepped attached buttress. Windows have horizontal panes so were possibly replaced in the late 1930s. Image courtesy Architects King + Campbell

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The brick walls were built at a time when there was usually no damp-proof course (DPC) inserted in the walls, although occasionally there was one of stone. Over a long period of time walls without a DPC take up the salts from ground water and become 'damp'. If the walls can breathe (allow salty moisture to reach the air) then there is no great problem, except occasional need to repoint the spalled mortar joints.

However, when the walls are rendered, as in this case, (the whole facade was rendered in c. 1960) then the salts have nowhere to go. They will usually travel inwards as the easiest path, which may be to the internal surface. Some of the internal walls are re-clad and this will hide the movement of salts.

This results in an unhealthy building.



Figure 16 A fully rendered façade today.
Photo Courtesy architects King + Campbell



Figure 17 Signs of falling damp. Courtesy
architects King + Campbell.

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There are timber weatherboards and fibrous plaster clad additions at the rear. The side windows with horizontal sashes which indicate replacement in c. late 1930s.

Overall, it is a modest building, unremarkable in its detail showing many alterations and additions in its elevation. Being a mid-Victorian era building it was probably never lavish but simple and functional.

The Former Supper Room as previously noted in Compete Urban PL SoHI is a building of poor architectural merit and has low heritage value. Renovated in the 1960s it does not provide a good example of that period either and does not meet current regulatory standards.

Condition: In summary the building fabric of School of Arts building looks well-presented internally, however it is generally in poor condition due to rendering and covering the face brickwork, the lack of a damp course, many alterations and additions and structural instability. It lacks integrity.



Figure 18 This rear view of the hall shows at least six stages of construction.

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Figure 19 View of the façade of the School of Arts and original Supper Room whose façades were altered in the renovations of the 1960s. . Source: image supplied by Cabonne Council – the Mitchell Room c1960 (Borrowed from the report by Complete urban)



Figure 20 Two Internal views of the Hall. One prepared for a function in 2018 and one of the vacant hall. Courtesy Audrey Kerr, Cabonne Council.

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Understanding significance

A statement of significance provides the principal basis for future management and/or planning. To make this assessment we examine the ways the place is of value to the community using the heritage criteria provided by the Heritage Branch of the Department of Planning.

HERITAGE CRITERIA

4.1.1) Criterion (a) – a place is important in the course, or pattern, of NSW's cultural or natural history.

The School of Arts Building (site and foundations only) was officially opened by Sir Henry Parkes on July 1878. The foundation stone and a time capsule were laid in the following year in April 1879 by Mr. Alderman Hughes. The building was opened in 1879.

4.1.2) Criterion (b) - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

Many local community and business groups have made long and short term use of the hall and its former Supper Room including the Molong Argus Newspaper, Salvation Army; Molong CWA; Molong Pastures Protection Board; Molong RSL and the Royal Ancient Order of Buffalos and as Theatre Molong. The land also has a strong connection with the Shield family and was originally owned by Mr. Robert Shield who was an early settler, alderman and townsman of note.

4.1.3) Criterion (c) - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The building is a modest functional space that has been developed and modified to serve the community for over 140 years. There are many small alterations and additions, but the core building brick and timber fabric remains largely intact.

4.1.4) Criterion (d) - an item has strong or special association with a community or cultural group in NSW for social, cultural or spiritual reasons.

Serving the community initially as an education facility as the School of Arts library, the building facilities were soon extended in 1893 to include a Supper Room. These combined facilities served the community widely providing a venue for balls, celebrations, exhibitions, recitals and movies; social, commercial and civic functions.

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4.1.5) Criterion (e) - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

As a multipurpose centre over 140 years of service the building's varied often accommodated the most important events in the history of Molong. In the process of demolition, the site has potential to illustrate construction methods of the mid-Victorian period and possibly earlier uses through archaeology, and a time capsule.

4.1.6) Criterion (f) - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

Not used.

4.1.7) Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's.

The Arts Hall and Former Supper Room formed a community facility that was typical of many country towns where a central community space provided space for all manner of social and cultural events.

STATEMENT OF SIGNIFICANCE

Historically significant, the commencement of construction was 'officially opened' by Sir Henry Parkes on July 1878, followed with the laying of the foundation stone and time capsule in April 1879 by Molong Councillor Mr. Alderman Hughes. The site is also associated with the original owner of the land Mr. Robert Shield, an early settler, alderman and townsman of note.

The former School of Arts building is a modest functional space that has been altered and added to many times to serve the community as the hub of cultural and social events for over 140 years.

Socially significant the School of Arts and constructed as an education facility, the building has been adapted and extended to provide facilities that have served the community as an important venue for celebrations, exhibitions, balls, recitals, sports and movies.

The building group is culturally significant as it accommodated many local community and business groups including local council chambers, the Library, Molong Argus Newspaper, Salvation Army, Molong CWA, Molong Pastures Protection Board, ANZAC celebrations, and the Royal Ancient Order of Buffalos.

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Figure 21 Image of the Molong Community centre. Courtesy architects King + Campbell PL

Heritage Objectives

Heritage objectives for significant places can be summarised as follows

- To conserve the heritage significance of heritage items and places.
- To minimise the alteration of significant fabric of a building or place.
- Minimise the disturbance of a significant site.
- Manage the effect of new developments in the vicinity of a heritage item.

However, it should also be possible to

- Provide suitable maintenance of a heritage item.
- Keeping the place up to date and relevant for service and accessibility.

Comment on the proposed changes the site

The existing buildings (School of Arts and Supper Room) have a low to moderate rating of heritage significance and were not listed as heritage items in the LEP. However, there is a great community significance in the roll that the buildings have played at the centre of Molong's cultural and social activities. The overall heritage impact of the new works, and the removal of the former School of Arts can be minimised because the replacement buildings are sympathetic and

- The propose new building are generally complementary to the existing building
- The proposed infill buildings are of a similar scale and shape to the existing. It will be a 'good neighbour' to the Bank Street Streetscape and to 'heritage items' in the vicinity.
- The propose new building can provide continuity in the social and cultural significance that the building group has provided in the past.

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Statement of Heritage Impact

Date: 25 May 2020

Prepared by Barbara Hickson Architect and Heritage Adviser PO Box 610 Mudgee NSW.

Phone: 0263721186

Prepared for: Public Works Advisory (PWA) on behalf of Cabonne Council.
Address and property description of the proposed development: 98 Bank Street Molong

A brief description of proposal.

Initially the project in 2016-7 involved the demolition of the former supper room and a residence on the corner of Bank Street and Shields Lane. This project has been extended now to include the demolition of the Former School of Arts (Community Hall) located at 98 Bank Street on Lot 2 DP 1082943 to construct a more complete Community Centre. The architects King & Campbell Pty Ltd have prepared the documents that will accompany this application.

This document, the SoHI, and the Investigation of Significance assesses the extent to which the carrying out of the proposed development will affect the heritage significance of the existing streetscape, items in the vicinity, and the significance of this site.

The following questions are adapted from the Heritage Office guidance document.



Figure 22 View of the former Arts Hall and Supper Room from Bank Street. Courtesy Architects King + Campbell PL.

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<p>1. why the item is of heritage significance</p>	<p>The items to be demolished are of low to moderate significance and are not listed items. Due to considerable alteration and addition to the fabric the original items have changed significantly in their presentation to the streetscape. The statement of significance reads:</p> <p><i>Historically significant, the commencement of construction was 'officially opened' by Sir Henry Parkes on July 1878, followed with the laying of the foundation stone and time capsule in April 1879 by Molong Councillor Mr. Alderman Hughes. The site is also associated with the original owner of the land Mr. Robert Shield, an early settler, alderman and townsman of note.</i></p> <p><i>The former School of Arts building is a modest functional space that has been altered and added to many times to serve the community as the hub of cultural and social events for over 140 years.</i></p> <p><i>Socially significant the School of Arts, constructed as an education facility, has then been adapted and extended to provide facilities that have served the community socially as a venue for balls, celebrations, exhibitions, recitals, sports events, and movies.</i></p> <p><i>The building group is culturally significant as it accommodated many local community and business groups including the Library, Molong Argus Newspaper, Salvation Army, Molong CWA, Molong Pastures Protection Board, ANZAC celebrations, and the Royal Ancient Order of Buffalos.</i></p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The proposed new works will result in the demolition of these buildings. The positive aspect is that the replacement facilities enable the cultural and social significance of the existing and past buildings to have continuity into the future.</p> <p>They provide facilities that are accessible, safe, and suitable in scale and bulk.</p> <p>They present as well-designed infill buildings that can provide a more cohesive façade than the present buildings that have been greatly affected in appearance and integrity by alterations in the 1960s. The proposal will strengthen the streetscape and present as an historical reminder of the past. The proposed building will not detract from heritage items in the vicinity</p>

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<p>3. what negative impact will the proposed works have on its significance.</p>	<p>There will be a loss of historical fabric which is over 140 years old. These buildings will be removed completely, not simply altered, as in the past. A record of the existing buildings and their demolition is required.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The significance of the building can be read as the significance of the site as the centre of cultural and social life in Molong for many decades. Although the building will be replaced that cultural and social significance should continue.</p> <p>The overall building form, materials and shape have been designed to remember the past. Their bulk and scale also better reflect the heritage items opposite in Bank Street making this a more cohesive group on the hill in Bank Street.</p> <p>The more consistent setback, access and better pathways will make this community hub more accessible and inviting for public use.</p>
<p>5. why were more sympathetic solutions not viable.</p>	<p>The old School of Arts building has been modified so much that simply altering it again will not easily serve today's needs for accessibility, fire and structural safety, or for functionality in the 21st century.</p> <p>Although the building fabric of the School of Arts building looks well-presented internally, it is generally in poor condition due to the external façade being rendered covering the face brickwork, the lack of a damp course, and structural instability.</p>
<p>6. Have all options for retention and adaptive re-use been explored? Can significant elements be retained?</p>	<p>The design process has been a long one with many adjustments in the design. It would seem adaptive reuse again would only postpone an inevitable demolition in a few years or decades to come.</p> <p>Some significant elements of the heritage item can be kept although due to the many changes not a great deal is salvageable. For example, some original bricks from the school of arts could be reused on site in construction or pavement. If other original materials are found to be sound such as timber flooring or framing, then consideration should be given to reuse on the site,</p>

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	or in Molong. They should be disposed of thoughtfully.
7. Is demolition essential at this time or can it be postponed in case future circumstances make its retention more feasible?	<p>As noted above postponing demolition would not afford a long-term solution.</p> <p>Demolition should be recorded to illustrate the way this building was constructed and be especially mindful that there may be</p> <ul style="list-style-type: none"> • A Time capsule under the foundations in the original Arts Hall to the south west corner of the original building footprint laid down in 1879, that may be recovered and valued. • A footprint of an early residence, the first home of Robert Shield and his wife Rebecca who built a house in the vicinity in 1852. • The Halls framed timber floor may have protected relics below it for over 140 years.
8. Has the advice of a heritage consultant been sought?	This document has been prepared by a heritage Consultant.
9. If demolition is a result of the poor condition of the fabric, can it be repaired?	Yes. Both its poor condition and its inflexibility to meet current standards in flexibility, access, and fire safety.
10. Is the partial demolition minimised? (e.g. creating large square openings in internal walls rather than removing the wall altogether)?	No. The demolition proposed is wholesale. Further alterations and additions will no longer suffice to meet needs.
11. Does the proposed use, contribute to the significance of the heritage item?	Yes. The proposed use of the site and the new buildings will continue as a socially and culturally significant place for the community.
12. Why is the new development required to be adjacent to a heritage item?	The new development is within the Bank Street Conservation Area which is adjacent to a heritage item, and across the street from others. This is the best place for the new cultural centre to continue the significance of the site.

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13. Is the new development visually sympathetic to the heritage item?	<p>Yes. The building form, materials and shape have been designed to remember the past. Their bulk and scale reflects the heritage items opposite in and creates a cohesive group on the hill in the Bank Street Conservation Area.</p> <p>The continuity of scale and form in the new infill, and the more generous but consistent setback also acts as a good neighbour to the heritage listed residence at 100 Bank Street.</p>
14. Is the space around the heritage item large enough to allow for the retention of its significance?	<p>The original building are not retained. But the new building will sit in the space in an acceptable way allowing good aspect and prospect for it and heritage items in the vicinity, allowing them to fully retain their significance.</p>
15. Does the new development affect views to, and from, the heritage items in the vicinity?	<p>Improving the streetscape through the construction of a new building sympathetic to the past will improve the views to and from the heritage items in its vicinity.</p>
16. Does the new development affect archaeological deposits	<p>As in item 5 above the construction needs to be mindful of potential archaeology. See Recommendations to follow.</p>
17. Existing landscape elements	<p>NA</p>
18. Signage	<p>NA. Refer to separate application.</p>

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Recommendations

The existing community facilities including the former School of Arts Hall are of moderate to low significance overall and their replacement with the proposed new facilities, including an auditorium, will form a thoughtful and acceptable infill development to Bank Street Conservation Area and not detract from heritage items in the vicinity.

However, the cultural and social significance in these early buildings that have served the community in a myriad of functions for over 140 years needs to be considered in the future interpretation of the place so that that significance and memory of the past can flow through to the future and allow this development to *'reinforce the presence of a community hub'*⁸.

The proposed carparking and access from the rear will make good use of this underutilised land and not impact on the heritage area of Bank Street.

Further the community will have a facility that is accessible, functional and safe to current standards.

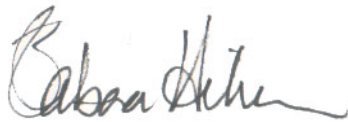
The following recommendations should be considered:

- Archaeology: Include in the construction certificate requirements the standard archaeological clause re the need to notify the Council and their heritage adviser should any relic be exposed in the process of the work. Be particularly mindful that there may be
 - A Time capsule under the foundations in the original Arts Hall to the south west corner of the original building footprint laid down in 1879.
 - There may be the footprint of an early residence, the first home of Robert Shield and his wife Rebecca who built a house in the vicinity in 1852.
 - Beneath old timber floors, especially those of the Victorian era there may be fragments of the past that should be recorded. It is not unusual for builders in that era to place items below the floor for 'good luck' such as odd shoes, a dead cat or children's toy. Record any finds.
- An Interpretations Plan: Consider a broad ranging interpretation plan that will enable the cultural and social significance of the existing and past buildings to have continuity with the future.
- An archival photographic record should be made of the building in its present state but also include images and details during demolition process of the original hall and former Supper Room that explains their construction. A copy of this record should be left in the library.

⁸ Complete Urban Consultants

School of Arts Bank Street Molong

- Archival records of the hall. There should be written records, plaques or memorials from the hall especially prior to its modernisation in 1960. If these can be sourced a record of them should be made left with the photographic record.
- Call for historic images from the public, externally and internally, for use in a record of the past uses of the hall.
- Be careful in disposing of the original bricks if they are sound and can be used in a suitable project. For example: Can some be used in the landscaping of the new proposed for the new community building.



Barbara Hickson

ARCHITECT AND HERITAGE ADVISER 25TH MAY 2020

School of Arts Bank Street Molong

Relevant Extracts from Trove Chronologically

30 March 1877 Land was procured: SMH

Efforts are being put forth by the School of Arts committee. A very suitable half-acre of land has been purchased in the main street, upon which the future hall will be erected. The price paid for the land was £62, and got as a favour at that price. There is a very nice sum already in hand, many of our leading citizens having given £10 each and there are also about 100 volumes of standard works, the nucleus of a library, valued at £40. Tenders will shortly be called for the preliminary work, foundations,

27 July 1878 Sir Henry Parkes at Molong, Australian Town and Country Journal.

AFTER opening the new School of Arts at Molong on Friday, on Friday last Sir Henry Parkes delivered the following interesting speech in reply to the address presented on the occasion by the inhabitants .

26th April 1879 The Sydney Mail

The foundation-stone of the School of Arts Hall was laid on Wednesday by Mr. Alderman Hughes

(However, it was reported that the School of Arts Building, was officially opened prior to that date by Sir Henry Parkes on July 1876. **(The building was not constructed at this stage).**)

10th May 1879 School of Arts under construction:⁹

PUBLIC BUILDINGS.-The tender of Messrs. Gadd, Neville, and James has been accepted for the new post and telegraph offices for £1680, the building to be Completed in eight months. This firm is also the contractors for the now public school, at £3300. This, with the large hall of the School of Arts now in course, of erection, will make Molong look a little livelier.

26 April 1879 The Maitland Mercury

In the unavoidable absence of the Mayor, the foundation-stone of the School of Arts Hall was laid to-day by Alderman Hughes. The contractor, Mr. James, of Orange, is pushing on the work vigorously, and a fine public hall will grace the town of Molong within three months. The principal residents attended the ceremony, and a 'bottle containing the Molong newspaper and other documents was duly placed at the south-west corner of the building.'

⁹ Australian Town & Country Journal 10th May 1879

School of Arts Bank Street Molong

May 1879 The School of Arts was open and functioning by May 1879 when a meeting was held there to promote the extension of the railway to Molong.¹⁰

11 October 1879 Australian Town and Country

A grand concert was hold here in the new hall of the School of Arts, on Friday night last, in aid of the funds of liquidating the debt on the building. The attendance was very good, and the handsome sum of £23 the proceeds of the entertainment-was netted on the occasion. Everyone seemed to bo pleased with the entertainment, which was creditably got up and very successful in every sense of the word. There could not have been much less than about 300 persons present. It was one of the best concerts ever got up here, barring the one that was held at the opening of the Roman Catholic Chapel, which was the best and grandest yet of all, and the most numerously attended.

July 1888 Molong Express

Mr. R. Shield. — On Wednesday of last week, Mr. R. Shield, one of the oldest residents of our district, took his departure for Sydney, whither he intends remaining indefinitely, if not altogether, his immediate object in going to the metropolis being to obtain special medical treatment of a dangerous cancerous growth which has formed on one of his cheeks. The permanent : absence of Mr. Shield from Molong, would be regretted by many in both our town and district, the interests of which he ever endeavoured to advance as an alderman and a townsman whose common, sense and honesty of purpose and general respect. In his advanced years of age much sympathy is also due to him in his affliction by so stubborn, and dis agreeable, if not dangerous,

July 1891 A School of Arts report in the Molong Express in June and July 1891 provides a glimpse into the workings of the Library and of additional plans to expand the facilities with a Former Supper Room and Ladies Reading Room, community, and council meetings.

It was decided to order Amateur Work an illustrated monthly magazine), to apply to the Government Printer for a copy of 'Wilkinson's 'Australian Magistrate,' and to invite tenders from several Sydney houses for the supply of the other works asked for. A committee was also appointed to prepare a list of works published by the Government Printer, which the committee intend to make application for.

A sub-committee,' to be called the Library Committee, was appointed, to have the oversight of the Library and reading-room, subject to the general committee. It was further decided to call for tenders from time to time for the purchase of the old magazines, the committee not pledging

¹⁰ Sydney Mail May 10, 1879

School of Arts Bank Street Molong

themselves to accept the highest or any tender. Due notice inviting the tenders to be posted in the reading room.

The questions of enlarging the former Supper Room at the rear of the hall, and providing a ladies' reading room, were introduced, and referred to a sub-committee for investigation and report. '

At the next meeting in July 1891 the plans were changed:

Mr. E. Finch laid upon the table specifications of an additional room proposed to be 'erected on the eastern side of the main building, and the full length of the hall, the additional room to be of corrugated iron with one or two entrances from the hall, to be available as a former Supper Room for balls etc. The feeling of the meeting was in favour of a brick erection and it was decided to adjourn the further consideration of this matter till next Friday night, when a special meeting will be held, and fresh specifications etc, to be obtained in the meantime.

12 May 1893 Molong Express

A portion of the former Supper Room is to be partitioned off, and a stove purchased with which to warm the room. A donation of books to the School of Arts was made by Mrs. A. G. Beveridge, whose kind gift was gratefully acknowledged.

8 September 1894 Molong Express

A jovial Union

On Thursday night some 40 gentlemen, in response to invitations issued by the (President of the late Molong branch of the Free Trade and Liberal Electoral Association; met in the long supper-room of the School, of Arts to spend a special evening. The room had been very tastefully decorated with pines and the sweet smelling wattle flower, and the large table being adorned with a profusion of dainty comestibles and a collection of nice flowers made the scene a very pretty one.

16 September 1893 Molong Express

the Molong Social Club Ball :

Then there was the supper-room, which, as ia the custom at all social gatherings in Molong, looked handsome, as well as tempting. A bevy of ladies performed the difficult task of laying it, and they certainly are also to be commended on the result of their efforts. There was a profusion of beautiful assortments of flowers on tba table, not to say anything of the extraordinary quantity of varied description of comestibles, the greater part of which were gratuitously supplied.

12 May 1894 Molong Express.

School of Arts Bank Street Molong

Further improvements began again with a partitioned space in the Former Supper Room to accommodate a heater and a warmer space in which to read.¹¹

October 1897 An excellent example of a social ball was held In October 1897. This special ball was held at the School Arts for the Mounted Rifles under Captain Claude Smith. *'There was upwards of sixty couples present. Mrs. R Clarke of the Telegraph Hotel did the catering and provided an extensive menu for the guests. The decorations for the former Supper Room were in the hands of Mesdames Bridekirk and Donaldson, and the Misses Clarke (2), and Foley, who, with splendid taste in arranging ferns, giant lilies, roses, green foliage, and the colours of the regiment (green and red): converted the banqueting apartment into a veritable flower garden, which gained the admiration of all.'*¹²

Hospital balls, Juvenile Balls, Engineers balls followed. There were many occasions to celebrate in the School of Arts and Former Supper Room.

The facilities also served for various sports such as skating, for music, exhibitions and memorials and other celebration and as a movie theatre. In these years the School of Arts and former Supper Room must have been at the very centre of social life in Molong.

26 Sept 1902 Molong Argus

Death of Mrs. R. Shield.

One of Molong's Oldest Residents. On Saturday night an old, well-known and much respected resident of Molong district, in the person of Mrs. Rebecca Shield, relict of the late Robert Shield, passed away at the residence of her daughter— Mrs. William Hasemer

The deceased lady, who had attained the advanced age of 84 years, was a native of Grantham, England. After her marriage with the late Mr. Shield the pair emigrated to N.S.W. in 1841. and resided for about 12 months in Sydney.

They then removed to Flyers' Creek, near Cargo and subsequently took up their residence in Molong building the first house on the spot over which stands the office where this obituary notice (the Argus was at the School of Arts for some time) was set up and printed. This was over 50 years ago. (house built on this site in 1852)

¹¹ Molong Express 12 May 1894

¹² Molong Express 30 October 1897

School of Arts Bank Street Molong

1905 report (Australian Town and Country) say there are 10 rooms and a hall in the building and included a billiard table and a reading room.¹³

15 October 1909 Argus

Shields Lane

The Mayor reported that he had interviewed Mr. .1. T. Parslow, re the sale of portion of his land, in order to improve Shield's Lane. Mr. Parslow said he would not listen to such a proposal, as be bad hardly room to turn a cat there now. He said if the Council chose he would sell the lot to them.

In **1960** additions to the façade of the Former Supper Room and School of arts by architects Louis & Roberson & Son.

¹³ Complete Urban SoHI p.11

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HERITAGE IMPACT STATEMENT

for

PROPOSED LIBRARY & COMMUNITY FACILITIES

at

94 BANK STREET, CORNER OF SHIELDS LANE, MOLONG

16 November 2016

Complete Urban Pty Ltd
Suite 3/10 Regent Street
Chippendale NSW 2008
Units 6-7, 23 Main Street
Varsity Lakes QLD 4227

Version (2): (16/11/16)

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1 INTRODUCTION

1.1 BACKGROUND

This Statement of Heritage Impact (SOHI) forms part of a Development Application for a proposed Library and Community Facilities on two, adjoining properties fronting Bank Street, immediately west of the Molong Town Centre. The properties are currently owned by Cabonne Council.

One of the properties has a single storey residence and the other has a 1960s single storey extension to a former School of Arts building which contains a side entry to the hall, small meeting rooms, a kitchen and amenities. A 12 metre long shipping container is located close to the rear boundary.

Both properties are located within the Cabonne Heritage Conservation Area – General, as shown on the Cabonne LEP 2012 Heritage Map – Sheet HER_0004AA. The corner allotment, being LOT 432 on DP 1070957 (No. 94 Bank Street Molong), is identified as Heritage Item No. 1212 on this map.

COMPLETE Urban has been engaged by Cabonne Council to provide architectural design and heritage impact services for a new Library and Community Facilities with associated off-street parking.

As part of our commission, COMPLETE is required to complete a heritage report which involves addressing the potential heritage significance of the existing buildings.

1.2 METHODOLOGY

This report has been prepared on the basis of documentary information and physical inspections of the site carried out in December 2015 and February 2016. Historical information has been reviewed and an assessment of the identified heritage items is included in this report. The methodology generally follows the guideline recommended by the NSW Heritage Office and Department of Urban Affairs & Planning 1996, revised 2002.

1.3 LIMITATIONS

No floor plans of the existing residence at 94 Bank Street have been found and only one architectural drawing sheet has been found showing the original School of Arts buildings. There is limited heritage related information on the designated conservation area and relevant heritage items. The available historical records and inventories are included in the appendices.

1.4 AUTHOR IDENTIFICATION

This report has been prepared by Patricia Gosling, a NSW registered Architect with substantial experience in heritage projects. Patricia's CV is included in Appendix A.

1.5 ACKNOWLEDGEMENTS

COMPLETE Urban acknowledges the assistance of the following persons:

- Heather Nicolls, Director of Environmental Services, Cabonne Council
- Jeeva San, Project Engineer, Cabonne Council

2 SITE DETAILS

SITE LEGAL DESCRIPTION:

LOT B on DP 155735 and LOT 432 on DP 1070957

Adjoining properties fronting Bank Street with LOT 432 on DP 1070957 (No. 94 Bank Street) also adjoining Shields Lane.

SITE AREA:

LOT B on DP 155735: 518.2 sqm

LOT 432 on DP 1070957: 556.8 sqm

LOT 2 on DP 1082943: 1456 sqm

ZONING:

R1 General Residential as shown on the Cabonne LEP 2012 Land Zoning Map. Refer to Appendix B.

3 SUMMARY OF PROPOSAL

Cabonne Council proposes to relocate the existing Molong Library currently located in the former railway station to the subject properties with a view to improving community facilities and accessibility by the key user groups.

To provide space for the new facility, it is proposed to demolish the existing residence and the 1960s extension which forms part of the adjoining Molong Community Hall. An existing shipping container will be re-located behind the main Community Hall.

Facilities to be provided include:

- Library 200m² (minimum)
- Community Meeting Room 200m² (maximum)
- Off street car parking facilities

The library includes the following functions: collection area, event area, lounge area, outdoor area, staff area, technology room, store and amenities.

The original, adjoining community hall building (former School of Arts) and the recently built, rear addition located immediately east of the 1960s extension will remain intact.

4 CONTEXT

The subject site fronts Bank Street and lies on the western side of the Molong Town Centre, which contains interesting and is recognized as an important example of regional NSW, early 20th century main street facades and buildings.

The new Library and Community facilities will be located directly opposite the current Council offices and will form part of a larger community hub for the town with accommodation that can be used by a wide cross section of the community.

Other than the adjoining Community Hall, the proposed site lies between and in front of single storey dwellings. Diagonally opposite to the north-west is an Anglican Church and small shops with verandahs to Bank Street are located down the hill to the north-east. Both properties have a gentle slope from the rear to the street front.

The general context of the site is shown in the aerial image – refer Appendix C.

A small side street (Shields Lane), is located on the eastern side of No. 94 Bank Street. A concrete pedestrian pathway continues across Shields Lane along Bank Street and the lane has a grassed pedestrian strip and stone kerbs as seen in Appendix D.

5 HISTORICAL DEVELOPMENT

The following brief history of Molong is an extract from the NSW State Heritage Inventory Listing For Cabonne Heritage Items:

There were officially three Molongs – East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of the town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34km (22 miles) east of Molong.

Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.

The Molong Creek, formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sales Yards and Molong Creek, opposite from the property "Gamboola".

In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area east of the Molong Creek from Larras Lake near Larras Lee to East Molong.

No maps have been sighted defining the earlier extents of East Molong, West Molong and Molong.

The author is not aware of any local heritage investigations or other reports that could inform of potential historical significance of the site.

As the subject site is located on the west side of the current Molong town centre and is on part of a hill, it is unlikely that evidence of early European settlement be found.

6 EXISTING DWELLING – NO. 94 BANK STREET

The single storey residence at 94 Bank Street is noted as having local significance in Schedule 5 Environmental Heritage, Cabonne LEP 212. The accompanying Cabonne Heritage Inventory Listing (SHI Number 1271853) notes the following:

Statement of Significance:

House constructed in 1938. Weatherboard timber framed.

Physical Description:

Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.

The existing house is modest in scale, being a single storey, detached dwelling comprising mainly of weatherboard clad external walls and corrugated metal hipped roofs. A partially enclosed verandah and side entry porch is clad with face brick and external windows are predominantly sliding type and aluminium framed. There is a side entry facing Shields Lane which has a multi-panelled, timber and glazed door and windows.

The street front fencing pillars comprise of similar face-brick as the house and are infilled with painted metal tube top rails with mesh infill, typical of the early to mid 20th century federation period.

Two brick chimneys are visible from Bank Street and another chimney can just be seen beyond.

As noted in the attached Cabonne Heritage Inventory Sheet, the residence was likely to have been built in the late 1930's and is typical of this inter war period. It is noted that the brick verandah fronting Banks Street is possibly not entirely original.

Although the main residence is generally in original condition, the overall physical condition of the building fabric is poor and it does not appear to have undergone regular maintenance in recent years.

Towards the south-west corner of the property there is a small shed clad with fibre-cement and corrugated metal. The shed is very dilapidated and does not appear to have any heritage merit.

There are no trees or other landscape features on the site that could contribute to the heritage setting.

As the dwelling lies opposite and at the edge of a civic grouping and is separated from other residences by a laneway, it appears isolated. As such, the residence does not visually or functionally contribute to the local streetscape.

As there are many other examples of similar style residences nearby and, because it lies in isolation and does it form part of a grouping, removal of this residence will not impact on the general setting.

Further, given the building's dilapidated condition and limited footprint, any opportunity to adaptively re-use the residence would not be viable or add value to the conservation area.

Refer to Appendix E for recent images of the existing residence at No. 94 Bank Street.

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7 EXISTING COMMUNITY BUILDING ANNEXE

It is proposed to also demolish an existing annexe to the main Community Hall (former School of Arts) which has meeting rooms, a kitchen and amenities.

This building is not listed as a Heritage Item but forms part of the Molong Conservation area.

A Trove search has been undertaken as part of this Heritage Report but very little information was uncovered with regard to the history of the building. However, from the historical image below and the documentary evidence (Architectural Drawing dated 1960 by Louis S Robertson & Sons Architects – Appendix I) it appears the existing building was most recently modified in the early to mid 1960s with not a lot of major work undertaken since.

The original building appears to be a gabled form of smaller proportion than the School of Arts building to the west.



Figure 1: View of the façade of the School of Arts and original annexe that was demolished to make way for the existing building. Source: image supplied by Cabonne Council – the Mitchell Room c1960

Recent images of the building are included in Appendix F.

The following account of the history of the building has been summarised from information supplied by local historian, John Austin.

It is believed that the building was originally built as a free standing building dating back to circa 1890. It was originally constructed as a 'Supper Room' associated with the School of Arts Building.

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In addition to its use as a 'Supper Room' it has also been used by a variety of other tenants including:

- Molong Argus Newspaper
- Salvation Army;
- Molong CWA;
- Molong Pastures Protection Board;
- Molong RSL' and the;
- Royal Ancient Order of Buffalos.

It is believed that the Molong Argus Newspaper occupied the building from construction until 1909. The Molong Pastures Protection Board used it as a billiards room and office from circa 1909 until 1927. CWA used the building until 1939, the RSL used it as a billiards room from 1947 until 1953 and the Royal Ancient Order of Buffalos used it until 1960.

The building was renovated in the early 1960's when the current facade was erected and the foyer, kitchen and toilets were constructed linking the building to the School of Arts Building. This work was undertaken in conjunction with other works in the School of Arts Building including the rendering of the front facade of the School of Arts Building.

On site evidence suggests that the facade was constructed in front of the original building as the corners of the original building can still be seen immediately behind the red brick facade. It was at this time that the gabled roof facing Bank st was modified to a hip roof. The Molong Express reported on 21 April 1960 that Council had announced the approval of a 15,000 pound loan to renovate the School of Arts. The works were completed in October 1961.

From the street front views, this addition presents a semi-industrial appearance due to its metal cladding parapet and choice of deep red face-brick with a sliding window punctuating the front area. There is recessed main entry with steps from Bank Street and ramped access that has been added in front of the former School of Arts to provide accessible access. Another set of stairs lead to a meeting room at the front of the building.

Inside, the building has two meeting rooms, a kitchen, amenities and storage areas. There is currently poor accessibility between the meeting rooms and amenities and the adjoining hall due to differing levels. The building area is generally inefficient in its layout and users must negotiate many steps and corridors.

In summary, this building is considered to be of poor architectural merit and has low heritage value. The building is not a good example of 1960s architecture and does not meet current regulatory standard. The building fabric is generally in poor condition due to lack of maintenance.

Removal of this building will allow a much improved architectural contribution to the streetscape and the opportunity to properly address the facade relationship with the adjoining School of Arts building.

8 EXISTING COMMUNITY BUILDING (FORMER SCHOOL OF ARTS)

The following account has been supplied by local historian, John Austin:

The School of Arts Building was officially opened by Sir Henry Parkes on July 1876. A 1905 report (Australian Town and Country) says there are 10 rooms and a hall in the building and included a billiard table and a reading room.

The following Statement of Significance and Physical Description is derived from SHI Number 1271852:

Statement of Significance:

Considerable historic interest as former School of Arts, erected in 1878, and later as Council offices, the 'Molong Argus', Pastures Protection Board, library and used for showing motion pictures. Now the memorial Community Hall but much architectural integrity lost.

Physical Description:

Two storey building with low pitched gable and single storey wings. Now fully rendered, with all original detailing lost. Brickwork at sides (is the) only surviving indication of the building's age. Side room is called The Mitchell Room. The original section is rendered and painted with a gable facing the street. The additions are much later.

The original hall appears to have a projection room on the upper level with 3 small windows just below the front gable. At the sides the original face brickwork is still visible with low flat brick arches over the windows. There are weatherboard clad structures at the rear.

The images included in Appendix G were taken in December 2015 and a physical inspection of this building was carried out. The general condition of the building is fabric is poor to moderately acceptable due to lack of maintenance.

Although outside the scope of the current architectural design commission, consideration could be given to providing essential maintenance repairs and restoring the building façade. The main hall area has good proportions and has scope for continuing to fulfil a variety of local community hall functions. It is recommended that a maintenance and repairs schedule be developed to prioritise work required to maintain this asset over the long term.

9 MOLONG URBAN CONSERVATION AREA

The following Statement of Significance and Physical Description is derived from SHI Number 1271118:

Statement of Significance:

The defined Urban Conservation Area contains a collection of architecturally important buildings that are grouped together in a compact form. Bank Street is unusual in that groups of retail buildings, some with original verandah posts to the street alignment, are diagonally opposite on each block forming a significant townscape in a close physical setting.

Physical Description:

Molong is laid out in a traditional grid pattern with wide streets. It is situated on the Molong River and is bordered by hills to the east and west. The Urban Conservation Area includes that part of Bank Street between Edward Street and Watson St. The buildings in the street are a mixture of late 19th century and twentieth century and are tied together by a compact form on each of the two street blocks and by a number of significant and non-disruptive buildings...The urban development rises to the west of Bank Street joining a natural boundary. The vista to the east is significant with a steep hill, with little development, joining a close physical backdrop to the town. The hill is important with regard to visual quality of the Urban Conservation Area, development should be controlled.

The emphasis of the above statement is on maintaining:

- The visual quality of Bank Street, especially with views towards the town centre and implied,
- Being respectful of the existing alignments, rhythm of allotment sizes and scales fronting Bank Street.

10 OTHER HERITAGE ITEMS IN CLOSE VICINITY OF THE SITE

Other heritage items in close proximity of the site are:

I162 St John's Church, Bank Street (corner Edward Street)

I176 and I177 – Shops fronting Bank Street

I178 – Connelly's Store (former) Town Hall including Soldiers Memorial and shop

I179 – Hawthorne House, 100 Bank Street, Molong

These heritage items are included in Appendix H Cabonne Heritage Inventory.

11 PROPOSED WORKS

It is proposed to demolish the existing residence and the 1960s extension which forms part of the adjoining Molong Community Hall. An existing shipping container will be re-located behind the main Community Hall.

Facilities to be provided include:

- Library 200m² (minimum)
- Community Meeting Room 200m² (maximum)
- Off street car parking facilities

The library includes the following functions: collection area, event area, lounge area, outdoor area, staff area, technology room, store and amenities.

The original, adjoining community hall building (former School of Arts) and the recently built, rear addition located immediately east of the 1960s extension will remain intact.

12 HERITAGE IMPACT STATEMENT

Proposal for New Library and Community Facilities

The proposal to provide a new library and community facilities involves replacement of:

- A residence at No. 94 Bank Street which does not provide a significant contribution to the Bank Street Street Conservation Area, particularly the street facades. The residence has poor heritage significance value as it is: - in poor to fair physical condition and - the front verandah appears to have been a more recent addition and; - the setback of approximately 3 metres from Bank Street and Shields Lane is inconsistent with adjoining buildings
- An unsympathetic community building annexe, constructed in the 1960s, adjoining the former School of Arts. This building is not listed as a Local Heritage Item.

With reference to Appendix J, Draft Sketch Design Proposal, the design intent of the new works is summarised below:

Site Context and Scale

The site is a corner site and is located in a predominantly residential section of Bank St. The proposed design is residential in scale and generally occupies the site to match the existing setbacks of the 2 buildings proposed to be demolished maintaining the existing streetscape character and rhythm.

Shields Lane is partially revealed when viewed from the northeast and the building has been designed to address both street frontages.

The scale of the building provides a balance between the height of the adjacent community hall to the west and the single storey residential property to the east side of Shields Lane. The building also follows the topography of the land as it slopes down to the west.

Relationship to Bank Street

Planning of the new Library and Community facilities encourage a strong physical connection to Bank St whilst addressing accessibility, building legibility and the natural slope of the land. The community covered courtyard north of the proposed community rooms has been design to extend fully to the street frontage and provides an elevated community space that is separate to the public foot path but connected by a large viewing 'window' overlooking the footpath. From this elevated position, this space will enjoy good views across Bank St to Council Chambers and east along Bank St to the Molong CBD.

The library section of the building is more directly connected to the footpath of Bank St and the boundary between public and private space is deliberately blurred to reinforce connectivity and the open and inclusive nature of the library.

Architectural Forms

The proposed design seeks a balance between the character and details of the commercial area to the west and nearby residences on both sides of the site.

The new buildings are single storey and generally match the original allotment setout of the two western allotments on the site. This approach respects the original streetscape rhythm, variety and building scale of nearby residences and small shops and is of a human scale and like the rest of the Molong CBD is intended to be experienced on foot.

The proposed forms continue the existing heritage street rhythm of gabled roof forms and parapet type shopfront facades.

There will now be three related architectural elements fronting Bank Street, separated by lower set entry links or 'throats'. These lower entry areas promote good visual separation between the three buildings and the new/old works. The existing Community Hall (former School of Arts) building will retain its strong presence.

Materials and Details

The overall building forms and external materials have been carefully selected to reflect the local area. The materials palette is small and takes cues from existing materials used elsewhere in Bank St.

Face-brick of similar type as other heritage items is proposed for the new community meeting room section of the building. Opportunities exist to express this material internally as well in some of the transition spaces and corridors.

The library component is lighter pitched room element that will visually anchor the development at its western end and provide a 'bookend' to the site at Shields Lane. There will be more glazing facing east and north to this element allowing natural light to spill into the library spaces.

The proposed community facilities will:

- Contributes to a cohesive grouping of community based functions on both sides of this section of Bank Street; and
- Improve legibility of the existing allotment divisions i.e. the new development recognises and is designed to the side as well as front boundaries of each allotment

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and in doing so, is consistent with the general allotment size of most sites fronting Bank Street.

- Provide a positive contribution to the Bank Street Conservation Area by aligning the new buildings close to the street-front recognising the corner of Bank St and Shields Lane and therefore reinstating a presence that community buildings deserve; and
- Provide a consistent and more sympathetic architectural facade solution fronting Bank Street whilst still allowing the former School of Arts facade to maintain its strong presence; and
- Promote increased local and visitor interest for the whole of the Bank Street Conservation Area.
- Be sympathetic to nearby heritage items. The proposed new buildings are of similar scale, being single storey, and the proposed gable and parapet are derived from existing heritage facades to Bank Street.

13 CONCLUSION AND RECOMMENDATIONS

The proposed additional community facilities buildings are appropriate to the existing heritage context that forms part of the Bank Street Conservation Area and will not impact on nearby local heritage items.

The proposed demolition of the residence at No. 94 Bank Street and the 1960s community hall annexe will allow a more sympathetic addition to the Bank Street Conservation Area, reinforce the presence of a community hub and enhance the heritage value of the adjoining former School of Arts building.

The proposed off street car park and associated driveway located at the rear of the new buildings will not impact on the Bank Street Conservation Area as they are setback more than 22 metres from the Bank Street front.

The proposed low level planter beds at the north-east corner of the site and at the Shields Lane boundary will enhance the street setting. Similarly, the proposed accessible pathways and clearly defined entry ways will encourage high usage.

It is recommended this proposal be approved by the consent authority.



Patricia Gosling

Senior Architect

Complete Urban Pty Ltd

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A APPENDIX A – CV



CV PATRICIA GOSLING ARCHITECTURE SENIOR PROFESSIONAL

KEY STRENGTHS AND ATTRIBUTES

Significant Public Realm Experience
Documentation and Contract Administration
Experienced team leader and consultant co-ordination

QUALIFICATIONS & TRAINING

B.Science (Arch), University of Sydney
B. Architecture, University of Sydney
NSW Architect Registration No. 5768
RAIA Architectural Board - Examiner
Construction Work White Card

EXPERIENCE

Senior Architect
Complete Urban, Varsity Lakes, Qld
2013 - Current

Project Director
Lightwave Corporation, Kingscliff
2008 - 2010

Senior Architect
Dickson Rothschild, Sydney
2005 - 2007

Sole Practitioner Architect
Egan Associates, Sydney
2001 - 2005

Senior Architect
Dickson Rothschild, Sydney
2005 - 2007

Sole Practitioner Architect
Egan Associates, Sydney
2001 - 2005

Senior Architect
PTW Architects, Sydney
2004, 2003, 2001 & 1997

Project Director
Woods Bagot, Sydney
2000

Senior Architect
Daryl Jackson Robin Dyke, Sydney
1999 - 1998

Freelance Architect
Ancher Mortlock & Woolley, Sydney
1996

Freelance Architect
Campbell Luscombe Associates, Sydney
1996

Freelance Architect
Jackson Teece Chesterman Willis, Sydney
1996

Freelance Architect
Studio Europa, Prague, Czech Republic
1995

SIGNIFICANT PROJECTS

Project: Helensvale Library and Community Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Mudgereeba Aquatic Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Holroyd Aquatic Centre
Client: Holroyd Council
Role: Project Architect

Project: Helensvale Aquatic Centre
Client: Gold Coast City Council
Role: Project Architect

Project: Curl Curl Sports Centre Refurbishment
Client: Warringah Council
Role: Project Architect

Project: Luna Park Reconstruction - Stage 1
Client: Luna Park Reserve Trust
Role: Project Architect

Project: King St NSW Supreme Courts Complex
Client: NSW Attorney General
Role: Senior Architect

Project: NSW Conservatorium of Music
Client: University of Sydney
Role: Senior Architect

Project: Sydney Showground Exhibition Halls
Client: Royal Agricultural Society
Role: Senior Architect

Project: Bradfield Senior College Relocation
Client: NSW Public Works
Role: Project Architect

Project: Newcastle Civic Centre Redevelopment
Client: Newcastle City Council
Role: Senior Architect

Project: Macquarie University Building C5A, Sydney
Client: Macquarie University
Role: Detail Design Architect

Project: Sydney Town Hall Restoration
Client: Sydney City Council
Role: Project Architect

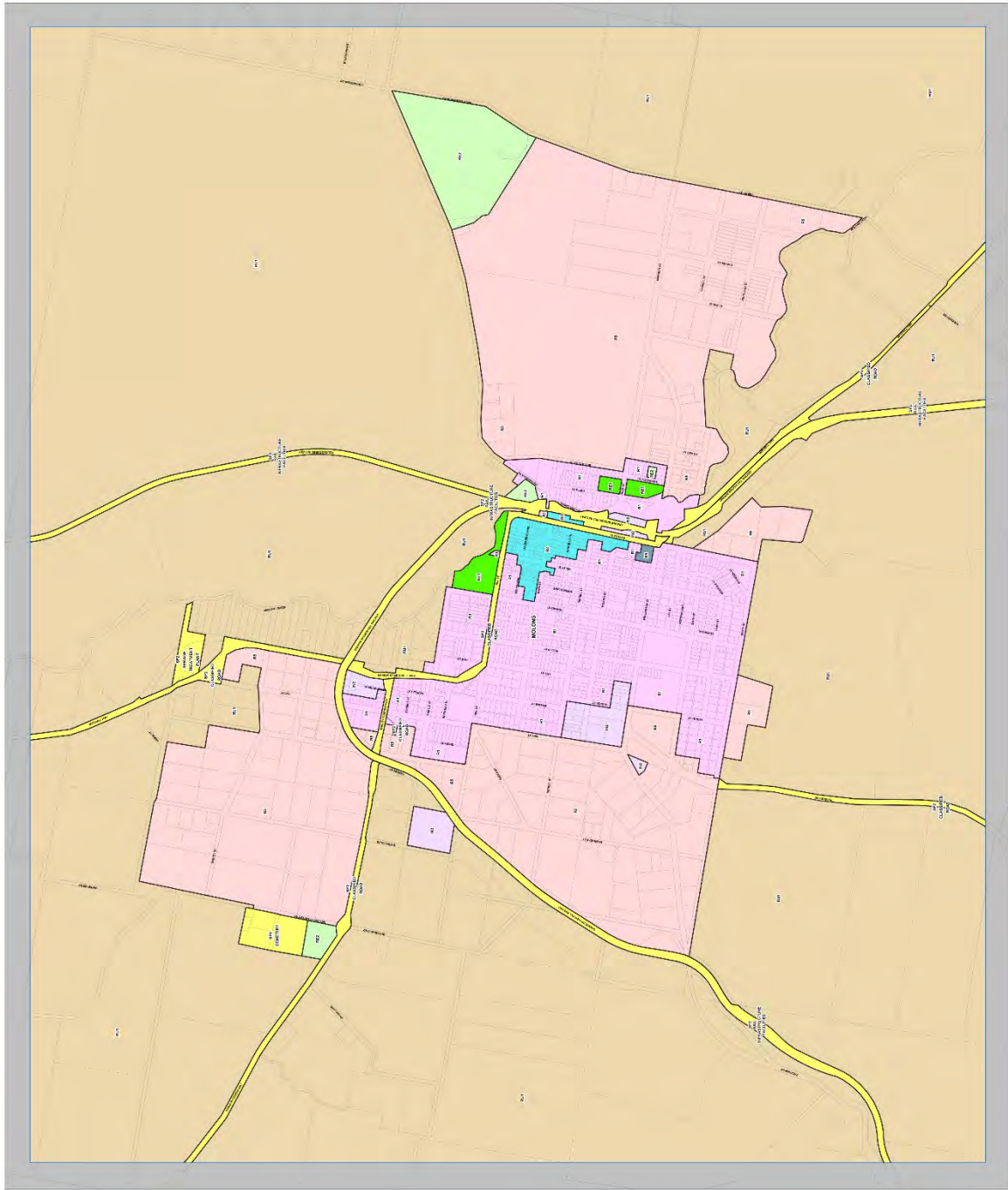
Project: Moruya College of TAFE
Client: NSW Public Works
Role: Project Architect

Project: BER State School Projects in northern NSW
Client: Reed Constructions NSW
Role: Project Manager

Project: 9 BER State School Projects in SE QLD
Client: DET QLD
Role: Project Manager

COMPLETE

B APPENDIX B – CABONNE LOCAL ENVIRONMENT PLAN

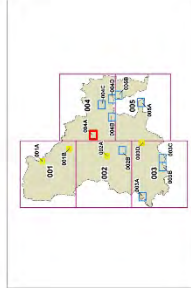


Cabonne Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_004A

- | Zone | Description |
|------|------------------------------------|
| B2 | Local Centre |
| B5 | Business Development |
| E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R1 | General Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU3 | Forestry |
| RU5 | Village |
| SP2 | Infrastructure |
| W1 | Natural Waterways |

Cadastral
 Cadastral: 30/952011 © Land & Property Information (LPI)

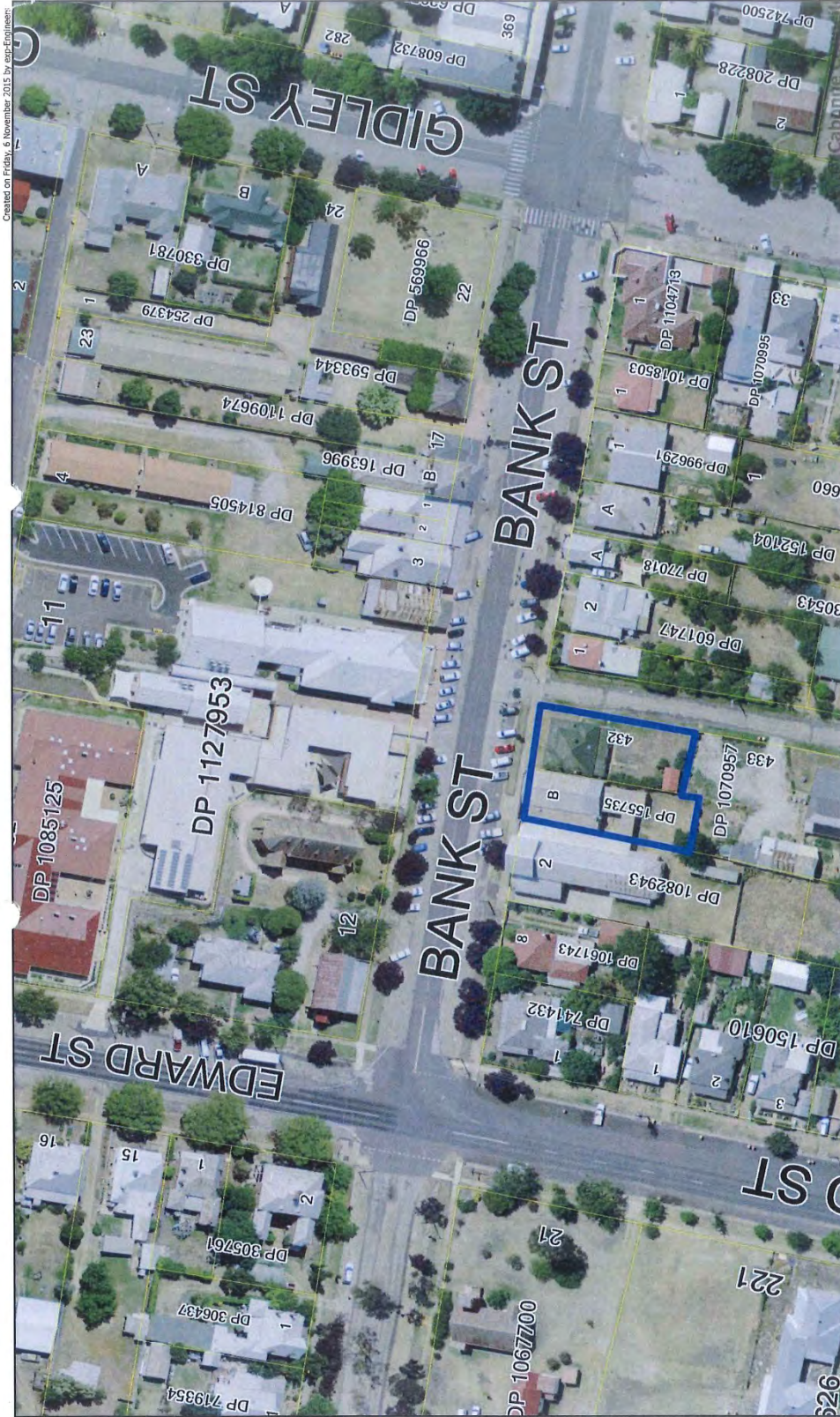


Map Identification number: 1405_CON_LZN_004A_002_20121015
 Project: 004A_1004
 Scale: 1:20,000 @ A3

COMPLETE

COMPLETE

C APPENDIX C – BANK STREET AERIAL IMAGE



Created on Friday, 6 November 2015 by esp-Engineers

Important Notice!
This map is a preliminary survey document. Accurate locations can only be determined by a survey on the ground.
This information has been prepared for Council's internal purposes and for no other purpose. No liability is accepted for any errors or omissions in the data, whether the Council or any other person has relied on it for any purpose.
The Council does not accept any liability for any errors or omissions in the data, whether the Council or any other person has relied on it for any purpose.
For any enquiries, please contact the Surveyors at the address below.
© The State of New South Wales (Department of Lands) 2009. © Cabonne Council 2009

Aerial Photography:
Contour Interval: 1M
Projection: MGA84 Zone 55
Coast: 1:50,000
Date: Friday, 6 November 2015
Drawn By: esp-Engineers

Grid: MGA84
Scale: 1:50,000

Map Scale: 1:11,201 at A4
Map Zoom: 340.9 m

COMPLETE

D APPENDIX D - 94 BANK STREET AND SHIELD LANE IMAGES

COMPLETE

94 BANK STREET AND CORNER OF SHIELDS LANE , MOLONG CABONNE COUNCIL



Photo 1: North-east corner of residence and part of the Community Hall extension beyond.



Photo 2: North-east corner of subject residence at right, looking south down Shields Lane.

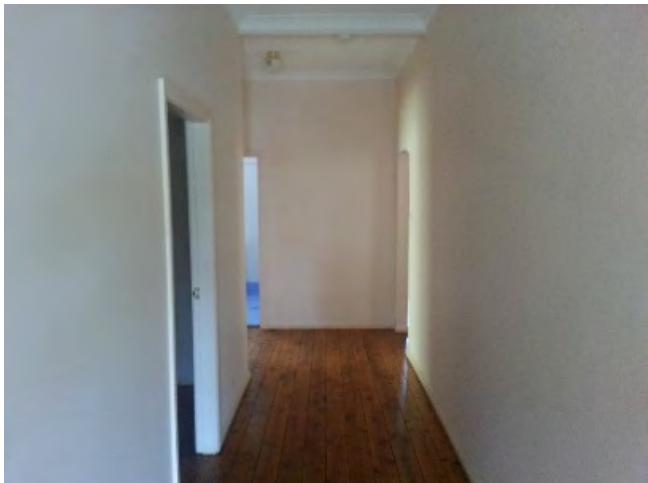
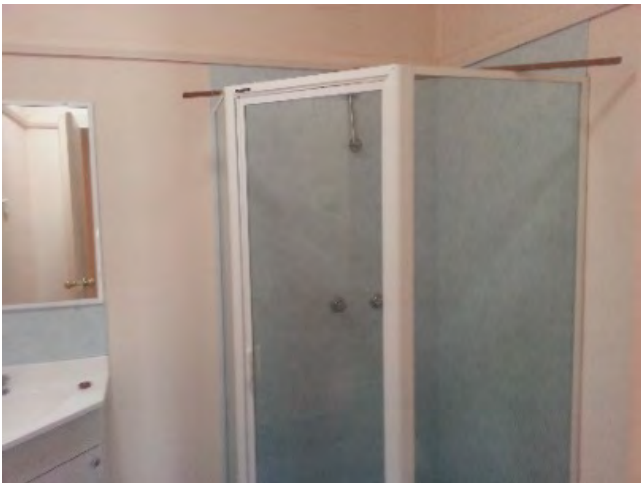


Photo 3: View of gabled Molong Community Hall and adjoining extension. The brick palisade fence to 94 Bank Street is seen further down the hill.

COMPLETE

E APPENDIX E – 94 BANK STREET EXTERNAL & INTERNAL IMAGES

COMPLETE



COMPLETE



COMPLETE

F APPENDIX F – COMMUNITY HALL ANNEXE IMAGES

COMPLETE



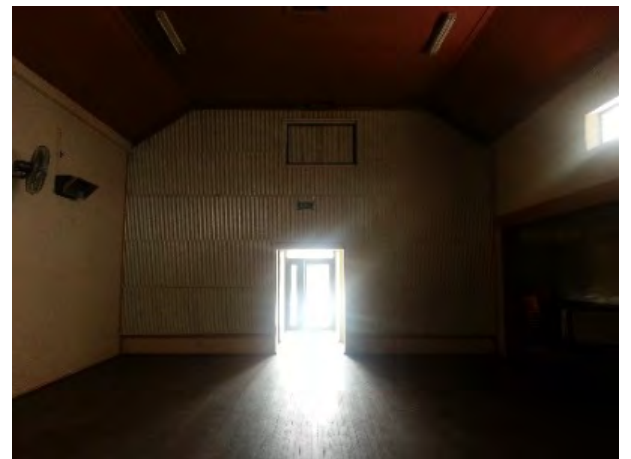
COMPLETE



COMPLETE

G APPENDIX G – COMMUNITY HALL (FORMER SCHOOL OF ARTS) INTERNAL IMAGES

COMPLETE



H APPENDIX H – CABONNE HERITAGE INVENTORY

Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper was being mined 3 km north of Molong at Copper Hill. Miners were contracted from Cornwall, England to extract the copper. Many miners left the area in 1851 after the discovery of gold at Ophir near Orange.

The first land sales took place in 1856 and this marked the beginnings of the development of the present township of Molong. For a current tour of the area visit the Fairfax Walkabout web page.

Molong township is located in the County of Ashburnham. The local government area is now named Cabonne Council. It is a combination of the old Molong, Amaroo, Boree and Canobolas Shire Councils. The word Cabonne means 'large'.

Constructed in 1938.

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Accommodation (Housing)	1930s house

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.

Physical Condition: good

Modification Dates:

Recommended Management:

Management: Statutory Instrument Include in a Conservation Area within an LEP

Further Comments:

Criteria a)

Criteria b)

Criteria c)

Criteria d)

State Heritage Inventory

Full Report with Images

Date: 09/12/2015

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Address: 94 Bank Street, cnr Shields Lane
Suburb / Nearest Town: Molong 2866
Local Govt Area: Cabonne
State: NSW

Planning: Southern & Western
Historic Region: Central Tableland
Parish:
County:

Other/Former Names:

Area/Group/Complex: Bank Street Conservation Area

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Conservation Area Group: Residential buildings Category: House

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Residence

Former Uses: Residence

Assessed Significance: **Local**

Endorsed Significance:

Statement of Significance: House constructed in 1938. Weatherboard timber framed

Historical Notes or Provenance: There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.

Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.

The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".

In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.

State Heritage Inventory

Date: 09/12/2015

Full Report with Images

Page 1

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number
1271853
Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Neighbour		

Studies:	Author	Title	Number	Year
	B Hickson	Cabonne Heritage Review		2010
	Perumal Murphy	Conservation Study of Bank Street Molong		1988

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 03/12/2009 Date Updated: 02/02/2015 Status: Basic

State Heritage Inventory

Date: 09/12/2015

Full Report with Images

Page 3

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**

Image:



Caption: Dwelling constructed 1938

Copyright: Bj Hickson

Image by: Bj Hickson

Image Date: 18/11/2010

Image Number:

Image Path:

Image File: 1271853b1.jpg

Thumb Nail Path:

Thumb Nail File:

State Heritage Inventory

Full Report with Images

Date: 09/12/2015

Page 4

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Cabonne Heritage Inventory

State Heritage Inventory

SHI Number

1271853

Study Number

Item Name: **Dwelling**

Location: **94 Bank Street, cnr Shields Lane, Molong [Cabonne]**


State Heritage Inventory

Full Report with Images


Date: 09/12/2015

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Cabonne Heritage Inventory			
Item Name	Dwelling	SHI Number	1271853
Other Names/s		Study Number	
Group Name	Bank Street Conservation Area	Assessed Significance	Local
Location	94 Bank Street, cnr Shields Lane Molong 2866		
			Cabonne
Owner	Private - Individual	Statement of Significance	
Images		House constructed in 1938. Weatherboard timber framed	
			
Caption	Dwelling constructed 1938	Physical Description	
		Late 1930s style fibro cottage with typical brick verandah, possibly a later addition.	
Current Use	Residence		
Former Use	Residence		
Item Type	Conservation Area		
Group	Residential buildings (private)		
Category	House		
Years		Circa	No
Designer			
Builder			
Physical Condition	good	Historical Notes	
Modification Dates		There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
References		Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
Author	Title	Year	
Neighbour			
			The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".
Studies			In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.
Author	Title	Year	
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
			Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
State Heritage Inventory			
<i>Date:</i> 4/03/2016	<i>Date First Entered:</i> 03/12/2009	<i>Date Updated:</i> 02/02/2015	<i>Data Entry Status:</i> Basic
			<i>Page:</i> 1

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Cabonne Heritage Inventory			
Item Name	Dwelling	SHI Number	1271854
Other Names/s	Possibly site if first 'Molong Express' office.		Study Number
Group Name	Bank Street Conservation Area		Assessed Significance
Location	92 Bank Street, cnr Shields Lane Molong 2866	Cabonne	Local
Owner	Private - Individual	Statement of Significance	
Images	Interesting earlier style cottage. Some what altered, but retaining some architectural interest.		
			
Caption	Dwelling	Physical Description	
Current Use	residence	Mid-Victorian cottage. Symmetrical, with single large front gable. Now rendered in roughcast. Walls rendered in Ashlar coursing. Original stop chamfered verandah posts/ Verandah roof possibly concave originally. Carved finial fence posts in correct style, but with mesh infill. Original stone base. Corner Victorian residence, painted brick walls , circa 1870s ,	
Former Use	residence		
Item Type	Conservation Area		
Group	Residential buildings (private)		
Category	House		
Years		Circa	No
Designer			
Builder			
Physical Condition	well maintained	Historical Notes	
Modification Dates	Aluminium windows.	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
References	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
Studies	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".		
Author	Title	Year	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.
B Hickson	Cabonne Heritage Review	2010	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 03/12/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1


This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Cabonne Heritage Inventory			
Item Name	Memorial Community Hall and School of Arts		SHI Number 1271852
Other Names/s	School of Arts, The Mitchell Room.		Study Number 1270 210
Group Name	Bank Street Conservation Area		Assessed Significance Local
Location	96-98 Bank Street Molong 2866	Cabonne	
Owner	Statement of Significance		
Images	Considerable historic interest as former School of Arts, erected in 1878, and later as Council offices, the 'Molong Argus', Pastures Protection Board, library and used for showing motion pictures. Now the Memorial Community Hall but much architectural integrity lost.		
	Physical Description Two storey building with low pitched gable and single storey wings. Now fully rendered, with all original detailing lost. Brickwork at sides only surviving indication of the building's age. Side room is called The Mitchell Room. The original section is rendered and painted with a gable facing the street. The additions are much later. The original hall appears too have a projection room on the upper level with 3 small windows just below the front gable. At the sides the original face brickwork is still visible with low flat brick arches over the windows. There are weatherboard clad structures at the rear.		
Caption			
Current Use	Community Hall	Historical Notes There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong. Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington. The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola". In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong. Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper	
Former Use	School of arts, Offices, library		
Item Type	Conservation Area		
Group	Community Facilities	References	
Category	School of Arts		
Years	1878	Circa	No
Designer	Physical Condition		
Builder			
Modification Dates	Front was completely altered in 1963 remodelling.		
References			
Studies			
Author	Title	Year	
Perumal Murphy	Conservation Study of Bank S	1988	
B Hickson	Cabonne Heritage Review	2010	
Cabonne Shire Council	Cabonne Heritage Study	2003	
State Heritage Inventory			
Date: 4/03/2016		Date First Entered: 03/12/2009	Date Updated: 02/02/2015
		Data Entry Status: Basic	Page: 1


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Cabonne Heritage Inventory			
Item Name	Dwelling	SHI Number	1271577
Other Names/s		Study Number	
Group Name		Assessed Significance	Local
Location	102 Bank Street, cnr Edward Street Molong 2866		Cabonne
Owner		Statement of Significance	
Images		Attractive early building, unfortunately spoilt by alterations and additions. Occupies important corner site, giving it priority for upgrading.	
Current Use		Physical Description	
Former Use		Mid Victorian building. Brick, now painted, with hipped corrugated iron roof. Verandah on both frontages. Appears to be a replacement. Symmetrical front. Original door, with side lights and skylight. 1930s style fence, partly damaged.	
Item Type	Built	Historical Notes	
Group	Residential buildings (private)	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Category	House	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
Years	Circa No	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".	
Designer		In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.	
Builder		Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper	
Physical Condition			
Modification Dates	Verandah replaced; Balustrading lost; Brickwork painted; Fence		
References			
Studies			
Author	Title	Year	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 06/12/2009	Date Updated: 02/02/2015	Data Entry Status: Basic
			Page: 1


This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Cabonne Heritage Inventory			
Item Name	Uniting Church		SHI Number 1271721
Other Names/s	Methodist Church		Study Number
Group Name			Assessed Significance Local
Location	104-106 Bank Street, cnr Edward Street Molong 2866 Cabonne		
Owner	Statement of Significance		
Images	Important corner site. Building has cultural and local historic interest.		
			
Caption	Uniting Church		
Current Use	Physical Description		
Former Use	Modern brick church set well back from the main street, in attractive grounds.		
Item Type	Built		
Group	Religion		
Category	Church		
Years	1957	Circa	Yes
Designer	Historical Notes		
Builder	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.		
Physical Condition	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
Modification Dates	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".		
References	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.		
Author	Title	Year	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
Yvonne McBurney	Road to Molong	1992	
Studies			
Author	Title	Year	
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 26/11/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1

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Cabonne Heritage Inventory			
Item Name	Uniting Church Hall and Former Church		SHI Number 1271767
Other Names/s	Methodist Church and later Hall, Uniting Church Hall		Study Number
Group Name			Assessed Significance Local
Location	112 Bank Street Molong 2866	Cabonne	
Owner	Religious Organisation	Statement of Significance	
Images		Although materials differ, the hall complements the neighbouring Church buildings in style. A simple but attractive structure with cultural interest. Also connected to the local builder J.W. Hull. Construction is very similar to former Church of England, later hall, across the street.	
Caption		Uniting Church Hall	Physical Description
Current Use	Hall	Older style weatherboard church hall. Simple Gothic style set back from the street in pleasant gardens. 20th Century, but age difficult to tell. The roof is iron clad with ventilation dormers. Construction is very similar to former Church of England, later hall, across the street. Windows are gothic. Additions at rear. Paneled timber diagonal boarded doors.	
Former Use	Church and hall		
Item Type	Built		
Group	Religion		
Category	Church Hall		
Years	1923	Circa	Yes
Designer			
Builder	J.W. Hull	Historical Notes	
Physical Condition	fair	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Modification Dates	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.		
References	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".		
Studies	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.		
Author	Title	Year	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 26/11/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1


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Cabonne Heritage Inventory			
Item Name	Wesleyan Church (former)		SHI Number 1271053
Other Names/s	i181, Part of Uniting Church group		Study Number MG50, 1270
Group Name			Assessed Significance Local
Location	114 Bank Street Molong 2866	Cabonne	
Owner	Religious Organisation	Statement of Significance	
Images		Building of considerable cultural, historic and architectural interest. The first church and one of the town's earliest buildings. Original primitive construction still evident. Sympathetic remodelling is of special interest. Has suffered no major alterations. Historic association with J.R. And J.W. Hull, local builder active in church affairs.	
Caption		Methodist Church (former)	Physical Description
Current Use	Hall	Old stone church. Uncoursed random rubble with brick entry porch. Simple ecclesiastical Gothic style with pointed window arches. Porch has timber finial and collar tie. Sits on the crest of a hill, closer to the street than adjoining, more recent buildings, in the Uniting Church group. Similar construction and period to former Anglican church across the street.	
Former Use	Church and hall		
Item Type	Built		
Group	Religion		
Category	Church		
Years	1857	Circa	No
Designer			
Builder	Mr. Jackson, Gadd, J.P and J.W Hull	Historical Notes	
Physical Condition	fair to poor	There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.	
Modification Dates	Altered and added to many times over the years. In 1893, James P.	Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.	
References	The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite to the property "Gamboola".		
Studies	In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.		
Author	Title	Year	Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
Cabonne Shire Council	Cabonne Heritage Study	2003	
B Hickson	Cabonne Heritage Review	2010	
Perumal Murphy	Conservation Study of Bank S	1988	
State Heritage Inventory			
Date: 4/03/2016	Date First Entered: 06/12/2009	Date Updated: 02/02/2015	Data Entry Status: Basic Page: 1

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Cabonne Heritage Inventory	
Item Name Molong Urban Conservation Area	SHI Number 1271118
Other Names/s C2, Bank Street Conservation area	Study Number 3583
Group Name Bank Street Conservation Area	Assessed Significance Local
Location 1-100 Bank Street Molong 2866 Cabonne	
Owner	Statement of Significance The defined Urban Conservation Area contains a collection of architecturally important buildings that are grouped together in a compact form. Bank Street is unusual in that the groups of retail buildings, some with original verandah posts to the street alignment, are diagonally opposite on each block forming a significant townscape in a close physical setting.
Images	
Current Use	Physical Description Molong is laid out in a traditional grid pattern with wide streets. It is situated on the Molong River and is bordered by hills to the east and west. The Urban Conservation Area includes that part of Bank Street between Edward Street and Watson St. The buildings in the street are a mixture of late 19th and twentieth century and are tied together by a compact form on each of the two street blocks and by a number of original shop verandahs with posts at street alignment. Bank buildings listed by the National Trust complemented by a number of significant and non-disruptive buildings. There is one critical vacant site on the north-west corner of Gidley and Bank Streets which will require sensitive infill. The urban development rises to the west of Bank Street joining a natural boundary. The vista to the east is significant with a steep hill, with little development, joining a close physical backdrop to the town. The hill is important with regard to the visual quality of the Urban Conservation Area, development should be controlled.
Former Use	
Item Type Conservation Area	Historical Notes There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong. Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington. The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola". In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong. Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper
Group Retail and Wholesale	
Category Shop	
Years 1822 Circa No	
Designer	
Builder	
Physical Condition	
Modification Dates	
References	
Author Title Year	
Davies, S ; Hatton, W National Trust of Australia (NSW)	
Studies	
Author Title Year	
National Trust of Austr National Trust Country Regist	
Cabonne Shire Counc Cabonne Heritage Study 2003	
State Heritage Inventory	
Date: 4/03/2016	Date First Entered: 09/10/1998
Date Updated: 02/02/2015	Data Entry Status: Basic
Page: 1	


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Cabonne Heritage Inventory				
Item Name	Bank Street Streetscape		SHI Number	1271094
Other Names/s			Study Number	MG2
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	77-99 Bank Street Molong 2866	Cabonne		
Owner	Statement of Significance			
Images				
				
Caption	Physical Description			
	A contiguous group of well conserved buildings once typical of country towns. The group includes the former post office, a group of verandahed shops with predominantly original shopfronts and a well detailed and intact town hall.			
Current Use				
Former Use				
Item Type	Conservation Area			
Group	Urban Area			
Category	Streetscape			
Years	Circa No			
Designer	Historical Notes			
Builder				
Physical Condition				
Modification Dates				
References			<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>	
Author	Title	Year		
Woolcott, D	National Trust of Australia (NSW)			
Studies				
Author	Title	Year		
Cabonne Shire Council	Cabonne Heritage Study	2003		
National Trust of Austr	National Trust Country Regist			
State Heritage Inventory				
Date: 4/03/2016	Date First Entered: 09/10/1998	Date Updated: 02/02/2015	Data Entry Status: Basic	Page: 1


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Cabonne Heritage Inventory				
Item Name	Village Green - New Royal Hotel (remnant)		SHI Number	1271022
Other Names/s	Royal Hotel and three shops		Study Number	3352
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	71-77 Bank Street, cnr Gidley Street Molong 2866 Cabonne			
Owner	Statement of Significance			
Images	<p>The former New Royal Hotel Horse Stable Walls, corner of Bank and Gidley Streets, Molong, have historic and social significance as the tangible elements representative of a former transport mode and era, once accommodating the horses of Cobb and Co, and are indicative of the communication link between Molong and the more prosperous regional centres such as Mudgee. The extant walls of the horses stables, together with the former coach house, remain as the only components of the erstwhile New Royal Hotel complex. Historic site of some significance for its connection with the Royal Hotel.</p> <p>The Coach house has impressive streetscape impact. The side of the building faces Bank Street across the attractive Village Green. Old stone section is of architectural interest. The only surviving remains of the Royal Hotel, contributing to historic significance.</p>			
Current Use	Physical Description			
Former Use	<p>The remnant features of the horse stables comprise three walls built of local hewn limestone, slate and mortar. Although the block size of the limestone is irregular, they have been arranged to form a semblance of coursing.</p> <p>There is evidence of brick inserts in the walls to form air vents.</p> <p>The former inside face of the walls show evidence of a whitewash finish.</p> <p>The condition of the remnant horse stable walls is fair. There is a significant lean experienced by the western wall, suggesting that whilst the construction of that wall above ground level remains intact, the footing structure and foundation material require attention.</p> <p>COACH HOUSE: Best preserved of a group of old stone buildings. Old stone sections clearly original, but remainder is of replacement materials.</p>			
Item Type	Conservation Area			
Group	Commercial			
Category	Hotel			
Years	1875	Circa	No	
Designer				
Builder				
Physical Condition				
Modification Dates	Restored as part of the Yarn Market.			
References	Historical Notes			
Author	Title	Year	<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p>	
Hayes, I	National Trust of Australia (NSW)		<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p>	
			<p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p>	
			<p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p>	
			<p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>	
Studies	Title	Year		
National Trust of Austr	National Trust Country Regist			
Cabonne Shire Counc	Cabonne Heritage Study	2003		
Perumal Murphy	Conservation Study of Bank S	1988		
State Heritage Inventory				
Date: 4/03/2016	Date First Entered: 30/05/2001	Date Updated: 02/02/2015	Data Entry Status: Partial	Page: 1


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Cabonne Heritage Inventory				
Item Name	Butcher's Shop (former)		SHI Number	1271112
Other Names/s	Yarn Market office		Study Number	3577
Group Name	Bank Street Conservation Area		Assessed Significance	Local
Location	83 Bank Street Molong 2866	Cabonne		
Owner	Statement of Significance			
Images	<p>Attractive former Butcher Shop. Detailing of some note, but main interest is for the contribution to streetscape. One of a group featuring posted verandahs over footpath. Parapet form also consistent with Nos. 89-97, in same grouping.</p>			
				
Caption	Butcher's Shop (former)			
Current Use	Museum office	Physical Description		
Former Use	Butcher			
Item Type	Conservation Area			
Group	Retail and Wholesale			
Category	Shop	Historical Notes		
Years	1905 Circa No			
Designer				
Builder				
Physical Condition	Very Good, well maintained	<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p>		
Modification Dates				
References			<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p>	
Author	Title	Year		
Woolcott, D	National Trust of Australia (NSW)		<p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p>	
Studies			<p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p>	
Author	Title	Year		
National Trust of Austr	National Trust Country Regist			
B Hickson	Cabonne Heritage Review	2010	<p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>	
Cabonne Shire Counc	Cabonne Heritage Study	2003		
State Heritage Inventory				
Date: 4/03/2016	Date First Entered: 09/10/1998	Date Updated: 02/02/2015	Data Entry Status: Basic	Page: 1


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Cabonne Heritage Inventory			
Item Name	Connelly's Store - former		SHI Number 1271110
Other Names/s	i178, Connelly's store and painted signs, Grocer store		Study Number MG11 1270
Group Name	Bank Street Conservation Area		Assessed Significance Local
Location	97 Bank Street Molong 2866	Cabonne	
Owner	Local Government		
Images			
Caption	Grocer's Shop (former)		
Current Use	Not in use		
Former Use	grocery store		
Item Type	Conservation Area		
Group	Retail and Wholesale		
Category	Shop		
Years	1885	Circa	Yes
Designer			
Builder			
Physical Condition	fair only		
Modification Dates	Addition at side.		
References	Author	Title	Year
	Woolcott, D	National Trust of Australia (NSW)	
Studies	Author	Title	Year
	Cabonne Shire Council	Cabonne Heritage Study	2003
	National Trust of Austr	National Trust Country Regist	
	B Hickson	Cabonne Heritage Review	2010
Statement of Significance			
<p>The brick building consists of an 1880s commercial building with a modified 1920s timber and glass shopfront. The building has individual architectural interest and contributes to the streetscape and to the Bank Street Conservation Area. The main heritage value is as one of a group of similar shopfronts with timber posted verandahs and a decorated brick parapet form. There is a positive streetscape impact made by both the front and side elevations and also it is part of providing good support and grouping for the adjoining Town Hall. The side elevation, the front parapet and the glazed shopfront provide a rare intact example of signage in painted signs for products and services from earlier eras.</p>			
Physical Description			
<p>A single storeyed brick shop with curved brick pediment with dentil trim and a timber verandah over the footpath, echoing its neighbour shopfront with large panes and panelling is original. There is some minor cracking in the west wall and the east wall contains some iron infill. Building Material: Brick</p> <p>The original painted signage is evident on the side of the building facing the Council Chambers - Mother's Choice Flour. There are painted signs on the shopfront glass. Shop interior retains many original features, fixtures and fittings. The domestic areas of the building are intact. Deep skillion verandah over footpath, supported on stop chamfered posts. Fibro valences at sides. Original panelling and glazing survives. Complete with old advertising.</p>			
Historical Notes			
<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p> <p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>			
State Heritage Inventory			
Date: 4/03/2016 Date First Entered: 09/10/1998 Date Updated: 02/02/2015 Data Entry Status: Basic Page: 1			

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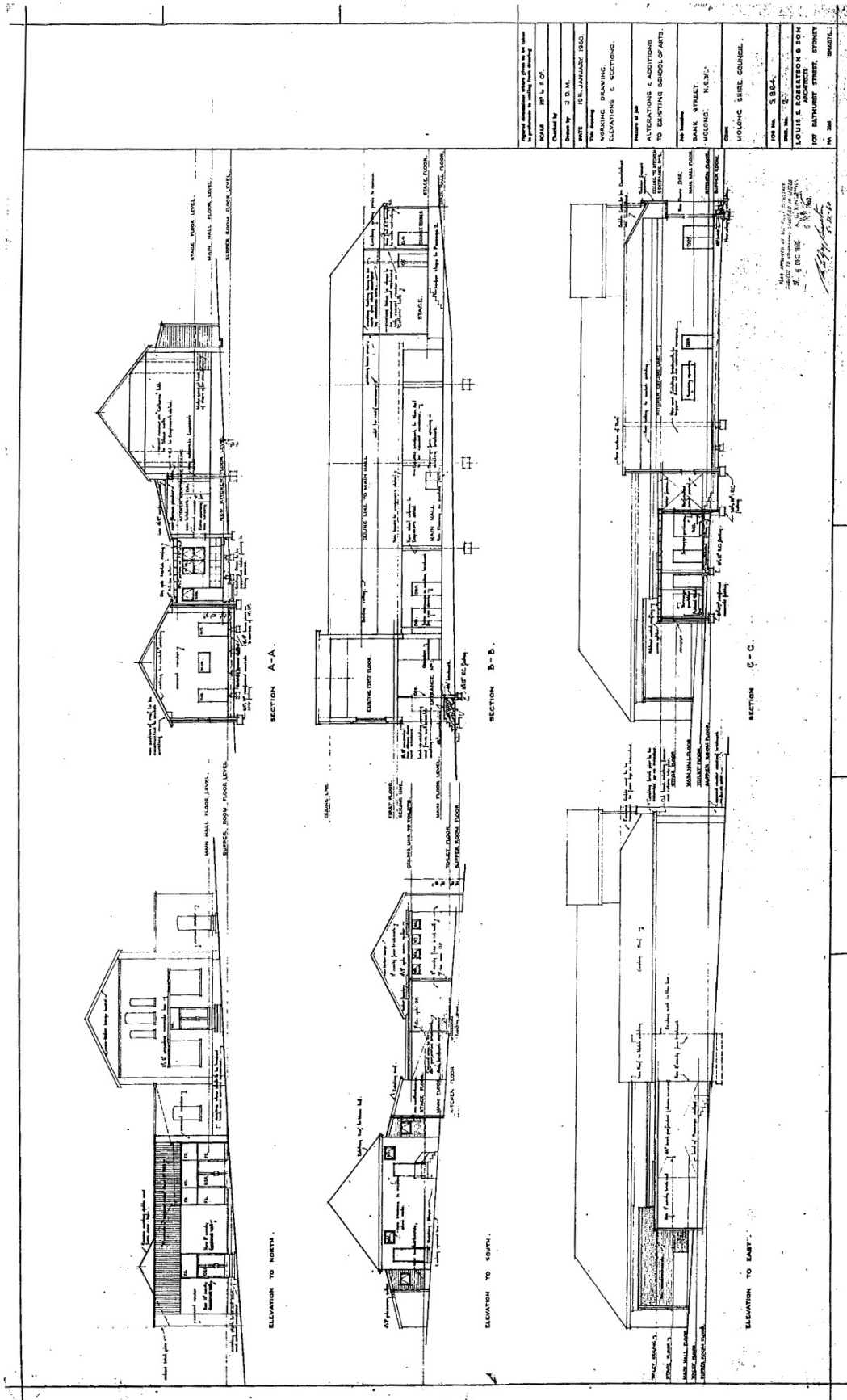
Cabonne Heritage Inventory			
Item Name	Town Hall incl Soldier's Memorial Hall; Shire Council Chambe		SHI Number 1271109
Other Names/s	i178		Study Number MG65
Group Name	Bank Street Conservation Area		Assessed Significance Local
Location	99-101 Bank Street Molong 2866	Cabonne	
Owner	Local Government		<p>Statement of Significance</p> <p>One of the town's grandest buildings. A fine example of public architecture and the Classical Revival style of the 1920s. The facade has been beautifully restored.</p> <p>Physical Description</p> <p>A Classical Revival style town hall with rendered walls and front facade and iron roof. The facade features decorative mouldings, pilastered columns, round headed windows and large pediment over arched doorway with cast iron gates, ionic columns supporting moulded string coursing and a central pediment and parapet finished with orbs. In the vestibule are two fine rolls of honour in copper and brass. Casement windows with small panes above, in arched heads. Original tiling in entry foyer. Fully restored facade painted in sympathetic colours. Elaborate mouldings carried over from an earlier period. Italianate influence is strong. Foundation Stone reads: 'Soldiers Memorial Hall, this tablet was laid on the 11 Oct 1922 by Major General Chas. Rosenthal. KCBCMGDSO. WM Betts Mayor. Very well presented façade and entry to Shire Council.</p> <p>Historical Notes</p> <p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p> <p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p> <p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p> <p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p> <p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>
Images			
Caption			
Current Use	Cabonne Shire Council		
Former Use	Molong Council		
Item Type	Conservation Area		
Group	Community Facilities		
Category	Hall Town Hall		
Years	1922	Circa No	
Designer			
Builder	James W Hull.		
Physical Condition	Very well presented façade and entry to Shire Council.		
Modification Dates			
References			
Author	Title	Year	
Woolcott, D	National Trust of Australia (NSW)		
Studies			
Author	Title	Year	
Cabonne Shire Counc	Cabonne Heritage Study	2003	
National Trust of Austr	National Trust Country Regist		
B Hickson	Cabonne Heritage Review	2010	
State Heritage Inventory			
Date: 4/03/2016 Date First Entered: 09/10/1998 Date Updated: 02/02/2015 Data Entry Status: Basic Page: 1			

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Cabonne Heritage Inventory						
Item Name	St. John's the Evangelist Anglican Church Group				SHI Number	1271117
Other Names/s	i162, Church, Hall (former)				Study Number	MG46 1270
Group Name	Bank Street Conservation Area				Assessed Significance	Local
Location	105 Bank Street, cnr Edward Street Molong 2866		Cabonne			
Owner	Religious Organisation		Statement of Significance			
Images			<p>CHURCH: Major streetscape feature. More or less unaltered, and a very good example of its period. Some fine detailing. Considerable historic and cultural interest. Interesting timber bell tower in vicinity.</p> <p>CHURCH HALL: One of the town's earliest buildings. Survives intact except for side addition. Of interest for its primitive construction and simplicity. Considerable historic and social significance.</p>			
Caption			St. John's the Evangelist Anglican Church detail		Physical Description	
Current Use	Church and hall		<p>CHURCH: Late Victorian brick building, gothic style with a rose windows in the east wall. Roof is Marseille pattern terra cotta tiles. Building consists of nave, apsidal, chancel, vestry, and porch. Interior is rendered and marked in imitation of stone. Double brick with tile roof. The internal walls of the church have an Ashlar finish to make it look like stone and a stained glass window.</p> <p>Foundation Stone: Oct. 4, 1905. Laid by Mrs. James Lee of Larras Lee. Brick with steep pitched terracotta tiled roof. Detailing of note includes circular front window, buttresses, roof vents, rendered mouldings and decorative brickwork. Surrounded by attractive grassed area.</p> <p>Full face brick church constructed in 1905. A foundation stone is becoming illegible but seems to read: 'This stone was laid AMDC by Mrs. James Lee of Lappas Lake, 14 October 1905'</p> <p>A later stone commemorates the laying of a time capsule by Mrs Lee's great grandson Mr. William Lee in 2005, at the centenary of the foundation stone.</p> <p>Timber boarded doors with arches over to match windows. Tall slender windows, in coloured leadlight, lancet shaped with rendered arches over, in pairs between attached buttresses. Roof is tiled with numerous vented dormers. A bay sanctuary area is tied externally with tie rods to prevent additional movement at both sill and heads of windows. (Similar tie rods on part of the museum building).</p>			
Former Use	Church and hall		<p>HALL: Former church frontage Edward Street. The church hall which served as the original 1905</p>			
Item Type	Conservation Area		Historical Notes			
Group	Religion		<p>There were officially and originally three Molongs - East Molong, West Molong and Molong but now there is only one. The town of Molong consists of West Molong and East Molong. West Molong consists of the main part of town and an area known as Westend. East Molong was where the township originated and was originally on a crown grant given to the Marsden family, the land is naturally to the east of West Molong. Molong has approximately 1600 people (2013). The nearest city is Orange which is approximately 34 Km (22 miles) east of Molong.</p>			
Category	Church		<p>Molong, the Wiradjuri people's "place of many rocks" was occupied by European settlers in the 1820's when a staging camp and government stockade was established. By 1822 Molong was a place for men and stock to rest on their way to the convict settlement at Wellington.</p>			
Years	1860	1905	Circa	Yes	<p>The Molong Creek formed part of the "limit of location", the boundary of the nineteen counties, beyond which it was illegal to settle. Thus, Molong began on what is now East Molong between the Sale Yards and Molong Creek, opposite from the property "Gamboola".</p>	
Designer			<p>In 1826 William Lee, then of "Claremont," Kelso, received a grant at what is still "Larras Lake". The Reverend Samuel Marsden and his daughters were granted land which joined William Lees' grant. These grants covered the area East of the Molong Creek from Larras Lake near Larras Lee to East Molong.</p>			
Builder			<p>Mary Marsden's grant was called "Vale Head" and after she married John Betts, they built the homestead known as "The Roundhouse" somewhere between 1835 and 1839. By 1846 copper</p>			
Physical Condition	very good					
Modification Dates	Church added 1905					
References	Author	Title	Year			
	National Trust of Australia (NSW)	National Trust of Australia (NSW)				
	Yvonne McBurney	Road to Molong	1992			
Studies	Author	Title	Year			
	Cabonne Shire Council	Cabonne Heritage Study	2003			
	National Trust of Austr	National Trust Country Regist				
	B Hickson	Cabonne Heritage Review	2010			
State Heritage Inventory						
Date: 4/03/2016		Date First Entered: 09/10/1998		Date Updated: 02/02/2015		
		Data Entry Status: Basic		Page: 1		

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

I APPENDIX I – WORKING DRAWINGS (1960): ALTERATIONS & ADDITIONS TO EXISTING SCHOOL OF ARTS

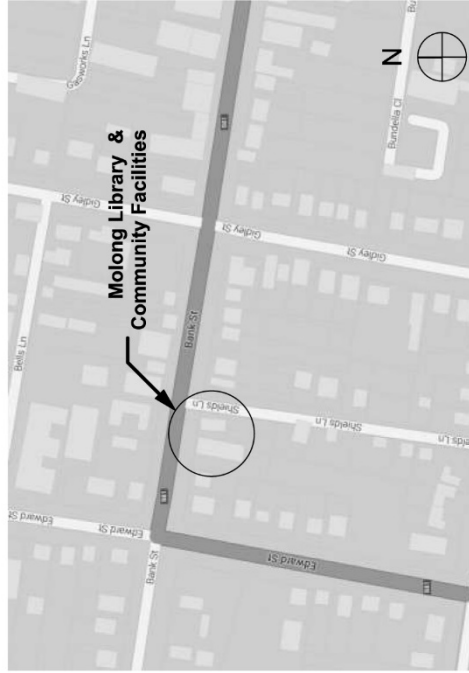


COMPLETE

J APPENDIX J – DRAFT SKETCH DESIGN PROPOSAL

MOLONG LIBRARY & COMMUNITY FACILITIES CABONNE COUNCIL

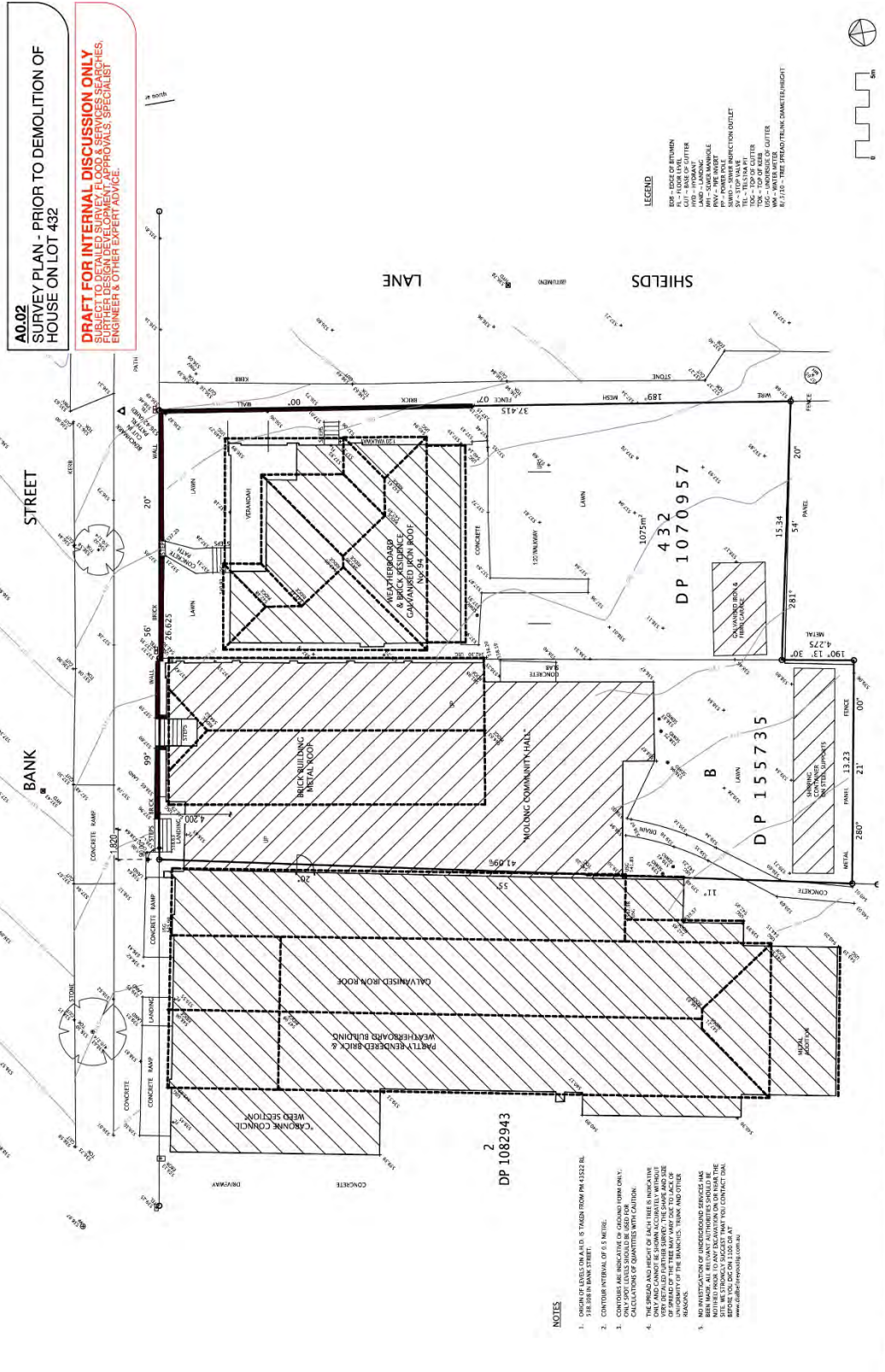
DRAWING SCHEDULE		
SHEET No.	DESCRIPTION	DRAWING No.
1	DRAWING SCHEDULE AND LOCALITY PLAN	A0.01
2	SURVEY PLAN - PRIOR DEMOLITION OF HOUSE ON LOT 432	A0.02
3	SURVEY PLAN	A0.03
4	SITE PLAN	A2.01
5	SETOUT PLAN	A2.02
6	GENERAL ARRANGEMENT PLAN	A2.03
7	REFLECTED CEILING PLAN	A2.04
8	ROOF PLAN	A2.05
9	SECTIONS	A3.01
10	SECTIONS	A3.02
11	ELEVATIONS	A4.01
12	ELEVATIONS	A4.02
13	STREET ELEVATION RENDER	A4.03
14	ELEVATIONS OPTION 2	A4.04
15	WINDOW SCHEDULE	A5.01
16	DOOR SCHEDULE	A5.02
17	INTERNAL ELEVATIONS	A6.01
18	FURNITURE PLAN + EQUIPMENT LAYOUT	A7.01
19	RELOCATED KITCHEN LAYOUT - MOLONG COMMUNITY HALL	A7.02



MAP COURTESY OF GOOGLE
LOCALITY



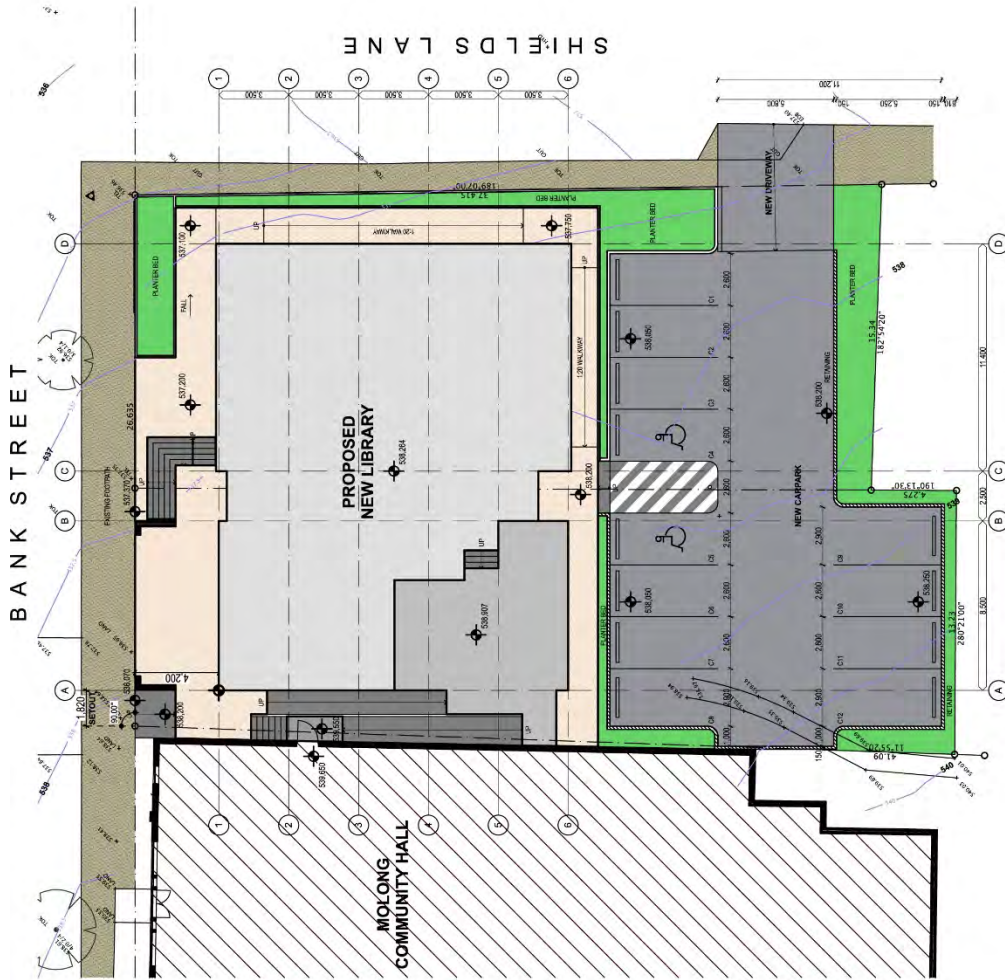
N.T.S.



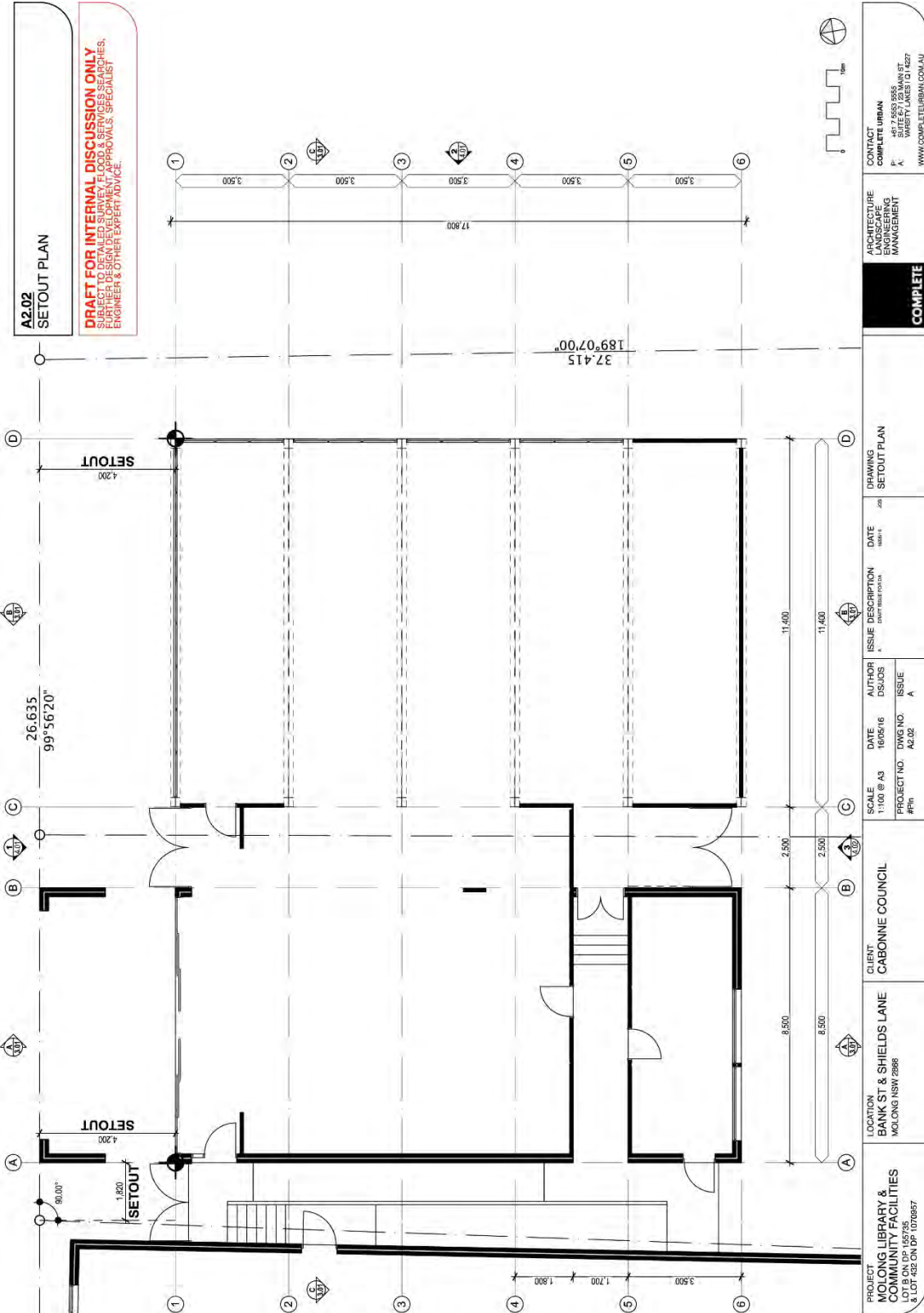
PROJECT MOLONG LIBRARY & COMMUNITY FACILITIES LOT 8 ON DP 155735 & LOT 432 ON DP 1070957	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2886	CLIENT CABONNE COUNCIL	SCALE 1:200 @ A3 PROJECT NO. #P11	DATE 16/05/16 DWG NO. A0.02	AUTHOR DSJCS A	ISSUE DESCRIPTION SURVEY PLAN	DATE 16/05/16	DRAWING PLAN - PRIOR TO DEMOLITION OF HOUSE ON LOT 432	COMPLETE	CONTACT URBAN COMPLETE SUITE 7.183.1555 SUITE 6.7.132 MAIN ST VARSITY LAKES QD 4877 WWW.COMPLETEURBAN.COM.AU
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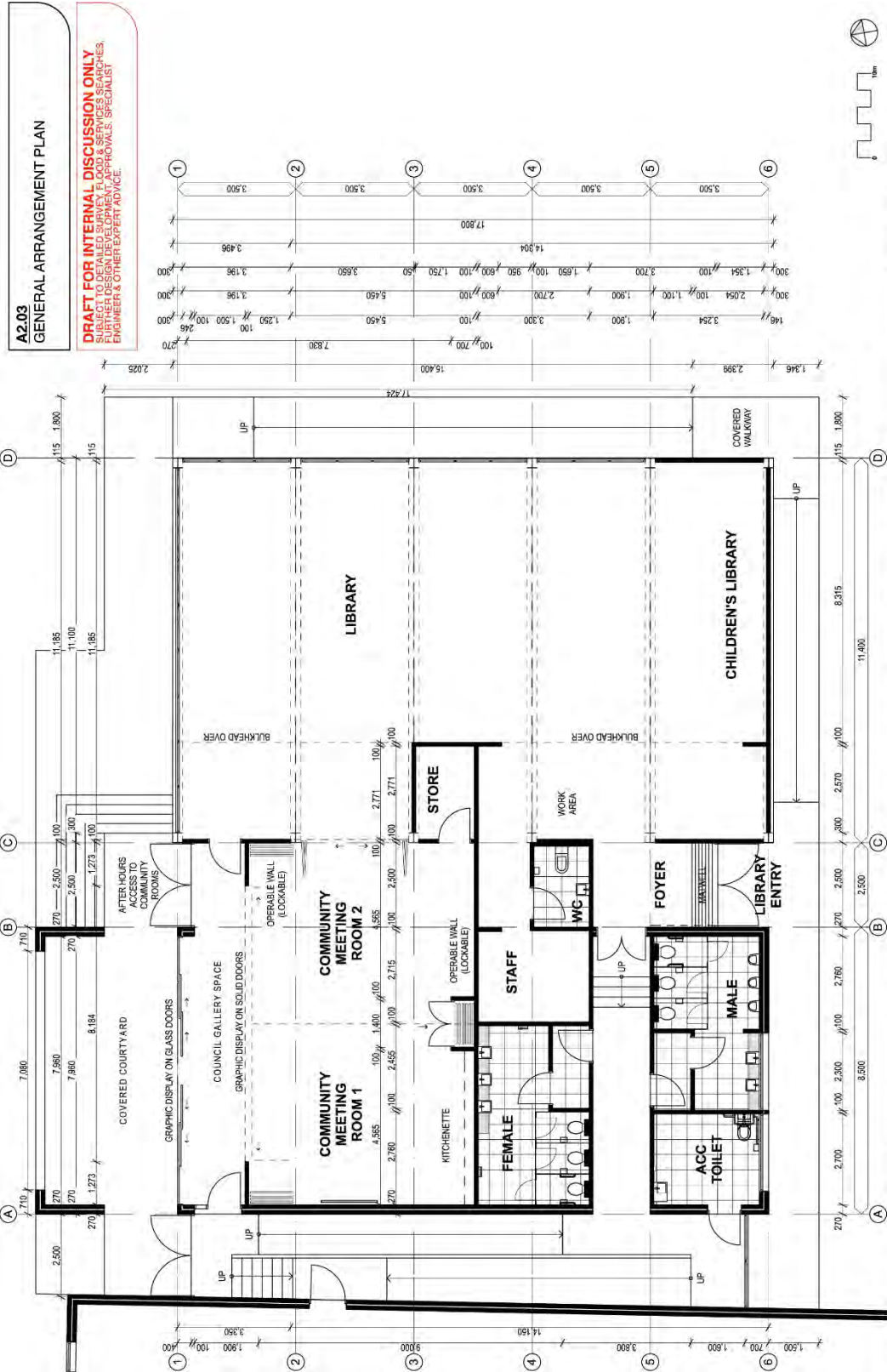
A2.01
SITE PLAN

DRAFT FOR INTERNAL DISCUSSION ONLY
SUBJECT TO DETAILED SURVEY, FLOOD & SERVICES SEARCHES,
AND CONSULTATION WITH LOCAL GOVERNMENT, ENVIRONMENTAL
ENGINEER & OTHER EXPERT ADVICE.



PROJECT MOLONG LIBRARY & COMMUNITY FACILITIES LOT 18 ON DP 155735 & LOT 62 ON DP 1070857	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2886	CLIENT CABONNE COUNCIL	SCALE 1:200 @ A3 PROJECT NO. #P11 DWG NO. A2.01	DATE 10/03/16	AUTHOR DSJ/JS	ISSUE DESCRIPTION Site Plan	DATE 10/03/16	DRAWING SITE PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P. 48 7 855 6555 R. 48 7 723 0000 SAVILE LARSEN 10 1627 WWW.COMPLETEURBAN.COM.AU
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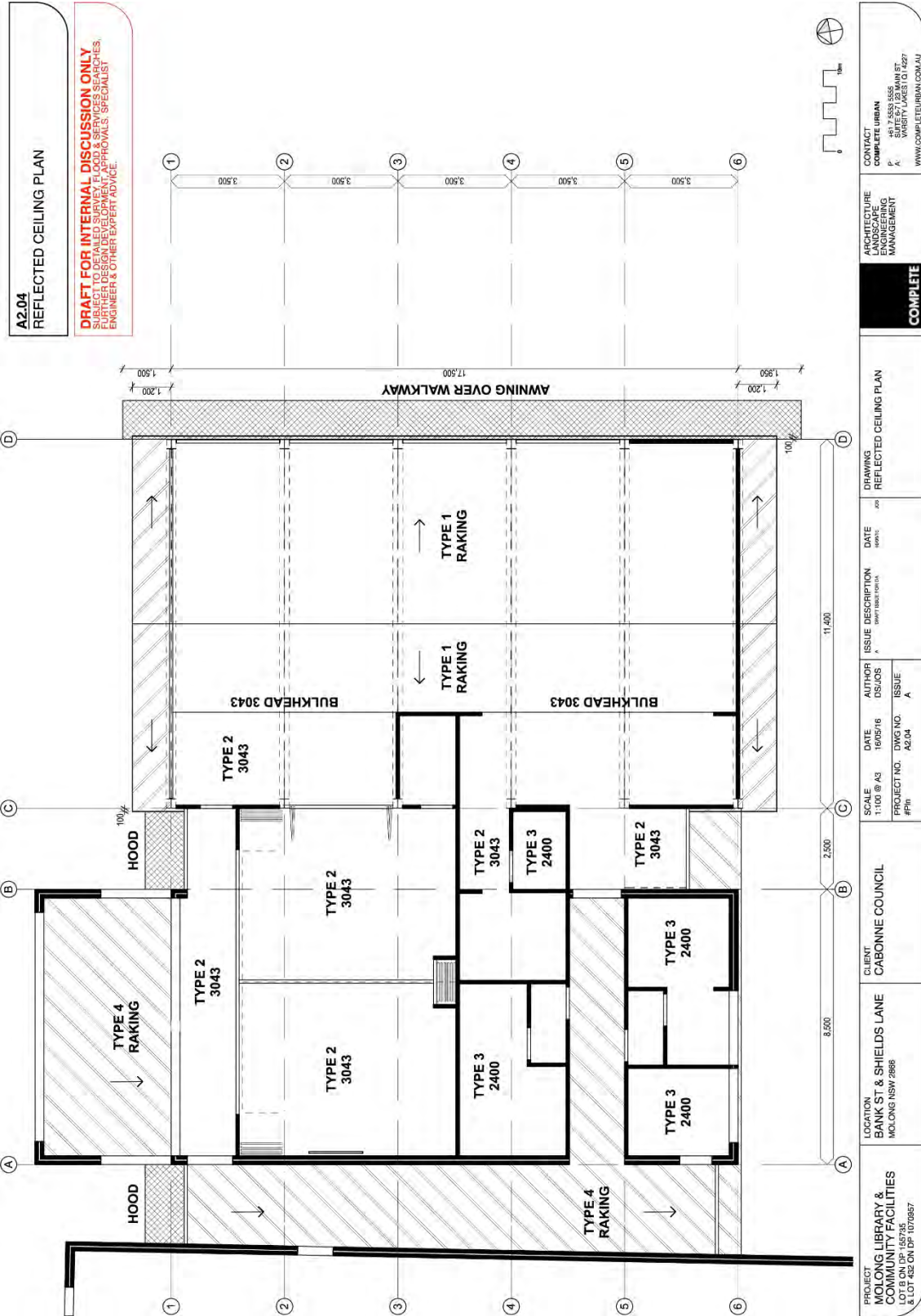


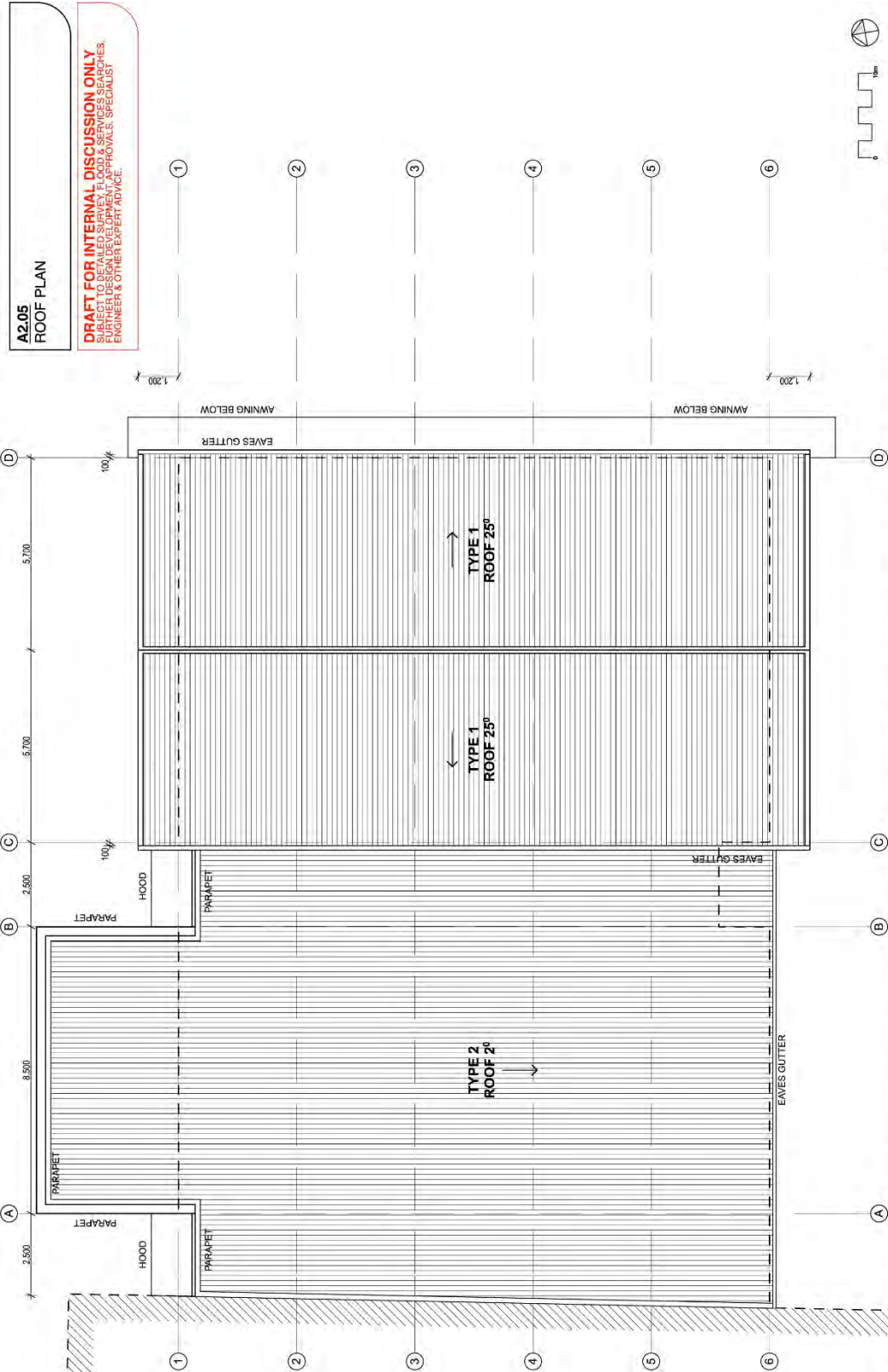
A2.03 GENERAL ARRANGEMENT PLAN

DRAFT FOR INTERNAL DISCUSSION ONLY
 SUBJECT TO DETAILED SURVEY, FLOOD & SERVICES SEARCHES,
 FURTHER DESIGN DEVELOPMENT, APPROVALS, SPECIALIST
 ENGINEER & OTHER EXPERT ADVICE.

PROJECT MCKENZIE LIBRARY & COMMUNITY FACILITIES 101 BAYVIEW DR & LOT 157-155 & LOT 432 ON DP 1078857	LOCATION BANK ST & SHIELDS LANE MCKENZIE NSW 2866	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #P/1 DWG NO. A2.03	DATE 16/03/16	AUTHOR DS/JS	ISSUE DESCRIPTION GENERAL ARRANGEMENT PLAN	DATE 08/03/16	DRAWING GENERAL ARRANGEMENT PLAN	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT URBAN PLANNING A. A. 7 555 5556 SUITE 6/7, 25 MAIN ST. VAGLEY LURES Q. 1627 WWW.COMPLETEURBAN.COM.AU
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COMPLETE





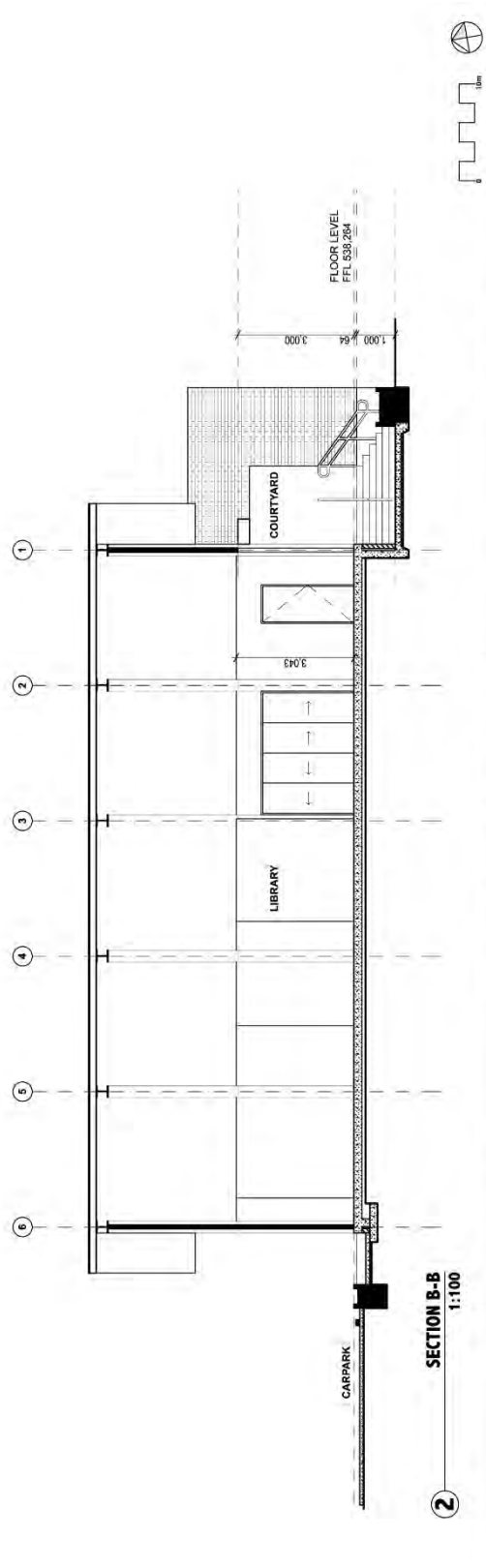
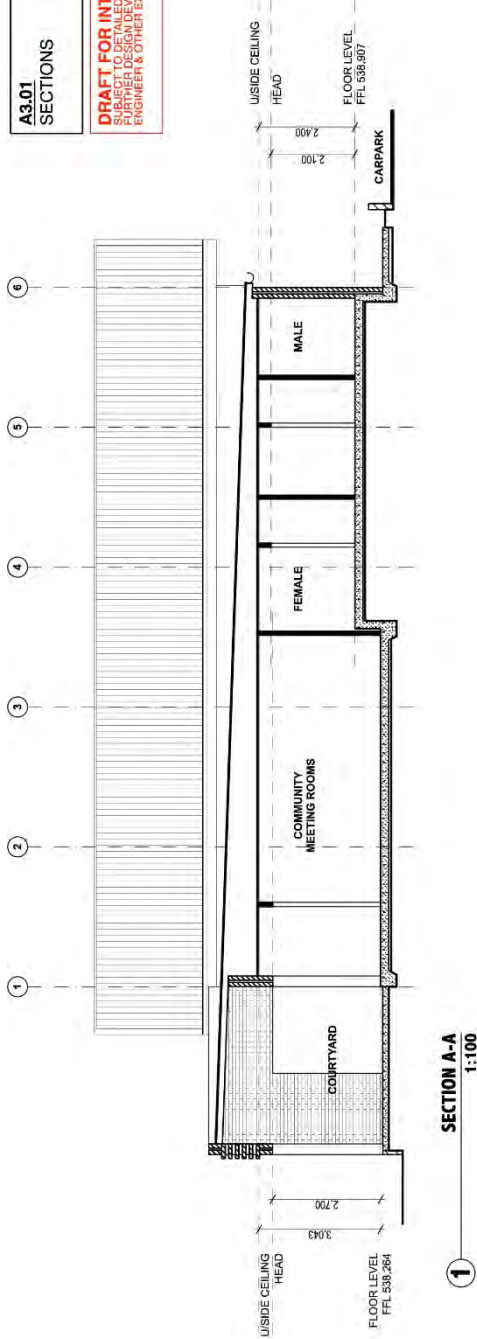
A2.05
ROOF PLAN

DRAFT FOR INTERNAL DISCUSSION ONLY
SUBJECT TO DETAILED SURVEY, FLOOD & SERVICES SEARCHES,
FURTHER DESIGN DEVELOPMENT, APPROVALS, SPECIALIST
ENGINEER & OTHER EXPERT ADVICE.

PROJECT LIBRARY & COMMUNITY FACILITIES & LOT 432 ON DP 1070957	LOCATION BANK ST & SHIELDS LANE MCLOUGHLIN SW 2666	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #PH DWGS NO. A2.05	DATE 18/03/16 PROJECT NO. A2.05	AUTHOR DSJ/SJS ISSUE A	ISSUE DESCRIPTION (FOR INFORMATION)	DATE 18/03/16	DRAWING ROOF PLAN	ARCHITECTURE COMPLETE URBAN ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P 08 7 858 5556 SUITE 6/7, 102 MAIN ST. WAREHOUSES CL 1027 WWW.COMPLETEURBAN.COM.AU
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A3.01 SECTIONS

DRAFT FOR INTERNAL DISCUSSION ONLY
 THIS DRAWING IS FOR INTERNAL DISCUSSION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY APPROVALS FROM ALL RELEVANT AUTHORITIES. CONTACT COMPLETE URBAN FOR FURTHER INFORMATION AND EXPERT ADVICE.

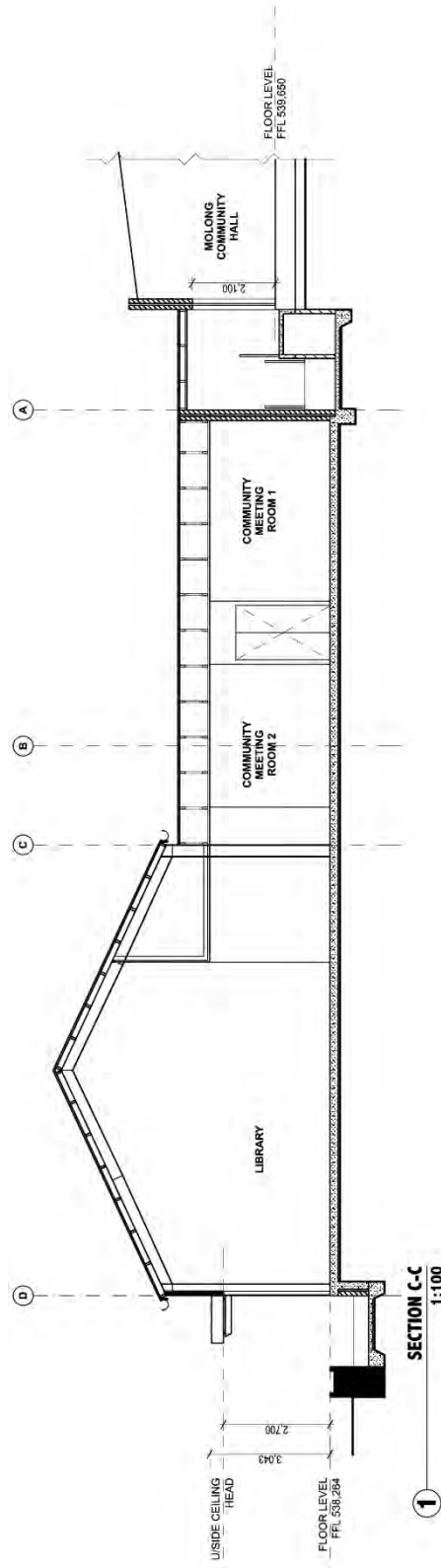


PROJECT LIBRARY & COMMUNITY FACILITIES LOT 8 ON DP 145745 & LOT 102 ON DP 1070857	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2886	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #P/	DATE 10/05/16	AUTHOR DSJ/OS	ISSUE DESCRIPTION A -	DATE 10/05/16	DRAWING SECTIONS A3.01	ARCHITECTURE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: 451 7 555 555 A: 50 LEE ST, 2ND FLOOR MOLONG NSW 2886 WWW.COMPLETEURBAN.COM.AU
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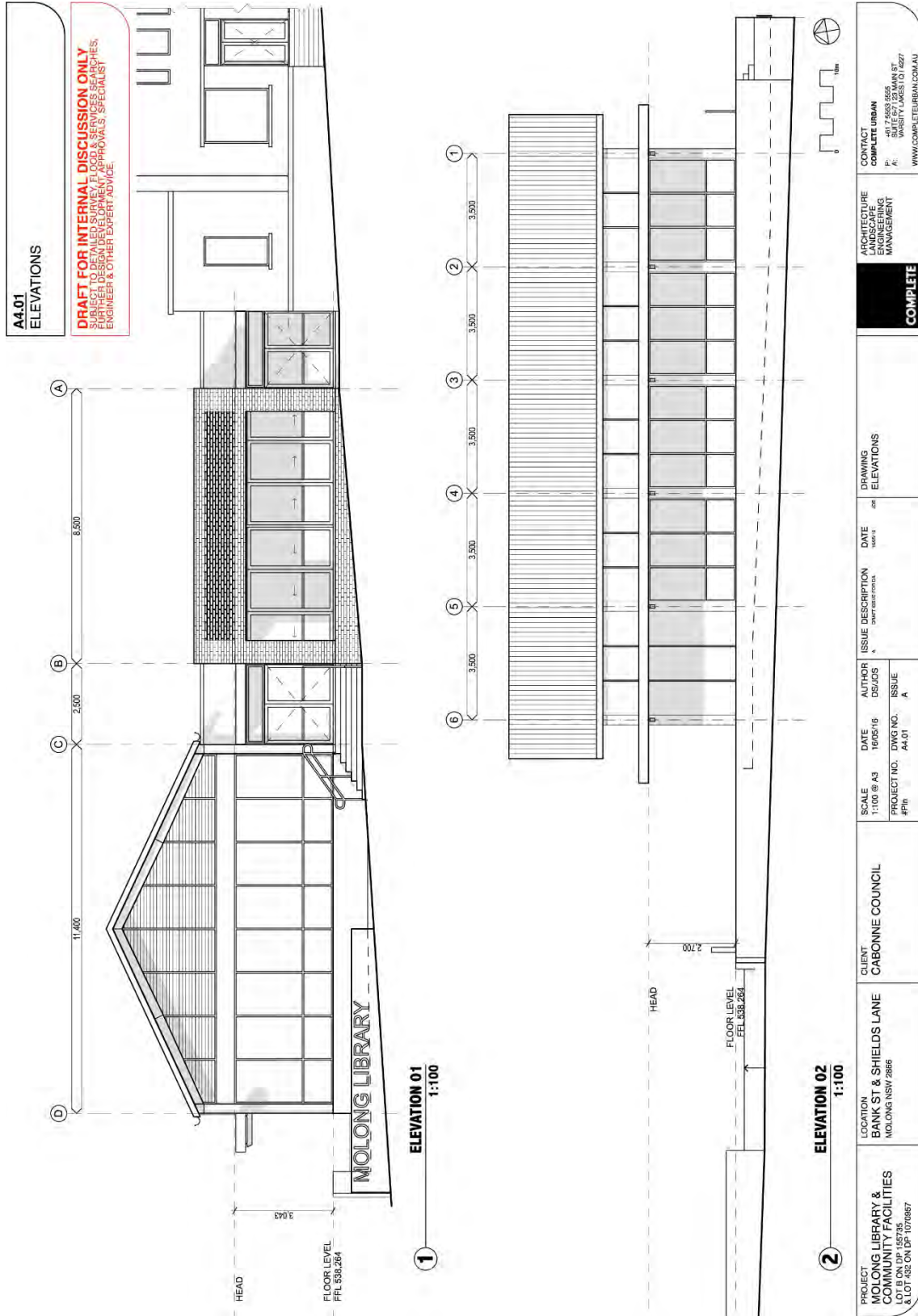
COMPLETE

A3.02
SECTIONS

DRAFT FOR INTERNAL DISCUSSION ONLY
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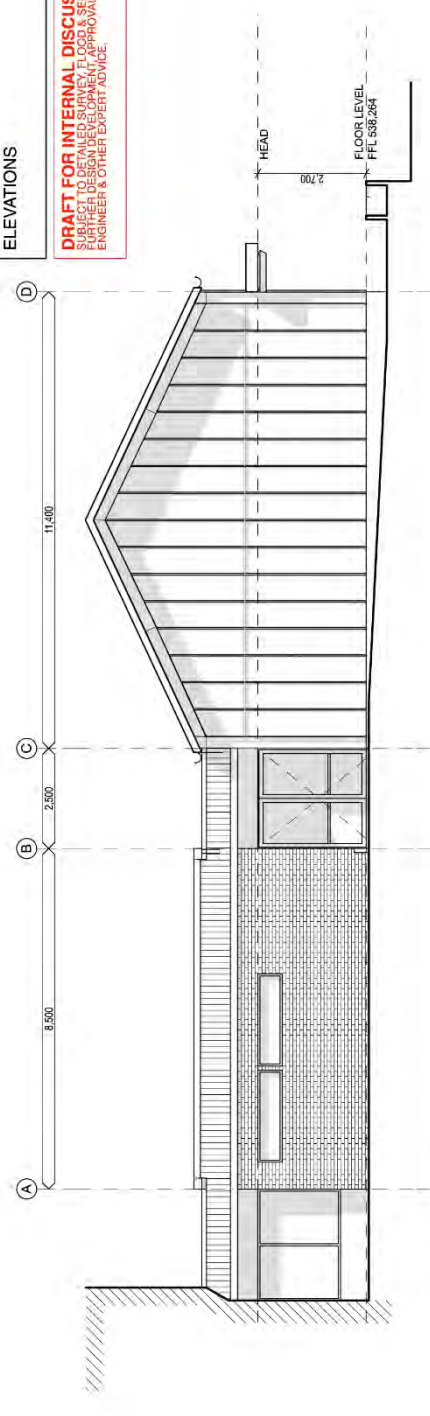


PROJECT MALCOLM LIBRARY & COMMUNITY FACILITIES LOT 18 D/LN DP 155735 & LOT 432 D/LN DP 1070987	LOCATION BANK ST & SHIELDS LANE MALCOLM NSW 2866	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #P1 DWG NO. A3.02	DATE 16/05/18	AUTHOR DSJDS	ISSUE DESCRIPTION COMMUNITY HALL	DATE 16/05/18	DRAWING SECTIONS	STATUS COMPLETE	CONSULT TYPE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5658 6655 R: SUITE 67/123 MAIN ST A: VASEY LARSSON 1227 WWW.COMPLETEURBAN.COM.AU
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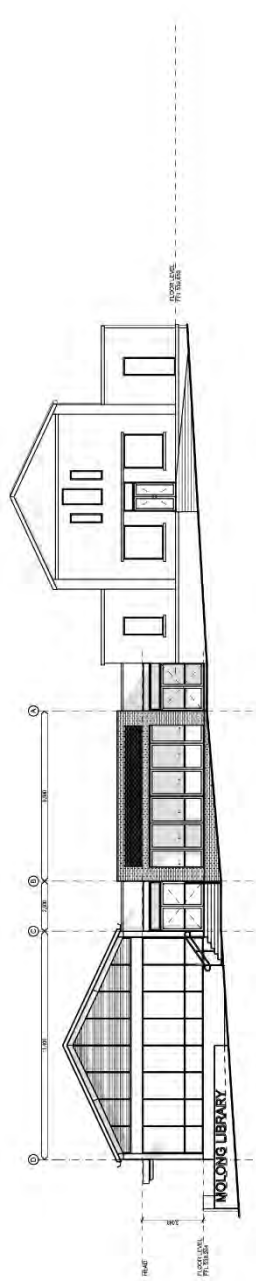


A4.02 ELEVATIONS

DRAFT FOR INTERNAL DISCUSSION ONLY
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1
ELEVATION 03
1:100

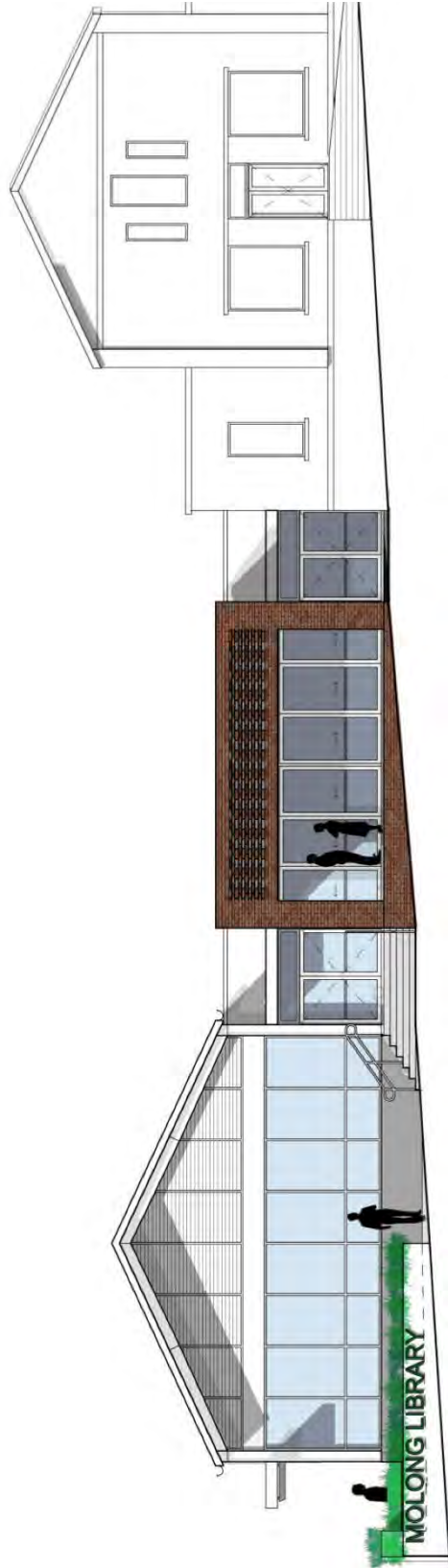


2
ELEVATION 01
1:200

PROJECT WOLONG LIBRARY & COMMUNITY FACILITIES LOT 8 ON DP 157735 & LOT 432 ON DP 1079567	LOCATION BANK ST & SHIELDS LANE WOLONG NSW 2866	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #P1	DATE 16/05/16	AUTHOR DSJOS	ISSUE DESCRIPTION ELEVATIONS	DATE 16/05/16	DRAWING ELEVATIONS	CONSULTANT COMPLETE URBAN ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P: +61 7 5553 6555 A: SUITE 67, 123 MAIN ST WASSILY LARSEN, DJ 16277 WWW.COMPLETEURBAN.COM.AU
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A4.03
STREET ELEVATION RENDER

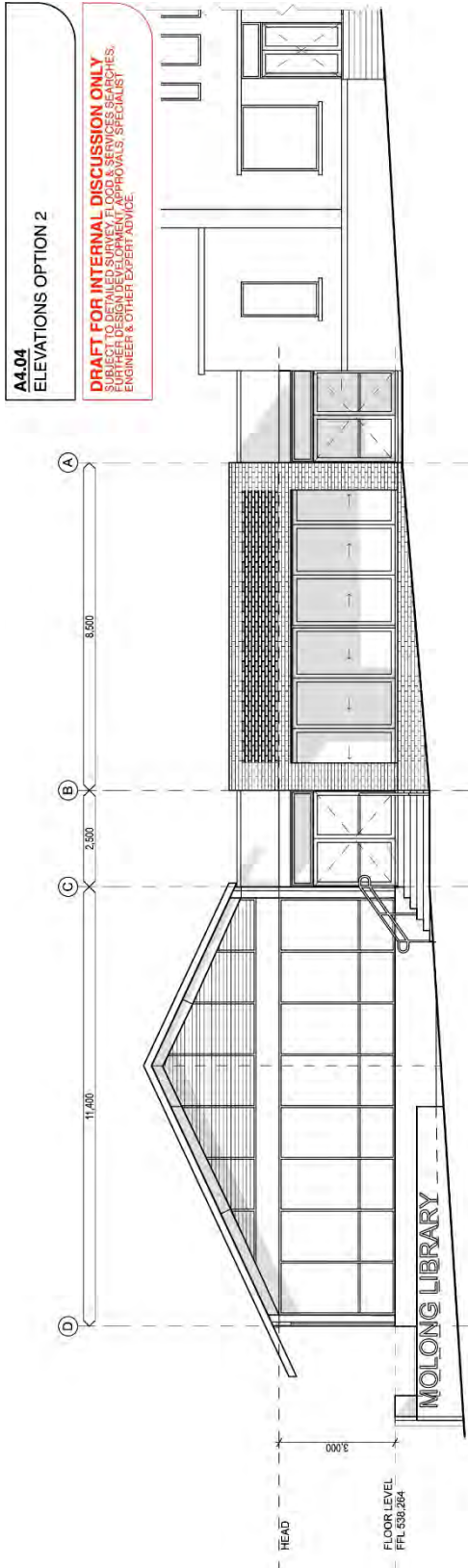
DRAFT FOR INTERNAL DISCUSSION ONLY
THIS DRAWING IS A DRAFT FOR INTERNAL DISCUSSION ONLY. IT IS NOT TO BE USED FOR ANY OTHER DESIGN, DEVELOPMENT, PERMIT, APPROVALS, SPECIALIST ENGINEER & OTHER EXPERT ADVICE.



1 STREET ELEVATION
1:100



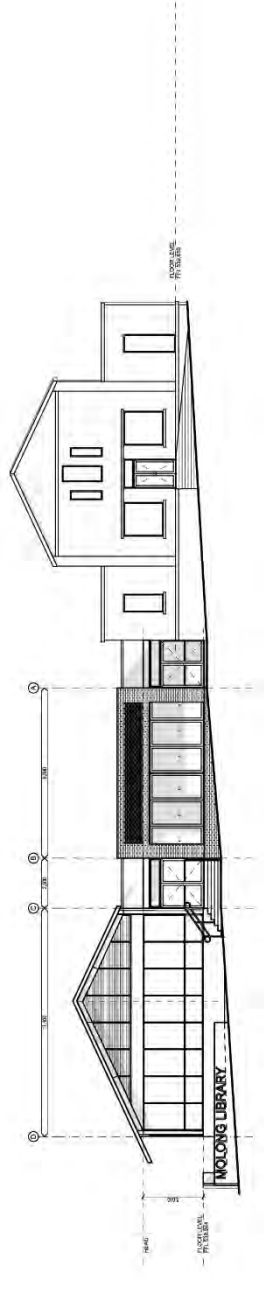
PROJECT MOLONG LIBRARY & COMMUNITY FACILITIES LOT 18 ON DP 1552346 & LOT 432 ON DP 1070587	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2866	CLIENT CARBONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #Pn	DATE 16/05/16	AUTHOR DSJGS	ISSUE DESCRIPTION STREET ELEVATION	DATE 16/05/16	DRAWING STREET ELEVATION RENDER	ASPECTIVE LANDSCAPE ENGINEERING MANAGEMENT	CONTACT COMPLETE URBAN P. 041 74603 9566 A. SUITE 6/7 233 MAIN ST BURBTLONG NSW 14207 WWW.COMPLETEURBAN.COM.AU
COMPLETE										



A4.04
ELEVATIONS OPTION 2

DRAFT FOR INTERNAL DISCUSSION ONLY
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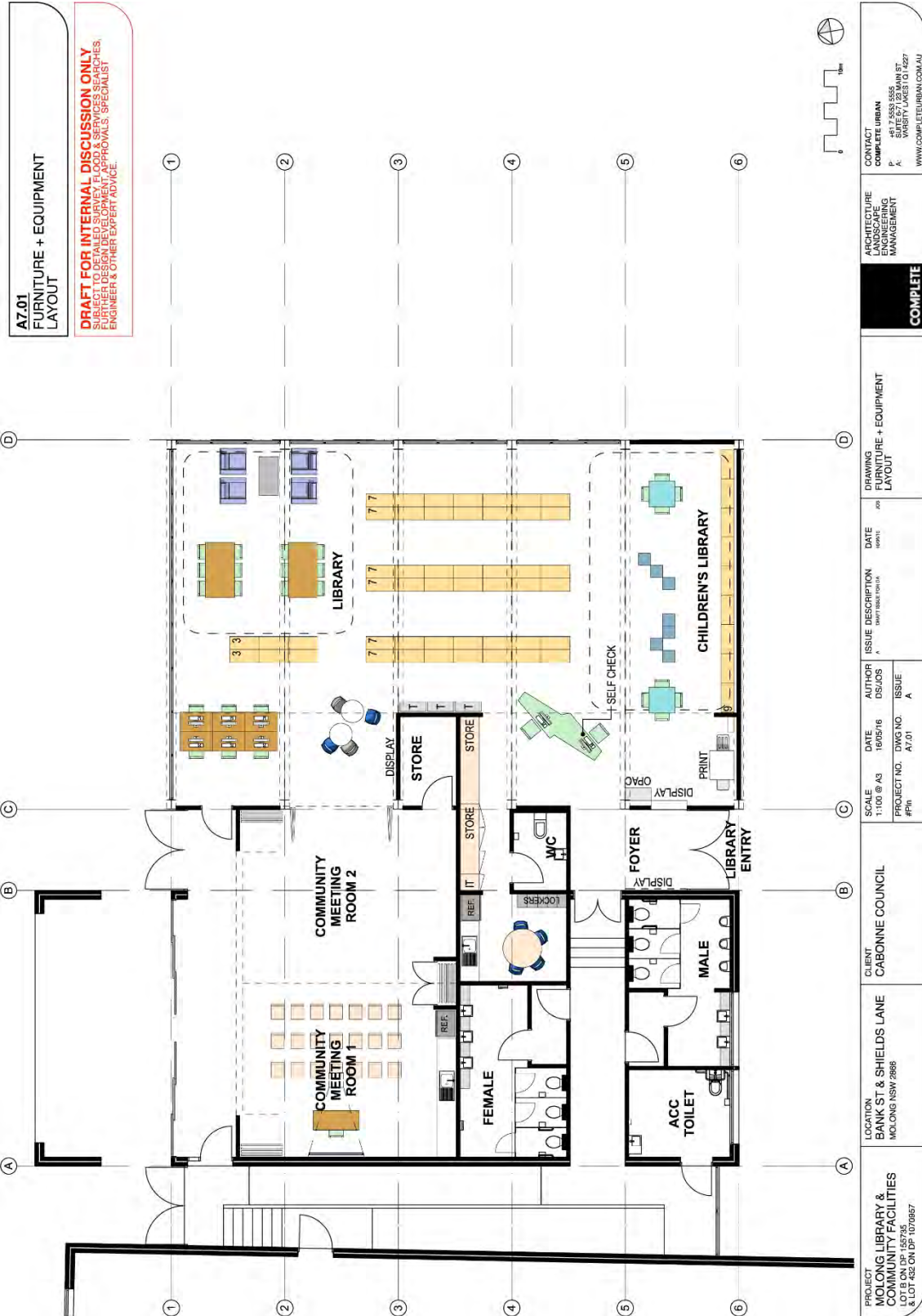
1
ELEVATION 01
1:100



2
ELEVATION 01
1:200



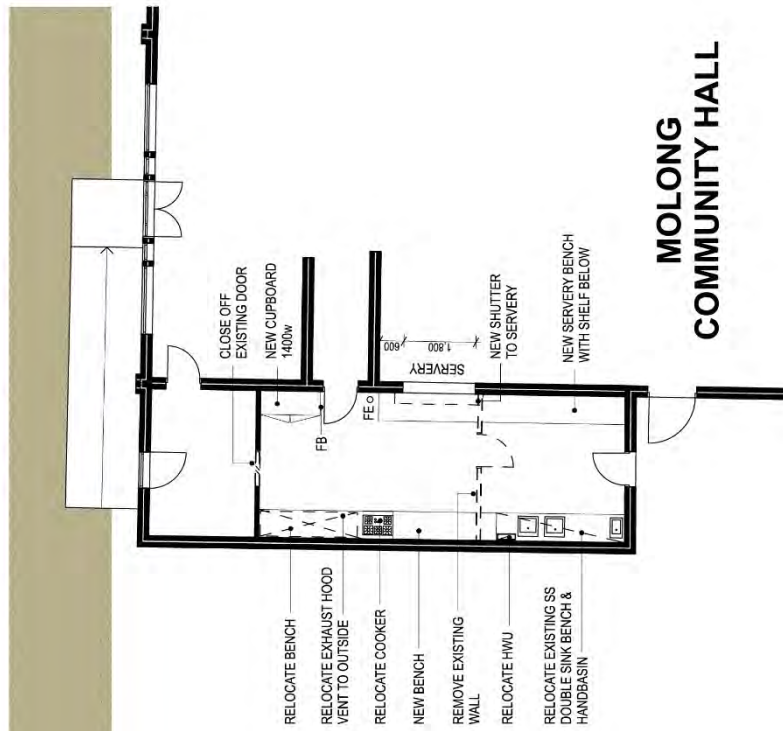
PROJECT MOLONG LIBRARY & COMMUNITY FACILITIES LOT 8 ON DP 155735 & LOT 432 ON DP 1079957	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2886	CLIENT CABONNE COUNCIL	SCALE 1:100 @ A3 PROJECT NO. #P1	DATE 18/05/16	AUTHOR DJG/JS	ISSUE DESCRIPTION ELEVATIONS OPTION 2	DATE 18/05/16	DRAWING ELEVATIONS OPTION 2	COMPLETE	CONSULTANT COMPLETE URBAN P: 451 7 8655 6655 R: SUITE 67/123 MAIN ST MURFREESBORO NSW 2487 WWW.COMPLETEURBAN.COM.AU
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COMPLETE

A7.02
RELOCATED KITCHEN LAYOUT -
MOLONG COMMUNITY HALL

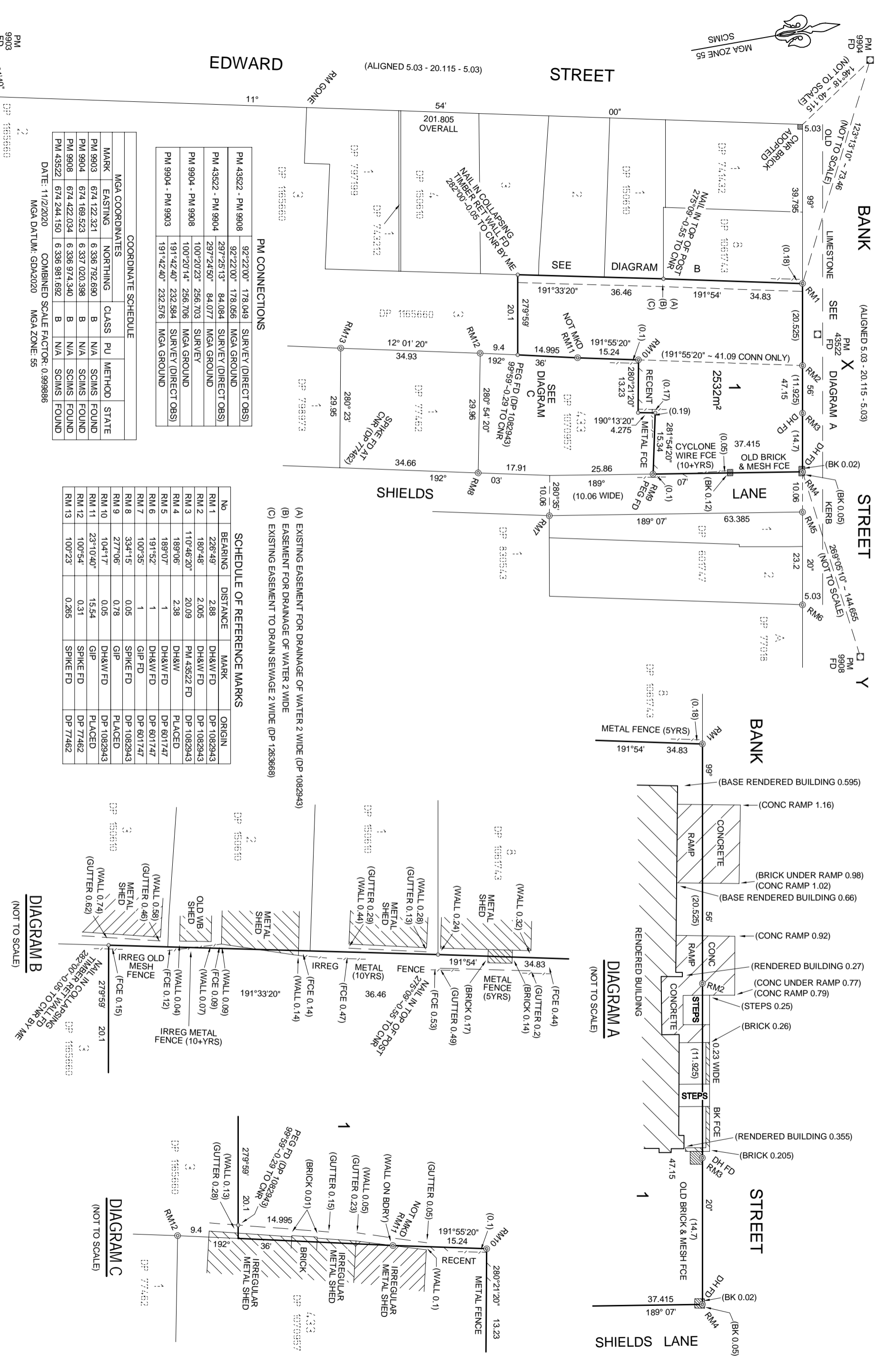
DRAFT FOR INTERNAL DISCUSSION ONLY
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT, STRUCTURAL ENGINEER, ELECTRICAL ENGINEER, MECHANICAL ENGINEER & OTHER EXPERT ADVICE.



1 **RELOCATED KITCHEN LAYOUT**
1:100



PROJECT MOLONG LIBRARY & COMMUNITY FACILITIES LOT 18 ON DP 155735 & LOT 432 ON DP 1079567	LOCATION BANK ST & SHIELDS LANE MOLONG NSW 2866	CLIENT CARBONNE COUNCIL	SCALE	DATE	AUTHOR	ISSUE DESCRIPTION	DATE	DRAWING	COMPLETE	ARCHITECTURE COMPLETE URBAN LANDSCAPE ENGINEERING MANAGEMENT P: 041 7 5653 5555 R: SUITE 67123 BANK ST MOLONG NSW 2866 WWW.COMPLETEURBAN.COM.AU
			PROJECT NO. #Ph	DWG NO. #Ph	ISSUE NO. A	ISSUE DATE	ISSUE DESCRIPTION	DATE		



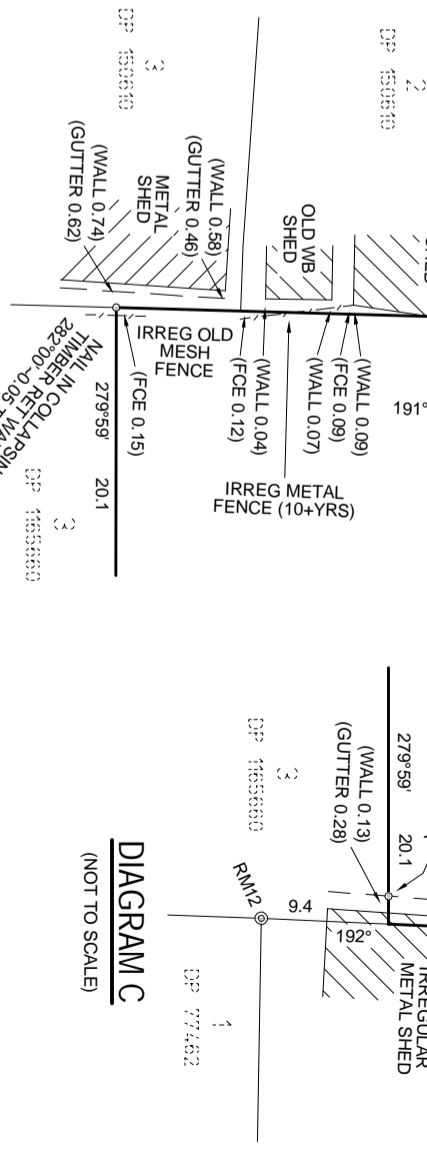
PM CONNECTIONS

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
PM 9903	674 122.321	6 336 792.690	B	N/A	SCIMS FOUND	FOUND
PM 9904	674 169.523	6 337 020.398	B	N/A	SCIMS FOUND	FOUND
PM 9908	674 422.034	6 336 974.340	B	N/A	SCIMS FOUND	FOUND
PM 43522	674 244.150	6 336 981.692	B	N/A	SCIMS FOUND	FOUND

DATE: 11/2/2020
COMBINED SCALE FACTOR: 0.999886
MGA DATUM: GDA2020
MGA ZONE: 55

SCHEDULE OF REFERENCE MARKS

No	BEARING	DISTANCE	MARK	ORIGIN
RM 1	226°49'	2.88	DH&W FD	DP 1082943
RM 2	180°48'	2.005	DH&W FD	DP 1082943
RM 3	110°46'20"	20.09	PM 43522 FD	DP 1082943
RM 4	189°06'	2.38	DH&W	PLACED
RM 5	189°07'	1	DH&W FD	DP 601747
RM 6	191°52'	1	DH&W FD	DP 601747
RM 7	100°35'	1	GIP FD	DP 601747
RM 8	334°15'	0.05	SPIKE FD	DP 1082943
RM 9	277°06'	0.78	GIP	PLACED
RM 10	104°17'	0.05	DH&W FD	DP 1082943
RM 11	23°10'40"	15.54	GIP	PLACED
RM 12	100°54'	0.31	SPIKE FD	DP 77462
RM 13	100°23'	0.285	SPIKE FD	DP 77462



SURVEYOR
Name: CHRISTOPHER BRIAN MORRISON
Date: 14/2/2020
Reference: 6371 CONSOLIDATION

PLAN OF CONSOLIDATION OF LOT B DP 155735, LOT 432 DP 1070957 & LOT 2 DP 1082943

LOCALITY: MOLONG
Reduction Ratio 1: 600
Lengths are in metres.

Registered

DP 1263954

RIDDELL STREET
(NOT TO SCALE)

EDWARD STREET
(ALIGNED 5.03 - 20.115 - 5.03)

SHIELDS LANE

BANK STREET
(ALIGNED 5.03 - 20.115 - 5.03)



FORM 4

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION Environmental Planning and Assessment Act 1979 Section 81(1)(a)

DEVELOPMENT APPLICATION

Application Number: DA 2017/93

Applicant: Clive Cawthorne, C/- Cabonne Council

Applicant Address: PO Box 17, MOLONG NSW 2866

Owner: Cabonne Council

Land to be Developed: Lot 2 DP 1082943, Lot B DP 155735 & Lot 432
Section 1 DP 1070957, 94-98 Bank Street, Molong

Proposed Development: Demolition, Construction of a Community Facility &
Alterations to an existing Community Hall

Assessment Number: A46218 & A78674 **BCA Class:** 9(b)

DETERMINATION

Made On: 28 February 2017

Determination: Consent Granted Subject to Following Conditions

Consent to Operate From: 28 February 2017

Consent to Lapse On: 28 February 2022
(Where proposed development has not been commenced).

CONDITIONS OF APPROVAL

1. DEVELOPMENT IN ACCORDANCE WITH PLANS

Objective

To ensure the development proceeds in the manner assessed by Council.

Performance

Development is to take place in accordance with the attached stamped plans (Ref: DA 2017/0093 prepared by Complete architecture landscape engineering management – including sheets 1-22) and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

The Principal Certifying Authority for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made. An application to modify the development consent under s96 of the Environmental Planning and Assessment Act, 1979, as amended and will be subject to a separate fee.

For the purposes of Section 80A (11) of the Environmental Planning and Assessment Act 1979, as amended and Clause 98, 98A and 98B of the Environmental Planning and Assessment Regulation 2000 the following conditions are prescribed.

2. BUILDING CODE OF AUSTRALIA 2016 – AUSTRALIAN STANDARDS

Objective

To satisfy the Building Code of Australia 2016 and relevant Australian Standards.

Performance

The approved demolition of a dwelling and a hall annex, construction of a community facility (library and community meeting rooms and ancillary development), alterations and additions to an existing kitchen within the existing community hall, and relocation of shipping container, must meet the relevant Australian Standards and the performance requirements of the Building Code of Australia 2016. Compliance with the Performance Requirements can only be achieved by:-

- a) complying with the Deemed to Satisfy Provisions; or
- b) formulating an Alternative Solution which: -

- i) complies with the Performance Requirements; or
 - ii) is shown to be at least equivalent to the Deemed to Satisfy Provisions;
- or
- iii) a combination of both a) and b).

3. APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Objective

To ensure compliance with s81A of the Environmental Planning and Assessment Act 1979 as amended.

Performance

The person having the benefit of this consent must appoint a Principal Certifying Authority for the development, pursuant to Section 81A of the Environmental Planning and Assessment Act 1979, as amended and advise Council in writing of that appointment BEFORE WORKS COMMENCE.

That Certifying Authority may be the Council, or an Accredited Certifier appointed under the Act. The required written notice to Council may be satisfied by supplying a copy of the Application for a construction Certificate (Form 11) under the Environmental Planning and Assessment Regulation 1994, as amended and must include the name, contact address, telephone and accreditation numbers of the selected Certifying Authority.

The Principal Certifying Authority and any other Certifiers appointed by that Authority will be responsible for the post-consent certification of the development. Copies of all certification is to be submitted to Cabonne Council referenced by the Development Application Number.

4. APPLICATION FOR CERTIFICATION

Objective

To satisfy the post-consent requirements of this Development Consent, and to comply with s109 of the Environmental Planning and Assessment Act 1979, as amended.

Performance

The person having the benefit of this consent is required to apply for a:

CONSTRUCTION CERTIFICATE, and

OCCUPATION CERTIFICATE

5. IDENTIFICATION OF SITE

Objective

To clearly identify the site.

Performance

Provide a clearly visible sign to the site stating:

- a) Unauthorised entry is prohibited;
- b) Builders name and licence number; or owner builders permit number;
- c) Street number or lot number;
- d) Contact telephone number/after hours number;
- e) Identification of Principal Certifying Authority.

For the purposes of Section 80A of the Environmental Planning and Assessment Act 1979, as amended the following conditions are non-prescribed.

6. LOADING / UNLOADING

Objective

To ensure loading / unloading does not interfere with the amenity of the street.

Performance

All loading and unloading operations are to take place at all times wholly within the confines of the site.

7. NOISE

Objective

To limit the impact of noise on adjoining properties.

Performance

Building work may only be carried out on the site between the following hours:

7.00am and 6.00pm Monday to Friday

8.00am and 1.00pm Saturdays

No work is to be carried out on Sundays and Public Holidays. This includes site works and deliveries.

8. CONSTRUCTION OF SANITARY COMPARTMENT

Objective

A sanitary compartment is to have sufficient space or other means to permit an unconscious occupant to be removed from the compartment.

Performance

Sanitary compartments must have doors and partitions that separate adjacent compartments and extend to height not less than 1.5m above the floor if primary school age children are the principal users, or 1.8m above the floor in all other cases.

The door to a fully enclosed sanitary compartment must: -

- a) open outwards; or
- b) slide; or
- c) be readily removable from the outside of the sanitary compartment;

unless there is a clear space of at least 1.2m between the closet pan within the sanitary compartment and the nearest part of the doorway.

9. PLUMBING AND DRAINAGE WORKS

Objective

To ensure compliance with the requirements of the relevant legislation.

Performance

All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500.

10. DRAINAGE RECORDS

Objective

To provide an accurate record of drainage works.

Performance

A works as executed plan drawn to the scale of 1 in 200 of drainage is to be submitted to Council prior to the release of the final Plumbing and Drainage certificate. **ANY OCCUPATION CERTIFICATE MUST NOT BE ISSUED** until the final Plumbing and Drainage certificate has been issued by council.

11. NATURAL LIGHT AND VENTILATION

Objective

To ensure the health and amenity of building occupants and to comply with Part F4 Building Code of Australia.

Performance

Habitable rooms shall be provided with natural light and ventilation by the installation of windows having aggregate glass areas and openable areas of 10% and 5% respectively of the floor area of each room.

12. DEMOLITION OF BUILDINGS AND STRUCTURES

Objective

To protect the environment, health and safety of the community.

Performance

- a) The demolition work is to be undertaken in accordance with the requirements of Australian Standards AS2601 – 1991 – ‘The Demolition of Structures’.
- b) Utility services of electricity, gas, water, sewerage and telephone are to be satisfactorily disconnected or sealed off before commencement of the demolition work.
- c) Appropriate dust suppression procedures are to be carried out during the demolition of the structure.
- d) Appropriate safety clothing and equipment to be used during the demolition works in accordance with the requirements of the Work Health and Safety Act 2011.
- e) Appropriate barricades and framing are to be installed around the perimeter of the demolition site to prohibit public access to the demolition works.
- f) Appropriate signage is to be placed on the demolition site to advise the public of danger associated with demolition works and to prohibit public access.
- g) Appropriate procedures are to be provided to ensure protection of council’s Road, footpath and kerb and guttering from structural damage arising from the demolition works.

- h) Hazardous materials (including asbestos) are to be handled, stored, treated, transported and disposed of in accordance with the requirements of the Work Health and Safety Act 2011 and the Asbestos Recovering Regulations.
- i) All demolition materials of no recycling value are to be removed from the demolition site by covered transport to an appropriate waste landfill site and the appropriate waste disposal fee paid to council.
- j) An appropriate insurance policy is required in respect of the demolition works indemnifying council from action against it and covering those responsible for the works against third party damages.

13. SMOKE DETECTION SYSTEM

Objective

To ensure occupants are warned in the event of an emergency and have time to safely evacuate.

Performance

A smoke detection warning system is to be installed in accordance with AS1670.1 and must activate a building occupant warning system to sound through all occupied areas.

14. EXIT SIGNS

Objective

To assist and guide occupants to an emergency exit in the event of a fire.

Performance

Exit and directional signs are to be installed where required by part E4.5 and E4.6 of the National Construction code 2016 and in accordance with AS 2293.

15. EMERGENCY EXITS

Objective

To provide occupants with a means of evacuation.

Performance

At least one emergency exit is required to be provided from the building. The required exit must be fitted with a door which complies with Part D2 of Building Code of Australia 1996 and must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward or pushing action on a single device fitted between 900mm and 1.2m from the floor.

16. ACCESS/EGRESS FOR PEOPLE WITH DISABILITIES

Objective

To ensure safe, equitable and dignified access and egress for people with disabilities.

Performance

Access is required to and within the entrance floor by way of ramp, step or kerb complying with 1428.1.

17. NUMBER OF PERSONS ACCOMMODATED

Objective

So that occupants can move safely within a building.

Performance

In accordance with Table D.1.13 the total number of patrons is not to exceed one (1) person per metre square in the areas designated to the general public.

18. FACILITIES FOR PEOPLE WITH DISABILITIES

Objective

To ensure compliance with Building Code of Australia 2016.

Performance

The designated disabled WC is to be constructed in accordance with AS1428.1.

19. KITCHEN FACILITIES – CONSTRUCTION AND FIT-OUT

Objective

To ensure the design and construction of the kitchen is adequate for the proposed activities, fixtures, fittings and equipment to ensure the premises can be effectively cleaned and if necessary sterilized.

Performance

The construction and fit-out of the kitchen is to meet the requirements of AS4675. The food premises are to operate in accordance with the requirements of the Australia/ New Zealand Food Standards Code.

Council recommends that prior to fit-out of the kitchen, a floor plan/details of the fit-out be submitted to Council to ensure it will meet the requirements of the Food Standards Code.

20. PROVISION OF PRIVATE ACCESS

Objective

To ensure that safe and practical access is provided to the development.

Performance

Access must be provided to the development in accordance with Councils' Provision of Private Access Specification that is current at the time of application.

An Access Construction Certificate **must be obtained prior** to any Construction Certificate is issued for the development and prior to any commencement of construction of any access or accesses to the development from the adjoining road.

A joint inspection with the Principal Certifying Authority is to be held prior to commencing construction of the access. Please telephone Council's Development Engineer on 6392 3271 to arrange a suitable date and time for the inspection.

An Access Compliance Certificate for the access must be issued by Council before any Occupation Certificate can be issued.

21. TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

Objective

To ensure that any traffic or pedestrian movement through or past the work site is safe.

Performance

The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.

22. CONNECTION TO TOWN WATER SUPPLY

Objective

To ensure that the development is connected to the local water supply Authority's reticulation system.

Performance

The applicant is required to connect the development to the town water supply before occupation by applying directly to the relevant Water Supply Authority (Cabonne Council). **A COMPLIANCE CERTIFICATE FOR THE WORKS IS TO BE ISSUED BY THE SUPPLY AUTHORITY** and a copy be provided to Council. All relevant work is to be completed **BEFORE THE ISSUE OF ANY OCCUPATION CERTIFICATE.**

23. CONNECTION TO THE SEWERAGE SYSTEM

Objective

To ensure that the development is connected to Sewerage Supply Authorities system.

Performance

The applicant is required to connect the development to the sewerage system before occupation by applying directly to the relevant Sewer Supply Authority (Cabonne Council). **A COMPLIANCE CERTIFICATE FOR THE WORKS IS TO BE ISSUED BY THE SUPPLY AUTHORITY** and a copy be provided to Council. All relevant work is to be completed **BEFORE THE ISSUE OF ANY OCCUPATION CERTIFICATE.**

24. FOOTPATH / KERB AND GUTTER

Objective

To provide adequate stormwater drainage and pedestrian safety to the development.

Performance

The applicant is required to construct a new footpath and kerb and gutter on the western side of Shields Lane from its intersection with Bank Street to the proposed onsite parking access point. Together with footpath formation, necessary drainage, construction and sealing (primed with two (2) coat bitumen seal) of road pavement between existing pavement and lip of gutter to provide an effective, safe and nuisance-free carriageway edge adjoining the site. Details to be provided to the satisfaction of the Certifying Authority **BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR THE DEVELOPMENT.**

25. STORMWATER PROTECTION

Objective

To limit the potential for adverse effects of stormwater runoff on downstream properties.

Performance

The development's stormwater design shall include the incorporation of stormwater retention within the development designed to limit peak outflows from the land to the pre-existing natural outflows up to the 100 year ARI frequency. Sufficient allowance shall be provided in the outflow spillway design capacity to safely pass flows of lower frequency (that is, a rarer event) without damage to downstream developments.

The design of the retention storage is to be undertaken using the ILSAX rainfall-runoff hydrologic model or an approved equivalent capable of assessing runoff volumes and their temporal distribution as well as peak flow rates. The model is to be used to calculate the flow rates for the existing and post-development conditions. The developed flows are to be routed through the proposed storage within the model so that the outflows obtained are no greater than the flows obtained for the pre-existing natural flows. A report is to be submitted to the Certifying Authority detailing the results of the analysis including:

- A catchment plan showing any sub-catchments under existing and developed conditions.
- A schematic diagram of the catchment model showing sub areas and linkages.
- Details of the model used and the bases for the calculations.
- Tabulation detailing the elevation, storage volume and discharge relationships for the retention storage.
- A tabulation for the range of frequencies analysed detailing the inflows, outflows and peak storage levels for both existing and developed conditions.

This report together with engineering design plans of the required drainage system shall be submitted to the Certifying Authority **BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR THE DEVELOPMENT.**

26. OFF STREET PARKING

Objective

To ensure adequate car parking is available on site.

Performance

A minimum of 12 visitor car parking spaces are to be provided on site each having minimum dimensions as follows:

Covered (including garage) - 3m x 6m
Uncovered - 2.5m x 5.2m

Each space (other than garages) is to be sealed with a hard standing material and clearly marked in contrast to the driveways, and maintained. Visitor car parking spaces are to be well indicated as such by signage.

27. CAR PARKING SIGNAGE

Objective

To ensure available car parking is clearly defined.

Performance

Off street car parking is to be encouraged by the placement of prominent signs indicating its availability.

28. ENTRANCE / EXIT POINTS

Objective

To ensure on-site traffic flows in the manner assessed by Council.

Performance

Entrance / exit points are to be clearly signposted and visible from both the street and the site at all times.

29. RETAINING WALLS

Objective

To ensure retaining walls are constructed in an approved manner.

Performance

Any cut and fill sites must be retained and drained in order to prevent the movement of soil. Any retaining wall over 600mm is to have construction details provided to Cabonne Council for approval.

30. ENGINEERING DESIGN

Objective

To ensure design works are undertaken by a suitably qualified person.

Performance

All engineering works to be designed by a competent person (eg. Professional Engineer) and carried out in accordance with Council's Codes and Development Control Plans (Policy ES16), unless otherwise indicated, to ensure that these works are of a sustainable and safe standard.

31. EROSION AND SEDIMENTATION CONTROL PLANS

Objective

To prevent soil erosion and watercourse contamination during and subsequent to the course of the development.

Performance

An overall erosion and sedimentation control plan is to be prepared to a standard acceptable to the Principal Certifying Authority.

Specific construction zone erosion and sedimentation control plans are to be prepared to a standard acceptable to the Principal Certifying Authority and are required to be approved prior to the issue of a Construction Certificates for the development.

32. NO STOPPING SIGNS

Objective

To ensure the development does not impact on motorist using the Shields Lane/Bank Street intersection.

Performance

The applicant is required to gain approval from the relevant Roads Authority to install “No Stopping” signs (RTAR5-400) in Shields Lane from its intersection with Bank Street to the approved onsite parking access, at their own cost, prior to any Occupation Certificate being issued for the development.

33. VISUAL AMENITY

Objective

To reduce the visual impact on adjoining properties.

Performance

Non-reflective finish materials to be used on the wall/roof cladding.

34. CONSOLIDATION OF LAND TITLES

Objective

To ensure the development is constructed within one allotment.

Performance

Prior to the issue of any Occupation Certificate evidence is to be provided that the subject land has been consolidated into one land title, or a legal document has been created requiring the three lots to be held conjointly.

35. OCCUPATION CERTIFICATE

Objective

To ensure compliance with the Environmental Planning & Assessment Act 1979.

Performance

All buildings will require an Occupation Certificate PRIOR to occupation/use of the building.

DISABLED ACCESS - ADVISORY NOTE

The proponent is advised that provisions should be made to enable people with disabilities, as far as reasonable, safe equitable and dignified access to and within the building. This application does not imply nor confer compliance with the Commonwealth Disability Discrimination Act 1992. The proponent should satisfy themselves and make their own enquiries to the Human Rights and Equal Opportunity Commission.

Right of Appeal: If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

*Section 97 of the Environmental Planning and Assessment Act 1979 does not apply in the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.

<p><u>Signed</u></p> <p>(On behalf of Consent Authority)</p>

(original signed & sent 3-3-2017)

.....
H J Nicholls
DIRECTOR OF ENVIRONMENTAL SERVICES

.....
(Date)

1 May 2020

STORMWATER MANAGEMENT PLAN REPORT

MOLONG COMMUNITY CENTRE
LOT 2 DP 1082943, LOT B DP 155735, & LOT 432 DP 1070957
94-98 BANK ST, MOLONG NSW 2866

This Stormwater Management Plan has been prepared in support of a Development Application with respect to Lot 2 DP 1082943, Lot B DP 155735 & Lot 432 DP 1070957 & is based on architectural designs by King & Campbell.

1. Objectives

The Stormwater Management Plan provides the relevant information necessary to provide assurance for council that the proposed development achieves the following:

- Meets the requirements of the AS3500.3 specification and the requirements of relevant Australian Standards; and
- Demonstrates how all stormwater and surface water discharging from the proposed development site, buildings and works will be conveyed to the legal point of discharge (sheet flow & proposed heavy duty kerb adapter fronting Bank Street); and
- Provides on-site stormwater detention facilities to ensure that the post-development site stormwater discharge rate does not exceed the pre-development discharge rate for all storm events up to the 1% AEP.

2. Key Outcomes

- Allow for 30m³ of on-site detention with an outlet control to capture all rainwater runoff from the roof of the proposed building (for 100% detention use) in order to provide sufficient detention to mitigate post-development stormwater flows to less than or equal to the pre-development stormwater flows for all relevant storm events, including the 1% AEP median storm event.
- At peak outflow the on-site detention storage discharges to the legal point of discharge at less than or equal to the pre-development stormwater flows for the 1% AEP median storm event.

3. Site Context

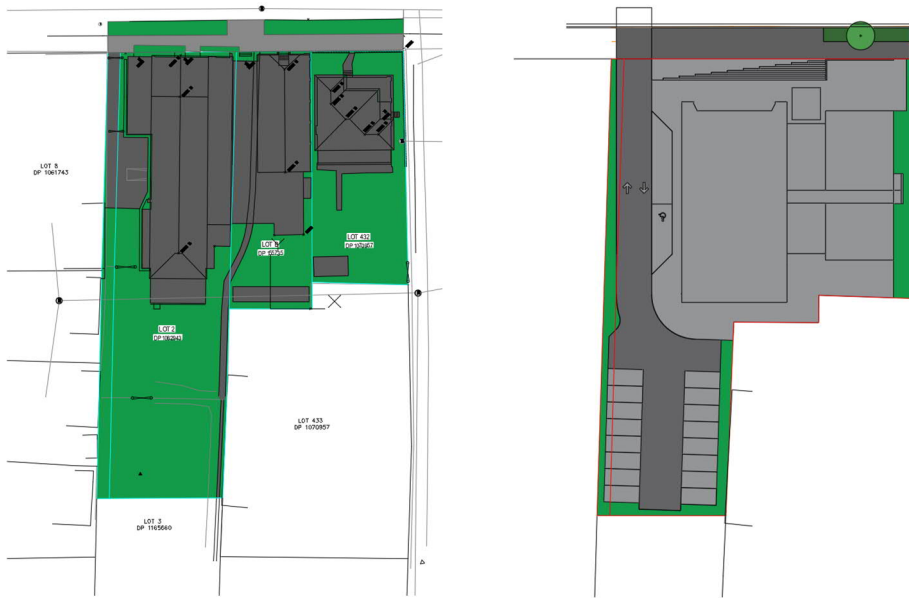
The site of the subject lots are Lot 2 DP 1082943, Lot B DP 155735 & Lot 432 DP 1070957, 94-98 Bank St, Molong. The site falls in a generally North-East direction towards the intersection of Bank Street & Shields Lane.

A plan of the subject lots (indicated in bold) showing site context (cadastre & imagery sourced from SIXMAPS database accessed on 01/01/2020) and elevation contours (information sourced from NSW ELVIS database accessed on 30/04/2020) is included below.



4. Stormwater On-Site Detention

The on-site detention requirements have been assessed in accordance with Cabonne Council requirements for the subject lots, which specify that site in the pre-developed condition is to be considered as brownfield (per email correspondence between Matthew Christensen of Cabonne Council & Craig Campbell of King & Campbell, dated 24/05/2020). The development represents an increase in impervious area from 49% of the site (including council strip) to approximately 90% of the site (including council strip) for the pre-development & post-development cases, respectively. This is shown diagrammatically for the existing site (left) and proposed site (right) below, where green indicates a pervious surface and grey/dark grey indicates an impervious surface.



Stormwater hydrology from the site has been assessed in accordance with ARR2016 methodologies. The following modelling parameters have been adopted for the site:

- Soil Properties: Slow Infiltration (Silty Clay; per Calare Civil report addressed to Cabonne Council dated 31 March, 2016)
- Antecedent Moisture Content: 3.3
- Impervious Area Depression Storage: 1mm
- Supplementary Area Depression Storage: 1mm
- Pervious Area Depression Storage: 5mm
- BOM ARR2016 Modelling Data (temporal pattern & increment files) sourced 22/04/2020.

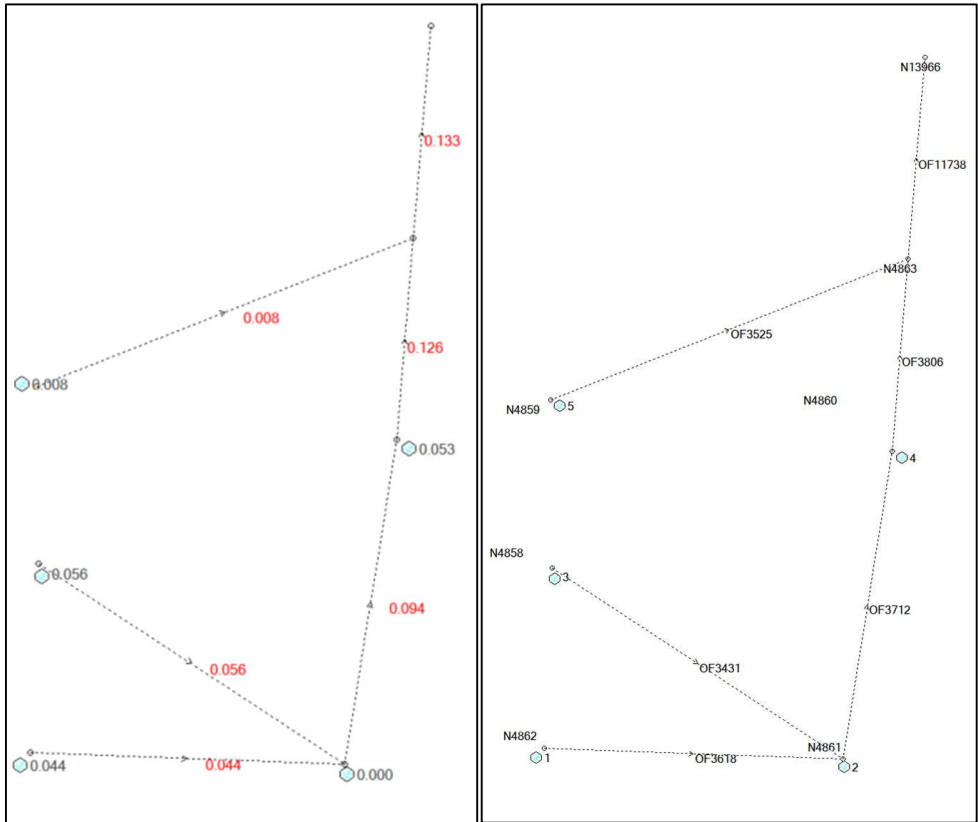
The increased impervious area on the subject site results in an increase in peak flow from the subject lots from 92L/s to 108L/s for the 1% AEP median storm (61L/s to 79L/s for the 5% AEP median storm).

The proposed point of comparison between pre- and post-development flows has been selected as the kerb and gutter at the north-eastern corner of the subject site; this ensures that any change in flow path resulting from the proposed development is adequately captured and included in the DRAINS model results.

It is noteworthy that the proposed development site to the south of the subject site currently drains stormwater through the subject site, however proposed future development of the adjacent site will result in diversion of stormwater discharge away from the subject site. To

provide a conservative analysis, the pre-development contributions from the southern adjacent site have been omitted from the pre- and post-development DRAINS models for the subject site.

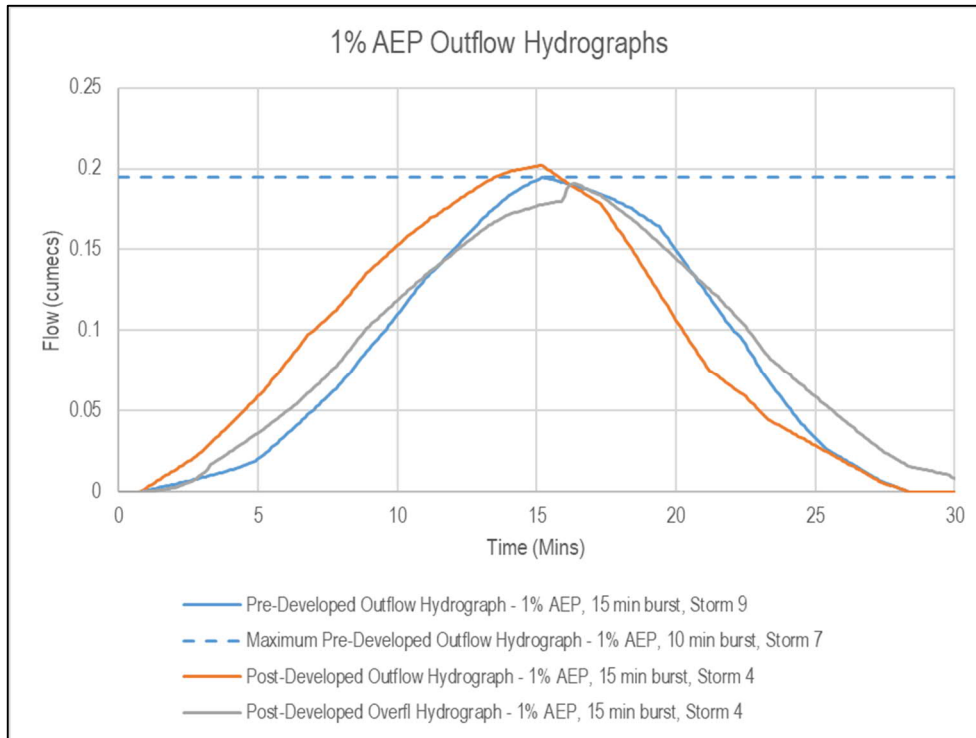
Inclusion of on-site detention storage to capture stormwater runoff from the entire roof area of the proposed building and the proposed 90° angle carpark area has been modelled in DRAINS. A screenshot of the DRAINS model with results for the 1% AEP median storm event for the subject site and related catchments is shown as follows.



Pre-Development

Results from the DRAINS model analysis indicate that inclusion of a 30m³ on-site stormwater detention facility with outlet control (for 100% detention use) is sufficient to mitigate the increased stormwater flows resulting from the proposed development to less than or equal to the pre-developed stormwater flows for the 1% AEP median storm event.

The 1% AEP outflow hydrographs for the subject site and related catchments for the pre-developed, post-developed, and post-developed (including on-site detention) is shown as follows for reference.



5. Connection to Legal Point of Discharge

Overland flow from the driveway and parallel parking areas (and any related catchments) on the western side of the subject site is proposed to sheet flow overland to the kerb & gutter. Stormwater discharge from the southern adjacent lot (currently vacant; proposed future development site) is proposed to be captured and conveyed to the on-site stormwater detention system via a piped stormwater network within the subject site in the short-medium term (prior to completion of the proposed adjacent development). The on-site stormwater detention system is proposed to discharge to the existing kerb & gutter via construction of a heavy-duty kerb adapter fronting Bank Street at the north-eastern corner of the subject site. This will retain consistency between the pre-developed and post-developed drainage path for the subject lots.

6. Conclusion

This Stormwater Management Plan demonstrates how all stormwater and surface water discharging from the proposed development site, buildings and works will be conveyed to the legal point of discharge in accordance with AUS-SPEC and relevant Australian Standards requirements. Specifically, this Stormwater Management Plan details the required on-site detention volume required to ensure that the post-development site stormwater discharge rate does not exceed the pre-development discharge rate for all storm events up to 1% AEP, and details the method of connection from the development site to the legal point of discharge.

Yours sincerely
King & Campbell Pty Ltd

Prepared by:
Lachlan Wilson



Civil Engineer

Reviewed by:
Craig Campbell



Chartered Civil Engineer