

11th July 2022

STATEMENT OF ENVIRONMENTAL EFFECTS

Project: New Collection Storage Area at Maitland Regional Art Gallery

Project Address: Maitland Regional Art Gallery
230 High Street, Maitland, NSW, 2320

Property Owner: Maitland City Council
PO Box 220, Maitland, NSW, 2320

Property Details: Lot 1 DP581007

Land Area: 4343 sqm

Zoning: B4 Mixed Use

Project Description

The objective of the project is to repurpose an area of upper-level gallery exhibition space to create a storage area for the Maitland Regional Art Gallery's (MRAG) collection of artworks.

This will involve using one of 4 existing moveable walls to be fixed in position as the dividing wall between gallery exhibition space & storage area. At one end of the moveable wall a swing door will be installed, and at the other end a fixed wall will be installed.

The internal floor area of the new storage area is approx 9.730m x 4.6m = 44.758sqm. The floor area of the upper-level gallery exhibition space is reduced by the same amount.

The moveable wall is not full height to the ceiling. There is a clear gap between the ceiling & the top of the wall. The new wall & door at each end of the moveable wall will maintain this clear gap. Accordingly, the newly created storage area relies on circulation of the existing air conditioning system. The newly created storage area is not a fire isolated area.

The door provides access to the new storage area & to the upper-level plant rooms & roof access. The door will be locked to enter the new storage area & unlocked to leave.

- Entry to the new storage area will be via the locked door, accessible with a security swipe card. Pull to open.
- Exit from the new storage area will be via the un-locked door. Push to open.
- In the event of a fire in the plant rooms or storage area, escape will be via the un-locked door with a lever style latch, operable via a single-handed downward action. No locks, keys, etc from inside of new storage area. Push to open.
- Fire escape signage shall be provided above the door, on the inside of the storage area.

One of the existing doors to the plant rooms will be permanently closed off & the current fire escape signage removed from the affected door. If suitable for re-use, the removed fire escape sign can be relocated to the door on the inside of the storage area.

Storage of artwork will be facilitated using a Dexion compactus rack system, with additional storage racks on each of the fixed side walls.

The smoke detectors & warning speakers within the new storage area are to remain in their as-built location. The existing emergency light (recessed LED type) shall be relocated to illuminate the fire escape pathway between the new storage room access door & the door to Plant Room 1. Refer to the advice from Fire Safety Compliance Management (15th June 2022, Report 220403).

The existing security camera shall be used to monitor the new storage area. An additional security camera shall be installed to monitor the exhibition space.

Within the remaining exhibition space, additional smoke detectors, warning speakers & emergency lights are required as per the advice of Fire Safety Compliance Management (15th June 2022, Report 220403).

Compliance with Local Environmental Plan 2011 (LEP)

- The proposed storage area satisfies the aims of the LEP 2011.

(Reference: Part 1 Preliminary / 1.2 Aims of Plan / (2) The particular aims of this plan are as follows- (aa) to protect & promote the use and development of land for arts and cultural activity, including music and other performance arts. (c) to properly plan and protect human-made resources of Maitland including buildings, structures and sites of recognised significance which are part of the heritage of Maitland. (e) to create liveable communities which are well connected, accessible and sustainable. (i) to ensure that land uses are organised to minimise risks from hazards including flooding.)
- Land use is Zone B4 Mixed Use (Reference: Land Zoning Map Sheet LZN_004B)
- The building is a Community Facility (Reference: Dictionary. "Community Facility means a building a) owned by a public authority & b) used for cultural development.)

- The building falls within the "Permitted with Consent" list (Reference: Land Use Table / Zone B4 Mixed Use / 3. Permitted with Consent)
- The MRAG property is within the Heritage Conservation Area – General. (Reference: Heritage Map Sheet HER_004B)
- The MRAG property is Heritage Item I152. (Reference: Heritage Map Sheet HER_004B)
- The MRAG Property has local heritage significance. (Reference: Schedule 5 Environmental Heritage / Item No. I152)
- The proposed storage area has a Requirement for Consent (Reference: 5.10 Heritage Conservation / (2) Requirement for Consent / (iii) a building, work, relic or tree within a heritage conservation area.)
- The proposed storage area does not require Consent (Reference: 5.10 Heritage Conservation / (3) When Consent not required / (ii) would not adversely affect the heritage significance of the heritage item.)
- The proposed storage area is within the MRAG, which is within a heritage conservation area.
 - The proposed storage area is not within the local heritage significance listed building (I152). The proposed storage area will not affect the heritage significance of Item No I152.
 - The proposed storage area will not affect the heritage conservation area.
 - (Reference: 5.10 Heritage Conservation / (4) Effect of proposed development on heritage significance)
- The MRAG property is within the Flood Planning Level. (Reference: Flood Planning Map - Sheet FLD_004B)
- The proposed storage area is on the upper level of the MRAG building.
 - Upper Level: Finished Floor Level = 14.370m AHD (Reference: Paul Berkemeier Architect / Job No. 1704 / Dwg No. A05 / First Level Plan)
 - Design Flood Level = 10.2m AHD (Reference: MCC DCP No. 29)
 - The proposed storage area will not be affected by the 100 yr ARI flood.

Compliance with Development Control Plan 2011 (DCP)

In reference to DCP 2011

Part B Environmental Guidelines

B.3 – Hunter River Floodplain

3. Development Controls:

- The MRAG property is within the Flood Planning Level. (Reference: LEP 2011. Flood Planning Map - Sheet FLD_004B)
- The proposed storage area is on the upper level of the MRAG building.
 - Upper Level: Finished Floor Level = 14.370m AHD (Reference: Paul Berkemeier Architect / Job No. 1704 / Dwg No. A05 / First Level Plan)
 - Design Flood Level = 10.2m AHD (Reference: MCC DCP No. 29)
 - The proposed storage area will not be affected by the 100 yr ARI flood.
- The proposed storage area will not increase the flood hazard.
- The proposed storage area does not increase the risk of structural failure of the building due to flood effects.
- The proposed storage area is above the FPL & does not need to be designed to withstand the effects of flooding
- The timely, orderly & safe evacuation of people from the site is independent of the proposed storage area, such that the proposed storage area has no detrimental effect on this requirement.
- The design of the proposed storage area does not need to comply with Table 1: Flood Aware Design Requirements.
- The original design levels for the MRAG construction are shown on the original 2008 architectural plans (Reference: Paul Berkemeier Architect / Job No. 1704 / Dwg No. A00 to A24)

In reference to DCP 2011

Part C Design Guidelines

B.4 – Heritage Conservation

- The proposed storage area is within the MRAG, which is within a heritage conservation area.
- The proposed storage area is not within the local heritage significance listed building (Item No I152).
- A Heritage Impact Statement (HIS) is not anticipated.
- A Heritage Conservation Management Plan (CMP) was prepared in Jan 2012 by Carste Studio Pty Ltd.

Suitability of the Site

The upper-level gallery exhibition space is ideally suited to be truncated for storage of artwork within the proposed new storage area:

- The existing moveable walls can easily be located as a dividing wall between the exhibition space and the new storage space. Very little new building work is required.
- The existing air conditioning system is BMS controlled & specifically designed to achieve the required temperature & humidity environmental controls of the gallery. The existing air conditioning system does not need expanding or modification to suit the proposal storage area.
- The floor of the upper-level gallery exhibition space is a suspended concrete slab, which was designed for a Live Load of 5.0 kPa. Subsequent load checks indicate that the operational live load of the new storage space is 2.45 kPa, which is less than 50% of the original design live load.

Present & Previous Land & Building Uses

The Maitland Regional Art Gallery is currently used as an art gallery.

The artwork collection is currently stored within the largest upper-level room of the heritage Building A of the gallery. (Building A is the original Maitland Technical College).

The additional storage area provided by the proposed new storage area will allow the existing artwork collection to be partially relocated. In the future, in association with much needed roof repairs to heritage Building A of the gallery, the relocation of the artwork storage to the new storage area will allow the restoration & redecoration of the Building A room.

Operational & Management

The Maitland Regional Art Gallery is currently open to the public 10am to 5pm, Tuesday to Sunday.

The new storage area is not expected to affect visitor numbers, nor is it anticipated to affect staff numbers.

The Dexion compactus racks are manually operated, and there is unlikely to be any significant additional noise generated. Once the artwork has been relocated and stored in the Dexion compactus racks, it is likely that less frequent staff activity will occur within the new storage area.

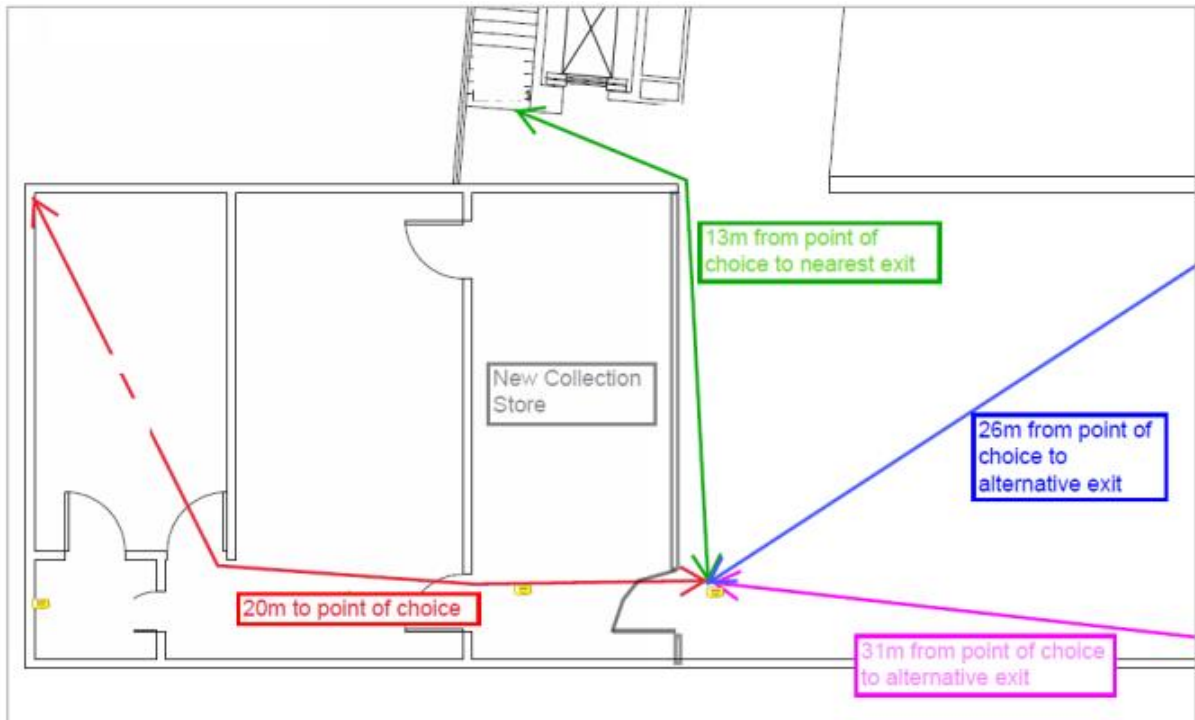
The public is not anticipated to have access to the new storage area.

Fire Safety Measures

The existing Fire Safety Measures within the Maitland Regional Art Gallery were reviewed by Richard Wallis of Fire Safety Compliance Management (23rd Feb 2021 Report No. 210705-11 Rev B). Improvements to the existing fire safety measures are identified & recommended in the FSCM report.

Fire Safety Compliance Management have been engaged to review & comment on the fire safety requirements associated with the proposed new storage area. Refer Fire Safety Compliance Management (15th June 2022 Report No. 220403). In addition to the proposed new storage area, FSCM have made additional recommendations for fire safety improvements to the adjacent exhibition gallery area.

Escape paths of travel from the plant rooms, roof access, and new storage area are shown on the following diagram:



Escape Paths of Travel

Reference: Fire Safety Compliance Management (15th June 2022 Report No. 220403)

Traffic, Parking & General Accessibility

This is no anticipated change in traffic or parking associated with the new storage area.

Privacy, Views and Overshadowing

The new storage area is completely internal to Maitland Regional Art Gallery. There is no change to privacy, views or overshadowing.

Air and Noise

The new storage area is not expected to generate any odours or fumes.

The new storage area is not expected to generate any excessive noise.

Drainage, Soil & Water

The new storage area is completely internal to Maitland Regional Art Gallery. There is no effect to drainage, soil or water.

Heritage

The new storage area is located within the newer, 2009 section of the Maitland Regional Art Gallery. The new storage area has no heritage impacts on the heritage areas of the Maitland Regional Art Gallery.

Energy Efficiency

The new storage area is unlikely to have any effect on the energy efficiency of the Maitland Regional Art Gallery.

Waste Management

The new storage area is unlikely to have any effect on the waste management of the Maitland Regional Art Gallery.

Reflectivity

The new storage area is completely internal to Maitland Regional Art Gallery. There is no effect to reflectivity.

Colour Schedule

The new storage area is completely internal to Maitland Regional Art Gallery. There is no effect on external colour schedule.

General Accessibility

The new storage area is located within the Maitland Regional Art Gallery, and as such the same level of access is applicable to the new storage area as currently exists for the building.

Site Management

The new storage area will be managed by the MRAG staff.

Demolition

The construction of the new storage area will not involve any demolition of the existing building structure of the MRAG building.

Erosion & Sedimentation Control

The construction of the new storage area is internal to the building. There will be no need for erosion or sedimentation controls associated with the construction.

Land Contamination

The construction of the new storage area is internal to the building. There will be no land contamination associated with the construction.

Flora & Fauna

The construction of the new storage area is internal to the building. There will be no detrimental effects to the existing flora and fauna associated with the construction.