

NEW OFFICE BUILDING FOR KURRAJONG EAST ST, NARRANDERA



STATEMENT OF ENVIRONMENTAL EFFECTS

APRIL 2021

NOEL THOMSON ARCHITECTURE P/L
20 CHURCHILL AVENUE, WAGGA WAGGA
Tel: 6926 3320 Fax: 6926 6011
NOMINATED ARCHITECT: NOEL THOMSON 5869
ACN: 077 973 623 ABN: 82 077 973 623

1. THE SITE / HISTORY

There is very limited historical information about the site located at 21-25 East St, Narrandera. There were previously buildings on the site, but these have been demolished at dates that is unknown, the latest being the 'Top Town Discounts' building in the last few years on Allotment A, as seen in the aerial view below. From the Mainstreet Survey plans from 1931 by the "Fire & Accident Underwriters of New South Wales", it notes that a shop was constructed in 1928 at 17-19 East St (cnr Elwin) which was the 'Top Town Discounts' building, a large dwelling was constructed at 21 East St and a smaller dwelling was constructed at 25 East St (cnr Watkins Lane). The blocks are now currently vacant and consist of Lots A, B & C, DP 315385.

2. INTRODUCTION / BACKGROUND

Kurrajong is an innovative provider for disability, therapy and educative services situated in the Riverina regional city of Wagga Wagga, NSW. They now have more than 750 clients (with a waiting list) throughout the Riverina who are aged from birth to 65 years old who have a disability or developmental issues that require assistance. Kurrajong 'Therapy Plus' provides family therapy and education support to many disabled children and adults and their families.

Kurrajong services are completely focused on the needs of the person with disability and their families. The heart and soul of our organisation is in the communities we serve. They don't just work in a community – they are part of it. They create connections and support in the community so their clients can live as they choose. They work to develop open, accessible and inclusive communities.



Kurrajong aim is to provide a family centred service, which means that it aims to support the needs of the whole family as well as the person with a disability. These services are provided by four specialised teams.

This makes Kurrajong unique in that they offer an integrated, coordinated approach through our trans-disciplinary teams in Narrandera, as well as other surrounding local government areas including Wagga Wagga, Balranald, Berrigan, Deniliquin, Finley, Griffith, Hay, Hillston, Tocumwal, West Wyalong, Tumut, Gundagai, Tumbarumba, Cootamundra, Junee, Temora, Coolamon, and Lockhart.

Fig 1: SixMaps – aerial view of 21-25 East St, Narrandera

In early 2021, Kurrajong appointed Noel Thomson Architecture Pty Ltd as architect to review the current facilities and initial concepts for the proposed office/community building on the site at 21-25 East St, Narrandera. Following review of the design and approval for layout, the design drawings were completed and a development application for the proposed new development (office/community building) to be lodged with Narrandera Shire Council

3. ZONING / PLANNING REQUIREMENTS



The proposed Kurrajong Office Development site located at 21-25 East St, Narrandera consists of Lot A, B & C DP315385.

Title consolidation will be undertaken as part of the development approval process for the proposed new Kurrajong Office Development. The consolidated site is calculated at a total 1656 m² (subject to final survey)

With reference to the Narrandera Local Environmental Plan 2013, Lots A, B, C and adjoining Lot 4, DP 315385 where housing development for Kurrajong has been completed, are zoned RU5 Village.

Fig 2: Narrandera Shire LEP 2013 – Zoning Map (Part LZN_004F)

4. SITE & BUILDING DESCRIPTION

The site for the development of the office/community building is on the corner of Elwin and East Streets, Narrandera which is for the Kurrajong Narrandera Branch is as per below;

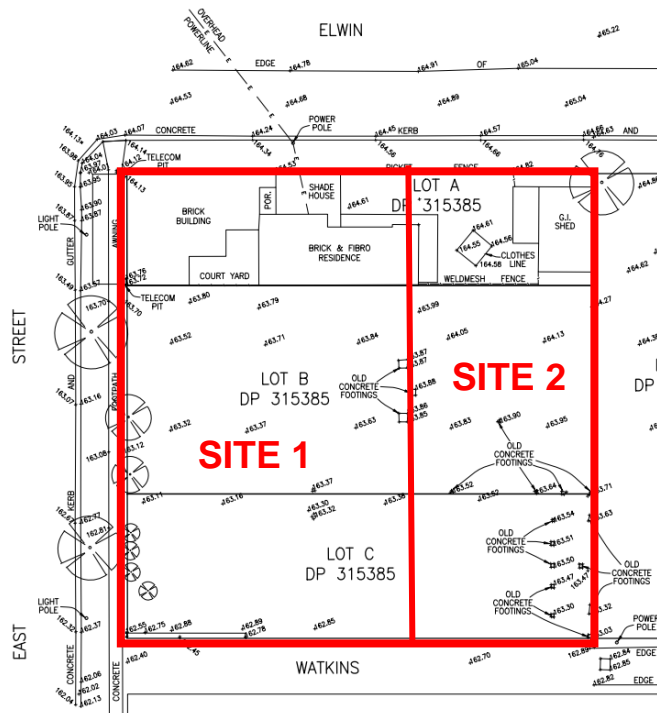


Fig 3 & 4: SixMaps – and Survey indicating site details for 21-25 East St, Narrandera

With reference to Narrandera Shire Council the site is identified as 21-25 East St and is to be known as this ongoing with Kurrajong noting that this would be the future postal address for the development. The unoccupied sites consist of 3 lots (Lot A, B & C, DP315385) with the adjoining Lot 4, DP315385 having 'transitional' units being constructed a few years ago by Kurrajong.

The proposal is for the consolidation and subdivision of the 3 Lots into 2, with Site 1 (1656m²) facing East Street which will accommodate the new office/community facility building and associated carparking. The remaining land will become Site 2 (883m²) a vacant site until further developing by Kurrajong for residential accommodation - for details refer Drawing DA2.

Current Site Existing Conditions/ photographs



Fig 5: view of East St Elevation showing undeveloped site and fall of the site to Watkins Lane



Fig 6: view of Cnr Elwin and East Streets showing undeveloped site and fall of the site, access to be from Elwin St

5. LEP & DCP REQUIREMENTS / CONSIDERATIONS

With reference to the Narrandera Local Environmental Plan 2013, it is noted under the RU5 Village zone (see below) that Office/Community Facility is permitted with consent;

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Rural industries; Rural workers' dwellings; Waste disposal facilities

6. ENVIRONMENTAL & SITE CONSIDERATIONS

Location and Land Use Impacts

The location of the site/s is to the eastern side of East Street, Narrandera between Elwin Street to the north and Watkins Lane to the south, with blocks facing both Elwin and East Sts. There will be minimal impact on current land use as; the development proposal for new offices/community facility is compliant with the existing land use, defined as RU5 Village zone under the LEP. There will be no change in land use following completion of the development.

Context and Setting

The review of the site/s at East St highlighted the options for proposed administration office development and set the framework for the analysis and use of the site and the subsequent preparation of the attached the Site Analysis Plan - Refer Appendix 3.

The office/community facility development is within the RU5 Village zone and in East Street surrounded by single storey shops, ambulance station, funeral parlour, tyre workshop and unit / residences to the east of the site/s. The context and setting of the office/group therapy building in this area of East means the new development has been designed with a contemporary appearance and not to visually dominate the surrounding residences/area. Current setting / surrounding buildings indicated below;



Fig 7: **Eastern side of East Street (north to south)**



Fig 8: **Western side of East Street (north to south)**

Neighbourhood amenity and streetscape

The proposed development will recognise the elements of the location's current character and the new building will contribute to the quality and identity of the area, and maintain reasonable neighbourhood amenity and appropriate 'commercial' character by;

- providing minimal building setback so as to achieve accessible reduce visual, acoustic and overshadowing impacts, and
- using building form and siting that relates to the site's land form, and
- adopting building heights at the street frontage that are compatible in scale with the commercial building, and
- be designed so that the front office spaces of the development facing East St sympathetic with the existing brick facade materials of the surrounding buildings, and
- embody fencing that has setbacks & steps along its length to East St that is in sympathy with, but not necessarily the same as other fencing in the streetscape,

Vehicle Access, Traffic Movement Impacts and Carparking

The building contractor will have methods of traffic control for the site, with the main access being from the north side of site - from Elwin St. Vehicle and pedestrian traffic will be managed and No significant operational impacts to traffic and access are anticipated during the works.

When the construction completed and the building is operational, there will be minimal traffic movements onto Elwin and then to the East Street intersection, with peak period generally in the morning between 8-9.30am with other movements occurring throughout the day to 5pm.

Reference is made to Narrandera Shire Council Development Control Plan (2013) Section 5.2 Off-street parking – Business centre and other land uses, which address parking provision and design standards.

Car parking areas and individual spaces are to be designed in accordance with the Section 6 “Access and parking area design” of the NSW Roads and Traffic Authority Guidelines for Traffic Generating Development,² with the exception of the following standards;

- Individual car parking spaces are to have minimum dimensions of 2.6m x 5.2m.
- Car parking spaces for disabled persons are to comply with AS 2890.1-1993.
- For all land uses apart from single dwellings, vehicles are to enter and leave the site in a forward direction.
- Car parking for individual land uses is to be provided in accordance with the Table below,

Table of off-street parking provision

Land use	Off-street parking requirement
Business and retail land uses	
Commercial offices and professional services	3 spaces per 100m ² gross floor area (GFA)

Therefore with the proposed Office Building GFA @ 380m²; the number of carprks to be provided to meet this requirement shall be 12. On the site (refer Site Plan) there are the 12 designated carprks including 1 accessible carpark, which complies with the Narrandera Shire Council Development Control Plan (2013).

Soil and Stormwater Management

There will be minimal/some issues for soil erosion/sediment control and stormwater issues during construction. The proposed works will involve ground disturbance from ground stripping, grading, excavation and equipment/vehicle movements around the site. There is a minor risk of sediment being washed into site stormwater pits and then onto East Street.

An ‘erosion and sedimentation control plan’ will be prepared and implemented by the building contractor as necessary and will incorporate appropriate erosion and sediment control measures eg. socks around inlets, silt fences etc, in line with Landcom’s *Managing Urban Stormwater, Soils & Construction Guidelines* (The Blue Book) and Narrandera Shire Council’s requirements. The development would not cause any additional negative impact on the waste water leaving the site. Furthermore the development is not expected to cause contamination of groundwater in the vicinity.

Construction Noise Impacts

Works will involve the use of vehicles and machinery and is therefore likely to create noise during the daytime with the building contractor to undertake specific control measures as necessary during construction to limit noise from the site and impacting on adjoining residential area. Therefore the impact of the anticipated noise level is dependent on the local traffic volumes – noting the closeness of East St and Elwin St intersection and the nature of day-to-day work activities. The impact of noise is not expected to be significant given that noise will generally be restricted to Work operating hours i.e. 7am to 6pm Monday to Friday. The proposed construction access for the site shall be from Elwin Street crossover/driveway which is opposite the tyre building and some distance from the adjoining residential area, therefore limiting the impact.

Flora and Fauna Impacts

There is limited existing flora is present on site, non-significant trees are located along East St frontage are to be removed due to the new development. The proposed Kurrajong Offices will have new landscaping and plantings with the aim of improving the ‘greenness’ of it’s streetscape appearance.

Air Quality Impacts

Construction traffic may intermittently affect local air quality but is unlikely to contribute to permanent reductions in air quality. Airborne dust may also be generated by excavation works and vehicle movements although these are considered to be minor and unlikely to exceed regional ambient air quality threshold levels. Dust generation during construction activities shall be controlled by regular control measures such as on-site watering.

Environmental Impacts

Environmental impacts have been addressed with the proposed development with the existing sewer and water lines requiring adjustments but remaining connected.

Proposed energy efficiency measures are to be included in the proposal, such as; Tapware and plumbing fittings to be high quality water efficient fittings to be used throughout (WELS 3 star or higher), Lighting to be high quality energy efficient fittings and existing and new roofs are to be insulated to reduce heat gain. The development has been assessed for energy and water components and will be in accordance the requirements outlined in a Section J Report.

Waste Management Impacts

The development on this site will utilise Narrandera Shire Council rubbish collection & recycling facilities. Excess/waste construction materials will be recycled along with the separation of building waste prior to being deposited at the Narrandera Shire's Waste Recycling Centre.

Privacy, Views and Overshadowing

The privacy issues from this new development have been addressed with appropriate site planning, the location and design of windows and placement of fencing, where there is NO overlooking of adjoining properties. The development provides private open space for the offices on the site and there is minimal impact on the privacy to the adjoining properties.

Acoustic privacy issues have been addressed with the development and the new offices are not expected to generate any additional 'acoustic/noise' impacts than currently exists for the site and surrounding premises.

Overshadowing of adjoining properties is not an issue as the building is of single storey construction and located 4m away from the south boundary, which means that shade from say 11am onwards is falling onto the lane and blank wall of the adjoining shop.

Solar access and design for climate

The proposed development will ensure adequate daylight to the main open spaces of the offices and adequate sunlight to the external areas of private open space (verandah and yard). Site planning and design considerations will be adopted that reduce energy use and makes the best practicable use of natural ventilation, passive solar heating and lighting by the placement of windows.

Visual Amenity Impacts

Visual impacts resulting from the construction of the new 'infill development' on these vacant allotments will be significant. It is proposed that this visual impact will be an improvement to the current streetscape in this 'commercial' area, where the new building will provide an aesthetic amenity when viewed from adjoining properties / across the street.

Utilities and Services Impacts

The Works / constructional activities on the site are unlikely to interrupt existing aerial or buried public utilities and services external to the site.

The current infrastructure services (mains water, stormwater drainage, electricity, gas, telecommunications systems) will not be impacted by the Works and adjustment will be required to provide 'supply' to the proposed new office building.

The stormwater main which transgresses the south side of the site from the adjoining Kurrajong Development is to be avoided by the new development, with building located 4m from the southern boundary so as not to impact this existing drain.

For site services details – refer Appendix 2.

Greenhouse Gas Emissions Impacts

No significant greenhouse gas emissions are anticipated during the Works and on completion when the site/building is occupied and operating. Vehicle movements will emit greenhouse gases, but they are not of high intensity and unlikely to have a significant impact on the local level of greenhouse gas emissions.

Crime prevention

The proposed development should provide personal property security for staff and visitors and encourage crime prevention by the appropriate site planning design that allows observation of the approaches to the building entry and general observation of public areas.

7. PROPOSED NEW CONSTRUCTION & OPERATIONAL MATTERS

Proposed Development & Operational Matters

The proposed new administration office / community building for the Kurrajong Narrandera Branch on the corner of Elwin & East Streets, Narrandera replaces their current operations at 50-52 East St, Narrandera.

This proposed new building provides better operational facilities for staff and 'clients' that will use the specific / better functioning (interview, meeting, therapy, transition, toilet amenities, etc) areas than the current cramped facilities at 50-52 East Street.

The Kurrajong Narrandera Branch the new administration office development will operate as per their current arrangements - opening 9am and closing at 5pm - Monday to Friday.

Proposed Design Philosophy

The design philosophy for the new administration office development is based on a 'contemporary' 2 toned brick and metal clad single storey building with hipped corrugated metal roof. The main entry to the building from the street will be identified by a canopy with 'Kurrajong' signage with the corner to Watkins Lane being a 'solid' mass of brickwork. The northern end of the street façade is setback to provide articulation and ramped access to the entry. The main building facade with the brickwork and metal cladding, the canopy and 'solid' corner to this face is used to break up the form / mass and create rich and vibrant streetscape appearance. For 'artists impressions' of the building from various locations see Figures below.



Fig 9: Proposed Kurrajong Office Development - Artists Impression viewed from East St & Watkins Lane



Fig 10: Proposed Kurrajong Office Development - Artists Impression viewed from East St & Elwin St streetscape

Materials and Finishes

(Refer Appendix 6)

The design of the new administration office building takes into consideration the streetscape appearance and therefore is mainly brick but with a combination of materials to give a contemporary elegance as demonstrated by the images above and below.



Fig 11: Proposed Kurrajong Office Development - Artists Impression viewed from north/carpark

The materials chosen for the new building include; dark tan/brown brick to the base of the wall, with red bricks to the upper walls, 'vertical, metal corrugated cladding to upper walls & sheds and colorbond roofing in 'Windspray'.

8. CONCLUSION

The proposed consolidation/subdivision of the 3 allotments to 2 and the construction new office/community facility for the Kurrajong on the 'East Street' site and extent of works is as per the Development Application Drawings (DA1 to DA5 inclusive) for Council prepared by Noel Thomson Architecture. The documentation indicates how the site will be developed and the building being constructed in a defining architectural expression and character, that will achieve a more aesthetic streetscape appeal for this 'Commercial' area.

As a 'not for profit' organisation Kurrajong wishes to continue the tradition of providing services for the Narrandera community with the proposed administration office / community facility which meets the criteria for RU5 Village zoning. As the Architect for this project, we recommend acceptance of this new 'subdivision and development for Kurrajong by the Narrandera Shire Council and await the outcome.

If any assistance or clarification is required for this development, please do not hesitate to contact the undersigned.

regards

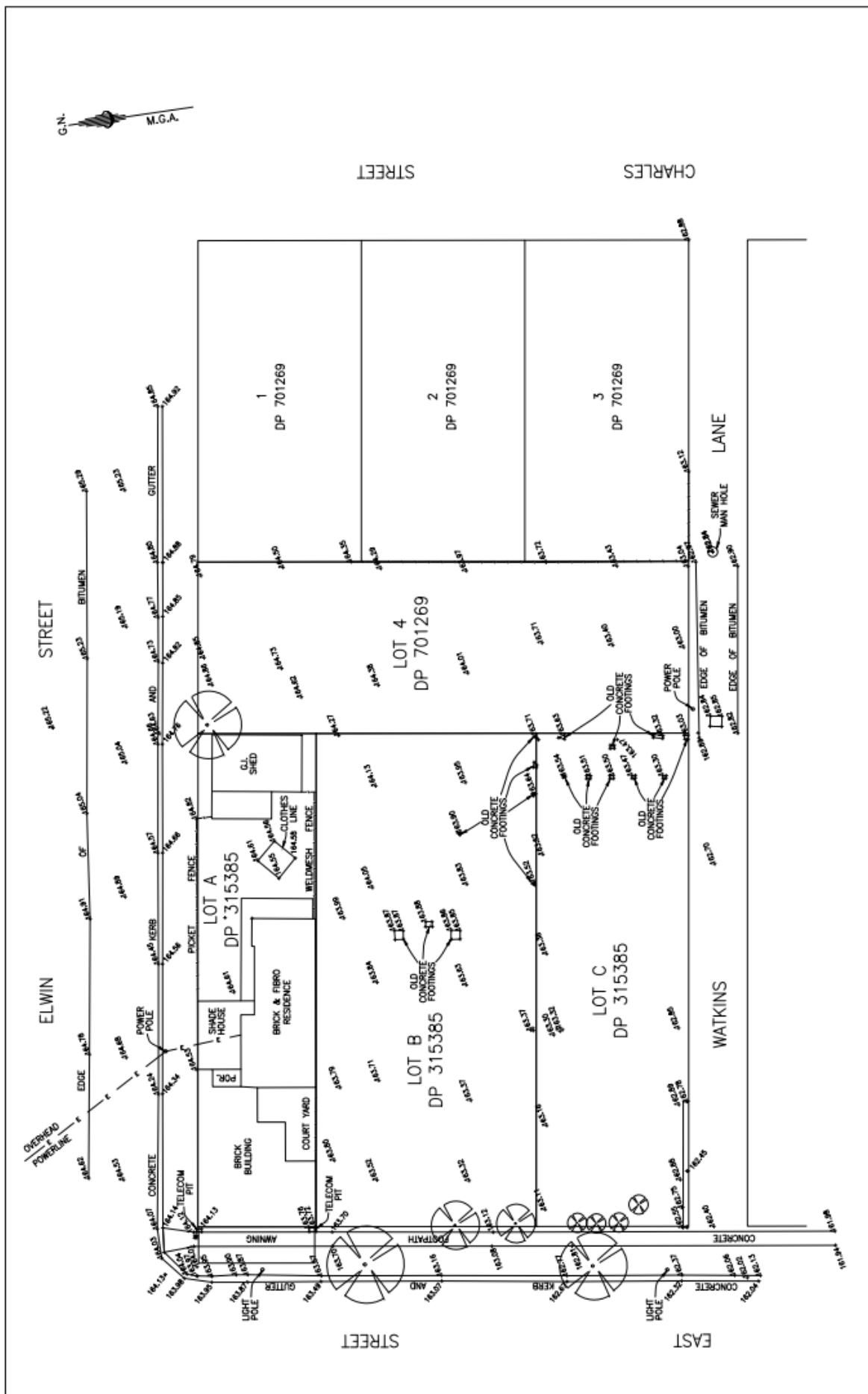
NOEL THOMSON FRAIA
Noel Thomson Architecture Pty Ltd

April 2021

APPENDICIES

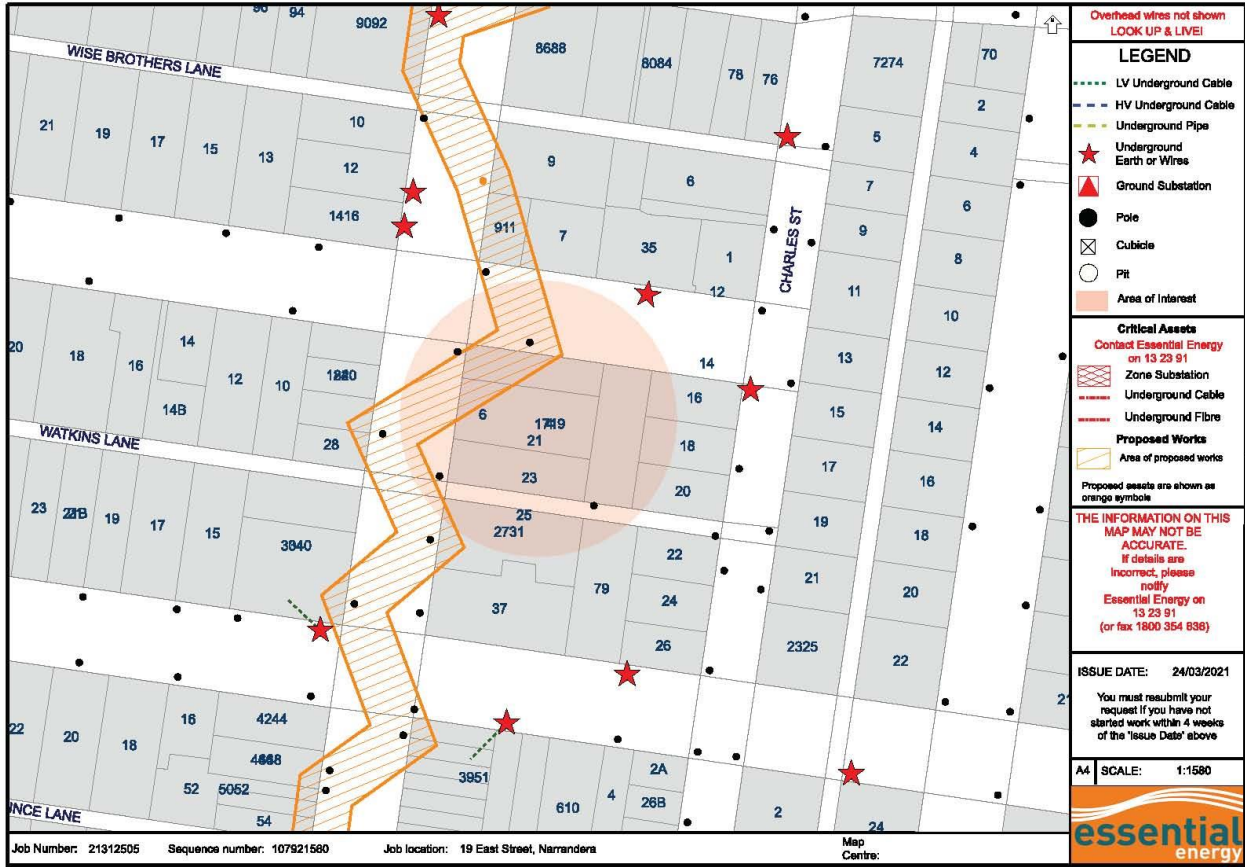
- APPENDIX 1: SITE SURVEY – T.J HINCHCLIFFE & ASSOC
- APPENDIX 2: SITE SERVICES – LAYOUTS
- APPENDIX 3: SITE ANALYSIS PLAN
- APPENDIX 4: SITE PHOTOGRAPHS
- APPENDIX 5: DEVELOPMENT APPLICATION DRAWINGS
- APPENDIX 6: FINISHES & MATERIALS SELECTIONS

APPENDIX 1: SITE SURVEY – T.J HINCHCLIFFE & ASSOC

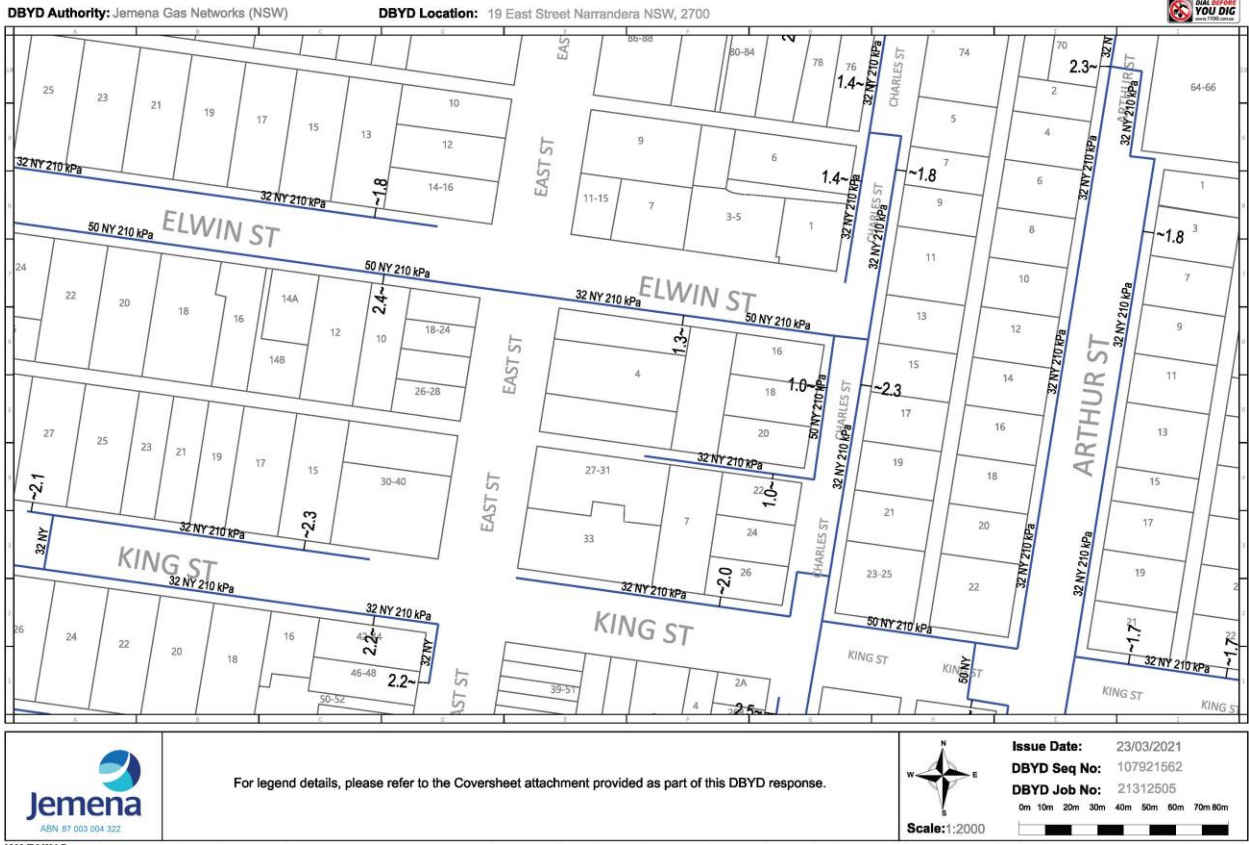


<p>L.G.A.: NARRANDERA Locality: NARRANDERA</p>	<p>Scale: 1:250 (A3) Datum: A.H.D. Origin: PM 7053 R.L. 159.90</p>	<p>SKETCH PLAN SHOWING ROAD PROPOSED TO BE CLOSED AND PURCHASED BY SHATSUI PTY LTD AREA PROPOSED 2.3m²</p>	<p>T.J. HINCHCLIFFE & ASSOCIATES PTY. LTD. CONSULTANTS IN SURVEYING, PLANNING AND DEVELOPMENT 39 Crumpton Street, Wagga Wagga, N.S.W. 2650 Phone: 02 6931 7099 Fax: 02 6931 7098 Email: admin@waggasurveyors.com.au</p>	<p>Date: 21-01-2015</p>	<p>Reference: 15014</p>
------------------------------------------------------------	------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------	-----------------------------

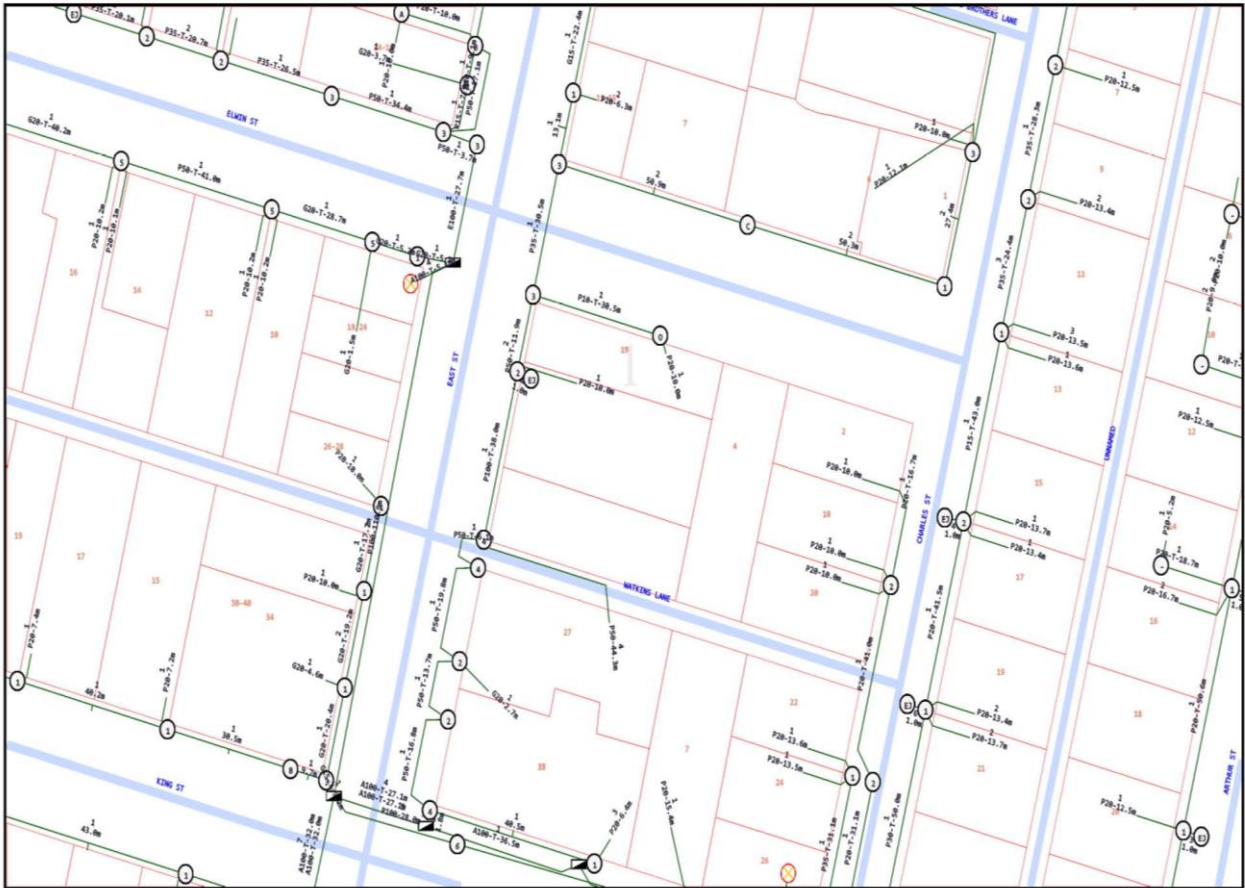
APPENDIX 2: SITE SERVICES – LAYOUTS



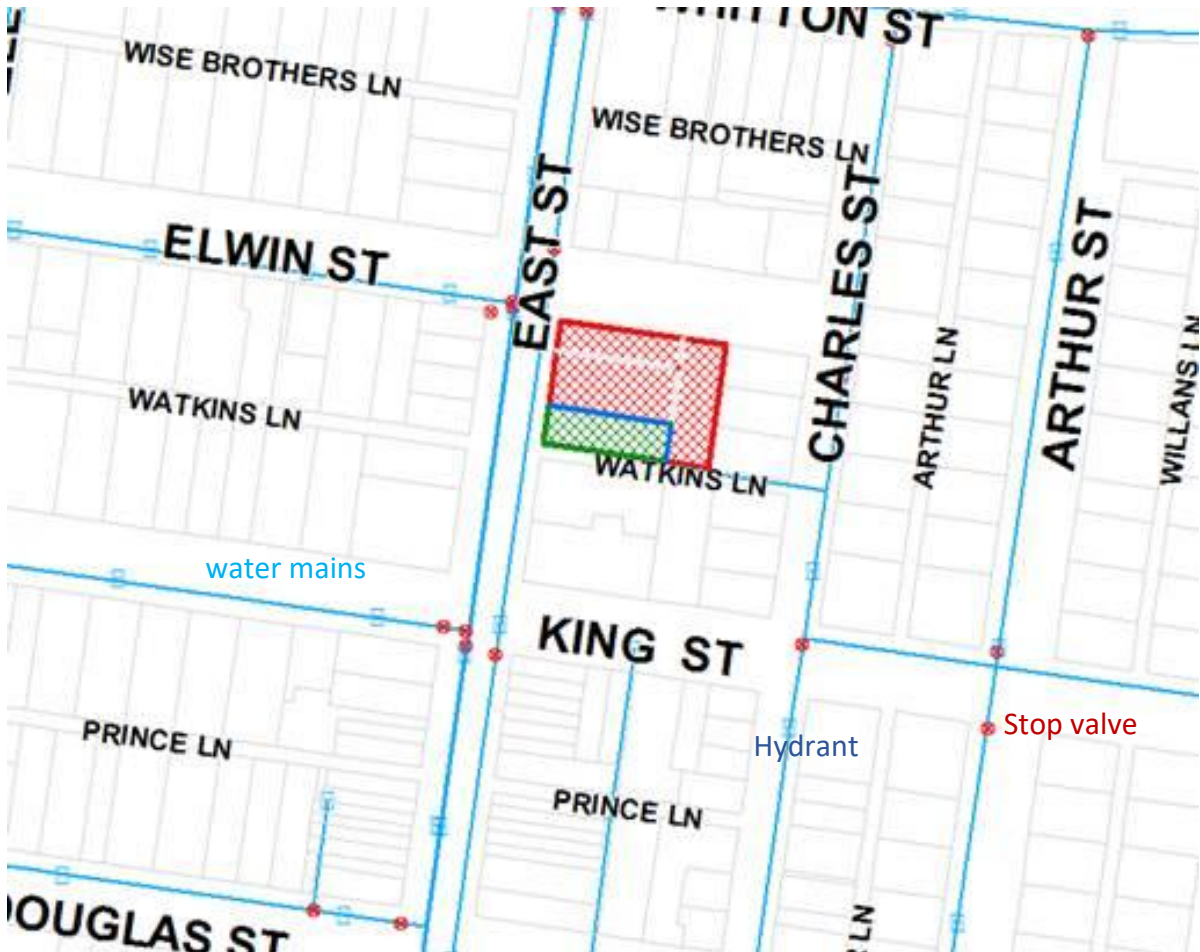
Electricity Assets



Gas Assets

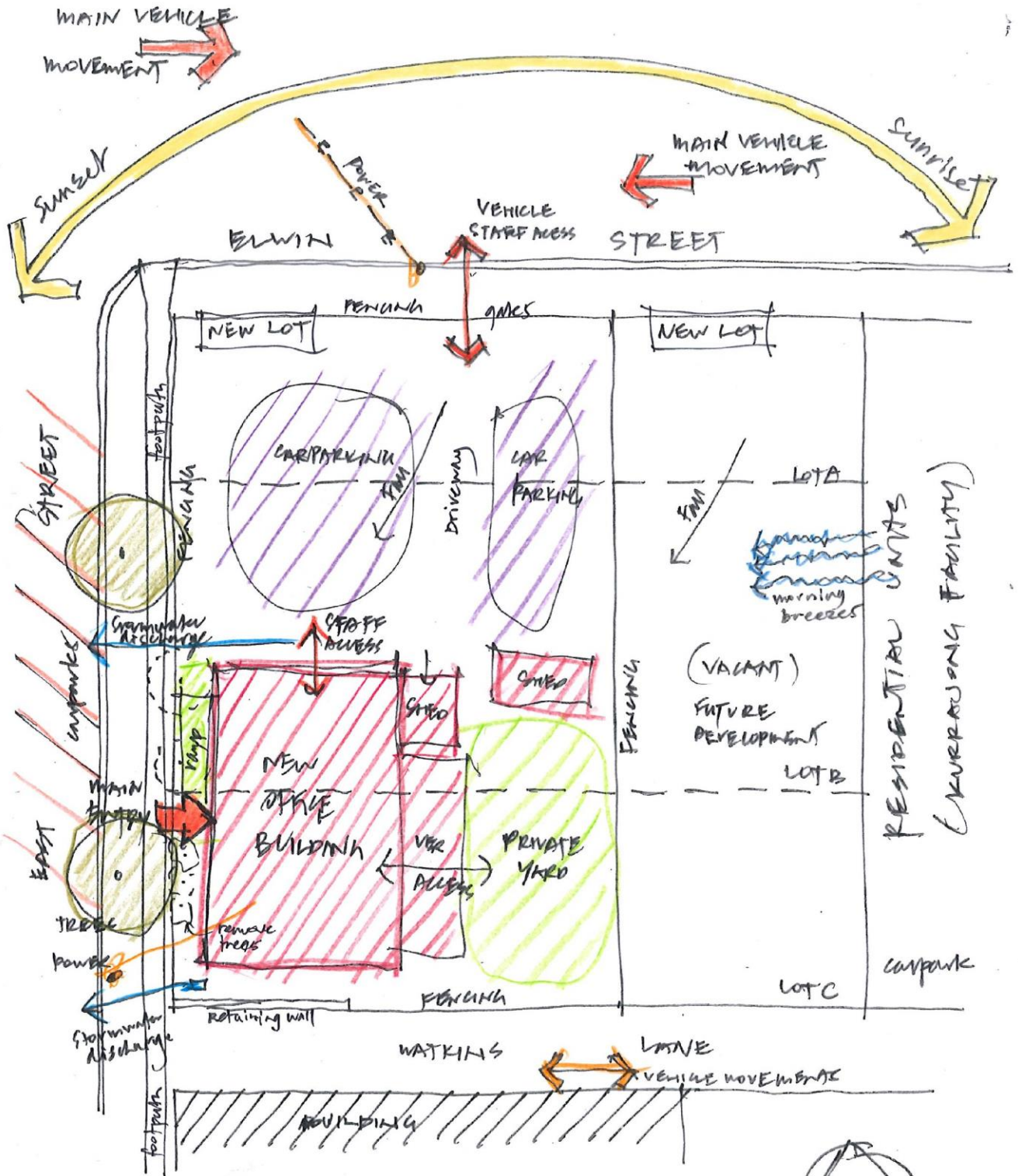


Telecommunication (NBN) Assets



Water Assets

APPENDIX 3: SITE ANALYSIS PLAN



SITE ANALYSIS PLAN



APPENDIX 4: SITE PHOTOGRAPHS



Photo 1: view from cnr East & Elwin Sts



Photo 2: view from East St - north end



Photo 3: view from East St - south end



Photo 4: view from East St - Watkins Lane



Photo 5: view of retaining wall at Watkins Lane



Photo 6: view of site from cnr East St & Watkins Lane



Photo 7: view of site from south-west corner



Photo 8: view of site from East St - looking east



Photo 9: view of retaining wall & fence at Watkins Lane



Photo 10: view of site from south-east corner



Photo 11: view of site from north-west corner & Elwin St



Photo 12: view of site from north-west corner



Photo 13: view of site and East St footpath



Photo 14: view of south end East St footpath



Photo 15: view of East St stormwater discharge



Photo 16: view of site stormwater pit

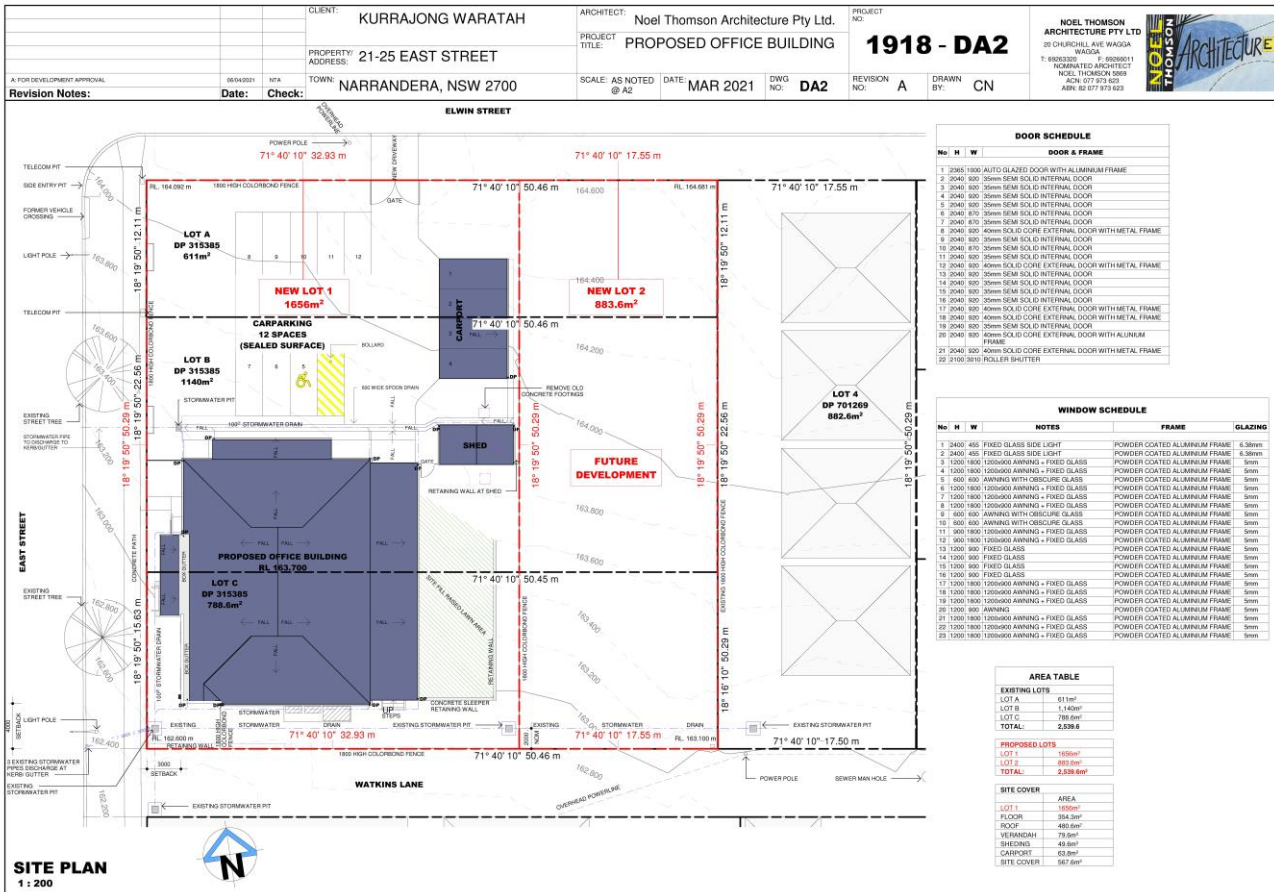
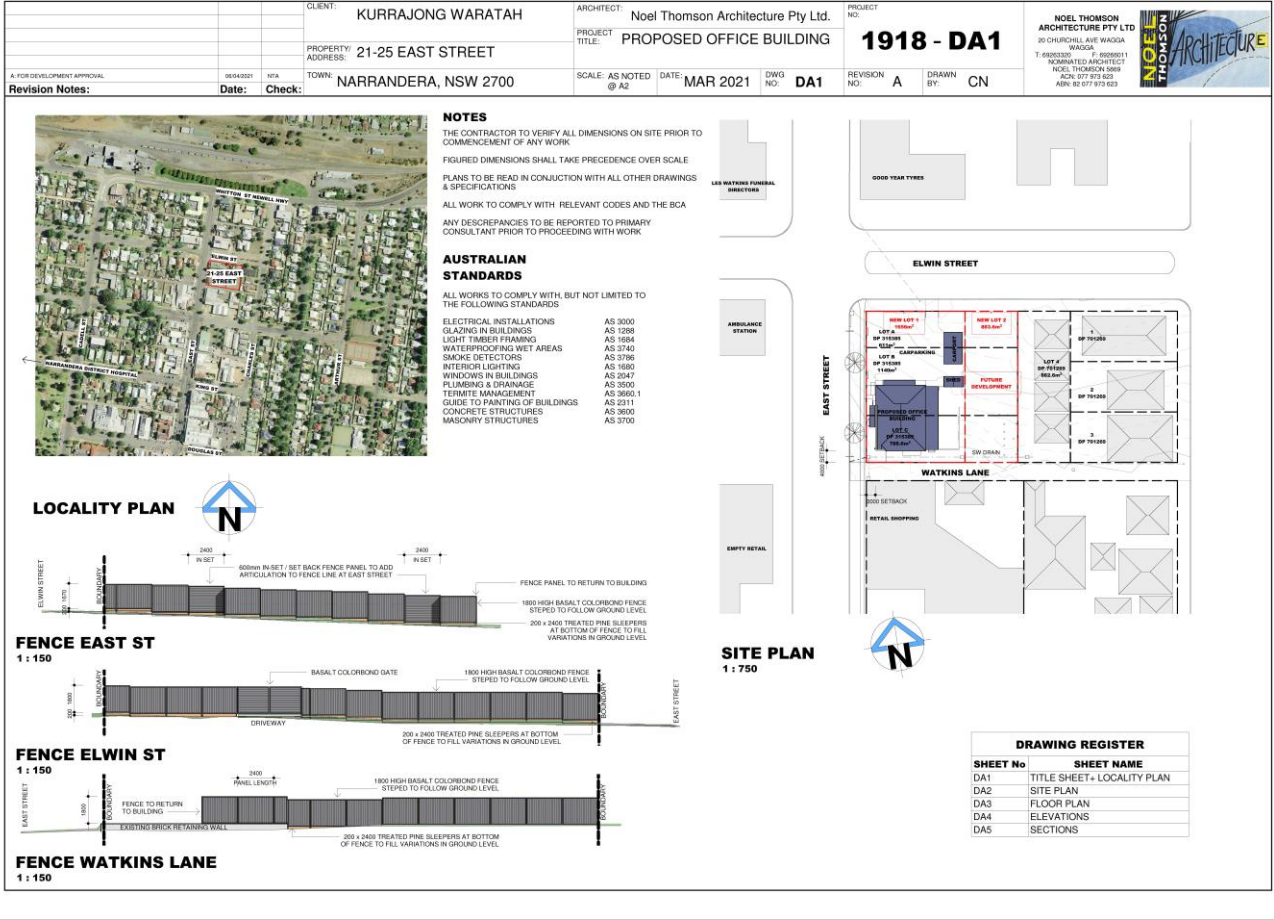


Photo 17: view of site stormwater pit at Watkins Lane



Photo 18: view of site water connection at Watkins Lane

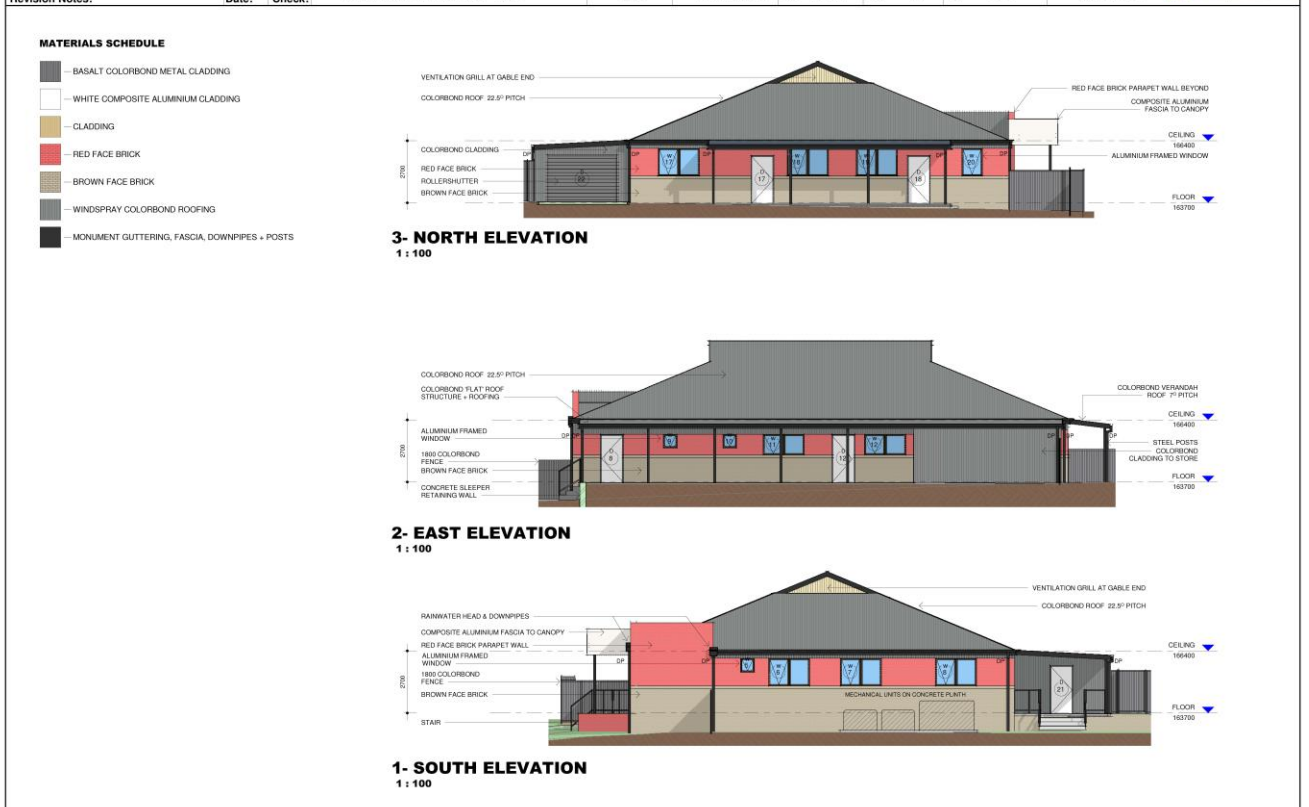
APPENDIX 5: DEVELOPMENT APPLICATION DRAWINGS

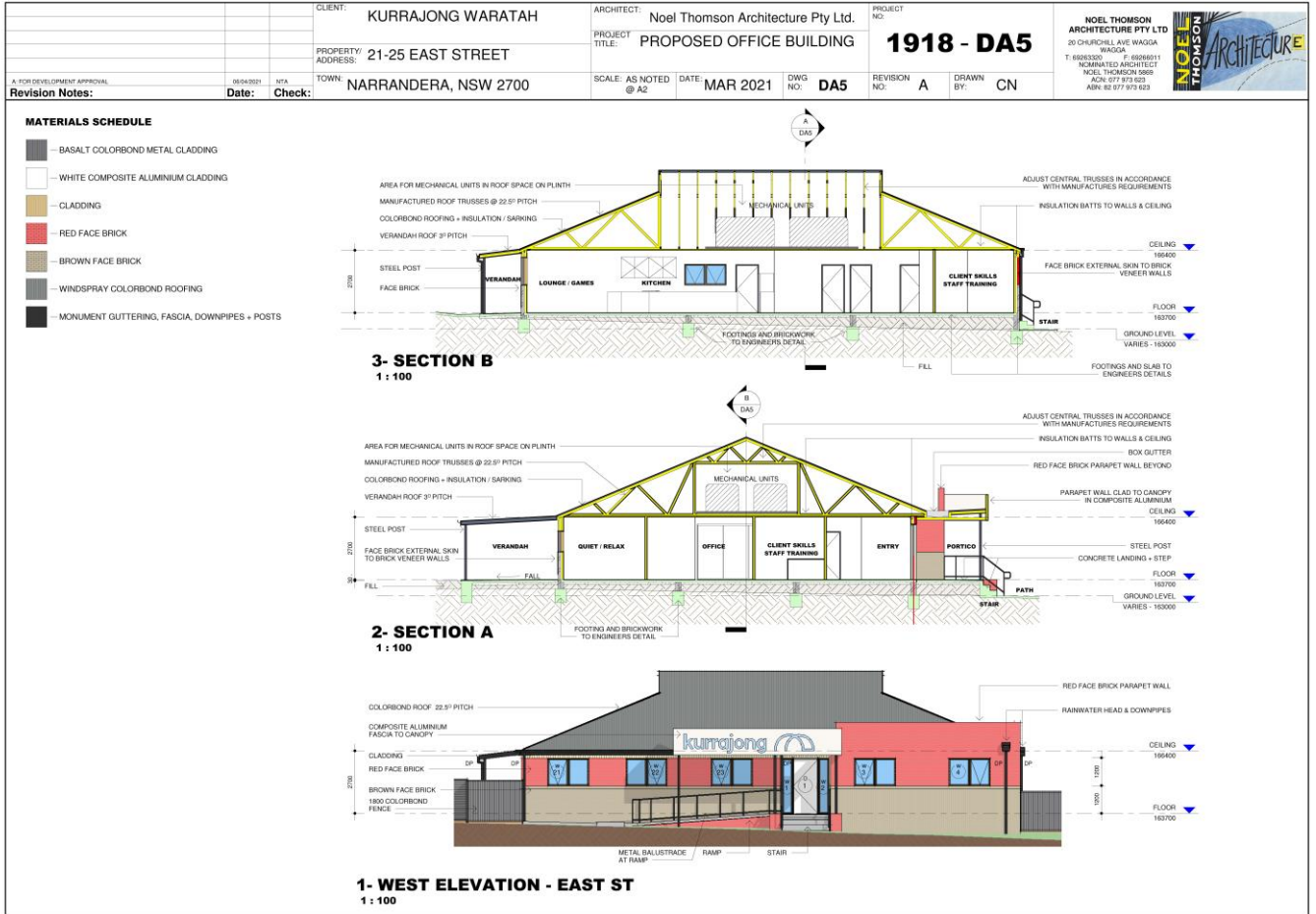


CLIENT: KURRAJONG WARATAH		ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: 1918 - DA3		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60262325 F: 60262111 NOMINATED ARCHITECT NOEL THOMSON 5885 ACN: 62 077 873 623	
PROPERTY ADDRESS: 21-25 EAST STREET		PROJECT TITLE: PROPOSED OFFICE BUILDING		1918 - DA3		NOEL THOMSON ARCHITECTURE PTY LTD	
TOWN: NARRANDERA, NSW 2700		SCALE: AS NOTED @ A2		DATE: MAR 2021		DWG NO: DA3	
Revision Notes:		Date:		Check:		REVISION NO: CN	
A FOR DEVELOPMENT APPROVAL		06/04/2021		NTA		DRAWN BY: A	










CLIENT: KURRAJONG WARATAH		ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: 1918 - DA4		NOEL THOMSON ARCHITECTURE PTY LTD 20 CHURCHILL AVE WAGGA WAGGA T: 60262325 F: 60262111 NOMINATED ARCHITECT NOEL THOMSON 5885 ACN: 62 077 873 623	
PROPERTY ADDRESS: 21-25 EAST STREET		PROJECT TITLE: PROPOSED OFFICE BUILDING		1918 - DA4		NOEL THOMSON ARCHITECTURE PTY LTD	
TOWN: NARRANDERA, NSW 2700		SCALE: AS NOTED @ A2		DATE: MAR 2021		DWG NO: DA4	
Revision Notes:		Date:		Check:		REVISION NO: A	
A FOR DEVELOPMENT APPROVAL		06/04/2021		NTA		DRAWN BY: CN	

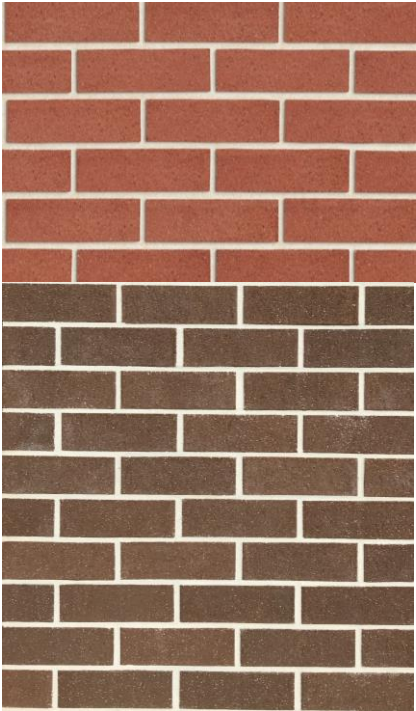




APPENDIX 6: FINISHES & MATERIALS SELECTIONS

MATERIALS SCHEDULE

-  — BASALT COLORBOND METAL CLADDING
-  — WHITE COMPOSITE ALUMINIUM CLADDING
-  — CLADDING
-  — RED FACE BRICK
-  — BROWN FACE BRICK
-  — WINDSPRAY COLORBOND ROOFING
-  — MONUMENT GUTTERING, FASCIA, DOWNPIPES + POSTS



Walls – brown brick base / red brick upper



Roof – corrugated windspray + monument gutters



Fencing – basalt solid and slat 'recessed' panels

