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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO COLEAMBALLY CIVIC HALL, AT LOT 118 DP 527599, KINGFISHER AVENUE, COLEAMBALLY NSW.

1 EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

Existing Conditions

The existing site and floor plan conditions are shown on the architectural drawings A01 and A02. The existing building was constructed in the 1970's, having a pitched central tiled roof, lower pitched open and in filled verandah areas, accessed by stairs and a ramp. The walls are of masonry and fibre cement plank wall finishes. The vehicular entrance is from Kingfisher Avenue and most of the eastern side of the site is compacted hardstand for vehicular access and 'informal' car parking. There are concrete paths leading to the building entrances to the building as well as a major footpath from Kingfisher Avenue. There are existing stands of Cypress Pine trees and grassed areas around the building.

Proposed Development

The proposed development of the existing building shall be for internal refurbishments of the toilets and hall as well as an extension of the hall into the existing verandahs to the east and south that will be walled with windows included. This area shall be air-conditioned.

New civil works shall comprise of formalised bitumen sealed vehicular access driveway and car parking. Stormwater drainage from the existing building and the proposed vehicular parking and driveway areas including stormwater disposal and hydraulic calculations shall be provided with the Construction Certificate documentation by a consulting civil engineer.

2 SITE SUITABILITY

The site is within **Precinct 5(a) – 'Special Use'** as set out in the Murrumbidgee Council Development Control Plan No. 1 - 'Village' and is suitable to accommodate the proposed development.

The Bushfire Asset Protection Zone (APZ) is applicable to the site, however since the building is an existing development with additional works being contained within the existing roof and verandah structures, it is considered that the building is adequately protected.

There are no identified constraints that will prohibit the development.

3 PRESENT AND PREVIOUS ISSUES

There are no other issues that would prohibit the proposed development.

4 OPERATIONAL DETAILS

The general hours of operation shall remain unaltered to the existing hours, which needs to be confirmed by Council records.

5 VEHICULAR ACCESS AND PARKING

Vehicular Access

Site access shall remain unaltered to and from Kingfisher Avenue for all traffic, where shown on the Site Plan.

Car Parking

Existing car parking is 'informal' with no delineation of spaces, for approximately 12 - 15 vehicles. New civil works shall comprise of formalised bitumen sealed vehicular access driveway and the provision of 19 delineated vehicular parking spaces that will include four (4) 'accessible' spaces adjacent to the building, as shown on the submitted architectural drawing A01. With reference to Development Control Plan No. 1 - 'Village', there is no specific mention of required car parking spaces under Precinct 5(a) – 'Special Use'. However, if the car parking rate of 1 space per ten seats is applied for 'public halls' as set out under 4.2 'Commercial Precinct', the proposal will comply for a hall capacity of 190 persons.

6 PRIVACY, VIEWS AND OVERSHADOWING

There will be no impact on the adjacent properties with respect to the above.

7 AIR AND NOISE

There will be no additional sources of air and noise pollution emanating from the development.

8 WATER AND UTILITY SERVICES

It is envisaged that there will be no increase in water, gas, telephone and electrical requirements to the proposed addition, which can be met from existing supplies to the site.

9 ENERGY EFFICIENCY

A 'Section J' report shall be provided at 'Construction Certificate' stage to applicable areas as required by the NCC-BCA.

10 WASTE

There shall be no additional trade waste generated by the development. The existing waste removal system is serviced by Council and is considered adequate.

Environmental Effects During Construction

Anticipated environmental effects during the course of construction are as follows:

Noise: shall be controlled via restriction of the hours in accordance with the conditions of the development consent.

Dust: shall be controlled where required by wetting down of the site over dusty areas.

Erosion control and Sediment runoff: where required a sediment fence will be installed. All vehicles will be directed to use the existing driveway to access to the property.

Construction Waste: a dedicated waste disposal point will be installed and maintained during the course of construction. All waste will be regularly removed and disposed at the Council's Landfill.

11 HERITAGE

The proposed development does not involve a heritage item nor is it within a heritage conservation area.

12 LANDSCAPING

The existing trees and grassed areas shall be maintained except for the removal of three (3) trees where shown on the submitted architect's drawing A01, due to their close proximity to the proposed driveway and vehicular parking spaces. Existing trees shall be protected by appropriate means such as installation of reinforced steel mesh surrounds during the construction phase. Additional landscaping shall be included where shown on the submitted architectural drawings A01 and A03.

13 COMPLIANCE WITH DEVELOPMENT STANDARDS

The following planning controls are considered relevant to the site and the proposed development;

- 1) Environmental Planning and Assessment Amendment Act 1979
- 2) Murrumbidgee Local Environment Plan 2013.
- 3) Murrumbidgee Council Development Control Plan No. 1 - 'Village' for Darlington Point and Coleambally Village areas.

Objective of Control Plan No. 1 - 'Village'

The general objective of the Plan is to 'improve the future amenity and environment of Coleambally and Darlington Point'. The existing site and development complies with the objectives of the zone - Precinct 5(a) - 'Special Use' as follows: *'(i). which are now owned or used for public or community purposes:..*

Permissibility.

The proposed development is permitted with consent and satisfies the objectives of the zone.



Steven Murray