

STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 20-10-2019
Owner: Anglican church Property Trust, Diocese of Canberra & Goulburn
Address: No. 27 – 31 Fernleigh Road, TURVEY PARK 2650
Lot: 5
D.P: 774263
Prepared by: BCM Design Centre Pty Ltd
Our Ref: 3696

PRIOR MEETINGS RELATING TO THIS DEVELOPMENT

October 2019 Discuss project with Council Duty Planner

DESCRIPTION OF DEVELOPMENT

This application is for an up-grade of the toilet facilities and designated storage areas, all within the existing building known St Pauls Church, or South Wagga Anglican Church (SWAC) on the corner of Fernleigh Road and Mitchelmore Street, Turvey Park.

The current toilet facilities, apart from the disabled toilet, which was provided in 2001 as part of an Office addition, are the toilets built within the original church building in 1962. The original church is now utilised as a Hall, Kitchen, and Multi-Purpose meeting area. A new church was constructed in 1982 as an addition to the original building.

With the additional floor space, the ability to allow a greater number of people within the facility means the current toilets, are in need of up-grading.

The new toilet block will be located on the main floor level, which includes the church and main hall area. This will be a big improvement on the current facility which is located on the Mezzanine level.

In accordance with the current Australian Building Code the following areas and details are provided. As the building has a number of uses the calculations for each use are provided.

Class 9b – CHURCH

Based on current new seating arrangements –

Congregation chairs	-	161
Minister	-	1
Assistants	-	2
Organist	-	1
Audio/Band	-	5

TOTAL = 170

Assuming 50/50 – Male/Female = **85 Persons for each**

BCA Requirement for 300 persons – Male 1 WC – 1 Urinal - 1 Basin
150 persons – Female 1WC – 1 Basin

Class 9b – Public Hall

Based on possible usable floor area of the Hall & Mezzanine

Hall - 141 sq.m.

Mezzanine - 24 sq.m.

TOTAL = 165 sq.m.

The BCA requirement for calculations of number of occupants based on floor area is

1 Person per 1 sq.m. which = 165 persons

Assuming 50/50 - Male/Female = **83 Persons for each**

**BCA Requirements for 100 persons – Male 1 WC – 50 to 100 persons 2 Urinals & 2 Basins
51 to 100 Persons – Female 3 WC 51 to 100 2 Basins**

Class 9b EMPLOYEES

Maximum number of employees Male – 2

Female – 3

In accordance with Clause F2.3(d) employees & public in a Class 9b building, may share the same sanitary facilities.

THIS PROPOSAL RESULT

The building can only function as either a church or public hall at one time. The use with the greatest requirement for Sanitary Facilities is PUBLIC HALL, so the new toilet design has been based on the requirements for this use.

The new toilet block provides the following.

Male – 2- WC, 2- Urinals–2, Hand basins

Female – 3- WC, 2 Hand basins

One toilet cubicle in each section is suitable for AMBULANT use.

There is 1 existing compliant Unisex Disabled toilet facility within the building.

Note that this application reduces the existing open floor space, there is no addition to the existing building.

The floor area of the existing toilet block is to be extended and used as a Multi-Funtion Meeting room

All of the new facilities will be provided with Mechanical Ventilation.

One large full glass wall/door unit will be removed to allow for this project. The new cladding to this wall will be the only external item to change because of this development.

DESCRIPTION OF SITE

The site is **not** within a Fire Zone, Flood Zone or Conservation area.

The existing allotments are located on the North-Western corner of Fernleigh Road & Mitchelmore Street in Turvey Park. The land has natural fall East to West. Located on the site is the original church, which is now the Public Hall area, Kitchen and Youth meeting rooms. A new church addition is attached to the original building. On the adjacent allotment to the west which is also church property is a small residence and small function hall.

There are no easements shown on the Deposited Plan.

Dates of major building works are :

Original Church – 1962

Enclose Original church Annex – 1974

Construct new church – 1982

Add office addition and disabled toilet facility - 2001

PLANNING CONTROLS

The allotments are within Residential Zone – R1 Church Property.

This application is for work on Lot DP 774263 - Area 3005.0 sq.m.

The adjacent allotment is also church property – Lot 11 DP 25421 – Area 733.5 sq.m.

Planning controls which affect this development include:

Wagga Wagga Local Environmental Plan (LEP) 2010

Wagga Wagga Development control Plan (DCP) 2010

This application relates to the National Construction Code, more than the DCP or LEP

There will be no additional space added to the existing buildings.

SITE SUITABILITY

This site operates as church Property and has been that way since 1960

SOCIAL IMPACT

There will be no detrimental social impact caused by this development. The improved facilities will bring the complex up to date with current requirements.

PEDESTRIAN & VEHICLE MOVEMENTS

There will be no change to the general pedestrian or vehicle access to or within the property.

The new toilet facility as before mentioned will be more accessible to all as it will move from the Mezzanine level to the main floor level

PRIVACY/VIEWS & OVERSHADOWING

Privacy

There will be no change to the existing privacy

Views

As there is no additional building space to be added, there will be no change to existing views.

Overshadowing

As there is no external change to the existing buildings there will be no change to overshadowing.

SOIL, WATER & SEWERAGE

Very little earth works will be required for this development. Soil removed will be for the installation of new footings and service pipes as well as some minor lowering of the ground line in the area of the new toilet block.

Any soil removed during construction will be disposed of at an approved land fill site.

As all works are to be carried out within the existing building Sediment Control measures should not be required.

There will be no change to the existing Stormwater system

All of the new toilet facilities are to connect to the existing sewerage lines, as detailed on the plans. The proposal is for the new line to run under the existing suspended Hall timber floor.

All of the existing Sewerage service to the current toilet block will be sealed off.

DEMOLITION

Demolition required will be restricted to removal of part of the existing timber mezzanine floor, Removal of existing brick walls about the existing toilet cubicles. One existing glass Window/door section is to be removed to allow installation of a new timber framed wall.

All waste materials will be kept separate where practical, and taken to a recycling or waste dump centre, as required.

LANDSCAPING

There will be no change to the existing landscaping

ENERGY EFFICIENCY

All of this work, with the exception of one wall, is within the existing building. The new perimeter wall to be installed, replaces an all glass window/door unit. The new wall will be insulated, and provide a much improved energy rating to the this section of perimeter wall.

The proposed changes will take away from the existing conditioned open space, which will mean the existing heating and cooling systems will have less space to control.

APPLICANT DECLARATION

The SEE has been prepared by BCM Design Pty Ltd

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail, and the information required has been supplied.

Anglican Church Property Trust Diocese of Cabrera
and Goulburn

Applicant's name/s (printed) Robert John NAIRN Bruce GORDON
Member Member

Applicant's signature/s



Date 22/11/19