

Statement of Environmental Effects

Applicant: Ray Carroll

Project: 20-05 – Temporary Transportable Office Installations

Client: Kurrajong

Address: 131 Lord Baden Powell Drive, Turvey Park

Property Title: Lot 21 DP 835331

Issue: A – Issued for DA

1 DESCRIPTION OF DEVELOPMENT

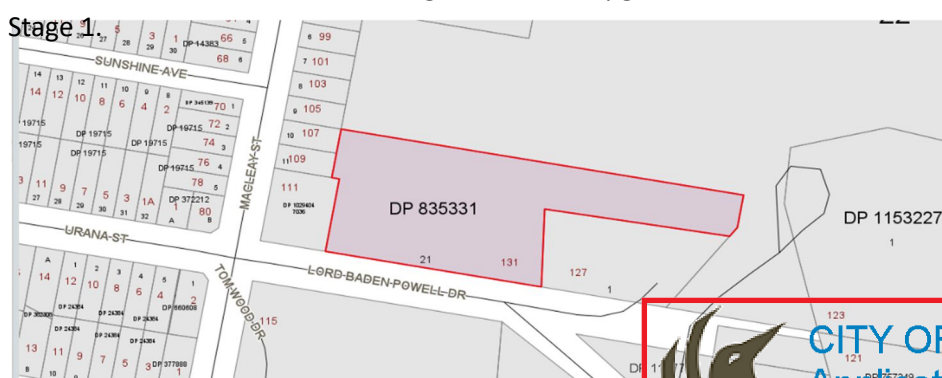
It is proposed to carry out alterations and additions to the existing administration building. A DA is currently being assessed by Wagga Wagga City Council for these plans.

Due to the urgent need for office accommodation at Kurrajong, it is proposed to temporarily install two transportable office buildings while the approval and design processes are underway for the permanent additions. Each building houses two offices, providing 4 much needed offices in a quick timeframe.

The transportable offices will be removed prior to construction of the permanent additions.

2 DESCRIPTION OF SITE

- The property is zoned R1 – General Residential and is located at the base of Willans Hill in an established mixture of residential and community uses with the Botanical Garden located to the south. The site is 1.78ha and slopes significantly from east to west. The site accommodates several buildings, carparking, established landscaping with mature trees.
- The site houses a variety of buildings that house Kurrajong operations. Catering premises, machinery sheds and a two storey administration building.
- The administration office has a recently completed Stage 1 addition to the front façade and main entry. It has single storey southern frontage to Lord Baden Powell Drive, with basements and storage to the rear northern two storey section. Carparking is situated to the north & south of the admin building. An internal upgrade and fitout also formed part of



CITY OF WAGGA WAGGA
Application Number:
DA20/0154
Approved By Council -
08/05/2020

20-05 – Temporary Transportable Offices, Kurrajong



Aerial photos: Existing site of 131 Lord Baden Powell Drive, Turvey Park



Southern Entry of Administration Building



Southern view of proposed transportable site

20-05 – Temporary Transportable Offices, Kurrajong



Eastern view of proposed transportable site

3 PLANNING CONTROLS

- This proposal is permissible with approval in LEP **zone R1 – General residential**.
- The proposal is consistent with R1 objectives.
- The proposal is in accordance with the Wagga Wagga DCP 2010
- The proposal design is in accordance the BCA.

4 SITE SUITABILITY

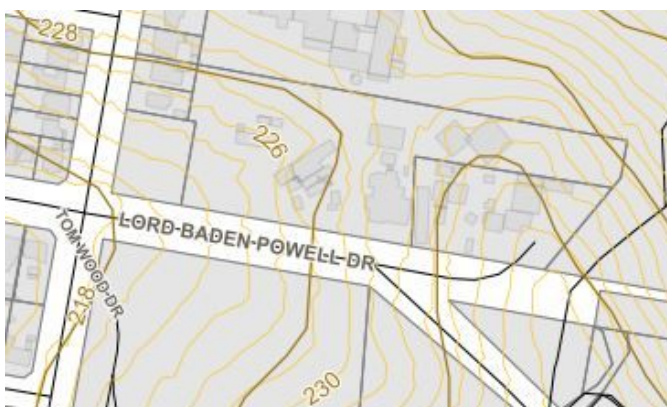
- The site has sufficient area to support the two temporary offices
- The location of the proposed temporary buildings is to the rear and side of the existing building and will not be prominent from Lord Baden Powell Drive.
- Only lawn will be removed during the new work to install the anchor points for each building. The existing bushland environment will be maintained.
- No easements encumber the site. A Right of Carriageway as shown on the Site Analysis Plan is situated to the west of the administration building but will not be affected by this development.
- The proposed development is situated in a Bushfire buffer zone. A bushfire risk assessment has been carried out with a bushfire attack requirement of nil. It is proposed however, to build the new additions in accordance with BAL 12.5 requirements.
- The site is not on flood prone land



WWCC Bushfire Map Image

As can be seen on the image 'Bushfire Map' above, the site is located within a bushfire buffer zone. Icono have assessed the bushfire risk by referencing the document *Planning for Bushfire Protection 2006, Addendum: Appendix, page 7* provided by the NSW Rural Fire Service and following steps 1 through 5. Construction will comply with BCA Volume 2 Part 3.7.4 Bushfire Areas.

Bushfire Assessment



Topographic Map

20-05 – Temporary Transportable Offices, Kurrajong

North Side

Determined Existing Vegetation Class:	Managed neighbouring properties (gardens)
Determined future vegetation class:	Managed neighbouring properties (gardens)
Distance of vegetation from building:	> 150 m
Effective slope:	0° (Upslope)
FDI (Wagga Wagga):	80
Determined BAL:	No Requirement

Eastern Side

Determined Existing Vegetation Class:	Managed neighbouring properties (gardens)
Determined future vegetation class:	Managed neighbouring properties (gardens)
Distance of vegetation from building:	> 150 m
Effective slope:	0° (Upslope.)
FDI (Wagga Wagga):	80
Determined BAL:	No Requirement

South Side

Determined Existing Vegetation Class:	Managed botanical Gardens
Determined future vegetation class:	Managed botanical Gardens
Distance of vegetation from building:	> 150 m
Effective slope:	0° (Flat.)
FDI (Wagga Wagga):	80
Determined BAL:	No Requirement.

Western Side

Determined Existing Vegetation Class:	Managed neighbouring properties (gardens)
Determined future vegetation class:	Managed neighbouring properties (gardens)

Distance of vegetation from building:	> 150 m
Effective slope:	0° (Flat)
FDI (Wagga Wagga):	80
Determined BAL:	No Requirement

Conclusion

As the site is surrounded by managed gardens with unmanaged 'Woodland' over 150m from the proposed development there is no requirement to construct to bushfire regulations.

However in line with common building practice the additions to the existing administration building will be built to a BAL 12.5.

Table A 3.4 DETERMINATION OF CATEGORY OF BUSH FIRE ATTACK FDI 80

Vegetation Formation (class)	Categories of Bush Fire Attack (AS 3959-1999)				
	Flame Zone	Level 3 (Extreme)	Level 2 (High)	Level 1 (Medium)	No requirement
	Distance (m) of the site from the predominant vegetation class				
All upslopes and flat land (0 degrees)					
Forests (wet and dry sclerophyll)	<17	17<25	25<35	35 - 100	>100
Woodlands	<9	9<14	14<20	20 - 100	>100
Tall heath	<13	13<19	19<27	27 - 100	>100
Short heath	<9	9<13	13<19	19 - 50	>50
Low woodland (semi-arid)	<7	7<10	10<15	15 - 50	>50
Arid shrublands	<8	8<12	12<18	18 - 50	>50
Forested wetlands	<13	13<19	19<28	28 - 50	>100
Freshwater wetlands	<9	9<13	13<19	19 - 50	>50
Rainforest	<7	7<11	11<16	16 - 50	>50
Downslope > 0 to 5 degrees					
Forests (wet and dry sclerophyll)	<22	22<31	31<42	42 - 100	>100
Woodlands	<12	12<17	17<25	25 - 100	>100
Tall heath	<15	15<22	22<31	31 - 100	>100
Short heath	<10	10<15	15<22	22 - 50	>50
Low woodland (semi-arid)	<8	8<11	11<17	17 - 50	>50
Arid shrublands	<9	9<14	14<21	21 - 50	>50
Forested wetlands	<17	17<24	24<34	34 - 100	>100
Freshwater wetlands	<10	10<15	15<22	22 - 50	>50
Rainforest	<9	9<14	14<20	20 - 50	>50
Downslope > 5 to 10 degrees					
Forests (wet and dry sclerophyll)	<28	28<38	38<52	52 - 100	>100
Woodlands	<15	15<22	22<32	32 - 100	>100
Tall heath	<17	17<24	24<35	35 - 100	>100
Short heath	<10	10<17	17<25	25 - 50	>50
Low woodland (semi-arid)	<9	9<14	14<20	20 - 50	>50
Arid shrublands	<10	10<16	16<24	24 - 50	>50
Forested wetlands	<20	20<31	31<42	42 - 100	>100
Freshwater wetlands	<10	10<17	17<25	25 - 50	>50
Rainforest	<12	12<18	18<26	26 - 50	>50
Downslope > 10 to 15 degrees					
Forests (wet and dry sclerophyll)	<38	38<47	47<63	63 - 100	>100
Woodlands	<19	19<28	28<40	40 - 100	>100
Tall heath	<19	19<28	28<39	39 - 100	>100
Short heath	<13	13<19	19<28	28 - 50	>50
Low woodland (semi-arid)	<10	10<17	17<25	25 - 50	>50
Arid shrublands	<12	12<18	18<27	27 - 50	>50
Forested wetlands	<29	29<39	39<52	52 - 100	>100
Freshwater wetlands	<13	13<19	19<28	28 - 50	>50
Rainforest	<15	15<23	23<33	33 - 50	>50
Downslope > 15 to 18 degrees					
Forests (wet and dry sclerophyll)	<45	45<54	54<70	70 - 100	>100
Woodlands	<23	23<33	33<45	45 - 100	>100
Tall heath	<20	20<30	30<41	41 - 100	>100
Short heath	<14	14<21	21<30	30 - 50	>50
Low woodland (semi-arid)	<13	13<20	20<29	29 - 100	>100
Arid shrublands	<13	13<20	20<29	29 - 50	>50
Forested wetlands	<35	35<44	44<59	59 - 100	>100
Freshwater wetlands	<14	14<21	21<30	30 - 50	>50
Rainforest	<19	19<27	27<38	38 - 50	>50

Note: "Forests" refers to wet sclerophyll forest, dry sclerophyll forest and plantation forest (including pine plantations). This table applies to the Fire Areas not covered in Table A 3.3 or Table A 3.5.

5 PRESENT & PREVIOUS USES

- The site is presently used as an administration facility to manage the Kurrajong Group.
- No change of use is proposed.

6 OPERATION & MANAGEMENT

- No changes to the existing management, hours of operation or number of clients are proposed.
- The existing administration building currently employs 12 members of staff. Additional area gained by the temporary transportable office will allow for an additional 4 staff members. Additional staff members are expected to be employed upon the completion of the permanent office additions.

7 SOCIAL IMPACT

- This development will enhance the services that Kurrajong provide.
- Potential employment opportunities will be created with larger premises.
- This proposal will have no impact on public safety or security.
- This development will benefit the Kurrajong Community and the services they offer Wagga Wagga.

8 ECONOMIC IMPACT

- Only a positive economic impact will be made as a result of this development.

9 PRIVACY, VIEWS AND OVERSHADOWING

- These works will not adversely affect privacy, views or overshadowing

10 PEDESTRIAN AND VEHICLE ACCESS

- Currently the site is accessed from Lord Baden Powell Drive with car parking situated to the south and north west of the existing administration building. Vehicle access will be maintained as per the current setup, allowing for two way vehicle movement entering and exiting the site in a forward direction.
- Pedestrian access will not be affected. A concrete footpath runs the length of the Lord Baden Powell frontage and access via pathways, driveways and landscaped areas are already provided.
- There are no specific off street car parking requirements for community facilities, however there are currently 13 covered carparks provided at the south entry. The rear north west carpark accommodates approximately another 12 cars. Additional carparks are scattered throughout the site.

- This quantity would satisfy the DCP requirements for Office Buildings. the new additions the gross floor area of the office building will be approximately 517.3 m². This would require 17 carparks to be provided with 1 carpark required for every 33 m² of Office Building. GFA
- No changes to the existing carparks are proposed. The existing car parks will be maintained. An existing accessible carpark is located in the southern carpark adjacent to the office entry door. The existing stormwater drains and pits will be maintained.
- The development will not adversely increase local traffic movement.

11 AIR & NOISE

- The development will not generate any odours or fumes.
- Minor noise may be generated as would be expected during construction of this development.

12 SOIL & WATER

- New roof stormwater will be discharged into the existing stormwater system.
- Sediment control barriers will be used where required to eliminate any soil erosion during the development although no excavations are proposed in this development.

13 ENERGY EFFICIENCY

- The new transportable buildings are self contained with insulated wall panels and air conditioning units to each office.

14 WASTE

- Current rubbish disposal facilities will not be altered by this development.
- Sufficient storage is available for rubbish and recycling bins.

15 FIRE SAFETY

- The proposed development is in accordance with the BCA requirements for Fire Fighting Services and Equipment.

16 DEMOLITION MANAGEMENT

- No demolition is proposed in this DA.

17 LANDSCAPING

- The existing bushland environment will be maintained. No trees or landscaping will be removed as a result of the development. Some lawn will be removed.
- Existing garden beds and hardstand areas will be reinstated if affected during construction.

18 APPLICANT DECLARATION

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 that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicants Name/s: Prepared by Icono Building Design Pty Ltd on behalf of Ray Carroll.

Applicants Signature:



Date: 02/04/2020