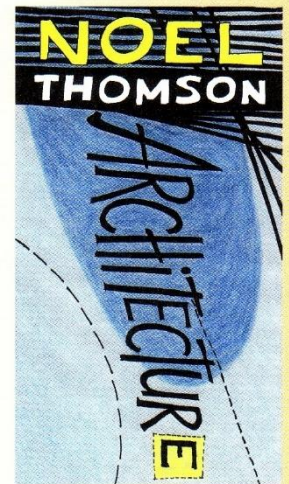


STATEMENT OF ENVIRONMENTAL EFFECTS



DEVELOPMENT APPLICATION FOR DISABILITY HOUSING - ASSISTED LIVING / GROUP HOME AT 3-5 ELWIN STREET, NARRANDERA

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DOCUMENT STATUS / RECORD OF AMENDMENTS

DATE	ISSUE	COMMENTS	AUTHORISED
31.5.2023	A	For Development Approval	NT

Noel Thomson
Architecture
Pty Ltd

Nominated Architect:
Noel Thomson 5869
ACN 077 973 623
ABN 82 077 973 623

1. THE SITE

There is very limited historical information about the site located at the former St Andrew's Presbyterian Church at 3-5 Elwin Street, Narrandera.

2. INTRODUCTION / BACKGROUND

The Presbyterian Church at 3-5 Elwin Street Narrandera on ceasing its operation was vacant for many years prior to its recent purchase. The proposal for this new development is to 'convert' the former church and hall into a new accommodation facility / group home for people with a disability. On completion the aim is to assist Kurrajong in providing rental accommodation for their Narrandera Clients. Kurrajong provide assistance to people who have a disability or developmental issues that require assistance and this new 'development' on completion will allow them to continue to support the Narrandera community.



Fig 1: SixMaps – aerial view of 3-5 Elwin St, Narrandera

Following preparation of concepts for the new residential accommodation into the former church and on review of the design / layout, the design drawings were completed for the lodgement of a development application for the proposed new development (assisted living / group home building) with Narrandera Shire Council.

3. ZONING / PLANNING REQUIREMENTS

Relevant planning control document is the Narrandera Local Environment Plan (LEP) 2013



The proposed assisted living Development site located at 3-5 Elwin St, Narrandera consists of Lot 1 DP 1142793

With reference to the Narrandera Local Environmental Plan 2013, Lot 1 DP 1142793 where assisted living / group home development is proposed within RU5 Village zone.

Site where new assisted living / group home 'conversion' to occur

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

4. SITE & BUILDING DESCRIPTION

The site for the development is the former Presbyterian Church building located on the north side of Elwin Street - Lot 1 DP 1142793, known as 3-5 Elwin St, Narrandera - see Fig 3 below;



Fig 3: SixMaps – aerial view indicating site details for 3-5 Elwin St, Narrandera

The existing buildings on the site consist of the single storey original Church (c1970) with associated kitchen, clergy room and toilets constructed from cavity brickworks walls, timber framed flooring structure & timber flooring, timber framed roof structure & metal roofing and aluminium windows. The building being say 50 years old is in good condition (no structural movement issues) except for some maintenance issues (guttering, flooring at kitchen) that need addressing – for original drawing - see Figure 4 below;

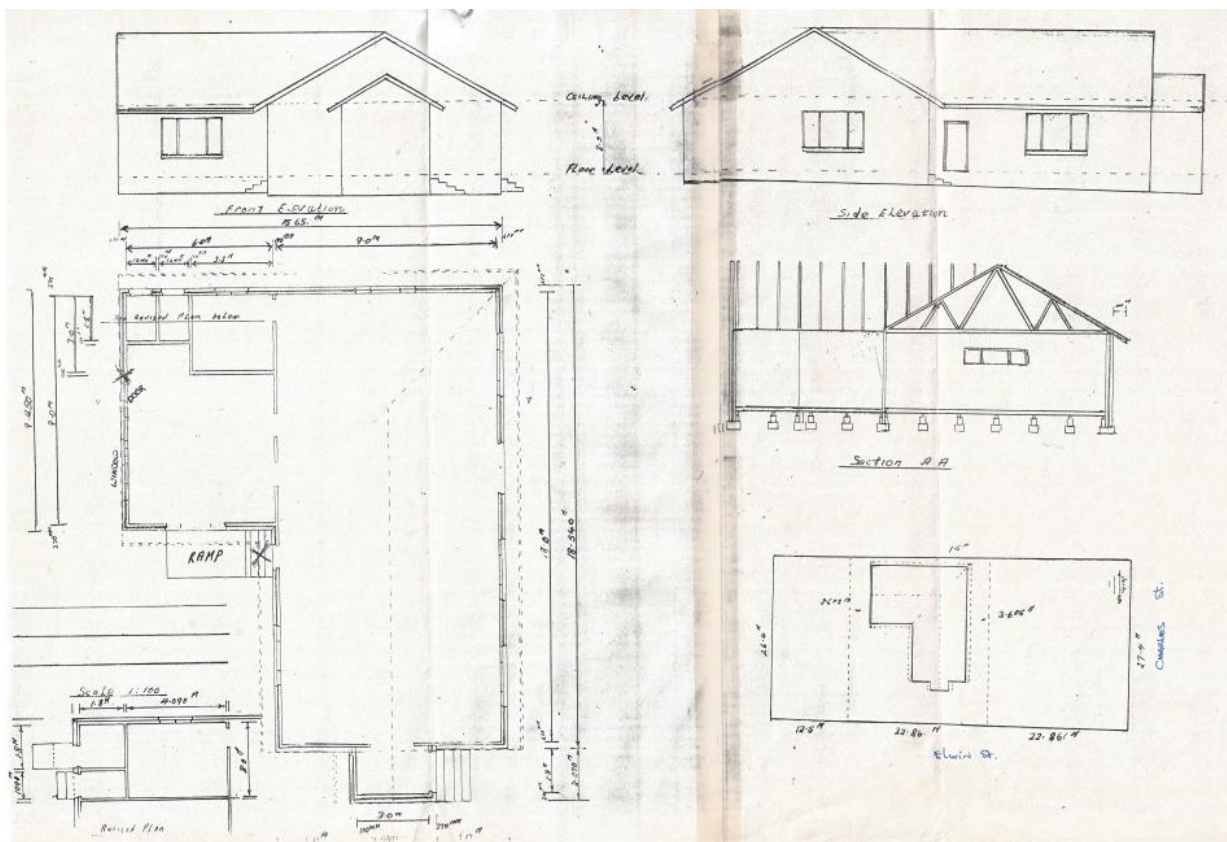


Fig 4: Original Drawing of the Church c1970 indicating site layout, plan and elevations for 3-5 Elwin St, Narrandera

The single storey western addition to the building for the hall occurred c1980 and consists of a large room, constructed from cavity brickworks walls, timber framed flooring structure & timber flooring, timber framed roof structure & metal roofing and aluminium windows top match the original Church building. There is a 'prefabricated' metal shed on the site at the rear of the building. For site and building photographs refer Appendix 2.

Current Site - Existing Conditions / photographs from Elwin Street



Fig 5: view of the front of the former Church (right) and Hall (left) from Elwin Street



Fig 6: view of the front and east side of the former Church and Hall from 1 Elwin Street



Fig 7: view of the front of the former Church and Hall and vacant area of site to the west (left) from Elwin Street

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 Assisted Living / Group Home 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

With reference to the Narrandera Development Control Plan 2013, it is noted under Clause 7.5 Internal access standards for all ages - see extract below;

The Narrandera Township has significant potential for medium density infill development – dual occupancy and multi dwelling housing. It is likely that a significant proportion of new medium density units will be occupied by active retirees and older persons, and the trend for aged care is to provide ageing in place if possible, including private homes.

Landcom have produced Universal Housing Design Guidelines Key Design Features. Landcom note that thoughtful house design can minimise or prevent the need for expensive modifications as homeowner's age.

The guidelines are based on a review of the Australian Standards for Adaptable Housing and for Access and Mobility, to identify those housing features which should be built in up-front. The key design features (adapted from Landcom) are provided below, and are expected to be incorporated into dual occupancy and multi dwelling housing plans lodged with Narrandera Shire. Importantly, kitchens, bathrooms, hallways and open living areas designed for universal access do not look 'institutional'.

The proposed development is for the 'adaptive reuse' from church & hall to assisted living / group home, with the 'renovation' to meet the NDIS Specialist Disability Design Accommodation - Design Standard – Edition 1.1 October 2019.

6. PROPOSED NEW DEVELOPMENT

Proposed Development

The site for the development is the former Presbyterian Church building, located on the north side of Elwin Street - Lot 1 DP 1142793, known as 3-5 Elwin St, Narrandera.

The proposal is for the conversion / adaptive reuse of the existing building into an assisted living / group home for clients of Kurrajong Narrandera. The design of the internal rooms will be for people with a disability where they will be designed to the NDIS Disability Accommodation Design Standards and Australasian Standards AS1428.1 and AS1428.4 for accessibility.

This proposed upgrade of the building will consist of 6 bedrooms, 2 bathrooms + toilet, laundry,, store, kitchen, dining/study and living areas along with outdoor private open space.

Proposed Design Philosophy

The design philosophy for the development is based of the NDIS Disability Accommodation Design Standards and that there will be a central kitchen with adjoining 'living areas'. The main entry to the building from the street will be identified by a new landing, steps and ramped access to the entry with a new canopy over. The street facades will remain however they will be upgraded with new windows into the brickwork faces, with new paint colour scheme to create a rich and vibrant streetscape appearance.

Materials and Finishes

The materials and finishes for the upgraded building are to take into consideration the streetscape appearance and therefore the original 'cream' brickwork is to remain, with new 'black' aluminium windows to be added, 'black' fascias & guttering, 'fc weatherboard' panelling to infilled openings along with upgraded entry slab and new canopy + ramped access to the building. The new materials / paint colour scheme to areas other than the 'cream brickwork will provide the building with a new contemporary elegance. For 'new' colour scheme – see adjacent image



Building colours - Cream brick with black highlights

7. ENVIRONMENTAL & SITE CONSIDERATIONS

Location and Land Use Impacts

The location of the site is to the north side of Elwin Street, Narrandera between East Street to the west and Charles St to the east, with the site formerly the Presbyterian Church & Hall. There will be minimal impact on current land use as; the development proposal is for the 'adaptive reuse' of the existing building to Residential dwelling / Group home, forming part of RU5 Village zone under the LEP.

Context and Setting

The former Presbyterian Church & Hall in Elwin Street will be 'converted' to a Residential dwelling / Group home which is located close to the mainstreet East St, Narrandera and is surrounded by single storey dwellings, tyre workshop and new office development to East Street. The upgrade of the building has been designed with new elements so as not to visually dominate the surrounding residences/area.

Neighbourhood amenity and streetscape

The proposed new development / upgrade to the building will recognise the elements of the location's current character and will contribute to the quality and identity of the area, and maintain reasonable neighbourhood amenity.

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 south-west 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 no peak period as generally traffic movements occur 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 for the central area of Narrandera;

- For all land uses apart from residential dwellings, vehicles are to enter and the leave the site in a forward direction.
- Car parking for residential land use is to be provided in accordance with the Table below,

Table of off-street parking provision

Land use	Off-street parking requirement
Residential land uses	
Dwelling house and dual occupancy	1 space
Multi dwelling housing and Residential flat building	<ul style="list-style-type: none">• 1 space per 1-2 bedroom dwelling• 2 spaces per 3 bedroom dwelling• 1 visitor space per 4 dwellings (where there are 4 or more dwellings)
Seniors living	In accordance with the SEPP (Seniors Living) 2004

Therefore with the proposed Residential / Group Home building being the outcome of the 'adaptive reuse' of the former Presbyterian Church & Hall; the number of carparks to be provided shall be 1 on the site (refer Site Plan), which in this instance is an accessible carpark, which complies with the Narrandera Shire Council Development Control Plan (2013).

Car parking areas and individual spaces are to be designed in accordance with the Australian Standard AS2890.6 "Parking facilities Off-street parking for people with disabilities", see key points below;

- Individual car parking spaces are to have minimum dimensions of 2.4m x 5.4m.
- Car parking spaces for disabled persons are to comply with AS 2890.6.

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, carpark preparation and landscaping on the site. There is a minor risk of sediment being washed onto the road / Elwin 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., silt barriers as per Narrandera Shire Council's requirements. The development would not cause any additional negative impact on the waste water leaving the site.

Construction Noise Impacts

Works will involve the use of machinery and construction equipment/tools which 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 allotments. 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 adjacent the tyre building, therefore limiting the impact.

Flora and Fauna Impacts

There is limited existing flora is present on site, the significant 'pine' tree located to the rear of the property is to remain and other non-significant vegetation is to be removed and replaced with new landscaping to the front of the property.

Air Quality Impacts

There is no proposed construction works that would affect local air quality and any excavation works and/or vehicle movements are considered to be minor and unlikely to exceed regional ambient air quality threshold levels.

Environmental Impacts

There are no additional environmental impacts with the proposed development, as the existing sewer and water lines will remain connected, with internal adjustments required due to new bathrooms.

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 roof spaces are to be insulated to reduce heat gain. The development will be assessed for energy and water components and will be in accordance the requirements outlined in a future 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 use of existing windows and design of entry door/landing, where there is NO overlooking of adjoining properties. The development provides private open space for the occupants in the building and there is minimal impact on the privacy to the adjoining properties.

Acoustic privacy issues have been addressed with the development and the 'group home' is not expected to generate any additional 'acoustic/noise' impacts that existed for the building/ site when operating as a church facility.

Overshadowing of adjoining properties is not an issue as the building is of single storey construction and there is no proposal to extend or alter the 'footprint' of the existing building.

Visual Amenity Impacts

There are NO visual impacts resulting from the 'new development' as the vacant premises will be upgraded with minimal external changes to the building. It is proposed that the new landscaping and entry canopy will be an improvement to the current streetscape and will provide an aesthetic amenity when viewed from adjoining properties / across the street.

Utilities and Services Impacts

The current infrastructure services (mains water, stormwater drainage, sewer, electricity, gas, telecommunications systems) will not be impacted by the Works, however there maybe some adjustment required to provide continued 'supply' to the existing building / new facility.

Crime prevention

The proposed development should provide personal security for the occupants, staff and visitors and encourage crime prevention that allows observation of the approaches to the building entry and general observation of public and carparking areas.

Landscaping

The current landscaping of the site is minimal and the proposal is for the front and rear areas to be appropriately landscaped. The proposal is for new landscaping and plantings to incorporate 'pear' trees with understorey 'water tolerant' shrubs and grasses with the aim of improving the 'greenness' of the site's streetscape appearance – plans have been prepared/submitted with the Development Application and for details of new landscaping refer DA7 - Landscape Plan.

8. CONCLUSION

The proposed development for the conversion / adaptive reuse of the former church and hall building to assisted living / group home for people with a disability for Kurrajong Clients on the "Elwin Street" site and extent of works is as per the Development Application Drawings (DA1 to DA7 inclusive) for Council prepared by Noel Thomson Architecture. The documentation indicates how the site and building will be redeveloped along with the upgrade of the existing building in a defining character that will achieve a more aesthetic streetscape appeal.

The proposed development aims to assist Kurrajong's wishes to continue the tradition of providing accommodation for their clients in the Narrandera community with the proposal meeting the criteria for RU5 Village zoning. As the Architect for this project, we recommend acceptance of this new 'accommodation / group home' development 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

May 2023

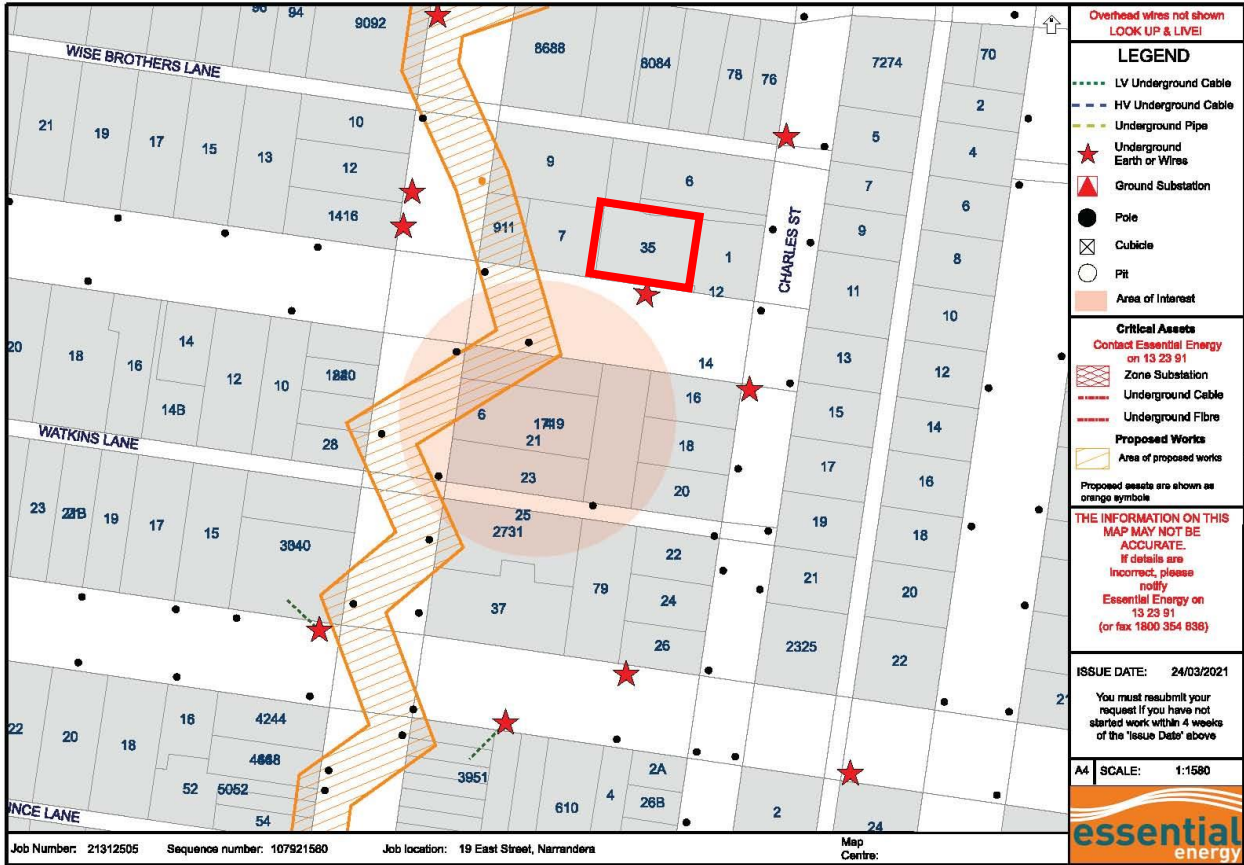
APPENDICIES

APPENDIX 1: SITE SERVICES – LAYOUTS

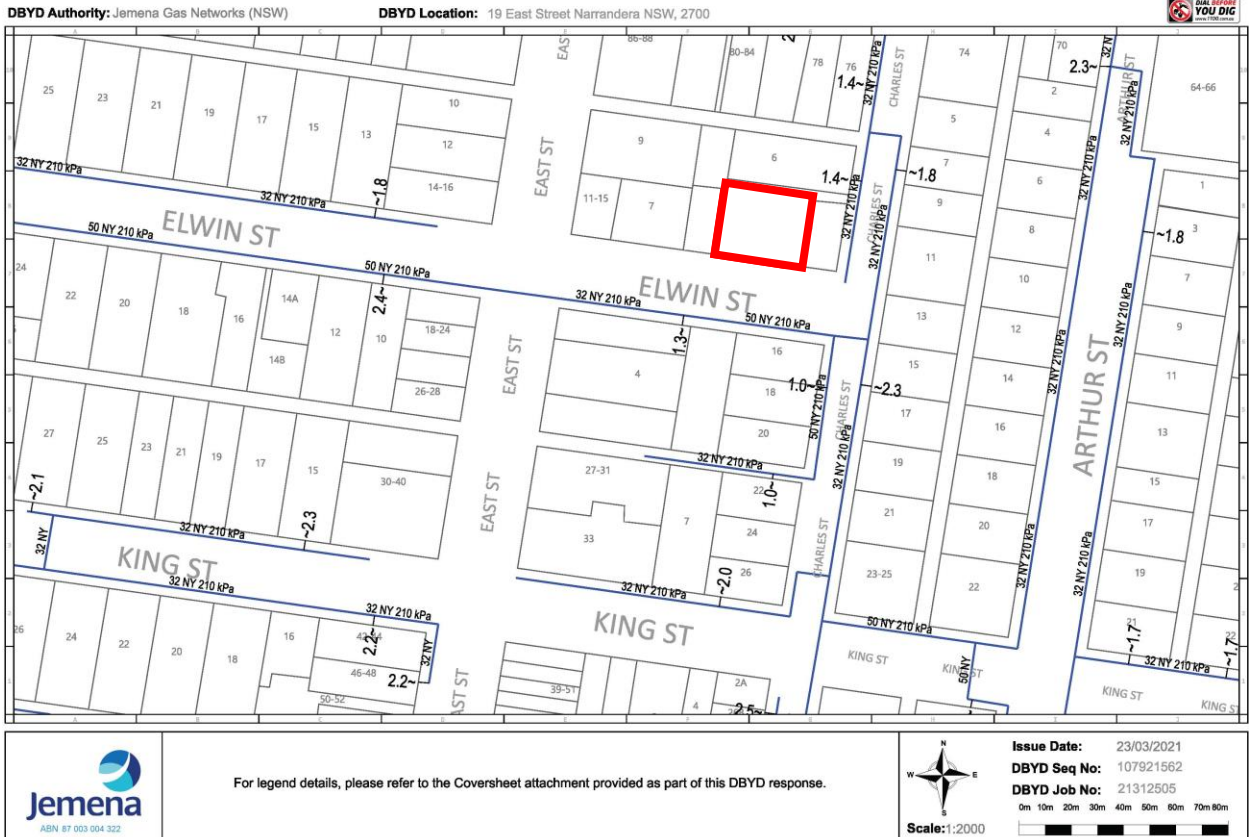
APPENDIX 2: SITE PHOTOGRAPHS

APPENDIX 3: DEVELOPMENT APPLICATION DRAWINGS

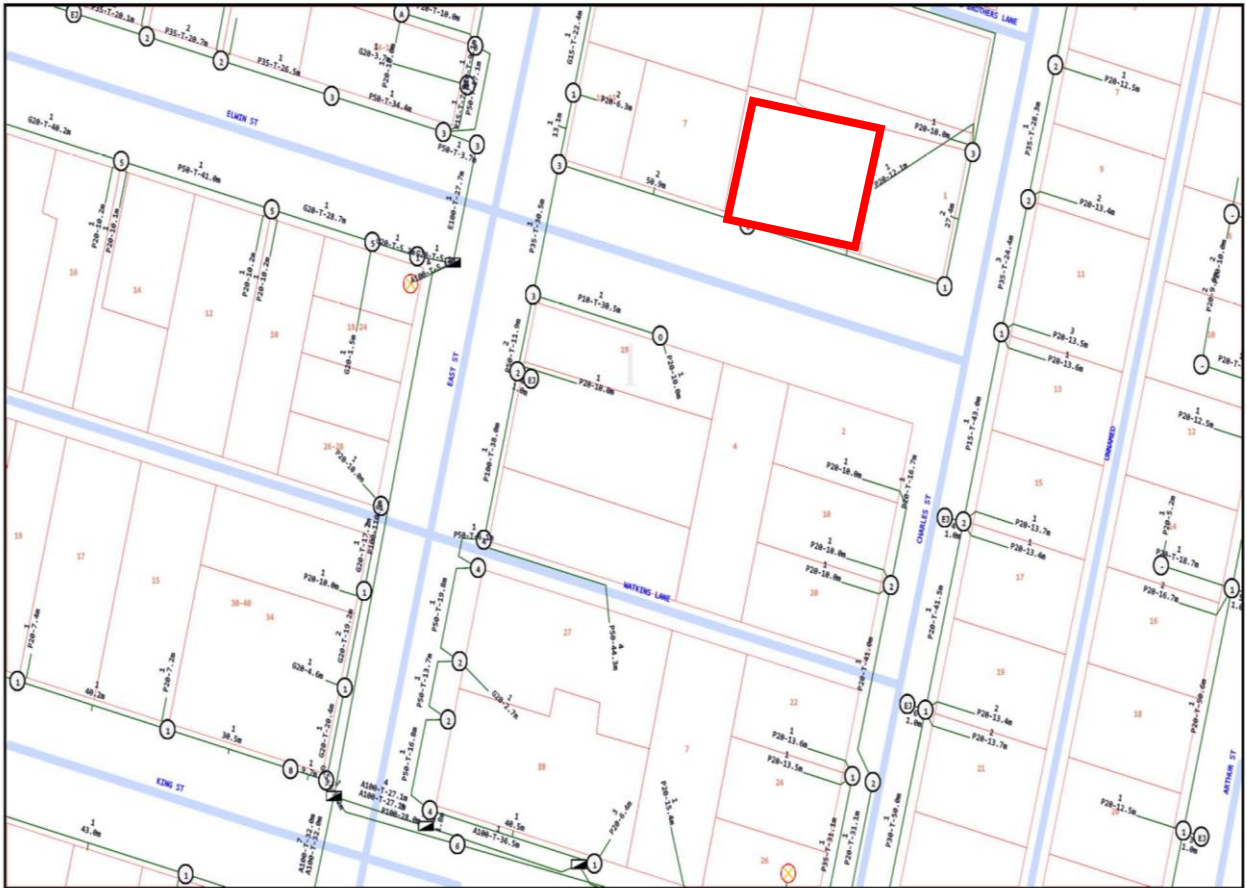
APPENDIX 1: SITE SERVICES - LAYOUTS



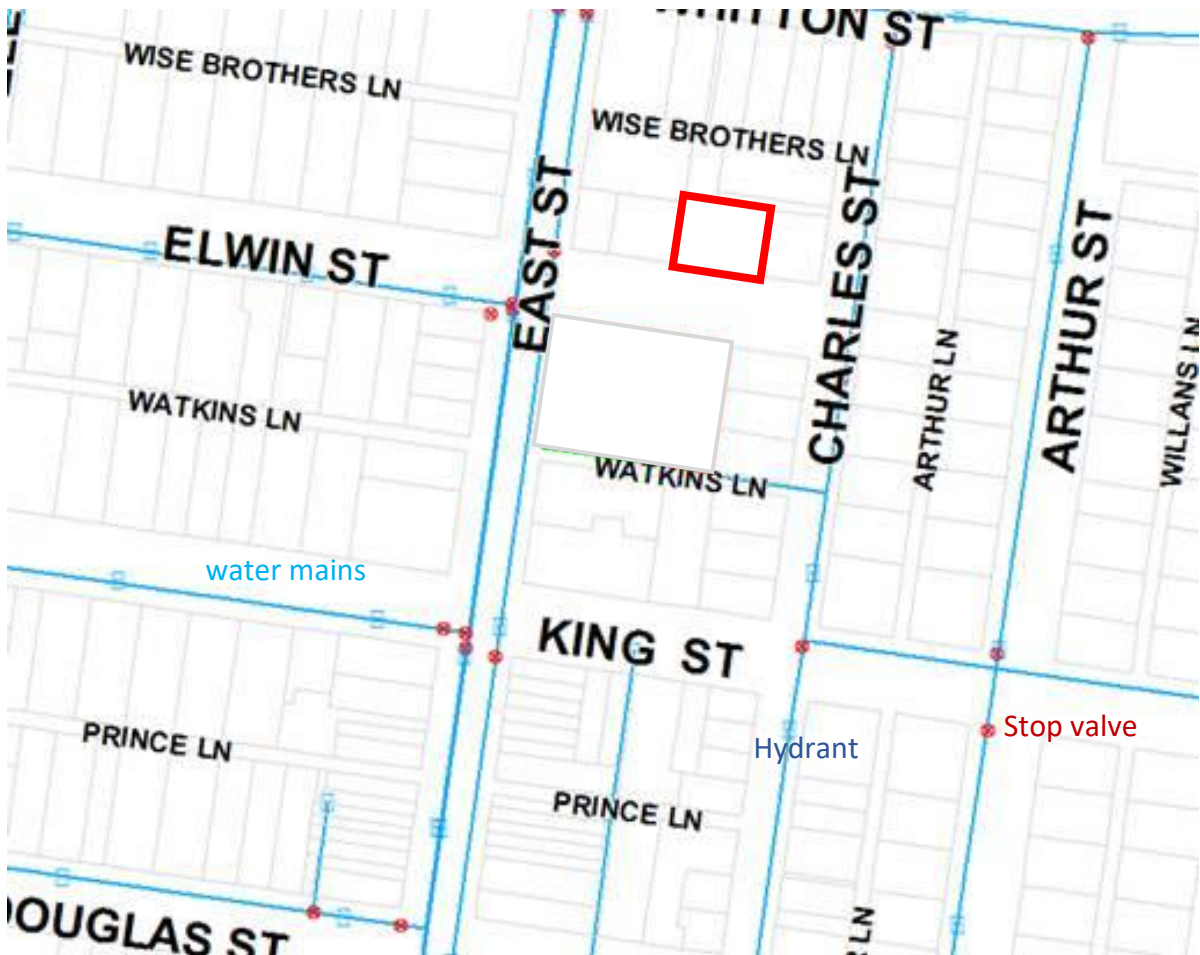
Electricity Assets



Gas Assets



Telecommunication (NBN) Assets



Water Assets

APPENDIX 2: SITE & BUILDING PHOTOGRAPHS



Photo 1: view of former Church & Hall



Photo 2: view of former Church & Hall entry



Photo 3: view of former Church & entry



Photo 4: view of former Church – east facade



Photo 5: view of former Church – north facade



Photo 6: view of former Church & Hall rear area/toilets



Photo 7: view of former Church Hall + metal shed



Photo 8 view of former Church Hall – west facade



Photo 9: view of former Church Hall – south & west facade



Photo 10: view of former Church Hall – east facade



Photo 11: view of former Church & Hall entries



Photo 12: view of former Church – west facade



Photo 13: view of former Church – interior



Photo 14: view of former Church – interior

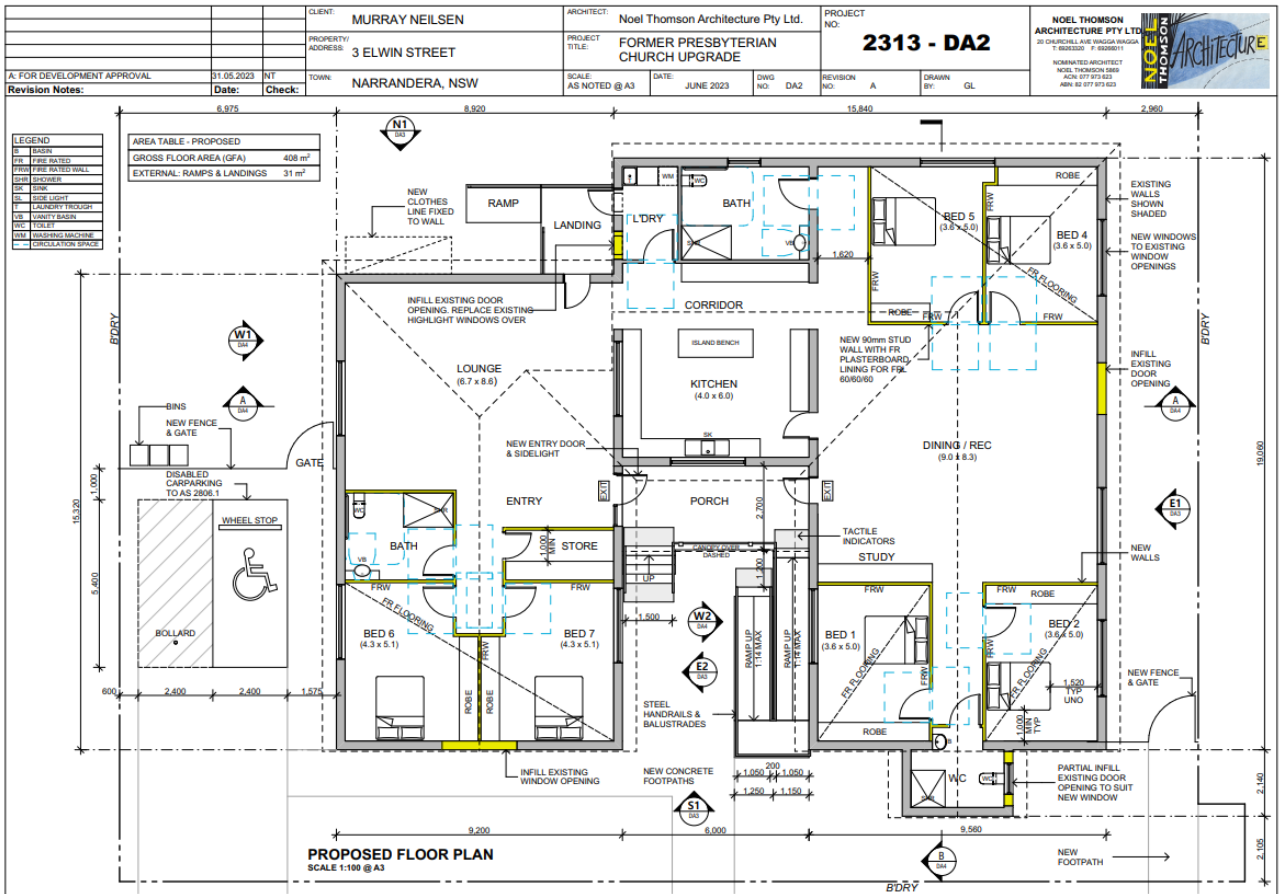
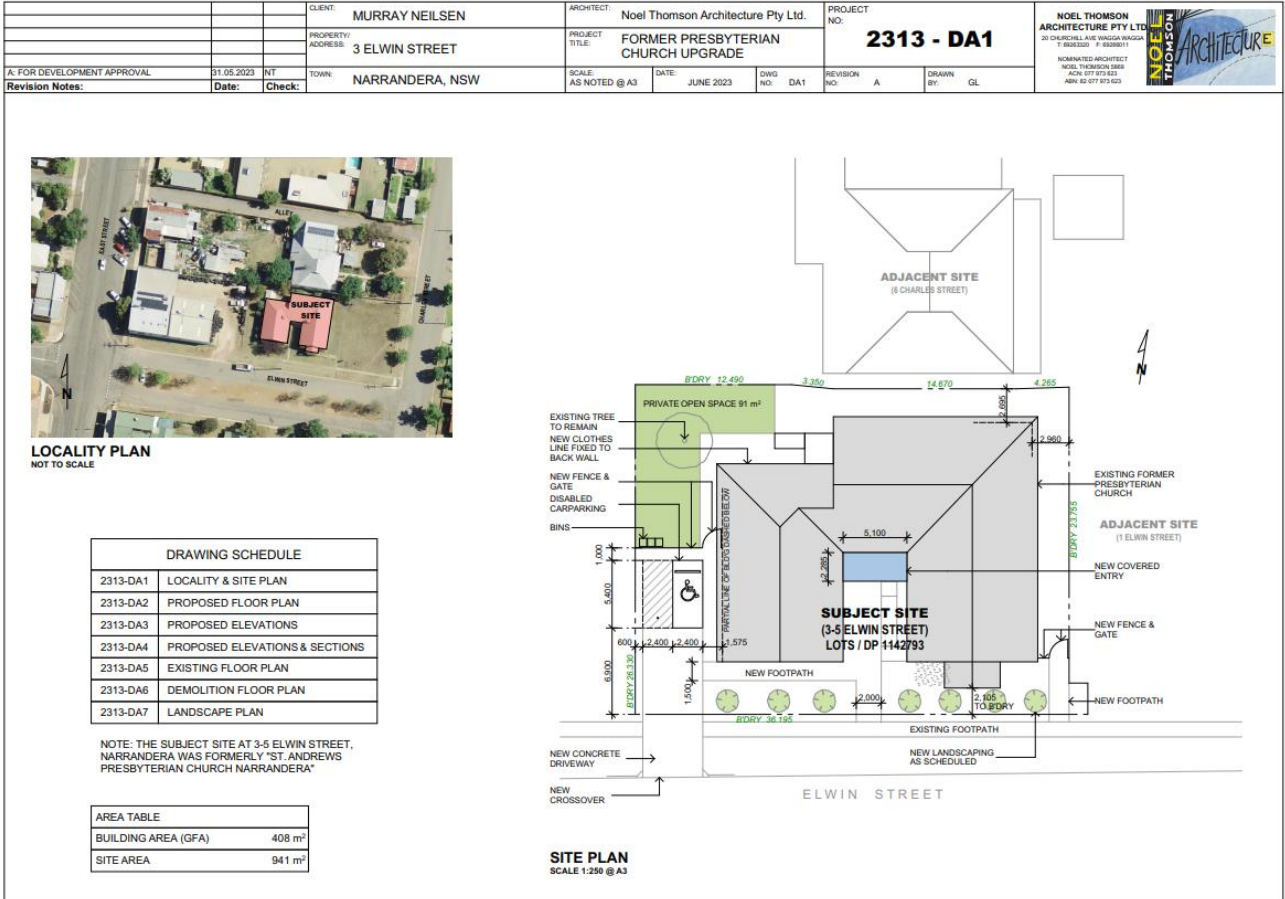


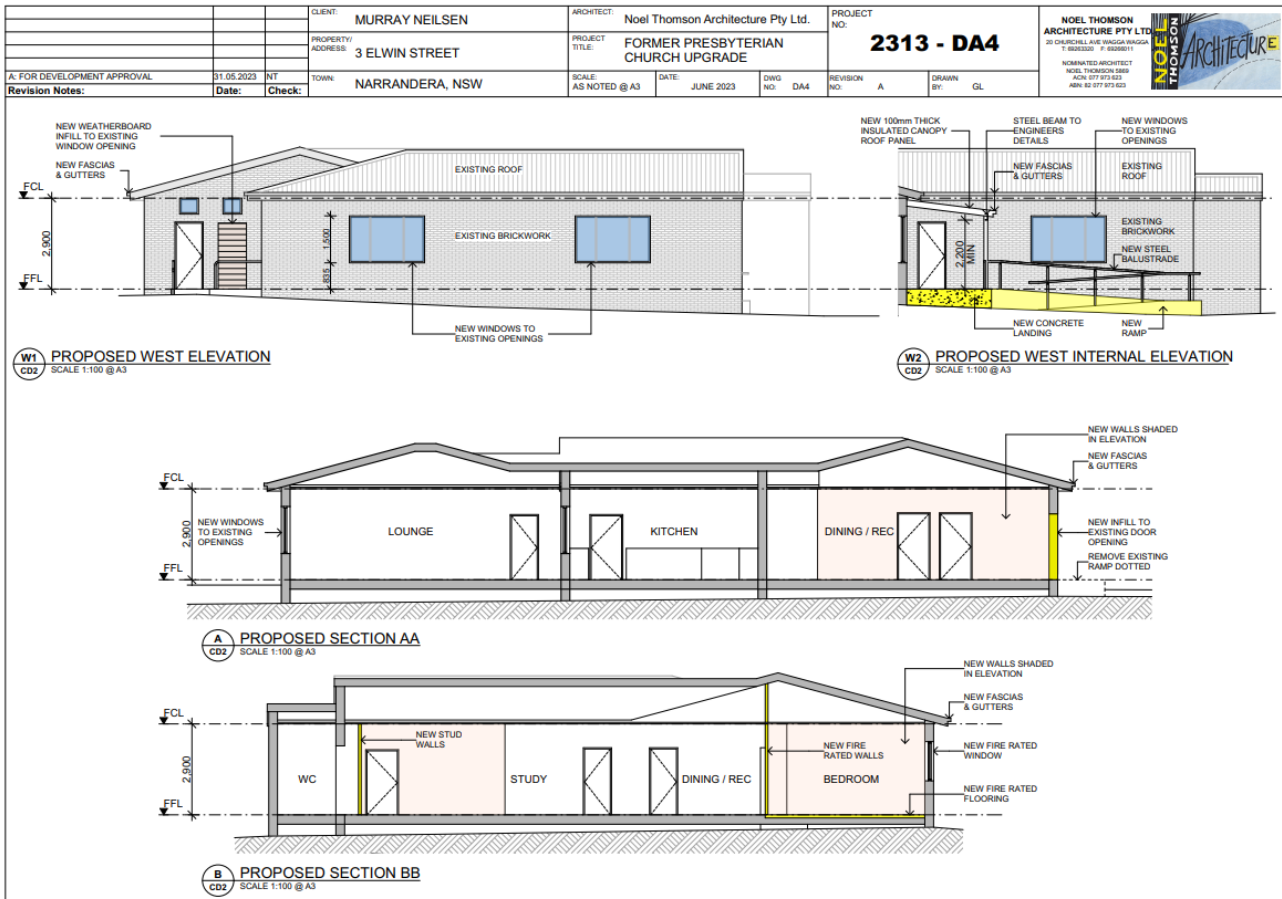
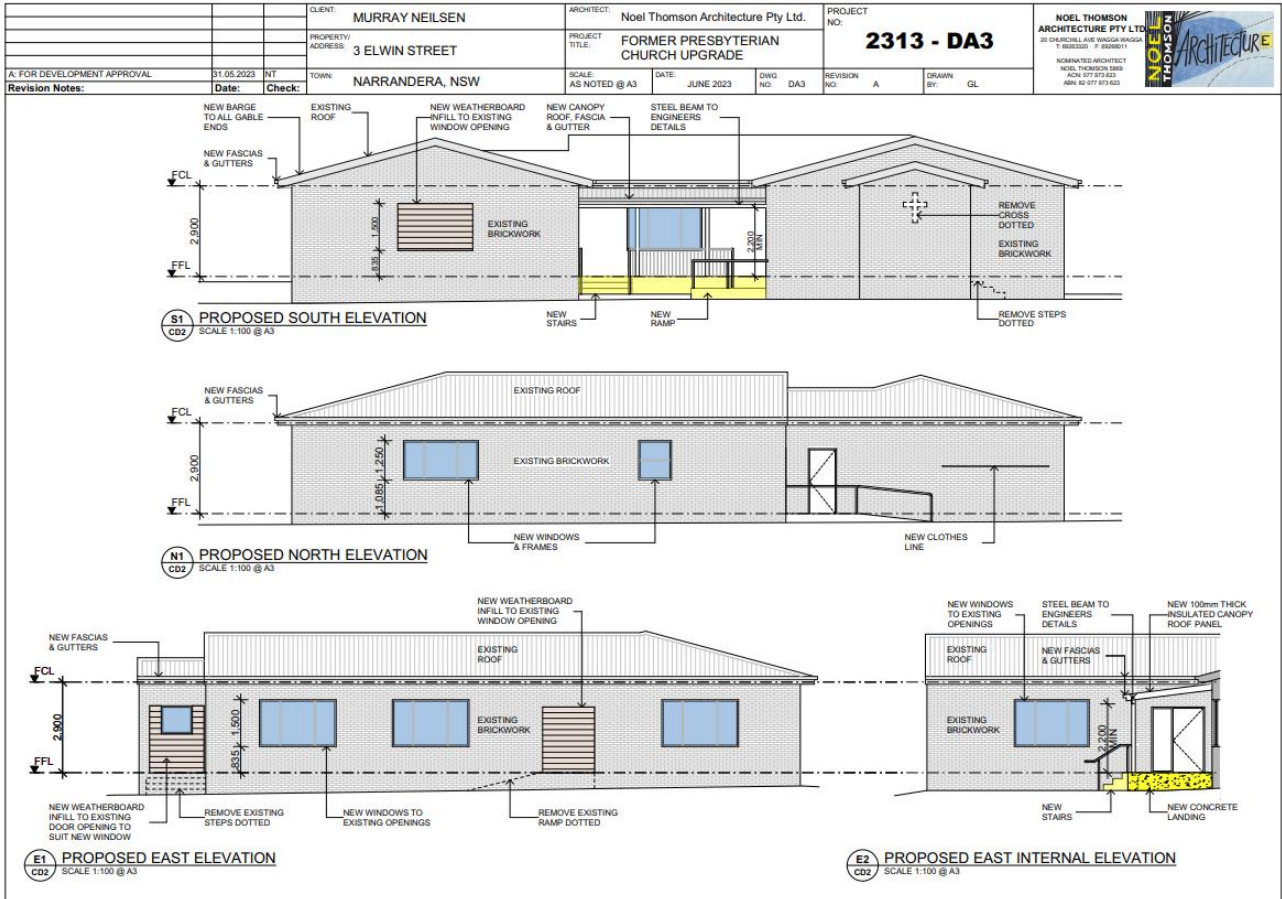
Photo 15: view of former Church – kitchen



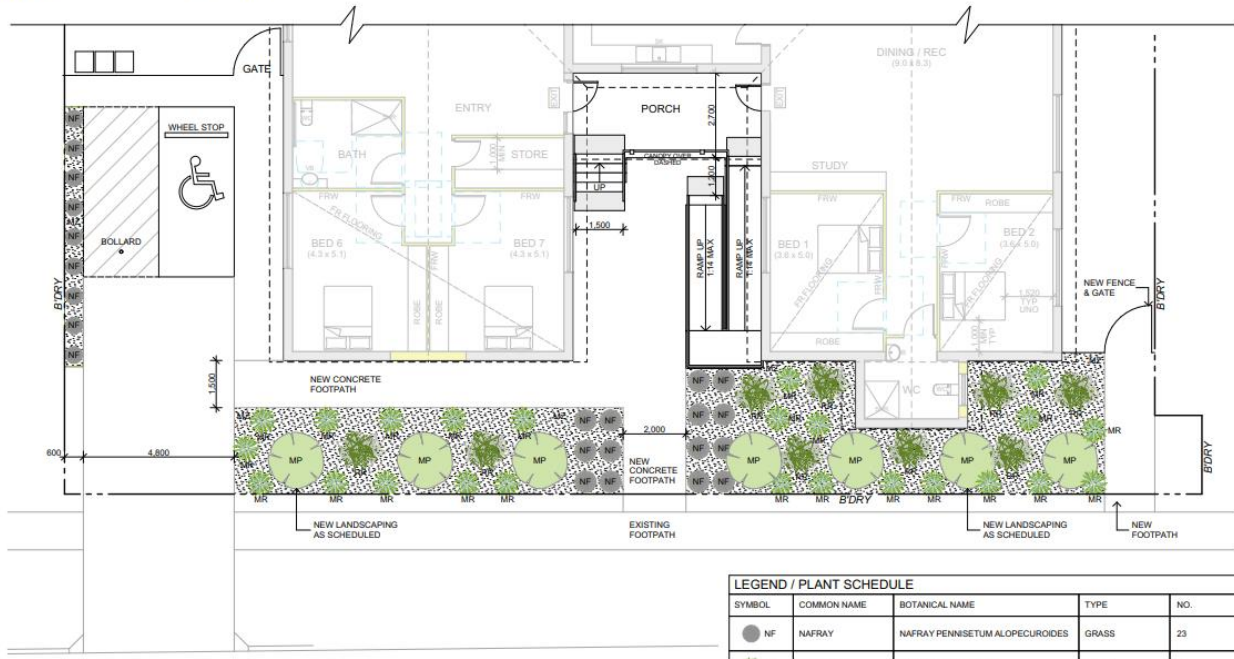
Photo 16: view of former Church Hall – interior

APPENDIX 3: DEVELOPMENT APPLICATION DRAWINGS





CLIENT: MURRAY NEILSEN		ARCHITECT: Noel Thomson Architecture Pty Ltd.		PROJECT NO: 2313 - DA7		NOEL THOMSON ARCHITECTURE PTY LTD 20 OPERATIONAL AVE WINGHA WINGHA T. 08232520 F. 08232611	
PROPERTY ADDRESS: 3 ELWIN STREET		PROJECT TITLE: FORMER PRESBYTERIAN CHURCH UPGRADE		REVISION NO: A		NOEL THOMSON ARCHITECT NOEL THOMSON 0869 ACHN 07737822 MWB 02 077 973422	
TOWN: NARRANDERA, NSW		SCALE: AS NOTED @ A3		DATE: JUNE 2023		DRAWN BY: GL	
Revision Notes:		Date:		Check:			



PROPOSED LANDSCAPE PLAN
SCALE 1:100 @ A3

LEGEND / PLANT SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	TYPE	NO.
NF	NAFRAY	NAFRAY PENNISETUM ALOPECUROIDES	GRASS	23
MR	MAT RUSH	LOMANDRA LONGIFOLIA	GRASS	24
RR	ROYAL RAMBLER	GREVILLEA ROYAL RAMBLER	GROUND COVER	9
MP	MANCHURIAN PEAR	PYRUS USSURIENSIS MANCHURIAN	TREE	7
CHIP-BARK	MULCH ZONE + WATER DRIPPERS	-	-	AS REQUIRED