

CSKY Services Pty Ltd

ACN: 641370498

Statement of Environmental Effects



**Alterations and additions to a commercial premises
100-106 East Street
Narrandera NSW 2700**

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1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for alterations and additions to a business premises at 101-106 East Street Narrandera NSW. The proposal has been designed to achieve the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Narrandera Local Environment Plan 2013.

The statement has been prepared based on drawings prepared by Sherene Blumer and is submitted for and on behalf of Halls Accounting.

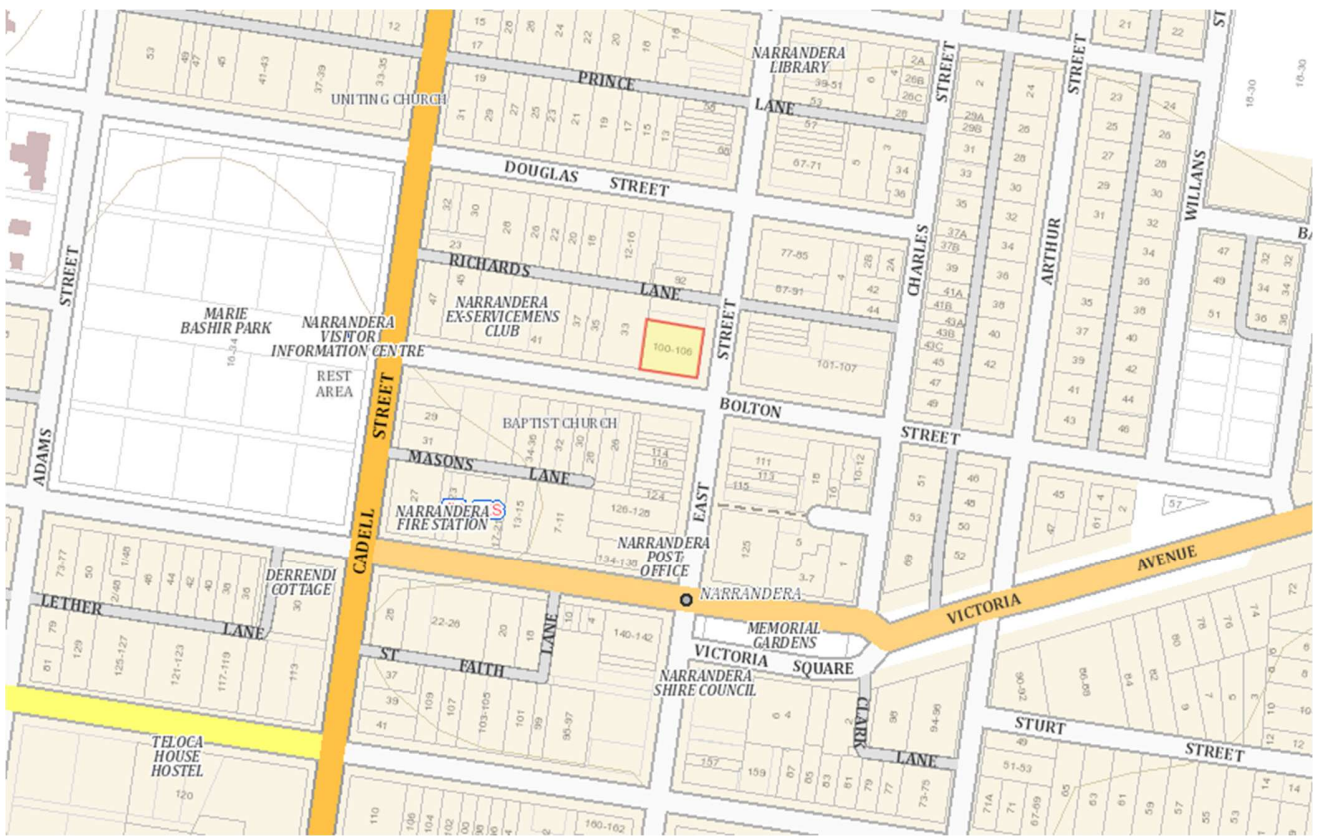


Street view Image of 100-106 East Street Narrandera (Source: Google Maps)

2. SITE DESCRIPTION AND ANALYSIS

2.1 Location and property description

The development site is Lot 1 Deposited Plan 187804 known as 100-106 East Street Narrandera New South Wales. The site is located in the Narrandera business area and is zoned RU5 Village in the Narrandera Local Environmental Plan 2013.



Site location (Source: LPI Six Maps)

2.2 Site characteristics

The site has a fall of 500mm from north to south, is rectangular in shape and 1360m² in area. The site contains and is dominated by a commercial building with a car parking spaces on the rear western boundary. The site is on the corner of East Street which provides pedestrian access and Bolton Street which has pedestrian and vehicle access to the carparking.

2. SITE DESCRIPTION AND ANALYSIS

2.3 Surrounding development

The development immediately surrounding the site is characterized by commercial premises.



Development surrounding 100-106 East Street Narrandera (Source: LPI Six Maps)

3.1 Proposed works and ongoing use

The development is the proposed following alterations and additions to the existing offices in the rear south western corner and construction of new offices in the vacant south eastern corner of the building at 100-106 East Street Narrandera.

- The existing offices have an internal floor area of 9.38m x 15.165m. Portions of the external northern wall and the length of the southern wall will be gyprock clad over the existing render and around new double glazing. An existing door on the northern wall will be re-swung internally and an existing door will be infilled.
- The vacant front south eastern corner of the building has an internal floor area of 9.38m x 12.05m and will be reconfigured to;
 - Install a 1.83m wide automatic sliding door with disabled access on the front eastern wall replacing the existing step into a swinging door.
 - Infill the northern wall to divide the adjoining New Criterion hotel.
 - Gyprock over the existing external southern and eastern walls and install new double glazing in the windows.
 - Remove a central portion of the dividing wall between the existing and vacant space creating a hallway into the new space.
 - Create a reception/waiting room on the northern side of the new area behind the new front sliding door and leading into the new hallway.
 - Construct two offices on the southern side of the hallway.

Once constructed the existing and new offices will be used by Halls Accounting to continue an expanded office premises.

3.2 Services

Sewage

The development will not require any new connections to the existing sewage system.

Electricity, water and communications

Services supply the site and new internal connections can be established during construction works.

4. MATTERS FOR CONSIDERATION

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

4.1 State Environmental Planning Policies (SEPP's)

SEPP	Title	Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Not applicable	
SEPP	Building Sustainability Index: (BASIX) 2004	Not applicable	
SEPP	(Exempt and Complying Development Codes) 2018	Not applicable	
SEPP	(Housing) 2021	Not applicable	
SEPP	(Industry and Employment) 2021	Not applicable	
SEPP 65	Design Quality of Residential Apartment Development (Planning Systems) 2021	Not applicable	
SEPP	(Precincts-Central River) 2021	Not applicable	
SEPP	(Precincts-Eastern Harbour City) 2021	Not applicable	
SEPP	(Precincts-Regional) 2021	Not applicable	
SEPP	(Precincts-Western Parkland) 2021	Not applicable	
SEPP	(Primary Production) 2021	Not applicable	
SEPP	(Resilience and Hazards) 2021	Not applicable	Not a change of use.
SEPP	(Resources and Energy) 2021	Not applicable	
SEPP	(Transport and Infrastructure) 2021	Not applicable	

The vacant area was previously occupied by the New Criterion hotel whose use of the site was as a retail premises. The proposed use is as an office premises and both uses are defined as a 'commercial premises' under the LEP.

4. MATTERS FOR CONSIDERATION

4.2 Local Environmental Plan

Narrandera Local Environmental Plan 2013

The subject site is zoned RU5 Village under the provisions of the Narrandera Local Environmental Plan 2013. Office premises are not prohibited development at the site and the site is not identified as a heritage item in Schedule 5 of the LEP.

4.3 Development control plans (DCP's)

Table A – Compliance with the Narrandera DCP 2013

Criteria	Compliance	Comment
Part A & B Chapter 1, 2, 3 & 4	Noted	
Part C Chapter 5	Not applicable	
Part D Chapter 6	Applies	No change of use and 3 carparking spaces per 100m ² continues to be met
Chapter 7	Not applicable	
Chapter 8	Not applicable	
Chapter 9	Applies	Section 9.2 key action met, filling vacancies.
Part E Chapter 10	Not applicable	
Part F Chapter 11	Not applicable	
Chapter 12	Not applicable	
Part G Chapter 13	Not applicable	
Part H Chapter 14	Not applicable	
Chapter 15	Not applicable.	Not listed as a heritage item.

5.1 Air quality

The proposed development has minor potential to generate dust during the construction stage only and no mitigation measures are proposed.

5.2 Noise impacts

The construction works will generate noise impacts from vehicle movements and the use of power tools. The works will be limited to day time hours only. The ongoing use is not noise generating.

5.3 Waste

Waste generated from the development construction will be removed by contractors to facilities which can lawfully receive the waste. General waste collection is existing.

5.4 Water quality & stormwater

The proposed development will not impact on water quality and stormwater collection movement to existing stormwater infrastructure is unchanged.

5.5 Traffic

There will be a minor increase in vehicle movements during construction works. The proposed ongoing use of the development is not significantly traffic generating.

5.6 Visual impacts

The development's visual impact is consistent with the business area locality.

5.7 Business – hours, access, employees, parking & signage

The development does not change the operating hours and improves existing access to the site. The existing employee numbers will be unchanged (3 full time & 2 part time) with the new offices to improve existing arrangements and there will be additional storage in the new reception room. Existing staff will utilize the existing amenities, there is no additional parking required with no change of use to the site and no external signage is proposed.

6. CONCLUSION

The proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. The proposed office premises expansion is not prohibited development at the location and we seek approval from Narrandera Shire Council as the consent authority for the proposed development.

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