



JC King Park Sports Pavilion Statement of Environmental Effects 15 March 2017 (DOC17/31725)

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(ref Environmental Planning and Assessment Regulation Schedule 1, Part 1 clause 2(1) (c))

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AlburyCity

Statement of Environmental Effects

ADDRESS

JC King Park is located on the corner of North Street and David Street. The primary address for the majority of the complex is 729 David Street Albury.

The site is part of a sporting precinct (JC King Park, Greenfield Park, Billson Park and Albury Skate Park) is located 1.4k north of the CBD. The precinct hosts recreational activities such as rugby league, netball, table tennis, a small bore rifle range, cricket, skate park as well as open parkland.

INTRODUCTION

JC King Park is an outdoor regional netball facility for Albury. The sport played most nights of the week throughout the year.

The Albury Netball Association has a licence with Council for the use of the facility. The courts are accessible to the general community when not being used for organised sport. The facility also has significant school and community use.

The netball courts had a major reconstruction in 2004 which included retaining the existing building space for the new sports pavilion.

Concept plans have been developed in collaboration with the Albury Netball Association in preparation for gaining development consent.

Existing use and History

The main building functions as social rooms, administration, canteen and storage for sporting equipment. It is timber frame construction, clad with weatherboards and cement sheet, built c1960. The toilet building is a typical utilitarian brick and concrete structure, erected by the AlburyCity c1970

DESCRIPTION OF DEVELOPMENT

The development includes the demolition of the existing clubhouse and public toilet building. Both have exceeded their functional life. Although the social rooms /canteen building is of lightweight construction, it has deflected noticeably due to soil conditions and is well advanced in the inexorably path to condemnation.

The toilet building appears to be structurally sound, however it doesn't offer accessible facilities and the cost of upgrading to current requirements would be far greater than the proposal to demolish and incorporate in a new building.

The new buildings are single storey mildly contemporary and clearly manifest their function and association with this rapidly expanding popular sport. As shown on the aerial photo/site plan, the footprint and location of the main building is very similar to the existing, the toilets are integrated into a larger building but still in a similar location to the existing. The narrow band between the netball courts and the carpark predetermined the location of both buildings, but fortunately, in a critical analysis of the overall equation, this location appears to be correct.

The sports pavilion building includes a main covered entry from the carpark, multipurpose community room, toilet facilities, storage rooms, time keepers' area (overlooking the courts) and large canteen area with food storage areas. The building is surrounded on three sides by viewing platforms with associated ramps for access.

The associated public amenities consists of public toilets, two change areas, two umpires rooms, medical room, mechanical plant room disabled toilet.

DEVELOPMENT PROPOSAL

The development proposal includes the demolition of the existing clubroom and public toilet block (refer attachment 2 for photos of building) and the construction of a new sports pavilion and associated amenities that meets the needs of the current user groups and the wider community.

SUSTAINABILITY OPPORTUNITIES

The buildings will be connected to the electrical grid, town water as most likely natural gas. The opportunity for onsite water storage is available and should be embraced. The area and construction of the main roof is ideal for hosting a broad array of solar panels. It is unlikely to add solar panels to the roof at this point in time due to the major power consumption will be at night and existing solar programs would not be cost effective at this time. Provisions for retro fitting solar panels in the future will be considered.

The overhanging roof will effectively prevent direct sunlight. Although there will be no solar energy gain, ambient light will illuminate sufficiently so artificial lighting won't be required throughout daylight hours.

Energy use for social gatherings is predominately for cooling. Cooling during summer is obvious, however even during winter, spaces occupied by large numbers of people warm quickly through the emission of body heat.

Considering the above, the mechanical system will be designed to accommodate the maximum number of occupants and will employ a fresh air cycle when the ambient temperature permits.

CONSENT AUTHORITY

In accordance with the provisions of the Albury Local Environment Plan 2010, Council is the consent authority for this development application

OWNERSHIP AND TITLE INFORMATION

Title Information

At present the building footprint crosses over three land parcels (refer below for details). One parcel is Council owned land while the other two are Crown Land (one under AlburyCity trustee while the other parcel is the old creek with no Trust allocated). The issue of construction over land parcel boundaries has been discussed with the NSW Crown Land representatives. In principle agreement has been received for the proposed development with confirmation of this being received through the formal request for Landowners consent through the NSW Crown Land Office.

Primary address: 729 David Street
Secondary Address: 450 Perry Street
Secondary Address: 461 North Street
Lot: 1 DP: 1103612
Lot: 4 DP: 1081588
Old creek line – No lot & DP

Land Ownership

Lot: 1 DP: 1103612

The land is NSW Government land (Crown Land) under Trusteeship of AlburyCity Council

Lot: 4 DP: 1081588

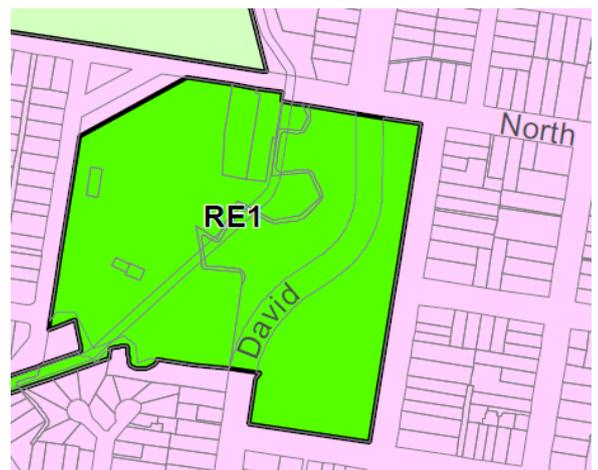
AlburyCity land - Community

RELEVANT PLANNING CONTROLS

The relevant planning controls that apply to this include:

- Environmental Planning and Assessment (EP&A) Act 1979
- Albury Local Environmental Plan 2010 (ALEP 2010); and
- Albury Development Control Plan 2010 (ADCP 2010)

Section 79c (1) of the EP&A Act, lists matters for consideration by the Consent Authority in determining a development application. This includes matters of relevance in the planning controls, the likely impacts on development in respect of the environmental impacts on both the natural and built environment and social and economic impacts in the locality. Matters that have relevance to the development are described below



Albury Local Environment Plan 2010

The three parcels of land are all zones RE1 – Public Recreation

Zone Objectives

Site Zoning –RE1 – Public recreation

The land use Table in Part 2 of ALEP 2010 lists the following relevant objectives of this zone.

1. To protect and enhance open space areas within the Albury area, including the Albury-Wodonga Regional Parklands.
2. To maximise the value of open space areas and, where appropriate, promote their use for; a mix of drainage, recreation, landscaping, walkways, cycleways and any other similar uses.
3. To offer a variety of opportunities for public and private recreational pursuits and tourist facilities.
4. To provide public access to the foreshore of the Murray River.
5. To allow for alternative uses of open space areas for community purposes compatible with surrounding areas to enable increased economical use of community facilities.

6. To manage, protect and enhance the natural environment for recreational purposes.
7. To allow for the alternative use of open space that is privately owned.

Response: Based on the above it is considered that the proposed development is not inconsistent with the relevant objectives (1, 2, 3 & 5) of the RE1 – Public Recreation Zone

Context & Setting

Nearby Land use

These new buildings are surrounded by open space and as such, are setting the context. There are other buildings scattered around this sporting precinct, however nothing of significance that would dictate an encompassing architectural idiom. The area is surrounded residential zoned land however houses are located some distance away. The new buildings will improve the character of the site.

Scale

The new buildings will be highly visible due to the open space surrounding them. Although both are single level, they still represent as vertical elements in a predominately horizontal landscape. The floor level of the main building is elevated 500mm above the surrounding pavement level to enhance the outlook from within. Beyond that, the structure is ostensible of single level commercial building proportions.

Over shadowing

The scale of the site and the location of the buildings within that site, ensure shadows will not affect any neighbouring properties. There will be some late afternoon over shadowing of courts 3, 5 & 6. This shadowing will be greater than before, due to the increased height and width of the overhang, however the users see this as an advantage, as there is very little other shade available.

Relationship to adjacent structures

The new sports pavilion will replace two smaller substandard buildings on the site. This building is likely to guide the style of other future buildings or building upgrades in the surrounding area.

Design and appearance

Built Form

Both buildings manifest very simple forms responding to the functions. There are several mannerisms to explain the identity, but generally conventional materials and detailing.

Amenity

Visiting JC King Park on game day/night shows the popularity of the sport and numbers involved. Catering for players and supporters throughout game day/night is an important facet of any sport, but the social interaction at other times is possibly more important.

Parents, supporters, current and past players all share a common interest and require a venue specifically for themselves. This proposal will provide that venue as well as providing a facility available for netball functions or other use as outlined in the licence.

Safety & Security

The design of the buildings and selection of materials responds to the user's requirements, visibility from within and without, and promotion of the sport and facility. The history of vandalism is also an important element in the overall equation.

The front of the site (court side), is well serviced by the David Street lights and additional security pole lights. New high level wall mounted lights will illuminate the carpark, the zone most difficult to supervise. Walls facing this area are constructed of precast concrete. Other walls, which are clearly visible from David Street and North Street, are clad with corrugated colourbond. Material which presents fresh and current, is pre-treated to assist graffiti removal, but is also inexpensive and simple to replace individual sheets.

Building use

The primary purpose of the buildings is for the operations of the Albury Netball Association and the running of the sport of netball. To enable the association to generate income, the multi-purpose community room may be hired out from time to time. The hired use is outlined in the licence and restricted to activities of ANA members and other community groups.

Environmental Impacts

View and Aspect

The building will be orientated to face the middle of the ground (easterly) to maximise viewing area.

Traffic Generated

There is already significant traffic generation due to the high participation at the venue. The new building is not expected to generate any additional traffic

Car Parking and pathways

Due to the footprint of the building the carparking/pathway alignments will be altered to improve separation of pedestrian/cyclists with vehicles. A master plan process will commence in 2017-18 on this sports precinct. Increasing carparking capacity in the precinct will be a major component of the master plan.

Public Utilities and easements

The facility is likely to require an upgrade of power from North Street. Initial discussions have occurred with Essential Energy to establish these requirements. The inclusion of easements is not expected.

Heritage

Neither of the two buildings to be demolished is listed on the local register. Neither have architectural merit or historical significance.

Land Modification

Minor level changes are expected to the sports pavilion to achieve the finished floor levels and slightly elevated viewing areas.

Flora, Fauna and Threatened Species

There are no trees to be removed as part of this proposal therefore the project is not expected to impact on flora, fauna or threatened species.

Noise

The impact of noise, dust and vibration during demolition and construction will be kept to a minimum and within regulated timeframes.

Construction

The area will be secured to prevent public access and will be secured at the time of demolition

Fire provisions

Fire provisions will be addressed when submitting the construction certificate

Bushfire

The proposed development is not in bushfire prone land

Flooding

The proposed development is in flood prone area. It is understood minimum floor levels will apply.

Contaminated Land

It is unsure whether the building site is on contaminated land however there is anecdotal evidence that the area may have been an old landfill site. The establishment of the concrete drain as Bungambrawatha Creek means that the old creek line has been filled however the material is unknown. To assist in determining the structural engineering elements of the building, geotechnical investigations are being undertaken. Additional boreholes will assist in determining the soil conditions surrounding the building.

IMPACT MINIMISATION

The plans were developed with consideration of the site constraints. During this process all the environmental factors discussed in this document were considered. During the construction phase of each project, measures are implemented to minimise the impact on the site.

CONCLUSION

JC King Par is part of a major sporting precinct in Central Albury. The project involves the demolition of two sub-standard buildings and the construction of a Sports Pavilion and associated public amenities. The designs have been developed in collaboration with the user groups to achieve a functional, fully accessible, aesthetically pleasing building for the Community.

As outlined in this statement of environmental effects there are no significant environmental impacts expected with this project.

David Armstrong

Name: David Armstrong

Position: Team Leader Parks and Recreation

Date: 3 July 2017

Appendix 1 – Photos of existing buildings









