

# Statement of Environmental Effects & Statement of Heritage Impact

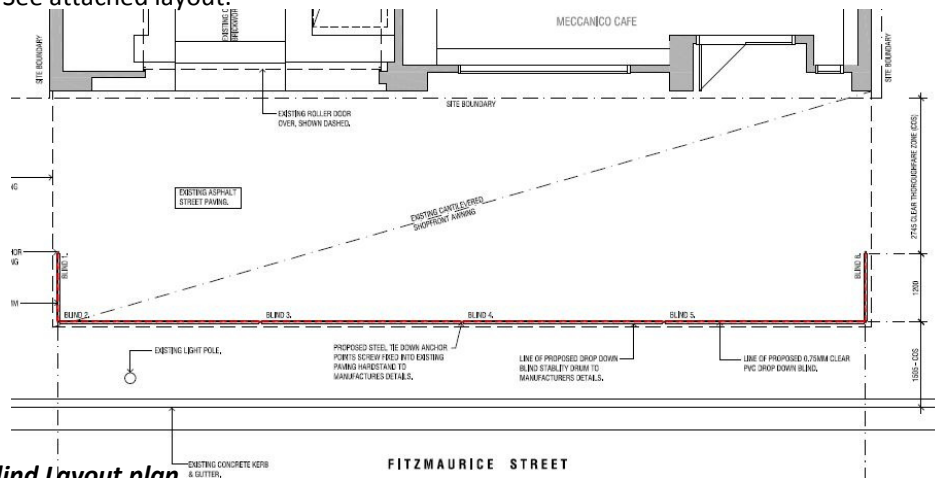
**Applicant** Karl Hulford  
**Project:** Proposed blind addition to existing shopfront awning  
**Address:** 171 Fitzmaurice Street, Wagga Wagga NSW 2650  
**Property Title:** Lot 1 DP157697, Lot 3 DP219286  
**Issue:** A

## 1 APPLICABLE DEVELOPMENT TYPE.

- The property is zoned B3 Commercial and is located in an established mixed residential/commercial area.
- The proposal is permissible development within the LEP B3 zone.

## 2 DESCRIPTION OF DEVELOPMENT.

- The tenant at 171 Fitzmaurice Street, Meccanico Espresso, are proposing new drop down blinds to the existing shopfront awning to provide a comfortable outdoor environment for the approved customer seating along Fitzmaurice Street.
- There will be a series of 6 individual blinds. These blinds will run the full length of the awning with a return blind at both ends to create a semi-enclosed area sheltered from the weather. See attached layout.



**Fig. 1 Blind Layout plan**

- It is anticipated these blinds to be used in the colder months and during inclement weather.
- These blinds are to be retractable. I.e. they can be rolled away hidden within the existing awning when not required with the use of a crank handle.
- When in use these blinds will be tied down in tension by straps to proposed anchor points in the existing paving.



**CITY OF WAGGA  
WAGGA**  
Application Number:  
DA20/0196  
Approved By Council -  
24/06/2020

### 3 DESCRIPTION OF SITE

- The established site is zoned B3 – Commercial Core and is surrounded by other established B3 sites.
- The existing site is made up of two lots. Lot 3 DP219286 & Lot 1 DP157697 with areas of 765m<sup>2</sup> and 742m<sup>2</sup> respectively. The main building shopfront, to the west of the site, fronts onto Fitzmaurice Street. The site also backs onto Cadel Place to the rear (east) of the site.
- The existing building is 742m<sup>2</sup> and the size will be unaltered as part of this development. The building is currently approved for mixed use development with proposed office, market, information and education facility. The majority of the building is currently vacant however Meccanico Espresso occupy the south tenancy fronting Fitzmaurice Street and flow out into the common area to the north.
- The site is within the WWCC DCP Conservation area.
- The site is in bushfire prone land and is flood pruned.



**Fig. 2 WWCC Aerial - 171 Fitzmaurice Street**



**Figs. 3 & 4 Meccanico Shopfront**

#### 4 PLANNING CONTROLS

- This proposal is permissible LEP zone B3 Commercial and is located in an established B3 commercial area.
- The proposal is consistent with B3 objectives.
- The proposal is in accordance with the Wagga Wagga DCP 2010
- The proposal design is in accordance the BCA.

#### 5 PLANNING CONTROLS – SECTION 2 CONTROLS THAT APPLY TO ALL DEVELOPMENTS

##### 5.1 Vehicle Access Movements (DCP 2.2)

N/A

##### 5.2 Off-Street Parking (DCP 2.3)

N/A

Section 2.2 Control 6 of the WWCC DCP states;

*‘In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required...’*

The site is within the B3 zone. The gross floor area does not change, as part of this development nor are any further outbuilding proposed. Therefore, no additional car parking is required for this change of use development.

##### 5.3 Landscaping (DCP 2.4)

N/A

##### 5.4 Signage (DCP 2.5)

This application does not include an application for signage.

##### 5.5 Safety & Security (DCP 2.6)

N/A

##### 5.6 Changing the Landform – Cut & Fill (DCP 2.7)

N/A

##### 5.7 Erosion & Sediment Control Principles (DCP 2.8)

N/A

### 3 PLANNING CONTROLS – SECTION 3 HERITAGE CONSERVATION

#### 3.1 Alterations to Heritage Items (DCP 3.2.1)

This building is not a listed heritage item but is located in the Wagga Wagga Conservation Area.

##### Proposal

The blinds are a contemporary response to today's expectations of comfortable outdoor dining in all-weather types for the customer. The drop down blinds provide the option to utilize the outdoor space along the paving fronting Fitzmaurice Street in inclement weather.

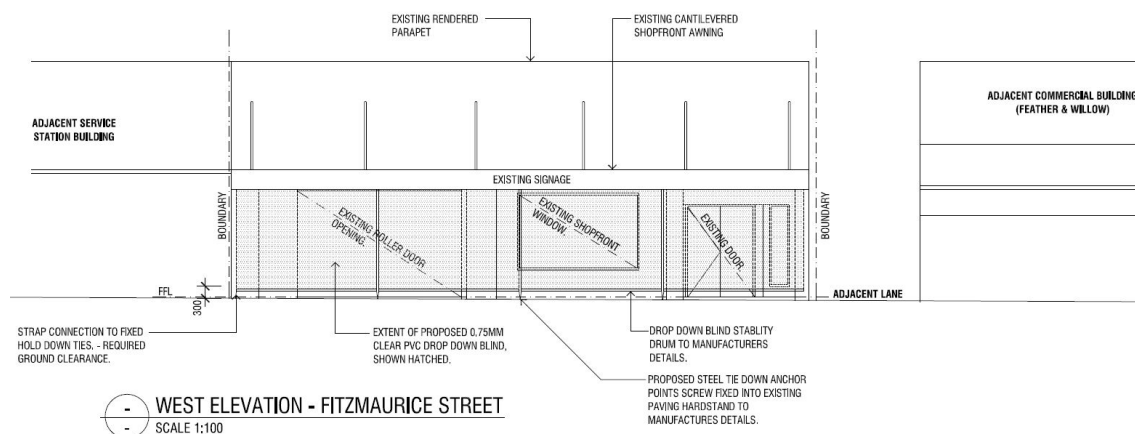
There is still ample unobstructed pedestrian access along this paving for passer-by between the building shopfront and edge of return end blinds.

#### 3.2 Fitzmaurice Commercial Precinct (DCP 3.3.1)

This building is not a listed heritage item but is located in the Wagga Wagga Conservation Area, and in particular the Fitzmaurice Commercial Precinct. The key objective points relevant to this development area as follows;

- 1.) Retain evidence, including layout of original shopfronts.
- 2.) Encourage reinstatement of traditional features and sympathetic new work.
- 3.) Encourage use of traditional colour schemes based on the period of the building.
- 4.) Encourage signs that complement, rather than dominate, the architectural characteristics of the building.

The proposed drop down blinds are sympathetic to the original faced treatment by providing a transparent layer to façade, which is not permanent. The proportions of the blinds work to the current parameters of the height of the awning and the centerlines of the awning framing members. The blinds have been divided up into 4 blinds across the awning face to work between the existing steel framing trusses of the awning and 1 blind at each end.



**Fig. 5 Meccanico Streetscape elevation**

The development sets out to comply with the controls of the façade treatment.

- 1.) The façade above the awning has been maintained.
- 2.) The existing verandah is maintained, with the subtle addition of a series of drop down blinds that will be tied down in tension by straps to proposed anchor points in the existing paving.
- 3.) The visual bulk of these blinds will be minimal, as they will consist of clear PVC material.
- 4.) No rendering to the façade is proposed; the approved paint finish will be maintained.

#### **4 CONTEXT & SETTING**

- The development will not be prominent in the surrounding area.
- The proposal will be consistent with the existing streetscape.
- It will not be out of character with the surrounding area.

#### **5 PRIVACY, VIEWS AND OVERSHADOWING**

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

#### **6 ACCESS, TRAFFIC AND UTILITIES**

- Legal and practical access is available to the site.
- There will be an increased local traffic movement down Edel Quinn Lane as part of this development as the building use changes from residential to a medical practice.

#### **7 ACCESSIBILITY**

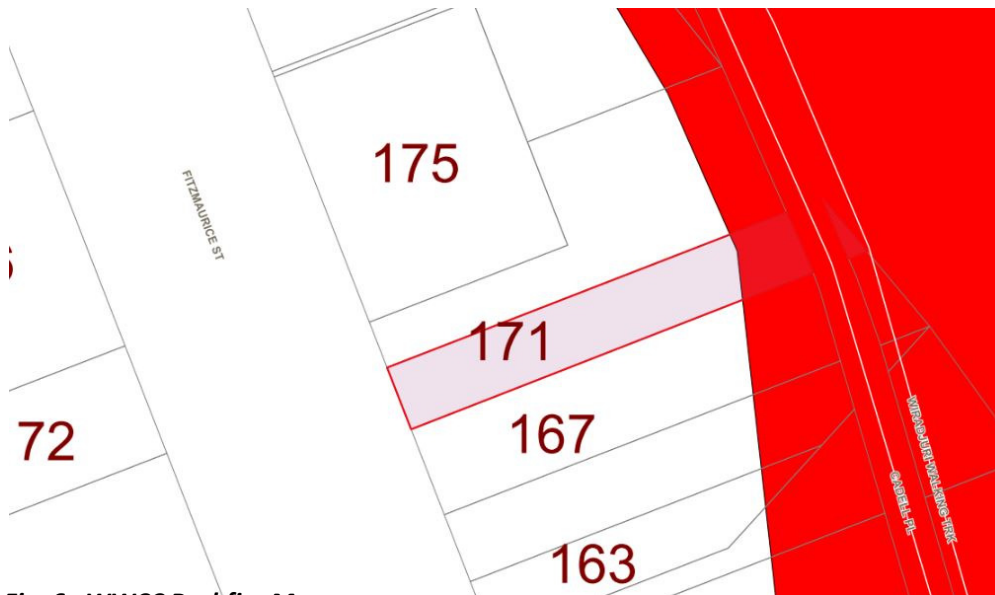
N/A. Current accessibility has been addressed as part of the previous DA and is to the current standard. AS1428.1-2009.

#### **8 ENVIRONMENTAL IMPACTS**

- The development will not result in any air pollution. Minor dust may be created as would be expected during earthworks and construction of the minor works.
- No soil contamination will occur during construction.
- The development is environmentally sustainable.
- The development is located within a heritage conservation area and complies with the objectives of this area.
- No indigenous artefacts or relics are expected to be disturbed by this development.



## Bushfire



**Fig. 6– WWCC Bushfire Map**

The site is on Bushfire Prone land.

As can be seen over, the site is within a bushfire zone (Buffer) and Icono have assessed the bushfire risk level from *Planning for Bushfire Protection – 2012* as shown below.



**Fig. 7– WWCC Bushfire Map**

## Eastside

Effective slope:

0°

171 Fitzmaurice Street, Wagga Wagga

Determined Existing Vegetation Class:

Not considered – Maintained business District.

Determined future vegetation class:

Not considered – Maintained business District.

Distance of vegetation from existing building (based on future growth): >100 m

**Determined BAL:**

BAL-Low

FDI (Wagga):

80

### **Eastside**

Effective slope:

0°

Determined Existing Vegetation Class:

Woodlands (a few isolated mature trees located beyond the site within 140m along the river bank.

Determined future vegetation class:

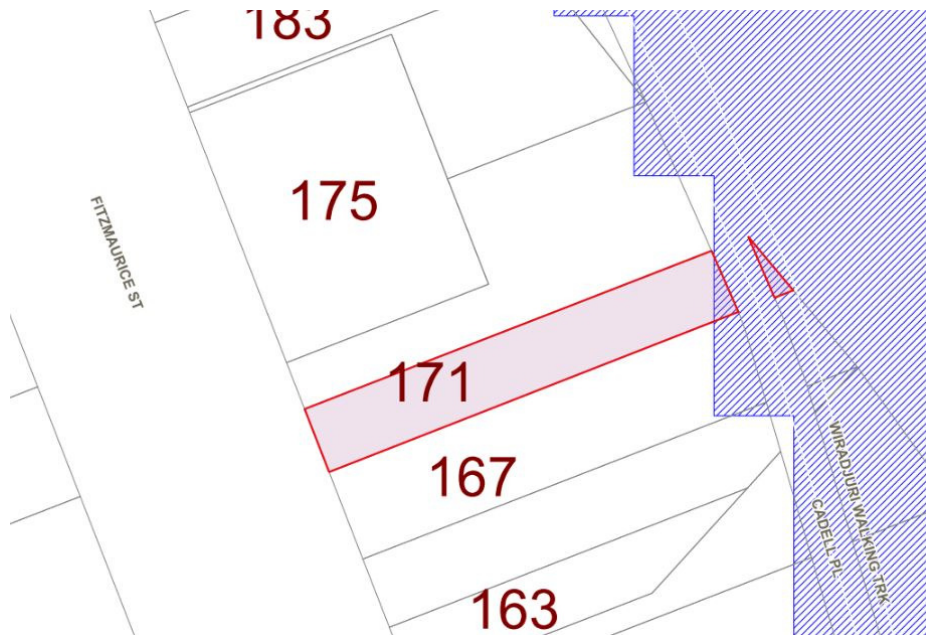
Woodlands beyond 140m. Isolated Mature trees not applicable within 100m

Distance of vegetation from existing building (based on future growth): Approx 80m

This vegetation has a classification of woodlands, which is consistent with the identification key in PBP 2012. Between the development and vegetation lining the river, is the river levy bank.

The proposal is a drop down blind addition to the existing awning, within developed commercial properties. All the surrounding land fronting the proposed works is managed so it a BAL rating of low can be applied.

## Flood



**Fig. 8 – WWCC Flooding Map**

The site is located in 1717 Fitzmaurice Street, Wagga Wagga, and is considered Flood Prone land

## 9 FLORA AND FAUNA IMPACTS

- No alterations will be made to the existing landscaping on the site.
- The development will not impact on threatened species or native habitat.

## 10 WASTE AND STORMWATER DISPOSAL

N/A

- No increase to existing effluent disposal.
- The development will not result in any hazardous waste disposal.
- Storm water will not be altered or increased.
- No rainwater tank is proposed in this development.
- Potential overland storm water risks have been considered and will not affect this block.



## 11 PRESENT & PREVIOUS USES

Present use:	Meccanico Espresso
Previous use:	In 2003 Approval for a retail outlet & residence was determined.
Present uses of adjoining land:	The adjacent building to the south (53 Trail Street) is zoned B3. It has commercial offices occupied by Adam & Associates Financial Planners.  Across the Laneway to the east are commercial offices.

## 12 OPERATION & MANAGEMENT

### 12.1 Type of proposed business

Meccanico Espresso will continue to operate as part of the requirements of the existing approved DA.

### 12.2 Number of staff

Meccanico Espresso staff numbers will remain the same as part of the requirements of the existing approved DA.

### 12.3 Expected number of customers or clients

The approved license is for 100 people. This will not change.

### 12.4 Hours and days of operation

The proposed business hours are:

- Monday through to Friday – 6.30am – 12am,
- Saturday – 7.00am – 12am
- Sunday 7.30am -10pm

### 12.5 Type and quality of goods handled

N/A. The type and quality of goods for Meccanico does not change as part of this development

## 13 SOCIAL AND ECONOMIC IMPACTS

- The proposal will have a positive economic and social impact on the area.
- No safety, security or crime issues are expected to be caused by this development.

## 14 OTHER RELEVANT MATTERS

- This development is minor in nature and will have a positive impact on the surrounding area.

## 15 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 Karl Hulford

Applicants Signature:



Date: 07/05/2020