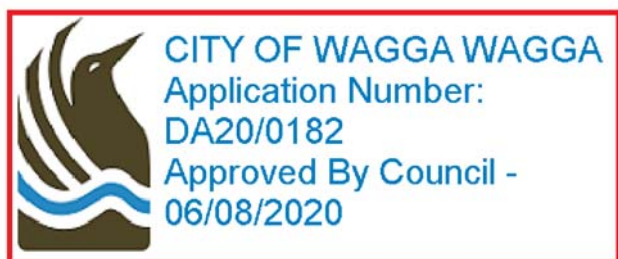


Alterations and additions to existing premises and change of use of ground floor

154 Fitzmaurice Street, Wagga Wagga

Statement of Environmental Effects

Prepared for D. Favero



REPORT REFERENCE [200115]

**Project:**

Alterations and additions to existing premises and change of use
of ground floor

154 Fitzmaurice Street, Wagga Wagga

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1 INTRODUCTION

1.1 OVERVIEW

The Statement of Environmental Effects has been prepared on behalf of David Favero (the client) to support a Development Application (DA) for external alterations and additions to the existing premises at 154 Fitzmaurice Street, Wagga Wagga (the site), and for a change of use of the ground floor from medical centre to business premises. An aerial image of the site and the surrounding development is depicted in the below figure.



Figure 1 Aerial Image of the development site and surrounds (Source: WWCC)

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a Development Application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

1.3 PRE-DA ADVICE

Given the location of the development in the Heritage Conservation Area, preliminary advice was sought from Council's heritage advisor on two occasions in respect of the proposal. The most recent written advice was received on 30th March 2020 from David Scobie which is discussed further on in this report.

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 154 Fitzmaurice Street, Wagga Wagga, and is legally described as Lot 2 DP 777580. The site is not encumbered by an easements however a Council sewer main and pit is located within Council land along the property's frontage as shown in the below figure.



Figure 2 Approximate location of Council sewer infrastructure in relation to development site (Source: WWCC)

The site shares access directly from the Fitzmaurice Street frontage with the adjoining property at 152 Fitzmaurice Street. The property is rectangular in shape and 558 sqm in size. It contains a two-storey building with business premises on the ground floor and residential premises above (shop-top housing), an associated parking area at the rear, carport, and small shed.

It has a frontage to Fitzmaurice Street of approximately 11 metres and is located approximately 55 metres north of the Kincaid Street intersection. It has most recently been utilised by a real estate business. The proposal would be concentrated on the front façade of the building and would project into Council land by four metres.

The development site is not categorised as being bushfire prone or flood prone according to Wagga Wagga City Council records.

2.2 PROPOSED DEVELOPMENT

The proposal is for the alterations and additions to the façade of the existing mixed-use premises in the form of a new verandah/awning and change of use of the ground floor from medical centre to business premises. Although the alterations and additions are considered sympathetic to the property's heritage conservation area location, it is not a complete restoration of the original verandah that had previously existed.

The verandah/awning would attach to the front façade of the building for the entire building width and project into Council land along the Fitzmaurice Street property frontage by approximately 4 metres. The structure would provide an awning over the business premises frontage and a covered verandah for the residential premises above. Access from the residential premises to the verandah would require the

demolition of part of the front façade of the building to reinstate a central doorway and a window opening each side of the door.

Two new custom timber framed double hung windows would be installed on the residential façade, along with a custom timber door to fit the reinstated doorway opening which would provide direct access to the verandah from the living room. The verandah is of an appropriate size and scale to avoid compatibility issues with the existing light post, sewer manhole and service line located within council land, and would result in a 1360 mm setback from the face of the gutter.

The verandah would have a steel framed timber floor with a floor area of approximately 31 sqm, being 7.7 metres wide and 4 metres deep. It would have a finished floor level of 3.6 metres above the footpath below. The structure of the verandah would be supported by three decorative steel columns and would be equipped with a decorative cast iron railing one metre in height which would comply with BCA requirements. The decorative cast iron railing (a similar design to that of the building opposite at 151 Fitzmaurice Street) adroitly expresses the heritage significance of the area by capturing the essence of that time period.

The structure of the verandah would be completed with a colorbond steel sheeting roof with a pitch of 11 degrees. It would have a minimum ceiling height of 2.05 metres from the finished floor level of the deck, and a maximum height of approximately 2.8 metres where the roof would meet the building façade. The roof would be supported by a decorative steel columns that aligned with the columns below.

The awning the verandah would provide to the business premises below would have a height of three metres from the existing footpath to the underside of the proposed fascia signage. Business identification signage on the fascia of the verandah/awning above the business premises is proposed as depicted in the accompanying plans. The fascia sign would be non-illuminated, nor would it project above or below the awning.

Additionally, the proposal includes a change of use of the ground floor from a medical centre to business premises. The proposed change of use is permissible with consent under the Wagga Wagga Local Environmental Plan 2010 (WWLEP 2010) in the B3 zone. The existing ground floor approved use of 'general medical practitioner' with the profession of physiotherapy is identified in the Building Code of Australia (BCA) as a Class 5 building, and the proposed use would not change the building classification. Further to this the proposed use would not require any internal works with the only changes being the label of rooms on the layout plan. For example, rooms previously utilised as 'consulting room' or similar, would now be used as offices as shown in the figure on the following page.

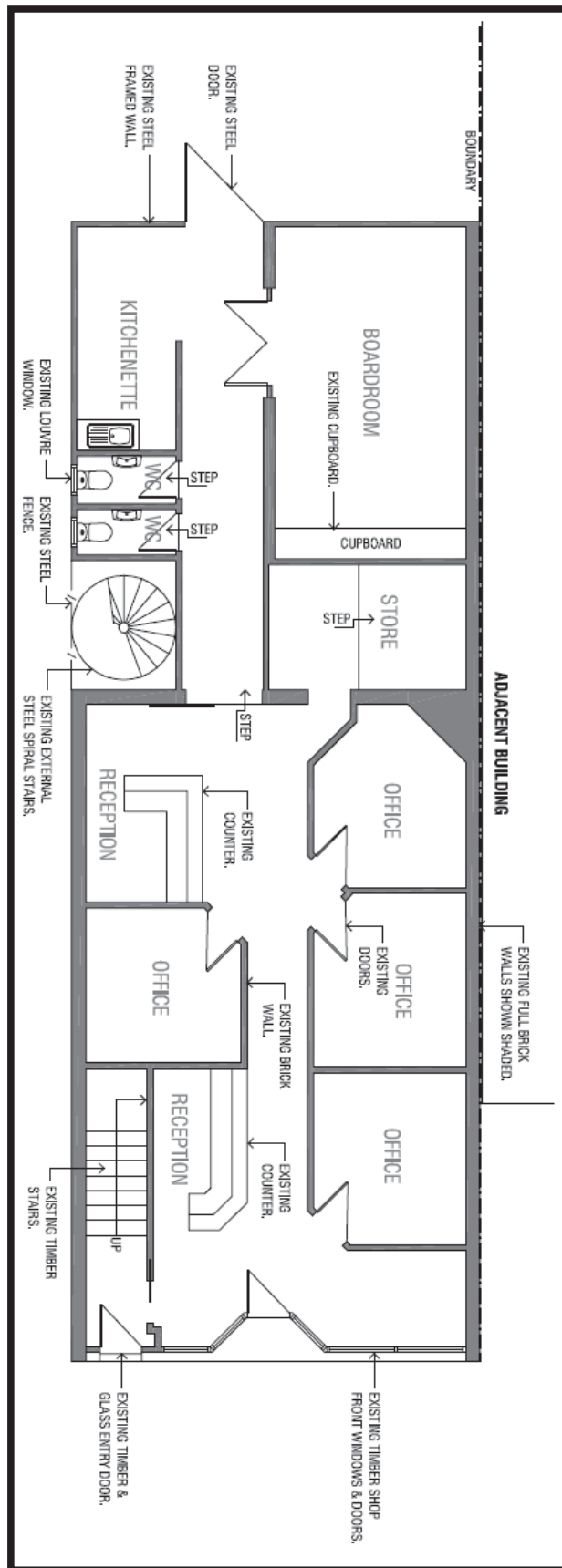


Figure 3 Existing ground floor layout (Source: Icono Building Design)

The existing floor plan of the business premises would be retained and would include two reception desks, four office areas, boardroom, storage, kitchenette and two toilets. The business premises would not increase the amount of staff utilising the space, nor would it require any additional facilities. Ultimately, the proposed change of use would not compromise any of the DCP controls that the site is currently consistent with such as parking, however this is discussed further on in this report.

3 PLANNING PROVISIONS

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 below outlines the SEPPs applicable to this development.

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>SEPP55 – Remediation of Land</i>	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, if it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site contains existing structures and hardstand area. The proposed alterations and additions do not seek a change in land use. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. The majority of the site contains established hardstand areas and as such there are no visual indications which would suggest contamination is present on the site.</p> <p>The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.</p>

3.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned B3 Commercial Core under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010), as illustrated in the below figure.



Figure 4 WWLEP 2010 Zoning Map (Source: WWCC)

Mixed use development, including business premises (a type of commercial premises) and shop top housing, and also alterations and additions to mixed use development, including business premises and shop top housing, are permitted with consent in the B3 Commercial Core zone.

An extract from the Land Use Table for the B3 zone is provided below:

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure the maintenance and improvement of the historic, architectural and aesthetic character of the commercial core area.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Helipads; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities

As shown in the previous figure, the surrounding area is also zoned B3 Commercial Core.

The objectives of the B3 Commercial Core zone are outlined in the below table.

Table 2 Objectives of the B3 Commercial Core

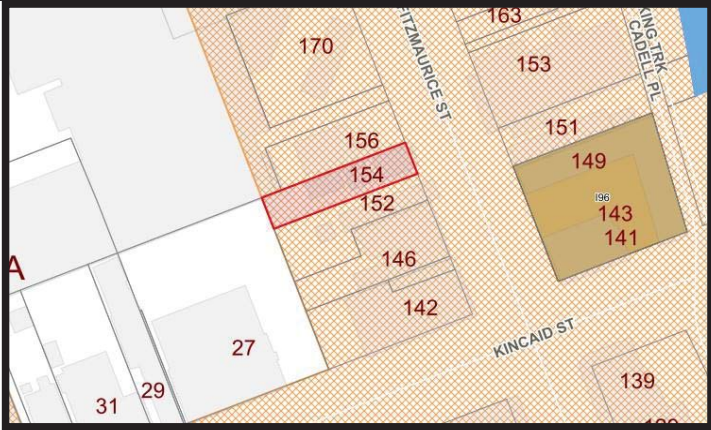
ZONE OBJECTIVES	COMMENTS
<i>To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.
<i>To encourage appropriate employment opportunities in accessible locations.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.
<i>To maximise public transport patronage and encourage walking and cycling.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.
<i>To ensure the maintenance and improvement of the historic, architectural</i>	The proposal would satisfy this objective, as the verandah/awning would aesthetically improve the existing building façade by providing a façade which would be functional as well as sympathetic to the heritage architecture of the area. The proposal


<i>and aesthetic character of the commercial core area.</i>	would also maintain and improve the historical architecture that is endemic to the Fitzmaurice Street character.
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The below table considers the clauses of the WWLEP2010 applicable to the subject development.

Table 3 WWLEP2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Part of the front façade would be demolished to allow reinstatement of a door and two windows on the front façade of the first floor dwelling to provide access to the new verandah as detailed in the accompanying demolition plan.	✓
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1A	<i>Exceptions to minimum subdivision lot sizes for certain split zones</i>	Not applicable.	N/A
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones</i>	Not applicable.	N/A
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	The height of the building would not be altered by the proposal and the verandah/awning would	✓

		not have a height in excess of the existing building height.	
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Development within the coastal zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	The site is located within the Heritage Conservation area as shown in the below figure.	✓
			
Figure 5 WWLEP 2010 Heritage Conservation Map (Source: WWCC)			
		Council consent is sought for the alterations and additions to the exterior of the building.	
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A

5.13	Eco-tourist facilities	Not applicable.	N/A
5.14	Siding Spring Observatory – maintaining dark sky	Not applicable.	N/A
5.15	Defence communications facility	Not applicable.	N/A
PART 6: URBAN RELEASE AREAS			
CLAUSE		COMMENTS	APPLICABLE
6.1	Arrangements for designated State public infrastructure	Not applicable.	N/A
6.2	Public utility infrastructure	Not applicable.	N/A
6.3	Development control plan	Not applicable.	N/A
6.4	Relationship between Part and remainder of Plan	Not applicable.	N/A
6.5	Lloyd Quarry site development	Not applicable.	N/A
PART 7: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
7.1	Restriction on new dwellings at North Wagga Wagga	Not applicable.	N/A
7.1A	Earthworks	Not applicable.	N/A
7.2	Flood planning	Not applicable.	N/A
7.3	Biodiversity	Not applicable.	N/A
7.4	Vulnerable land	Not applicable.	N/A
7.5	Riparian land and waterways	Not applicable.	N/A
7.6	Groundwater vulnerability	The site is identified as "Groundwater" on the Water Resource Map as shown in the below figure.	✓
 <p>Figure 6 WWLEP 2010 Water Resource Map (Source: WWCC)</p>			
		The development is not, however, a type specified for the purposes of this clause and is unlikely to adversely impact on existing groundwater	

		sources or the environment, including the risk of contamination of groundwater sources from on-site storage or disposal facilities.	
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	Not applicable.	N/A
7.8	<i>Cartwrights Hill Precinct – odour and noise assessment</i>	Not applicable.	N/A
7.9	<i>Primacy of Zone B3 Commercial Core</i>	Not applicable.	N/A
7.10	<i>Business premises in Zone B6 Enterprise Corridor</i>	Not applicable.	N/A
7.11	<i>Airspace operations</i>	Not applicable.	N/A
7.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A

3.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The Wagga Wagga Development Control Plan 2010 (WWDCP2010) controls relevant to the proposed development are discussed in the below table.

Table 4 Relevant WWDCP2010 Clauses and Controls

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
2.1	<i>Vehicle access and movements</i>	Existing vehicle movement arrangements would not be altered by the proposal. Vehicles would be able to enter and exit the site in a forward direction via the existing shared access located on the Fitzmaurice Street frontage.	✓
2.2	<i>Off-street parking</i>	As a mixed-use development, the existing parking requirements are acceptable for both the existing and proposed use with the proposed change of use and alterations not altering existing off-street parking arrangements. As the proposal is located in the B3 zone and it would not result in an increase in the gross floor area of the premises, no additional car parking spaces are required (C6 of this section). The off-street parking arrangements for the residential component of the building is satisfied through the existing carport, which is in accordance with the table in this section.	✓
2.3	<i>Landscaping</i>	Not applicable	N/A
2.4	<i>Signage</i>	The proposal includes a business identification sign on the fascia of the awing above the business premises, which is of similar size and scale to the existing sign on the top hamper of the building. The fascia sign would be non-illuminated, nor would it project above or below the awning and would remain within the area bounded by the mouldings.	✓

		<p>The proposed sign would not be an undesirable structure nor would the business identification be out of character compared to the surrounding commercial development in Fitzmaurice Street.</p> <p>To support, the fascia sign would be compatible in the Heritage Conservation Area as specified by Division 2 Advertising and Signage Exempt Development Code, Subdivision 3 Fascia signs of the SEPP (Exempt & Comping Development Codes) 2008.</p>	
2.5	<i>Safety and Security</i>	According to this Section of the DCP, a Crime Risk Assessment is not required. The development site retains existing compliance with the relevant controls of this section.	N/A
2.6	<i>Erosion and sediment control principles</i>	Erosion and sediment control measures will be implemented as required in accordance with Appendix 2 of this section.	✓
2.7	<i>Development adjoining open space</i>	The development site does not adjoin open space.	N/A
SECTION 3: HERITAGE CONSERVATION			
	CLAUSE/CONTROLS	COMMENTS	COMPLIES
3.1	<i>Building styles in Wagga Wagga</i>	Noted.	N/A
3.2	<i>Heritage items</i>	Not applicable.	N/A
3.2.1	<i>Alterations and additions to heritage items</i>	Not applicable.	N/A
3.2.2	<i>Materials, finishes and colours</i>	<p>The verandah/awning is proposed to be of steel framed construction due to the durability and structural integrity it provides. Although the proposal is not of timber construction, the intention is for the finish to be compatible with the heritage significance of the building although not identical to available historical photographs of the building from the past. The proposal would aesthetically improve the existing façade of the building and incorporate decorative aspects which would reflect the heritage of the property and surrounding area. The decorative steel works would ensure the longevity of the heritage detail proposed.</p> <p>Further to this, the NSW government released a Planning Circular in 2013 in relation to the <i>Safety of awnings over public lands</i>. The proposed steel construction would ensure the verandah/awning possessed structural integrity to ensure consistency with structural requirements and therefore ensure the safety of users of the footpath area below the proposed structure.</p> <p>The proposed structure is not out of character with similar surrounding development.</p>	✓
3.2.3	<i>Adaptive reuse of heritage items</i>	Not applicable.	N/A

3.2.4	<i>Development in the vicinity of a heritage item</i>	The site is located approximately 30 metres from a heritage listed building on the opposite side of the road (141 – 149 Fitzmaurice Street). The proposal would not impinge on the significance from the heritage listed building and would complement the heritage facades in the area, while not detrimentally affecting that of the heritage item.	✓
3.3	<i>Wagga Wagga Heritage Conservation Area</i>	It is acknowledged that this site is in the Wagga Wagga Heritage Conservation Area which includes the Fitzmaurice Commercial precinct as addressed below.	✓
3.3.1	<i>Fitzmaurice commercial precinct</i>	<p>The proposal is considered to be consistent with the objectives of this section by undertaking new work which is sympathetic to the heritage area. It is not proposed to reinstate the verandah/awning to be an exact copy of the same structure in the past, but to construct a structure from steel which would provide structural integrity and withstand weathering and while also including features such as decorative posts and a cast iron railing consistent with heritage architecture.</p> <p>As discussed previously, the NSW government released a Planning Circular in 2013 in relation to the <i>Safety of awnings over public lands</i>. The proposed steel construction would ensure the verandah/awning possessed structural integrity to ensure consistency with structural requirements and therefore ensure the safety of users of the footpath area below the proposed structure.</p> <p>The proposed signage would not dominate the property and the proposal is not considered to be uncharacteristic of similar development in the area. It would improve the existing front façade and provide heritage detail on an almost 'blank slate'.</p> <p><i>Façade treatment controls</i></p> <p>The proposal would reinstate the windows and door of the first floor dwelling historically located on the front façade of the building which would be consistent with C1. The proposal is considered to be consistent with C2 by being a modern interpretation (through steel construction) on historic information.</p> <p>It is considered that the proposal would assist in breaking up the bulk and scale of the existing building.</p>	✓
3.3.2	<i>Residential precinct</i>	Not applicable.	N/A
3.4	<i>Community and cultural heritage</i>	Not applicable.	N/A
3.5	<i>Trees and natural heritage</i>	Not applicable.	N/A

It is noted that a draft amendment of Section 3 of the DCP is currently on exhibition. There are no amendments within the draft document which are relevant to this type of development.

SECTION 9: RESIDENTIAL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
9.1	<i>Land use directions</i>		
9.1.1	<i>Central Wagga Wagga</i>	Not applicable.	N/A
9.1.2	<i>R1 Zone – established suburbs</i>	Not applicable.	N/A
9.1.3	<i>R3 (medium density) Zone infill potential</i>	Not applicable.	N/A
9.1.4	<i>R3 Zone – redevelopment area</i>	Not applicable.	N/A
9.1.5	<i>R3 Zone – Staunton Estate</i>	Not applicable.	N/A
9.2	<i>Site context and layout</i>		
9.2.1	<i>Site Layout</i>	Not applicable.	N/A
9.2.2	<i>Streetscape</i>	The proposal would result in a more attractive and appropriate streetscape than is currently the case.	✓
9.2.3	<i>Corner lots and secondary facades</i>	Not applicable.	N/A
9.2.4	<i>Sloping sites</i>	Not applicable	N/A
9.3	<i>Site area, building form and envelope</i>		
9.3.1	<i>Site area per dwelling</i>	Not applicable	N/A
9.3.2	<i>Site cover</i>	Not applicable.	N/A
9.3.3	<i>R3 Zones – minimum frontage</i>	Not applicable.	N/A
9.3.4	<i>Solar access</i>	The solar access to the residential component would improve through the inclusion of two additional windows on the north-eastern façade which would benefit the living area.	✓
9.3.5	<i>Private open space</i>	The existing private open space provisions for the residential component would not be amended in this proposal.	N/A
9.3.6	<i>Front setbacks</i>	The front building façade is located on the site boundary. The proposed verandah/awning would project from the façade of the building by 4 metres into the adjoining Council owned land. This is not however out of character with similar development in the area.	✓
9.3.7	<i>Side and rear setbacks</i>	Not applicable.	N/A
9.4	<i>Design details</i>		
9.4.1	<i>Building elements</i>	Not applicable.	N/A
9.4.2	<i>Materials and finishes</i>	Highly reflective materials and corporate colours are not proposed. It is considered that there are no elements of the proposal which would hinder the heritage significance of	✓

		Fitzmaurice Street, thereby successfully contributing to a quality streetscape.	
9.4.3	Privacy	The privacy of the existing residential component would not be affected in this development and will retain adequate visual and acoustic privacy for both the residents of the dwelling and neighbouring buildings.	✓
9.4.4	Garages, carports, sheds and driveways	Not applicable.	N/A
9.4.5	Site facilities	Not applicable.	N/A
9.4.6	Changing the landform – cut and fill	Not applicable	N/A
SECTION 10: BUSINESS DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
10.1	City centre	<p>It is noted that the property is located in the City Centre of Wagga Wagga in the Fitzmaurice Street Precinct. The requirements of Section 3.3.1 of the DCP have been previously addressed in this report illustrating how the proposal retains its heritage significance which is intrinsic to the streetscape of the Fitzmaurice Street Precinct.</p> <p>The Verandah would have a 1360 mm setback from the face of the gutter which is permitted under this section.</p> <p>Although steel construction is proposed, the development would not significantly hinder the amenity of the streetscape or heritage listed building located within approximately 30 metres of the property.</p>	✓
10.2	Mixed development use	<p>The development is considered as 'mixed use' as it contains a business premises and shop top housing component which is compatible with the B3 zone. Furthermore, the proposal is compliant with the relevant provisions of Section 9 of the DCP as described previously in this report.</p> <p>The building has separate entrances to the residential and non-residential components which would not be altered by this proposal.</p> <p>The sites parking arrangements would not be altered by this proposal.</p> <p>Please refer to Section 9 (detailed previously) for comments on solar access, private open space, and privacy for the buildings' residential component.</p> <p>The proposed verandah/awning would minimise the expanses of blank walls on the façade of the building and it would create a visually interesting street elevation which would include period elements while also utilising modern construction materials.</p>	✓
10.3	Local centres	Not applicable.	N/A
10.4	Neighbourhood Shops	Not applicable.	N/A

10.5	<i>Business Development Zone</i>	Not applicable.	N/A
10.6	<i>Enterprise Corridor Zone</i>	Not applicable.	N/A

4 HERITAGE ADVISOR ADVICE

The below table responds to advice received from the heritage advisor prior to finalisation of the design plans.

3.3.1 FITZMAURICE COMMERCIAL PRECINCT		
OBJECTIVE/ CLAUSE	HERITAGE ADVISOR COMMENTS	COMMENTS
O2	<p>The proposed steel verandah is not a reinstatement of the traditional feature known to have been attached or part of the subject building.</p> <p>The proposal is an interpretation of a hotel styled verandah based on the Carpet Court.</p> <p>The proposal provides a verandah based upon the maximum spans and minimal materials available through using contemporary steel work.</p> <p>The proposal is not sympathetic with the subject building and the evidence provided by the early photo and the similar building opposite</p>	<p>The intention of the proposal is not to reinstate the original features, but to provide a steelframed structure that includes heritage-based aesthetics.</p> <p>Although the use of steel and decorative posts is proposed, the outcome is not proposed to be that of the Carpet Court development as depicted in the accompanying plans.</p> <p>The proposal is proportionate to the size of the existing building and has been designed to avoid the light post and sewer manhole.</p> <p>Further to this, the NSW government released a Planning Circular in 2013 in relation to the <i>Safety of awnings over public lands</i>. The proposed steel construction would ensure the verandah/awning possessed structural integrity to ensure consistency with structural requirements and therefore ensure the safety of users of the footpath area below the proposed structure.</p> <p>The building would retain the original architectural elements and features above the verandah/awning.</p> <p>It is considered that the proposal would provide a more aesthetically pleasing façade than existing and the cast iron railing would be consistent with that of the building opposite. Further, the design of the roof has been amended following receipt of advice from the</p>

		heritage advisor to reflect the significance of the subject building to the original. Although it is not a complete reinstatement of the original, the proposal does not significantly affect the culture of place in Fitzmaurice Street. If anything, it is improving the streetscape, as there is evidence of decay in the vacant buildings to the south.
O3	<p>The proposal is not historic information in the form of drawings or photographs. The proposal bears a relationship with the early photo only in so far as it is the subject site with a verandah</p> <p>The proposal is not based on interpretation of period details other than those used in the carpet Court verandah example.</p>	<p>Noted. The design has since been amended taking on board comments in relation to the pitch and height of the verandah roof.</p> <p>It is considered that the proposal, although not a reinstatement of original features nor of timber construction, is still sympathetic to the heritage area and period of the building.</p>
O4	<p>The Colour scheme is yet to be proposed</p> <p>The current colour scheme is a very dark grey. This colour is not a traditional colour used on brick buildings</p> <p>The current paint colour has been used to paint over face brickwork and a range of different materials including render, lintels and mouldings. This is contrary to the DCP on the use of paint in the heritage setting. It is appreciated that this may have been work completed by previous owners. It may be work with Consent or it may be work without consent.</p>	<p>The existing colour scheme is not the subject of this application. Further to this, the existing colour scheme has previously received Council consent.</p>
O5	<p>The historic evidence is that signs were minimal</p> <p>The early photo shows that the building façade included a sign painted on the dominant cream painted horizontal panel above the verandah roof</p> <p>The proposal includes an existing sign on the hamper panel above the aluminum framed shopfront and new sign of similar scale on the metal awning fascia</p>	<p>The proposed signage would not detrimentally impact the heritage significance of the area as it would contain a minimalistic graphic design to suit the arrangement of the fascia and would remain within the area bounded by the moldings as supported by the Heritage Advisor.</p> <p>It needs to be noted that although historically the signage was minimal, the property is located within a business area with surrounding properties displaying signage of similar size and location and therefore the signage would not be out of character with the area.</p>
<i>Façade Treatment</i>		
C2	<p>The current proposal is based on another example of a much larger verandah to a Hotel type of property.</p> <p>The current proposal is not based on an interpretation of the former verandah on the subject site or on the remaining similar</p>	<p>The proposal is based on previous advice received from Council's heritage advisor which stated: <i>"An alternative for consideration would be a similarly constructed verandah, which projects an additional distance and is supported on timber posts."</i></p>

	verandah on the building opposite the subject site	<p><i>This option would offer an increased depth to the floor area for the first-floor occupants and improved weather protection for the ground floor premises - entrance, the facade and the glazed shopfront."</i></p> <p>The proposal includes a decorative cast iron rail which is consistent with that of the building opposite. The proposal has been expanded as per the advice above in relation to providing a verandah for the residence above, and steel framing is proposed due to its durability and superior structural properties.</p> <p>As discussed previously, the NSW government released a Planning Circular in 2013 in relation to the <i>Safety of awnings over public lands</i>. The proposed steel construction would ensure the verandah/awning possessed structural integrity to ensure consistency with structural requirements and therefore ensure the safety of users of the footpath area below the proposed structure.</p> <p>Further to this, the proposal would provide a marked improvement on the existing building façade with the reinstatement of the door and windows to the residential portion of the building, as well as provision of a verandah/awning which would include period elements while also utilising modern construction materials to provide an aesthetically pleasing front elevation and streetscape.</p>
<i>Colour schemes</i>		
<i>C1</i>	The current colour scheme is not sympathetic with the period and style of the building	The existing colour scheme is not the subject of this application. It has previously been granted Council consent.
<i>Direction</i>	The Heritage Advisor is not suggesting that the reinstated verandah needs to copy exactly the verandah shown in the early photo. The suggestion is that the new verandah interpret and reflect the character and materials evident in the early photo and in the remaining similar cantilevered verandah opposite.	<p>Noted. The proposal is based on previous advice from the heritage advisor in relation to construction of a verandah which benefits both the first floor residence and the business at ground level as discussed previously in this report. The design has however incorporated decorative cast iron railings similar to that of the verandah opposite.</p> <p>Further to the above, the structure is proposed to be steel framed as opposed to timber due to its superior structural properties and ability to withstand weathering therefore reducing maintenance and opportunity for decay as is</p>

		<p>evident in similar development in the area.</p> <p>As discussed previously, the NSW government released a Planning Circular in 2013 in relation to the <i>Safety of awnings over public lands</i>. The proposed steel construction would ensure the verandah/awning possessed structural integrity to ensure consistency with structural requirements and therefore ensure the safety of users of the footpath area below the proposed structure.</p>
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5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The alterations and additions are consistent with the zoning of the land and surrounding development in the area. The proposal is not considered to be detrimental to the heritage conservation area.	Acceptable
<i>STREETSCAPE</i>	<p>The development would improve the streetscape given the existing 'blank' front façade of the building. The projection of the verandah/awning into Council land is not inconsistent with similar development of properties in the area.</p> <p>The development would not detrimentally affect the amenity of the existing Fitzmaurice Street streetscape or any heritage listed item nearby. The proposal endeavours to preserve the heritage significance by retaining the architectural features of the façade.</p>	Acceptable
<i>TRAFFIC, ACCESS AND PARKING</i>	The proposal is not set to increase local traffic movements and would not require any additional access points to the road networks, nor would it affect vehicle manoeuvring onsite. The off-street parking arrangements for this mixed-use development would not be altered by the redevelopment or change of use would remain in accordance with the DCP requirements as previously discussed.	Acceptable
<i>PUBLIC DOMAIN</i>	The development will have an acceptable impact on the public domain.	Acceptable
<i>UTILITIES</i>	Utilities are already connected to the site to service the existing buildings. It is noted that the columns have been spaced and located so as to avoid utilities located within the road reserve.	Acceptable
<i>HERITAGE</i>	The building is in the Wagga Wagga Heritage Conservation Area and the proposed new work would be suitable for this area as previously discussed in this report.	Acceptable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The proposal would be equipped with downpipes to ensure stormwater was disposed of into existing infrastructure.	Acceptable
<i>SOILS, SOIL EROSION</i>	Erosion and sediment control measures will be implemented as required in accordance with Appendix 2 of Section 2 of the WWDCP.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated as the site is already developed with hardstand areas. The site is also located within the Biocertification area.	Acceptable

<i>WASTE</i>	The builder will be required to appropriately dispose of any waste or rubble generated during the construction process.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal.	Acceptable
<i>HOURS OF OPERATION</i>	Existing approved hours of operation would not be altered by the proposal.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	The development site is not identified as bushfire prone, nor, is it as flood prone according to Wagga Wagga City Council records.	Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	The development will potentially provide additional employment opportunities in the city. Short term economic benefits are expected as a result of expenditure and employment of local contractors.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	The existing internal and site design is considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Not applicable.	Not Applicable
<i>LANDSCAPING</i>	A landscape plan is not required for the alterations of this development.	Acceptable
<i>CONSTRUCTION</i>	All work will be carried out to relevant BCA and Australian Standards. Work will be carried out during approved construction hours only.	Acceptable
<i>PRIVATE OPEN SPACE</i>	The existing private open space arrangements would not be altered by this proposal	Acceptable
<i>CUMULATIVE IMPACTS</i>	The cumulative impact of the development is considered marginal.	Acceptable
<i>DISABLED ACCESS</i>	The proposal will not affect existing disabled access arrangements to the existing building.	Acceptable
<i>SIGNAGE</i>	Proposed signage is in accordance with applicable exempt and complying development legislation as described previously in this report.	Acceptable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The proposed Verandah would have a permitted nil setback that would be in compliance with BCA.	Acceptable

6 CONCLUSION

This SEE report has been prepared to support a Development Application for external alterations and additions to the existing premises, specifically a verandah/awning structure, and a change of use of the ground floor from medical centre to business premises located at 154 Fitzmaurice Street. Despite the verandah/awning not being a complete reinstatement of the original feature, overall, with careful consideration, the proposal does not detrimentally thwart the heritage significance and characteristic elements that are endemic to Fitzmaurice Street. Further to this, the change of use would not result in any internal works as detailed previously in this report.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is permissible for the following reasons:

- The proposal satisfies the relevant and applicable State Environmental Planning Policy provisions;
- The proposal is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010

and meets the objectives of the applicable zone;

- The proposal complies with the applicable controls of the Wagga Wagga Development Control Plan 2010;
- The proposal is considered to complement the existing streetscape, providing the property with a more aesthetically pleasing primary elevation than is currently the case and would be consistent with similar development in the area; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the amenity of the surrounding area.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.