



# Statement of Environmental Effects

## 403B Lake Albert Road, Wagga Wagga Change of Use to Business Premises (Beauty Salon) and Related Fitout

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This Statement of Environmental Effects has been prepared by Camilla Rocks, on behalf of the proponents for the development of 403b Lake Albert Road, Wagga Wagga.

Material is provided for the assessment of a Development Application only. If material is required for any other use, the user is to contact Camilla Rocks for permission.

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# 1 Introduction

## 1.1 Overview of the Proposal

This Statement of Environmental Effects (SEE) has been prepared by Camilla Rocks on behalf of the proponent to accompany a Development Application (DA) for the site located at 403B Lake Albert Road, Wagga Wagga (the subject site). The DA has been prepared under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for submission to Wagga Wagga City Council (Council).

The purpose of this SEE is to

- describe the site to which the DA relates;
- describe the surrounding locality, and in particular, adjoining and adjacent development;
- describe the proposed development;
- define the statutory planning framework within which the DA is to be assessed and determined;
- assess the proposed development against the relevant heads of consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

This application seeks to fitout one tenancy as a beauty salon.

## 1.2 Site Analysis

The site is formally identified as 403 Lake Albert Road, Wagga Wagga, comprising of Lot 15 DP 39141. It is located on the north-eastern side of Lake Albert Road, midway between its intersections with Plumptre Road and Koorringal Road, as identified in Figure 1 below.

The site is located in the Wagga Wagga City Council Local Government Area (LGA). The site is located within a neighbourhood shopping precinct of Wagga Wagga and has no heritage significance.

The site is well located in terms of public transport connections with a regular bus service running along lake Albert Road. Street parking is not time limited in the immediate vicinity. There is a taxi service in Wagga Wagga along with a number of ride sharing platforms operating.



Figure 1 Location of site (blue star)

To the south-west, the site addresses Lake Albert Road, with a paved concourse. There are shops to the north-west and south-east, including a hair salon, drive through bottle shop and vacant tenancies. There is a Telstra exchange to the north-east of the development.

The streetscape in the vicinity of the subject site is generally consistent as a commercial precinct in the residential area. Development is generally single storey, with a low density character interspersed with medium density development.

The site hosts a commercial building, that covers approximately 65% of the site. It has frontage to Lake Albert Road and is currently vacant but was most recently in use as a neighbourhood supermarket. The building is constructed to the boundaries on 3 elevations, with a concrete carpark to the rear.

The site has an area of approximately 645m<sup>2</sup>, with total frontage to Lake Albert Road of approximately 17 metres. There is a right of way from Cobbola Street that runs behind the adjoining property 405 Lake Albert Road to the subject site and its rear loading and parking area. There is an easement for support along the south-eastern boundary. The subdivision for the subject land was undertaken circa 1957 and it appears the site originally had access to Lake Albert Road.

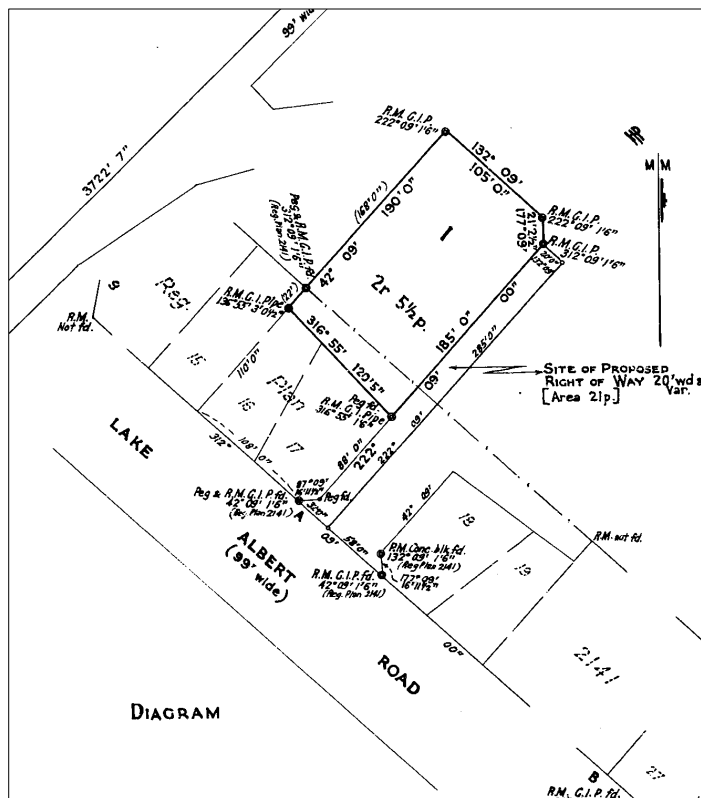


Figure 2 Lot layout in the vicinity – 1966 plan (Source WWCC Intramaps)





The subject tenancy has frontage to Lake Albert Road and is currently open plan with separate staff toilet and kitchen.



*Figure 4 Interior of shop as existing*

The building is constructed in brick and aerial photos indicate construction occurred before the 1970s.

We have not been able to establish dates for the land uses since construction of the building. The site was a supermarket for many years since the 1970s and that use ceased recently.

Consents found for the property are:

CDC15/0243    Commercial Alterations & Additions

### 1.3 Supporting Documentation

- Site and Floor Plan, prepared by the applicant



- Statement of Environmental Effects, prepared by Camilla Rocks

## 2 The Proposal

This application seeks approval to undertake alterations and additions to the commercial building to fitout the tenancy as a beauty salon and change the land use.

Works are proposed to include:

- ♦ Reconfiguration of tenancy with partitions to create 4 treatment rooms, each with a sink. Rooms will be open to the main area with an archway but no doors. Kitchen and amenities will be retained. Details are shown in plans. No external alterations.
- ♦ Installation of business identification signage in the windows – we have identified the proposed signage to be exempt development pursuant to the State Environmental Planning Policy (Exempt & Complying Development Codes)

Operating hours are proposed to be 9am to 9pm, 6 days a week and closed Sundays. It is not anticipated that the salon would be fully operational for the hours listed here. The core hours would be normal business hours, Monday to Friday, with later bights on Wednesdays and Thursdays. During the high wedding season, formal season and for events such as the Wagga Gold Cup, Melbourne Cup and the like, extended hours would be utilised by the business.

There will be 4 staff employed at the business, working at different times so that there will be a maximum of 3 staff at the premises at any one time.

Services provided at the salon are:

- Lash extensions
- Lash lifts & tints
- Henna/tinted brows
- Nails
- Cosmetic tattooing
- Facial waxing.

## 3 Assessment of the Development

This section provides our assessment of the proposed development against the relevant matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The following Environmental Planning Instruments and policies are the principal plans applicable to the proposed development:

- ❖ Wagga Wagga Local Environmental Plan (WLEP) 2010
- ❖ Wagga Wagga Development Control Plan (WDCP) 2010

however other legislation and policy is referenced here for clarity.

### 3.1 NSW Environmental Planning and Assessment Act, 1979

The NSW Environmental Planning and Assessment Act 1979 (EP&A Act) provides the legislative framework for the preparation of State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs), and Local Environmental Plans (LEPs). The latter includes the WLEP2010. An assessment against the relevant provisions of the WLEP 2010 is included within Section 3.7 below.

### 3.2 Environmental Planning & Assessment Regulation 2000

The application has been prepared in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). Clause 50 and Part 1 of Schedule 1 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

*(1) A development application:*

- a. be in the form that is approved by the Planning Secretary and made available on the NSW planning portal, and*

The DA will be made in the form approved by the Planning Secretary and in accordance with the NSW Planning Portal guidelines.

- b. contain all of the information that is specified in the approved form or required by the Act and this Regulation, and*

The DA shall be accompanied with all the relevant consultant reports as required under the Act and Regulation. This includes the appropriate checklist provided by City of Wagga Wagga Council.

- c. be accompanied by the information and documents that are specified in Part 1 of Schedule 1 or required by the Act and this Regulation, and*

The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner’s consent, supporting documents including Site Plan and Statement of Environmental Effects.

- d. be lodged on the NSW planning portal.*

The DA shall be lodged via the NSW Planning Portal.

Further, the proposal does not meet the ‘Designated Development’ thresholds as outlined in Schedule 3 of the EP&A Regulation.

### 3.3 NSW Local Government Act, 1993

Connection of new sewer to mains infrastructure will require approval under Section 68 of this Act and a separate application will be submitted by the proponent if required.

### 3.4 State Environmental Planning Policy – Exempt and Complying Development

The subject proposal does not fall under the provisions of this instrument. The signage proposed for the business is window signage. The policy states the following:

*Subdivision 7 Window signs*

*2.94 Specified development*

*The construction or installation of a business identification sign inside any window of an existing building is development specified for the purposes of this code.*

*2.95 Development standards*

*The standards specified for that development are that the development must—*

- a) not cover more than 20% of the surface of the window in which it is displayed or 6m<sup>2</sup>, whichever is the lesser, and*
- b) not be illuminated, and*
- c) if it involves a sign advertising a home business, home industry or home occupation—not result in more than one sign per premises.*

The proposed signage has not been finalised but will contain the business logo with a monochrome palette. The proposed signage will satisfy the standards for exempt development for window signs and will not require separate consent. If the proposed signage falls outside the standards for exempt development, the proponent will submit a separate application and council may wish to secure this as a condition of any consent.

### 3.5 State Environmental Planning Policy (Resilience and Hazards) 2021

The information publicly available about former uses of the site indicates that the existing building has been in place since approximately the 1950s. Available records indicate the site was the location of retail stores until the present day.

The site is not listed as contaminated land on Intramaps. It has not hosted a contaminating land use and the use is to remain as retail.

Council should confirm whether the site has been the subject of complaints with regard to dumping of materials that may cause contamination. A walk of the site does not indicate that this is the case. There is no evidence of dumping of any materials. Likewise, there is no physical evidence of contamination of the site.

No further assessment of potential land contaminating activities is considered warranted. It is considered that Council can be satisfied that the site is suitable in its current state for the proposed use.

### 3.6 State Environmental Planning Policy (Industry and Employment)

Chapter 3 of this SEPP relates to advertising and signage and consolidates a number of SEPPs, including the former SEPP 64.

#### 3.6.1 Part 3.1 Preliminary

##### 3.6.1.1 *Clause 3.4 Signage to which this Chapter applies*

1. *This Chapter applies to all signage that—*
  - a. *can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and*
  - b. *is visible from any public place or public reserve,*

*except as provided by this Chapter.*

There is signage proposed as part of the development. The proposed window sign can be displayed without development consent and is visible from Lake Albert Road therefore this chapter applies to the signage.



Figure 5 Exterior of subject site showing existing salon sign and window area for proposed sign

2. *This Chapter does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it, or that is exempt development under this Chapter.*

The proposed window sign meets the standards for exempt development under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 therefore the chapter does not apply.

### 3.7 Wagga Wagga Local Environmental Plan 2010

#### 3.7.1 Part 1 Preliminary

This section confirms that the subject site falls under the provisions of this plan and provides administrative information for the application of the WLEP.

#### 3.7.2 Part 2 Permitted or Prohibited Development

##### 3.7.2.1 Land Use Zone and Permissibility

The site, 24 Fitzmaurice St, Wagga Wagga is zoned B1 – Neighbourhood Centre. The objectives of the zone are as follows:

- ❖ *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood..*

The proposed development is consistent with these objectives, as it is a small scale beauty premises that serves the needs of people in the neighbourhood. Small scale salons have traditionally been located in suburban locations to enable clients to attend services locally.

The proposed use would be defined as business premises. The tenancy will be used as a beauty salon. Under the provisions, the proposed use as business premises (beauty salon) is permissible in the zone with consent. The premises will include ancillary retail sales of hair and beauty products. The principal purpose of the premises, however, will be the provision of hair and beauty services.

**Business premises** means a building or place at or on which—

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis,

and includes funeral homes, goods repair and reuse premises and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Business premises are a type of **commercial premises**. Under the provisions of the WLEP Dictionary, **commercial premises** means any of the following—

(a) business premises,

(b) office premises,

(c) retail premises.

### 3.7.3 Part 3 Exempt and Complying Development

The proposed work is not identified as exempt or complying development under the provisions of this section.

### 3.7.4 Part 4 Principal Development Standards

#### 3.7.4.1 Clause 4.3 Height of buildings

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. The proposal does not propose any increase in height to the existing building and all work is internal.

#### 3.7.4.2 Clause 4.4 Floor space ratio

As a tenancy fitout and change of use, the development will not alter the existing floor space ratio.

#### 3.7.4.3 Clause 5.21 Flood planning

Clause 5.21 applies to “development on land the consent authority considers to be within the flood planning area”. A small portion of the site is mapped in Council’s mapping system as being within the flood planning area. The proposal is for the internal fitout of one tenancy and will continue the retail use of the existing building. The proposal will not increase the flood risk to the site nor alter flood behaviour. We consider that the proposal is consistent with the flood risk.

### 3.7.5 Part 7 Additional Local Provisions

#### 3.7.5.1 Clause 7.9 Primacy of Zone B3 Commercial Core

The objectives of this clause are to maintain the primacy of Zone B3 Commercial Core as the principal business, office and retail hub of the Wagga Wagga city centre and to ensure that development does not conflict with the hierarchy of commercial centres as well as to strengthen Wagga Wagga’s position as an eminent regional centre by creating employment opportunities for tourism, commerce, education, health care, culture and the arts.

Development consent must not be granted to development on any land unless the consent authority is satisfied that the development maintains the primacy of Zone B3 Commercial Core as the principal

business, office and retail hub of Wagga Wagga. As small business premises in an existing neighbourhood centre, the development supports the primacy of the CBD.

### 3.8 Wagga Wagga Development Control Plan 2010

#### 3.8.1 Part A

##### 3.8.1.1 Section 1 – General

The proposal is consistent with the Guiding Principles outlined in this section. Under the provisions, this application would be a Type A notified for 14 days. Advertising is not required, according to the table.

#### 3.8.2 Part B

##### 3.8.2.1 Section 2 – Controls That Apply to All Development

#### **Vehicle Access and Movements**

The Objectives for this section are:

*O1 Ensure the safety and efficiency of urban and rural roads.*

*O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.*

The proposal is consistent with these objectives, noting that the development is for internal fitout of an existing building. Vehicle access is via a right of way from the adjoining street and not the main road of Lake Albert Road.

The rear area of the site is paved with concrete and was previously used as the loading area for the supermarket.

We do not consider that a Traffic Impact Study is necessary for a development of this scale.

#### **Off Street Parking**

The Objectives for this section are:

*O1 Ensure adequate provision is made for safe and efficient movement of vehicles and pedestrians.*

*O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.*

*O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.*

*O4 Soften the impacts of larger car parking areas through the use of landscaping.*

*O5 Provide both shade and solar access to car park users by means of purpose designed tree planting.*

The proposal is generally consistent with the objectives, noting that the development is unable to provide the stated requirement for car parking.

*C1 Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.*

For business premises, parking is to be provided at the rate of 1 space per 33m<sup>2</sup> GFA. The tenancy is 92m<sup>2</sup> and would generate a requirement for 3 spaces. 3 Parking spaces are marked out at the rear of the building. The parking would not be expected to be used by customers, due to the location but will be sufficient to provide staff parking.

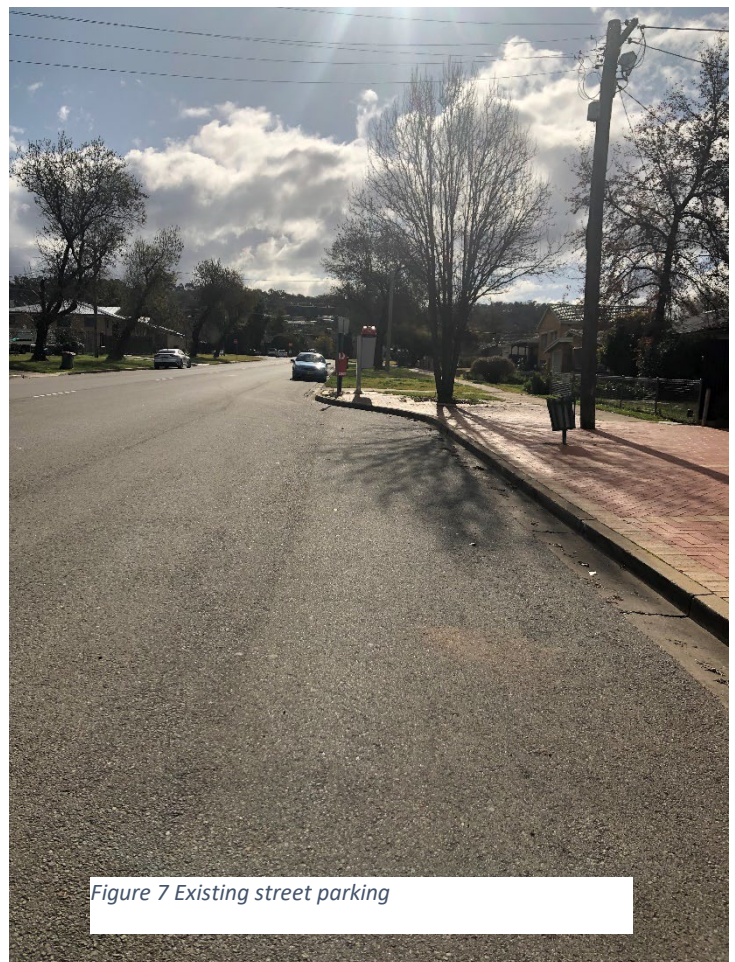




*Figure 6 Existing rear parking area*

There is a widening of Lake Albert Road at the site of the shopping centre to allow for customer parking that does not interfere with the traffic on the street. The centre has historic use as a supermarket with smaller retail stores such as hairdressers, a cafe and the like and has never provided onsite parking for customers. Given the types of businesses in the centre and the location of the site in a suburban area, we consider there is sufficient on street parking to cater for the existing and proposed development. There are 6 car spaces directly in front of the subject building and an additional 3 spaces on the southern side of the bottle shop access driveway. Land use opposite the site is residential with ample on street parking.

The proposal entails the refurbishment of one tenancy of the existing building ie re-use of existing commercial floorspace. Apart from the fitout, there is no major construction and no additional floor space. There is no physical potential for the development to provide off street parking and the existing on street parking is considered by us to be sufficient for the development that is currently operating from the site. This would continue a historic practice of on street parking for the development. The removal



*Figure 7 Existing street parking*



of the supermarket has eased pressure on this part of the street and observation of the site indicates that customers will easily find a park directly outside the business.

### Landscaping

The proposal is for the change of use of an existing developed site, with landscaping in place and limited potential for further landscaping on the site.



*Figure 8 Existing landscaping bed (1 of 2) at the front of the building*

### Signage

One business identification wall sign is proposed on the each window of the tenancy however the final design has not been resolved. The window signage meets the standards outlined in the Exempt & Complying Development SEPP however is addressed here for consistency. There are no proposals to include any of the listed undesirable signage. The Codes SEPP will dictate the design of the window signs however, if the proponent finds that the permissible size is not sufficient, a separate application will be submitted.

The window decals will contain the name of the premises. The colour palette is monochrome, which will complement the existing hairdresser signage in the adjacent shop and the overall colour scheme of the building. The Codes SEPP allows for 20% coverage of windows and indicative designs are significantly smaller than this. No illumination is proposed. The proposed signage will be firmly attached to the inside of the windows and is not expected to endanger public safety.

### Safety and Security

The proposal is consistent with the objectives of this section. The building layout will clearly define public and staff areas, with appropriate internal wayfinding to guide patrons to the reception, treatment and service areas.

An active street frontage is provided, with glazing and a pedestrian friendly frontage.

### **Erosion and Sediment Control**

Contractors will be responsible for protecting drains in the vicinity of the works. No excavation or earthworks are proposed.

### **Development Adjoining Open Space**

The site does not directly adjoin any public open space.

#### *3.8.2.2 Section 4 Environmental Hazards and Management*

Part of the site is mapped as being within the Flood Planning Area. The proposed development is for fitout of the existing building and will not introduce any works that will increase the risk or change the behaviour of flooding.

#### *3.8.3 Part C*

The site is not within a village therefore this Part is not applicable to the development

#### *3.8.4 Part D*

##### *3.8.4.1 Sections 7-9*

The subject site is not in any of the areas or zones outlined in these sections therefore they are not applicable to the development.

##### *3.8.4.2 Section 10 Business Development*

#### **10.3 Local centres**

The Objectives of this section are:

*O1 Support the ongoing viability of local centres.*

*O2 Ensure good integration with adjoining residential areas.*

The proposed development is consistent with these objectives, being the fitout of an existing former supermarket. The viability of the supermarket has been proven to be poor and the building has been divided into 3 tenancies. The proposed salon is compatible with the adjoining residential area because it will operate during normal business hours, with 2 late nights and a Saturday morning and does not create any noise or odours that would reduce amenity.

Controls:

*C1 Design to provide an active address to the adjoining residential precinct – avoid blank and unarticulated walls, consider outdoor dining areas or uses that encourage interaction with the street environment.*

Not applicable as the subject development is for fitout of existing building. No outdoor dining is proposed.

*C2 Setbacks, building design and location – locate building bulk to ensure acceptable setbacks to any adjoining residential land. A landscaped buffer may be required.*

Not applicable as the subject development is for fitout of existing shop.

*C3 Design and locate signs to minimise light spill to adjoining or nearby residential land.*

Signage will be mounted inside windows and will not be illuminated.

*C4 The location of vehicle entrance and exit points is to minimise disturbance to the functioning of adjoining roads, and avoid directing additional traffic through residential precincts.*

Not applicable as no new vehicle movement areas are proposed.

*C5 Design and location of loading and unloading facilities away from residential properties close to the site and provide adequate screening.*

Not applicable as no new loading facilities are proposed.

*C6 Provide bicycle parking facilities at a rate of 1 bicycle per 200m<sup>2</sup> of gross floor area.*

There is a large concourse at the front of the building that provided bicycle racks when the building was a supermarket. These have been removed. We consider it the responsibility of the building owner, not the tenant, to provide racks should it be deemed appropriate.

*C7 Locate services and any mechanical vents or equipment away from residential development.*

No applicable as no new services or vents are proposed.

*C8 Hours of operation are generally not to exceed 6am to 9pm daily. However dispensation may be considered for uses licensed to operate beyond those times, based on individual merits.*

Hours of operation are outlined earlier in this report but will fall within the permissible times. The business will open 6 days a week, with no operation on Sundays.

#### 3.8.4.3 Sections 11-12

The subject site is not in any of the areas or zones outlined in these sections therefore they are not applicable to the development.

#### 3.8.5 Part E

The subject site is not in any of the areas or zones outlined in these sections therefore they are not applicable to the development.

### 3.9 Draft Environmental Planning Instruments

There are no relevant draft EPIs that are applicable to this proposal.

### 3.10 Summary

This application does not seek to vary any controls but is compliant with all relevant controls and consistent with all the objectives.

## 4 Assessment of Environmental Impacts

### 4.1 Transport, Access and Parking

The proposal is for internal fitout to an existing building, located on the main road to Lake Albert. The main pedestrian access to the site is from Lake Albert Road.

Lake Albert Road has 2 lanes of traffic, 2 lanes of parking and a speed limit in this vicinity of 50km/h. Unrestricted kerbside parking is permitted on Lake Albert Road.

There is a local bus service that operates across Wagga Wagga enabling patrons to travel to the subject site. The 960 and 969 routes travel in the vicinity.

There is a taxi service operating in Wagga Wagga as well as a number of ride share platforms.

As outlined above, the site is well located for access by private and public transport.

There is not expected to be a substantial increase in visitors to the site, in comparison to the previous use as a supermarket. The level of traffic will have no adverse effect on any nearby intersections and can be readily accommodated within the existing road network with minimal impact in terms of traffic flow efficiency and road safety considerations.

Deliveries of supplies will occur as required, with a loading area at the rear of the building. There is no restriction on loading from the front of the site, given the types of products used on site.

The main pedestrian access to the site, from Lake Albert Road is proposed to be retained, with the access considered to satisfy current accessibility standards.

The proposed development is unable to satisfy the anticipated parking requirement on the site. The existing building covers the majority of the site and there is no potential for additional parking spaces. Given the original use of the site as a supermarket/convenience store and bottle shop, the road was designed to provide for safe parking along the kerb. The proposed development significantly reduces the traffic to the site in comparison to its time as a convenience store and the on street parking is deemed sufficient.

### 4.2 Noise

The site is located on the main road between the City and Lake Albert and the proposed beauty salon is not expected to significantly impact any sensitive landuses in the vicinity. The hours of operation are within standard operating hours for commercial premises in local centres and trading after 9pm and Sundays is not proposed.

Equipment to be utilised in the operation of the premises is limited and none of the equipment is expected to generate unacceptable noise impacts in the vicinity of the premises.

### 4.3 Waste

General waste and recycling are collected by Wagga Wagga City Council contractors. During operation, waste will be taken to the waste bins which are located in the back of house area for the salon. Measures ensuring the recycling of cardboard/paper, glass, cans and plastic will be in place to minimise waste impact.

Due to the age of the existing building, the handling of asbestos is considered likely. It will be the responsibility of the building contractor to remove and dispose of construction waste and any asbestos in accordance with Council policy and the Asbestos Code of Practice.

Waste generated during the demolition and construction process is anticipated to be minimal and will be recycled by the appointed waste management company. The proposal seeks to reduce the amount of waste generated during demolition and construction with any waste generated to be reused where possible, with private waste management contractors to be commissioned to carry out disposal.

#### 4.4 Servicing

The site is adequately serviced with electricity, sewer and water. The existing services will be adequate for the proposed development.

#### 4.5 Fire Safety

The premises have been designed to comply with relevant fire safety standards and annual Fire Safety Statements and assessments will be undertaken, in accordance with Council policy. Details will be provided with the Construction Certificate.

#### 4.6 Odour

The beauty salon is not expected to increase odour in the vicinity. No odour producing activities are proposed for the site.

#### 4.7 Social Impact

The site is located within a local centres where there is currently a small range of commercial and retail development in the predominantly residential area. The proposed use will contribute to the activation of the centre. As the land use remains a commercial use, there will be no significant adverse impacts on the amenity of any residents of the area. The hours of operation are not significantly different to surrounding businesses so the residential premises in the vicinity will be unlikely to be disturbed as a result of the development.

The potential public benefits that may result from the proposed commercial redevelopment are:

- Good health and wellbeing for all ages.
- Provide full and productive employment with decent work for all.
- Foster innovation.
- Convenience – The location of the proposed salon in Koorringal/Lake Albert will encourage local trips.
- Choice – Customers will have access to an expanded service offering and greater choice within the Wagga Wagga area.
- Economic Activity – The proposed development will provide employment and contribute to the local economy as well as supporting businesses associated with the proposed use of the site including delivery, warehousing, and supply-chain employees.
- Strengthening the Viability of Other Nearby Businesses – The proposed development will generate greater activity on the site.

#### 4.8 Physical and Chemical Impacts

The proposal is not likely to impact on soil quality or land stability as there is no excavation.

The activity is not likely to affect any waterbody, watercourse, wetland or natural drainage system as the river will be protected by the levee bank and all drainage will be constructed to connect to the council infrastructure.

The use, storage, or transport of hazardous substances or the use or generation of chemicals, is regulated by NSW Health and all activities will be compliant with current policies and directions. It is considered unlikely that any substances used on site would build up residues in the environment.

The construction phase may involve the emission of dust, odours, noise or vibration in the proximity of urban areas however these will be short term and temporary and regulated under the conditions of consent. These impacts are not expected to occur following occupation.

#### 4.9 Biological Impacts

The proposal does not require the clearing of vegetation. There is no vegetation on the site and no threatened species have been identified on the site.

#### 4.10 Environmental Hazards

The subject site has not been identified as being bushfire prone.

The site is within the flood planning area, however all work is internal to an existing building that has been in place since the 1950s.

## 5 Conclusion

The proposal has been considered under the provisions of Section 4.15 of the EP&A Act and is considered acceptable and worthy of approval for the following reasons:

- ❖ The proposal is in keeping with surrounding development.
- ❖ The proposed development has been designed in accordance with the provisions of the WLEP 2010 and WDCP 2010.
- ❖ The proposal will have minor detrimental impact on surrounding amenity and incorporates mitigation strategies to manage any adverse impacts.
- ❖ The proposal is in the public interest. The proposal will enhance the activation of the Wagga Wagga CBD and provide an appropriate use of the site.

Having considered all the relevant considerations under Section 4.15 of the EP&A Act 1979, we conclude that the proposal represents a positive outcome that would result in no negative environmental impacts. The proposed development should therefore be recommended for approval.