

# Statement of Environmental Effects

**Applicant:** Rbuy Pty Ltd – Robert Baliva

**Project:** Proposed Alterations to Existing Commercial Premises and Consolidation of 3 lots

**Address:** 101-107 Fitzmaurice Street, Wagga Wagga NSW 2650

**Property Title:** Lot 1 DP 67693, Lot 1 DP 322123, Lot 1 DP 388938

**Issue:** A – Issued for DA

## 1 APPLICABLE DEVELOPMENT TYPE

- The property is zoned B3 – Commercial Core and is part of the Wagga Heritage Conservation Area.
- The proposal is permissible development within the LEP B3 zone.

## 2 DESCRIPTION OF DEVELOPMENT

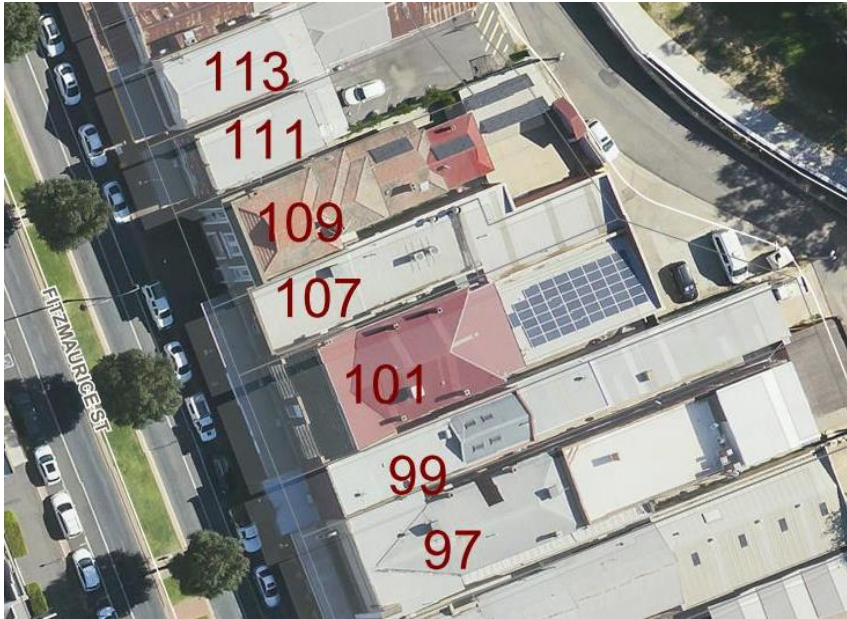
- The site currently consists of 3 parcels - Lot 1 DP 67693, Lot 1 DP 322123, and Lot 1 DP 388938. The development involves the consolidation of all three lots into one.
- The proposal is to refurbish the interior of the restaurant with minor alterations to layout to improve the workflow and staff amenities and increase amenities for customers.

## 3 DESCRIPTION OF SITE

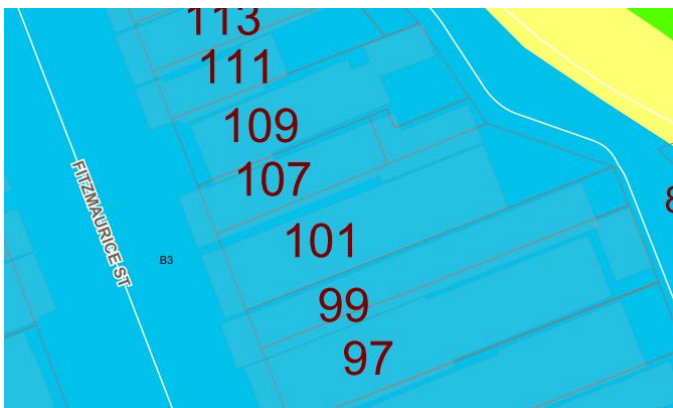
- The site is zoned B3 – Commercial Core and is in an established commercial area and is part of the Heritage Conservation Area. The site consists of 3 parcels, Lot 1 DP 67693, Lot 1 DP 322123, and Lot 1 DP 388938.
- The site accommodates a single storey building that is currently used as a restaurant, and adjacent a double storey building that is used as a retail shop and residence above.
- The site has a westerly frontage onto Fitzmaurice Street and is basically flat. The site has rear lane access from Cadell Place.



Existing Buildings – 101-107 Fitzmaurice Street



**Aerial photo of Existing Buildings – 101-107 Fitzmaurice Street**



**Planning Map – 101-107 Fitzmaurice Street**

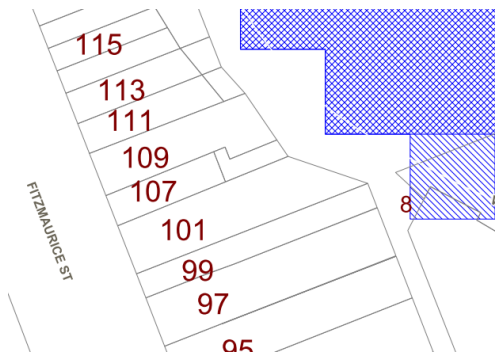
### 3.1 Bushfire

- The site is not on Bushfire Prone land.



### 3.2 Flood

- The site is not considered Flood Prone land.



## 4 PLANNING CONTROLS

- This proposal is permissible LEP zone B3 Commercial Core
- 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.

### 4.1 Section 3 – Heritage Conservation

No changes are proposed to the street frontage and will have no impact on the heritage conservation area.

## 5 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 and consistent with surrounding land uses.

## 6 PRIVACY, VIEWS AND OVERSHADOWING

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

## 7 ACCESS, TRAFFIC AND UTILITIES

- Legal and practical access is available to the site. Current access will no change.
- The development will not adversely increase local traffic movement.

## 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.

## 9 FLORA AND FAUNA IMPACTS

- The development will not impact on threatened species or native habitat.

## 10 WASTE AND STORMWATER DISPOSAL

- Effluent disposal will be disposed of via the existing sewer line.
- The development will not result in any hazardous waste disposal.
- Storm water will not be altered with this development.
- Potential overland storm water risks have been considered and will not affect this building.

## 11 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.

## 12 OTHER RELEVANT MATTERS

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

## 13 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 Rbuy Pty Ltd – Robert Baliva.

Applicants Signature:



Date: 25/11/2022