

STATEMENT OF ENVIRONMENTAL EFFECTS & HERITAGE STATEMENT

Proposed Signage & Front Facade Alterations. 125 Fitzmaurice Street, Wagga Wagga NSW 2650

This report is intended to outline how the proposed development attempts to fulfil the requirements and suggestions of Wagga Wagga City Council, Town Planning and Development Controls.

1. DESCRIPTION OF DEVELOPMENT:

This application is for proposed New Signage & Alterations to finishes to the existing street Facade. The building is located within the Fitzmaurice Commercial precinct & is required to comply with DCP 3.3.1.

2. DESCRIPTION OF SITE:

The existing building is situated in Fitzmaurice Street surrounded by similar commercial buildings in all different forms. The building has been utilized as a Bar/Hotel since 1876.

3. Compliance with DCP 3.3.1:

Objectives:

O1: Complies – No change to the layout, windows or doorways are proposed

O2: Complies – The existing façade details above the awning are to remain.

O3: Complies – Existing awning to remain with only new signage & painting proposed

O4: The proposal is to remove the existing multi coloured tiles & replace with new Dark green Tiles. The existing facade below the awning is to be painted white replacing the existing “olive” paint colour.

O5: Complies – The proposal has removed numerous signs & replaced them with 1 new sign of a much smaller scale on the front face of the awning. The existing “Duke” sign above the awning on the front facade is to remain.

O6: Complies – Multiple signs have been removed & replaced with 1 new sign on the front face of the awning.

O7: n/a

O8: n/a

Controls:

Facade treatments:

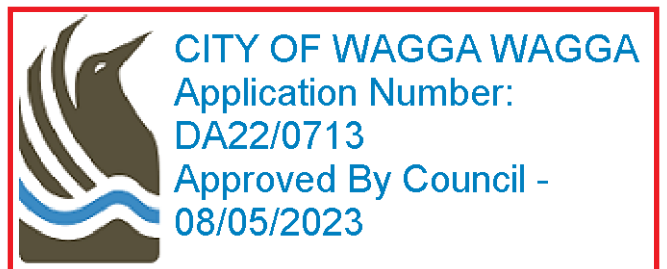
C1: Complies – All original elements have remained above & below the existing awning.

C2: n/a

C3: Complies

C4: n/a

C5: Complies – New paintwork is over the top of existing paintwork. No existing face bricks remain on the front facade.



4. PLANNING CONTROLS:

The allotment is within Commercial Zone – B3 & within the WWCC Heritage Conservation Area.

Planning controls which affect this development include:

Wagga Wagga Local Environmental Plan (LEP) 2010

Wagga Wagga Development Control Plan (DCP) 2010

The submitted proposal complies with the above controls

5. SITE SUITABILITY:

The proposal does not change the existing use of the building.

6. LANDSCAPING:

No landscaping exists to the front of the building & no landscaping is proposed.

7. PEDESTRIAN MOVEMENTS:

The proposal will not change any existing pedestrian movements.

8. PRIVACY, VIEWS & OVERSHADOWING:

N/A

9. ACOUSTIC PRIVACY:

N/A

10. VIEWS:

N/A

11. DEMOLITION:

Demolished materials will be contained within a skip bin located on the site for disposal by the builder as needed.

12. SEPP (Industry & Employment) 2021 Schedule 5:

The following assessment is for the illuminated signage only:

1 Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
Yes the proposed signage complies. The signage is not out of character to the area & the exact same signage has been used on Romano's Hotel as well.
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*
Yes The signage is consistent with other signage in the area. The backlit led lighting has also been used on Romano's Hotel which is in close proximity to this proposal.

2 Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*
No the proposed signage does not detract from the heritage of the area.

3 Views and vistas

- *Does the proposal obscure or compromise important views?*
No the signage has no impact on important views.
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
No
- *Does the proposal respect the viewing rights of other advertisers?*
Yes, the signage does not deter or takeaway from any other businesses or advertising of businesses in the vicinity of the proposal.

4 Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
Yes the signage is proportionate to the scale of the building.
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
Yes, the proposed signage enhances the streetscape.
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
Yes, the proposed signage has replaced numerous other signage & advertising on the front façade simplifying the the façade.
- *Does the proposal screen unsightliness?*
No
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
No
- *Does the proposal require ongoing vegetation management?*
No

5 Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
Yes
- *Does the proposal respect important features of the site or building, or both?*
The proposed signage has no impact on any significant or important features of the building.
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*
Yes, the design & colours of the signage were to be in keeping with heritage colours & to match the green tiles below on the front façade.

6 Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*
The proposed signage is backlit with led lighting.

7 Illumination

- *Would illumination result in unacceptable glare?*
No
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
No
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
No
- *Can the intensity of the illumination be adjusted, if necessary?*
No
- *Is the illumination subject to a curfew?*
No

8 Safety

- *Would the proposal reduce the safety for any public road?*
No, the lighting is backlit only & would not cause any issue regarding safety on the adjacent road.

- *Would the proposal reduce the safety for pedestrians or bicyclists?*
No, the lighting is backlit only & would not cause any issue regarding safety on the adjacent road or footpath
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*
No

13. Facade Paint Colours:

The front facade is proposed to be painted white as indicated on the submitted facade plan. During consultation with the Heritage advisor on site he stated that he was happy with the paint colour at the time, however the owners may wish to rethink this colour to an off white but the choice would be up to them.

Yours sincerely

Chris Kendall