



City of  
Wagga Wagga

# NOTICE OF DEVELOPMENT PROPOSAL

**DEVELOPMENT APPLICATION**

**DA24/0106**

An application has been received for the following development:-

**DA24/0106**

**Demolition of Dwelling in the Heritage Conversation Area**

**15 Cross St WAGGA WAGGA NSW 2650**

**Lot 8 DP 11965**

**Applicant: Trustees Of The Roman Catholic Church For The Diocese Of Wagga Wagga**

The application and any plans and specifications relating to the development to which this notice refers and in the custody of Wagga Wagga City Council, may be inspected at the Council Administration Centre, corner Baylis and Morrow Streets, Wagga Wagga between 9:00 am and 5:00 pm, Monday to Friday (public holidays excepted) **only** for the period as specified below or online via the link:- :- <https://eservices.wagga.nsw.gov.au/exhibitiondocs>

Any person seeking to make a submission in relation to the development should address all correspondence to the General Manager within the period specified. Further details relating to this matter can be obtained by contacting the Council's City Development.

Please note that submissions may be disclosed to Councillors, Council Officers, Consultants to Council, the Southern Regional Planning Panel, and members of the public. Submissions, summaries of submissions and names and addresses of persons making submissions may also be included in publicly available reports relating to Development Applications and other matters.

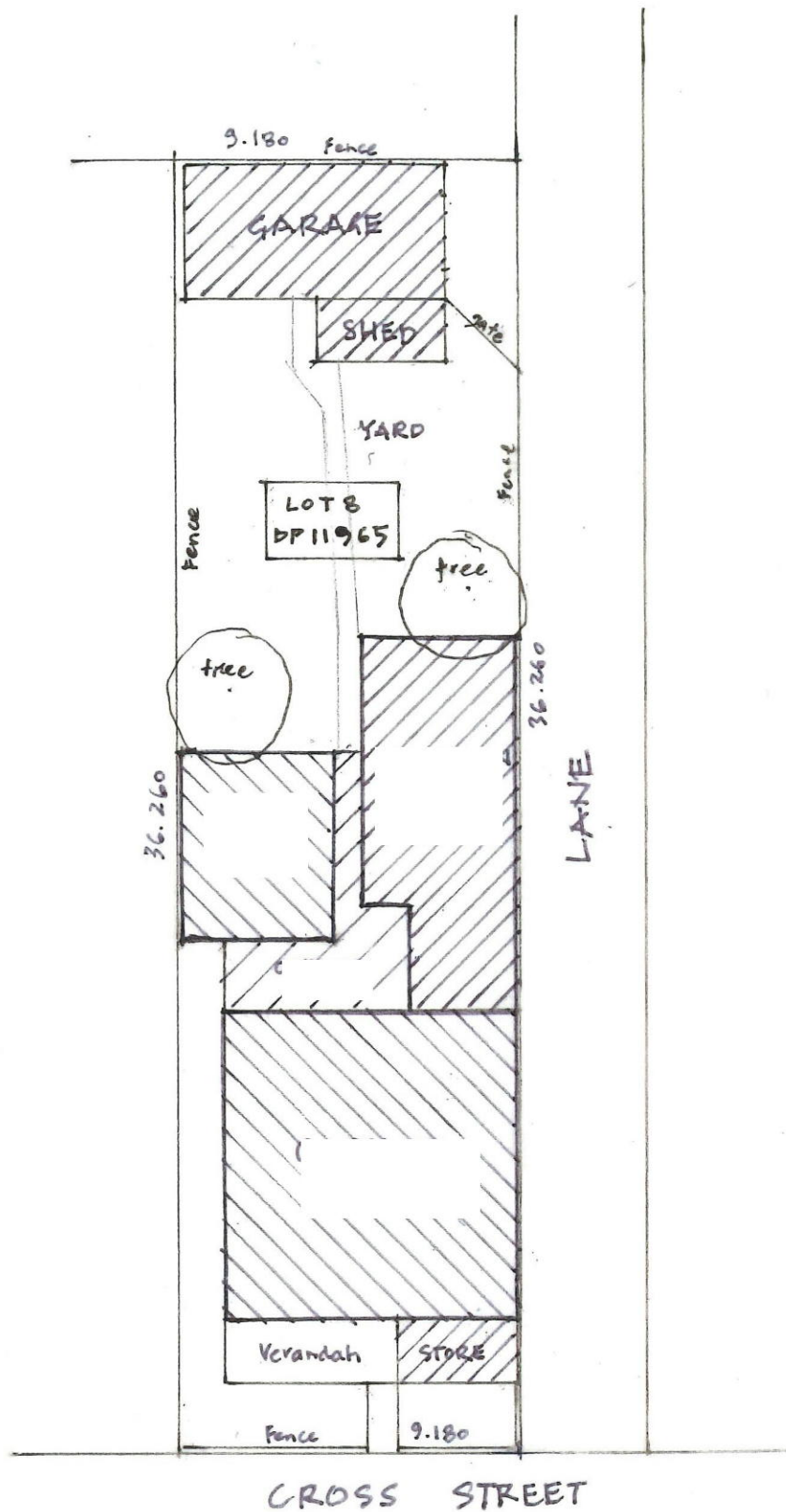
Persons lodging submissions are required to declare political donations (including donations of more than \$1,000) made in the previous two years. For more details, including disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

Persons making written submissions regarding the above development are advised that any submission received within the submission period will be subject to the Government Information (Public Access) Act 2009 and the Privacy and Personal Information Protection Act (PIPPA) and may be attached to the final report, in its entirety or in part, to Council unless explicitly requested by the person making the submission that they do not wish this to occur.

**Exhibition documents are only available between Submission Period - 19/04/2024 until 06/05/2024**

P.O. Box 20  
WAGGA WAGGA 2650

Peter Thompson  
General Manager



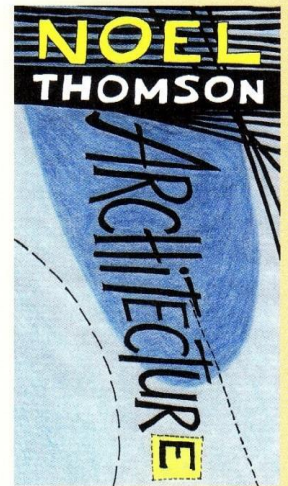
## SITE PLAN



NOEL THOMSON ARCHITECTURE PTY LTD  
 20 CHURCHILL AVE (PO BOX 5090) WAGGA WAGGA  
 Tel: 6926 3320 Fax: 6926 6011  
 NOMINATED ARCHITECT - NOEL THOMSON 5889  
 ACN 077 973 623 ABN: 82 077 973 623

# STATEMENT OF HERITAGE IMPACT FOR:

## THE PROPOSED DEMOLITION OF BUILDING & OUTBUILDINGS AT 15 CROSS ST, WAGGA WAGGA



Noel Thomson  
Architecture

PO Box 5090  
Wagga Wagga  
NSW 2650

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Fax (02) 6926 6011

Prepared by: Noel Thomson Architecture  
20 Churchill Ave Wagga Wagga 2650  
Telephone: (02) 6926 3320  
[admin@noelthomsonarchitecture.com.au](mailto:admin@noelthomsonarchitecture.com.au)

Prepared for: Catholic Diocese of Wagga Wagga  
205 Tarcutta Street (PO Box 473)  
Wagga Wagga NSW 2650  
C/ Expanse Developments

5 February 2024

Date	Rev:	Issue	Authorisation
5/02/24	A	Issued For DA submission/ approval	NT

### STATEMENT OF HERITAGE IMPACT - 15 CROSS ST, WAGGA WAGGA

Noel Thomson  
Architecture  
Pty Ltd

Nominated Architect:  
Noel Thomson 5869  
ACN 077 973 623  
ABN 82 077 973 623



## 1. THE HERITAGE ITEM & CONSERVATION AREA:

### 1.1 Site Description

The cottage at 15 Cross Street, Wagga Wagga is located on a block, orientated north/south 119 x 32 feet (347m<sup>2</sup>) and is adjacent the lane. The cottage is an early construction (c1890) in Colonial Style that has been altered and extended during the years, which is clearly showing its age/deterioration occurring over the past 130+ years.



Fig 1: WWCC IntraMaps aerial Image (2020) and heritage map extract (2010)

### Contributory Item

The subject site at 15 Cross Street, Wagga Wagga (Lot 8 DP 11965) is not listed as an item of environmental heritage in Schedule 5 of the Wagga Wagga Local Environmental Plan 2010 (Similarly, it is not listed on any other statutory or non-statutory lists of heritage items.) The subject site is identified as being located in the Wagga Wagga Heritage Conservation Area.

### Heritage Listings

15 Cross Street, Wagga Wagga falls within the Heritage Conservation Area, but is not a locally listed heritage item. Conservation Area and Heritage Items within the vicinity are listed below:

Listing Type	Item name and document details	Listing number
Local Heritage Conservation Area	Wagga Wagga Local Environmental Plan; 2010	
St Andrews Presbyterian Church; Cross Street	Wagga Wagga Local Environmental Plan; 2010	I112
St Andrew's Manse; 5 Church St	Wagga Wagga Local Environmental Plan; 2010	I113
St Michael's Roman Catholic Cathedral; 10 Johnston St	Wagga Wagga Local Environmental Plan; 2010	I114
Bishops House & St Michael's Presbytery; 9 Church St	Wagga Wagga Local Environmental Plan; 2010	I115
St John's Anglican Church; Church St	Wagga Wagga Local Environmental Plan; 2010	I103
Christian Brothers High School and Staff Centre (former Monastery); 20 Church St	Wagga Wagga Local Environmental Plan; 2010	I255
Civic Precinct (Civic Theatre; Historic Council Chambers; Wagga City Library Building)	Wagga Wagga Local Environmental Plan; 2010	I251

## Heritage Conservation Area

The Wagga Wagga Heritage Conservation Area was established in 1986 and relates principally to the urban conservation area and was established as a result of the 1978 City of Wagga Wagga Central Area Urban Conservation Study completed by architect Ken Latona for the National Trust of Australia [NSW]. Within this study the elements contributing to the quality of the streetscape within the inner urban areas, meriting their inclusion within a proposed conservation area, included the single storey, detached nature of residential development; the pitched roofs and limited number of roof styles; consistency of building materials, mostly red brick with iron roofs; common fencing forms and materials; garaging and outbuildings located to the rear of the house; and the significant unifying force provided by the existing street tree planting. With reference to the Urban Heritage Study by Peter Freeman Pty Ltd (2002), *"An analysis of the built heritage of the conservation area reveals that twenty or so years after it was first surveyed, the built heritage and streetscape values of the area remain reasonably intact. Intrusive elements are generally unit developments which appear to date from the 1960s and 1970s, some of which are multi-storey."*

## Site and its Context

The subject site is situated on the northern side of Cross Street, being located adjacent to the laneway. The land is relatively flat and is developed with a dwelling, fencing, and landscaping. The site is fenced with a rendered brick fence along the Cross St Street boundary and a corrugated iron fence across the rear. The subject site is approximately 350 m<sup>2</sup> in size. It has a primary frontage to Cross Street and the rear addresses an unnamed lane – see DP11965 extract below;

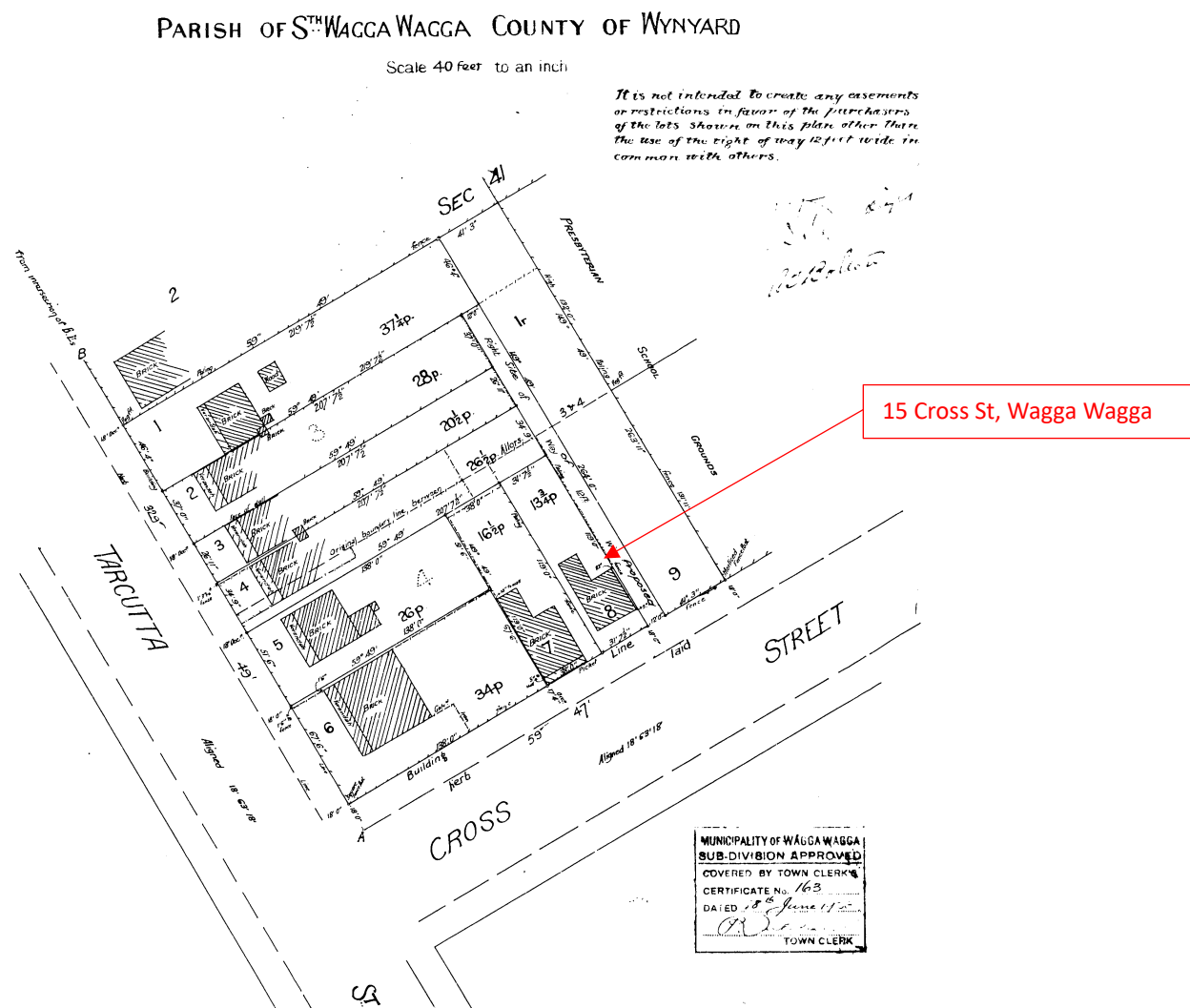


Fig 2: Extract of DP11965 - 1923

## The Building & Outbuildings

The dwelling is a single storey rendered brick 'colonial' cottage style residence with a weatherboard extension and gabled galvanised iron roof. Chimneys not shown. The original masonry/brick cottage is indicated by the main roof and first skillion and includes the front four rooms: Bedroom 1, Lounge, Dining and Kitchen. Bedroom 2 and the outdoor void are probably an early outdoor space while the rear two elements: comprising bedroom 2, kitchen and rear bedroom are an extension. The laundry & toilet block are likely to have been an external facility and possibly an extension element for the possible additional dwelling.

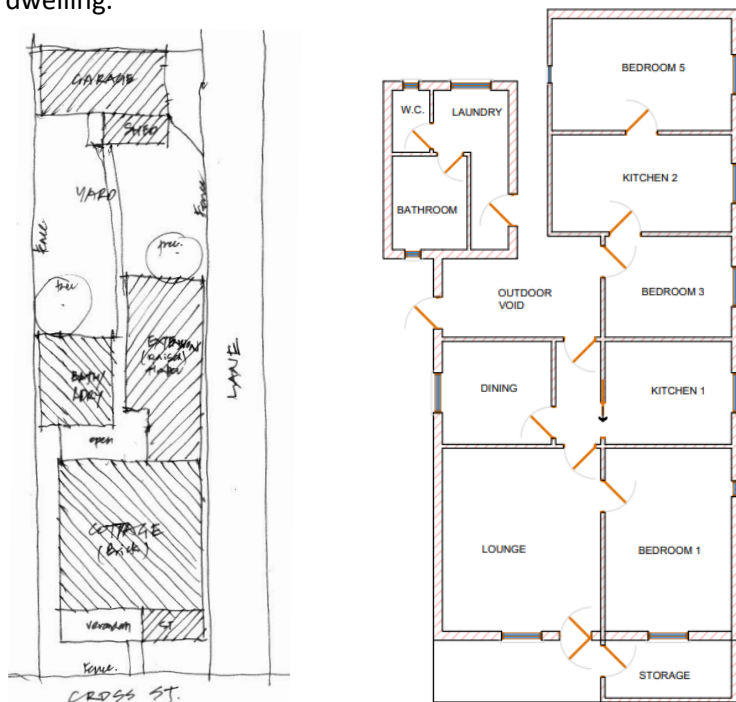


Fig 3: Site plan and Cottage Floor Plan

## 1.2 Site Summary History

With reference to the Wagga Wagga Development Control Plan 2010 as amended – Section 3 – Heritage Conservation: *“The heritage conservation area incorporates the area of the town’s early settlement. The heritage conservation area includes the Fitzmaurice Street commercial precinct and the residential precincts to the west and south. The conservation area has cohesive streetscape qualities. Characteristic elements that contribute to the conservation area’s thematic significance and character.”*

### Documented History

There is very little documented history about the building at 15 Cross St, other than that the two brick cottages at no’s 15 & 17 Cross Street were constructed in the period 1886-1887, on land owned by the Rev. Robert Falconer, a local Presbyterian minister. In 1887 one of the houses was occupied by the Rev. Falconer and the other was occupied by Mrs Thornley. The two cottages were subsequently let to a variety of tenants, a number of whom were Presbyterian parishioners – see ‘To Let’ advert below;

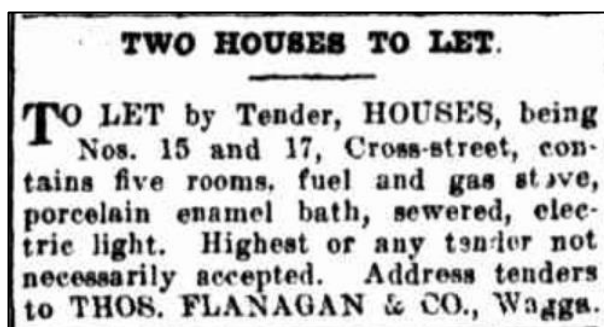


Fig 4: Extract from Daily Advertiser; 1924

### Previous Physical Changes

The original single storey masonry/brick cottage is indicated by the main roof and first skillion and includes the front four rooms: Bedroom 1, Lounge, Dining and Kitchen and verandah. The verandah has been partially infilled to form a storage room and a partition wall has been added to separate the Dining room from the Kitchen. There is an outdoor void area that separates the Laundry & Toilet block from the dwelling. There is a later attached addition to the dwelling that includes a second Kitchen, Bedroom and possible Lounge/bedroom which is constructed well above the ground in timber construction with weatherboards + iron roofing. Given the lack of documented history of the building, there is no timeline of the building's renovations, or plans and drawings. However, with reference to Wagga IntraMaps the rear toilet/laundry block was constructed prior to 1923 and the dwelling addition between 1944 and 1971 – see aerial views below;



Fig 5: Extracts from Wagga IntraMaps – aerial views

### 1.3 Physical Analysis

With reference to heritage advice prepared by David Scobie (Waaga Wagga Council Heritage Advisor), Mould & Damp Report, Floor Plan and Condition Assessment documents; the general nature of the conditions for the building notes that 15 Cross Street cottage is showing major signs of wear and tear and is needing considerable work to bring the building back to a good and healthy standard. In particular the building is currently suffering from considerable structural movement that a structural engineer has investigated and provided a report. In addition, there is extensive rising damp and mould that requires attention as soon as possible. With reference to the Structural Investigation carried out by Xeros Piccolo, their report states: *“There are several issues that need to be reviewed when considering feasibility of the existing structure.”* and *“The capital investment would not justify this work, particularly for a structure that will, despite these repairs, not provide any guarantee of long-term performance. Xeros Piccolo Consulting Engineers recommends that the dwelling be demolished.”*

#### **Rising Damp & Mould**

With reference to the Water Damage Report by EHS Assess, dated 29th December 2022, Section 5 Recommendations, this report concludes that the building is not fit for occupancy due to mould contamination and the occupant(s) should seek alternative accommodation. Also stated is that;

*“1. Complete make safe works as recommended. 2. Identify and rectify the source of water ingress, if required. 3. Construct and/or maintain primary, critical containment, if required. 4. Remove all Condition contaminated contents and/or contents stored in Condition 3 contaminated areas, restore as necessary. 5. Erect secondary containment or enclosure (with safety signage) for demolition works, as necessary.*



6. Undertake demolition/removal of affected materials. 7. Undertake decontamination, mould remediation and drying. 8. Complete post remediation verification (PRV)."

There is currently inadequate subfloor ventilation, which is leading to significant rising damp, moisture damage to structural elements, and mould contamination. This dampness and mould are at least due to the following:

- a) There is inadequate subfloor ventilation, the current timber floor is too close to the ground and does not pass current codes, which has led to the mould problem.
- b) The external surface around the house is too high, and while the vents have been funnelled above the surface level, these are not working, as shown by the current condition and mould.
- c) The damp proof course is not functional.
- d) Deficiencies in the site drainage.

There is the requirement prior to commencing any structural drying prior to remediation works, all standing water on surfaces within the property, surrounding the property and within cavities (e.g. subfloor cavity) shall be removed. All standing water is to be removed in line with the S500 and EPA requirements.

### **Movement & Cracking**

With reference to the Structural Investigation Report by XP Consulting Engineers, dated 25 August 2023, There is cracking throughout the oldest part of the structure, which is likely due to inadequate footings in the residence and poor site drainage and moisture control. As the area around the house has been built up over time, there are insufficient falls away from the residence and, therefore, the perimeter surface moisture cannot be drained away from the structure adequately. There are also trees too close to the residence, which creates differential moisture through the seasons that leads to movement and cracking in the structure. The amount of wall movement is up to 25 mm out of plum in a number of locations and, therefore, does not comply with the Masonry Code stability requirements. There are a number of cracks of Category 3, which are considered to be significant and would require structural repair. Although there are a number of significant cracks and gross wall movement, the building could be repaired with some effort, provided these were the only problems.

The issue with the gross movement and cracks is that they will be ongoing and difficult to eliminate due to the following reasons:

- The type of construction is solid masonry with movement detailing.
- Prevailing site conditions, such as deficiencies in the footings, local moisture control, and the lack of sub-floor ventilation.

## **2. SIGNIFICANCE ASSESSMENT**

### **Heritage NSW Guidelines**

The evaluation criteria for the assessment of cultural significance were developed by the NSW Heritage Council in association with amendments to the NSW Heritage Act 1977. They were developed with the goal of national consistency and community understanding and replaced the previously used **State Heritage Inventory (SHI)** assessment criteria. The **State Heritage Register (SHR)** criteria were gazetted followings to the Heritage Act and have been in force since April 1999.

Assessment in this report has been made using these criteria for listing on the State Heritage Register. Criteria are outlined in the publication *Assessing Heritage Significance – Heritage Office 2001*. Under each section a place is assessed to be of **STATE** or **LOCAL** or **NO** heritage significance.

**STATE:** of significance to the State of New South Wales

**LOCAL:** of significance to the Local Government area








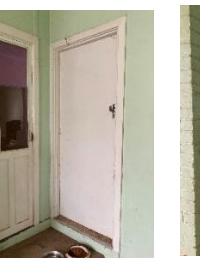

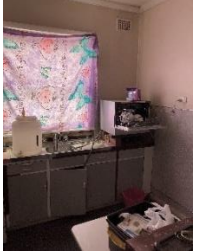

## Grading of Significance

Grading reflects the contribution the element makes to the overall significance of the item. In accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance, the following five grades of significance have been defined.

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components. While it is useful to refer to the following table when assessing this aspect of significance it may need to be modified to suit its application to each specific item.

Grading	Justification	Status
<b>Exceptional</b>	Rare or outstanding elements directly contributing to an item's local or state significance. High degree of intactness. Item can be interpreted relatively easily	Fulfil the criteria for local or state listing = 5
<b>High</b>	High degree of original fabric. Demonstrates a key element of the items significance.	Fulfil the criteria for local or state listing = 4
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil the criteria for local or state listing = 3
<b>Little</b>	Difficult to interpret significance.	Does not fulfill the criteria for local or state listing = 2
<b>Intrusive</b>	Damaging to the item's heritage significance.	Does not fulfill the criteria for local or state listing = 1

Area / Location	Photograph			Status / Rating
External Front and Side facades				3/2
Rear of Residence + Yard				2
Rear Shed				2

Internal Lounge				3
Bedroom 1				3
Kitchen & Dining				3/2
Outdoor Area				3
Outdoor Area – Bathroom and Laundry				2
Kitchen 2 + Lounge / Bedroom,				2
Storage infill verandah				1

## **2.1 Statement of Significance**

The brick cottage at 15 Cross Street was constructed in the period 1886-1887, on land owned by the Rev. Robert Falconer, a local Presbyterian minister. The cottage was subsequently let to a variety of tenants with the cottage having strong links to the local Presbyterian community, most notably in the early 20<sup>th</sup> century. 15 Cross Street is an example of a late 19<sup>th</sup> century cottage within the Heritage Conservation Area of Wagga Wagga but is not unique or rare for the area, with other examples of similar architecture prominent throughout Central Wagga Wagga.

## **2.2 Significance of the proposed work area**

With reference to David Scobie's (Wagga Wagga Council's Heritage Advisor) report, firstly he notes that the building at 15 Cross St, Wagga Wagga is a 'listed heritage item' which is not – its only located within the Wagga Wagga Heritage Conservation Area. Secondly regarding the proposed demolition to the property at 15 Cross St, he states that *"the significant elements are the external presentation to the Lane and Cross Street – the setting is a streetscape with associated traditional buildings. The front rooms which sit beneath the main roof and the rear skillion and also utilise the brick walls. The remainder of the building does not warrant retention."*

## **3. PROPOSED WORKS**

### **3.1 The Proposal**

The proposed works area is the entire site at 15 Cross St, Wagga Wagga. The property is proposed to be demolished in its entirety, with no salvageable materials being left. The site visit and reports indicate that the general building conditions are no longer suitable for habitation, and the building does not warrant retention. The Scope of Works includes total demolition, with a new development to form part of a future Development Application when options and drawings have been finalised.

### **3.2 Background & Wagga Wagga Development Control Plan**

Due to the site / building at 15 Cross Street, Wagga Wagga being located within the Wagga Wagga Heritage Conservation Area, approach was made to Council's Planning Department to discuss redevelopment options for the site. Appointment was made in May 2023 for Wagga Wagga Council's Heritage Advisor (David Scobie) to attend the site with the Owner (Catholic Church) Project Manager (Expanse Developments) and heritage consultant (Noel Thomson Architecture) and following his visit a Heritage Report (May 2023) was provided. With reference to Wagga Wagga Development Control Plan 2010 (as amended) – Section 3 - Heritage Conservation it notes that the *"The heritage conservation area incorporates the area of the town's early settlement. The heritage conservation area includes the Fitzmaurice Street commercial precinct and the residential precincts to the west and south."* It also states that *"The heritage conservation area includes all buildings and land within the area shown. The controls for buildings and sites within the Wagga Wagga conservation area are also in Section 3.3."*

Under 3.3 Wagga Wagga Heritage Conservation Area and 3.3.2 Residential Precinct - Objectives & Controls are noted as to *"Retain characteristic buildings and features"* with Control C1 stating *"Characteristic buildings are to be retained. Demolition will not be considered unless the applicant can demonstrate that the building or structure is not a characteristic building, is of little heritage significance or is structurally unsound or beyond repair."* It also states that *"Applications for demolition must be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant and structural of building surveyors report identifying in detail the condition of building and any required repairs."*

In accordance with the requirements of the WWDCP – Noel Thomson Architecture provides this Statement of Heritage Impact and Xeros Piccolo Consulting Engineers provides the Structural Investigation report for 15 Cross Street, Wagga Wagga.

## **4. HERITAGE IMPACT ASSESSMENT**

### **4.1 Matters for consideration**

#### **Fabric and spatial arrangements**

the impacts do not apply to this specific heritage value(s).

#### **Setting, views and vistas**

the impacts do not apply to this specific heritage value(s).

#### **Landscape**

the impacts do not apply to this specific heritage value(s).

#### **Demolition**

The proposed development consists of the demolition of the existing cottage and outbuildings on the site at 15 Cross Street, Wagga Wagga. Noel Thomson Architecture (NTA) notes that there is currently no proposal for an infill development on the site, with NTA noting the heritage impacts of the development / demolition are outlined below;

The foregoing sections of this report has demonstrated that although the cottage is identified by the DCP as contributory, it has limited cultural value. While it possibly retains its original form, its remaining fabric lost its original character and has been significantly modified over the years. The buildings demolition generates a neutral impact to the cultural heritage of the local area and any proposed infill would need to remain sympathetic to the streetscape of Cross Street. Any new development would need to observe existing setbacks and maintain a scale that is consistent with its surroundings with the detailing and palette of materials to respond to the character of the conservation area.

Options for the Cottage's retention and re-purposing of this site is not feasible given the environmental conditions and deterioration of the building structure. The Hygienist concludes that the building is not fit for occupancy due to mould contamination and the occupant(s) should seek alternative accommodation and Xeros Piccolo Consulting Engineers recommends that the dwelling be demolished.

The proposal satisfies the planning principles established in the Wagga Wagga Development Control Plan and in section 3.3.2 Residential Precinct where demolition can be considered with the appropriate supporting documentation. It is proposed that archival recording be undertaken prior to demolition/removal.

#### **Curtilage**

the impacts do not apply to this specific heritage value(s).

#### **Moveable heritage**

the impacts do not apply to this specific heritage value(s).

#### **Aboriginal cultural heritage**

the impacts do not apply to this specific heritage value(s).

#### **Historical archaeology**

the impacts do not apply to this specific heritage value(s).

#### **Natural heritage**

the impacts do not apply to this specific heritage value(s).

#### **Conservation areas**

The Wagga Wagga Heritage Conservation Area is significant for its historical, aesthetic, technical and social values at the local level. The surviving built and natural fabric of the Wagga Wagga HCA has significance for its ability to demonstrate the important historical phases of the area's development. The Wagga Wagga HCA is characterized by its variety of significant architectural styles and scales within the



range of building types and this contributes to the overall significance of the HCA. Due to this widespread variety of building types, it infers that the original single storey dwelling at 15 Cross Street is of a standard building typology, with many other 'similar buildings' and therefore its retention is not critical to the contribution it makes to the overall significance of the HCA.

#### **Cumulative impacts**

the impacts do not apply to this specific heritage value(s).

#### **The conservation management plan**

the impacts do not apply to this specific heritage value(s).

## **5. SUMMARY AND RECOMMENDATIONS**

This Statement of Heritage Impact (SOHI) has considered the impact of the proposed demolition to 15 Cross Street, Wagga Wagga has on the significance of the Wagga Wagga Heritage Conservation Area and heritage items in the vicinity. In considering the proposed development / demolition at the site and in recognising that any change within a heritage context is never taken lightly, it is concluded that the proposed demolition is considered acceptable within its context, especially given the current condition of the building. This (SOHI) report addresses the issues raised in the Wagga Wagga Development Control Plan and section 3.3 Wagga Wagga Heritage Conservation Area where Noel Thomson Architecture assess the impact of the demolition and Xeros Piccolo Consulting Engineers provides the Structural Investigation report for 15 Cross Street, Wagga Wagga.

In summary, Noel Thomson Architecture considers that this proposal for demolition of this deteriorated building that is over 130+ years old is consistent with the objectives of heritage conservation as stated within the Wagga Wagga Developmental Control Plan. NTA has considered all the Reports (Structural, Condition Assessment, Water Damage/Environmental & Heritage Advisor), is the assessment and ascertains that the demolition of deteriorated building at 15 Cross Street is appropriate.

NTA recommends that a 'Condition of Consent' be included where "archival recording" be undertaken prior to demolition/removal of the buildings on the site in accordance with Heritage NSW booklet - *Photographic Recording of Heritage Items Using Film Or Digital Capture*.

It is on this basis that this Statement of Heritage Impact concludes that the proposal for demolition of the deteriorated building at 15 Cross Street, Wagga Wagga is considered acceptable as its removal will have no / minor impact on the Wagga Wagga Heritage Conservation Area. Therefore approval (with conditions) by Wagga Wagga City Council is therefore recommended for this development.

## **6. REFERENCES**

- Wagga Wagga Heritage Study Walk – No 1 – 'Draft' – Geoff Burch – July 2023
- Wagga Wagga Urban Heritage Study 1999 – Peter Freeman Pty Ltd with Sherry Morris
- Heritage NSW website and Trove
- Wagga IntraMaps website -
- Expanse Development Condition Assessment Report
- Xeros Piccolo Consulting Engineers – Structural Investigation Report August 2023
- EHS Assess – Water Damage Report – Dec 2022
- Heritage Report – David Scobie – Council Heritage Advisor – May 2023

## **7: APPENDICES**

Appendix 1: Expanse Developments - Condition Assessment 2022

Appendix 2: Xeros Piccolo Consulting Engineers - Structural Investigation Report 2023

Appendix 3: EHS Assess – Water Damage Report 2022

Appendix 4: David Scobie (Council Heritage Advisor) - Heritage Report May 2023

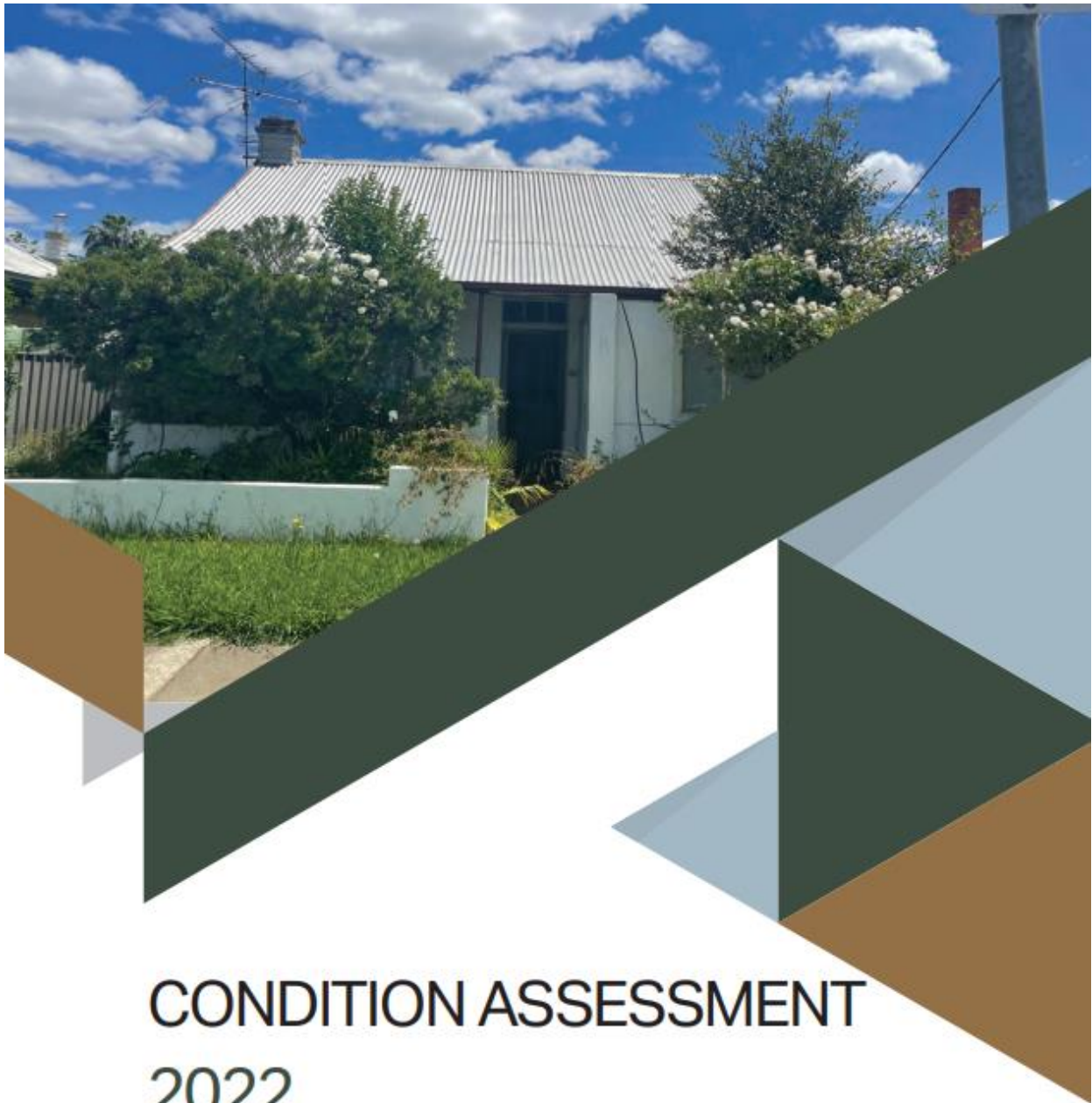
Appendix 5: Aerial Images of 15 Cross St – Wagga IntraMaps

Appendix 6: Building Photographs

A handwritten signature in black ink, appearing to read 'Noel Thomson', with a long horizontal flourish extending to the right.

NOEL THOMSON FRAIA  
Noel Thomson Architecture Pty Ltd

## Appendix 1: Expanse Developments - Condition Assessment 2022



# CONDITION ASSESSMENT 2022

15 Cross Street Wagga Wagga

**Address :**

N : EXPANSE DEVELOPMENTS  
A : PO Box 7164  
East Albury, NSW 2640

**Client :**

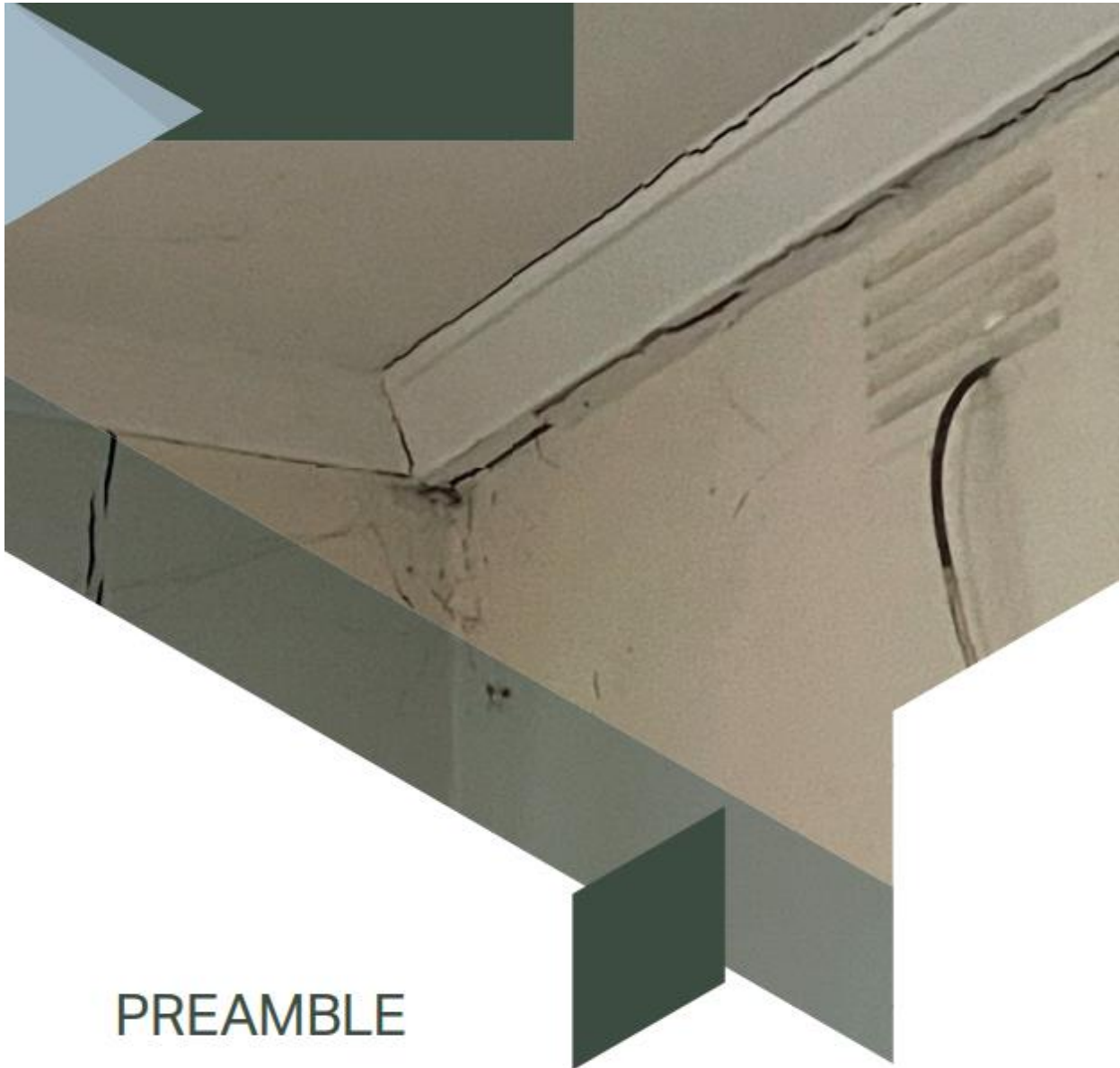
N : Catholic Diocese, Wagga Wagga  
A : 205 Tarcutta St, Wagga Wagga  
M : (02) 6937 0000



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## PREAMBLE

The Condition Assessment at the 15 Cross Street Wagga has been conducted by visually inspecting all building elements, both internally and externally, and visually inspecting grounds and external movement areas.

The scope of the assessment was to identify building defects and maintenance issues to enable a condition-based approach to maintenance at the property for the next five years. All works are prioritised and rated against the criteria

in the following tables. Trade codes have also been assigned to each work item to enable the sorting of data into trade categories.

In addition, all works have been assigned an estimated cost based on the estimated cost to rectify each work item. If work items are bundled in trade categories, efficiency savings might be made.

## ASSESSMENT OVERVIEW

### Generally

The 15 Cross Street residence is showing major signs of wear and tear and is needing considerable work to bring the building back to a good and healthy standard. In particular the building is currently suffering from considerable structural movement that may require a structural engineer to investigate. In addition, there is extensive rising damp and mould that requires attention as soon as possible.

It is recommended that a hygienist be engaged asap to carry out air monitoring to the building and possibly relocate the tenant to prevent illness occurring due to the building issues.

It is recommended that external painting to the building is undertaken within the next five years and that subsequent painting is undertaken at least every five years to maintain the integrity and envelope of the building.

The reports in this document detail the existing conditions of the building and ground's elements where it is considered they do not meet an acceptable standard in accordance with building codes.

### ESTIMATED FUNDING

BUILDING	P0	P1	P3	P5	TOTAL
1. 15 Cross Street	\$200	\$75,550	\$15,000	\$20,000	\$110,750

NOTE 1 - The above funding does not include any ongoing preventive maintenance costs.

## CODES

1

### PRIORITIES

P0	IMMEDIATE
P1	WITHIN 1 YEAR
P3	WITHIN 3 YEARS
P5	WITHIN 5 YEARS

2

### CONDITION LEVELS

C1	WHS RISK
C2	MAY CAUSE FURTHER DETERIORATION IF NOT RECTIFIED
C3	COSMETIC/UNSIGHTLY

3

### CONDITION LEVELS

B	BRICKWORK	L	LANDSCAPING
C	CARPENTRY	M	METAL WORK
CT	CERAMIC TILING	ME	MECHANICAL
CR	CONCRETING	P	PLUMBING
E	ELECTRICAL	PA	PAINTING
F	FLOOR COVERINGS	PL	PLASTERING
G	GLAZING	R	ROOFING
J	JOINER		

5

## PHOTOGRAPHS

The following photographs display items the assessors felt needed to be brought to the attention of the site manager:







Structural cracking to the lounge room



Rising damp and mould to the lounge room



Rotten flooring in the lounge room. Sub floor is approximately 200mm below floor height and is saturated with ground water.



Rising damp to Lounge room walls



Mould to ceiling



Internal structural cracking to bedroom



Rising damp



Mould to ceiling in rear room



Lifting floor tiles to shower



Lifting linoleum floor tiles in WC.

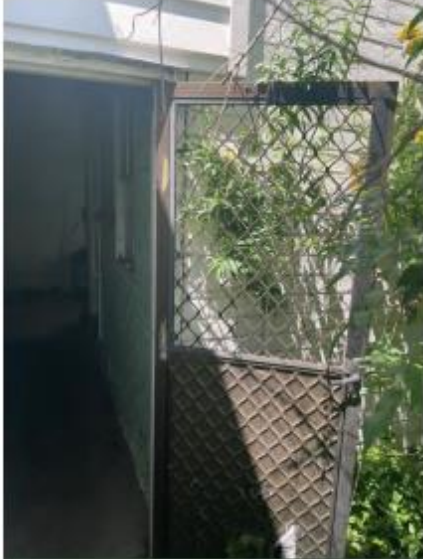


Cistern to WC not functional



Peeling paint to rear room, probably contains lead





Damaged screen door



Door to garage requires replacement

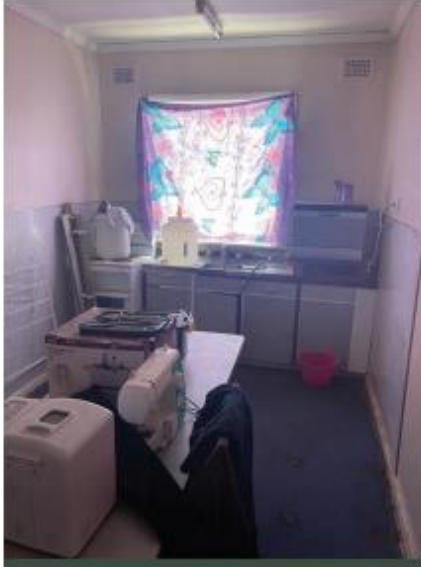


Rear yard overgrown



Damaged ceiling in Kitchen 2





Kitchen requires upgrading



Floor coverings throughout building in poor condition



Rising damp in Kitchen



Moisture test of walls. Ranged from 30 to 50 % on some walls



Privet trees growing too close to building need to be removed. Will cause structural damage

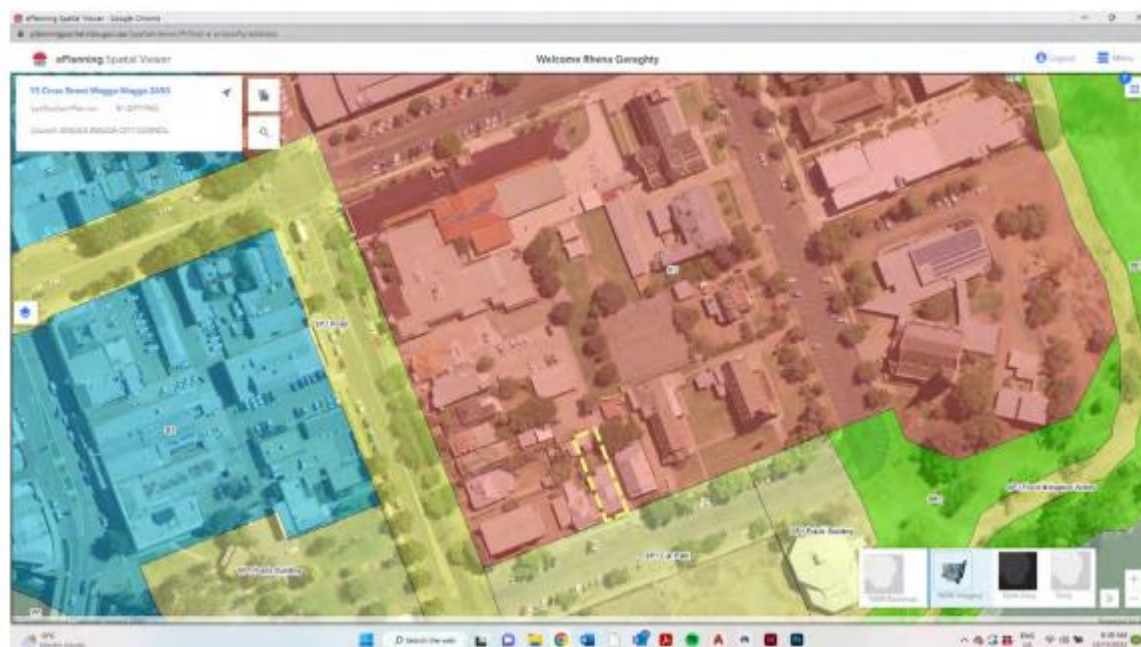
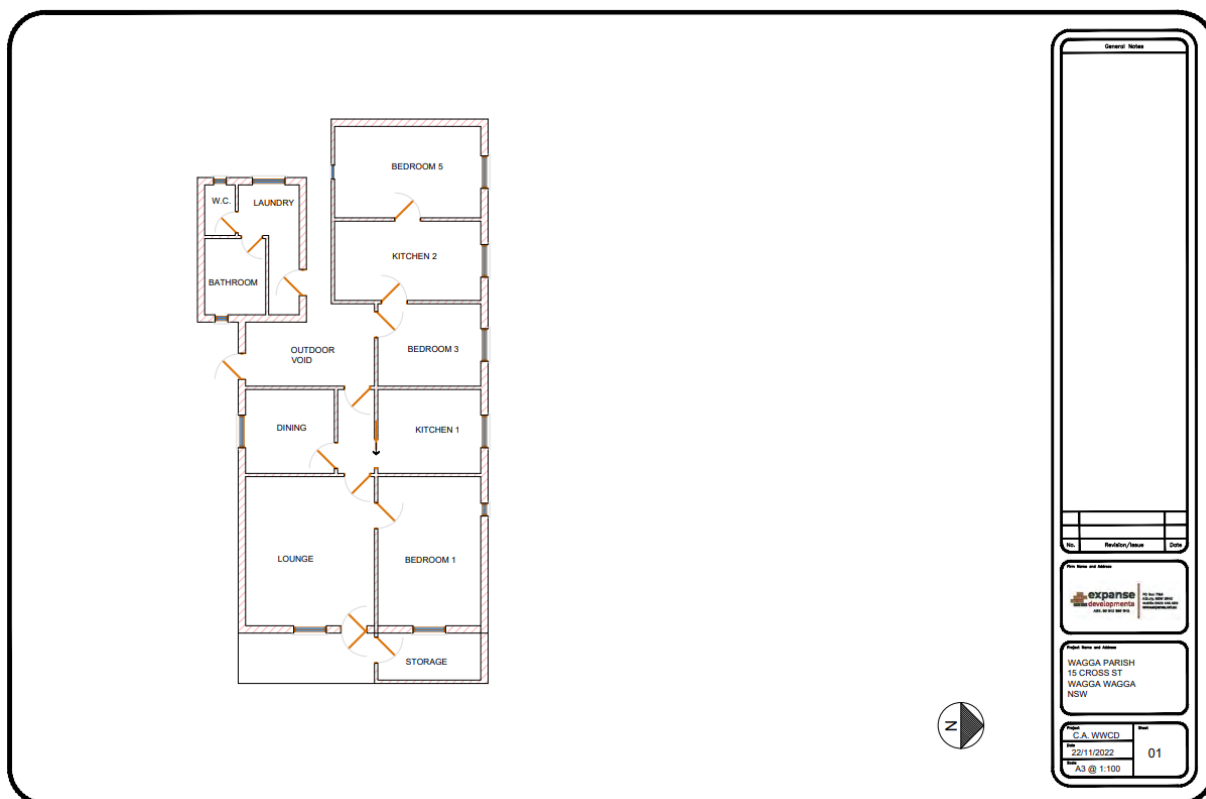


Privet trees growing too close to building need to be removed. Will cause structural damage



EDB without earth leakage protection

[illegible][illegible]

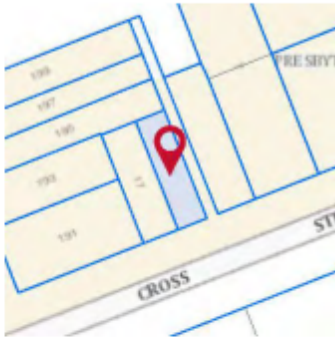






# Property Report

15 CROSS STREET WAGGA WAGGA 2650



## Property Details

Address: 15 CROSS STREET WAGGA WAGGA 2650  
Lot/Section 8/-/DP11965  
/Plan No:  
Council: WAGGA WAGGA CITY COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Wagga Wagga Local Environmental Plan 2010 (pub. 26-8-2022)
Land Zoning	R3 - Medium Density Residential: (pub. 16-7-2010)
Height Of Building	16 m
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	Wagga Wagga Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Riparian Lands and Watercourses	Water Resource

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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## Property Report

15 CROSS STREET WAGGA WAGGA 2650

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

### Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	WAGGA WAGGA
Regional Plan Boundary	Riverina Murray

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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STRUCTURAL INVESTIGATION

15 Cross Street  
Wagga Wagga NSW 2650

Client:	The Trustees of the Roman Catholic Church Diocese of Wagga Wagga
Xeros Piccolo Reference:	230575
Date of Inspection:	25 <sup>th</sup> August 2023
Inspected By:	Nicholas Gleeson
Office:	Wagga Wagga NSW 2650

## Structural Investigation

Xeros Piccolo Reference: 230575

Address: 15 Cross Street, Wagga Wagga NSW 2650


Client: The Trustees of the Roman Catholic Church  
Diocese of Wagga Wagga

Inspected By: Nicholas Gleeson

Date of Inspection: 25<sup>th</sup> August 2023

Date of Issue: 5<sup>th</sup> October 2023

Office: Wagga Wagga NSW 2650

Report	Date	Description	Author	Checked By	Approved By	Signed
<b>A</b>	05/10/23	Final	N. Gleeson	N. Gleeson	P. Xeros	

**XEROS PICCOLO**  
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## 1 SCOPE OF REPORT

### 1.1 SCOPE

Xeros Piccolo Consulting Engineers undertake to carry out the following services within this report:

- a) Undertake a visual inspection of 15 Cross Street, Wagga Wagga, to determine the structural condition of the building and the feasibility of remediation.
- b) To prepare a report and draw conclusions.
- c) This report is not a National Construction Code - NCC (previously the Building Code of Australia - BCA) compliance check.
- d) Architectural imperfections are not within the scope of this report.
- e) Calculation and testing are beyond the scope of the report.

### 1.2 EXCLUSIONS

No other aspect of this building was inspected and is therefore not reported.

Xeros Piccolo Consulting Engineers takes no responsibility therefore for the existence or otherwise of any other fault that may exist in this dwelling.

## 2 SITE CONDITIONS & PHOTOGRAPHS

- A general view, see photos 1, 2, 3 & 4.



Photo 1



Photo 2



Photo 3



Photo 4

- Cracking of the internal walls, see photos 5, 6, 7 & 8.



Photo 5



Photo 6



Photo 7



Photo 8

- Cracking of the internal walls, see photos 9, 10, 11 & 12.



Photo 9

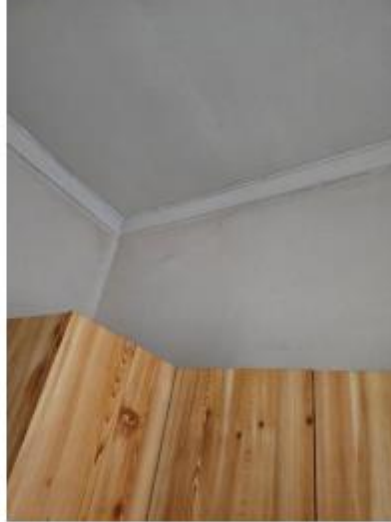


Photo 10



Photo 11



Photo 12

- Cracking of the internal walls, see photo 13.
- Significant rising damp, see photos 14 & 15.



Photo 13



Photo 14



Photo 15



- Significant rising damp, see photos 16, 17 & 18.



Photo 16



Photo 17



Photo 18

- Inadequate subfloor ventilation, see photo 19.
- This has caused moisture damage to the subfloor, see photos 20, 21 & 22.



Photo 19



Photo 20



Photo 21



Photo 22

### 3 COMMENTS & ANALYSIS

#### 3.1 GENERAL BACKGROUND

We understand that the residence at 15 Cross Street, Wagga Wagga, has been deemed not fit for occupancy by the hygienist. This report is to assess the structural condition of the building and determine if it is feasible to repair this structure to ensure it will perform as a Class 1a building.

We also understand that this structure is a heritage listed property and, therefore, there is strong consideration given to remediating the existing structure.

#### 3.2 EXISTING BUILDING CONDITION

There are several issues that need to be reviewed when considering feasibility of the existing structure.

##### 3.2.1 Rising Damp & Mould

We refer to the Water Damage Report by EHS Assess, dated 29<sup>th</sup> December 2022. This report concludes that the building is not fit for occupancy due to mould contamination.

There is currently inadequate subfloor ventilation, which is leading to significant rising damp, moisture damage to structural elements, and mould contamination.

This dampness and mould are at least due to the following:

- a) There is inadequate subfloor ventilation, and the current timber floor is too close to the ground and does not pass current codes, which has led to the mould problem.
- b) The external surface around the house is too high, and while the vents have been funnelled above the surface level, these are not working, as shown by the current condition and mould.
- c) The damp proof course is not functional.
- d) Deficiencies in the site drainage.

##### 3.2.2 Movement & Cracking

There is cracking throughout the heritage listed part of the structure, and this is likely due to inadequate footings in the residence and poor site drainage and moisture control. As the area around the house has been built up over time, there are insufficient falls away from the residence and, therefore, the perimeter surface moisture cannot be drained away from the structure adequately.

There are also trees too close to the residence, which creates differential moisture through the seasons that leads to movement and cracking in the structure.

The amount of wall movement is up to 25 mm out of plum in a number of locations and, therefore, does not comply with the Masonry Code stability requirements. There are a number of cracks of Category 3, which are considered to be significant and would require structural repair.

Although there are a number of significant cracks and gross wall movement, the building could be repaired with some effort, provided these were the only problems.

The issue with the gross movement and cracks is that they will be ongoing and difficult to eliminate due to the following reasons:

- The type of construction is solid masonry with movement detailing.
- Prevailing site conditions, such as deficiencies in the footings, local moisture control, and the lack of sub-floor ventilation.

### 3.3 INFORMATION FROM EXISTING REPORTS

A number of existing reports have been provided to Xeros Piccolo Consulting Engineers to assist in the preparation of this report, including the following:

- a) Condition Assessment by Expanse Developments, dated 2022.
- b) Heritage Report by David Scobee Architects, dated May 2023.
- c) Water Damage Report by EHS Assess, dated December 2022

Based on various comments and recommendations from these reports, the following building elements are to be demolished or removed:

- Brick walls are to be stabilised, and a suitable floor is to be provided.
- Cracking is to be stabilised.
- The roofing is to be replaced.
- The chimneys are to be stabilised.
- The windows are to be replaced with traditional DHSS windows.
- Remove all mould affected plasterboard cement sheet wall and ceiling linings.
- Remove all floor coverings, which would happen if the floors are completely replaced.
- Remove skirting boards, which would happen when the floor is replaced.
- Remove the damaged floor, which would happen when the floor is replaced.
- Remove flaking paint and render from the walls where present.

This amount of material removal, demolition, and structural repair is so extensive that the only remaining elements would be the damaged walls and part of the roof framing. The roof framing is likely to be deficient and require replacement or upgrading in any case.

This practically represents the demolition and reconstruction of the building, and this amount of work would be very expensive and still not provide a reasonable long-term solution with respect to the site problems.

Therefore, Xeros Piccolo Consulting Engineers does not recommend any of these repairs and recommends that the building be demolished and the reconstructed building made in accordance with



architectural recommendations. All new engineering would be provided, thus guaranteeing future performance and longevity of the new structure.

### 3.4 NON-COMPLIANT REMEDIATIONS

The following are a number of suggested and typical remedial options to reinstate this type of building. While these options are sometimes used on older buildings to remediate these types of problems, they do not guarantee a solution in the long-term, and furthermore, they do not qualify the building to perform in accordance with the NCC.

Therefore, Xeros Piccolo Consulting Engineers does not recommend these options as feasible solutions, although they are mentioned for completeness purposes.

#### 3.4.1 Floor Replacement (Concrete Slab)

We understand that there is a suggestion to replace the existing timber floor with a concrete slab internally. Although this would eliminate the need for subfloor ventilation, it would not satisfy current building codes for a Class 1a building due to the lack of appropriate detailing regarding wall moisture and the building's vermin ingress, as required for a Class 1a structure. In other words, the wall dampness would continue, and there would be no reasonable expectation that the mould would be eliminated.

The installation of the slab floor system will create new moisture conditions and will result in new movement and subsequent cracking.

This floor replacement would be an expensive process with no guarantee of a satisfactory outcome. We do not recommend this as a feasible solution, and we would not advise that the expenditure of this high capital would be reasonable considering the limitations of the building.

#### 3.4.2 Wall Injection

We also understand that there is a proposal to inject the walls with a product in an attempt to minimise rising damp. Again, this would not comply with the requirements for a Class 1a building. The effectiveness of these treatments is variable, and there is no guaranteed outcome.

#### 3.4.3 Surface Levels

The external surface level is above the subfloor level and also above the original damp proof course. This is a significant deficiency and prevents effective ventilation and drying of the subfloor for any suspended floor.

The current Australian Standard requires a 150 mm step from the internal to external levels. This would be unachievable without attempting to lower the external surface level, which would then exacerbate the external perimeter moisture issues by trapping the water around the structure.

The problem prevents the building from being able to perform in accordance with the NCC.



## 4 CONCLUSION

It is concluded that:

- The structure is 15 Cross Street, Wagga Wagga, has been deemed unsuitable for occupancy by the hygienist.
- Replacing the timber floor with a new infill concrete slab would not comply with current Australian Standards for a Class 1a structure and would not eliminate the rising damp.
- Injecting the walls to prevent rising damp would not make the building compliant with current Australian Standards for a Class 1a structure and would not provide a guaranteed solution.
- The difference between the internal and external floor levels does not comply with current Australian Standards for a Class 1a structure. This limitation eliminates the possibility of effective dampness control for any suspended floor.
- The hygienist report has advised that all porous surfaces and materials are to be removed and replaced, and semi-porous materials such as the brick walls may be cleaned and, provided they are kept dry, they may be satisfactory with respect to mould. However, future dampness will not be eliminated from this building due to other physical and structural limitations as described; therefore, mould will inevitably return.
- The type of remedial solutions discussed above are considered to be very expensive. A large capital investment in this type of structure is not considered feasible due to the overall site deficiencies and the deteriorated nature of the structure.
- The comments and recommendations in the previous reports for remedial action would practically involve the demolition of the building except for the masonry walls, which would also require substantial repairs. The capital investment would not justify this work, particularly for a structure that will, despite these repairs, not provide any guarantee of long-term performance.
- **Xeros Piccolo Consulting Engineers recommends that the dwelling be demolished.**



# Water Damage Report

## Catholic Education Diocese of Wagga Wagga

*15 Cross Street, Wagga Wagga, NSW 2650*

**EHS Assess Reference:** J28130

**Client reference:** N/A

**Date:** 29 December 2022

Prepared by:

A handwritten signature in black ink that reads 'Brian Murphy'.

Brian Murphy

Managing Director & Certified Occupational Hygienist (COH)\*



EHS Assess Pty Ltd

ABN 20 605 461 032

## Preface

EHS Assess is a team with over 20 years collective experience in occupational hygiene consulting lead by Certified Occupational Hygienist (COH)\*, Brian Murphy. Each member of the team is IICRC trained and uses techniques of occupational hygiene and risk management to protect health, mitigate loss and achieve the greatest practicable outcome for all stakeholders.

The following report is in direct reference to the following documents:

- ANSI/IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration (2021); and
- ANSI/IICRC S520 Standard and Reference Guide for Professional Mold Remediation (2015).

Whilst these documents are not regulated in Australia, they are consensus documents and considered, internationally, to be the standard of care for water damage and remediation. Throughout this report these documents will be referred to as the 'S500' and the 'S520', respectively.

Directly referenced from the S500 are the 4 classes of wetting events:

Class	Definition
<b>Class 1</b>	Least amount of water, absorption and slow evaporation: These are water losses that have wet, porous materials representing less than ~5% of the combined floor, wall and ceiling surface area in the space. This includes materials that are described as low evaporation materials and assemblies that have absorbed minimal moisture.
<b>Class 2</b>	Significant amount of absorption and evaporation load: These are water losses that have wet, porous materials representing less than ~5% to ~40% of the combined floor, wall and ceiling surface area in the space. This includes materials that are described as low evaporation materials and assemblies that have absorbed minimal moisture.
<b>Class 3</b>	Greatest amount of absorption and evaporation load: These are water losses that have wet, porous materials representing more than ~40% of the combined floor, wall and ceiling surface area in the space. This includes materials that are described as low evaporation materials and assemblies that have absorbed minimal moisture.
<b>Class 4</b>	Deeply held or bound water: Significant water absorption into low evaporation materials and assemblies consisting of wet materials of low permanence (hardwood, brick, concrete, stone) with deep pockets of saturation in the material.

Directly referenced from the S500 and hence throughout this report are the 3 categories of water:

Category	Definition
<b>Category 1</b>	Water originates from a sanitary source and poses no substantial risk from dermal, ingestion, or inhalation exposure. However, it may not always remain clean after it comes into contact with other surfaces or materials.
<b>Category 2</b>	Water contains significant contamination and has the potential to cause discomfort or sickness if contacted or consumed by humans. It may contain potentially unsafe levels of microorganisms or nutrients for microorganisms, as well as other organic or inorganic matter (chemical or biological).
<b>Category 3</b>	Water is grossly contaminated and may contain pathogenic, toxigenic or other harmful agents and can cause significant adverse reactions if contacted or consumed. Examples of Category 3 water include but are not limited to: sewage, waste backflows that originate beyond any trap regardless of visible content or colour, all forms of flooding from seawater, rising water from rivers or streams and other contaminated water entering or affecting the indoor environment, such as wind-driven rain from hurricanes tropical storms or other weather-related events. Category 3 water can carry trace levels of regulated or hazardous materials (e.g. pesticides, heavy metals, regulated materials, or toxic organic substances).

Directly referenced from the S520 and hence throughout this report are the 3 conditions of mould contamination:

Condition	Definition
<b>Condition 1</b>	(normal fungal ecology): an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.
<b>Condition 2</b>	(settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.
<b>Condition 3</b>	(actual growth): an indoor environment contaminated with the presence of actual mould growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

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## 1 INTRODUCTION

This report provides the findings relating to water damage at **15 Cross Street, Wagga Wagga, NSW 2650**. The assessment was commissioned by **Catholic Education Diocese of Wagga Wagga** following the identification of water damage to the property. The assessment was conducted by Tricia Williams under the direction of Brian Murphy, Certified Occupational Hygienist (COH)\* on 20 December 2022.

### 1.1 Background

EHS Assess understands that the property has substantial water damage and mould. Subsequently concerns have been raised about the suitability of the property for occupancy and what is required to remediate it.

### 1.2 Referenced Legislation & Standards

- ANSI/IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration (2021) – the S500
- ANSI/IICRC S520 Standard and Reference Guide for Professional Mold Remediation (2015) – the S520
- D7338 – 14 Standard Guide for Assessment of Fungal Growth in Buildings

## 2 METHODOLOGY

The assessment included a review of the event history including any physical evidence provided (e.g. reports, photographs etc.), subjective observations (e.g. visual inspection, odour detection etc.) and objective measurements.

### 2.1 Air Sampling

Airborne sampling for total mould was carried out in selected locations of the property. A Zefon Bio-Pump® was used to collect 75 litre air samples over a five-minute period onto Air-O-Cell® cassettes. The samples were sent under chain-of-custody (COC) to an external laboratory (AEML) for microscopic spore counting with identification of genus by a mycologist.

Air sampling is generally undertaken to understand risks involved in continued occupation of an area. Air sampling is sometimes utilised to understand if fugative activity is present in inaccessible locations and to understand if fungal activity known to be present in an inaccessible location is affecting the conditioned living space. Air sampling is not used to understand cross contamination to contents and surfaces.

### 2.2 Moisture Measurements

A Delmhorst TotalCheck penetrating moisture meter with pin moisture mode was used to measure and compare moisture in building materials. The moisture content of materials will be reported as a percentage moisture content (%MC) and compared to Douglas Fir (Oregon Pine) scale, for timber materials, or the Gyprock scale, for plaster materials.

## 3 FINDINGS

Upon entering the affected areas, malodour, generally associated with water damage and mould growth was observed. A detailed visual inspection revealed the following:

- The original building is a four room miners' cottage of brick construction with an iron roof.
- A rear extension of a second unit has been added and the bathroom joined onto the main residence.
- There is no manhole access to the sub floor – clearance is understood to be shallow at 200mm.
- The floor area at ground level and the subfloor soil is 200mm below.
- There appears to be some ventilation installed to the subfloor by using down pipes with two 90° bends to vent from the subfloor up to above ground level.
- Visible water damage and mould is present throughout the property.
- The timber floor to the corner of the living room has rotted, the timber is damp with a set subfloor beneath.

Detailed assessment images are provided below:



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<p><b>Photo 1:</b> Subject property.</p>	<p><b>Photo 2:</b> Living room subfloor damp – visible mould to timber, timber rotten – SE corner.</p>
	
<p><b>Photo 3:</b> Living room – wall above hole in subfloor</p>	<p><b>Photo 4:</b> Living room – wall above hole in subfloor – SE corner</p>
	
<p><b>Photo 5:</b> Living room – paint blistering to above 1m</p>	<p><b>Photo 6:</b> Study – paint blistering to above 1 meter.</p>



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### 3.1 Asbestos & Hazardous Materials

A property of this age and style is likely to contain asbestos and other hazardous materials. All possible asbestos-containing materials must be identified prior to the commencement of any demolition works.

### 3.2 Analytical Results

A review of air monitoring results from samples taken internally shows a very high total counts of up to 142,533 counts/m<sup>3</sup> when compared to the external reference sample, considered the normal mould ecology for the area on that day. Additionally, the fungal hypha count, a measure of active mould growth was very high. Based on the findings of the assessment and sampling results the air quality in the assessed areas is very poor and the property not fit for occupancy.

Please refer to results in **Appendix A**.

## 4 DISCUSSION

Based on the assessment and results from the analytical testing, EHS Assess can conclude that the following areas either contain actual mould growth (Condition 3), have fungal cross contamination relating to mould growth (Condition 2), or a combination of both.

Contamination	Affected structure	Affected contents
Condition 3	<ul style="list-style-type: none"> <li>All areas internally and subfloor.</li> </ul>	<ul style="list-style-type: none"> <li>Not assessed.</li> </ul>
Condition 2	<ul style="list-style-type: none"> <li>Within containment following demolition works.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

## 5 RECOMMENDATIONS

The following steps should be considered towards full remediation of the property prior to reinstatement works:

1. Complete make safe works as recommended.
2. Identify and rectify the source of water ingress, if required.
3. Construct and/or maintain primary, critical containment, if required.
4. Remove all Condition 2/3 contaminated contents and/or contents stored in Condition 3 contaminated areas, restore as necessary.
5. Erect secondary containment or enclosure (with safety signage) for demolition works, as necessary.
6. Undertake demolition/removal of affected materials.
7. Undertake decontamination, mould remediation and drying.
8. Complete post remediation verification (PRV).

### 5.1 Urgent/Make-Safe Works

The property is not fit for occupancy and the occupant(s) should seek alternative accommodation.

### 5.2 Water Ingress/Causation

The source of the water ingress (i.e. the claimed wetting event) requires further assessment and rectification.

### 5.3 Structural Drying

Prior to commencing any structural drying, and generally prior to remediation works, all standing water relating to the event, on surfaces within the property, surrounding the property, within cavities (e.g. subfloor cavity) and within the ductwork shall be removed. All standing water is to be removed in line with the S500 and EPA requirements.

Depending on the circumstances, drying should commence prior to the remediation works, when drying will assist in mitigating the loss from the event. However, if visible mould is identified, structural drying may create an environment in which cross contamination can occur. In such circumstances, drying can continue under containment or be completed following remediation. In many circumstances, the drying time of the structure can be reduced by removing linings and creating openings into cavities.

Whilst techniques may vary in line with the techniques outlined in the S500, the following should be considered:

Priority	Drying recommendations
Immediate	<ul style="list-style-type: none"> <li>No drying is required prior to remediation works.</li> </ul>
Post remediation	<ul style="list-style-type: none"> <li>All drying of the property shall be completed following remediation.</li> </ul>

All drying shall be completed in reference to the guidelines outlined in the S500 until all timber materials are below 14%MC on a Douglas Fir scale, or similar and all plaster materials below 0.5%MC on a Gyprock scale. Concrete and masonry shall also be dried to within a comparative dry standard, identified at the property.

### 5.4 Condition 3 (Actual Mould Growth)

#### 5.4.1 Containment

Containment should be constructed primarily to protect the property from cross contamination via the mould source; secondly, to prevent cross contamination with available access to the affected areas and egress with any contaminated waste or personnel.

The containment should be constructed of 6mil (150µm) plastic and sealed at the edges. Access to any enclosure shall be through re-sealable means, such as zip-lock doors or a 'triple flap' arrangement and egress shall consider potential cross contamination, including any flooring. Where access is not required, such as with the primary containment, sealing doors or windows with tape can be considered. The containment shall include air-handling systems and ventilation, with all air registers in the enclosure, sealed. Containments shall be signed warning of hazards, as well as any PPE required to enter, at each point of ingress including at the entrance to the property, where applicable.

As well as any drying equipment required, air filtration devices (AFDs) or 'air scrubbers' should be considered inside the containment. It is recommended that air is drawn into the filter from inside the containment and vented externally to create a pressure differential and help prevent contamination escaping whilst accessing the containment. Under this arrangement, replacement air is required to prevent the pressure differential exceeding 5Pa and causing damage to the containment. Air movement shall always be arranged as to not contaminate any adjacent areas.



Containment	Instructions
Primary (critical)	<ul style="list-style-type: none"> <li>None.</li> </ul>
Secondary (demolition)	<ul style="list-style-type: none"> <li>Consider the installation of containment 'cells' to areas within the property to divide affected areas and manage cross-contamination during remediation works. Such 'cells' should be in the form of plastic zip-lock doors internally to rooms.</li> </ul>

Repairs and alternations may be required during restoration works including the resealing of any pipework opened for remediation works or repairs, to prevent masking malodours.

#### 5.4.2 Personal Protective Equipment

During all works completed in Condition 3 areas the following personal protective equipment (PPE) should be worn, at minimum:

- Half-face, P2 respirator (charcoal filter may be fitted below particulate filter for odour control).
- Safety goggles.
- Disposable coveralls.

Whilst accessing the containment and not completing remediation works, the above PPE should be considered; a P2 dust mask is recommended, at minimum.

#### 5.4.3 Remediation

The success of remediation of the structure, system and contents largely depends on the items porosity whilst adopting a risk-based approach. Generally:

- Dispose of all *porous* materials with visible mould growth.
- Best practice is to dispose of all *semi-porous* materials with visible mould growth – Disregarding any structural or aesthetic damage, semi-porous materials can generally be restored.
- Disregarding any structural or aesthetic damage, *non-porous* materials can generally always be restored.

With each wetting event, EHS Assess uses a risk-based approach to ascertain the likelihood that materials, independent of porosity guidelines, can be restored to a level which reduces the consequence to any future occupation of the property. This may consider the property's use and the location of 'contaminated' materials.

In each of the abovementioned cases, general water damage and the viability of restoration (e.g. cost, structural integrity, sentimental value) should be considered. The goal of remediation should be to return structure, systems and contents to a pre-event condition or Condition 1 – normal fungal ecology.

##### 5.4.3.1 Structure/Building

Based on the assessment of the property the following **INTERIM** demolition works, with restoration considered, are required:

Room	Initial demolition recommendations
All areas	<p>With the contents removed perform the following:</p> <ul style="list-style-type: none"> <li>• Remove all mould affected plasterboard/cement sheet wall and ceiling linings.</li> <li>• Remove all floor coverings - carpet, underlay and vinyl flooring.</li> <li>• Remove skirting boards.</li> <li>• Remove the damaged floor tiles (shower recess and beyond as required).</li> <li>• Remove the damaged flooring throughout. It is likely that floor joists will be rotten in areas and removal of these is also required.</li> <li>• Remove flaking paint and render from walls where present.</li> </ul> <p>With the above performed a <b>PROGRESS</b> assessment to reassess and finalise the remediation scope of works is warranted.</p>

Removal is for water damaged and mould-affected materials only, no consideration has been made for future reconstruction works which may require further demolition. If requested by a third party, or if further damaged or mould-affected materials are identified during the demolition, removal or restoration of said items should ensue.

All structure to remain following the abovementioned demolition shall undergo detailed restoration, including:

- HEPA vacuum all surfaces.
- Wire brush or sand affected semi-porous materials (e.g. timber frame and concrete).
- Wipe down surfaces with damp, microfibre cloth.

- Final HEPA vacuum all surfaces.

The goal is to remove all visible surface mould, mycelium and related staining (where possible) plus any debris and dusts created during the demolition and remediation process.

#### 5.5 Condition 2 (Cross-Contaminated Surfaces)

In areas deemed as cross contaminated from the source (Condition 2) a 'HEPA sandwich' clean shall be completed on all surfaces and contents within that area. This includes a HEPA vacuum of all surfaces, followed by a wipe down with a damp or microfibre cloth and a final HEPA vacuum.

Porosity	Restoration recommendations
<b>Porous</b>	HEPA sandwich all contents and surfaces. Textiles can be restored via laundering/dry cleaning techniques as per manufacturers' recommendations, however porous furniture (e.g. couches, mattress) only requires a HEPA vacuum of their surfaces.
<b>Semi-porous</b>	HEPA sandwich all contents and surfaces.
<b>Non-porous</b>	HEPA sandwich all contents and surfaces.

Condition 2 contents to remain in Condition 3 areas shall be contained to prevent further or repeat cross contamination or restored and stored outside the Condition 3 areas.

#### 5.6 Chemical Application, Sealants & Encapsulation

Source removal of mould contamination should always be the primary means of remediation. Indiscriminate use of antimicrobials, coatings, sealants, and cleaning chemicals is not recommended.

Antimicrobials and sanitizers can harm humans, pets and wildlife if used improperly. When using any chemicals in a post-remediation application, for efficacy, safety and legal liability reasons, remediators shall follow label directions carefully and explicitly. The use of such should be disclosed to the building owner/occupants prior to use.

Sealing or encapsulation of materials after mould remediation can be undertaken, however this *shall* not be completed until PRV is achieved.

### 6 POST REMEDIATION VERIFICATION (PRV)

Following remediation works and prior to reinstatement works, a PRV should be performed by an independent Indoor Environment Professional (IEP) in accordance with the recommendations of the S500 and S520 to verify that the structure and its components have returned to a 'pre-event state'. Successful PRV will be defined by the following:

- The source of the damage is resolved.
- No visible mould growth on any of the internal structure, systems and materials.
- All construction materials are dry.
- Moisture levels, indoor air quality and any potential surface/material contamination is within acceptable standards.
- Cross-contamination has not occurred.



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#### APPENDIX A: LABORATORY RESULTS



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AEML Pty Ltd.  
10 & 11 Walker St.  
Braeside, VIC 3195  
Phone: (03) 8518 5720  
email: customerservice@aemply.com.au

Project: J28130, 15 Cross St, Wagga Wagga, NSW

Batch: 231306

Sampled: 20/12/2022  
Received: 21/12/2022  
Analysis Date: 21/12/2022  
Report Date: 21/12/2022

AEML Test: A001 (AEML-DOC-18)

Sample ID:	231306-01			231306-02			231306-03			231306-04		
Client Sample ID:	Living Room-On Desk			Front Bedroom On Bedside Table			Hallway On Draw			Rear Bathroom-On Vanity		
Volume Sampled (L):	75			75			75			75		
Media:	Air-O-Cell			Air-O-Cell			Air-O-Cell			Air-O-Cell		
Percent of Trace Analysed:	100% at 600X Magnification			100% at 600X Magnification			100% at 600X Magnification			100% at 600X Magnification		
Spore Types	Raw Count	Count/m³	%	Raw Count	Count/m³	%	Raw Count	Count/m³	%	Raw Count	Count/m³	%
Alternaria	12	160	<1	5	67	<1	3	40	<1	—	—	—
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	8	107	<1	8	107	<1	11	147	<1	4	53	<1
Aspergillus/Penicillium-Like	5,783 #	77,107	54	4,515 #	60,200	69	4,395 #	58,600	85	1,044 #	13,920	60
Basidiospores	3	40	<1	1	13	<1	—	—	—	—	—	—
Bipolaris/Dreschlera	1	13	<1	2	27	<1	—	—	—	1	13	<1
Botrytis	—	—	—	4	53	<1	—	—	—	—	—	—
Chaetomium	—	—	—	—	—	—	—	—	—	—	—	—
Cladosporium	4,845 #	64,600	45	2,025 #	27,000	31	765 #	10,200	15	693 #	9,240	40
Curvularia	6	80	<1	2	27	<1	2	27	<1	—	—	—
Epicoccum	15	200	<1	10	133	<1	5	67	<1	1	13	<1
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—	—	—	—	—	—	—
Oldium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	3	40	<1	—	—	—	—	—	—
Rust	7	93	<1	2	27	<1	4	53	<1	5	67	<1
Smut/Myxomyces/Periconia	10	133	<1	6	80	<1	4	53	<1	5	67	<1
Stachybotrys	—	—	—	—	—	—	—	—	—	—	—	—
Torula	—	—	—	2	27	<1	4	53	<1	1	13	<1
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	10,690	142,533		6,585	87,800		5,193	69,240		1,754	23,387	
Hyphal Fragments	43	573		36	480		32	427		10	133	
Pollen	4	53		3	40		—	—		1	13	
Debris Rating	4			4			4			3		
Detection Limit	13			13			13			13		

# Estimation performed due to high count.

Cimona Fernandes  
Project Manager

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.  
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Accredited for compliance with ISO/IEC 17025-Testing Accreditation #20730 Site #27876



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Braeside, VIC 3195  
Phone: (03) 8518 5720  
email: customerservice@aemply.com.au

Project: J28130, 15 Cross St, Wagga Wagga, NSW

Batch: 231306

Sampled: 20/12/2022  
Received: 21/12/2022  
Analysis Date: 21/12/2022  
Report Date: 21/12/2022

AEML Test: A001 (AEML-DOC-18)

Sample ID:	231306-05			231306-06		
Client Sample ID:	Rear Unit Kitchen-On Table			External-Front Fence		
Volume Sampled (L):	75			75		
Media:	Air-O-Cell			Air-O-Cell		
Percent of Trace Analysed:	100% at 600X Magnification			100% at 600X Magnification		
Spore Types	Raw Count	Count/m³	%	Raw Count	Count/m³	%
Alternaria	26	347	1	2	27	2
Arthrinium	—	—	—	—	—	—
Ascospores	28	373	1	10	133	12
Aspergillus/Penicillium-Like	3,256 #	43,413	91	14	187	16
Basidiospores	9	120	<1	4	53	5
Bipolaris/Dreschlera	2	27	<1	—	—	—
Botrytis	—	—	—	—	—	—
Chaetomium	2	27	<1	—	—	—
Cladosporium	150	2,000	4	21	280	24
Curvularia	9	120	<1	—	—	—
Epicoccum	5	67	<1	3	40	3
Fusarium	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—
Oldium/Peronospora	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—
Rust	4	53	<1	18	240	21
Smut/Myxomyces/Periconia	66	880	2	14	187	16
Stachybotrys	—	—	—	—	—	—
Torula	18	240	1	—	—	—
Ulocladium	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—
Total Spores	3,575	47,667		86	1,147	
Hyphal Fragments	43	573		—	—	
Pollen	7	93		—	—	
Debris Rating	4			3		
Detection Limit	13			13		

# Estimation performed due to high count.

Cimona Fernandes  
Project Manager

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.  
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Appendix 4: David Scobie (Council Heritage Advisor) - Heritage Report May 2023

Wagga Wagga City Council Heritage Advisory Service

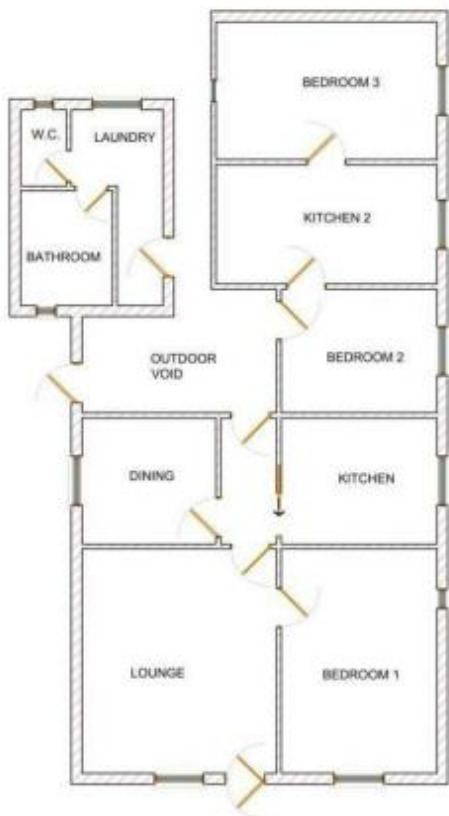
1 15 Cross Street, Wagga Wagga: Noel Thomson & Church representatives – demolition & replacement dwelling

**Attention:** Planning Officer, Bikash Pokharel and Emma Molloy

**Contacts:** Noel Thompson, the Church – Rhena, Karen and Dennis

**Significance:** The site is a cottage which is listed heritage item and forms one of a pair in the streetscape. The cottage type is increasing rare due to the type of construction and lack of general maintenance provided for buildings of this period and style.

**Information supplied:** Mould & damp report, Floor plan, Condition assessment. The general nature of the conditions noted – unsuitable for use & occupation in the current state within the two reports are accepted



1. Building floor plan – Chimneys not shown. The original masonry/brick cottage is indicated by the main roof and first skillion and includes the front four rooms: bedroom 1, Lounge, Dining and Kitchen. Bedroom 2 and the outdoor void are probably an early outdoor space while the rear two elements: comprising bedroom 2, kitchen and rear bedroom are an extension. The laundry & toilet block are likely to have been an external facility and possibly an extension element for the additional dwelling (refer image 9).



1. Room to the Lane side with original fine DHSS window



2. Chimney breast



3. View into minimal sub-floor area. Engineering advice will determine whether this can be conserved as a ventilated sub-floor with steel joist construction or a concrete slab replacement installed.

---

Heritage Report: May 2023  
David Scobie Architects Pty Limited  
ACN 079 683 079



4. Primary cracking to the rear corner. Following a solution for a floor, Helifix can be installed to repair this damage.



5. The original door opening with frame and joinery and highlight





6. A replacement DHSS with rendered wall and sill



7. General view of the front corner noting the verandah enclosure, front low wall and galvanised iron roof with two chimneys. This wall is on the Lane boundary.



8. Previous treatments using ventilation of the sub-floor.



9. The later stretcher bonded brick to the rear laundry/toilet block indicates this is a later stage of the property -possibly the flat conversion period.



10. View from the Lane looking towards the frontage showing the original and extension elements. Windows if retained on the boundary wall will need treating to meet the BCA conditions.



11. General view of the later flat dwelling extension. The period and style would not indicate a level of significance to warrant retention. Demolition and replacement would be supported.



12. The rear yard and galvanised steel garage/shed



13. The streetscape noting the two cottages and the adjoining Bungalow



14. A replacement window is evident in this front room.



15. The kitchen



16. The bathroom in the later block element





17. The end of the early cottage is evident with the rear threshold and brickwork



18. A portion of the rendered wall and the door to the main passage. The wall is in a roughcast finish plus the extra brick courses over to allow for raising of the roof



19. Room with window and mould on the ceiling.

---

Heritage Report: May 2023  
David Scobie Architects Pty Limited  
ACN 079 683 079





20. Early door and joinery from main passage



21. The current kitchen

**Proposal:**

- Demolition and replacement with a sympathetic dwelling



Street view of the site and setting

**Issues:**

- The bar is high for demolition of listed buildings, and of traditional buildings with the HCA. The key issue to be addressed in a Statement of heritage Impact, is 'have all options for retention of the significance been investigated?'
- A review of the existing building indicates that only a small portion of the building retains heritage significance based on the age/period and style of the structure, materials and details. The site visit and reports indicate that the general building conditions are no longer suitable for habitation and this view is supported.
- In this case, it is clear that the significant elements are the external presentation to the Lane and Cross Street – the setting is a streetscape with associated traditional buildings. The front rooms which sit beneath the main roof and the rear skillion and also utilise the brick walls. The remainder of the building does not warrant retention.
- The Conservation Option:
  - The key issues in terms of building conservation works are the solutions to stabilise the walls, and provide a suitable floor.
  - The cracking can be stabilised with Helifix
  - Roofing may be replaced with galvanised steel and traditional rolled flashings
  - Chimneys may be stabilised – they assist in adding stability to the structure
  - Replacement traditional DHSS windows may be installed to replace those out of keeping while the originals may be retained and located to suit a layout
  - The front garden and fencing may be replaced to suit the period and style
    - The above works may be completed without have negative impact on significance or replacement the original elements.
- An extension in a sympathetic manner would be considered. The extension may be an external envelope in a contrasting material such as lightweight construction and link to the retained portion
  - Should there be compliance issues related to LEP planning matters, then the Incentive clauses may be considered
  - The project would be eligible for local grants under the WWCC Heritage assistance fund by application.

**Recommendations**

**The following recommendations are provided to ensure that the works are sympathetic with the traditional cottage and in accordance with the LEP and DCP:**

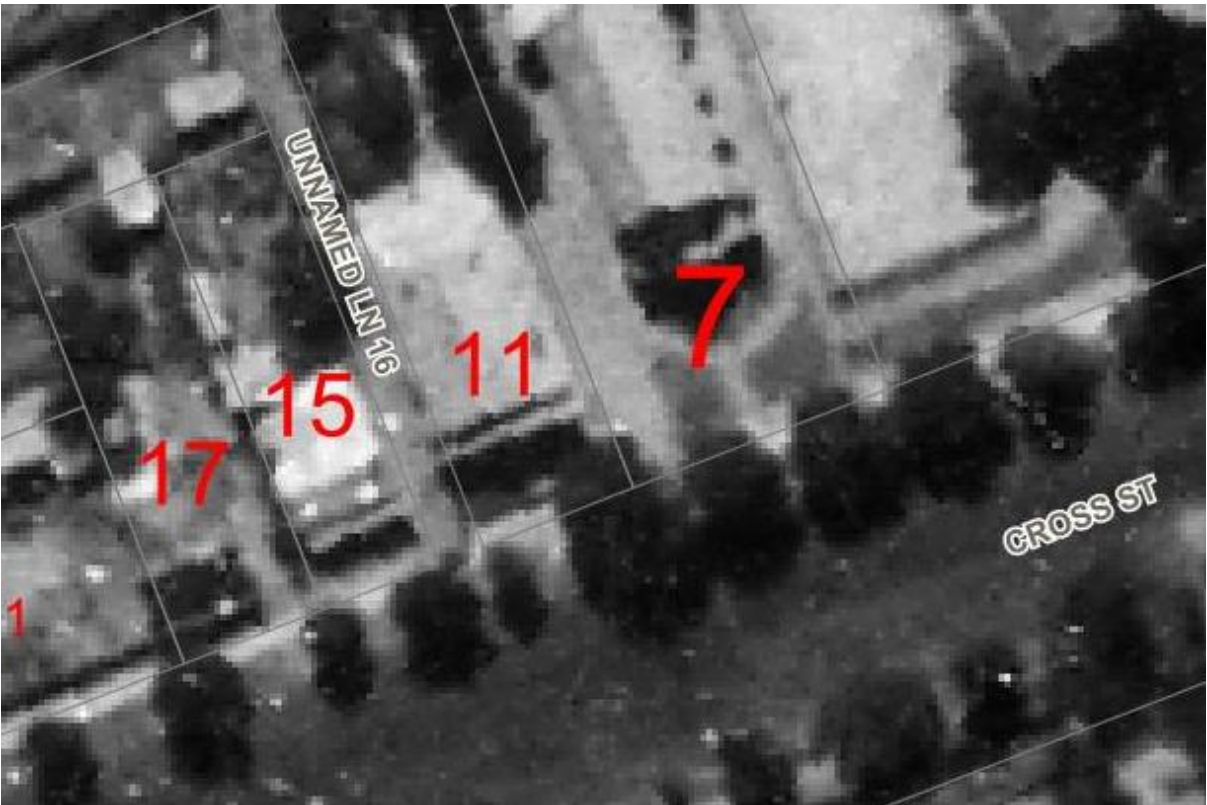
- A schematic layout for the conservation and extension option should be prepared for consideration by an experienced Engineer and costed

**The next steps:**

- Review the advice provided and follow up if further queries on the issues
- Provide revised documentation including the recommended details to Council for review as required
- All works are to be noted on the drawings to facilitate construction and certification of the approval
- Council will then determine the form of Application required.

David Scobie  
Heritage Advisor to Wagga Wagga City Council

Appendix 5: Aerial Images of 15 Cross St – Wagga IntraMaps



1944



1971





2012



2020



## Appendix 6: Building Photographs



Façade facing Cross Street



Front & Side façade to lane



Side & rear façade to lane



Rear yard + fence to lane



Rear façade and yard



Rear façade



Rear garage + shed to lane



Rear garage + shed facade



Rear garage + shed construction



Cottage - front living room



Cottage - front living room fireplace



Cottage - front living room cracking





Cottage - front living room cracking



Cottage – living/Bedroom wall



Cottage - front Bedroom



Cottage - front Bedroom



Cottage - front Bedroom chimney



Cottage - kitchen



Cottage - kitchen



Cottage - kitchen



Cottage - new wall to separate rooms



Rear infill area between the cottage and house extension and toilet/laundry block addition



Access to rear yard – conc path



Laundry



'Corridor' between extensions



Access to rear yard – conc path



Laundry



Laundry



Bathroom



Toilet





Extension – kitchen



Extension - kitchen



Extension - living/bedroom



Extension – bedroom



Cottage – dining



Cottage – infill verandah - storage room



# Statement of Environmental Effects (SEE)

## ATTACHMENT C

### (Development Application)

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application. It can only be used for certain development types (see below).

✓	Applicable Development Types
	Single Residential dwelling (single storey and in a residential zone only – excluding Conservation Area)
	Residential Alterations or Additions (single storey only)
	Other Domestic Buildings and Structures (including swimming pool, sheds, carports, etc.)
	Strata Subdivision of existing buildings
	Minor works in Conservation Area (e.g. painting, cladding, plastering, re-roofing, changing materials, fittings such as doors, windows and screens, etc.)

**Other development proposals must be accompanied by purpose written statements.**

The SEE must address all impacts that are relevant to your proposal. **Appendix 3** of the **Development Application Preparation and Lodgement Guide** will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 3 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

**Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.**

**I have provided supporting information on pages/documents attached to this SEE.**

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or additional information requests being forwarded to you from Council.

#### Application Details

Applicant:

Lot and DP No:

Street No:

Street:

Locality:

### Description of Development

(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.)

### Description of Site

(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.)

Description:

- What is the present use and previous uses of the site?

- Is the development site subject to any of the following natural hazards:  
Bushfire Prone?      Flooding or stormwater inundation?

**Comments:**

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).

- What other constraints exist on the site?  
(e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.)

- What types of land use and development exist on surrounding land?



Planning Controls		
• Is your proposal permissible in the zone?	Yes	No
• Is your proposal consistent with the zone objectives?	Yes	No
• Is your proposal in accordance with the relevant development control plan?	Yes	No
If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.		
Comments:		
Context and Setting		
Will the development be:		
• Visually prominent in the surrounding area?	Yes	No
• Inconsistent with the existing streetscape?	Yes	No
• Out of character with the surrounding area?	Yes	No
• Inconsistent with surrounding land uses?	Yes	No
Comments:		
Privacy, Views and Overshadowing		
• Will the development result in any privacy issues between adjoining Properties as a result of the placement of windows, decks, pergolas, private open space, etc.?	Yes	No
• Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	Yes	No
• Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.?	Yes	No
• Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?	Yes	No
Comments		

Access, traffic and Utilities		
• Is legal and practical access available to the development?	Yes	No
• Will the development increase local traffic movements / volumes? If yes, by how much?	Yes	No
• Are additional access points to a road network required?	Yes	No
• Has vehicle manoeuvring and onsite parking been addressed in the design?	Yes	No
• Is power, water, electricity sewer and telecommunication services readily available to the site?	Yes	No
Comments:		
Environmental Impacts		
• Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	Yes	No
• Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?	Yes	No
• Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	Yes	No
• Does the development involve any significant excavation or filling?	Yes	No
• Could the development cause erosion or sediment run-off (including during the construction period)?	Yes	No
• Is there any likelihood in the development resulting in soil contamination?	Yes	No
• Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	Yes	No
• Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	Yes	No
• Is the development likely to disturb any aboriginal artefacts or relics?	Yes	No
Comments:		

Flora and Fauna Impacts		
(For further information on threatened species, see <a href="http://www.threatenedspecies.environment.nsw.gov.au">www.threatenedspecies.environment.nsw.gov.au</a> )		
• Will the development result in the removal of any native vegetation from the site?	Yes	No
• Is the development likely to have any impact on threatened species or native habitat?	Yes	No
(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).		
Comments:		
Waste and Stormwater Disposal		
• How will effluent be disposed of?	To Sewer	Onsite
• Will liquid trade waste be discharged to Council's sewer?	Yes	No
• Will the development result in any hazardous waste or other waste disposal issue?	Yes	No
• How will stormwater (from roof and hard standing) be disposed of: Council Drainage System      Other (if other provide details)		
• Does the development propose to have rainwater tanks?	Yes	No
• Have all potential overland stormwater risks been considered in the design of the development?	Yes	No
Comments:		
Social and Economic Impacts		
• Will the proposal have any economic or social consequences in the area?	Yes	No
• Has the development addressed any safety, security or crime prevention issues?	Yes	No
Comments:		

**Other Relevant Matters**

(Refer to Appendix 3 of the *Development Application Preparation and Lodgement Guide* to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)

Comments:

**PREPARED BY**

This Statement of Environmental Effects (SoEE) has been prepared by:-

Prepared By: (Printed)	
Date	