



City of  
Wagga Wagga

# NOTICE OF DEVELOPMENT PROPOSAL

**DEVELOPMENT APPLICATION**

**DA24/0101**

An application has been received for the following development:-

**DA24/0101**

**1 x 13 Unit Light Industrial Building and 1 x 9 Unit Light Industrial Building, Each Building to be Constructed in Two Stages**

**200 Hammond Ave EAST WAGGA WAGGA NSW 2650**

**Lot 3 DP 1296287**

**Applicant: Riverina Commercial Building Pty Ltd**

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.

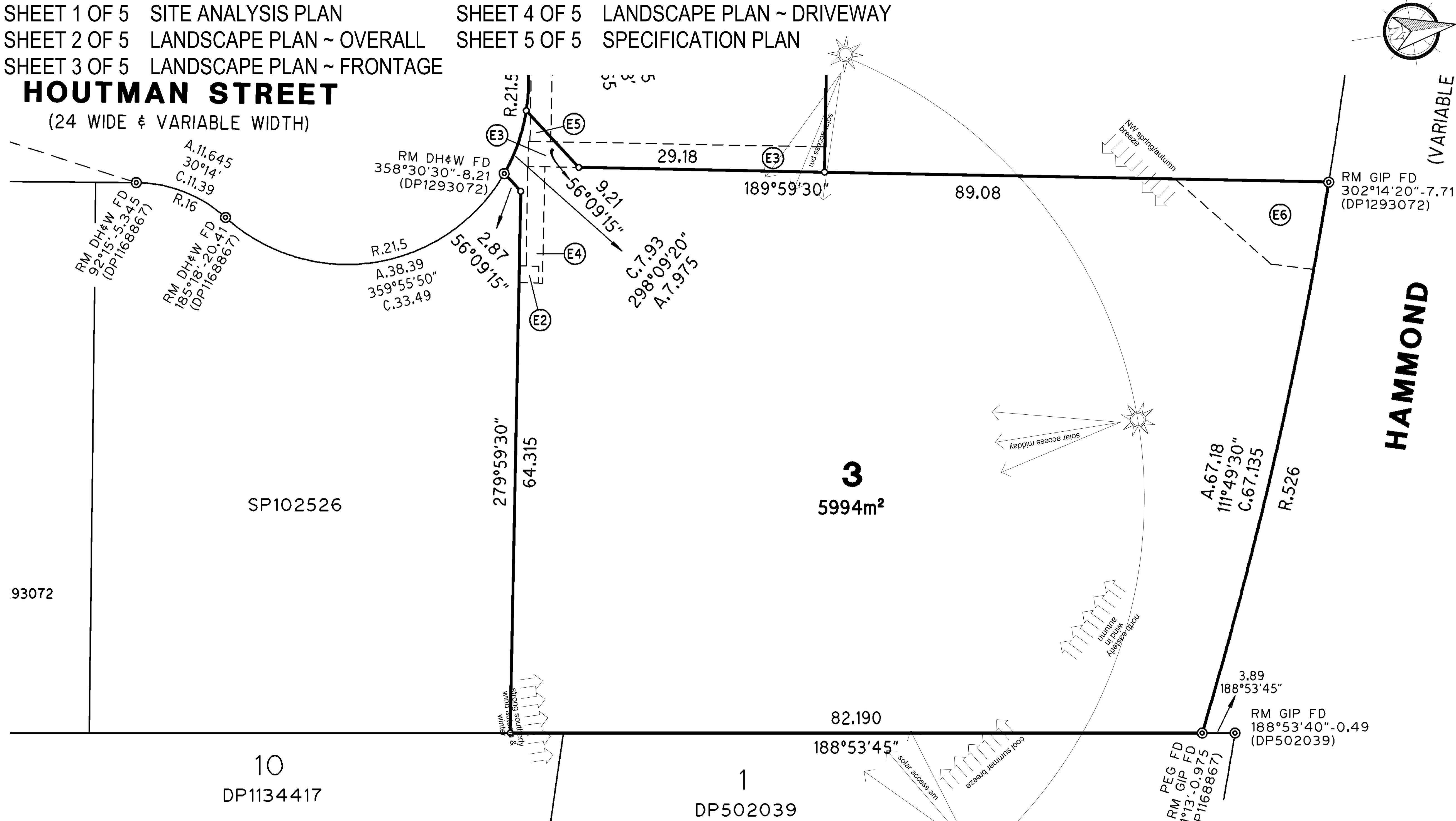
**Exhibition documents are only available between Submission Period - 19/04/2024 until 06/05/2024**

P.O. Box 20  
WAGGA WAGGA 2650

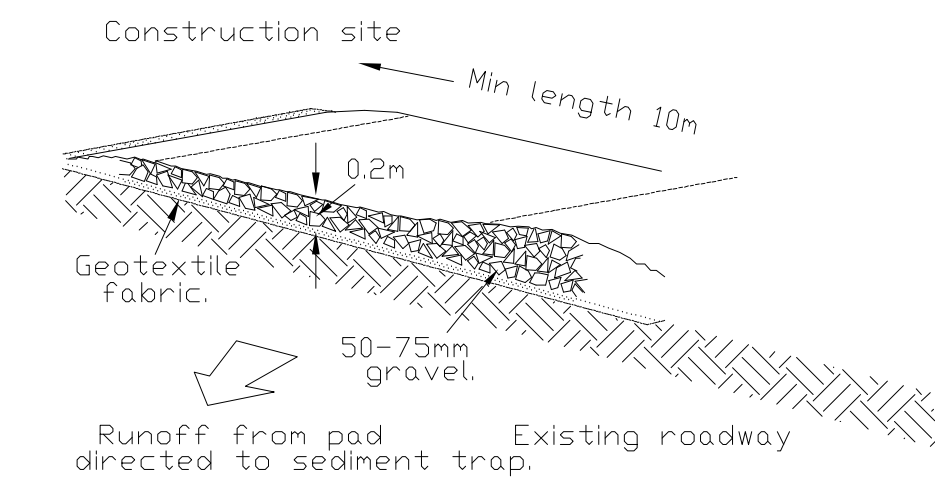
Peter Thompson  
**General Manager**

SHEET 1 OF 5 SITE ANALYSIS PLAN  
SHEET 2 OF 5 LANDSCAPE PLAN ~ OVERALL  
SHEET 3 OF 5 LANDSCAPE PLAN ~ FRONTAGE  
**HOUTMAN STREET**  
(24 WIDE & VARIABLE WIDTH)

SHEET 4 OF 5 LANDSCAPE PLAN ~ DRIVEWAY  
SHEET 5 OF 5 SPECIFICATION PLAN

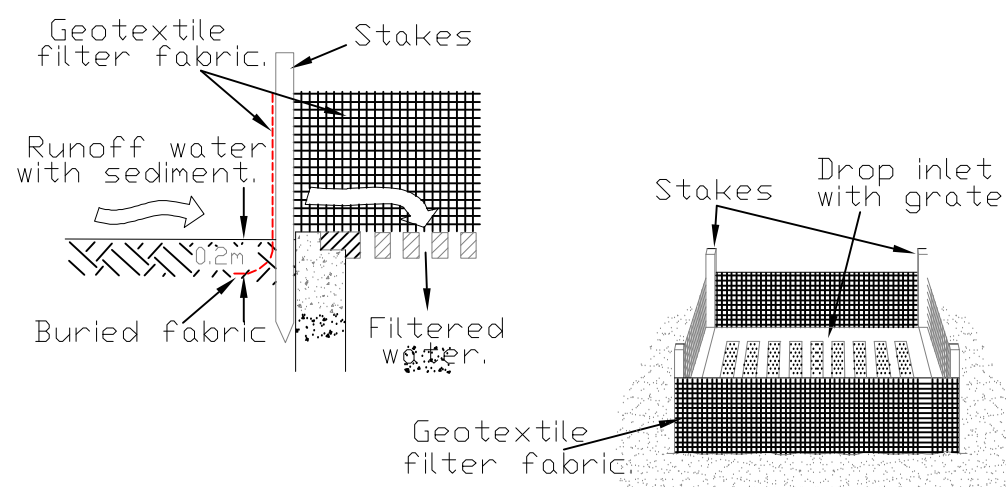


- E1 EASEMENT TO DRAIN WATER 2.5 WIDE AND VARIABLE WIDTH vide DP1168867  
E2 EASEMENT TO DRAIN SEWAGE WATER 2 WIDE AND VARIABLE WIDTH vide DP1168867  
E3 EASEMENT FOR DRAINAGE OF WATER AND EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE vide DP1293072  
E4 EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE AND VARIABLE WIDTH vide DP1293072  
E5 EASEMENT FOR DRAINAGE OD WATER 2.5 WIDE vide DP1293072  
E6 RIGHT OF ACCESS VARIABLE WIDTH vide DP1293072

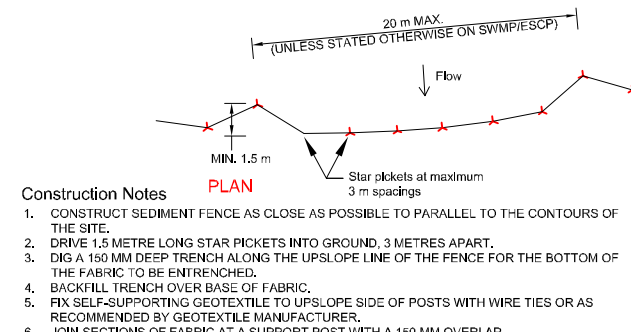


TEMPORARY CONSTRUCTION EXIT

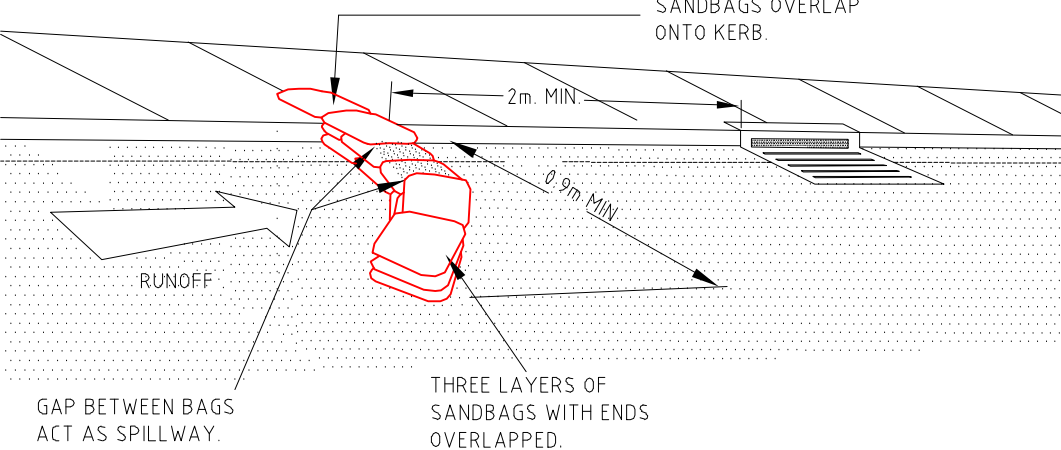
**MAINTENANCE:**  
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND / OR CLEANDUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED.



Geotextile Filter Fabric Drop Inlet Sediment Trap.



SEDIMENT CONTROL FENCE



SANDBAG KERB INLET SEDIMENT TRAP

## EROSION AND SEDIMENT CONTROL NOTES

### GENERAL INSTRUCTIONS

- E1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

### CONSTRUCTION SEQUENCE

- E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
- (a) INSTALL SEDIMENT FENCES
- (b) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

### EROSION CONTROL

- E5. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

### FENCING

- E7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.

ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.

TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

### OTHER MATTERS

ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

### SITE INSPECTION & MAINTENANCE

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

## LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- FENCE LINE
- TOP & TOE OF BANKS
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE (DBYD)
- UNDERGROUND TELECOMMUNICATIONS LINE (DBYD)
- UNDERGROUND SEWER LINE (DBYD)
- UNDERGROUND GAS LINE (DBYD)
- BENCH MARK
- POWER POLE
- WATER METER
- LETTER BOX
- spread diameter/approx height/trunk diameter
- PHOTOGRAPH LOCATION AND DIRECTION
- EXISTING TREE SHRUB TO BE RETAINED
- EXISTING TREE SHRUB TO BE REMOVED
- STRUCTURES TO BE REMOVED
- OVERLAND FLOW PATH
- PREVAILING WIND



DATE	BY	AMENDMENT

LANDSCAPE DESIGNER

**JK's GARDEN CREATIONS**

10 KANWARY CLOSE,  
RAYMOND TERRACE, NSW. 2324

John A. Kime  
Mob. 0412582966  
email.gardenflora704@gmail.com

Member AILDM  
Diploma in Horticulture Liscap Dsn, Cert. Ag

IN ASSOCIATION WITH:

**tolero**

**LANDSCAPE DESIGN**

Mishka Sternbeck  
P.O. BOX 203 RUTHERFORD NSW 2320  
Mob: 0422406688  
email: mishkas@optusnet.com.au

Member AILDM  
Diploma in Landscape Design

SITE ADDRESS

**INDUSTRIAL UNITS**

**LOT 3, DP 1296287**

**200 HAMMOND AVENUE**

**EAST WAGGA WAGGA**

CLIENT

**RIVERINA COMMERCIAL**

ARCHITECT

**RIVERINA COMMERCIAL BUILDING**

DRAWN JK

DATE 06/03/2024

SCALES 1:250 @ A1  
1:500 @ A3

CHECKED MS

SHEET 1 OF 3

Site Analysis Plan

JOB No. BROW210224





- 25 Agapanthus praecox  
55 Callistemon 'Little John'  
5 Dianella caerulea cultivar  
19 Grevillea 'Lady O'  
59 Hebe 'Blue Gem'  
11 Juniperus horizontalis ctr  
10 Melaleuca 'Claret Tops'  
2 Melaleuca linariifolia  
11 Nandina domestica 'moonbay'  
27 Photinia glabra 'Rubens'  
26 Rosmarinus tuscan blue  
4 Tristaniopsis laurina 'Luscious'

- 10 Buxus sempervirens  
28 Dianella caerulea cultivar  
1 Viburnum odoratissimma

- 129 Agapanthus praecox  
40 Callistemon 'White Anzac'  
2 Corymbia ficifolia 'summer red'  
18 Grevillea 'Lady O'  
18 Grevillea 'Pink Pearl'  
35 Juniperus horizontalis ctr  
99 Lomandra longifolia 'Tanika'  
6 Melaleuca 'Claret Tops'  
2 Melaleuca linariifolia  
21 Nandina domestica 'moonbay'  
10 Viburnum odoratissimma

### PLANT LEGEND

- EXISTING SITE TREE  
AP AGAPANTHUS PRAECOX  
BS BUXUS SEMPERVIRENS  
CLJ CALLISTEMON LITTLE JOHN  
CWA CALLISTEMON WHITE ANZAC  
CFSR CORYMBIA FICIFOLIA 'SUMMER RED'  
DCTV DIANELLA CAERULEA CTV  
GLO GREVILLEA LADY O  
GPP GREVILLEA PINK PEARL  
HB HEBE BLUE GEM  
JHC JUNIPERUS HORIZONTALIS CTV  
LT LOMANDRA TANIKA  
MCT MELALEUCA CLARET TOPS  
ML MELALEUCA LINARIIFOLIA  
NM NANDINA MOONBAY  
PGR PHOTINIA GLABRA RUBENS  
RTB ROSEMARY TUSCAN BLUE  
TLL TRISTANIOPSIS LAURINA LUSCIOUS  
VO VIBURNUM ODORATISSIMUM



### PLANT SCHEDULE

TREES, SHRUBS, GRASSES & GROUNDCOVERS			Qty	Pot Size mm/ltr	Mature Size W x H mtrs
ID	Botanical Name	Common Name			
AP	Agapanthus praecox	Agapanthus	154	150mm	.5 x 1m
BS	Buxus sempervirens	English box, European Box	10	200mm	1.5x2m
CLJ	Callistemon 'Little John'	Dwarf red bottlebrush	55	200mm	1.5x1.5m
CWA	Callistemon 'White Anzac'	White bottlebrush	40	200mm	1.5 x 1.5m
CFSR	Corymbia ficifolia 'summer red'	Grafted red flowering gum	2	25ltr	6 x 8m
DCTV	Dianella caerulea cultivar	Cultivar flax lillies	33	150mm	.7 x .7m
GLO	Grevillea 'Lady O'	Grevillea	37	200mm	2 x 1m
GPP	Grevillea 'Pink Pearl'	Grevillea	18	200mm	1 x 1m
HGB	Hebe 'Blue Gem'		59	200mm	1 x 1m
JHC	Juniperus horizontalis ctr		46	150mm	G/cover
LT	Lomandra longifolia 'Tanika'	Dwarf mat rush	99	150mm	.7x.7m
MCT	Melaleuca 'Claret Tops'	Dwarf red tipped snow in summer	16	200mm	1.5x1.5m
ML	Melaleuca linariifolia	snow in summer	4	25 ltr	4 x 8m
NM	Nandina domestica 'moonbay'	Dwarf sacred bamboo	32	200mm	1 x 1m
PGR	Photinia glabra 'Rubens'		26	200mm	4 x 6m
RTB	Rosmarinus tuscan blue	Rosemary	26	200mm	1.5x1.5m
TLL	Tristaniopsis laurina 'Luscious'	Water gum	4	25ltr	5 x 9m
VO	Viburnum odoratissimma		11	200mm	3 x 5m

ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.

DRAWING TO BE READ IN CONJUNCTION WITH THE  
ARCHITECTS-- STORMWATER-- ENGINEERS PLANS  
PLUS ASSOCIATED SHEETS ATTACHED

### LEGEND

- CONCRETE PATHS & DRIVEWAY  
TURF - REFER TO SHEET 5 FOR DETAILS  
100mm COMPACTED RHYOLITE TO SHADED  
AREAS - REFER TO SHEET 5 FOR DETAILS



DATE BY AMENDMENT

LANDSCAPE DESIGNER

### JK's GARDEN CREATIONS

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EAST WAGGA WAGGA

CLIENT  
**RIVERINA  
COMMERCIAL**

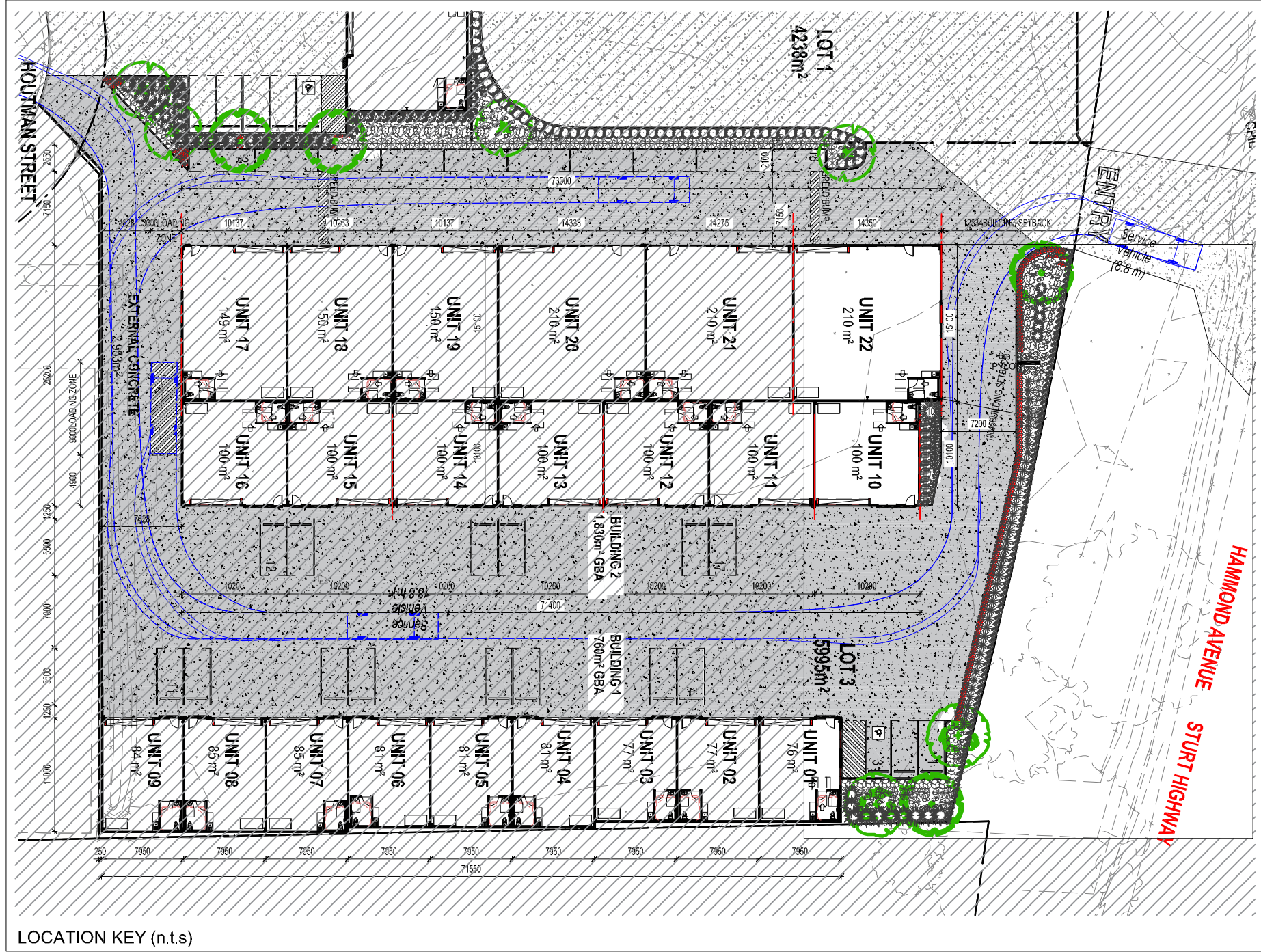
ARCHITECT  
**RIVERINA COMMERCIAL  
BUILDING**

DRAWN JK DATE 06/03/2024

SCALES 1:200 @ A1  
1:400 @ A3 CHECKED MS

SHEET 2 OF 5  
Landscape Plan  
~ Overall JOB No.  
BROW210224



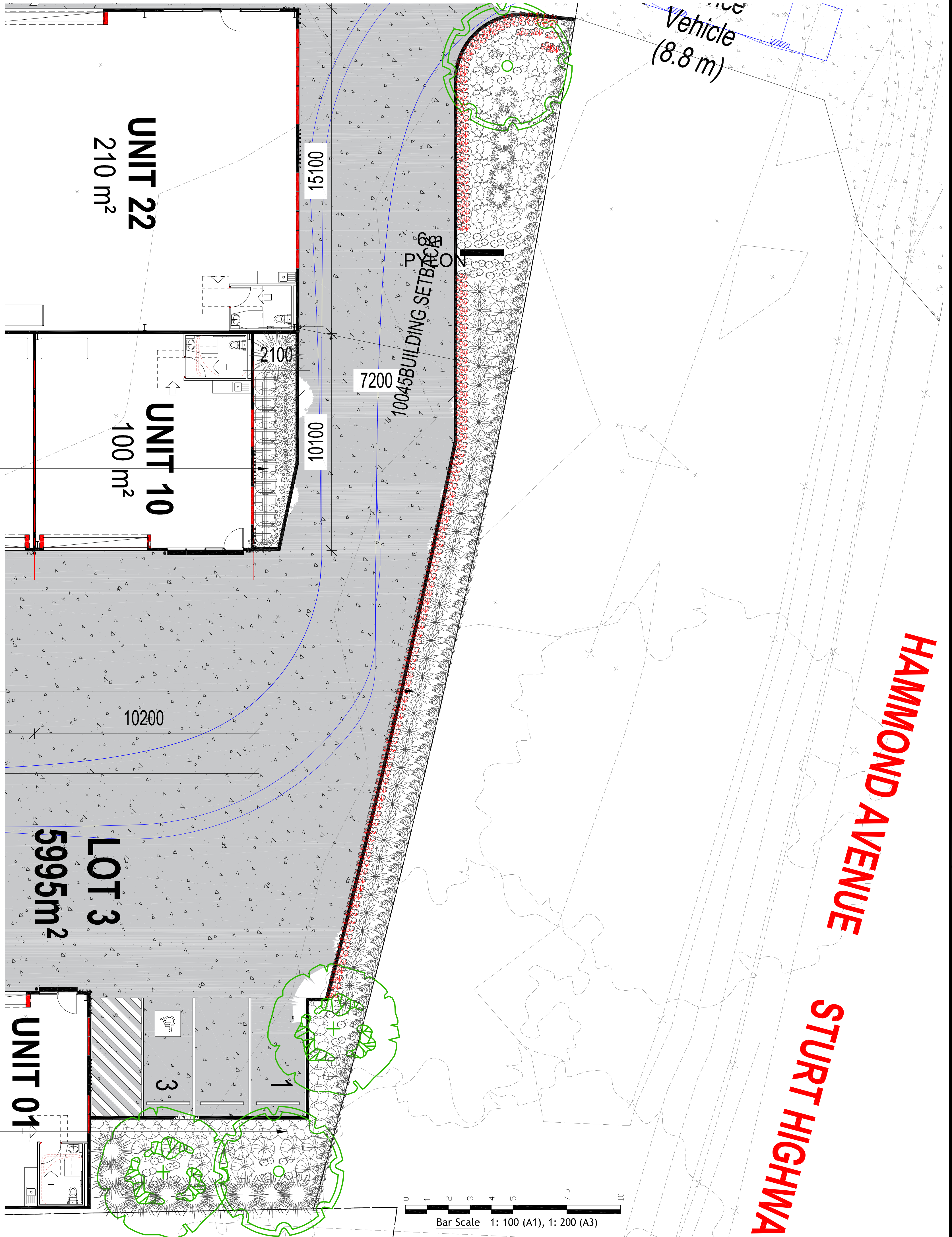


LOCATION KEY (n.l.s)

- 10 Buxus sempervirens  
28 Dianella caerulea cultivar  
1 Viburnum odoratissimma

- 129 Agapanthus praecox  
40 Callistemon 'White Anzac'  
18 Grevillea 'Lady O'  
5 Grevillea 'Pink Pearl'  
22 Juniperus horizontalis ctr  
82 Lomandra longifolia 'Tanika'  
6 Melaleuca 'Claret Tops'  
1 Melaleuca linariifolia

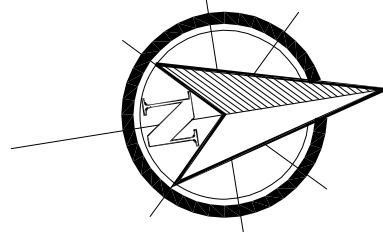
- 2 Corymbia ficifolia 'summer red'  
13 Grevillea 'Pink Pearl'  
13 Juniperus horizontalis ctr  
17 Lomandra longifolia 'Tanika'  
1 Melaleuca linariifolia  
21 Nandina domestica 'moonbay'  
10 Viburnum odoratissimma



DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS-- STORMWATER-- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

#### LEGEND

- CONCRETE PATHS & DRIVEWAY  
TURF - REFER TO SHEET 5 FOR DETAILS  
100mm COMPACTED RHYOLITE TO SHADED AREAS - REFER TO SHEET 5 FOR DETAILS



DATE	BY	AMENDMENT

LANDSCAPE DESIGNER  
**JK's GARDEN CREATIONS**  
10 KANWARY CLOSE,  
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John A. Kime  
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Member AILDM  
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SITE ADDRESS  
**INDUSTRIAL UNITS**  
LOT 3, DP 1296287  
200 HAMMOND AVENUE  
EAST WAGGA WAGGA

CLIENT  
**RIVERINA COMMERCIAL**

ARCHITECT  
**RIVERINA COMMERCIAL BUILDING**

DRAWN JK	DATE 06/03/2024
SCALES 1:100 @ A1 1:200 @ A3	CHECKED MS
SHEET 3 OF 5 Landscape Plan ~ Frontage	JOB No. BROW210224

#### PLANT LEGEND

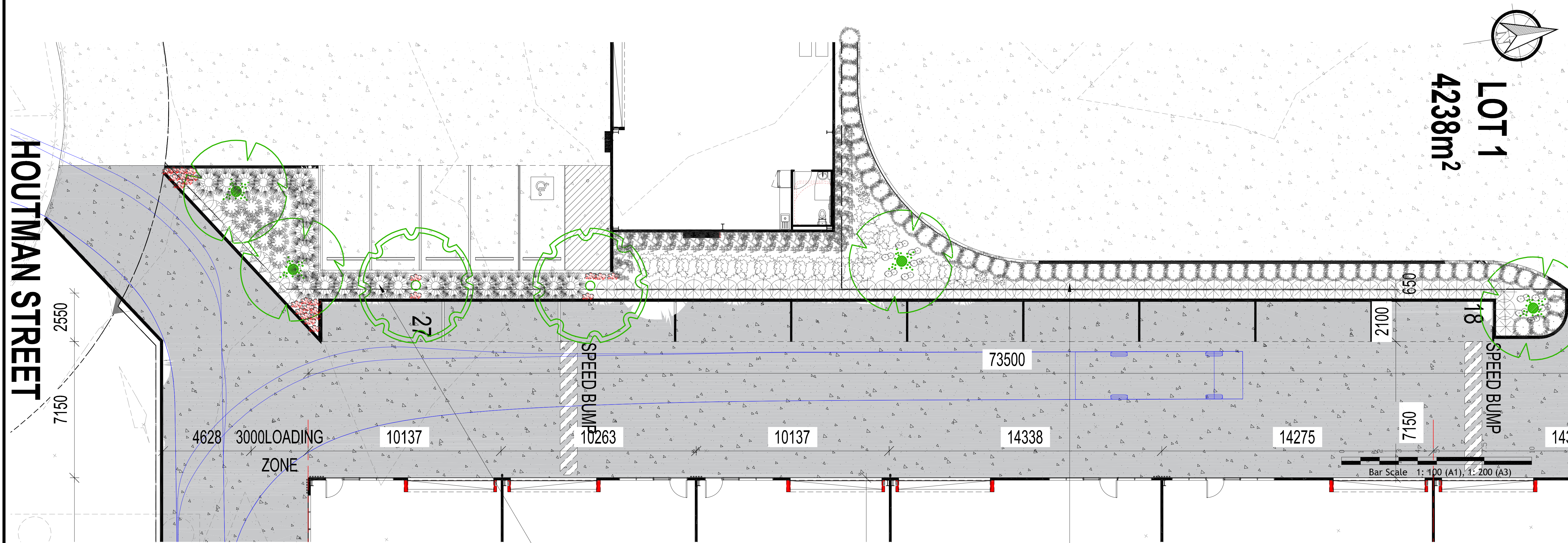
- EXISTING SITE TREE  
AP AGAPANTHUS PRAECOX  
BS BUXUS SEMPERVIRENS  
CLJ CALLISTEMON LITTLE JOHN  
CWA CALLISTEMON WHITE ANZAC  
CFSR CORYMBIA FICIFOLIA 'SUMMER RED'  
DCTV DIANELLA CAERULEA CTV  
GLO GREVILLEA LADY O  
GPP GREVILLEA PINK PEARL  
HB HEBE BLUE GEM  
JHC JUNIPERUS HORIZONTALIS CTV  
LT LOMANDRA TANIKA  
MCT MELALEUCA CLARET TOPS  
ML MELALEUCA LINARIIFOLIA  
NM NANDINA MOONBAY  
PGR PHOTINIA GLABRA RUBENS  
RTB ROSEMARY TUSCAN BLUE  
TLL TRISTANIOPSIS LAURINA LUSCIOUS  
VO VIBURNUM ODORATISSIMUM

Bar Scale 1: 100 (A1), 1: 200 (A3)

**HAMMOND AVENUE**

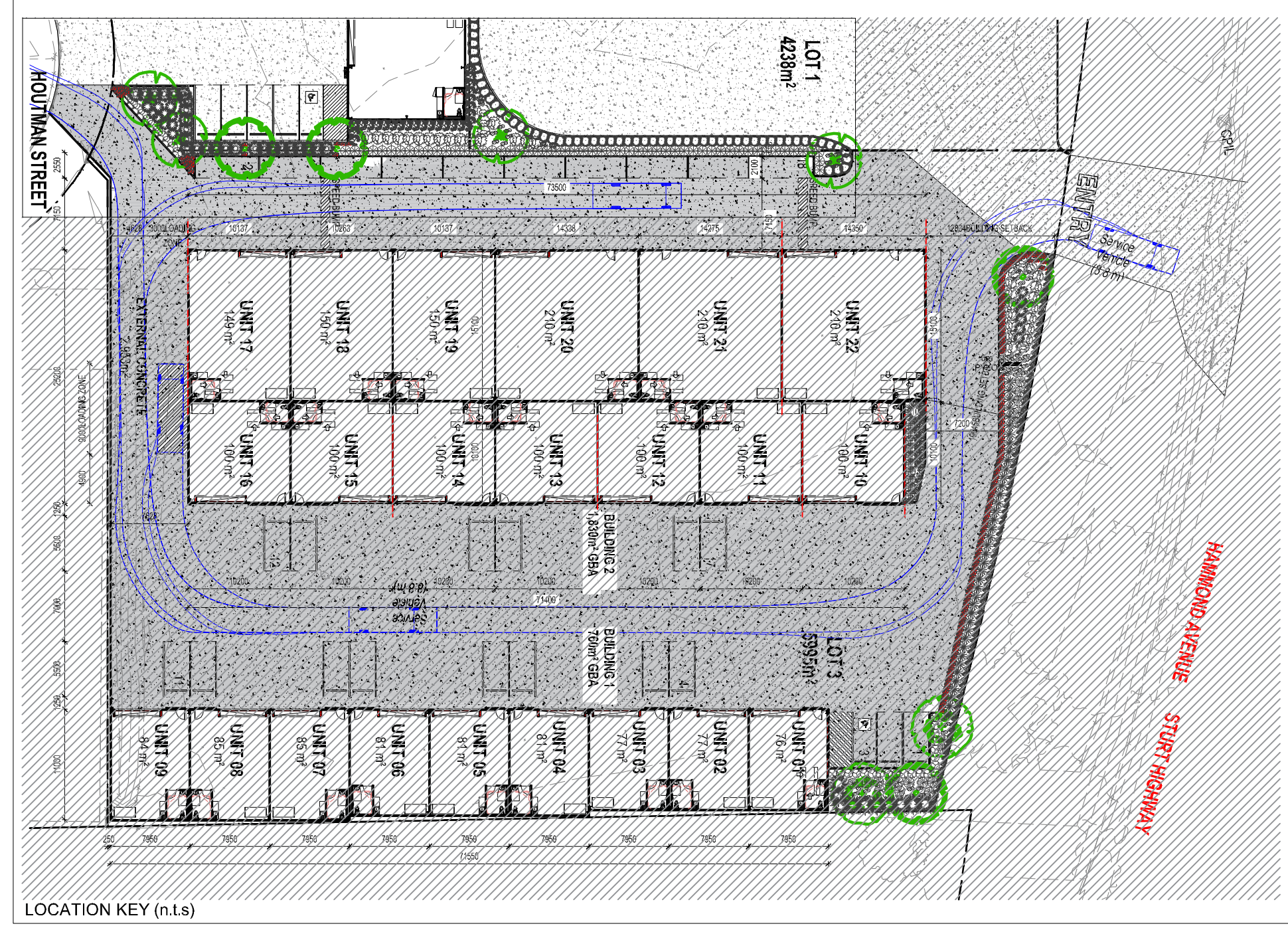
**STURT HIGHWAY**





- 25 Agapanthus praecox  
10 Melaleuca 'Claret Tops'  
2 Melaleuca linariifolia  
11 Nandina domestica 'moonbay'  
26 Photinia glabra 'Rubens'  
2 Tristaniopsis laurina 'Luscious'

- 55 Callistemon 'Little John'  
5 Dianella caerulea cultivar  
19 Grevillea 'Lady O'  
59 Hebe 'Blue Gem'  
11 Juniperus horizontalis ctr  
26 Rosmarinus tuscan blue  
2 Tristaniopsis laurina 'Luscious'



PLANT LEGEND

	EXISTING SITE TREE		JHC JUNIPERUS HORIZONTALIS CTV
	AP AGAPANTHUS PRAECOX		LT LOMANDRA TANIKA
	BS BUXUS SEMPERVIRENS		MCT MELALEUCA CLARET TOPS
	CLJ CALLISTEMON LITTLE JOHN		ML MELALEUCA LINARIIFOLIA
	CWA CALLISTEMON WHITE ANZAC		NM NANDINA MOONBAY
	CFSR CORYMBIA FICIFOLIA 'SUMMER RED'		PGR PHOTINIA GLABRA RUBENS
	DCTV DIANELLA CAERULEA CTV		RTB ROSEMARY TUSCAN BLUE
	GLO GREVILLEA LADY O		TLL TRISTANIOPSIS LAURINA LUSCIOUS
	GPP GREVILLEA PINK PEARL		VO VIBURNUM ODORATISSIMUM
	HB HEBE BLUE GEM		

LEGEND

	CONCRETE PATHS & DRIVEWAY
	TURF - REFER TO SHEET 5 FOR DETAILS
	100mm COMPACTED RHYOLITE TO SHADED AREAS - REFER TO SHEET 5 FOR DETAILS



DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS-- STORMWATER-- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

DATE			LANDSCAPE DESIGNER		IN ASSOCIATION WITH:		SITE ADDRESS		CLIENT		ARCHITECT--DRAFTSMAN		DRAWN		DATE	
			JK's GARDEN CREATIONS		tolero LANDSCAPE DESIGN		INDUSTRIAL UNITS LOT 3, DP 1296287 200 HAMMOND AVENUE EAST WAGGA WAGGA		RIVERINA COMMERCIAL		RIVERINA COMMERCIAL BUILDING		JK		06/03/2024	
			10 KANWARY CLOSE, RAYMOND TERRACE, NSW. 2324		Mishka Sternbeck P.O. BOX 203 RUTHERFORD NSW 2320								1:100 @ A1		CHECKED	
			John A. Kime Mob. 0412582966 email.gardenflora704@gmail.com		email: mishkas@optusnet.com.au Member AILD								1:200 @ A3		MS	
			Member AILD		Diploma in Landscape Design								4 OF 5		JOB No.	
			Diploma in Horticulture Lsape Dsn, Cert. Ag										Landscape Plan ~ Driveway		BROW210224	



INITIAL PREPARATION

Verify all dimensions on site prior to commencement, locate all underground services and ensure no damage occurs to them throughout the contract. Comply with the requirements of the Council site guidelines in reference to erosion and sediment control regulations and other environmental controls to contain all within confines of the site. Spray with approved herbicide weed killer to all proposed lawn and garden areas to manufactures directions. Spray all weeds before commencement of any site works are carried and throughout the contract so as to suppress any weeds that may arise. Source all plants before start of job so the time factor to purchase from species list, will be true to plant schedule. The trees and shrubs recommended may sometimes be difficult to source due to times of year, weather, disease etc, this being the case, please inform early so arrangements to substitute can be made. Excess soils and contaminated soil are to removed within the guidelines of the council requirements to approved sites.

SOIL PREPARATION

Cultivate to the minimum depth of 200mm in all garden areas and 100mm depth in all lawn areas; add a clay breaker to all garden areas, before the addition of garden soil is added. In all areas where fill is required, gain required levels using a premium soil mix. Where excavation is required as with clay excavate as required to allow for addition of 200-400mm depth of premium garden soil to garden areas and 100-300mm depth of topsoil to lawn areas. Undertake all required action to ensure that no root balls of proposed plants sit in clay wells and that all garden and lawn areas drain satisfactorily. It is the contractor's responsibility to ensure the end result of the project is that all lawn and garden areas drain sufficiently (both surface and subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Soil levels are to allow for the addition of turf and mulches to specified requirements.

GARDEN EDGING

EDGING: Timber edging shall be located to all planter bed edges where meeting new or existing turfed areas. Use 38x150mm treated pine edging with 50x50 pegs at 1200 centres finished 30mm below top of edging.

PLANTING

Purchase plants from an approved nursery that supplies plants that are true to type and species, healthy and able to store at nursery to maintain vigor before planting. Plant within 24hrs of plants being delivered. Set out plants as indicated on plan. Plant holes shall be dug approximately twice the width and 100mm deeper than the plant root balls that they are to receive. Add fertilizer, followed by 100mm of garden soil shall be placed into the base of hole and lightly consolidated. Remove plant from container install and backfill with garden soil and firmed into place. Base of stem shall finish flush with finished soil level. Thoroughly water all plants on first planting to soak soil of plant and surrounding soil so as to allow roots to adjust, do not allow drying out. Water regular over the first 3-4 weeks.

FERTILISING

Use slow release fertilizers such as osmocote and or agriform tablets on all plants.

MULCHING

Install 100mm minimum of Forest mulch as a mulch over all gardens. Shaded areas mulch with 10-25mm pebble mulch with weedmat under.

GRAVEL AREAS

- Consolidated crushed rhyolite, 100mm thick, over a compacted road base. Contain areas between gardens & gravel with timber edging.

RETAINING WALLS

Erection of masonry block retaining walls treated timber retaining walls to be as per retaining wall specification guidelines . All retaining walls and footings to remain within the confines of boundary.

TURF

Prepare for, level and lay cultivated Buffalo turf to all areas nominated on the plan as being lawn. To be layed within 24 hrs of delivery on site, making sure all areas are level for drainage, garden edging and paths.

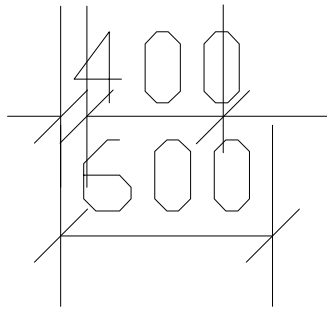
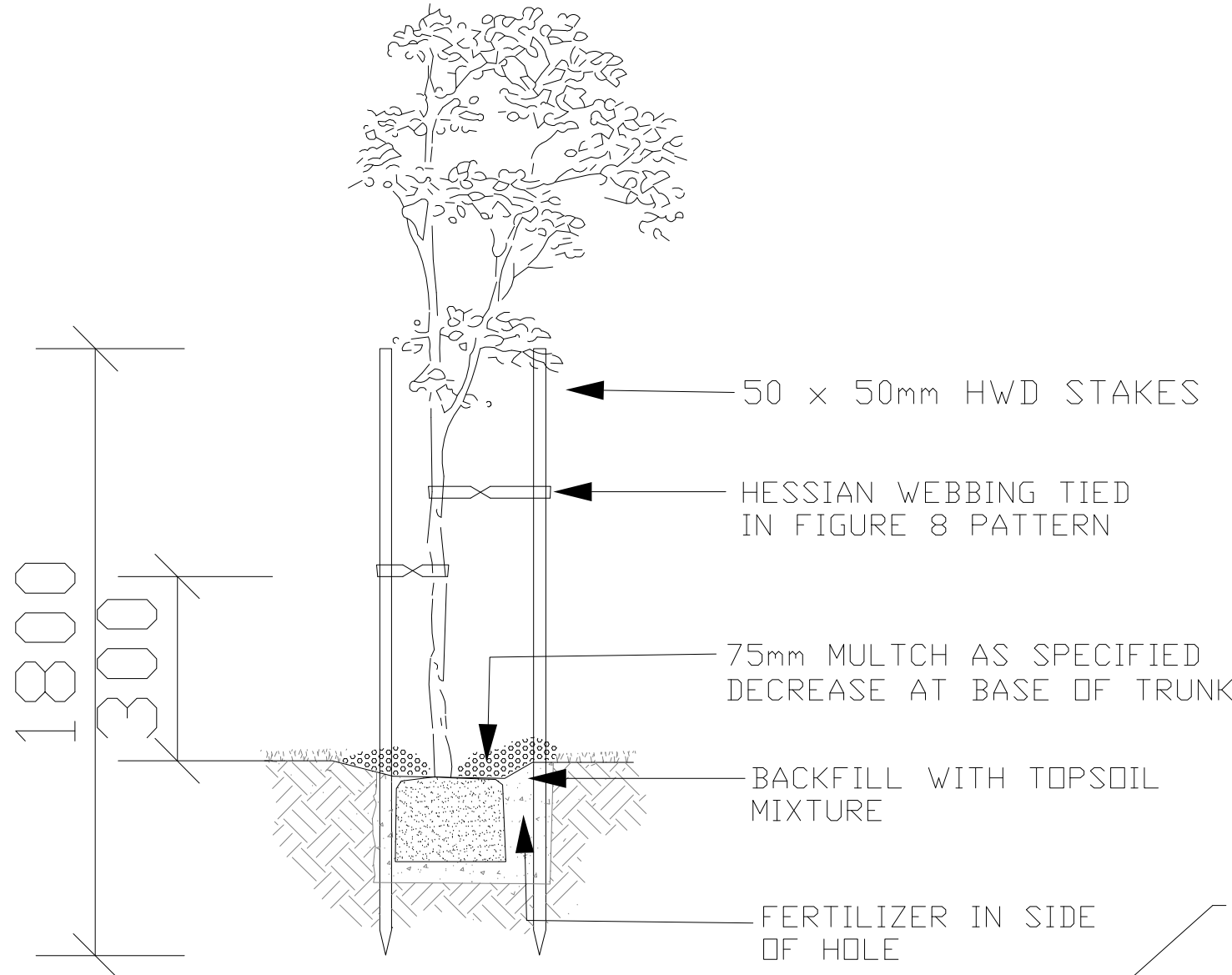
COMPLETION

Prior to practical completion removal from site all unwanted debris occurring from work. Satisfy council that all landscaping work has been undertaken in strict accordance with council's landscape codes and guide lines.

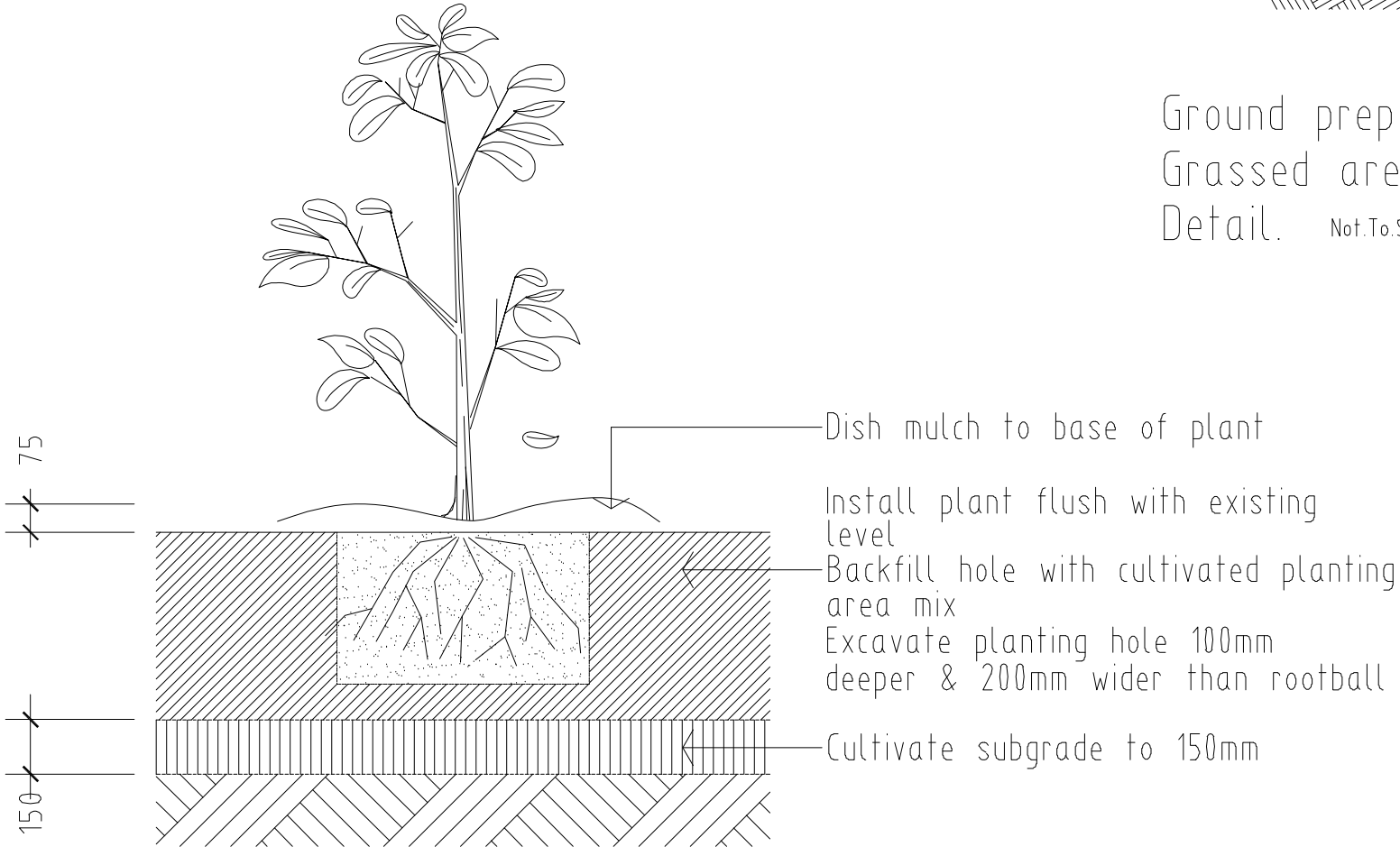
At the completion of landscape works and prior to the issue of the Certificate of Practical Completion.

Carry out the following during the maintenance period( determined by Builder). These works shall include but not limited to watering, weeding, fertilizing, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.

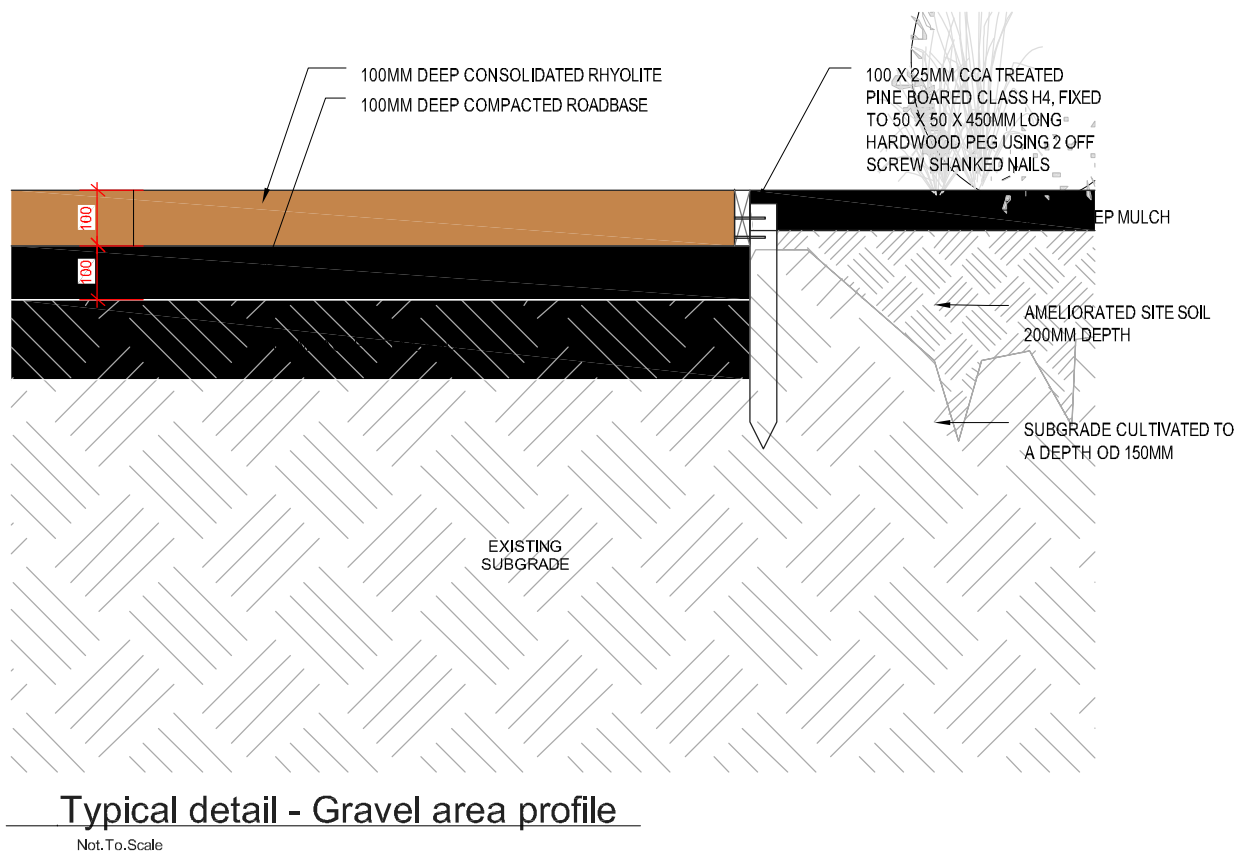
TREES STAKE DIAGRAM



25L-100L

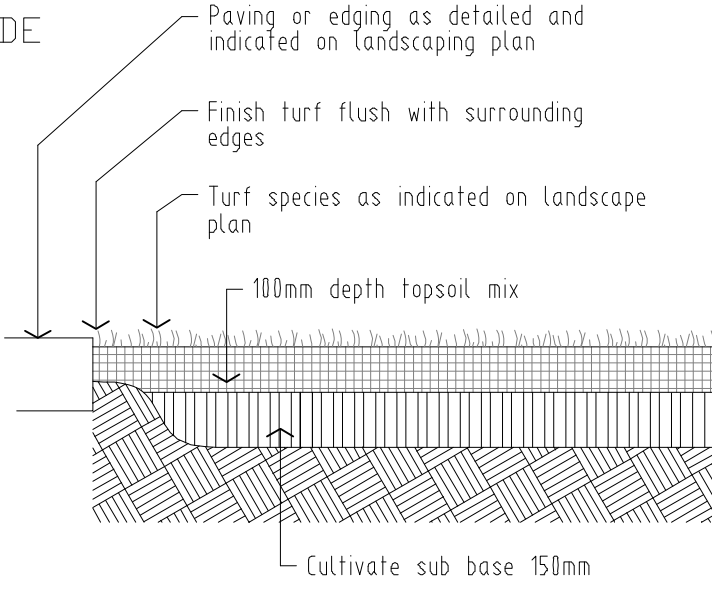


Planting in garden beds  
Detail. Not To Scale.

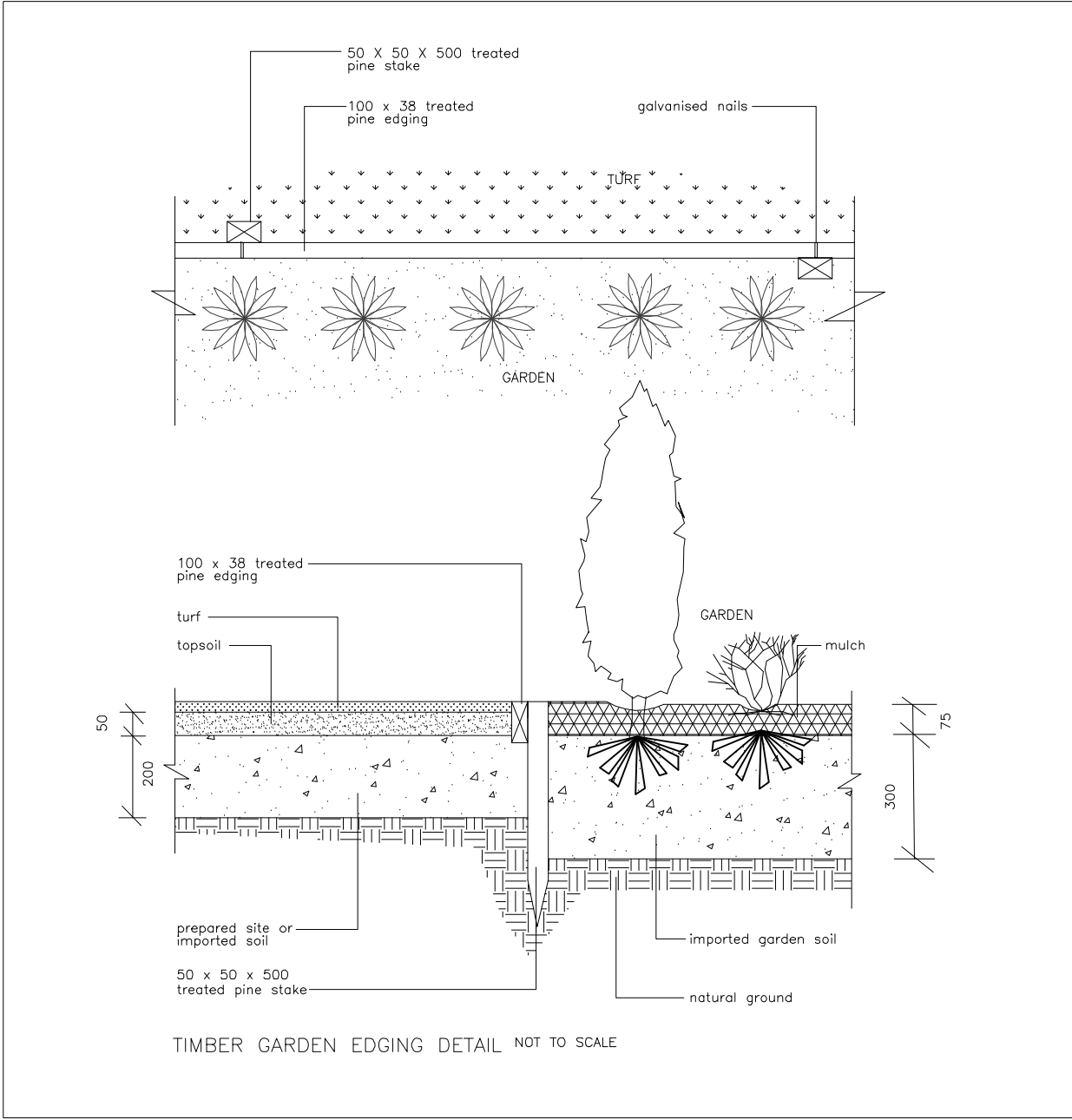


Typical detail - Gravel area profile

Not To Scale



Ground preparation  
Grassed area: turf using imported topsoil  
Detail. Not To Scale.



TIMBER GARDEN EDGING DETAIL NOT TO SCALE

PLANT SCHEDULE

TREES, SHRUBS, GRASSES & GROWDCOVERS			Qty	Pot Size mm/ltr	Mature Size W x H mtrs
ID	Botanical Name	Common Name			
AP	Agapanthus praecox	Agapanthus	154	150mm	.5 x 1m
BS	Buxus sempervirens	English box, European Box	10	200mm	1.5x2m
CLJ	Callistemon 'Little John'	Dwarf red bottlebrush	55	200mm	1.5x1.5m
CWA	Callistemon 'White Anzac'	White bottlebrush	40	200mm	1.5 x 1.5m
CFSR	Corymbia ficifolia 'summer red'	Grafted red flowering gum	2	25ltr	6 x 8m
DCTV	Dianella caerulea cultivar	Cultivar flax lillies	33	150mm	.7 x .7m
GLO	Grevillea 'Lady O'	Grevillea	37	200mm	2 x 1m
GPP	Grevillea 'Pink Pearl'	Grevillea	18	200mm	1 x 1m
HBG	Hebe 'Blue Gem'		59	200mm	1 x 1m
JHC	Juniperus horizontalis ctrvr		46	150mm	G/cover
LT	Lomandra longifolia 'Tanika'	Dwarf mat rush	99	150mm	.7x.7m
MCT	Melaleuca 'Claret Tops'	Dwarf red tipped snow in summer	16	200mm	1.5x1.5m
ML	Melaleuca linariifolia	snow in summer	4	25 ltr	4 x 8m
NM	Nandina domestica 'moonbay'	Dwarf sacred bamboo	32	200mm	1 x 1m
PGR	Photinia glabra 'Rubens'		26	200mm	4 x 6m
RTB	Rosmarinus tuscan blue	Rosemary	26	200mm	1.5x1.5m
TLL	Tristaniopsis laurina 'Luscious'	Water gum	4	25ltr	5 x 9m
VO	Viburnum odoratissimma		11	200mm	3 x 5m

ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.

DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS- STORMWATER- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED



DATE	BY	AMENDMENT

LANDSCAPE DESIGNER

**JK's GARDEN CREATIONS**  
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SITE ADDRESS

**INDUSTRIAL UNITS**  
**LOT 3, DP 1296287**  
**200 HAMMOND AVENUE**  
**EAST WAGGA WAGGA**

CLIENT

**RIVERINA COMMERCIAL**

ARCHITECT

**RIVERINA COMMERCIAL BUILDING**

DRAWN JK	DATE 06/03/2024
SCALES	CHECKED MS
SHEET 5 OF 5 Specification Plan	JOB No. BROW210224



Dated: March 2024

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED DEVELOPMENT AND SUBJECT LOCATION:

Staged Industrial Units (22) with associated signage, car parking, earthworks and landscaping.



200 Hammond Ave, East Wagga Wagga  
Lot 3 DP 1296287

**Applicant**  
Riverina Commercial Building Pty Ltd



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## 1.0 INTRODUCTION

This Statement of Environmental Effects relates to the proposed industrial units with associated signage, car parking, earthworks and landscaping at 200 Hammond Ave, East Wagga Wagga. This Statement of Environmental Effects has been prepared to demonstrate environmental, social and economic matters associated with the proposal outlined below. This statement examines how the proposal fits the location and the planning merits of the development in accordance with Wagga Wagga Local Environmental Plan 2010 and Wagga Wagga Development Control Plan 2010. This statement provides the supporting documentation for the development application to seek consent for the industrial units and associated works.

The objectives of this statement are the following:

- To provide a description of the subject site and the surrounding locality
- To provide discussion of the relevant environmental planning instruments
- To provide an assessment of the potential environmental and social impacts



## 2.0 SITE DETAILS

The site is located at 200 Hammond Ave, East Wagga Wagga, Lot 3 DP1296287. The site is currently cleared, undeveloped land and zoned E3 Productivity Support. The site is surrounded by established industrial developments or vacant sites ready for development.

- The site is 5995m<sup>2</sup>.

*Figure 1: Site Location*





### 3.0 PROPOSED DEVELOPMENT

This application seeks approval for a Staged consent for the use and construction of twenty Two (22) light industrial units with associated signage, car parking, earthworks and landscaping. The proposed development will have minimal impact on the existing surrounds being located in an established industrial estate. The proposal includes:

#### Stage 1

##### ➤ Industrial Units

##### **Building 1**

Unit 1: 76m<sup>2</sup>

Unit 2: 77m<sup>2</sup>

Unit 3: 77m<sup>2</sup>

Unit 4: 81m<sup>2</sup>

Unit 5: 81m<sup>2</sup>

##### **Building 2**

Unit 10: 100m<sup>2</sup>

Unit 11: 100m<sup>2</sup>

Unit 12: 100m<sup>2</sup>

Unit 13: 100m<sup>2</sup>

Unit 20: 210m<sup>2</sup>

Unit 21: 210m<sup>2</sup>

Unit 22: 210m<sup>2</sup>

##### ➤ Landscaping and removal of two trees

##### ➤ Signage:

- Unit numbering signage and Business identification signage for each unit.

##### ➤ Car parking:

Car parks 1-7, 15-22 and all associated external concrete.



## Stage 2

### ➤ Industrial Units

Building 1

Unit 6:

Unit 7:

Unit 8:

Unit 9:

Building 2

Unit 14:

Unit 15:

Unit 16:

Unit 17:

Unit 18:

Unit 19

### ➤ Signage

- ☐ Unit numbering signage and Business identification signage for each unit.

### ➤ Car parking

Car parks 8-14, 23-27 and associated external concrete.



*Figure 2: Proposed Industrial Units*



## 4.0 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2014

### Part 1 Preliminary

#### 1.1 Name of Plan

The proposed industrial units are consistent with the performance criteria and acceptable solutions of the Local Environmental Plan both generally and specifically.

### Part 2 Permitted or Prohibited Development

#### 2.1 Land Use Zones

The land is Zoned 'E3 Productivity Support under the provisions of Wagga Wagga LEP 2010.

#### 2.2 Zoning of Land to Which Plan Applies

The proposal is located on land contained within the Land Zoning Map under the Wagga Wagga LEP 2010.

#### 2.3 Zone Objectives and Land Use Table

##### **Zone E3 Productivity Support.**

##### **1 Objectives of zone**

- *To provide a range of facilities and services, light industries, warehouses and offices.*
- *To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.*
- *To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.*
- *To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.*
- *To provide opportunities for new and emerging light industries.*
- *To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.*
- *To protect the primacy of the Wagga Wagga central business district.*
- *To maintain the effective operation and function of main roads and limit opportunities for additional access to and from the Sturt Highway.*
- *To facilitate a mix of uses along the Sturt Highway that service the needs of the travelling public.*



## Permitted without consent

Home businesses; Home occupations; Roads

## 3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; **Light industries**; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

## 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Registered clubs; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

### 4.3 Height of Buildings

The subject site does not have specified height limit under the LEP. Height of the building is 6.7m high consistent with the surrounding existing development.

### 4.4 Floor Space Ratio

The subject site does not have a specified FSR under the LEP. Compliant setbacks, landscaping and car parking has been provided.

### 5.10 Heritage Conservation

The subject site is not located within a heritage conservation area and does not contain any heritage items.

### 5.11 Bush Fire Hazard Reduction

The subject site is classified as bushfire prone land.

## 7.1A Earthworks

The proposal involves earthworks for footings and slabs. The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

## **7.2 Flood Planning**

The subject site is classified as flood prone land. The proposed development has been designed by a qualified civil engineer to meet the 1 in 100year flood level.

## **7.3 Biodiversity**

The subject site is clear of all vegetation

## **7.4 Vulnerable Land**

The subject site is not located within area identified as 'vulnerable land'

## **7.5 Riparian lands and waterways**

The subject site is not located on or near a waterway

## **7.6 Groundwater vulnerability**

The subject site is located on land identified as 'groundwater' on Council Water Resource Map. The proposed development will not have an adverse impact on the existing groundwater sources.



## 5.0 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

### PART A

#### Section 1: General

The proposed industrial units are consistent with the performance criteria and acceptable solutions of the Development Control Plan both generally and specifically.

### PART B

#### Section 2: Controls that apply to all development

##### 2.1 Vehicle access and movements

One new driveway access is provided to the site and is located in accordance with relevant Australian Standards with adequate sightlines. All vehicles are able to enter and leave the site in a forward direction. Loading areas for each unit are provided and turning path for 8.8m medium rigid vehicle is shown on the plans.

##### 2.2 Off-street parking

Sufficient off-street parking is provided on site in accordance with Council parking rates.

Land Use	Parking Rate	GFA	Required
Industrial	1 space / 100m <sup>2</sup> GFA or 1 space / 2 employees (whichever is greater)	2506m <sup>2</sup> /100 = 25.06	25
Total Required			25
Total Provided			27

Car parking has been designed in accordance with relevant Australian Standards including one disabled car space. Satisfactory landscaping is provided at the front of the site to screen the concrete and parking areas from the street.

##### 2.3 Landscaping

Landscaping has been designed and plans are included with this application. Landscaping has been designed to complement the building design and location and to 'soften' the impact of the building from the street. All plants selected are native and low maintenance.

##### 2.4 Signage

###### General Controls

- All signage relates directly to the use of the proposed industrial building

- The proposed signage will be aesthetically pleasing and appropriate for the nature of the business
- The signs will not obscure any decorative forms or molding and observe a reasonable separation distance from the lines of windows and doors.
- The proposed signs are of a size and proportion which complement the scale of the building and surrounding area.
- All signs will be securely fixed and maintained in a safe manner.
- The signage will not be illuminated
- The signage will not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design.

### **Wall Sign**

22x business identification signs

One business identification sign will be provided for each unit located above the roller door and does not protrude the parapet or eave. Each sign does not exceed 20% of the above ground elevation of each unit.

### **Pylon Sign**

1 pylon sign 6m high

The pylon sign is to be used as a common directory for the tenants within the building. It is located within the front landscape area of the site. This is compliant with the maximum panel area.

## **2.5 Safety and security**

The proposed development has been designed with consideration of the CPTED principles. A crime risk assessment is not required for this proposed development.

## **2.6 Erosion and sediment control principles**

Erosion and sediment control will be provided at CC stage.

## **2.7 Development adjoining open space**

The proposed development does not adjoin open space

## **Section 3: Heritage Conservation**

The subject site is not located in the Wagga Wagga heritage conservation area or near a heritage item.



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

### **Bushfire**

The proposed site is located in a bushfire area, however given the nature of this development, a further investigation is not required.

### **Flooding**

The subject site is classified as flood prone land. The proposed development has been designed by a qualified civil engineer to meet the 1 in 100year flood level. All construction materials are flood compatible and all proposed fencing will allow flood waters to equalize on either side.

## **Section 5: Landscape and Natural Resource Management**

This section is not applicable to the proposed development.

## **PART C**

### **Section 6: Villages**

The proposed development is not located in zone RU5 Village in the LEP

## **PART D**

### **Section 7: Subdivision**

The proposed development does not include subdivision.

### **Section 8: Rural Development**

The proposed development is not located on land zoned RU1 or RU2.

### **Section 9: Residential Development**

The proposed development is not residential or located on residential zoned land in the LEP.

### **Section 10: Business Development**

The proposed development is located on business zoned land in the LEP.

### **10.6 Enterprise Corridor Zone**

The development is in Precinct 5.

#### Design Principles

*P1 Consolidate lots in the Enterprise Corridor and improve links within the corridor.*

*P2 Reinforce the character and function of the Sturt Highway /*

*Hammond Avenue as a main road.*

*P3 Use opportunities for landscape and streetscape improvements to improve the entry corridors.*

*P4 Improve urban design and encourage quality-built form.*

### **Development Objectives**

*O1 To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of centres.*

*O2 To facilitate the development of large-scale business premises that do not detract from the core commercial functions of the Wagga Wagga central business district.*

*O3 To protect the primacy of the Wagga Wagga central business district.*

*O4 Encourage development consistent with the desired future outcomes identified in Appendices A to G.*

### **Site design and setbacks**

Objectives

*O1 Promote functional site design while providing flexibility to respond to site conditions.*

*O2 Allow for flexibility within the front setback area to be partly used for car parking provided it is complemented by quality landscaping.*

*O3 Provide adequate loading facilities to minimise on-street disturbance.*

*O4 Encourage improved built outcomes by encouraging consolidation of smaller sites.*

### **Controls**

*C1 All developments on sites and consolidation of sites larger than 1 hectare within the B6 zone are required to be in accordance with an urban design based on a master plan approved by Council. Controls C2 to C11 should be taken into account when preparing master plans.*

*C2 The front setback for new development is to be a minimum of 10m or consistent with adjoining properties that have a dominant building alignment closer to the street.*

The building is set back is consistent with the above requirement.



*C3 Developments are to provide an active interface to the street. Avoid blank walls and “back of house” services to street elevations.*

Blank walls have been avoided, providing articulation of walls.

*C4 All parking, vehicle access, loading and unloading facilities to be from rear lanes where available.*

Not applicable.

*C5 The front area is to be landscaped. The setback area may be used for site access and parking provided that at least 15% of the setback area is landscaped.*

The front setback is landscaped, as per the accompanying landscape plans.

*C6 Side and rear setbacks will be considered whilst having regard to fire and safety separation requirements as determined in accordance with the Building Code of Australia.*

The side and rear setbacks are compliant with the BCA.

*C7 Awnings may project into the front setback to a maximum depth of 2m. The awning is to be designed as an integrated element of the facade.*

Not applicable.

*C8 Loading facilities are to be provided for within the site area and distinguished from car parking areas.*

The proposed loading bay is provided in the South Western corner of the site.

*C9 Driveway crossings must be large enough to accommodate vehicles related to loading and unloading.*

This is demonstrated in the provided truck turning paths.

*C10 Car parking and loading and unloading areas must be designed to ensure adequate maneuverability.*

This has also been demonstrated in the provided truck turning paths.

*C11 Limited access onto Sturt Highway will be permitted. Where practical, service lanes should be provided.*

Access has already been provided as a part of DA22/0121.

### **Building and boundary design**

#### **Objectives**

*O1 Promote attractive and functional buildings through consistent architectural quality and design innovation.*

*O2 Minimise expanses of blank walls and facades, especially on front facades.*

#### **Controls**

*C1 A change in plane (i.e. an inundation) of a minimum of 300mm in each elevation addressing the street frontage is required for every 25m of wall length.*

Not applicable.

*C2 Minimise expanses of blank walls and use articulation and materials to create visually interesting street elevations.*

Blank walls have been avoided, providing articulation of walls.

*C3 Building facades are to be designed using non-reflective materials and finishes.*

The building facades are non-reflective in nature, as demonstrated on the Architectural Plans.

*C4 Security fencing, cyclone mesh and chain wire fencing are not encouraged forward of the building line. Where fencing is required at the property boundary, it should be decorative, open in character and no greater than 1.8m in height and be complemented by quality landscaping. Black open mesh fencing is preferred.*

No Fencing is proposed on this development.



## **Development near residential areas Objectives**

*O1 Minimise impacts on residential amenity from development.*

*O2 Ensure good integration with adjoining residential areas.*

## **Controls**

*C1 Orientate buildings away from residential land and minimise openings towards residential boundaries as a means to reduce noise transmissions. Noise attenuation measures may also be required.*

The proposed development is not surrounded by residential land. Noise attenuation measures are listed within the acoustic report provided.

*C2 Provide a minimum of 3m in landscape buffer along any common boundary of land zoned for residential or rural development.*

Not applicable.

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

The proposed signage will have no impact on residential land, as it is not illuminated.

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

Not applicable

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

The loading bay provided is somewhat screened from the road, however as no residential properties are within close proximity, this control is not applicable.

*C6 Locate services and any mechanical vents or equipment away from residential development.*

Not applicable.

*C7 Hours of operation are generally not to exceed 6am to 9pm daily. However dispensation may be considered for uses licensed to operate beyond those times, based on individual merits*

We ask that the site have hours of operation between 6am-7pm Monday- Sunday, which is compliant with the above control.

*C8 A site management plan may be required where extended out of hours activity are likely outside an enclosed building, such as truck or vehicle movements, loading noises and the like, or for any use that might generate impacts that could affect residential amenity.*

We ask that this be conditioned as a part of the DA consent, especially considering the lack of residential land surrounding the development.

## **Section 11: Industrial Development**

The subject site is not zoned IN1 General Industrial.

### **Operational Requirements**

- A Waste Management & Minimisation Plan has been submitted with the Application addressing both construction and ongoing waste.
- There are no demolition works associated with the application.
- The subject site is connected to the reticulated sewer system.
- An erosion and sediment control plan has been submitted with the application.
- The proposal is located within in an existing industrial estate and will have minimal to no impact on existing air quality, noise and vibration.

## **6.0 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021**

### **Part 1 Preliminary – 1 to 7**

The subject site is located within the state of New South Wales therefore the *SEPP Industry and employment 2021* applies to this development application. The proposed development is consistent with the aims of the Policy.

### **Part 2 Signage Generally**

#### **8 Granting of consent to signage**

The proposed business identification signage is consistent with the objectives of the Policy and satisfies the assessment criteria specified in schedule 1 of the Policy. The proposed signage is compatible with the character of the area and does not 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. The proposed signage does not obscure or compromise important views, dominate the skyline or reduce the quality of vistas and respects the viewing rights of other advertisers. The proposed scale, proportion and form of the proposed signage is appropriate for the streetscape, setting and landscape and does not protrude above buildings, structures or tree canopies in the area. The proposed signage is compatible with the scale, proportion and other characteristics of the site and buildings and respects important features of the site and buildings. The proposed signage does not reduce the safety for any public road, pedestrians, bicyclists or children by obscuring sightlines from public areas.

### **Part 3 Advertisements**

#### **Division 1 General**

##### **9 Advertisements to which this Part applies**

The proposed signage is business identification signage.

##### **10 Prohibited advertisements**

The proposed signage is not an advertisement.

#### **Division 2 Control of advertisements**

##### **11 Requirement for Consent**

The proposed signage is not an advertisement.

##### **12 Consent authority**

The proposed signage is not an advertisement.

##### **13 Matters for consideration**



The proposed signage is not an advertisement.

#### **14 Duration of consents**

The proposed signage is not an advertisement.

### **Division 3 Particular advertisements**

#### **15 Advertisements on rural or non-urban land**

The subject site is not zoned rurally.

#### **16 Transport corridor land**

The proposed signage is not located on transport corridor land.

#### **17 Advertisements with display area greater than 20 square metres or higher than 8 metres above ground**

The proposed signage does not have a display area greater than 20m<sup>2</sup> or a height greater than 8 metres.

#### **18 Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road**

The proposed signage does not have a display area greater than 20m<sup>2</sup> and within 250 metres of a classified road.

#### **19 Advertising display area greater than 45 square metres**

The proposed signage does not have a display area greater than 45m<sup>2</sup>.

#### **20 Location of certain names and logos**

The proposed signage does not include the name or logo of the person who owns or leases the advertisement.

#### **21 Roof or sky advertisements**

The proposed signage does not include roof or sky advertisements.

#### **22 Wall advertisements**

The proposed signage is business identification signage and does not include advertisement signage.

#### **23 Freestanding advertisements**

The proposed signage is not a freestanding advertisement sign.

#### **24 Advertisements on bridges**

The proposed signage is not located on a bridge.

#### **25 Special promotional advertisements**

The proposed signage is not for special promotional advertisements.

#### **26 Building wrap advertisements**

The proposed signage is not for a building wrap advertisement.

#### **27 Advertisements within navigable waters**

The proposed signage is not located within navigable waters.

## **28 Application of provisions of this Division**

No provision of this Division is applicable to the proposed signage.

## **Part 4 Miscellaneous**

### **29 Advertising design analysis**

The proposed signage is not related to an advertising design analysis by Council. This clause is not applicable to the proposal.

### **30 (Repealed)**

This clause has been repealed.

### **31 Consultation with RTA**

The proposed signage does not require consultation with the RTA. This clause is not applicable to the proposal.

### **32 Applications made before the commencement of this Policy**

The proposed application was made after the commencement of this Policy. This Clause is not relevant to this proposal.

### **32A Savings for development applications made before SEPP No 64—Advertising & Signage (Amendment No 2)**

The proposed application was made after the commencement of this Policy. This Clause is not relevant to this proposal.

### **33 Exempt development**

The proposed signage is not an exempt development. This Clause is not relevant to this proposal.

### **34 Review of Policy**

This Clause is not relevant to this proposal.

<b>Schedule 1 Assessment criteria</b>	
<b>1 Character of the area</b>	
• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signs are compatible with the scale, proportion and characteristics of the area.
• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There proposed signage is consistent with the theme of outdoor signage in the area.
<b>2 Special areas</b>	
• Does the proposal detract from the amenity	The proposed signs will not detract from the

or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	amenity or visual quality of any environmentally sensitive area, heritage area, natural or other conservation area, open space area, waterway, rural landscaped or residential area. Therefore, the proposed signs will not introduce any significant new visual element to the locality.
<b>3 Views and vistas</b>	
• Does the proposal obscure or compromise important views?	The signs will not obscure or compromise important views.
• Does the proposal dominate the skyline and reduce the quality of vistas?	The signs will not dominate the skyline or reduce the quality of vistas as it will be consistent with the scale of existing structures in the locality.
• Does the proposal respect the viewing rights of other advertisers?	The proposed signs will not affect the viewing rights of other advertisers in the locality.
<b>4 Streetscape, setting or landscape</b>	
• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signs will not result in conflict with the nature of the existing streetscape and will complement the proposed building. The signs will be professionally designed.
• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signs will not alter the existing visual interest of the streetscape, setting or landscape.
• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage is to be placed on a new building and no existing advertising exists.
• Does the proposal screen unsightliness?	The signs do not screen unsightliness. The subject site is not considered to contain areas



	of unsightliness.
• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signs will not protrude above buildings or tree canopies.
• Does the proposal require ongoing vegetation management?	The signs do not require ongoing vegetation management.
<b>5 Site and building</b>	
• 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?	The proposed signs are compatible with the scale, proportion and characteristics of the area.
• Does the proposal respect important features of the site or building, or both?	Surrounding buildings do not have any significant features that require protection from signage. The proposed sign will be substantially the same in terms of scale and area as that which exists in the locality.
• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signs represent business identification signage, while not innovative or imaginative they are considered appropriate.
<b>6 Associated devices and logos with advertisements and advertising structures</b>	
• 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 signs will be designed and constructed to relevant standards. They will be located wholly within the site boundaries and will provide sufficient notification to the travelling public of the business location to assist in safe and efficient vehicle movement into the site.
<b>7 Illumination</b>	
• Would illumination result in unacceptable glare?	The signage is not illuminated.

• Would illumination affect safety for pedestrians, vehicles or aircraft?	The signage is not illuminated.
• Would illumination detract from the amenity of any residence or other form of accommodation?	The signage is not illuminated.
• Can the intensity of the illumination be adjusted, if necessary?	The signage is not illuminated.
• Is the illumination subject to a curfew?	The signage is not illuminated.
<b>8 Safety</b>	
• Would the proposal reduce the safety for any public road?	The signage will not reduce safety for any public roads.
• Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signage will not affect pedestrian or cyclist safety.
• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not obstruct any sightlines.



## 6.0 CONCLUSION

This Statement of Environmental Effects has successfully demonstrated the environmental, social and economic matters associated with the proposed industrial units with associated signage, car parking, earthworks and landscaping at 200 Hammond Ave, East Wagga Wagga. The proposal has been considered in terms of relevant State, Regional, and Local planning controls and legislation. The proposed development is considered to be largely in accordance with each.

The proposed scale of the development is in keeping with the planning ambitions for this location to support the existing industrial estate. Setbacks have been provided in compliance with Councils DCP requirements. As such the scale and aesthetic appeal of the proposal sits comfortably within the long-term planning aspirations of the area in general, as well as the immediate vicinity.

The statement has proved compliance of the proposed development with Wagga Wagga Local Environmental Plan 2010 and Wagga Wagga Development Control Plan 2010. It is therefore considered the proposal is in the public interest and consent be given.