

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ADDITIONS TO SUPERMARKET

Address:

16W-20W FITZROY STREET, WALCHA NSW 2354

Client:

CARLITO PTY LTD

W. J. Bryan

**CONSULTING CIVIL AND STRUCTURAL
ENGINEER
12 MURAY STREET.
TAMWORTH, NSW, 2340**

2-21-12043

CONTENTS

1 INTRODUCTION 4

2 LOCALITY MAP 4

3 SITE SUITABILITY..... 5

3.1 SITE CONSTRAINTS, FLOODING, SLOPE, GEOTECHNICAL, BUSH FIRE AND SUBSIDENCE: 5

3.2 VISUAL SETTING..... 5

3.3 PROXIMITY TO TRANSPORT SERVICES, INFRASTRUCTURE AND COMMUNITY FACILITIES: 5

3.4 COMPATIBILITY WITH ADJOINING DEVELOPMENTS 5

3.5 PLANNING OBJECTIVES..... 5

3.6 SIZE AND SHAPE OF ALLOTMENTS 6

3.7 AGE AND CONDITION OF EXISTING BUILDINGS 6

4 PRESENT AND PREVIOUS USE 6

4.1 PRESENT USE OF SITE 6

4.2 DATE PRESENT USE COMMENCED..... 6

4.3 PREVIOUS USES OF SITE..... 6

4.4 PRESENT USE OF ADJOINING LAND 6

4.5 CONTAMINATED LAND..... 6

5 OPERATIONAL DETAILS..... 7

5.1 TYPE OF BUSINESS 7

5.2 HOURS OF OPERATION..... 7

5.3 EMPLOYEE DETAILS 8

6 ACCESS AND TRAFFIC..... 8

6.1 PEDESTRIAN AMENITY 8

6.2 VEHICLE ACCESS TO PUBLIC ROADS 8

6.3 CAR PARK CALCULATIONS 8

6.4 TRAFFIC GENERATION 9

7 PRIVACY, VIEWS AND OVERSHADOWING 10

7.1 VISUAL PRIVACY 10

7.2 ACOUSTIC PRIVACY..... 10

7.3 VIEWS..... 10

7.4 OVERSHADOWING..... 10

8 AIR AND NOISE 10

8.1 PLANT & EQUIPMENT 10

8.2 AIR 11

8.3 NOISE 11

8.4 STORAGE 11

8.5 ANTICIPATED CONSTRUCTION ACTIVITY..... 11

9 SOIL AND WATER..... 11

9.1 RETICULATED SUPPLY 11

9.2 WATER EFFICIENCY 11

9.3 WATER SENSITIVE DESIGN 11

9.4 DRAINAGE 11

9.5 EASEMENTS 11

9.6 FLOODING..... 11

9.7 WATER QUALITY CONTROL..... 12

9.8 EROSION AND SEDIMENT CONTROL 12

9.9 LANDSCAPING 12

10 HERITAGE 12

11 ENERGY 12

11.1 ORIENTATION 12

11.2 INSULATION 12

11.3 HEATING, COOLING AND LIGHTING 12

11.4 WATER HEATING 12

12 WASTE 13

13 CONCLUSION 13

1 INTRODUCTION

The following Statement of Environmental Effects has been prepared to assist Walcha Council in the processing of the attached development application for proposed alterations and additions to the existing Carlo's IGA supermarket at 16W-20W Fitzroy St. Walcha. The proposed development is for Carlito Pty Ltd, the works will involve the construction of additional supermarket floor area for the sale and storage of groceries.

The site is currently zoned B2 Local Centre and is located on 16W-20W Fitzroy St. Walcha NSW 2354. This Shopping centre provides a centralised location for the local residential community.

The design for this project specifically caters for the proposed expansion of the IGA Supermarket for the retail sale of groceries. The building design aims at providing a functional addition in keeping with surrounding developments and the amenity of the area.

The development design has taken into account the Environmental Planning Assessment Act 1979, the Tamworth Regional Local Environmental Plan 2012 and the associated Development Control Plans.

2 LOCALITY MAP



3 SITE SUITABILITY

3.1 Site constraints, Flooding, Slope, Geotechnical, Bush Fire and Subsidence:

The site is a relatively flat site with minimum fall over the site.

The site is above the 1:100 year flood level.

There is no bushfire risk associated with this location.

There are no known geotechnical hazards associated with this site, and specifically there are no previous mine workings known or suspected under the site.

3.2 Visual Setting

The new development proposes to construct additional floor area for the existing supermarket.

The existing building is situated along Fitzroy Street with the main building frontage and street car parking facing Fitzroy and the loading bay at the rear of the property accessed by the adjoining laneway.

The building will be constructed from a steel portal frame structure with Colorbond Trimdek roof and wall sheeting.

3.3 Proximity to Transport Services, Infrastructure and Community Facilities:

There are numerous ancillary services located within the surrounding area, including other retail & commercial businesses.

3.4 Compatibility with adjoining developments

The adjoining properties are commercial in form and are consistent with Council's requirements for this zone.

3.5 Planning Objectives

The proposed development is permissible within this zone and designed in accordance with Walcha DCP 2019 and anticipated to have a positive impact on this existing precinct.

The additions to the building will enhance the character of the area incorporating attractive building design.

The development will have a positive impact on the area through careful site planning with all vehicle movements and operational functions contained wholly within the site.

Current parking servicing the supermarket is on street car-parking along Fitzroy street which sufficiently caters for the needs of the existing and proposed operational usage however we are proposing approximately 14 new onsite parking spaces to be provided to the rear of the site for staff parking only, this will assist in relieving the number of street spaces occupied by staff.

The proposed development is located on an existing commercial development and is expected to have no adverse impacts on any surrounding development or traffic flows.

The staff carpark and loading area for the existing and proposed development is designed so that vehicles enter and exit the site in a forward motion.

The proposed alterations and additions to the building are to be serviced by the existing utilities and services

The above proposed development will greatly benefit the local and surrounding community by allowing the existing supermarket to expand its range for a convenient shopping experience.

3.6 Size and Shape of Allotments

The area of the site is 4721.2 m².

The site is rectangular, with access from Fitzroy Street.

3.7 Age and condition of existing buildings

The existing supermarket is approximately 50yrs old or older.

4 PRESENT AND PREVIOUS USE

4.1 Present use of site

The site is currently an existing Shopping centre.

4.2 Date present use commenced

2007

4.3 Previous uses of site

The land was previously a commercial premises.

4.4 Present use of adjoining land

The adjoining lands on each side of the building are other retail and commercial premises.

4.5 Contaminated land

There is no known contamination on the site.

5 OPERATIONAL DETAILS

5.1 Type of Business

Carlos IGA Supermarket

The existing primary business to occupy the development is an IGA Supermarket grocery store which sells groceries and produce to the general domestic market.

Produce sold includes fresh meat and vegetables, dairy and a large array of pre-packaged foods including refrigerated and frozen goods.

Present use of the rear of the site by the supermarket is to facilitate the delivery of goods and produce which is currently provided with the use of a 12 pallet Pantek Truck, typically outside business hours. Otherwise, the rear of the site is un-utilised by the IGA Supermarket.

These operational details are not expected to change with the proposed alterations and additions to the supermarket.

Richardson's Hardware & Agriculture

The second tenant occupying the site is a hardware and agricultural supplies store.

They currently occupy the smaller 400m² western building that fronts Fitzroy Street along with the large storage shed to the rear North-Western Corner of the site. Presently Richardson's are the main user of the rear of the site utilising it for storage, drive in pick-up service for customers and delivery of goods. There is a small steel storage shed in the centre of the site which is to be relocated.

There is also a current arrangement in place where Richardson's also lease the rear 100m² of the adjoining building being 28W Fitzroy Street Walcha, they also occupy the rear of the adjoining site. This area is utilised for bulky goods storage and is also able to provide spaces for staff parking for Richardson's staff furthermore relieving the pressure on the parking requirements.

These operational details are not expected to be adversely affected by the proposed alterations and additions to the supermarket building.

5.2 Hours of Operation

Carlos IGA Supermarket

The hours of operation for the business are generally from 8.00am to 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and 8.00am to 5.00pm Sunday.

These hours are not expected to change with the proposed alterations and additions to the supermarket.

Richardson's Hardware & Agriculture

The hours of operation for the business are generally from 7.00am to 7.00pm Monday to Friday and 7.00am to 1.00pm Saturday and closed on Sunday.

These hours are not expected to change or be adversely affected with the proposed alterations and additions to the supermarket.

5.3 Employee Details

Carlos IGA Supermarket

The additions to the existing IGA Supermarket are to provide additional space to provide a wider range of products to the local community therefore employee numbers will not be affected.

Richardson's Hardware & Agriculture

Currently there are 3 employees onsite at any given time for Richardson's. This is not expected to be adversely affected with the proposed alterations and additions to the supermarket.

6 ACCESS AND TRAFFIC

6.1 Pedestrian amenity

Current staff parking is located at the front of the development on Fitzroy Street with direct access into the Supermarket via the entry foyer.

It is proposed to provide 14 carparking spaces to the rear of the site to aid in servicing both the IGA and Richardson's to relieve the strain on the Fitzroy Street parking.

The staff car park area will be at grade in accordance with AS2890.6:2009 Off Street Parking.

6.2 Vehicle access to public roads

There is good visibility for vehicles entering and exiting the site, facilitated by wide roads and building setbacks.

The existing driveways have been designed to allow for larger delivery vehicles, so not to intervene with the movements associated with the general public. The access to the loading bay will allow semi-trailer type vehicles to enter and exit the site in a forward direction however with the access lane along the eastern boundary having a 12-tonne load limit and that both tenants only utilise smaller Pantek type delivery vehicles, the site entries and exists will not be adversely affected by the proposed alterations & additions to the supermarket building.

6.3 Car park calculations

Carlos IGA Supermarket

Existing Commercial Retail Floor Area = 992m² this area is currently serviced and has been for over 10 years by the existing street carparking along Fitzroy Street, just as per any other retail building on Fitzroy St in Walcha. Therefore, we do not believe this should be taken into consideration on carparking calculations.

Supermarket Addition 2 = 315m²

DCP Requirement 1 space/60m²

315/60 = 5.25

6 spaces Required

Store/Cool Room & freezer Addition =

450m²

DCP Requirement 1 space/60m²

450/60 = 7.5

8 spaces Required

It is proposed that we will provide 12 new parking spaces to the rear of the site for use by staff of Carlos IGA supermarket and Staff and visitors to Richardson's Hardware and Agriculture.

No supermarket customers are to utilise the onsite parking due to not wanting customers to be entering and existing through the rear of the building, this would just create a security and safe access issue.

Richardson's Hardware & Agriculture

Existing combined total Floor Area of the Fitzroy Street fronting building and storage building on 16W-20W Fitzroy Street = approximately 800m²

This is currently serviced and has been for over 10 years by the existing street carparking along Fitzroy Street, and the use of the rear of the site as a short stop drive-in pick-up service for customers.

Existing Buildings = 800m²

DCP Requirement 1 space/60m²

800/60 = 13

13 spaces Required

We are proposing to provide 4 new parking spaces directly beside the existing main building bringing the total number of onsite carparks being provided to 16.

We are proposing also that Richardson's are to utilise the rear of the neighbouring site which they lease to provide another 6 staff parking spaces for their staff (where they currently park). This will again further reduce the pressure on the onsite carparking.

6.4 Traffic Generation

Carlos IGA Supermarket

The proposed development is expected to generate up to approximately 10 vehicle movements onto the site per day, note this is a slight increase over the existing caused by moving staff parking to the rear of the site. Number of movements relating to delivery vehicles are not expected to be change with the proposed addition.

Movements in this assessment include: (1 movement being entering and exiting the site)

Passenger Vehicle- 8/ day

Delivery Vehicle- 2/day

The traffic movements relating to passenger vehicles will generally be spaced throughout the day depending on shift times primarily being from 6.30am-9.00am in the morning, and 6:00-8:00pm in the evening.

Traffic movements relating to delivery vehicles are generally concentrated prior to business hours in the morning from approximately 6:30-8:00am. This is to try and facilitate any conflicts between vehicles and pedestrians and deliveries and customers to Richardson's.

Existing customer carparking is street parking at the front of the site which we intend on retaining, providing customers direct access to the foot path at the front of the development.

Richardson's Hardware & Agriculture

The existing hardware and agricultural supplies business generates up to approximately 100 customers through the doors each day generating between 50-75 vehicle movements onto the site per day.

Movements in this assessment include: (1 movement being entering and exiting the site)

Passenger Vehicle- 50-75/ day
Delivery Vehicle- 3/day

The traffic movements relating to passenger vehicles will generally be spaced throughout the day depending on shift times primarily being from 6.30am-9.00am in the morning, and 6:00-8:00pm in the evening.

Traffic movements relating to delivery vehicles are generally concentrated in the mornings from approximately 8:00am -12:00pm. It is not believed that the proposed addition to the supermarket will adversely impact the deliveries to Richardson's with majority of Richardson's deliveries coming on a small 3 pallet Panteks or occasionally a 12 pallet Pantek, and typically falling later then the proposed deliveries to the IGA.

7 PRIVACY, VIEWS AND OVERSHADOWING

7.1 Visual Privacy

This is a commercial development, and a chain wire fence is located to the rear of the building lot where it backs on to a reserve area.

7.2 Acoustic Privacy

It is not anticipated that the proposed additions to the existing building will add any additional traffic or refrigerator compressors and air conditioning noise then what is currently experienced.

All such impacts have been anticipated in the site's current zoning. All noise will be at an acceptable scale for commercial uses.

7.3 Views

There will be no adverse impacts on views from adjoining or nearby properties. The site is zoned local centre and views from the proposed development are not considered an issue.

7.4 Overshadowing

The building will cause a shadow over the neighbouring yard area on the eastern sides in the morning and afternoon periods, for most the day the shadow will cast onto its own yard area. Overshadowing is therefore not considered an issue in this proposal.

8 PLANT EQUIPMENT, AIR AND NOISE

8.1 Plant and Equipment

Plant and equipment to be installed in the development includes compressors and air conditioning units such equipment is expected within a commercial precinct. No adverse effects are anticipated.

8.2 Air

It is anticipated that there will be no sources of odours, smoke or fumes in the operations of the business. Adverse impacts on air therefore are not considered an issue in this proposal.

There is no known specific storage or handling requirements for and liquid or gaseous emissions or waste generation.

8.3 Noise

Existing external noise sources near the site include road noise, and ambient noise from nearby commercial use. No existing external noise is considered to potentially affect the amenity of the proposal.

8.4 Storage

On site storage will be within the building with large areas internally allocated for the food storage for health and security reasons.

Internal storage will consist of food stuffs with provisions made for storage of fresh and packaged produce in either room temperature, refrigerator or frozen storage facilities.

8.5 Anticipated construction activity

Construction hours	7AM to 5PM Monday to Saturday
Type of equipment	Pengo drilling rig, crane, trucks as required, Excavator, electric power tools
Comment	None of the anticipated activities will adversely affect adjoining properties

9 SOIL AND WATER

9.1 Reticulated supply

The additions to the supermarket will be connected to the existing water supply services.

9.2 Water efficiency

Any proposed outlets to the new building will be fitted with water efficient fittings where appropriate.

9.3 Water sensitive design

Not Applicable

9.4 Drainage

Stormwater will discharge into existing reticulated drainage provided.

9.5 Easements

There are no known easements on the site that conflict with the proposal.

9.6 Flooding

The site is wholly above the 1:100 flood level for this area.

9.7 Water quality control

All sewerage waste water will be drained to the existing sewer service in accordance with their requirements.

9.8 Erosion and sediment control

Erosion and Sediment Control Plan measures will include silt fencing and sandbagging of potential stormwater flows off site prior to completion of development works.

9.9 Landscaping

Landscaping has been provided between the front boundary and carparking area.

The remainder of the site will incorporate building and hardstand areas primarily for carparking.

10 HERITAGE

The development does not involve any heritage item, either directly or by virtue of streetscape or visual impact.

11 ENERGY

11.1 Orientation

The proposed additions to the building will be located behind the existing supermarket which has a southern orientation.

11.2 Insulation

The proposed new development will incorporate additional insulation in the roof and walls compliant with the NCC 2019 Section J.

11.3 Heating, cooling and lighting

The building will adopt an air-conditioning system with the design being compliant with NCC Section J requirements.

All areas will utilise fluorescent light fittings switched for zoned use. No incandescent lights are anticipated in general use within the building.

11.4 Water heating

It is anticipated that an instantaneous gas hot water system will be installed to service the development where required.

12 WASTE

Carlos IGA Supermarket

The majority of the waste generated by the supermarket will be packaging which is primarily cardboard packaging which is recyclable.

Some food waste is generated from goods out of date this waste is disposed of via a commercial contractor.

Any additional waste material generated will be minimal consisting of general office waste, paper and cardboard packaging.

Richardson's Hardware & Agriculture

The majority of the waste generated by the hardware & agricultural supplies store will be packaging which is primarily cardboard & packaging which is recyclable.

Any other waste generated from the business is disposed of via a commercial contractor.

13 CONCLUSION

The proposed additions to the existing IGA Supermarket have been designed in anticipation of providing a wider range and more lines of products to the existing retail consumer base whilst having a minimal impact on the tenants that share the site. The development will look at providing a functional and attractive shopping centre to the local community.

By utilising employment infrastructure the proposed development for Carlito Pty Ltd aims to contribute positively to the community and provide benefits to the local economy and surrounding district.

Yours Faithfully;



W. J. Bryan.