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STATEMENT OF

ENVIRONMENTAL EFFECTS

Proposed New Supermarket & Liquor Outlet
Walcha Properties Pty Ltd

Lot 2 D.P. 779495 & Lot 1 D.P. 158212
No. 36W – 40W Fitzroy Street (cnr South Street),
Walcha NSW 2354

5th December 2016

“...your dreams and our ideas working together...”

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1. INTRODUCTION

The following statement of environmental effects is to be considered along with the development application and working drawings submitted to Council.

The subject sites (2), adjacent to one another, are commonly known as No. 36w & 40w Fitzroy Street, Walcha, NSW 2354 being Lot 2, DP 779495 and Lot 1, DP 158212.

The corner site/s has a southerly frontage to Fitzroy Street of 59.44m, a westerly frontage to South Street of 80.47m, a combined northern boundary of 68.89m and a combined eastern boundary of 80.47m giving a total combined site area of 5175.3m².

The site of No. 36w – 40w Street is currently occupied by Brady's Saddlery in one building, and by Walcha Craft Store in another. To the rear of the property, several unused and vacant sheds are present.

The site is zoned B2 (Local Centre) under the Walcha Local Environmental Plan 2012.

The building is a Class 6 (A retail shop) as defined in the Building Code of Australia.

A thorough investigation of the site has been undertaken to identify relevant constraints and opportunities, which are detailed in this application.

1.1 Proposed Development

It is proposed to undertake the construction of a Supermarket for Carlo's IGA plus liquor, including maximum configuration of a hard surfaced carparking area. A receiving (loading) dock is also included within the development. Outdoor signage is also proposed, with sizing, design and location to be forwarded to Council in due course.

The plans for the proposed building contain general open space for the aisle display of goods, a store room, service corridor, multiple cool rooms, a freezer, meat preparation areas, a bakery, produce store rooms and cool rooms, a delicatessen, liquor display and sales area, Checkout & Service Desk areas, Manager Office, Staff Rooms and Male, Female & Accessible Amenities areas.

The development also contains a Mezzanine floor with a service plant room containing refrigeration units. A minimum ceiling height of 3.6m is achieved within the general supermarket and liquor areas with the deli, bakery, meat prep and cool rooms containing a 2.7m high ceiling. Refer to the enclosed drawings for additional detail.

The building is proposed to be constructed with a mixture of materials, mainly from precast concrete slab construction, fibre cement wall sheeting, colorbond wall sheeting, zincalume roof sheeting and a concrete floor. The windows and automatic sliding doors to the development will be manufactured from powdercoated aluminium frames.

1.2 Scope of the Report

This report addresses all relevant matters to be considered by the Walcha Shire Council as the consent authority for this development.

Specifically, the report contains;

- Identification of issues
- Statutory Considerations

2. SITE ANALYSIS

2.1 Locational Context

The site is located on the corner of Fitzroy Street and South Street.

It is located within an existing CBD area of Walcha which could be over 100 years old.

The surrounding developments in the area of the proposal are predominately retail buildings with several residential dwellings and a place of worship and a school within close proximity. A park heavily used by travelers is located across the road, also on the corner of Fitzroy & South Streets.

2.2 Existing Development

The site was once occupied by the Walcha Visitor Information Centre, however is now occupied by Walcha Creative Arts in the main building and by Brady's Saddlery in the smaller building.

2.3 Traffic & Parking

Ample street frontage is available to both the existing driveways to enable satisfactory access and egress. It is intended to refurbish the existing driveways and maintaining their existing location. The two separate driveways are proposed to flow with one way traffic, entering the site on one driveway and exiting the site on another. The entry and exit driveways are to be clearly marked which is indicated on the drawings. The increase in traffic created as a result of the development, I believe, is in line with the projected increases associated with the planned density for the subject zone. A separate and additional driveway is proposed for the Loading Dock.

Parking requirements for this development are addressed in section 3.5 of this report.

2.4 Heritage

The site is not listed under the Walcha Shire Council Heritage List or any other heritage register/list as being of heritage value.

2.5 Flora and Fauna

The development is likely to cause very minimal impact on existing Flora & Fauna. Several mature trees will be required to be removed in place of carparking spaces, however another existing mature towards the corner of site is proposed to remain.

2.6 Stormwater, Erosion and Sediment Control

Sediment and erosion control measures will be in place while buildings are under construction in accordance with the plans submitted and Council's Development Application Conditions.

The additional roof water and ground surface water generated from the development will be drained directly into the existing stormwater drainage system, i.e. councils drainage easement

adjacent to the northern (rear) boundary with minimal surface water flowing into Council's existing street gutter along Fitzroy Street.

2.7 Services

2.7.1 Water Supply

Reticulated water is presently available to the site, with a water meter located on the south eastern corner of the Fitzroy Street boundary.

2.7.2 Sewerage/Trade Waste

An existing sewer connection is provided to the site.

The work is containing new connection fittings (wc, basins, sink), which will cause minimal additional bearing on the existing sewer system.

There will also be a future application for Trade Waste (deli, meat prep, bakery) where an on-site grease trap will be located and sized in accordance with Council's recommendations.

2.7.3 Electricity and Communications

Electricity supply and telephone services are already available to the site. The total power consumption is to comply with Part J6 of the Building Code of Australia.

2.8 Noise

Hours of operation during construction work will be in accordance with Council's conditions of development consent and any additional measures required by Council.

The proposed development is located within a B2 zone and the amount of noise increase is expected to remain within the projected impact associated with the planned character of the development.

The refrigeration compressors, which will likely generate the most noise from the development, are proposed to run 24 hours a day, 7 days a week, and are located on the north western corner of the building. A solid wall with an acoustic rating is proposed to be constructed, mainly to protect the neighbouring residences. A steel louver ventilation wall is to be located the top of the building on the eastern side of the mezzanine floor. Addition ventilation measures can also be included over the building on the southern side.

2.9 Social and Economic Factors

The proposed development is consistent with the subject zoning and surrounding land uses. The associated investment in the community facility is proposed to have a positive impact on the economy of Walcha as a whole.

2.10 Visual Amenity

The proposed development is likely to provide enhanced visual amenity of the surrounding area by using modern building techniques and finishes. The corner site has maximum exposure for the arrival and departure of town being on a main road, and while the building design is proposed to

be of a modern style, it is proposed to beautify the existing buildings on site to maintain the heritage feel of the site.

3. STATUTORY CONSIDERATIONS

3.1 Environmental Planning and Assessment Act 1979

Section 79C of the Act details the matters requiring consideration by the consent authority in determining this application. The relevant matters are addressed throughout this report.

In Section 91 of the Act, developments classified as integrated developments are identified. The proposed development is not an integrated development and does not require any additional approvals.

Section 94 permits the consent authority to consider contributions towards the increased demand for services and facilities provided by the Council. Contributions will be provided in accordance with the conditions for consent for this development.

3.2 State Environmental Planning Policies

No SEPP's apply to this development.

3.4 Local Environmental Plans

3.4.1 Walcha Local Environmental Plan 2012

The site is zoned B2 under this plan. The proposed development is consistent with the objectives and requirements of this zone

3.5 Development Control Plans

A Walcha DCP for this type of development currently does not exist, however the building has been designed in corporation with other surrounding council DCP's in mind.

Step 2: TYPE OF DEVELOPMENT Commercial/Retail Development Controls

Building Setbacks

The proposed development has building setbacks of 36.46m to the southern street boundary, a 4.987m setback to the western street boundary, a 0.2m setback to the northern boundary and a 0.1m setback to the eastern boundary.

All setbacks are clearly shown on the drawings.

Building Height

The maximum height of new building work is at 8.2m from the highest part of the proposed roof to the natural ground level.

Outdoor Lighting

Additional outdoor lighting will be part of this development; however, it will be installed in strict accordance with AS 11583.1 Pedestrian Area Lighting and AS 4282 Control of Obtrusive Effects of Outdoor Lighting. The use of additional lighting may also be conditioned in the Development Application as to not cause adverse effects on additional properties or contribute to sky glow.

Outdoor Signage

Outdoor signage will be part of this application. It has clearly been noted in Part 1.1 of this report.

Design

The proposed development is to keep in proportion with the streetscape with all materials, colours and wall heights as noted on the drawings only to enhance the structure.

Posts Supported Verandahs and Balconies

This part is not applicable as we are not proposing to build over the existing footpath.

Utilities and Services

Refer to Part 2.7 of this S.o.E.E. for all servicing strategies.

Traffic & Access and Parking

The proposed carparking area is to be hard surfaced concrete finished and is to contain two points of access/egress. It is proposed to provide a total of 47 carparking spaces including two accessible carparking spaces. A third driveway is strictly for goods deliveries.

Landscaping

We have included an increase to the landscaping areas. This area is located along South Street between the boundary and the building. This has been included to attempt to soften the vast hard surfaced carparking area only to enhance the streetscape.

4. CONCLUSION

The proposed Commercial Development complies with all statutory requirements relevant to the Walcha LEP 2012 and surrounding shire's Developmental Control Plans.

As a result of the proposed alterations and additions to the development, the area will not be negatively impacting on the character, appearance or amenity of any of the neighbouring buildings but would enhance the existing streetscape and contribute to Walcha's economy.

Jeremy Allen Planning & Design