

## Statement of Environmental Effects

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**March 10<sup>th</sup> 2025**

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**107 Main Street, Grenfell 2810**

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PAN-509750

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## **Statement of Environmental Effects**

107 Main Street, Grenfell 2810

### **Abbreviations**

The Act – Environmental Planning and Assessment act 1979

EPI – Environmental Planning Instrument

SEE – Statement of Environmental effects

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  - Weddin Local environmental plan 2021
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## Executive Summary

This Statement of environmental effects has been prepared by Gina Doyle on behalf of Cath and Andrew Briggs. This SEE demonstrates the development complies with the applicable planning controls and is appropriate in scale and design in the environmental context and heritage conservation area.

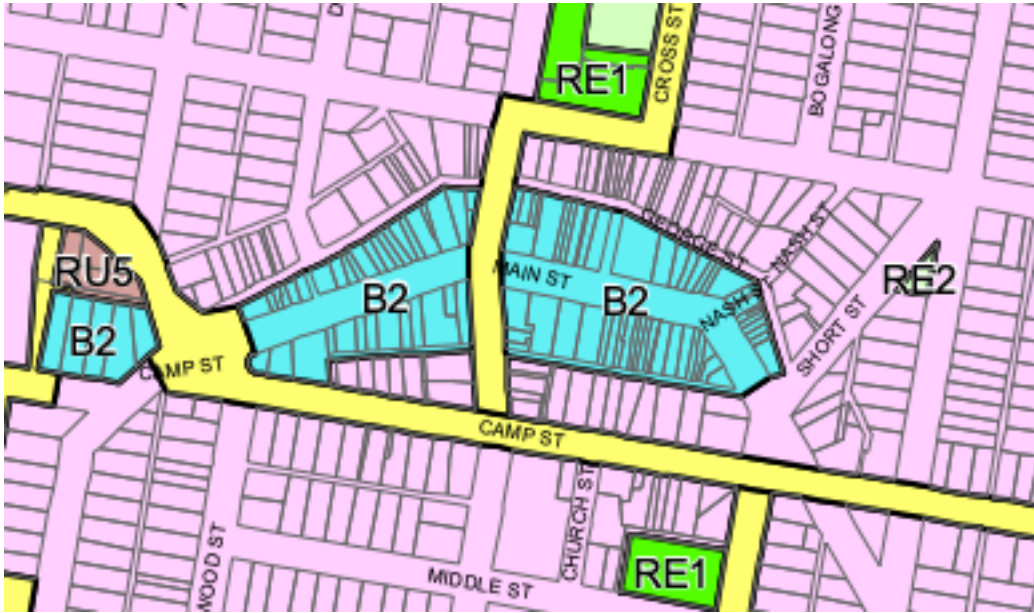
## Site Description

The building – 107 Main Street – is located on Main Street Grenfell, on a **569 square meter** block of land with rear lane access from Schweitzer Lane. The property has historically been used as a commercial space on the ground floor and shoptop housing and is currently Zoned E1 – Local Centre under Weddin Local Environmental Plan 2011. The land adjoining this development site to the North (Schweitzer Lane) is zoned R1 – General Residential.



Gross Area: 569m<sup>2</sup>

DA Floor Area: 18m<sup>2</sup> (DA for Eastern Shop only)



Zoning Map - Grenfell Urban Conservation Area & Grenfell Conservation Area No 2

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## Proposed Development

This application seeks Council approval to change the shopfront to the East of the property. The commercial aspect will **remain the same with a retail premises at ground level and shop top housing** as shown on the development plans. The kept aim of this development is to create an active street front and a redesign of the shopfront to be more in keeping with the existing architecture on the Main Street.

The proposal meets the objectives of Weddin LEP which is *“ To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.”* By way of a retail space.

### The development incorporates –

1. A new shopfront which complies with Access to Premises standards and is sympathetic to the Heritage Conservation zone in which it is situated.
2. Slab in compliance with NCC standards.
3. Upgrading fire safety in accordance with the Environmental planning and Assessment Regulation 2021 which includes appropriate fire safety measures.

### Access and traffic

- - There is a bitumen road (Schweitzer Lane) accessing the block from the rear.
- - Increases to traffic movement is not anticipated
- - Some minor works on the Main Street when replacing shopfront.

### Visual impacts

- The work will be replacing the shopfront – an improvement to the existing. There will be little impact and no shadowing or overlooking on the neighbouring properties. The main street façade which is looking tired will be rejuvenated.

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## Existing Site Photos



## Considerations

### Matters for consideration in reference to Weddin Local Environmental plan 2011 (LEP)

Zone E1 Local Centre – use remains the same as commercial as defined in the LEP as:

The objectives of a E1 Zone [LEP] are:

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

- To **provide a range of retail, business and community uses** that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates **employment opportunities** and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.



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- **To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.**

Specifically a retail premises is defined as:

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**Note—**

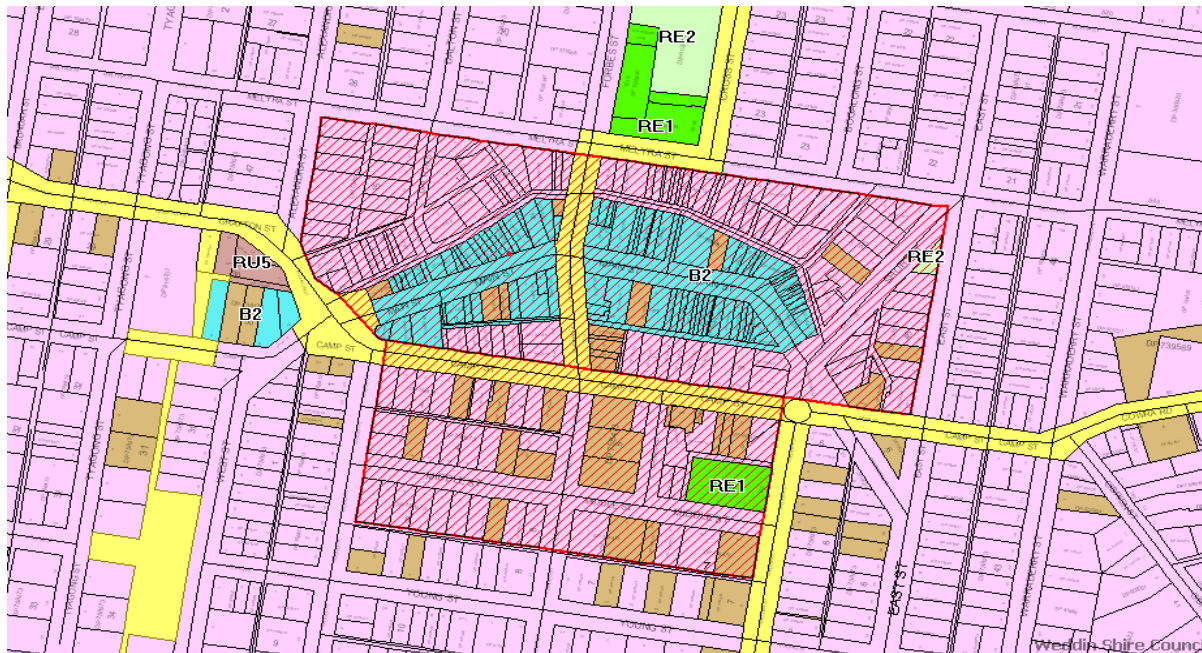
Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**Comments**

The redesigned shopfront and retail space will enhance the character of the building, provide a new shopfront on the Main Street contributing to economic growth of Grenfell and providing further employment opportunities and service in the central precinct. The space has been vacant for some time.

## Heritage Conservation

The development is within the Grenfell Urban Conservation Area & Grenfell Conservation Area.



### 5.10 Heritage conservation

#### Note—

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Weddin,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,



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(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

**(3) When consent not required** However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

**(4) Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

**(5) Heritage assessment** The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

**(6) Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

**(7) Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—

(a) notify the Heritage Council of its intention to grant consent, and

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(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(8) Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

**(9) Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(10) Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

**(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and**

**(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.**

## Comments

As the development is located within a heritage conservation area, clause 5.10 is applicable.

The development involves a redesign of the shopfront - **recessed accessible entrance, tiled stall riser, glazed elements with frames in Woodland Grey (CB) & Shale Gray (CB), transom window above entrance door** - meaning development consent is required in accordance with sub Clause 2.

The development does not involve any subdivision or disturbance of any heritage listed items or known items of archaeological significance. The development does not involve the disturbance of any Aboriginal object or place of Aboriginal heritage. The development is consistent with sub-clause [2].

The proposed change is minor and more in keeping with its surroundings. This will not have any negative impact on the surrounding heritage conservation area. Thus a heritage management document is not required

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to be prepared as the heritage significance of this buildings contribution within the conservation area is as consistent as before. The development is consistent with the provisions of subclause 5 .

## **10. Commercial Development**

### **10.4 Objectives**

**The Objectives of this Development Control Plan are to:**

- (a) To maintain the Weddin CBD as the primary focus of retail and commercial development throughout the Shire.
- (b) Ensure that new development contributes to and enhances the character of the Weddin Shire;
- (c) Ensure the compatibility of new development with the traditional shopping streets of Main & Burrangong Streets.

The commercial aspect of this development application is well aligned with the objectives of Chapter 10 of the Weddin DCP in that the business will help activate the Main Street streetscape and be compatible with other nearby businesses. What is more the tired exterior will be given a new lease of life, the commercial space activated as it has been unoccupied for a significant number of years and the building will have ongoing maintenance.

## **13. Heritage**

There will be minimal external impact. The development proposes to replace the shopfront with glazed as shown on the proposed plans. All will be in keeping with the existing building and surroundings.

The works are minor in scale and will be consistent with standards in 13.12 which Alterations and additions which aim to control the bulk and scale of the development where possible or matching or compatible materials will be used. In this instance, maintaining a commercial space which is consistent with the use in the conservation area and will facilitate the ongoing maintenance of the building.

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## Environmental Planning and Assessment regulations 2000

### 93. Fire Safety

The proposal does involve new building work and thus is required to consider fire in accordance with Clause 93. The building will be occupied and under continuous maintenance.

#### 93 Fire safety considerations (cf clause 66A of EP&A Regulation 1994)

1. (1) This clause applies to a development application for a change of building use for an existing building, where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.
2. (2) In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed new use.
3. (3) Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed new use.

**Note.** The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.

4. (4) Subclause (3) does not apply to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4).
5. (5) The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act.

#### 94 Consent authority may require buildings to be upgraded (cf clause 66B of EP&A Regulation 1994)

(1) This clause applies to a development application for development comprising the rebuilding, alteration, enlargement or extension of an existing building where:

(a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or

(b) the measures contained in the building are inadequate:

1. (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
2. (ii) to restrict the spread of fire from the building to other buildings nearby.

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In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.

### Comments

Fire management plan will be provided. Existing fire walls (double brick), portable fire extinguishers, smoke detection will bring retail space up to standard.

### Accessibility

Entrance to commercial space will be fully accessible from Main Street. Primary access to the commercial space will be by the way of a recessed glazed front door – see proposed floor plan which gives more than adequate access for accessibility purposes in accordance with 13.2 of Access to Premises Standards – see AS1428.1 and clauses 4 & 5 and figure D3.2. Appropriate door hardware (D-type handles) will be fitted in accordance with 13.5 Door Controls stated below.

#### *13.2 Clear opening of doorways*

*The minimum clear opening of a doorway on a continuous accessible path of travel shall be 1000 mm when measured from the face of the opened door to the doorstep, as shown in Figure 30.*

#### *13.5 Door controls 13.5.1 General*

*Door controls in, or forming part of, the continuous accessible path of travel shall comply with the requirements of this Clause.*

#### *13.5.2 Design and performance*

*Door handles and related hardware and accessories shall comply with the following:*

*(a) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.*

#### *NOTES:*

*1 Figure 35(A) shows an example of a suitable hinged door handle. Figure 35(B) shows an example of a suitable door handle for sliding doors.*

*2 Door handles of 'D' lever type provide an adequate grip for people with hand impairments.*

*(b) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.*



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## Comments

The design proposal takes into consideration the Access to Premises Standards to determine the upgrades required. In this case the primary entrance has been redesigned to comply with clause 13.2 of AS1428.1 and clauses 4 & 5 and figure D3.2 of the Access to Premises Standards whereby the primary entrance will have a clear opening for the active door and will be fitted with Disability (DDA) Compliant Door Hardware. A threshold ramp at 1:10 over 1200mm with adequate landing will be compliant with Access to Premises Standards.

Accessibility is a key component of the commercial development. The design (as seen on the proposed plans) allows clear access.

## Further considerations

### Context and settings

The building is located in the CBD of Grenfell and the character of the building will remain consistent with surrounding land use.

### Access, transport & traffic

Vehicle access remains the same, sufficient street parking for commercial premises.

### Public Domain

The proposal will have a positive impact on the public domain, providing another active shop front on Main Street and providing a dwelling for those that manage the business.

### Utilities

The site is serviced by adequate utilities

### Soil

No negative impact

### Flora and Fauna

No impact or removal of trees

### Waste

Connected to reticulated sewerage. Any waste products removed to council waste management facility

### Noise and Vibration

Some noise from minor renovations but of no detrimental effect to surrounding land uses.

### Construction

The development will be constructed in accordance with Building Code of Australia

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### Cumulative Impacts

The proposal is not expected to generate any ongoing impacts. A minimal increase in traffic during construction

### (c) Suitability of site for development

Can facilitate construction with no issue

### (e) The public interest

No aspect of proposal will negatively impact or overburden the surrounding environment

## Conclusion

This Statement of Environmental Effects demonstrates that the proposal for 107 Main Street complies with applicable planning controls. The shopfront although not large in scale has been neglected and unoccupied at times as high streets in regional areas decline. This proposal offers **a logical approach and what is more the proposal fulfills the objectives of the E1 zone.**

The commercial space will be upgraded incorporating a new glazed shopfront, accessible entrance and minor interior alterations in accordance with Access to Premises Standards which it previously didn't provide. In terms of development concerns there will be an improvement to the exterior facade thus a minimal impact on the heritage conservation area with minor changes to the exterior of the building - **recessed accessible entrance, tiled stall riser, glazed elements with frames in Woodland Grey (CB) & Shale Gray (CB), transom window above entrance door** and rather a "sprucing up" of the existing façade.

The design is appropriate in scale and design in the environmental context and the heritage conservation area.

The development should be considered a feasible and appropriate proposal and in keeping with Weddin LEP and considered to proceed without alteration to the proposed design.