

STATEMENT OF ENVIRONMENTAL EFFECTS



Proposed Change of Use and Building Refurbishment Riverina Conservatorium of Music

1 Simmons Street, Wagga Wagga NSW

Lot 1, DP775220



Prepared for PWNSW-Advisory & RCM
Rev 2.2 – April 2020



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Proposed Change of Use and Building Refurbishment Riverina Conservatorium of Music 1 Simmons Street, Wagga Wagga

1 INTRODUCTION

1.1 Brief Overview

The Riverina Conservatorium of Music (RCM) is proposing to relocate from its existing premises within the former CSU South Campus site to the former Roads and Maritime Services (RMS – now part of Transport for NSW) office building, 1 Simmons Street, Wagga Wagga (Lot 1 DP775220). The following Statement of Environmental Effects (SEE) has been prepared in support of the proposed change of use and building refurbishment works that will facilitate the RCM's relocation to the subject site.

The development proposal includes:

- Change of use from a public administration building to an educational establishment
- Building refurbishment works to the existing administration building, located on the western portion of the subject site, along Simmons Street.
- Minor demolition works including removal of temporary internal partitioning
- Reconfiguration of rooms to provide teaching and learning, rehearsal and administration spaces
- Wheelchair accessibility
- Upgrade and maintenance to the external façade including new cladding and painting.
- Building identification signage
- Upgrade to the roof to accommodate for a higher volume rehearsal space and mechanical plant area.
- Carparking reconfiguration
- Upgrades to the street parking restrictions and signage

The proposed change of use to an educational establishment is necessary to align with the primary activities of RCM. RCM is one of the largest NSW Regional Conservatoriums excelling in distance education and the development of curriculum in music education. RCM is the only provider in the Riverina of regular performances of classical music, as well as a range of other music genres in the region and is the only full-time professional arts organisation in the Riverina.

A pre-DA meeting was held with Council Staff on 9/12/2019. The following matters were raised and have been considered in the detail of this application:

- Acoustic/Noise Impact
- Cultural Heritage
- Heritage Conservation
- Traffic Generation and Parking
- Proximity to Lagoon

1.2 Subdivision and Staging

No subdivision or staging is proposed.

1.3 Supporting Plans and Documentation

The SEE shall be read in conjunction with accompanying plans and support documentation as listed below in Table 1.

[illegible]

2 APPLICANT AND LAND OWNERSHIP

Both the applicant and site landowner seek approval made by and on behalf of the Crown which classifies this application as Crown development.

3 SUBJECT LAND

3.1 Subject Land and Locality

The subject land is known as Lot 1 DP775220, 1 Simmons Street, Wagga Wagga, as identified in the mapping extract below.



Figure 1: Subject Land (Source: WWCCGIS 2020)

The subject site is located on the southern side of Johnston Street and eastern side of Simmons Street and encompasses an area of approximately 4804m². The subject land has a total of 60.91m of street frontage to Johnston Street, 59.54m to Simmons Street and 64.68m to Wollundry Lagoon (irregular). The general location of the land is shown in the figure below, relative to the CBD of Wagga Wagga.

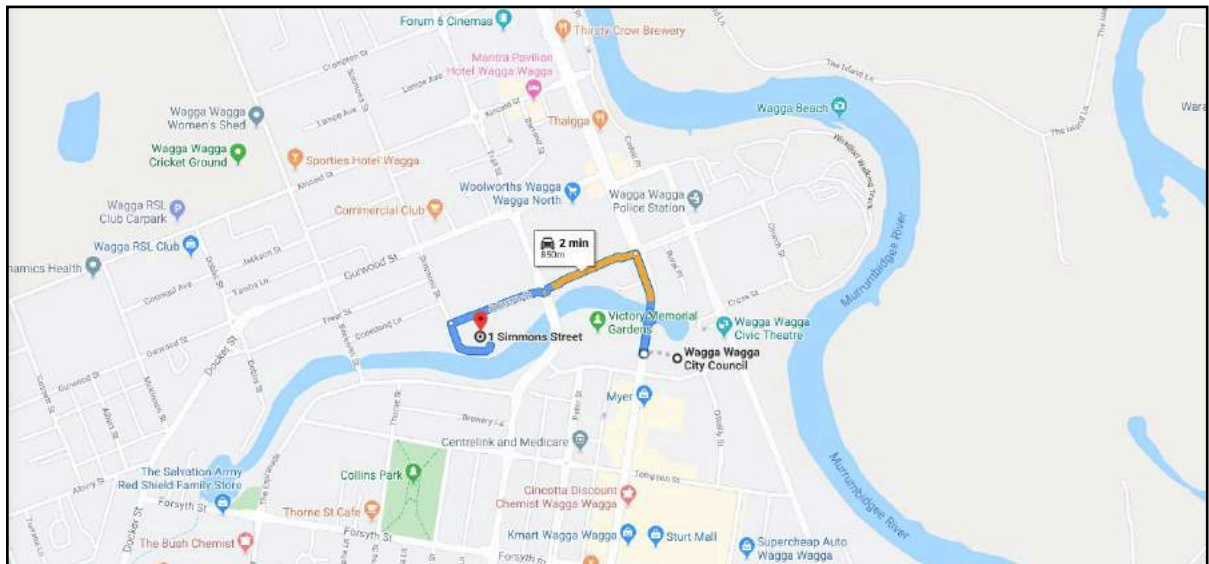


Figure 2: Location Map (Source: Google Maps 2020)

The site currently has no easements as shown in the DP extract below. An undeveloped Crown Road lot (Lot 3) exists between the subject lot and the lagoon, which has been created for the purpose of a public pathway. This lot is not involved with the proposal.

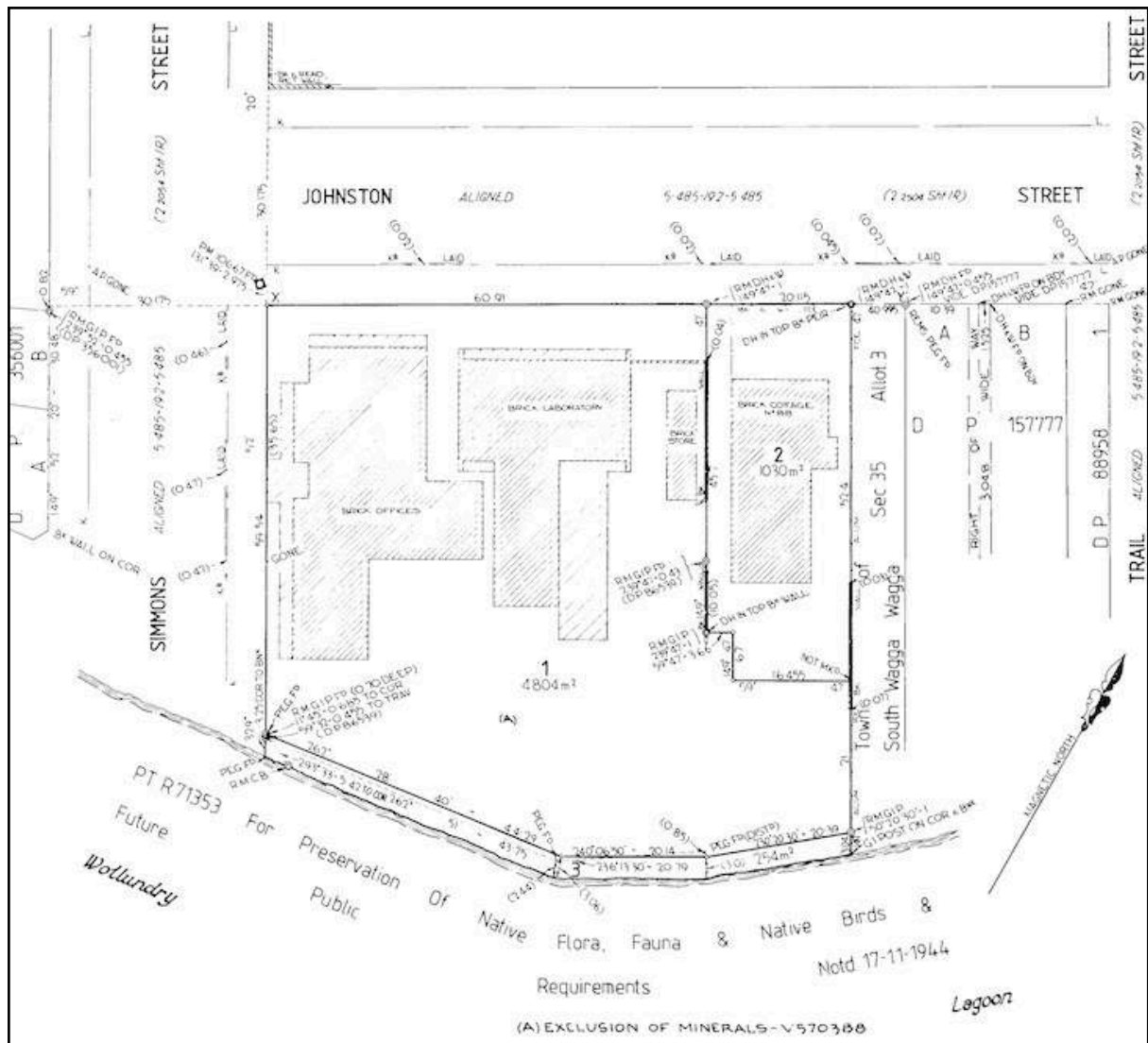


Figure 3: Extract of DP775220 (Source: WWCCGIS Deposited Plans 2020)

3.2 Site Characteristics

3.2.1 Existing Site

The existing site is located within the general Central Business District (CBD) of Wagga Wagga, on the corner of Johnston Street and Simmons Streets. Its location is a transitional land use environment where a mixture of business, institutional and residential uses coexist.

The site and buildings were the former RMS offices for southwest NSW from 1947 to 2016 (previously known as DMR, then RTA, RMS and now Transport for NSW). On RMS's relocation to new premises in Morgan Street in 2016, the existing site and building became redundant and surplus to NSW Government needs and has remained vacant since.

The site contains three main building structures, being:

1. The two-storey former administration building (light brick construction), located on the corner of Simmons and Johnston Streets;
2. The single storey former laboratory building fronting Johnston Street (dark brick construction); and

3. A single storey former conference/IT room building (dark brick construction) with attached carport, also fronting Johnston Street.

The two-storey administration building was constructed around 1979/80 and is typical of the architectural style of that era, having little consistency with the character and setting of surrounding heritage buildings. The new building replaced a previous converted historic two-storey building that was subsequently demolished to allow for an onsite carpark in conjunction with the new building.

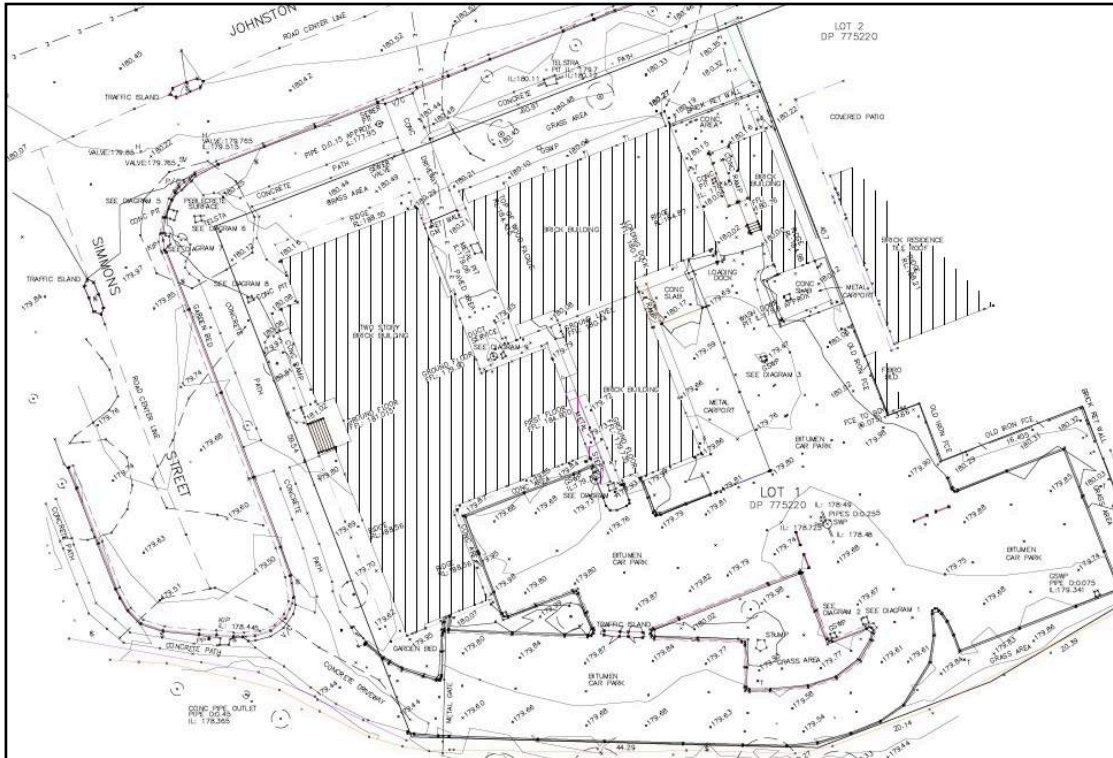


Figure 4: Current survey plan extract (Source: TJH 2019)

The site contains an onsite carparking area and other existing older single storey buildings. The character and streetscape presence of the existing site reflects a commercial or institutional use.

3.2.2 Surrounding Land

The streetscape is typical of a historic post-European settlement Australian town centre with wide streets/avenues, large established street trees and period style buildings.

Surrounding landuses include dwellings, Wagga Public School, Medical Centre and converted historic dwellings used for commercial purposes.

The Wollundry Lagoon is a landmark feature of the local area, providing a natural open space/water environment with improved foreshore and public access infrastructure. Lot 3 located adjoining the subject land is intended to continue the existing walking path along the edge of the Lagoon through to the Civic Precinct, CBD and Murrumbidgee River.



Figure 5: Simmons Street streetscape (Source: SP 2020)



Figure 6: Johnston Street streetscape (Source: SP 2020)



Figure 7: Wollundry Lagoon environment (Source: SP 2020)

The subject site is located within the Heritage Conservation Area. Dwellings typically fronting Wollundry Lagoon, Johnston Street and Simmons Street are of historic design and character. Wagga Public School contains various temporary classroom structures and is currently under reconstruction and refurbishment following a destructive fire in January 2019.

The lagoon also has cultural heritage significance due to its setting, function and spiritual connection with traditional aboriginal culture. It is listed in the AHIMS register as a declared and recorded site.

3.3 Site History

Historically, the land forms part of the Murrumbidgee River tributary environments and traditional land of the Wiradjuri people. The land was progressively acquired and subdivided during post European settlement.



Figure 8: Historic Parish Map Extract (Source: WWCCGIS 2020)

The site was occupied by the Eaton/Headley Brewery between 1871 and 1924.

Welwyn Private Hospital was established on the site from 1924 to 1946.

The site was then acquired by the former Department of Main Roads (DMR) (to become RTA and RMS in time) from 1946 up until 2016. During this time the former Welwyn Hospital building was converted to the Divisional Office. The Laboratory testing buildings were completed in the early to mid 1970s.

In the early to mid 1980s, the new Divisional Office was constructed in the north west portion of the site (subject building). The former hospital building was then demolished and converted to on-grade parking facilities for the site.

The site was previously zoned 5-Special Uses (RTA) under the former LEP 1985. The land was zoned B3 Commercial Core under the subsequent LEP 2010.

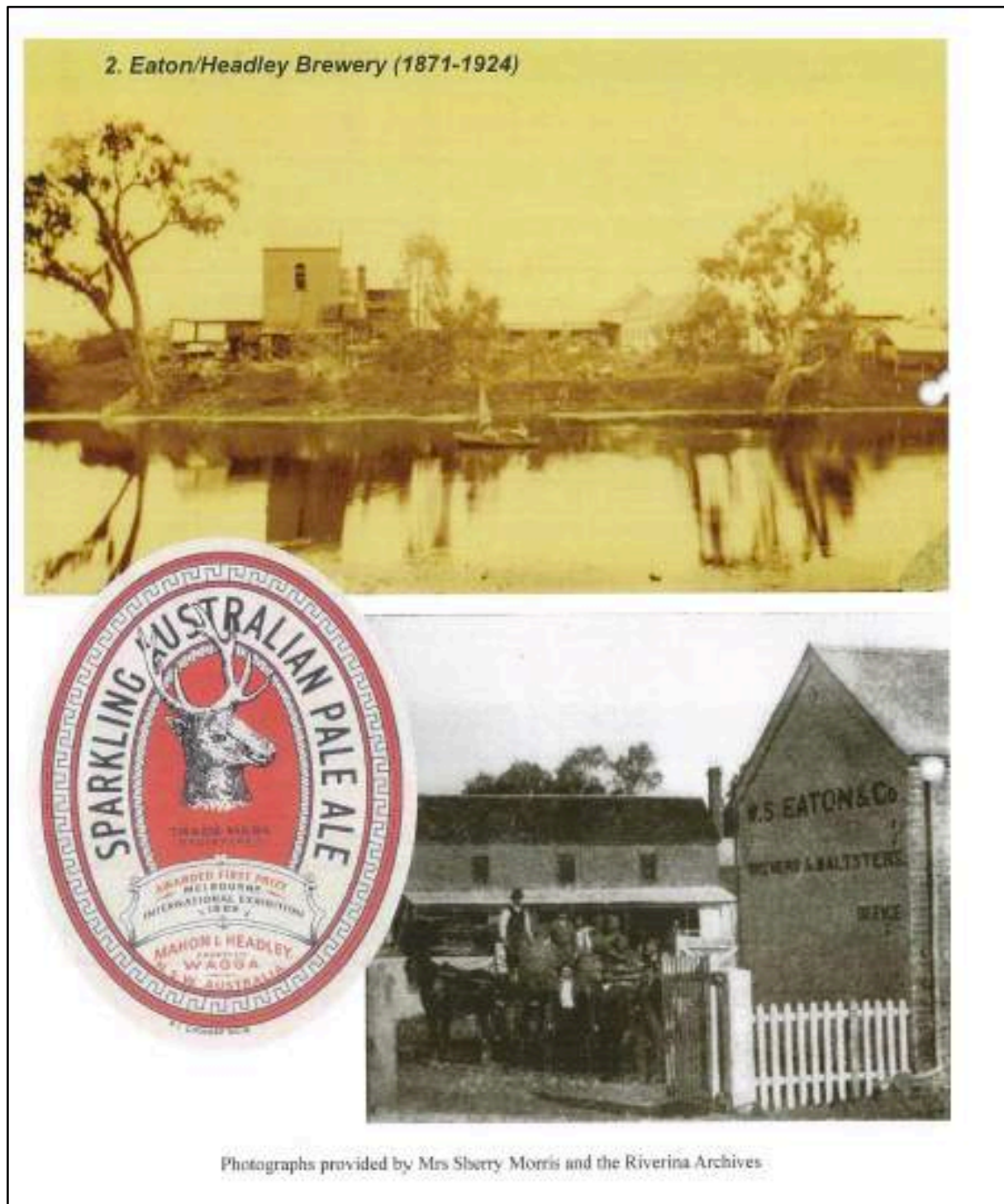


Figure 9: Eaton/Headley Brewery (Source: SDA, Mrs Morris and the Riverina Archives 2019)



Figure 10: DMR Office in 1952, former Welwyn Hospital (Source: SDA/Morris 2019)

Council records indicate that the site has been subject to a number of development applications that were approved and carried out.

DA	Date Approved	Description
BA397/65	14/9/65	Erection of dwelling
DA67/79(DCU)	14/03/79	To erect new office block two storey brick construction (Divisional Office).
DA155/86	18/9/86	Proposed subdivision, demolition of shed and construction of car parking facilities
DA256/89	14/12/89	Proposed demolition of existing brick storage building, extension to existing laboratory building.
DA98/0135	18/09/98	Painting of building in Conservation Area

The original 1979 development approval for the current building included a condition requiring the dedication of a 10 foot (3 metre) wide walkway along the lagoon foreshore and a contribution towards the construction of a concrete footpath within the walkway (now Lot 3).



Figure 11: Historical Aerial of Subject Land – 1944 (Source: WWCCGIS 2020)



Figure 12: Historical Aerial of Subject Land – 1971 (Source: WWCCGIS 2020)



Figure 13: Historical Aerial of Subject Land – 1990 (Source: WWCCGIS 2020)



Figure 14: Historical Aerial of Subject Land – 2012 (Source: WWCCGIS 2020)

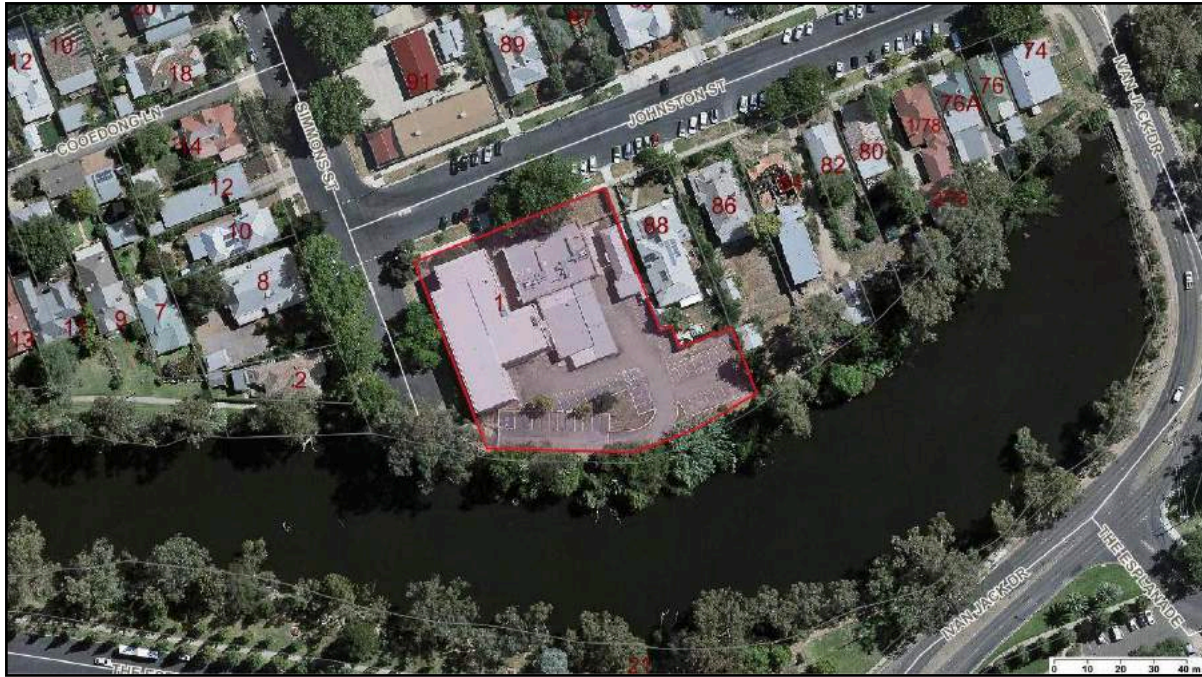


Figure 15: Historical Aerial of Subject Land – 2018 (Source: WWCCGIS 2020)

4 DEVELOPMENT PROPOSAL

4.1 Proposal Details

It is proposed to change the use of the site, from its previous government office use for the RMS, to an educational facility with associated building works to facilitate the relocation of the RCM.

Refurbishment works are only proposed on the two-storey former administration building. There are no works proposed at this stage on the former laboratory and IT buildings, as shown on the accompanying plans.

The Riverina Conservatorium of Music will continue to operate as existing, which includes:

- A maximum of 20 concurrent music lessons on weekday afternoons,
- Weekly meetings of musical groups of up to 50 people,
- Occasional recitals and group auditions for up to 150 people.

The site and buildings are currently vacant and surplus to NSW Government office requirements.

The proposal involves the following key elements:

- Change of use from a public administration building to an educational establishment
- Building refurbishment works to the existing administration building, located on the western portion of the subject site, along Simmons Street.
- Minor demolition works including removal of temporary internal partitioning
- Reconfiguration of rooms to provide teaching and learning, rehearsal and administration spaces
- Wheelchair accessibility
- Upgrade and maintenance to the external façade including new cladding and painting.
- Building identification signage
- Upgrade to the roof to accommodate for a higher volume rehearsal space and plant area.
- Carparking reconfiguration
- Upgrades to the street parking restrictions and signage

The existing total GFA of the office building is 1301m². Due to the nature of the proposed internal works, the total GFA increases slightly to 1431m², an increase of 130m².

4.2 Justification of Proposal

The overall intent of the development proposal is to secure a future for the RCM.

The subject site was vacated by Transport for NSW (aka DMR, RTA & RMS) due to their relocation to their new premises in Morgan Street. The site became surplus to NSW Government Office needs and presented an opportunity to align with the relocation needs of RCM.

The RCM has historically occupied buildings on the CSU South Campus Site (Hely Avenue). As South Campus became surplus to CSU needs the site has been subsequently sold for future redevelopment. A condition of sale was to allow sufficient time for RCM to find and relocate to a suitable premises.

The NSW Government is assisting RCM to relocate and have provided grant funding to ensure a suitable premises is secured and refurbished to their needs. The proposal has support from all tiers of government and is considered an important and culturally significant activity that aligns with the needs, values and future vision of the City.

The land is zoned appropriately, with minimal anticipated impact on the conservation area, local natural environment and neighbourhood amenity. The site is also strategically linked to the CBD and civic precinct due to its location adjoining the Wollundry Lagoon and connections to the Riverside Masterplan areas.



Figure 16: Site Photo of Existing Features (Source: SP 2020)

4.3 Site Preparation/Demolition

The existing buildings will remain substantially in situ with minor demolition and site preparation as shown on the submitted plans.

4.4 Other Details

4.4.1 Staff

The conservatorium will have a maximum of 20 staff members during peak times.

4.4.2 Facilities

Standard facilities are proposed, including staff room, toilets and storage areas, as shown in the accompanying plan set.

4.4.3 Hours of Operation

Proposed hours of operation are:

- Administration and educational facilities 7am-8pm Mon – Fri
- Additional teaching lessons 9am-8pm Sat – Sun
- Additional rehearsal & student performances - up to 10pm Mon – Sun

4.4.4 Car Parking

The TIA undertook a survey of existing carparking and traffic needs of the existing RCM operation at South Campus. Both relevant DCP2010 carparking rates and TIA survey results have been used in determining the adequate provision of onsite carparking (see table below).

The subject site has the benefit of existing access and egress arrangements as well as 38 onsite carparking spaces comprising of 20 staff spaces, 12 medium-term visitor spaces and six short-term drop off/pick-up spaces. In consideration of the slightly increased GFA, the proposal is in surplus of 6 additional off-street car parks.

If overflow parking is to be needed, the proposed “kiss and drop” zone adjacent Simmons Street will assist during peak times. An example of street and school-based signs currently used at Manly West Public School is shown in the below figure.

A separate application has been made for consideration of Council’s Traffic Advisory Committee for the modification of parking restrictions along Simmons Street adjacent the subject site to facilitate the “kiss and drop” zone.

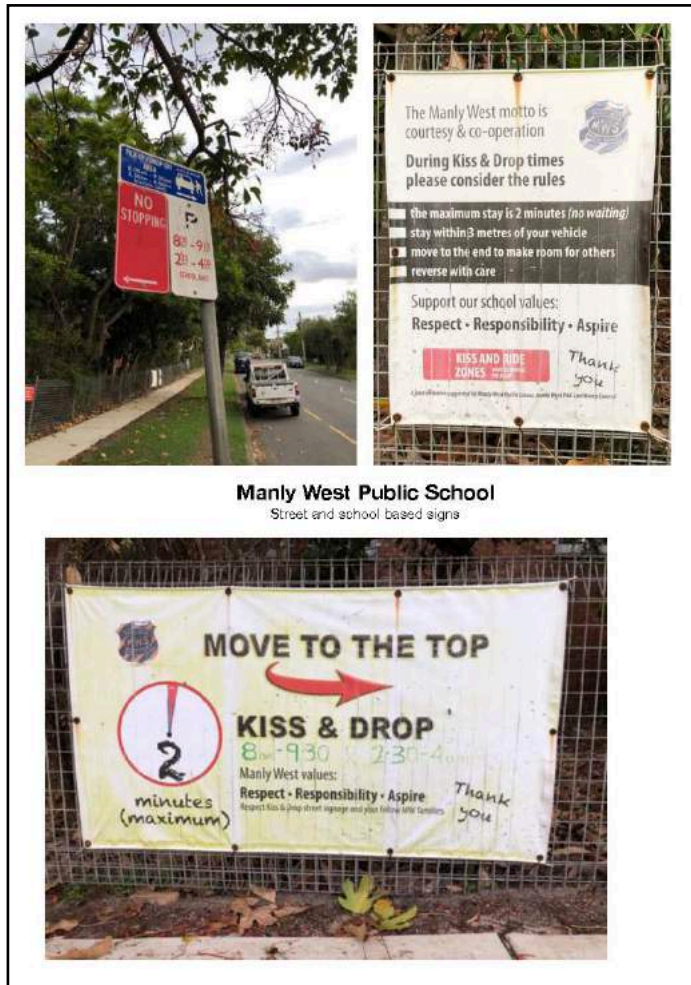


Figure 17: Manly West Public School "Kiss and Drop" Signage (Source: McLaren Traffic 2020)

Table 2: Parking Calculations

Parking Rates applicable to this development				
Definition	Rate applicable	Carparks required	Carparks Provided	Total/ Difference
DCP2010: Schools	1 space/two employees plus 1 space/ten students (20 staff, 150 students)	25	38	+13
TIA: RCM existing	TIA survey of existing operations	32	38	+6

4.4.5 Traffic Generation

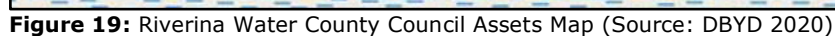
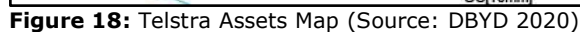
As discussed in the accompanying Traffic Impact Assessment, the proposal will have a minor increase in traffic as a result of the proposed relocation of the Riverina Conservatorium of Music, but *"will not have an adverse impact upon the existing road network"*.

4.4.6 On-Street Parking/Drop-off Area

With the proposed change to the existing loading zone along Simmons Street, all loading and servicing operations will occur on site with the proposed changes to the current car parking layout. During servicing, three short-term spaces are to be vacant and used to allow up to an 8.8m Medium Rigid Vehicle to access the site in a forward entry and exit manoeuvre. A swept path testing is provided in the accompanying report.

Waste generated from onsite activities will be managed through the implementation of RCM waste management policy, including a waste separation bin system incorporating FOGO, recyclable and general waste enclosures. Bins will be removed on a regular basis by licenced contractors.

All essential urban services are provided to the site, including water, electricity, gas, telecommunication, sewer, drainage, road network and garbage services. Connections and any subsequent alterations will be provided in accordance with all relevant Council and Service Provider Guidelines.



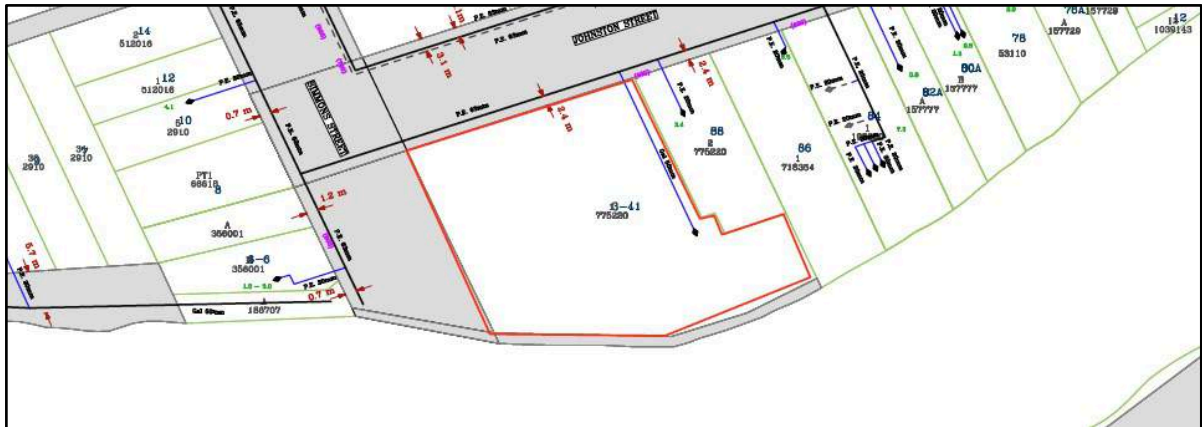


Figure 20: APA Assets Map (Source: DBYD 2020)

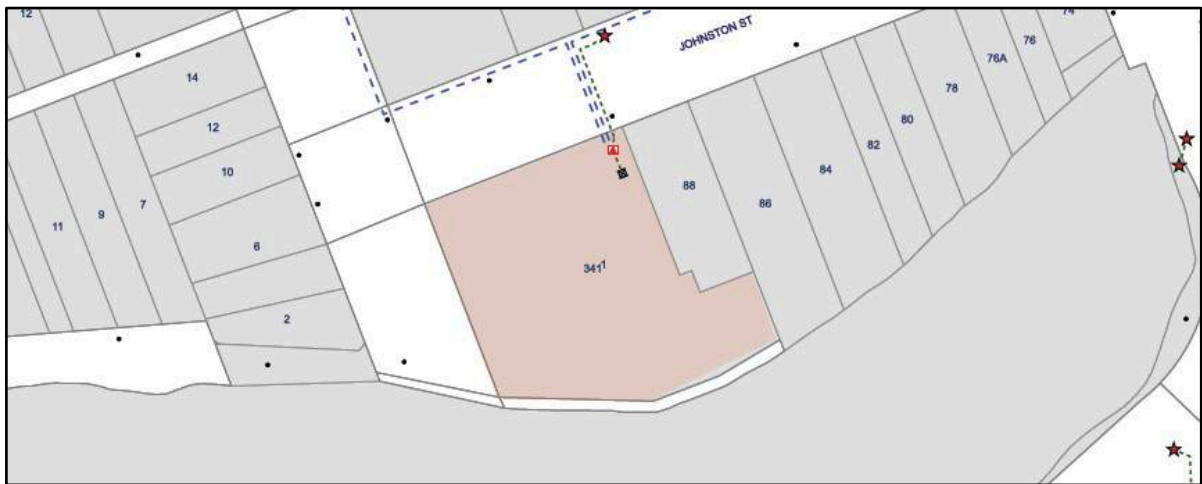


Figure 21: Essential Energy Assets Map (Source: DBYD 2020)

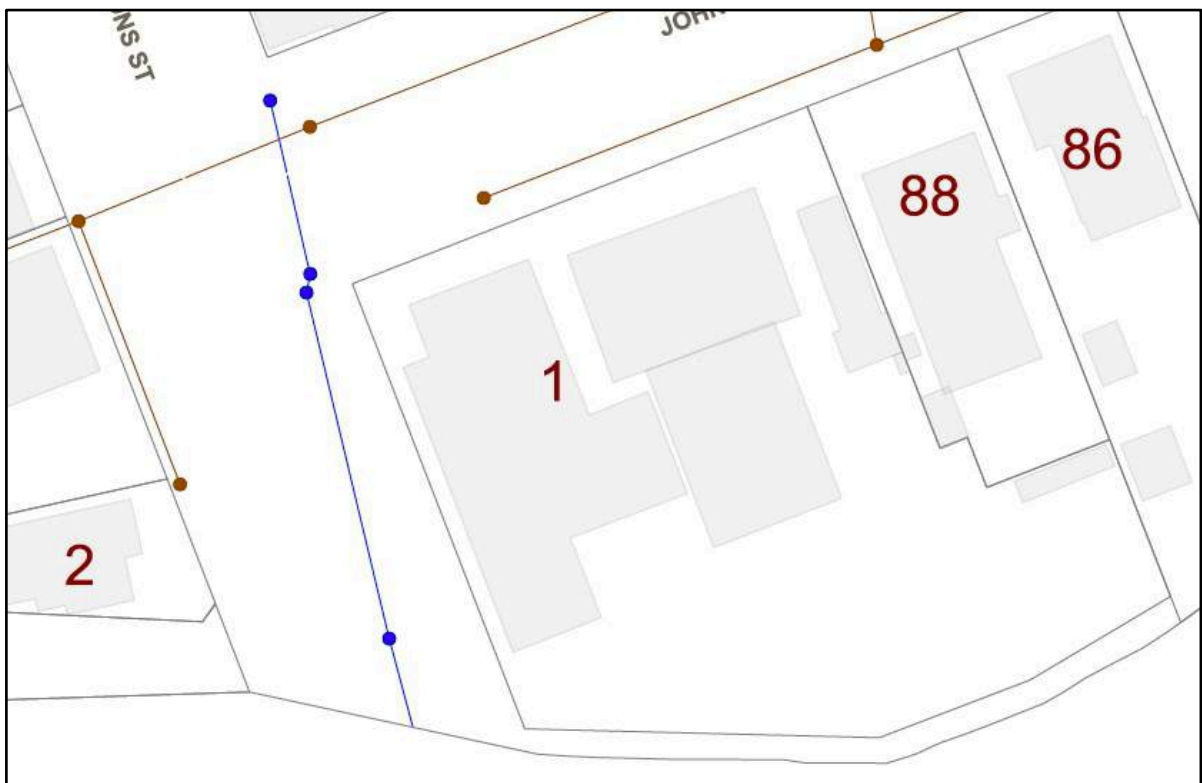


Figure 22: WWCC Sewer and Stormwater Assets Map (Source: WWCCGIS 2020)

6 PLANNING POLICIES AND GUIDELINES

6.1 Strategic Plans

6.1.1 Riverina Murray Regional Plan 2036

The RMRP2036 provides the regional planning framework that guides the NSW Government in determining planning priorities and decisions. Priorities are set for each local government area.

Development of the site for the RCM will support the following goals and directions of the regional plan. There are no specific action items that are directly relevant to the RCM:

Goal 1: A growing and diverse economy

Direction 6: Promote the expansion of education and training opportunities

Goal 4: Strong, connected and healthy communities

Direction 22: Promote the growth of regional cities and local centres

Direction 28: Deliver healthy built environments and improved urban design

Direction 29: Protect the region's Aboriginal and historic heritage

6.1.2 Wiradjuri Heritage Study

The purpose of this study was to document Wiradjuri cultural heritage and provide guidance to the local community, taking into account Wiradjuri heritage in planning and development matters.

The subject site forms part of the Wollundry Lagoon environs, which has strong cultural relevance and significance to Wiradjuri heritage. The lagoon is identified within the study as a Wiradjuri Traditional Place.

Development of the site has considered any potential impact on the lagoon and its surrounds. There will be no physical change to the immediate lagoon environment. Due diligence procedures will be undertaken during construction works over the site.

6.1.3 Spatial Plan 2013-2043

The Wagga Wagga Spatial Plan 2013-2043 is the key strategic planning document for informing and managing urban growth and change throughout the City. Its purpose is to provide clear strategic indicators for the development of Wagga Wagga over the next 30 years and beyond, but with the flexibility required to respond to change.

Development of this land will be consistent with the following key components and objectives of the Spatial Plan including:

'Resilient and Sustainable Built Environments'

'Plan for a Growing Community'

'Our Standard of Living'

'Our Community Grows'

6.1.4 Integrated Transport Strategy 2040

The Wagga Wagga Integrated Transport Strategy 2040 and Implementation Plan aims to improve local traffic access and connectivity, identify the provision of responsive parking facilities, and provide a framework for a more cohesive transport network. The Strategy aims to maximise opportunities to increase public transport and walking and cycling use providing residents and visitors alike with options to enjoy all that the city offers.

Development of this land will align with meeting key components and initiatives outlined under various objectives of this strategy, particularly in relation to integrated land uses, parking, public transport and promoting other active transport alternatives (cycling, walking etc.).

6.1.5 Community Strategic Plan 2040 – Wagga View

The Community Strategic Plan outlines how the Wagga community want the future to look like and provides solutions on how to get there. The plan aligns with the NSW Premier's Priorities allowing access to grant funding opportunities.

The development is consistent with various objectives in the plan including:

'There is growing investment in our community'
'We are a centre for education and training'
'We have employment opportunities'
'We are a hub for activity'

6.1.6 Draft Activation Strategy 2040/Local Strategic Planning Statement

The Draft Activation Strategy 2040 has been prepared by Council to aid and direct the future growth of the city. It provides a blueprint to cater for a growing economy and population and supports the objectives of the Spatial Plan 2013-2043. The draft strategy will be superseded by the introduction of the Wagga Wagga Local Strategic Planning Statement in 2020.

Development of the land is consistent with the aims of this strategy, particularly in relation to efficiently utilising available, serviceable land and avoiding further expansion of the urban footprint of the City. The proposal will also make use of an existing vacant government office building for an existing educational establishment without the need for a significant investment in new building infrastructure.

6.1.7 Riverside Masterplan

The Riverside Masterplan is a visionary project that reinforces the relationship between the Murrumbidgee River and the City urban area by bringing an array of recreational, cultural, commercial and residential development underpinned by sustainability principles, aimed at enhancing the quality of living for locals and visitors.

The Wollundry Lagoon precinct forms an integral connection with the Riverside Precinct development plan and the development of the subject site will integrate with the principles outlined in this plan by ensuring connectivity and contribution to the recreation and civic precincts of the City.

6.1.8 Developer Contribution Plans

Development of the land will be subject to the following local developer contribution plans.

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034
Development Servicing Plan (S64) - Stormwater Nov 2007
Development Servicing Plan (S64) - Sewerage 2013
Section 64 Water Charges Riverina Water
Voluntary Planning Agreement (VPA) – available as alternative to above contribution plan provisions.

6.2 Relevant Acts & Regulations

Development of the site is subject to the provisions of the Environmental Planning & Assessment Act 1979 & Environmental Planning & Assessment Regulations 2000.

In addition, certain other Acts and regulations are applicable to the development as referred to in the following table.

6.2.1 Integrated Development

The proposed development is integrated development due to its proximity to the Wollundry Lagoon. Consideration of Water Management Act 2000 provisions is required.

The table below provides an assessment of the site against section 4.46 of the EP&A Act 1979.

Table 3: Applicable Integrated Development

Consideration of S4.46 of the EP&A Act 1979		
Act	Approval	Comment
<i>Coal Mine Subsidence Compensation Act 2017</i>	<i>Approval to alter or erect improvements, or to subdivide land, within a mine subsidence district.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Fisheries Management Act 1994</i>	<i>Aquaculture permit</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to carry out dredging or reclamation work</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of an such land or lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
<i>Heritage Act 1977</i>	<i>Approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Mining Act 1992</i>	<i>Grant of mining lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>National Parks and Wildlife Act 1974</i>	<i>Grant of aboriginal heritage impact permit</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Petroleum (Onshore) Act 1991</i>	<i>Grant of production lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Protections of the Environment Operations Act 1997</i>	<i>Environment protection licence to authorise carrying out of scheduled development work at any premises.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
<i>Roads Act 1993</i>	<i>Consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.

	<i>(e) connect a road (whether public or private) to a classified road</i>	
<i>Rural Fires Act 1997</i>	<i>Authorisation under section 100b in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Water Management Act 2000</i>	<i>Water use approval, water management work approval or activity approval under part 3 of chapter 3</i>	Applicable, proposal meets the criteria for consideration as integrated development under this Act. The site is "waterfront land" as it is within 40m of the Lagoon.

6.3 State Environmental Planning Policies

Development consent is required for the proposed development under the provisions of the Environmental Planning and Assessment Act 1979.

The State Planning Controls applicable to this site, as listed by the NSW Planning Portal, are outlined in the table below.

Table 4: SEPPs Applying to the Land and Proposal

SEPP Applicability to the Proposal	
SEPP	Comments
SEPP21 – Caravan Parks	Applicable. Not Relevant.
SEPP33 – Hazardous and Offensive Development	Applicable. Not Relevant.
SEPP36 – Manufactured Home Estates	Applicable. Not Relevant.
SEPP44 – Koala Habitat Protection	Applicable. Not Relevant.
SEPP50 – Canal Estate Development	Applicable. Not Relevant.
SEPP55 – Remediation of Land	Applicable. Relevant. See discussion below.
SEPP64 – Advertising and Signage	Applicable. Relevant. See discussion below.
SEPP65 – Design Quality of Residential Apartment Development	Applicable. Not Relevant.
SEPP (Affordable Rental Housing) 2009	Applicable. Not Relevant.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable. Not Relevant.
SEPP (Concurrences and Consents) 2018	Applicable. Not Relevant.
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable. See below discussion.
SEPP (Exempt and Complying Development Codes) 2008	Applicable. Noted.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable. Not Relevant.
SEPP (Infrastructure) 2007	Applicable. Not Relevant.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable. Not Relevant.
SEPP (Primary Production and Rural Development) 2019	Applicable. Not Relevant.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable. Not Relevant.

6.3.1 SEPP (Educational Establishments and Child Care Facilities) 2017

The provisions of this SEPP make allowances for development conducted on behalf of schools and in the interest of other education providers. The legislation and supporting guidelines determine whether development can be conducted as exempt, complying or development without consent (Part 5 Assessment).

The subject site is not an existing school site and a change of use is involved. The proposal cannot be undertaken as exempt, complying or development without consent under the SEPP. Therefore, a development application is required to be considered by the local authority for the proposed use and building works to be undertaken on the site. The previous use of the site by the RMS as a public administration building would be considered to be abandoned under the provisions of the Act.

6.3.2 SEPP64 – Advertising and Signage

The proposed signage is defined as business identification sign as only the name of the business is indicated. The existing non-illuminated signage inside of the entry canopy is to remain which only identifies the address of the premises. The proposed signage is in line with SEPP64 aims and objectives by providing effective communication in suitable locations and is of a high design and finish. As per the plans, the signage is to be a new pre-finished laser-cut metal lettering fixed to either the ramp balustrade or existing building structure. This will provide a design element to the façade as well as providing building identification. Within the existing landscaping, in-ground light fittings will provide an up-lit signature illumination showcasing an additional element of design whilst still being practical. Evaluation criteria and response is provided below.

Table 5: SEPP64 Evaluation Criteria

Evaluation Criteria	
Aims & Objectives	Response
<i>3(1) This Policy aims:</i>	
<i>a) To ensure that signage (including advertising):</i>	
<i>i. is compatible with the desired amenity and visual character of an area, and</i>	Satisfied. The signage replaces the existing building identification signage and is of a high-quality design and quality, providing a positive refurbishment to the existing building, taking into consideration the existing character of the area.
<i>ii. provides effective communication in suitable locations, and</i>	Satisfied. The signage identifies the building for the use by RCM and replaces the previous building identification signage from the RMS.
<i>iii. is of high-quality design and finish</i>	Satisfied. The signage is of a high-quality design and finish.
Schedule 1	Response
1) <i>Character of the area</i> <ul style="list-style-type: none"> <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> 	Yes, the proposal has considered the existing character of the area and provides a positive influence to the character of the area by remaining generally consistent with the character of the building and minimising any cumulatively to the local area. No outdoor advertising is proposed.
2) <i>Special areas</i> <ul style="list-style-type: none"> <i>Does the proposal 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?</i> 	No, the proposal does not detract from the amenity or visual quality by the selection of materials to be used and attaching to the existing building.
3) <i>Views and vistas</i> <ul style="list-style-type: none"> <i>Does the proposal obscure or compromise important views?</i> <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> <i>Does the proposal respect the viewing rights of other advertisers?</i> 	No, the proposed building identification signage will be secured to the existing building, therefore not compromising or obscuring views.

Evaluation Criteria	
<p>4) <i>Streetscape, setting or landscape</i></p> <ul style="list-style-type: none"> <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> <i>Does the proposal screen unsightliness?</i> <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> <i>Does the proposal require ongoing vegetation management?</i> 	<p>Yes, the proposed signage is appropriate for the streetscape by providing cultural vibrancy to the area. The proposed signage screens part of the building, providing an architectural cohesiveness with the façade of the building by being secured to the building. The signage does not protrude and does not require ongoing vegetation management.</p>
<p>5) <i>Site and building</i></p> <ul style="list-style-type: none"> <i>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?</i> <i>Does the proposal respect important features of the site or building, or both?</i> <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i> 	<p>Yes, the signage incorporates the façade design features of the building providing a high-quality product. The signage is respectful of the existing features of the building.</p>
<p>6) <i>Associated devices and logos with advertisements and advertising structures</i></p> <ul style="list-style-type: none"> <i>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?</i> 	<p>Yes, the design of the proposal is of high quality and incorporates inground light fittings within the existing landscaping for up-lit signage illumination.</p>
<p>7) <i>Illumination</i></p> <ul style="list-style-type: none"> <i>Would illumination result in unacceptable glare?</i> <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i> <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i> <i>Can the intensity of the illumination be adjusted, if necessary?</i> <i>Is the illumination subject to a curfew?</i> 	<p>No, the proposed illumination is designed to produce an up-lit signage illumination and will not provide an unacceptable glare, affect the safety or anyone or detract from the amenity of residences. No, the illumination cannot be adjusted or be subject to a curfew.</p>
<p>8) <i>Safety</i></p> <ul style="list-style-type: none"> <i>Would the proposal reduce the safety for any public road?</i> <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i> <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i> 	<p>No, the signage would not reduce the safety for any public road, pedestrians or bicyclists due to the design and nature.</p>

6.3.3 SEPP55 – Remediation of Land

Consideration of site contamination is a statutory requirement when considering development applications. Relevant guidelines prepared under State Environmental Planning Policy No.55 (SEPP55) provide an outline of matters to be considered in this respect.

The history of land use of the subject land needs to be considered as an indicator of whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the SEPP55 Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the SEPP55 Guidelines should be followed.

The following information is provided to assist in an initial evaluation of the proposal in relation to site contamination.

Table 6: Contaminated Land Consideration – Initial Evaluation Data

Initial Evaluation Data	
Consideration of readily available information:	Response
<i>b) current zoning</i>	B3 Commercial Core
<i>c) permissible uses</i>	See section 6.4.2
<i>d) records from previous rezonings or rezoning requests</i>	
<i>iv. history of land uses including:</i>	See above section
<i>v. development applications & building applications</i>	See above section
<i>e) aerial photo history</i>	See above section
<i>f) property file information & site owner information</i>	GIPA conducted over site, previously residential dwelling and administration building.
<i>g) knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal.
<i>h) adjoining property information</i>	Wollundry Lagoon, other commercial uses and residential dwellings.
<i>i) site inspection information including photographs</i>	See below images. No identified areas of potential contamination.
Checklist questions (from SEPP55 Guidelines)	Response
<i>a) Are there any previous contaminated land investigations available for the site? If so, what were the results?</i>	No.
<i>b) Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?</i>	No.
<i>c) Was the land at any time zoned for industrial, agricultural or defence purposes?</i>	No.
<i>d) Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?</i>	No.
<i>e) Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?</i>	No.
<i>f) Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?</i>	No.
<i>g) Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?</i>	No.



Figure 23: Site Photos (Source: SP 2020)



Figure 24: Site Photos (Source: SP 2020)



Figure 25: Site Photos (Source: SP 2020)

The subject site is not listed in Council records as potentially contaminated. No potentially contaminating activities have occurred on the site according to all available historical data. A site inspection did not reveal any potential contamination issues on the site.

A further response has been prepared by Environmental Services Group concluding *"Undertaking a PSI would not provide council with any further information that is not already available and that has been expanded upon in this submission"*.

Based on the supplementary letter, information available and information presented in the table above, there is no reason to suspect contamination exists on the subject land. It is considered that no further investigation is required and the proposal may be considered and processed accordingly.

6.4 Wagga Wagga Local Environmental Plan (LEP) 2010

The site is subject to the provisions of Wagga Wagga Local Environmental Plan 2010 (the LEP).

The particular aims of the LEP are:

- (a) to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations,*
- (b) to promote development that is consistent with the principles of ecologically sustainable development and the management of climate change,*
- (c) to promote the sustainability of the natural attributes of Wagga Wagga, avoid or minimise impacts on environmental values and protect environmentally sensitive areas,*
- (d) to co-ordinate development with the provision of public infrastructure and services.*

The proposal satisfies these aims providing a sustainable development on serviced and appropriately zoned land. The development will avoid impacts on environmentally sensitive areas and localities, and provide a facility for the social and economic benefit of the local and wider community.

Discussion on applicable sections of the LEP is provided below.

6.4.1 Land Use Zoning

The subject land is zoned B3 Commercial Core under the provisions of the LEP, as shown in the figure below.



Figure 26: Land Zoning Map (Source: WWCCGIS 2020)

Land Use Table extracts for the B3 zone is provided below:

Permitted without consent

Home businesses; Home occupations; Roads

Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; **Educational establishments**; Entertainment facilities; Function centres; Group homes; Helipads; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Seniors housing; Shop top housing; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities

6.4.2 Permissibility

The proposal is defined under the LEP as an educational establishment, as below:

educational establishment means a building or place used for education (including teaching), being—

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The Zone Objectives are considered in the table below.

Table 7: Relevant LEP 2010 Zone Objectives

LEP 2010 – Zone B3 Commercial Core	
Objective	Comments
To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	Consistent. The proposal will enable the site to be used as an educational establishment for conservatorium teaching, rehearsal and administration spaces and sharing the establishment with the community as a performance and exhibition space.
To encourage appropriate employment opportunities in accessible locations.	Consistent. The proposal will allow the continuance of existing employment by the RSM and provide ongoing opportunities for further employment as a result of the development.
To maximise public transport patronage and encourage walking and cycling.	Consistent. The location to the nearby schools, CBD and public walkways promotes walking and cycling with easy access to the local bus network. The Wollundry Lagoon environment includes walkway/cycleways that will encourage greater patronage and less reliance on motor vehicles in this locality.
To ensure the maintenance and improvement of the historic, architectural and aesthetic character of the commercial core area.	Consistent. The site is located at the northwestern edge of the commercial core area and within the historic conservation area. Use of the building and structural refurbishment will contribute positively to improving the amenity and aesthetic character of the local area. The proposal will also utilise a vacant government office building for relocating an existing educational establishment without the need for a significant investment in new building infrastructure.

6.4.3 Consideration of Relevant LEP Clauses

In addition to LEP2010 clauses contained in Part 1 (Aims) and Part 2 (Permissibility) discussed above, the following other clauses have been considered in relation to this development proposal:

Part 3 Exempt & Complying Development

3.1 – 3.3 - Noted

Part 4 Principal Development Standards

4.1 – 4.6 - Not applicable

Part 5 Miscellaneous provisions

5.1 – 5.9AA - Not applicable

5.10 – Heritage conservation - Applicable – see below

5.11 – 5.19 - Not Applicable

Part 6 – Urban release areas

6.1 – 6.5 - Not applicable

Part 7 – Additional Local Provisions

7.1 – 7.1A - Not applicable

7.2 – Flood planning - Applicable – see below

7.3 – Biodiversity - Applicable – see below

7.4 – 7.5 - Not applicable

7.6 – Groundwater - Applicable – see below

7.7 – 7.12 - Not applicable

Where indicated as applicable, the relevant clause subject matter is discussed and considered in further detail below.

6.4.4 Heritage Conservation – LEP Clause 5.10

The proposed development involves land and buildings located within a heritage conservation area and adjoining an aboriginal place of heritage significance (the lagoon). The proposal is subject to Council consideration and approval (relevant clauses 5.10(2)(a)(iii), 5.10(4) & 5.10(8)).

The objectives of this Clause are:

- (a) to conserve the environmental heritage of Wagga Wagga,*
- (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.*

Heritage Conservation Area

The subject site is located within the residential precinct of the Wagga Wagga Heritage Conservation Area. The subject building is a two storey, former government office block, which does not make any characteristic contribution to the identified significance of the conservation area. The building is also described as uncharacteristic in the DCP given it is a non-residential infill building within a predominantly residential precinct.

The majority of works proposed are within the existing envelope with the exception of a roof addition to accommodate a higher volume rehearsal space and AC plant area. This addition is located away from the street frontage and therefore will have minimal impact on the streetscape character of the conservation area. While the addition will increase the bulk to the south-west corner of the building, the architectural treatment will enhance the subject building's contribution to the conservation area. Upgrade and maintenance works are also proposed to the façade of the building, including new cladding and painting, which will further enhance the building's contribution to the streetscape and conservation area.

The subject building is not adjacent to, or in the immediate vicinity of any heritage items. The subject site is located on the edge of Wollundry Lagoon, which is an important characteristic feature of the area. The proposed works, being within the building footprint, will have no impact on the Lagoon. Aesthetically, the proposed external works will improve the subject building and subsequently improve the character of the surrounding area.

While the subject building is described as uncharacteristic within the conservation area, it has some inherent heritage significance as a former government office block, displaying features typical of its style and period. Some of these significant features, including curtain wall construction and large, double glazed, pivot windows with venetian blinds in the cavity, have been retained and incorporated into the new design. The overall work proposed to the building will showcase these significant details, while improving the overall aesthetic and making a more positive contribution to the conservation area than the building does in its current condition.

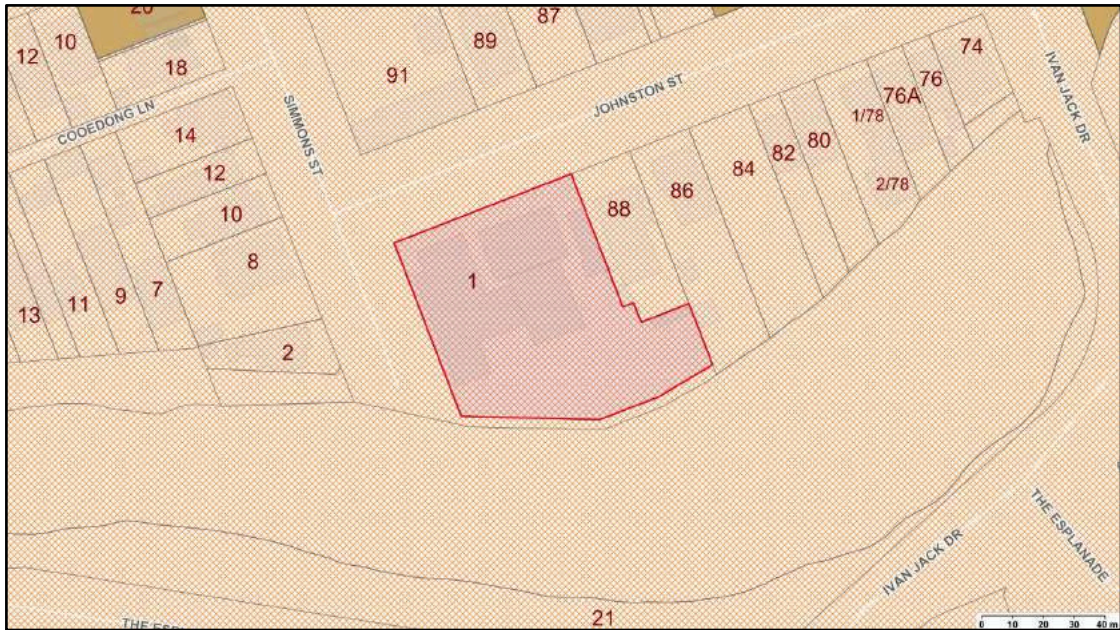


Figure 27: Heritage Items and Conservation Area Map (Source: WWCCGIS 2020)

Aboriginal Heritage

AHIMS Web Service search for the following area at Lot: 1, DP:DP775220 with a Buffer of 200 meters, conducted by Rhiana Turner on 23 January 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1 Aboriginal sites are recorded in or near the above location.

1 Aboriginal places have been declared in or near the above location. *

ID	Aboriginal Place Name
103	Wollundry Lagoon & Tony Ireland Reserve

Figure 28: AHIMS Search Extract (Source: OEH 2020)

An AHIMS search extract is shown above, which confirms that within 200m of the site, there is one aboriginal site recorded and declared place. This declared site is known as Wollundry Lagoon and Tony Ireland Reserve and is located adjacent to the south of the subject site.

In accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW2010)*, generic due diligence process, the following information is provided:

Will the activity disturb the ground surface or any culturally modified trees?

- No, the development proposed will not disturb the ground surface or have any impact on any known culturally modified trees.

Are there any:

a) relevant confirmed site records or other associated landscape feature information on AHIMS?

- Yes (see AHIMS search as discussed above).

b) any other sources of information of which a person is already aware?

- No, there are no other known sources of information as determined via Council records and information available to the applicant, including information available within the Wiradjuri Heritage Study.

c) landscape features that are likely to indicate presence of Aboriginal objects?

- The lagoon and surround landscape of the locality would indicate the presence of Aboriginal objects, as has been determined in previous studies such as the Wiradjuri Heritage Study.

It is considered that all due diligence requirements have been fulfilled. An Aboriginal Heritage Impact Permit (AHIP) application is considered to be unnecessary as there are no significant physical site works involved with this proposal. The development will proceed with caution.

If any Aboriginal objects are found, work will be stopped and relevant authorities notified. If human remains are found, work will be stopped, the site will be secured and Police and other relevant authorities notified accordingly.

6.4.5 Flood Planning – LEP Clause 7.2

Riverine Flooding

The 2017 Riverine Model shows that the subject site is not subject to riverine flooding based on the completion of the levee upgrade. However, the 2014 current model is referenced as the existing and current policy which shows the subject site effected by flooding. In relation to the subject site, the 2014 proposed levee model is in line with the 2017 model. It was announced by Council on 10 January 2020 that Stage 2 upgrade was “completed in November 2019 and now brings the Main City Levee to a 1 in 100 year level of protection against flooding”.

Stormwater Flooding

Council stormwater flooding data modelling indicate that, whilst part of the site is potentially inundated by overland flooding in a 1:100yr event, the subject existing building is generally unaffected. Extract from flood modelling data is reproduced below for reference.

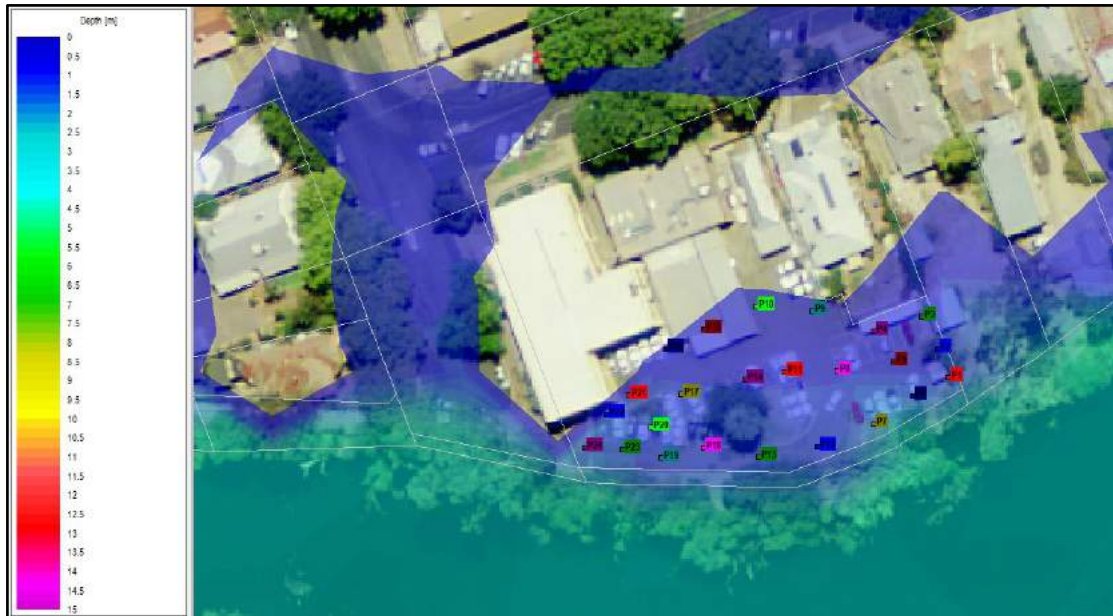


Figure 29: Stormwater Flood Model – 2014 Data (Source: WWCC2020)

Consideration of LEP Clause 7.2 is applicable.

The objectives of this Clause are:

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

The clause is relevant to the consent authority by identifying matters that it must be satisfied with in order to grant development consent.

The proposal has considered various relevant and appropriate environmental planning matters, as has been outlined and discussed in this SEE document.

Table 8: Consideration of LEP Clause 7.2 Provisions

Relevant 7.2 Provisions	Response
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:	The SEE includes all relevant information to enable assessment of the proposal including plans, design specifications and references to flood planning data.
(a) is compatible with the flood hazard of the land, and	The available data indicates that the proposal will be compatible with the flood hazard rating of the land.
(b) will not significantly adversely affect flood behavior resulting in detrimental increases in the potential flood affectation of other development or properties, and	The proposal will not change the existing ground level and as such will not significantly adversely affect flood behavior, based on available information.
(c) incorporates appropriate measures to manage risk to life from flood, and	The area is now protected from riverine flooding @ 1/100yr event. There are no physical site changes that would require local stormwater flood mitigation measures.
(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and	The proposal will not significantly impact the environment. The site is within the flood protected CBD area and a considerable distance from the riverine environment.

(e) <i>is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</i>	The proposal will not generate unsustainable social and economic costs to the community, the land is within the upgraded flood levee system that has been designed to cope with flood events, including appropriate warning and evacuation procedures.
(4) & (5)	Noted. There is no Flood Planning Map.

6.4.6 Biodiversity – LEP Clause 7.3

The objectives of this clause are to protect, maintain or improve the diversity of the native vegetation, including:

- (a) *protecting biological diversity of native flora and fauna, and*
- (b) *protecting the ecological processes necessary for their continued existence, and*
- (c) *encouraging the recovery of threatened species, communities or populations and their habitats.*



Figure 30: Biodiversity Sensitivity Map (Source: WWCCGIS 2020)



Figure 31: Biodiversity Certification Map (Source: WWCCGIS 2020)

The subject site is mapped as potentially sensitive to Biodiversity and Groundwater as shown on LEP mapping. The site is also mapped as being included in the city-wide Biodiversity Certification. No further detailed analysis of biodiversity impact is required.

The proposal involves minor physical works and has a low probability of impacting native flora and fauna. The development satisfies the objectives of this clause and will be designed, sited and managed to avoid any potential adverse environmental impact.

6.4.7 Groundwater vulnerability – LEP Clause 7.6

The objective of this Clause is:

to protect and preserve groundwater sources.

The clause is relevant to the consent authority by identifying matters that it must be satisfied with in order to grant development consent.

The proposal is not specified development for the purposes of this clause as it involves an educational establishment. No further consideration is required at this stage.



Figure 32: Groundwater Sensitivity Map (Source: WWCCGIS 2020)

6.5 Wagga Wagga Development Control Plan 2010 (DCP)

Sections 2 and 5 of the Wagga Wagga Development Control Plan (DCP) 2010 are relevant to the proposed development and are considered in the Table below.

Table 9: Relevant DCP 2010 Controls

Section 2: Controls That Apply to All Development		
Clause	Objective/Control	Comments
2.1 Vehicle Access and Movements	C1: Access should be from an alternative secondary frontage or other non-arterial road where possible.	Satisfied. Access is as existing from Simmons Street.
	C2: A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.	Satisfied. See accompanying TIA report.
	C3: Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	Satisfied. See submitted site plans.

	<i>C4: Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.</i>	Satisfied. See submitted site plans.
	<i>C5: Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied. As existing. See submitted site plans.
	<i>C6: Ensure adequate sight lines for proposed driveways.</i>	Satisfied, as existing.
2.2 Off-street parking	<i>Controls – parking rates</i>	Satisfied. See accompanying TIA report.
	<i>C1: Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.</i>	
	<i>C2: The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied. See accompanying TIA report.
	<i>C3: Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied. See accompanying TIA report.
	<i>C4 – C5:</i>	Not Applicable.
	<i>C6: In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required, except in the following instances: a. Outbuildings are proposed to be used in association with the development, or b. A Traffic Impact Assessment (TIA) is required by Council for the development.</i>	Satisfied. See accompanying TIA report. No increase in gross floor area involved with the proposal.
	<i>C7:</i>	Not Applicable.
	<i>C8: A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including child care centres, business parks, hospitals, cinemas and gyms.</i>	Satisfied. See accompanying TIA report.
	<i>C9: Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m².</i>	Not Applicable. The carparking area is existing.
	<i>C10: Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.</i>	Not Applicable. The carparking area is existing.
	<i>C11: To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height.</i>	Not Applicable. The carparking area is existing.
2.3 Landscaping	<i>Landscape design</i> <i>C1-C6:</i>	Not Applicable. Landscaping areas are as existing. Minor landscaping improvements will be undertaken, as shown on the submitted plans.
2.4 Signage	<i>General controls for signage and structures</i> <i>C1: All signage and structures must relate directly to the lawful approved or</i>	Satisfied. RCM identification signage only, as per plans.

	<i>exempt land use being conducted on the land to which the signage or structure is to be displayed.</i>	
	<i>C2: Any sign or structure should reflect the architectural style of the building.</i>	Satisfied. See plans.
	<i>C3: Signs should not obscure decorative forms or moulding and should observe a reasonable separation distance from the lines of windows, doors, parapets, piers and the like.</i>	Satisfied. See plans.
	<i>C4: Signs should be of a size and proportion which complement the scale of the existing building as well as surrounding buildings and signs. Signs should not significantly affect the presentation of the existing façade of the building.</i>	Satisfied. See plans.
	<i>C5: The scale of lettering should also be proportioned to the area of the signage panel to which it will be applied.</i>	Satisfied. See plans.
	<i>C6: Must be securely fixed and maintained in a structurally adequate and safe manner.</i>	Satisfied. See plans.
	<i>C7: The colour used in the design of a sign or structure should complement the colour finish of the building to which it will relate.</i>	Satisfied. See plans.
	<i>C8: Corporate colours should be limited to the signage or structure and should not be applied to the painted surface of the building.</i>	Satisfied. See plans.
	<i>C9: The illumination of signage and structures by low set floodlighting is preferred, rather than the use of neon or boxed fluorescent lighting on buildings.</i>	Satisfied. See plans.
	<i>C10: The rationalisation of signage will be generally required where there is existing signage through the use of common directory pylon signs for multi-occupancy developments and by limiting the number of signs that may be erected on any one building or site.</i>	Satisfied. See plans.
	<i>C11: A sign or structure must not endanger public safety or cause nuisance or a hazard by reason of its location, construction or design by either: (a) Emitting excessive glare or reflection from internal or external illumination or surface materials; (b) Obscuring the view of motorists or pedestrians; (c) Screening potentially hazardous road features; (d) Signage containing designs or messages which may either confuse or distract motorists.</i>	Satisfied. See plans.
2.5 Safety and security	<i>C1: Use good site planning to clearly define public, semi-public and private areas.</i>	Satisfied, as existing with appropriate directional signage.
	<i>C2: Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.</i>	Satisfied. Offices are to be located near the entrance to Simmons Street.
	<i>C3: Minimise blank walls along street frontages.</i>	Satisfied, existing vegetation, building identification signage, varying façade

		treatment and windows overlooking the neighbouring streets.
	<i>C4: Avoid areas of potential concealment and 'blind' corners</i>	Satisfied. The major part of the existing building to remain as is. Any alterations will improve surveillance.
	<i>C5: Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.</i>	Satisfied. Additional lighting will be included in the refurbishment works.
	<i>C6: Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.</i>	Satisfied, as existing.
	<i>C7: Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility</i>	Satisfied. See accompanying site plan.
	<i>C8: Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.</i>	Not Applicable. No public toilets proposed.
2.6 Erosion and Sediment Control Principles	<i>O1: Protect the environment against soil erosion and loss of soil from construction sites</i>	Satisfied. Existing buildings and carpark area to be utilised. No major earthworks proposed.
	<i>O2: Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.</i>	Satisfied. Existing buildings and carpark area to be utilised. No major earthworks proposed.
	<i>O3: Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.</i>	Satisfied. Existing buildings and carpark area to be utilised. No major earthworks proposed.
	<i>O4: Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.</i>	Satisfied. Existing buildings and carpark area to be utilised. No major earthworks proposed. Any additional details to be provided at CC stage.
2.7 Development adjoining open space	<i>C1: Private developments are not to gain access across public open space.</i>	Satisfied. No access proposed from public open space areas.
	<i>C2: Materials are not to be stored on public land.</i>	Satisfied. There is no proposal to store materials on public land.
	<i>C3: Design, massing, scale and materials to be compatible with the amenity, views and outlook from the open space area.</i>	Satisfied. Existing structures. Additional roof area is designed to be compatible with the local area.
	<i>C4: Landscaping is not to encroach into any public reserve.</i>	Satisfied. As existing.
Section 3: Heritage Conservation		
Clause	Objective/Control	Comments
3.3.2 Residential precinct	<i>O1: Retain characteristic buildings from significant periods of development for the conservation area</i>	Satisfied. The existing building does not make any characteristic contribution to the identified significance of the conservation area. The existing building is also described as uncharacteristic.
	<i>O2: Retain details and features that are characteristic of the conservation area, and encourage reinstatement of these features where they have been removed.</i>	Satisfied. The architectural treatment will enhance the site's contribution to the conservation area.
	<i>O3: Encourage new buildings to respond positively to the character of adjoining and nearby buildings.</i>	Not applicable, building is existing. The proposed external works will improve the existing building and subsequently

		improve the character of the surrounding area.
	<i>O4: Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.</i>	Satisfied. The proposed works will increase the bulk to the south west corner of the building, the architectural treatment will enhance the subject building contribution to the conservation area.
Section 4: Environmental Hazards and Management		
Clause	Objective/Control	Comments
4.2 Flooding	<i>C3: Development in the Central Wagga precinct (being the area protected by levees) is to comply with the provisions of Table 4.2.1.</i>	Not applicable, building is existing. See further discussion in section 6.3
Section 5: Natural Resource and Landscape Management		
Clause	Objective/Control	Comments
5.4 Environmentally sensitive land	<i>C12: An application for development consent on land identified as a "Sensitive area" on the Natural Resources Sensitivity Map – Water, for development specified in Clause 7.6 (4) of the LEP, shall be accompanied by a report or documentation that: (a) addresses potential impacts upon: i) existing groundwater sources, and ii) future extraction from groundwater sources for domestic and stock water supplies. (b) demonstrates that the development is designed to prevent adverse environmental impacts, including exacerbation of salinity and the risk of contamination of groundwater sources from on-site storage or disposal facilities.</i>	Satisfied. Proposed works will not impact the groundwater. The proposal is not a specified use under the relevant LEP clause.
	<i>C13: The construction of septic systems should be consistent with the "Environment and Health Protection Guidelines – On-site Sewerage Management for Single Households", 1998.</i>	Not applicable.
Section 10: Business Development		
Clause	Objective/Control	Comments
10.1 City Centre	<i>Design Principles:</i> <i>P1 Consolidate activity along Baylis Street and improve links to supporting activities on the eastern and western edges.</i> <i>P2 Reinforce the character and function of the Fitzmaurice Street Precinct as an economically viable precinct and integrate with the emerging character of adjoining Baylis Street Precinct and adjacent residential areas.</i> <i>P3 Use opportunities for civic and landscape improvements to increase legibility through the centre for pedestrians, and achieve improved environmental conditions.</i> <i>P4 Improve the urban design of the centre, and encourage quality built form.</i>	Although the land is zoned B3 and within the general area of the Fitzmaurice Street precinct, there are no specific DCP controls /guidelines over this land or development proposal. Not Applicable. The proposal will improve the character and function of this area of the Fitzmaurice Street locality. The reuse of an existing vacant government office building will contribute to improving environmental conditions and connectedness through the local area. The resultant refurbished building will improve the quality of built form and streetscape presence of the site.
10.2 – 10.7	-	Not Applicable.

6.6 Other Relevant s4.15 Matters for Consideration

- *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.....:*

There are no known proposed instruments applicable to the development proposal.

- *any planning agreement:*

There are no known planning agreements applicable to the development proposal.

- *the suitability of the site for the development...:*

Based on the above discussion, the site is considered suitable for the development. The building and site provide adequate area to accommodate the activities of the RCM.

- *any submissions:*

Council will undertake appropriate public consultation and consider any submissions accordingly.

- *the public interest ...:*

The public interest is supported with this application as the proposal is in accordance with the publicly endorsed planning policies and guidelines to ensure compatible and sustainable development on this site and within the future desired character of the locality (B3 zone). Further benefits include the reuse of an existing vacant government office building and the accommodation of a significant education facility that requires relocation from its current site that has been sold. The proposal also satisfies community goals and objectives outlined in current local strategic plans.

7 ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Site and Locality Analysis

The subject site is located on the corner of Simmons and Johnston Street, within close proximity to the Wollundry Lagoon. It comprises a site area of 4804m² and contains three existing buildings and associated car parking. The main office building (former RMS office) is the subject of the proposed building works. The site is located within the Heritage Conservation Area.



Figure 33: Photo of Site (Source: SP 2020)

The site has existing access to Simmons Street, as shown in the figure below, with a frontage of 59.54m to Simmons Street and 60.91m to Johnston Street. The access arrangements for the site will continue as existing, from Simmons Street.

The streetscape is typical of a historic post-European settlement Australian town centre with wide streets/avenues, large established street trees and period style buildings. Surrounding landuses include dwellings, Wagga Public School, Medical Centre and converted historic dwellings used for commercial purposes.

The Wollundry Lagoon is a landmark feature of the local area, providing a natural open space/water environment with improved foreshore and public access infrastructure. Lot 3 located adjoining the subject land is intended to continue the existing walking path along the edge of the Lagoon through to the Civic Precinct, CBD and Murrumbidgee River.

Dwellings typically fronting Wollundry Lagoon, Johnston Street and Simmons Street are of historic design and character. Wagga Public School contains various temporary classroom structures and is currently under reconstruction and refurbishment following a destructive fire in January 2019.

The lagoon also has cultural heritage significance due to its setting, function and spiritual connection with traditional aboriginal culture. It is listed in the AHIMS register as a declared and recorded site.

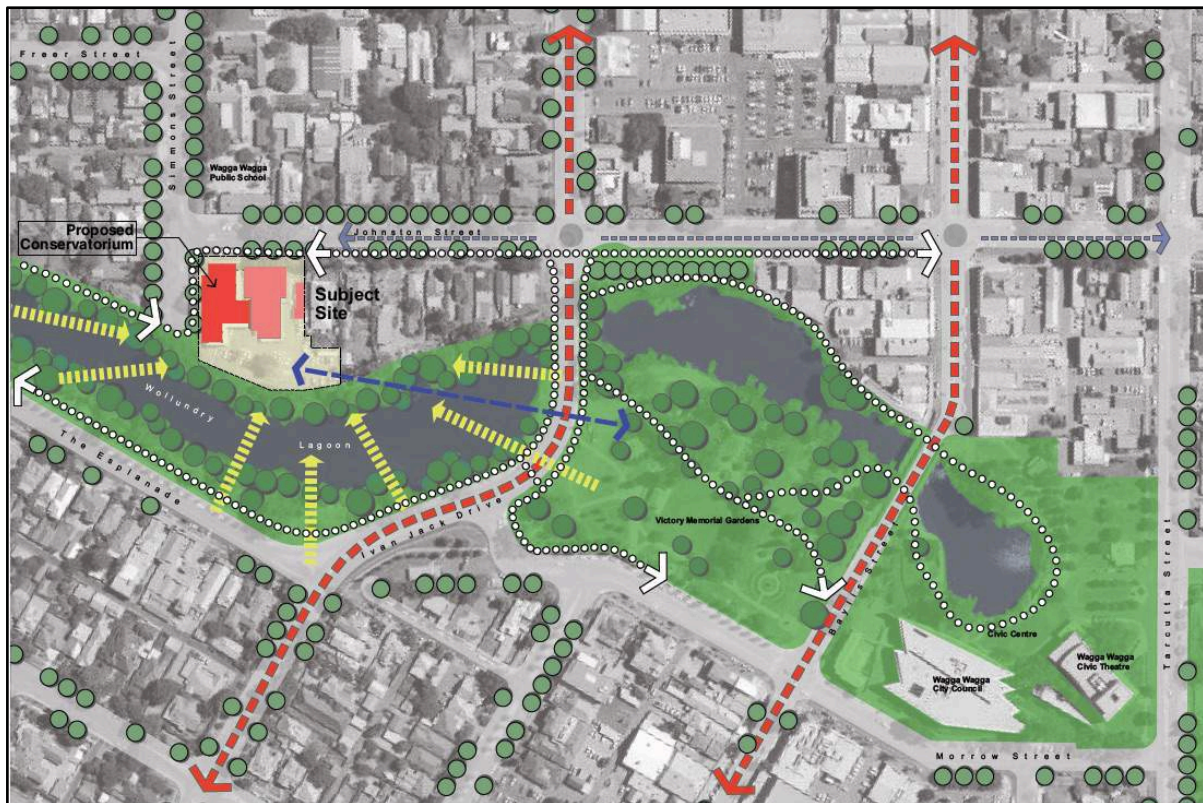


Figure 34: Extract from Precinct Plan (Source: Stanton Dahl Architects 2020)

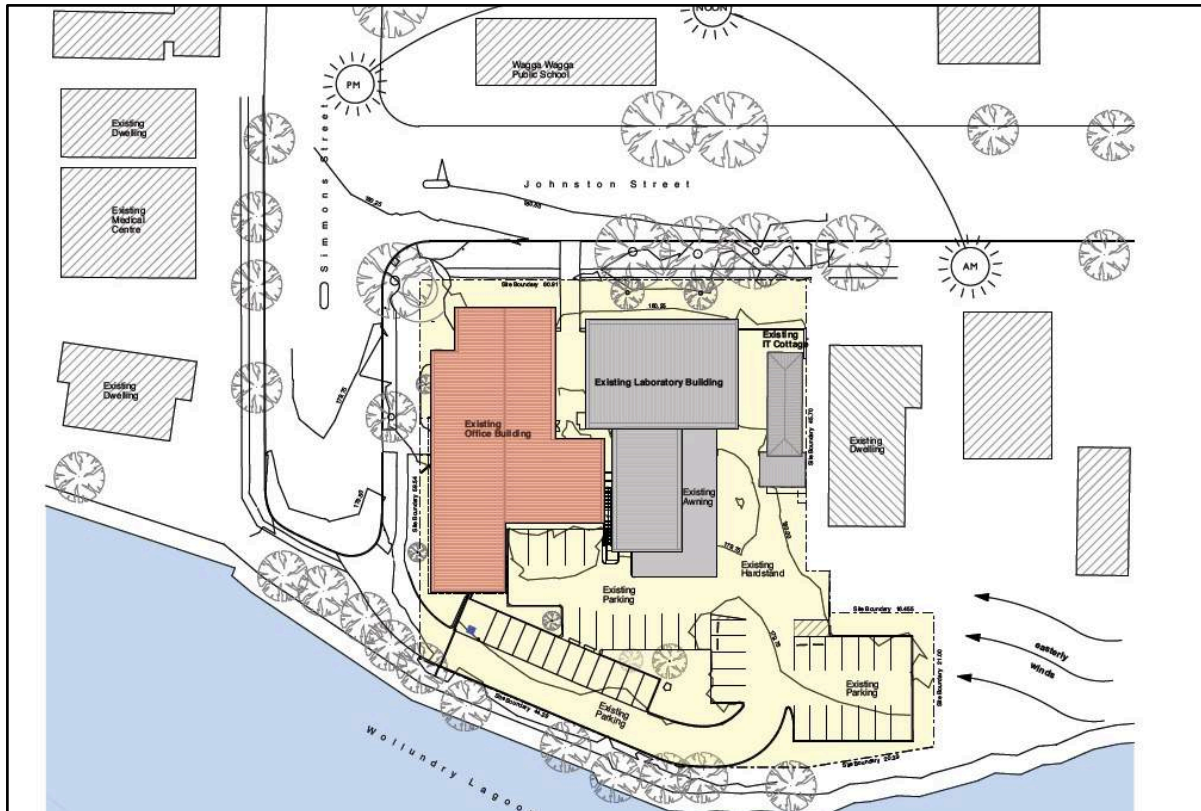


Figure 35: Extract from Site Analysis Plan (Source: Stanton Dahl Architects 2020)



Figure 36: Photo of Site (Source: SP 2020)

7.2 Noise

A noise impact assessment (NIA) has been prepared in respect of the proposal and accompanies this SEE. The NIA establishes relevant noise level criteria, details on the acoustic assessment and provides comments and recommendations for the proposed development.

The following noise emissions were assessed:

- Mechanical plant from the development to the surrounding receivers
- Operational noise
- Traffic generation

The NIA concludes:

"that noise emissions from the rooftop plantroom will meet the relevant noise criteria. Acoustic assessment of all mechanical plant shall continue during the detailed design phase of the project in order to confirm any noise control measures to achieve the relevant noise criteria at the nearest noise sensitive receivers.

External noise emission impacts of the music activities within RCM have been predicted at the nearest noise sensitive receivers. Source noise levels have been based on worst-case scenarios associated with the music activities likely to occur within the RCM. A minimum composite sound insulation index of 40dB is required for the building façades in order to meet the established noise level criteria. In order to achieve the cumulative noise level criteria at the noise sensitive receivers during evening-time, the façade, other external building elements and ventilation openings will need to be designed to provide the minimum composite sound insulation.

Traffic noise impact due to the likely generated vehicle movements of the proposed development – based on the information provided in the traffic report – is anticipated to be insignificant, as the noise levels will not increase more than 2dB at the sensitive noise receivers.

An "offensive noise" assessment has been included and the outcome is that the proposed development is able to satisfy the requirements of the POEO and it shall not be considered as "offensive noise" provided that the relevant criterion outlined in Section 4 is achieved.

The information presented in this report shall be reviewed if any modifications to the features of the development specified in this report occur, including and not restricted to selection of mechanical plant, modifications to the building and introduction of any additional noise sources.

Based on the information presented in this report, relevant objectives will be satisfied and therefore approval is recommended to be granted."

7.3 Air Quality

The proposal does not involve works or processes that would have any significant impact on air quality, including dust and odour.

7.4 Bushfire

The subject land is not located in a bushfire zone.

7.5 Flora and Fauna

The proposal involves the refurbishment of an existing government office site and carparking area. The subject site has no significant vegetation and the proposal does not involve the removal any threatened native vegetation. The site is, however, adjoining the Wollundry Lagoon that contains existing native vegetation and provides habitat for native fauna.

The proposal does not involve works or ongoing activities that would detrimentally impact any local endangered native species. An extract from the Office of Environment and Heritage Wildlife Atlas map is provided below for reference.

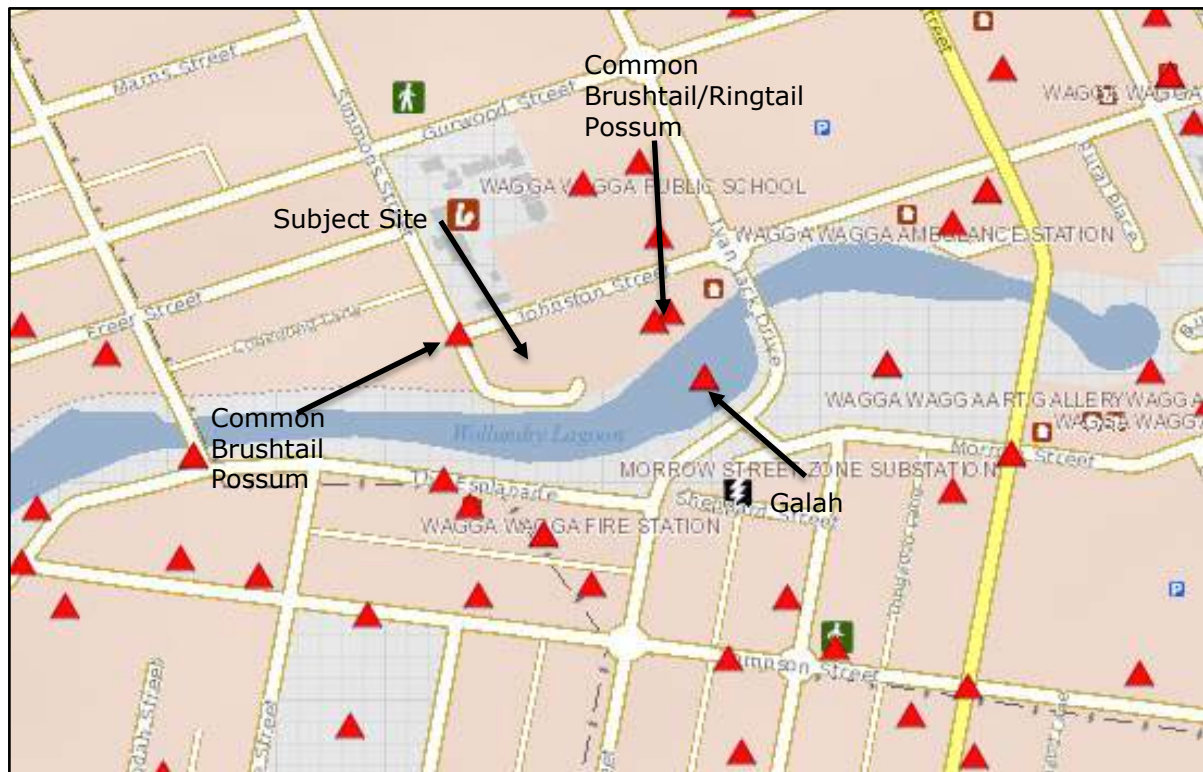


Figure 37: Wildlife Atlas Map (Source: OEH Wildlife Atlas 2020)

7.6 Economic and Social Impact

The proposal has potentially significant positive economic and social benefits to the local and wider community, including:

- The refurbishment of an existing vacant government office building
- Relocation of RCM due to its current South Campus site being sold by CSU
- Ongoing use of a commercial zoned site within close proximity to the CBD and civic precinct
- Continuing education and training in music and ancillary disciplines
- Providing a quality performance space for students of RCM
- Construction and ongoing activities that will utilise local trades, businesses and suppliers
- Ongoing employment of staff and other ancillary labour in conjunction with the operation of RCM
- Reinforcing cultural, artistic and community values across the City and region
- Contributing to tourism and City identity

7.7 ESD Principles

A particular aim of the LEP (clause 1.2(2)(b)) seeks to promote development that is consistent with the principles of ecologically sustainable development and the management of climate.

A number of principles underpin ecologically sustainable development including:

- The precautionary principle.
- Intergenerational equity.
- Biodiversity and ecological diversity.
- Improved economic valuation including environmental factors.

The proposal has been considered in respect of these ESD principles.

a) The precautionary principle – namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

The proposal has the benefit of accurate data sourced from various studies that accompany this SEE. It is the opinion of environmental experts engaged in this assessment that there are no imminent threats of serious or irreversible environmental damage that would eventuate as a result of the approval, establishment and operation of the proposal.

b) Inter-generational equity – namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

The proposal has considered inter-generational equity issues and concludes that the proposed development will assist in protecting the integrity and productivity of the local environment, and ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

c) Conservation of biological diversity and ecological integrity.

The content of this SEE and the supporting technical reports and plans, provide confidence that this proposal will, where practically and physically possible, conserve biological diversity and ecological integrity of the natural environment.

d) Improved valuation and pricing of environmental resources.

The proposal has considered and is implementing the principles of ensuring that environmental factors are included in the valuation of assets and services in relation to the existing environment and future development. The principles of “polluter pays”, full life-cycle costs and pursuing sustainable environmental goals are an integral part of the proposed development activity for this site. The development and approval/compliance systems that oversee the subject land use activity ensure continuing respect and achievement of this ESD principle.

7.8 Statement of Environmental Effects Summary Table

Table 10: Statement of Environmental Effects

Proposed Change of Use and Building Works - 1 Simmons Street			
Subject Area	The potential environmental impacts of the development	How the environmental impacts of the development have been identified	The steps taken to protect the environment or to lessen the expected harm to the environment
Context & Setting	Minimal	Visual observation, site and locality analysis	Appreciation of local character, quality design
Access & Traffic	Minimal	Development data, site plans, client information, TIA	Development in accordance with applicable standards and policies. Implementation of TIA recommendations.
Infrastructure	Minimal	Analysis of existing infrastructure and provisions.	Connection to existing services in accordance with the requirements of servicing authorities and applicable standards.
Heritage	Minimal	Local and State policy, local studies.	Design considerations with respect to the conservation area and local character
Archaeology	Nil	Local and State policy, local studies.	Due diligence procedures. Proceed with caution and notify any authorities if any artifacts are found.
Land Resources	Nil	Local knowledge, site records	Appropriate mitigation measures implemented as necessary.
Soils	Nil	Local records, investigation and available history	Appropriate mitigation measures implemented as necessary.

Proposed Change of Use and Building Works - 1 Simmons Street			
Subject Area	The potential environmental impacts of the development	How the environmental impacts of the development have been identified	The steps taken to protect the environment or to lessen the expected harm to the environment
Air & Microclimate	Minimal	Local knowledge	Appropriate mitigation measures implemented as necessary.
Flora & Fauna	Nil	Local knowledge, available data.	Not applicable, existing site.
Waste	Minimal	Development proposal information.	Waste disposed of in accordance with legislative guidelines.
Noise	Negligible	Local conditions, NIA	Implement recommendations of NIA. Operations will be in accordance with legislative guidelines.
Natural Hazards	Negligible	Local records.	Minor overland flooding over carpark. Site conditions as existing including building floor levels to remain.
Social Impact	Positive	Local policy and knowledge	Not applicable.
Economic Development	Positive	Local records and available history	Not applicable
Design	Positive	Visual assessment. Local policy and knowledge	Site layout and building design, appreciation of local character.
Construction	Minimal	Visual assessment. Local knowledge	Appropriate measures and standards implemented as necessary.

8 CONCLUSION

The proposed change of use and building works on the subject land has been considered in respect of current policy and environmental conditions. It is considered the proposal is justified and permissible, for the following reasons:

- Satisfies State Environmental Planning Policy provisions relevant to the proposal;
- Is permissible under the relevant provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the zone, where applicable;
- Satisfies and complies with the relevant provisions of the Wagga Wagga Development Control Plan 2010.
- Will not have an adverse impact on the environment, as discussed in the Statement of Environmental Effects above.
- Providing a purpose built, world class teaching, administration and performance conservatorium to support the Riverina and wider area, capitalising on the location of the subject existing building and site improvements.

The proposal is submitted to Council for consideration.

18062: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	04/02/2020	Rhiana Turner Assistant Planner	RT	Preliminary draft for internal review
Rev 1.1 – Edited Draft	14/2/20	Garry Salvestro Director	GS	Internal review
Rev 1.2 Edited Draft	14/2/2020	Rhiana Turner Assistant Planner	RT	Edits as required
Rev 1.3 – Edited Draft	14/2/20	Garry Salvestro Director	GS	Internal review
Rev 1.4 – Final Draft	14/2/20	Rhiana Turner Assistant Planner	RT	For client review
Rev 2.0	14/2/20	Garry Salvestro Director	GS	Issued for DA lodgement
Rev 2.1	15/4/20	Rhiana Turner Assistant Planner	RT	Edits including Crown development, SEPP55, flooding, signage, traffic, street frontage calculations, number of attendees for weekly meetings, kiss and drop.
Rev 2.2	29/04/20	Garry Salvestro Director	GS	Issued for lodgement



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