STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

Application Details
Applicant: Sandhurst Trustees Limited
Lot and DP No.: Lot 2 DP 627537
Address: c/- Knight Frank, Shop 44 Kooringal Mall, Lake Albert Road
Locality: Wagga Wagga NSW 2650

Site Details
Address: Cowra Plaza Shopping Centre
Suburb: Cowra NSW

Description of Development
Installation of 2 illuminated signs and folded Alucobond awning fascia signage to be fitted directly to awning. The abovementioned signage can all be removed and no impact will be made to building or fascia.

(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.)

Description of Site
Land which is subject of this application is formally described as Lot 2 in Deposited Plan 627537 and is known as Cowra Plaza Shopping Centre. The site is situated on the corner of Kendal and Macquarie Streets toward the western end of the shopping strip.

Description:
What is the present use and previous uses of the site?
Retail Shopping Centre shared by a Coles Supermarket and 12 specialty shops.

Is the development site subject to any of the following natural hazards:
□ Bushfire Prone?
□ Flooding or stormwater inundation?

What other constraints exist on the site?
(e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.)
The property comprises an irregularly shaped, gently sloping site situated on the corner of Kendal and Macquarie Streets, Cowra.
What types of land use and development exist on surrounding land?

Beyond the 'high street' surrounding development generally comprises low density residential development and the local primary school.

Planning Controls

- Is your proposal permissible in the zone? ☑ Yes ☐ No
- Is your proposal consistent with the zone objectives? ☑ Yes ☐ No
- Is your proposal in accordance with the relevant development control plan? ☑ Yes ☐ No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.

Comments:

Context and Setting

Will the development be:

- Visually prominent in the surrounding area? ☑ Yes ☐ No
- Inconsistent with the existing streetscape? ☐ Yes ☑ No
- Out of character with the surrounding area? ☐ Yes ☑ No
- Inconsistent with surrounding land uses? ☐ Yes ☑ No

Privacy, Views and Overshadowing

- Will the development result in any privacy issues between adjoining Properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☑ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☑ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☑ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☑ No
Access, traffic and Utilities

- Is legal and practical access available to the development? ☑ Yes ☐ No
- Will the development increase local traffic movements / volumes? ☐ Yes ☑ No
- If yes, by how much? ☑ NA
- Are additional access points to a road network required? ☐ Yes ☑ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☑ Yes ☐ No
- Is power, water, electricity sewer and telecommunication services readily available to the site? ☑ Yes ☐ No

Environmental Impacts

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ☑ Yes ☐ No
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ☐ Yes ☑ No
- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? ☐ Yes ☑ No
- Does the development involve any significant excavation or filling? ☑ Yes ☐ No
- Could the development cause erosion or sediment run-off (including during the construction period)? ☑ Yes ☐ No
- Is there any likelihood in the development resulting in soil contamination? ☐ Yes ☑ No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? ☑ Yes ☐ No
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ☑ Yes ☐ No
- Is the development likely to disturb any aboriginal artefacts or relics? ☐ Yes ☑ No

Comments:

Cowra Plaza is a heritage listed building. The applicant is of the opinion that the proposed signage will have no impact upon the structure or cultural significance of the building, and is in keeping with the streetscape of adjoining buildings and signage in the ‘high street’ of Cowra.

Flora and Fauna Impacts

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native vegetation from the site? ☑ Yes ☐ No
- Is the development likely to have any impact on threatened species or native habitat? ☑ Yes ☐ No

Attachment C – Statement of Environmental Effects
Waste and Stormwater Disposal

- How will effluent be disposed of?
  - ☐ To Sewer
  - ☐ Onsite
  - ❌ Not applicable
  - ☐ Yes ☐ No ❌ Not applicable

- Will liquid trade waste be discharged to Council’s sewer?
  - ☐ Yes ❌ No

- Will the development result in any hazardous waste or other waste disposal issue?
  - ☐ Council Drainage System
  - ☐ Other (if other provide details)
  - ❌ Not applicable
  - ☐ Yes ❌ No

- How will stormwater (from roof and hard standing) be disposed of:
  - ☐ Yes ☐ No ❌ Not applicable

- Does the development propose to have rainwater tanks?
  - ☐ Yes ☐ No ❌ Not applicable

- Have all potential overland stormwater risks been considered in the design of the development?
  - ☐ Yes ☐ No ❌ Not applicable

Social and Economic Impacts

- Will the proposal have any economic or social consequences in the area?
  - ☐ Yes ❌ No

- Has the development addressed any safety, security or crime prevention issues?
  - ☐ Yes ☐ No

Other Relevant Matters

Nil.

(Refer to Appendix 3 of the Development Application Preparation and Lodgement Guide to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attach additional pages if required.)