

The General Manager
Wagga Wagga City Council
council@wagga.nsw.gov.au

Ref No. D/2022/0177
Contact: Sam Robins

8 September 2022

Dear Sam

RE Supplementary Information for DA2022/0177

Thank you for outlining the additional information required in order for council to consider the subject application. We have copied the request below and address each item individually.

1. *As you are aware Essential Energy (EE) have provided comments that raise concerns with the proposed development. Council is happy to proceed with the application and impose conditions on any consent granted that require the issue to be resolved prior to the release of the construction certificate. However, you may choose to address this matter prior to determination. Please contact EE directly to discuss this matter if you wish. Once a resolution has been agreed the information will need to be submitted back through the Planning Portal and Council to be referred onto EE formally to receive a formal response. Please advise Council how you wish to proceed with this matter.*

The proponents have considered the request from EE and sought advice from a Level 3 Service Provider accredited through the NSW Department of Energy and Resources. The proposed building has been moved 300mm further from the power lines in order to satisfy the required 2.1 'C' distance. Revised plans will be uploaded to the Planning Portal with this letter.

2. *Please find attached a copy of the redacted submissions. You are not required to respond but you may wish to*

With regard to concerns about parking, this has been addressed in the SEE. The development is consistent with councils strategic plans for the precinct and the provision of parking on site would require additional storeys on the site, which may not be supported because of the heritage conservation area controls.

With regard to noise impacts, an acoustic assessment has been undertaken and its recommendations will be adopted in the design and management of the development. The development will be able to operate within the allowable noise levels and should therefore not become a nuisance to residential properties in the vicinity.

The proposed land use is permissible with consent and consistent with the Riverside Masterplan.

3. *Please provide an Acoustic Assessment prepared by a suitably qualified person. If the report recommends changes to the plans of operations these changes will need to be provided as well.*

The proponents have obtained an Acoustic Assessment from Harwood Acoustics. The report made some recommendations for the construction and the operation of the outdoor areas and, provided they are complied with, the development can meet the design noise goals required by Council.

The recommendations in terms of construction are summarized below:

- that existing external masonry walls are acceptable and new walls are to be of masonry construction;

- ceilings in the function room comprise a 13mm thick layer of plasterboard below the steel roof, 10mm for other rooms;
- minimum 50mm thick insulation laid between ceiling joists;
- minimum sound reduction index rating of 25 for all windows and doors in restaurant and function room
- all windows to the function room to remain closed whilst amplified music is played
- amplified music should not exceed 88dBA as specified;
- music in the restaurant or deck should not exceed 70dBA as specified;
- an electronic noise limiting device would assist to ensure noise limits are achieved;
- a sound level monitor would allow the manager to check for compliance;
- no function activity after midnight;
- mechanical plant should not exceed specified levels.

4. *Further details are required with regard to the operation of the loading/unloading bay.*

The information shall include but is not limited to the following:

- The number of businesses utilising the delivery bay.*
- Management of space with regard to the number of uses.*
- The types of deliveries expected*
- The number of deliveries expected.*
- The type of vehicle that is most likely to undertake these deliveries.*

The loading bay will be utilized by 3 businesses – the restaurant/function centre, existing café (Mr Lawrence) and existing retail store (Riverina Designer Appliances).

The retail store is a shopfront only, with all stock warehoused off site. Customers can attend the site and make selections from the displayed range of household items and the items are delivered direct from the warehouse. It is anticipated that the retail store will also utilize the proposed retail space that is shown on the ground floor as a client liaison area eg for design meetings, contract signing and the like. The loading bay will therefore not be used on a regular basis by the existing homewares business at 187 Fitzmaurice Street. The business will only use the bay for the delivery of new display stock, which will occur with model upgrades every 12 months or so.

The existing café and the proposed restaurant and function room will use the loading bay for the delivery of food, drink and catering items. Generally, items will be boxed and hand trucked in by the delivery driver. Examples of the items to be delivered are:

- Serving items such as serviettes, takeaway cups etc
- Fresh food (fruit/vegetables) in crates/boxes
- Packaged food in boxes
- Meats in boxes
- Bottled drinks in crates/boxes
- Beer kegs

The largest item expected to be delivered will be beer keg sized. Deliveries of food items is generally on Thursday or Friday mornings, with drinks delivered earlier in the week. It is expected that there would be 3-4 deliveries per week, depending on whether functions are booked. On weekends, it is expected that there will be 1-2 deliveries of function items such as flowers, sound equipment, decorator items such as balloons, wedding cake and the like. Deliveries would arrive in a small rigid truck/Pantech.

5. *There are a number of minor design changes that are required. As above, Council is happy to condition these. However, should you wish to address them now, they are as follows:*

- Basalt Matt is the required colour not Monument*

The cladding has been changed to Basalt and is shown on plans.

b. *Circular columns are to be 150-200mm in diameter and painted in Basalt Matt.*
Columns on the northern elevation have been changed to circular as recommended however the steel framing does not allow for circular columns along the eastern elevation.

c. *The perimeter of the tops of the steel columns on the north and east elevations are to be connected with a steel beam or fascia so as to screen the underside of the structure.*

The cladding has been altered to cover the steel structure.

d. *The glass balustrade is to be supported on Matt Black spigot support brackets and matching 25mm top rail.*

The glass balustrade has been altered to have black spigots and top rail.

e. *The western end of the first floor is to be a minimum of 1200mm clear of the existing arched verandah*

The plans have been amended to move the building 1200mm from the existing awning for separation.

f. *The colour of all windows and doors is to be Basalt Matt*

The colour has been changed to Basalt as recommended.

g. *An element is to be provided on the Restaurant Dining Room Windows of the North Elevation to respond to the earth tones used in the terra cotta tiles of the retained adjoining building. Standard sun awning projection systems, such as in the Heka hood, are to be applied to the horizontal window heads and vertical mullions shown on the North Elevation. The Heka Hood awning elements are to be Colorbond Jasper;*

There is no opportunity to install any awnings or other embellishments to the northern windows as the building is as close to the powerline as allowed and no projections are permitted.

h. *A window with vertical full height and 1200mm width is to be fitted with a Heka Hood system, including both vertical and horizontal shading elements. This window is to be provided in the West Elevation of the first floor Restaurant dining area, centered on the arch of the retained building. This will require a window mullion at this junction to suit the partition with a window on each side. It is also noted that the revised layout will need to accommodate the 1200mm separation required under recommendation No.5 above;*

The designer has advised that the suggested window would cross the dividing wall of the storeroom and office and would therefore be impractical and not achievable.

i. *The existing dark grey paint on the existing building is to be painted to match the existing white on the elevation.*

Is this a request to remove all grey paint from the exterior? The fascia signage was installed under the provisions of the Exempt & Complying Development Codes SEPP and complies with the relevant standards for fascia signage. We note that the change of exterior colour on the walls of the building is not exempt development and is subject to consent and the recommendation will be complied with.

We trust this document addresses all outstanding matters in relation to this application however, should you require further information, please contact the undersigned.

Yours sincerely

Camilla Rocks