

GREENLINE GROUP

Planning Report & Statement of Environmental Effects

Development Application
Proposed Car Park Shade Structure to
Existing Car Park
Centro Lennox – Lennox , 1 Pyramid Street, EMU PLAINS NSW
2750



Prepared for Greenline Group Pty Ltd, WAGGA WAGGA
April 2013

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1 INTRODUCTION

The following planning report and Statement of Environmental Effects is submitted for Council's consideration of one (1) proposed car park shade structure to be erected over an existing car park of the Centro Lennox Shopping Centre.

The report, associated plans and documentation, seek Council approval for the development and construction of the proposed shade structure as an ancillary use to the existing car park. The report shall be read in conjunction with accompanying plans, listed in Table 1. Plans are included as Attachment 1 to this report.

Description:	Prepared By:
Site Plan:	Lyndrea Samuel
Engineering Drawings / General Arrangement:	Osborn Lane
Footing Detail	Osborn Lane
Connection Detail	Osborn Lane

1.1 Applicant and Land Ownership

The applicant is Greenline Group Pty Ltd, Wagga Wagga.

Land Ownership is as follows:

CPT Custodian Pty Limited (ACN 077 870 243) in its capacity as custodian for Retail Direct Property 10 ARSN 086 893 969 Retail Responsible Entity Limited (ACN 145 213 663) in its capacity as responsible entity for Retail Direct Property 10 ARSN 086 893 969

1.2 Subject Land and Locality

The subject land is Lot 1 DP610862 Pyramid Street, EMU PLAINS as indicated below in Figure 1.

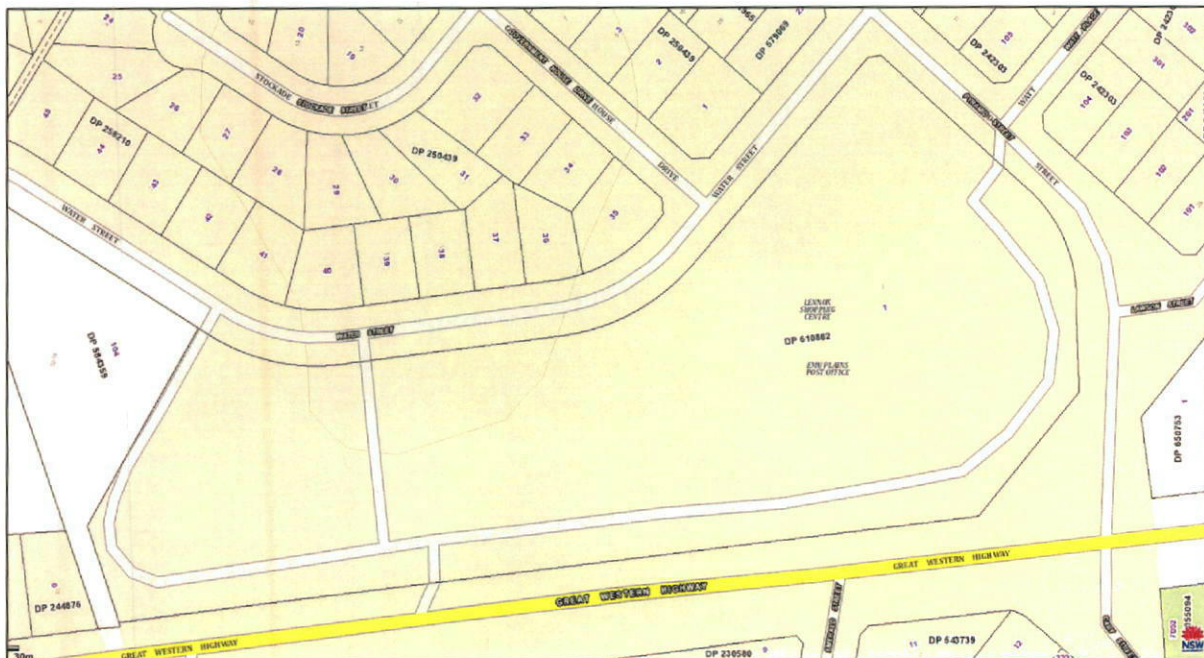


Figure 1: Subject land (Source: c)

The site contains the Centro Lennox Shopping Centre which is located to the west of Pyramid Street and is bound by the Great Western Highway as indicated in Figure 2.



Figure 2: Location of subject land (Source: Google Maps)

2 DEVELOPMENT PROPOSAL

2.1 General

It is proposed to construct 1 x Cantilever shade structure (as indicated by the red circle below in Figure 3) to provide continuous weather protection over existing car parking spaces located within the Centro Lennox Shopping Centre.

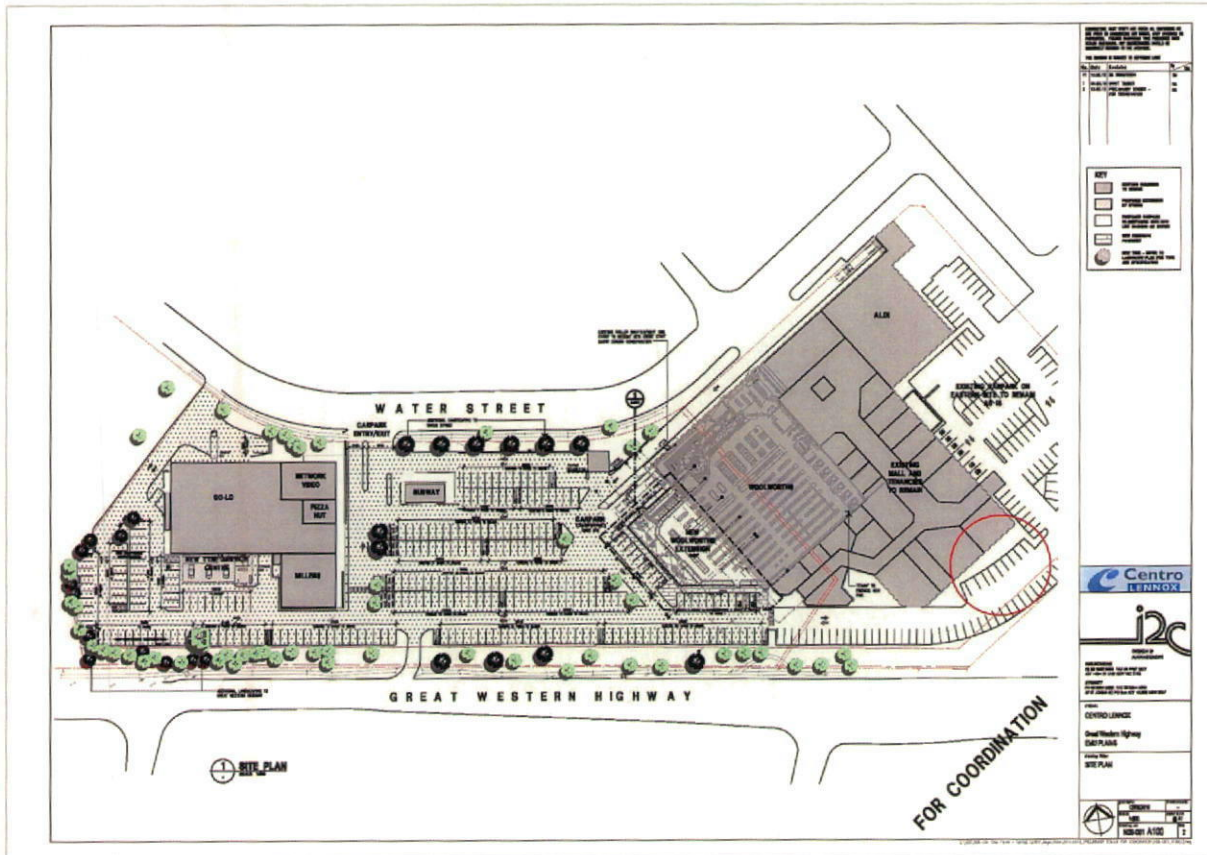


Figure 3: Location of proposed shade structure (Source location: Centro Lennox)

Proposed structure will shelter and area of 150.7m² as indicated below in Figure 4.

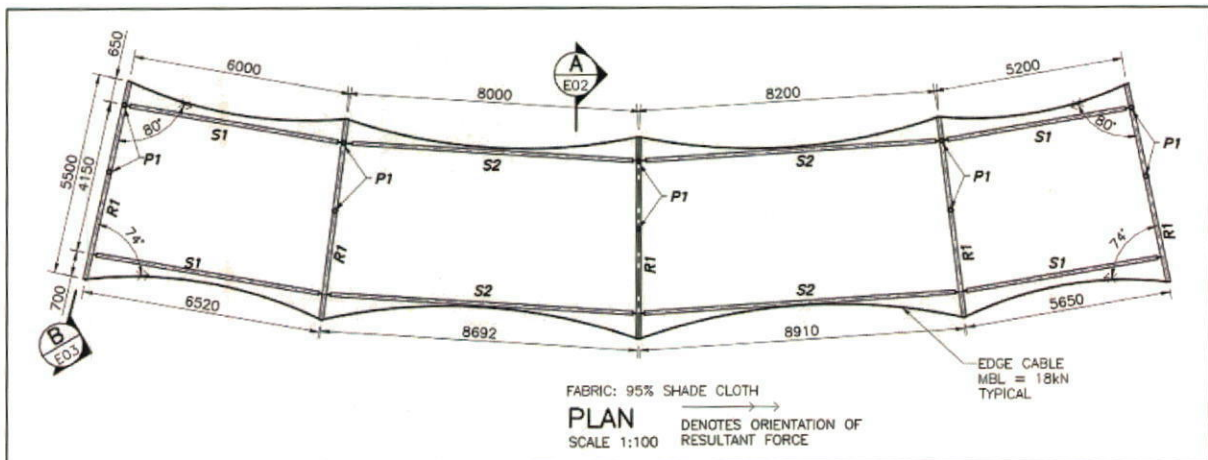


Figure 4: Plan extract indicating dimensions for Structure.

The proposed shade structure, will screen shoppers from ultraviolet radiation during warmer months, and provide shelter during rain events. The structure will be constructed of circular hollow sections (CHS) **galvanised steelwork, and is covered with 'shadetex' Shadecloth in the colour: Beach Sand.**

A concept image is provided as Figure 7. Please note, Figure 7 is indicative only. A concept of proposed colour scheme is also provided below. See Figure 8.



Figure 7: Concept image of proposed shade structure.



Figure 8: Concept image of proposed colour scheme.
Galvanised steelwork
Shade cloth: Beach Sand

3 ENVIRONMENTAL ANALYSIS

3.1 Site Analysis

The subject land is located at Lot 1 DP610862, Pyramid Street, EMU PLAINS, which contains the developed Centro Lennox.

The subject location for construction is relatively flat, and includes some juvenile species of shade trees, as indicated in Figure 9.



Figure 9: Subject land – Centro Lennox (Source: Greenline Group)

3.2 Flora and Fauna

The subject land is located within a developed shopping complex, which has been significantly disturbed and no longer contains areas of natural bushland. Given the disturbance of the land and the lack of vegetation, it is considered that the proposal will not unduly impact on the natural environmental or ecological communities.

3.3 Heritage Conservation

Council's records indicate that the subject land does not contain Items of Environmental Heritage or Items of Aboriginal Cultural Heritage.

3.4 Site Health

There is no indication of site contamination. The approved landuse has continued therefore it is considered unlikely that the subject land is contaminated.

3.5 Hazard

Council records indicate that the subject land is not subject to flood or classed as bushfire prone.

4 INFRASTRUCTURE ANALYSIS

The subject land is located within a developed shopping complex, which is serviced by electricity, water, sewer, drainage and communications.

4.1 Electricity

The subject land is serviced by electricity and the proposed shade structure has no lighting to the underside of the shade structure and will not be connected to existing infrastructure in accordance with the servicing authority.

Figure 10 provides an image of existing electrical infrastructure to the site.

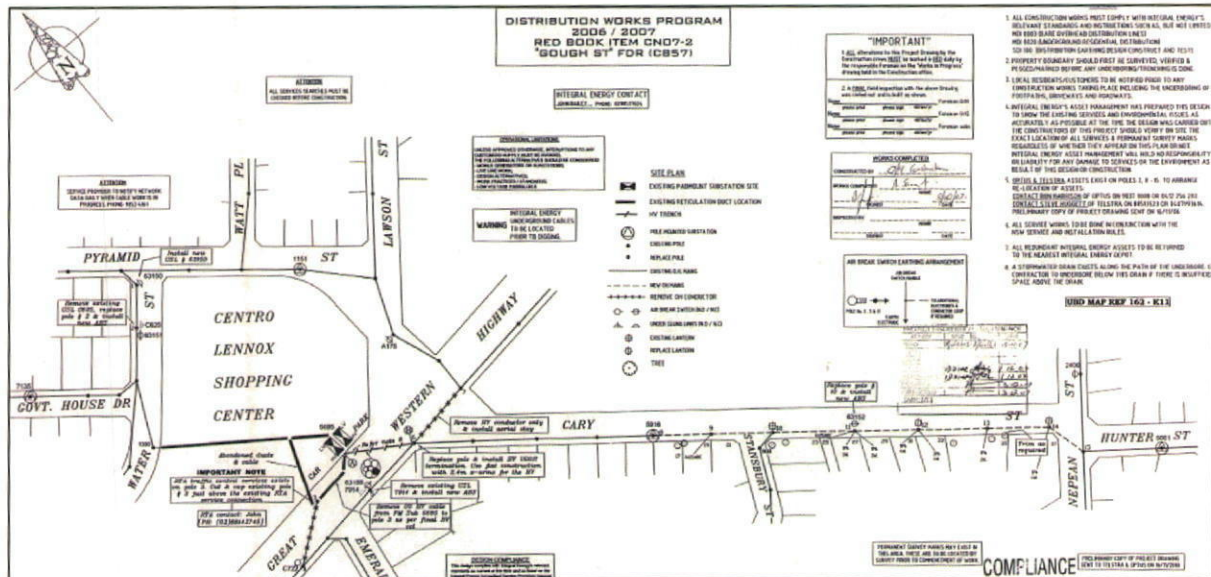


Figure 10: Endeavour Energy Electrical Services (Source: DBYD)

5 LEGISLATION AND PLANNING CONTROLS

Development approval for the proposal is sought under the provisions of the Environmental Planning and Assessment Act 1979.

5.1 State Planning Controls

The following State Planning Policies are relevant to the proposal.

5.1.1 State Environmental Planning Policy No 44 – Koala Habitat Protection

SEPP 44 relates to the protection of koala habitat. Given that the land is a developed shopping centre complex, the subject site is not considered to be a potential koala habitat. Therefore the provisions of SEPP 44 do not apply to the proposed development.

5.1.2 State Environmental Planning Policy No 55 – Remediation of Land

As previously discussed in section 3.4 of this report, the policy has been considered however given the subject land has been developed for the purpose of a shopping centre and the approved landuse has continued, it is considered unlikely that the subject land is contaminated.

5.2 Interim Development Order No 75 (IDO No 75)

The proposed development is subject to the provisions of Interim Development Order (IDO) 75. Under the IDO the shade structures, which are ancillary to the approved car park, are permissible development. The proposed landuse is not contained within Clause 3 of Schedule B of the IDO 75, which specifies prohibited development.

"An ancillary use" is defined as a use that is subordinate or subservient to the dominant purpose. The shade structures comply with the definition.

5.3 Penrith Development Control Plan 2006

The Penrith Development Control Plan (DCP) 2006 does not contain controls relevant to the proposed shade structures, however the structures will be built in compliance with the Building Code Of Australia, and the following considerations are included.

5.3.1 Urban Design

The development proposal complies with the principles of urban design, given the structures are contemporary and attractive, and will enhance the visual amenity of the site whilst providing a comfortable environment for shoppers to park their vehicles.

5.3.2 DCP Part 2 Section 2.2 - Crime Prevention Design Principles

The development proposal complies with the principles of Crime Prevention through Environmental Design given the structures comprise an open shelter design with a clearance of 2.8 metres to the lowest point of the canopy, providing open sight lines.

5.4 Social Impact

The proposed shade structures make a positive contribution to the car parking area of the Centro Lennox Shopping Centre given they will screen shoppers from ultraviolet radiation during warmer months and assist in keeping cars cooler and provide shelter during rain events.

6 STATEMENT OF ENVIRONMENTAL EFFECTS TABLE

STATEMENT OF ENVIRONMENTAL EFFECTS TABLE: Proposed shade structure at 101 Pyramid Street, EMU PLAINS			
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 – The proposed shade structures will be an ancillary use to the approved development.	Visual observation, interpretation of existing and proposed land uses.	Not applicable
Access & Traffic	Nil - The proposed structures will be located so as not to adversely impact internal traffic movements.	Assessment of the existing internal traffic flow arrangements	Not applicable
Infrastructure	Nil – It is not proposed to build over or encroach Council stormwater / other infrastructure easements.	Analysis of existing infrastructure provisions.	Not applicable
Heritage	Nil	Local heritage policies and mapping	Not applicable
Archaeology	Nil	Local policy and mapping	Not applicable
Land Resources	Nil	Desktop investigation	Not applicable
Air and Microclimate	Minimal impact may be experienced during the construction of the footings	Local knowledge	Appropriate dust measures will be undertaken during construction of the footings
Flora & Fauna	Nil	Desktop investigation local policy	Not applicable
Waste	Minimal	Development assessment and usage	Appropriate contractors will be employed

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		details.	to dispose of waste should this be required.
Noise	Minimal	Development assessment and usage details. Local knowledge.	Operation within legislative guidelines for noise suppression.
Natural Hazards	Minimal, the site is not impacted by flood inundation or located on land classed as bushfire prone	Council's advice and local policy.	Not applicable
Social Impact	Positive - The proposed shade structures, will screen shoppers from ultraviolet radiation during warmer months, and provide shelter during rain events.	State and local policy and guidelines	Not applicable
Economic Development	Positive - The proposal will provide employment during construction.	By considering the expenditure and employment generating potential likely to arise as a result of the proposed development, both during and post-construction.	Not applicable
Design	Positive - The design is contemporary and attractive and complies with the principles of urban design.	Visual assessment. Local policy.	Not applicable
Construction	Minium	Visual Assessment	Not applicable

7 CONCLUSION

The proposed shade structure to be erected over the existing car parking area within the Centro Lennox Shopping Centre, located at 1 Pyramid St EMU PLAINS NSW 2750, are permissible given that the proposal:

- ☐ Complies with the State Environmental Planning Policy provisions relevant to the proposal;
 - ☐ Complies with the provisions of the Penrith Interim Development Order No 75;
 - ☐ Complies with the provisions of the Penrith Development Control Plan 2006 and supports the principles of Urban Design and Crime Prevention through Environmental Design;
 - ☐ Will not have an adverse impact on the environment, as discussed in the Statement of Environmental Effects above.
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ATTACHMENT 1: ASSOCIATED PLANS AND SPECIFICATIONS