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STATEMENT OF ENVIRONMENTAL EFFECTS

Westfield Penrith - Alterations
and Additions

Prepared for
SCENTRE GROUP
31 March 2021

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1. INTRODUCTION

1.1. OVERVIEW

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Pty Ltd on behalf of Scentre Group Limited (**the Applicant**) and accompanies a Development Application (**DA**) submitted to Penrith City Council (**Council**) for alterations and additions to the existing Westfield Shopping Centre located at 569 High Street, Penrith. This application relates to the north-east portion of the shopping centre located at the corner of Riley Street and Jane Street.

The proposal seeks approval for:

- Additions and alterations to retail tenancies in the central portion of the shopping centre, specifically the rear of the existing Target store;
- Change of use of the rear portion of the existing Target tenancy to an entertainment and amusement centre;
- Re-configuration of the existing shopfront and façade fronting Jane Street and Riley Street;
- Installation of a new travelators to improve access within the existing carpark;
- Removal of 24 car spaces at Level 1 and Level 2 (including mezzanine levels). 6 new spaces are proposed resulting in a total loss of 18 spaces; and,
- Landscaping works to north-east corner of site fronting Jane Street.

1.2. REPORT STRUCTURE

This Statement of Environmental Effect identifies the site and surrounding locality, describes the proposed development and provides an assessment against the relevant matters for consideration, pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (**the EP&A Act**).

This report is structured, as outlined below:

- **Section 1:** Introduction
- **Section 2:** Site and surrounding context
- **Section 3:** Background
- **Section 4:** Proposed Development
- **Section 5:** Strategic Planning Framework
- **Section 6:** Statutory Planning Framework
- **Section 7:** Section 4.15 Assessment
- **Section 8:** Conclusion

1.3. SUPPORTING DOCUMENTS

This Statement of Environmental Effects should be read in conjunction with the following architectural plans and specialist reports:

Table 1 Supporting Documents

Document Title	Consultant	Appendix
Survey Plan	Geosurv	Appendix A
Architectural Plans	Scentre Group	Appendix B
Landscape Plans	Urbis	Appendix C

Document Title	Consultant	Appendix
Traffic and Parking Assessment	SLR Consulting	Appendix D
Contamination Assessment	JBS&G	Appendix E
Waste Management	SG-CX	Appendix F
Stormwater / Civil Report	Arcadis	Appendix G
BCA	Steve Watson & Partners	Appendix H
Access Report	Access Australia	Appendix I
Fire Engineering Report	Fire Engineering Professionals	Appendix J
Penrith Development Control Plan 2014 Compliance Table	Urbis	Appendix K
Cost Summary Report	Scentre Group	Appendix L

2. SITE AND SURROUNDS

2.1. LOCALITY

Penrith Westfield is located in the Penrith Central Business District (**CBD**) within the Penrith local government area (**LGA**). Penrith is approximately 32km west of Parramatta CBD and approximately 54km west of Sydney CBD.

Penrith Westfield is one of the largest regional shopping centres in Western Sydney servicing a large catchment including the Blue Mountains, Hawkesbury and the Western Sydney Airport Growth Area. The centre caters to a trade area population in excess of 477,000 residents. Other significant retail centres are located at Mount Druitt (12km to the east), Blacktown (25km to the east) and Parramatta (approximately 32km to the east). The location of the site, that is subject to this DA, relative to its broader CBD context is shown in Figure 1 below.

Figure 1 Aerial view of site



Source: Six Maps

2.2. SUBJECT SITE

The land subject of this development application is part of Westfield Penrith Shopping Centre (as depicted in Figure 1), specifically the north-east corner of the shopping centre at the intersection of Jane Street and Riley Street. The land is legally described as Lot 1 in Deposited Plan (DP) 1137699 (Survey plan submitted at **Appendix A**). The key features of the site include:

- The site has a total area of approximately 90,325m². This DA relates to a small area in the north-west corner of the site at the intersection of Jane Street and Riley Street.
- The site has frontage to High Street/Henry Street (400m), Jane Street (480m), Riley Street (153m) and Station Street (40m);
- The site is predominantly level;
- Vehicle access to the site is available from High Street and Jane Street;
- Pedestrian access to the site is available from Riley Street.
- Landscaping is limited to several scattered street trees along Riley Street.

2.3. EXISTING DEVELOPMENT

The site currently contains Westfield Penrith which is a significant retail centre. Retail facilities are provided over two levels and across two buildings that straddle Riley Street. The centre comprises a total retail floor area of approximately 101,170m² which is made up of the following components:

- One department store;
- Two discount department stores;
- Two supermarkets;
- 270 retail specialty stores;
- A Hoyts cinema complex;
- Two food courts and a dining street precinct; and
- Car parking comprising 3,538 basement, under-cover and open-air spaces.

Works proposed as part of this DA relate to the north-east corner of the shopping centre located at the intersection of Jane Street and Riley Street and the south-western corner for the introduction of travelators within the existing multi storey car park. This portion of the shopping centre currently contains a Target at ground floor and car parking and plant/servicing above.

2.4. SURROUNDING CONTEXT

Westfield Penrith is located in Penrith City Centre which comprises a retail shopping strip centred along High Street. High Street is anchored by a number of retailers that extend towards Henry Street. The surrounding area is characterised by smaller specialty stores interspersed with commercial offices. Buildings are predominantly low to medium rise and there are a large number of Council and government owned sites close to the railway station to the north.

Several community facilities are also located within the vicinity including Penrith RSL Club, Panthers Stadium and various local parks for community groups to meet and gather.

North

The site is bound to the north by the Great Western Highway. Beyond this is the T1 Western Railway line, and commuter car parking associated with Penrith Railway Station. The T1 Line connects Penrith with the Blue Mountains and Sydney CBD. Further to the north is the Thornton residential area which includes a mix of low to high density dwellings.

East

The site is bound by Station Street to the east. The portion of the shopping centre to which this DA relates is bound by Riley Street to the east. Further to the east are buildings occupied by a range of government services including Penrith Legal Aid Office, NSW Civil and Administrative Tribunal and Australia Tax Office Penrith.

South

The site is bound by High Street to the south which acts as the central east-west pedestrian and vehicular spine through the Penrith CBD. High Street connects to Henry Street and is the main retail shopping strip comprising by a mix of retail and commercial land uses.

West

To the west is the Penrith City Council complex which comprises the Penrith City Library, Penrith City Council building, Penrith Civic Centre and Penrith Tourism Centre.

3. PROPOSED DEVELOPMENT

3.1. OBJECTIVE

The overall objective of the proposal is to better utilise the existing Target tenancy by introducing an entertainment/amusement centre use in the rear portion of the tenancy. The proposed alterations to the external façade seek to enhance the external appearance of the centre as well as improve the pedestrian experience and activation along Riley Street and Jane Street. A new awning and landscaping are also proposed to improve interface of the site with the public domain. New travelators are also proposed within the existing shopping centre carpark to improve access.

3.2. OVERVIEW OF PROPOSED WORKS

This application seeks consent for:

- Additions and alterations to retail tenancies in the central portion of the shopping centre, specifically the existing Target store;
- Change of use of a portion of the existing Target tenancy to an entertainment and amusement centre;
- Re-configuration of the existing shopfront and façade fronting Jane Street and Riley Street;
- Landscaping works to north-east corner of site fronting Jane Street.
- Installation of a 3 x new travelators to improve access within the existing carpark;
- Removal of 24 car spaces at Level 1 and Level 2 (including mezzanine levels). 6 new spaces are proposed resulting in a total loss of 18 spaces; and,

A detailed overview of the proposed works at each floor level is provided below.

3.2.1. Basement

- Demolition and relocation of existing fire stairs and riser;
- Removal of one car space; and,
- Demolition of trolley bay.

3.2.2. Level One

- Demolition and alterations to external façade fronting Jane Street/Riley Street;
- Demolition of existing floor to accommodate new travelators;
- Demolition of 15 car spaces;
- Demolition of existing screens to multi-deck carpark;
- Demolition and replacement of existing fire stairs and riser;
- Change of use of rear portion of existing Target tenancy to an recreation facility (indoor) and ancillary amusement centre;
- Installation of new travelator to level one mezzanine within existing car park;
- Installation of new awning (Riley Street) and landscape planter; and,
- Installation of new solid wall to carpark.

3.2.3. Level One Mezzanine

- Demolition of existing screens to multi-deck carpark;
- Demolition and relocation of existing fire stairs and riser.
- Demolition of one car space;

- Demolition of external walls fronting Jane Street/Riley Street;
- Installation of travelator to Level 2 within existing car park;
- New pedestrian crossing in car park;
- Construction of new full height solid wall to carpark.

3.2.4. Level Two

- Demolition of existing trolley bay and motorbike bay;
- Demolition of 3 car spaces;
- Demolition of existing steel fence;
- Demolition of existing screens to multi-deck carpark;
- Demolition and relocation of existing fire stairs and riser;
- Demolition of external walls and services in north-east corner of tenancy;
- Installation of new travelator and lobby within existing car park;
- Construction of new solid wall to carpark and guard rail;
- New pedestrian crossing in carpark;
- New integrated planter and canopy.

3.2.5. Level 2 Mezzanine

- Demolition and relocation of existing fire stairs and riser.
- Demolition of one car space;
- Installation of new solid wall to carpark and guard rail;
- New pedestrian crossing in carpark.

3.2.6. Level Three

- Demolition of existing screens to multi-deck carpark;
- Demolition of existing stairs;
- Demolition and relocation of existing fire stairs and riser;
- Installation of new fire stairs and electrical cupboard;
- New roof to VT (travelator) stack below.

3.2.7. Level four (roof)

- Demolition of existing roof to fire stairs;
- Demolition of existing stairs; and,
- New roof to relocated fire stairs.

3.3. LAND USE

The proposal seeks to respond to a growing demand for entertainment and recreational uses within the Penrith CBD and enhance the existing late night trading options.

It is proposed to change the use of the rear portion of the existing retail tenancy (Target) at Level One to a licensed recreation facility (indoor) with ancillary amusement centre. The facility will comprise a licensed bar and associated dining areas, amusement games and entertainment facilities. The detailed fit out of this application will be subject to a separate approval pathway.

3.4. HOURS OF OPERATION

The following hours of operation are proposed for the recreation facility (indoor) and ancillary amusement centre use, which reflect those of the current restaurant precinct:

- 9am – 12am

Note - No changes are proposed to the existing operating hours of the shopping centre.

All activities associated with the proposed use would be carried out indoors and the facilities would be monitored and managed in accordance with a Plan of Management to be prepared by the future tenant.

3.5. ACCESS AND PARKING

A Traffic and Parking Report has been prepared by SLR Consulting and submitted at **Appendix D**. The report identifies that pedestrian access to the recreation facility will be via Riley Street and the proposal will not alter the current vehicular access locations and arrangements. It is proposed to demolish 24 car spaces and reinstate 6 spaces, resulting in an overall reduction of 18 spaces.

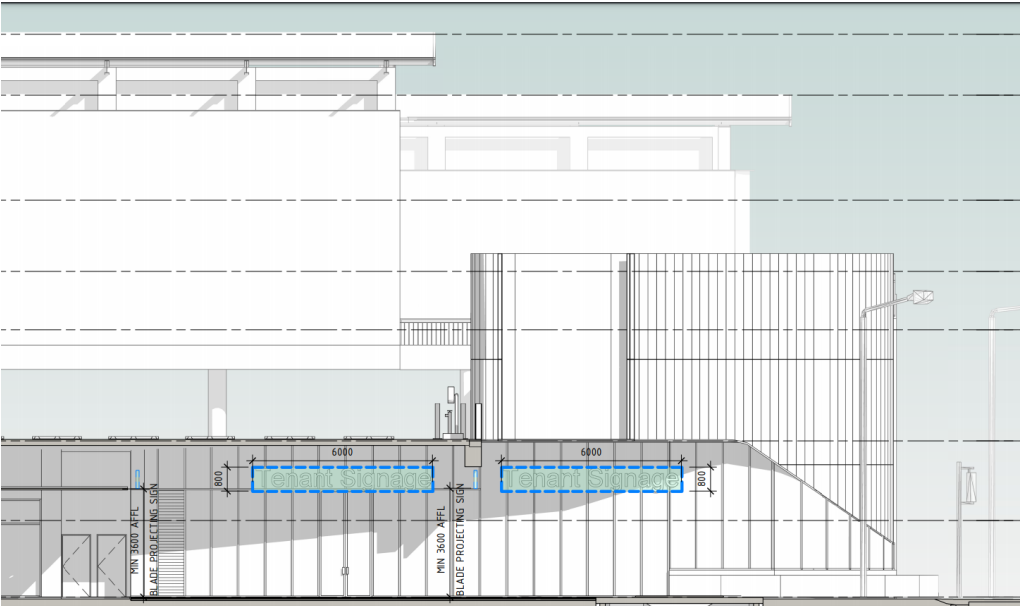
3.6. TREES AND LANDSCAPING

A Landscape Architectural Report has been prepared by Urbis for the proposal and is located at **Appendix C**. No trees are proposed to be removed under the proposal. Proposed planting includes a range of plants, including feature shrubs, small shrubs and grasses and climbers. The proposed works will provide for a improved public domain interface and pedestrian amenity. A Landscape Maintenance Plan has also been prepared for the proposal and is attached to the Landscape Architectural Report. Refer to **Appendix C** and **Section 3.6** for more information.

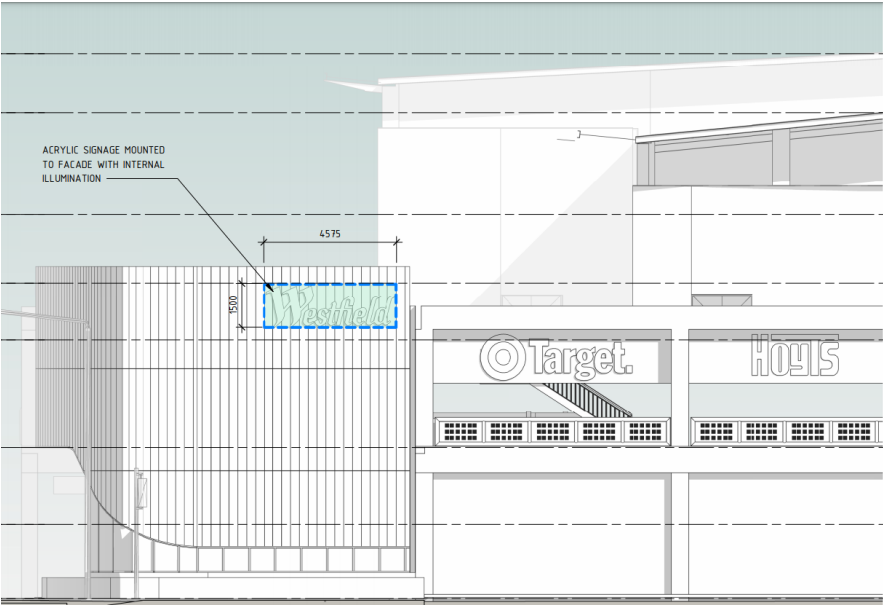
3.7. SIGNAGE

Signage zones will comprise illumination signage for a 'Westfield' signage and will be 1,500mm x 4,575mm. Additionally, two tenant signage zones will be located on the north-eastern side of the existing centre will both be 800mm x 6,000mm and two small under awning signs. Refer to **Figure 2**.

Figure 2 Proposed Signage Zones



Picture 1 Riley Street



Picture 2 Jane Street

Source: Scentre Group

4. STATUTORY PLANNING ASSESSMENT

4.1. STATE ENVIRONMENTAL PLANNING POLICY

The following assessment has been structured in accordance with Section 4.15(1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*. The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- *Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (No. 2 - 1997)*;
- *State Environmental Planning Policy. No 55 – Remediation of Land*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No. 64 – Advertising and Signage*;
- *Penrith Local Environmental Plan 2010*; and,
- *Penrith Development Control Plan 2014*.

This SEE demonstrates that the proposed development is generally consistent with the relevant statutory planning policies and achieves the objectives of the relevant provisions.

4.2. PENRITH LOCAL ENVIRONMENTAL PLAN

Penrith Local Environmental Plan 2010 (PLEP 2010) is the principal environmental planning instrument governing development on the site.

4.2.1. Zoning, Permissibility and Objectives

The site is within the B3 Commercial Core zone. This application seeks approval for a change of use for a portion of the existing shopping centre from *retail premises* to the following land uses:

- *Recreation facility (indoor)*;
- *Amusement centre*.

All of the above uses are permissible with consent in the B3 zone. The objectives of the B3 zone are:

- *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.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of Penrith City Centre as the business, retail and cultural centre of the region.*

The proposal is consistent with the objectives as:

- It will provide entertainment uses within a retail environment, serving the needs of the local community;
- The site is located in a location that is readily serviced by public transport, providing the opportunity and encouragement of active uses;
- The proposal will assist in refreshing the external façade of the existing development at the location of the proposal and will improve the public domain and pedestrian amenity;
- The proposal will assist in strengthening the retail role of the CBD within the region.

4.2.2. LEP Provisions

The following table provides an assessment of the proposed development against the relevant clauses contained within PLEP 2010.

Table 2 PLEP 2010 Compliance Table

Relevant Clause	Provision	Proposal	Complies
Clause 4.3 – Height of Buildings	20m	Alterations and additions are proposed to the north-east corner of the tenancy fronting Jane Street/Riley Street. The proposed alterations will have a maximum height of 11.45m (RL 38.7), consistent with the existing shopping centre.	Yes
Clause 4.4 – Floor Space Ratio	1.5:1	Existing: 1.12:1 (101,170m²) Existing (incl. Approved Mondo DA – DA19/0477): 1.136:1 (102,626m²) Incremental GFA reduction: 70m² Proposed: 1:135:1 (102,556m²)	Yes
Clause 5.10 – Heritage Conservation	Conserve the environmental heritage of Penrith including the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.	The site is not a heritage item nor within a conservation area.	Yes
Part 7 – Additional Local Provisions			
Clause 7.4 - Sustainable development	Must have regard to the principles of sustainable development as they relate to the development based on a “whole of building” approach.	The proposal comprises a reconfiguration of the existing centre space therefore there are no additional ESD principles to apply, Plant included in the proposal will be upgraded to the most current standard at the end of its economic life. In addition, proposed façade lighting will be LED to ensure a reduced consumption of energy.	
Clause 7.8 – Active Street Frontage	Promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B2 Local Centre, Zone B3 Commercial Core and Zone B4 Mixed Use.	High Street is identified as an active street frontage. The area of the site to which this proposal relates is located at the corner of Riley Street and Jane Street which are not identified as active street frontages. Notwithstanding this, the proposal has sought to enhance street activation by	Yes See Section 5.1 and 5.2.

Relevant Clause	Provision	Proposal	Complies
		incorporating glazed windows, lighting and landscaping to improve the overall pedestrian experience of the public domain and enhance sightlines into the tenancy.	
Part 8 – Local Provisions – Penrith City Centre			
Clause 8.2 – Sun Access	Protect public open space from overshadowing. Consent may not be granted to development on land to which this Part applies if the development would result in overshadowing of public open space to a greater degree than would result from adherence to the controls indicated for the land on the Height of Buildings Map.	Shadow diagrams have been prepared by Scentre Group and confirm no additional overshadowing is proposed to public open space.	Yes
Clause 8.3 - Minimum building street frontage	Development consent must not be granted for the erection of a building on land in Zone B3 Commercial Core or Zone B4 Mixed Use that does not have at least one street frontage of 20 metres or more.	The existing shopping centre has street frontages in excess of 20m that will be maintained.	Yes
Clause 8.4 - Design Excellence	Development consent must not be granted for development involving the construction of a new building, or external alterations to an existing building, on land to which this Part applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.	The Architectural Plans and Design Report demonstrate a high level of design quality and respond positively to design excellence considerations under the LEP. Refer to Section 9 for further discussion.	Yes

4.3. PENRITH DEVELOPMENT CONTROL PLAN 2014

The Penrith Development Control Plan 2014 (**PDCP**) provides controls and design criteria to achieve desirable development outcomes in line with Council's vision for Penrith City Centre. A detailed compliance table has been prepared to assess the proposal against each of the relevant site-specific controls as outlined within the PDCP 2014 and is included at **Appendix K**.

As demonstrated within the appended compliance table, the proposed development achieves a high level of compliance with the objectives and controls of the PDCP 2014.

5. KEY PLANNING AND DESIGN CONSIDERATIONS

5.1. BUILT FORM AND URBAN DESIGN

The proposal will assist in more efficient use of an existing retail tenancy by introducing the use of recreation facility (indoor) with ancillary amusement centre in the central portion of the shopping centre. The proposed alterations to the external façade seek to improve the external appearance of the existing shopping centre as well as the pedestrian experience and activation along Riley Street and Jane Street. A new awning and landscaping are also proposed to improve interface of the site with the public domain. New travelators will also improve access within the existing shopping centre multi-level carpark. This will provide for a better built form, pedestrian amenity (refer to **Section 5.2**) and urban design outcomes, while providing a refresh and updated building façade in this location.

Error! Reference source not found. provides perspective views of the proposal. Refer to **Appendix B** for more information.

Figure 3 Perspective views from corner of Jane and Riley Street



Source: Scentre Group

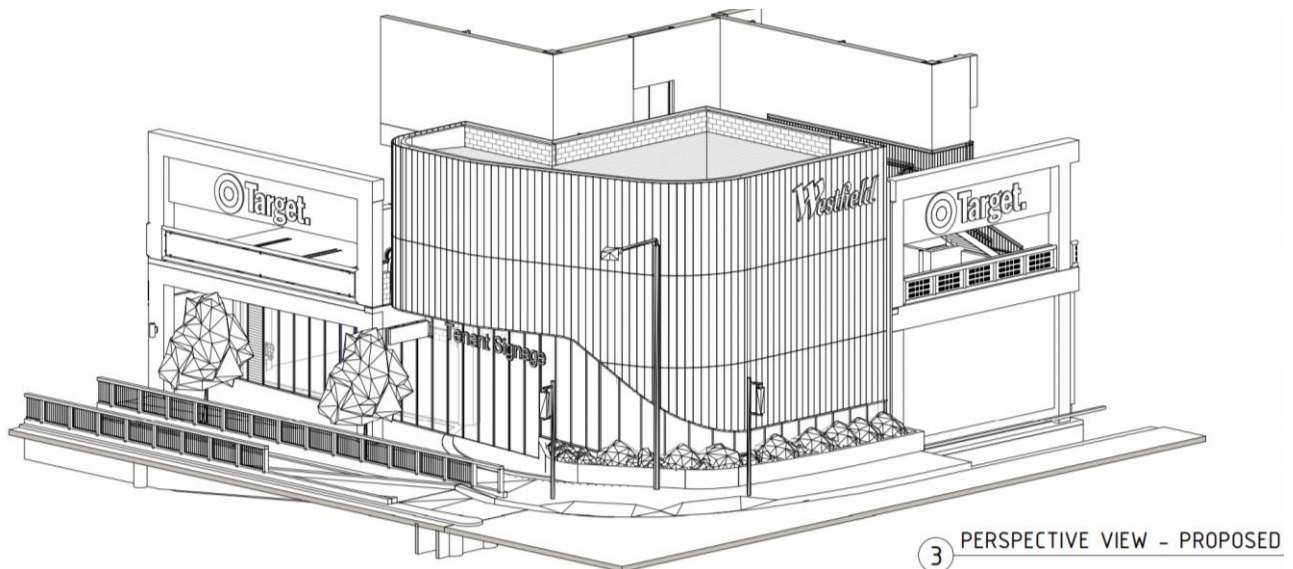
5.2. PUBLIC DOMAIN

The proposal will assist in providing an improved public domain through shopfront activation, improved landscaping and refreshed interface with the public domain comprising a high level of design quality and no additional overshadowing impacts. There will be no adverse public domain impacts resulting from the proposal as the proposal remains consistent with the height and scale of the existing built form and does not result in additional overshadowing impacts. It is noted that through the alterations to the built form on the corner of Jane Street and Riley Street, that the usable public domain is increased due to the demolition of the existing rotunda which had a large footprint and intrusion around the corner.

The applicant is considering seeking Council endorsement to relocate the existing light pole located at the corner which impacts the space available for pedestrians. The applicant is willing to ensure any relocated light pole meets the requirements of Council's Public Domain Guidelines whilst improving the pedestrian environment. Further, the proposal delivers an illuminated façade and internal activation that does not currently exist which will improve the feeling of safety and activation of the public domain. The applicant wishes to do so through discussions with Council to meet a mutual agreement.

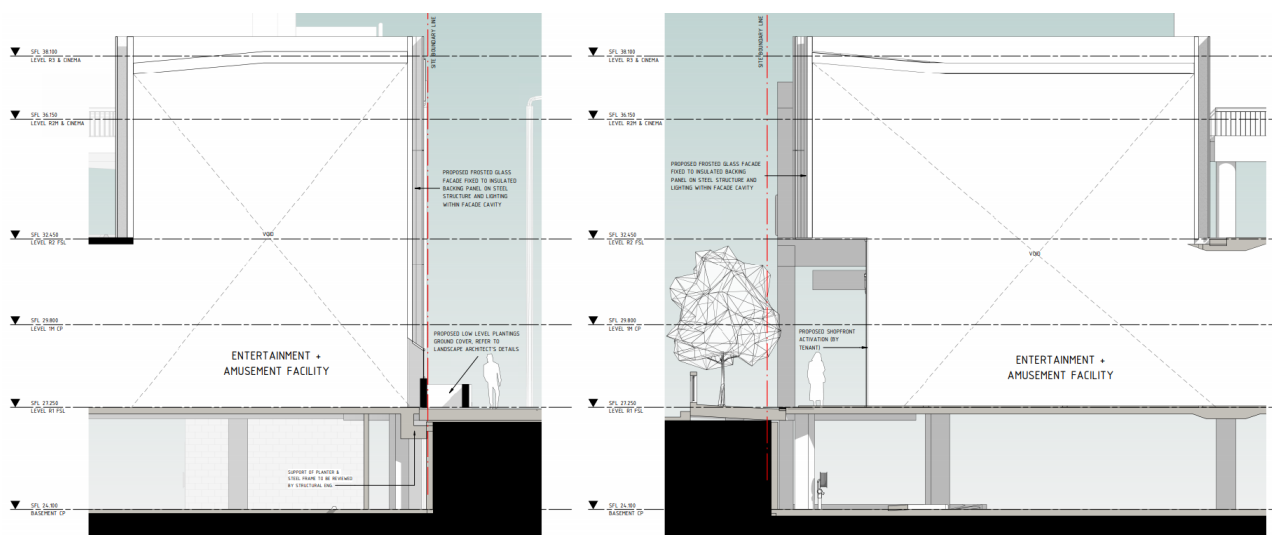
Figure 4 illustrates the proposed corner façade. **Figure 5** demonstrates the proposed sections. Refer to the Architectural Plans located at **Appendix B** and Landscape Plans located at **Appendix B** for more information.

Figure 4 Proposed Façade – Perspective



Source: Scentre Group

Figure 5 Proposed Section Study



Source: Scentre Group

5.3. NOISE

It is considered that the proposal will not adversely generate greater acoustic impacts compared to the existing scenario. The site currently faces Penrith Train Station and bus interchange, there are no nearby sensitive land uses besides Quest Apartments and Astra Apartments on the other side of the station. It is considered that noise emissions from the train station will be greater than any emitted as a result of the proposal, therefore any impacts resulting from the proposal will not be adverse.

It is anticipated that noise resulting from the proposal concerning patrons leaving the venue during future late-night trading will mostly be limited to the existing train station or car park and will be managed by a Plan of Management prepared by the future tenant. These late-night trading hours are similar to existing hours of operation within proximity to the site therefore providing minimal additional impacts from the proposal. Indicative hours of operation have been nominated above.

5.4. TRAFFIC, PARKING AND ACCESS

A Traffic and Parking Report has been prepared by SLR Consulting and submitted at **Appendix D**. The proposal will provide new pedestrian access via Riley Street to the proposed tenancy and new travellers and fire stairs within the existing multi-storey car park. The current vehicular access locations and arrangements will remain the same.

As context, the existing car parking supply within the shopping centre is 3,558 spaces. Acknowledging car parking lost by the recently approved Mondo redevelopment (DA19/0744) the centre will provide a total 3,536 car parking spaces.

The proposal seeks to remove 24 car spaces and reinstate 6 spaces, resulting in an overall reduction of 18 spaces. The DCP does not specify parking requirements for a use that strictly aligns with the proposal being recreation facility (indoor) and amusement centre). As such, SLR considered an alternative parking ratio in their assessment of 1 space per 3.5sqm for an Entertainment Facility/Function Centre, generating a requirement of 481 spaces in accordance with the strict definition of Entertainment Facility/Function Centre under the DCP. It is noted that this rate is not appropriate for the proposed change of use sought under this DA.

The report notes that the rate specified in the DCP does not align with the demand considered to be generated by the proposal. Given the proposal and site location, the DCP stipulated parking requirements of the project have been assessed in-line with the existing Shopping Centre definition (1 space per 30m²), in accordance with the retail premises DCP rate. As a result, 3,518 car spaces result after the reduction in supply from the proposal, resulting in an surplus of 99 spaces compared to the rate stipulated in the DCP.

As such, the proposal also does not warrant a requirement to increase car parking capacity, therefore the total number of car parks post-development have been determined to be able to cater for the proposal. In

addition, the reduced parking demand is higher than what is required under the DCP. The report also has determined that the proposal will not generate any significant impacts to the surrounding transport system.

5.5. TREE REMOVAL AND LANDSCAPING

A Landscape Architectural Report has been prepared by Urbis for the proposal and is located at **Appendix C**. No trees are proposed to be removed under the proposal. The following summarises the landscape design for the proposal:

- Retain the existing tree grid along Riley street which strengthens the avenue conditions.
- Provide a strong pedestrian arrival from the intersection of Jane and Riley Streets.
- Retain accessibility within the surrounding streetscape by allowing for pedestrian traffic and transition from shared path into the crossing.
- Implement additional paving to tie into existing and retain continuity of the streetscape.
- Increase planting that ties into the existing facade to provide a lush landscape setting.

Proposed planting includes a range of plants, including feature shrubs, small shrubs and grasses and climbers. A sign will be added to the traffic light on the corner of Jane and Riley Street indicating the end of the shared foot path. The existing paving will be retained with any infill to match, as well as the existing pram crossing, traffic lights, light pole, and service pits. The proposed overhead structure will require columns to be installed. The proposed works will provide for an improved and increased public domain interface and pedestrian amenity. A Landscape Maintenance Plan has also been prepared for the proposal and is attached to the Landscape Architectural Report. Refer to **Appendix C** for more information.

5.6. SAFETY AND SECURITY

A key consideration concerning social impacts of uses such as what is being proposed is to minimise the opportunities for anti-social behaviour and crime through good planning and design outcomes. The CPTED guidelines provide a clear approach to crime prevention and focus on the 'planning, design and structure of cities and neighbourhoods.

The proposal has considered and been designed to meet the four key CPTED principles; surveillance, access control, territorial reinforcement and space management, and is considered to result in a high level of safety and security. Proposed design elements to improve the safety and security of the tenancy are as follows:

- Adequate lighting will be provided to ensure visibility is maintained, in particular the proposed façade will be illuminated.
- The proposed tenancies have been designed to promote passive surveillance by utilising window glazing and late night trading, in return providing for night time activation.
- Business identification signage, along with appropriate warning signage will be installed in accordance with CPTED requirements as required.
- Security measures will be employed.
- The existing security management measures provided by the larger Westfield site will remain the same.

5.7. STORMWATER MANAGEMENT

A Stormwater Management Statement has been prepared by Arcadis for the proposal and is located at **Appendix G**. The Statement confirms that there will be no increase in impervious area resulting from the proposal therefore an OSD is not required pursuant to Penrith City Council's Stormwater Drainage Specification for Building Developments (2018). Additionally, Water Quality and Water Quantity are not required for the proposal for this reason. There are no changes or increase to the existing water demands there the water conservation requirements are also not required and there are no proposed changes to the existing stormwater drainage infrastructure.

Overall, the proposal does not trigger the need for new stormwater infrastructure and satisfies the relevant requirements for stormwater management.

5.8. BCA AND ACCESS

A BCA Assessment has been prepared by Steve Watson & Partners for the proposal and is located at **Appendix H**. An Access Report has also been prepared by Access Australia for the proposal and is located at **Appendix I**.

The BCA Assessment identifies two matters that are proposed to comply via performance solutions, these are type of construction and horizontal exits. Besides the abovementioned matters, the remainder of the proposal can comply with the deemed to satisfy provisions of the BCA.

The Access Report identifies certain elements of the proposal that have been assessed from an access perspective; path of travel (entries, signage and doors), accessible lifts, accessible parking, amenities and fire stairs. The Access Report confirms that the proposal meets the applicable access codes and legislation, is consistent with the DDA

5.9. FIRE ENGINEERING

A Fire Engineering Statement (**FES**) has been prepared by Fire Engineering Professionals Pty Ltd and is located at **Appendix J**. The FES assesses any potential non-compliances associated with the proposal, and whether these are able to be addressed by a performance solution, as well as a general fire engineering over of the proposal.

Fire brigade personnel are anticipated to arrive at High Street to access the fire hydrant booster assembly and fire control room. The FES confirms that proposal is not expected to affect the existing fire brigade perimeter vehicular access around the site.

The FES also confirms that non-compliances (identified in **Section 5.8**) are able to be addressed through performance solution. This will require a discussion to occur, and an agreement reached between relevant stakeholders known as a Fire Engineering Brief process. A report will be produced as a result outlining the fire engineering strategy that is to be adopted, along with a trial concept design. It is anticipated that this will be resolved by relevant conditions of consent.

5.10. WASTE MANAGEMENT

A Waste Management Plan (**WMP**) has been prepared by Scentre Shopping Centre Management Pty Ltd for the proposal and located at **Appendix F**.

5.10.1. Demolition and Construction Waste

The WMP notes that prior to commencement of works, major subcontractors will be required to produce a Waste Reduction Plan and subcontractors will be expected to adopt the “good practice” procedures published by the EPA.

Site inductions will communicate the waste minimisation and management system to all project stakeholders. All material removed from site will need to be reported, with monthly reports provided to Scentre detailing the waste quantities delivered and where waste has been recycled. waste segregation and separate labelled bins for different waste materials will be included, as well as separate bins for worker’s waste. Rubbish collection will be carried out during standard working hours. Onsite Construction/Demolition Waste streams will be removed in accordance with all suitable Loading/Unloading times and in line with all Site Prepared Traffic Management Plans where developed.

Waste management and minimisation, water quality, noise and vibration, dust and air quality, sediment and erosion control are all addressed within the WMP with measures to monitor and mitigate where possible addressed.

5.10.2. Operational Waste

The WMP stipulates that the proposal will generate the following waste streams, consistent with the current streams generated by the existing shopping centre, with no new waste streams expected resulting from the proposal:

- Cardboard
- Comingle

- Plastics
- Organics
- Oil
- General waste

Waste collection for removal offsite will occur on Jane Street at Dock 5, an established operating dock within the centre however will house retail disposal facilities. All MGB's relating to the proposal will be moved and shifted to Dock 5 in accordance with the WMP and proposed Waste Holding Facility. Waste bins will then be moved to Dock 3 on High Street and Dock 3 can be utilised for centre facing tenants. Dock 3 and 5 collection schedules will be monitored and adjusted in accordance with waste production once the proposal is fully operational. This is the current practice and additional ad-hoc collections are available for same day pick up if required, and monthly reviews in conjunction with the service provider.

5.11. CONSTRUCTION IMPACTS

A Waste Management Plan (**WMP**) has been prepared by Scentre Shopping Centre Management Pty Ltd for the proposal and located at **Appendix F**. The WMP addresses demolition and construction waste, and outlines the waste management and minimisation strategies, along with other strategies to mitigate additional potential impacts resulting from this phase. A detailed Construction Management Plan will be prepared prior to CC.

5.12. CONTAMINATION

A Contamination Assessment has been prepared for the proposal by JBS&G and is located at **Appendix E**. The Contamination Assessment has reviewed historical aerial photographs that indicate that between until mid-1960 the site was predominately residential and vacant land until construction of a ground level shopping centre occurred in 1970. The portion of the existing shopping centre site that is applicable to this DA was an asphalt carpark until the 1980's when it was then developed into the existing development. In the 1990's, this indicates that the site would have required excavation to occur of all topsoil/fill existing on the site down to natural soil/rock.

The Penrith 1:100,000 scale geological map indicates the site is underlain by Quaternary aged fluvial deposits comprising gravel, sand, silt and clay underlain by Ashfield Shale bedrock including claystone-siltstone and fine sandstone-siltstone. Given the history of the site and topsoil removal, there is unlikely to be residual historical contamination below the site's basement, and there it is unlikely that there is any contamination migration. The Contamination Assessment confirms that the site has no known historical contaminating activities listed in Table 1 of SEPP 55 Planning Guidelines, associated with the *State Environmental Planning Policy 55 – Remediation of Land*. The previous uses of the site would only pose a low risk of surficial impact which would have been addressed in previous excavation.

As such, the Contamination Assessment confirms that the proposal will require minimal ground disturbance and that an initial evaluation indicates that it is very unlikely that contamination exists below the basement area. It is considered that further preliminary or detailed site investigation of contamination is not warranted, and risk to workers can be managed appropriately through the standard construction environmental and health and safety controls.

6. SECTION 4.15 ASSESSMENT

6.1. STATUTORY POLICY AND COMPLIANCE

The following assessment has been structured in accordance with Section 4.15(1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*. This SEE demonstrates that the proposed development is consistent with the relevant statutory planning policies and achieves the objectives of the relevant provisions.

6.2. NATURAL ENVIRONMENTAL IMPACTS

The proposal is considered to have minimal impact on the natural environment. As discussed in **Section 5.10**, all appropriate measures will be implemented during the construction phase to ensure that there is no adverse amenity impacts to surrounding properties in terms of dust, soil erosion, air and noise.

No trees are proposed to be removed as part of the proposal. Additionally, the site is not located on flood planning land therefore there are no flooding impacts for the proposal. The proposal will not adversely impact the existing traffic impacts or car usage, and the site is located close to public transport, therefore no adverse impacts will result from additional emissions or private vehicle usage.

6.3. SOCIAL AND ECONOMIC IMPACTS

The proposal will provide for social and economic benefits as it will provide active uses within an underutilised portion of the existing centre and draw in economic spending for the locality and centre. The proposal will not have adverse social or economic impacts.

6.4. BUILT ENVIRONMENT IMPACTS

The proposal will result in an incremental reduction in floor area of 70m² which also results in an additional 15m² being returned to the public domain on the corner of Riley Street. The proposed development will continue operation as part of the existing shopping centre. The proposal will also have no adverse impacts on parking or the road network, with the existing carparking provision sufficiently able to accommodate the required parking for the proposal. The proposal will require minor configuration of the existing car parking but otherwise provides for an improved public domain interface and pedestrian amenity.

6.5. SITE SUITABILITY

The proposal will require no additional floor area as the existing retail tenancy can accommodate the proposal. The site provides existing uses that are compatible with the proposal and is located within close proximity to the existing station and bus interchange, providing for public transport utilisation.

6.6. THE PUBLIC INTEREST

The proposal will result in a use that meets the zoning objectives within a convenient location. The proposal will also provide for an improved public domain interface and pedestrian amenity on the corner of Jane and Riley Street, and active uses to revitalise the street front.

7. CONCLUSION

This DA seeks consent for alterations and additions to the existing Westfield Shopping Centre located at 569 High Street, Penrith. Specifically, the proposal seeks approval for:

- Alterations and additions to the existing Target tenancy on the western corner of Riley Street and Jane Street;
- Change of use of a portion of the existing Target tenancy to an entertainment and amusement centre;
- Re-configuration of the existing shopfront fronting Jane Street and Riley Street;
- Installation of a new travelator within the central portion of the existing shopping centre to improve access within the existing carpark;
- Demolition of 24 car spaces at Level 1 and Level 2 (including mezzanine levels). 6 new spaces are proposed resulting in a total loss of 18 spaces; and,
- Landscaping works to north-east corner of site fronting Jane Street.

The proposed works will complement the built form of the existing retail centre, improve the amenity aesthetic of the shopping centre and improve the public domain. It will also improve pedestrian access within the existing multi-storey car park.

The proposed development has been assessed against all relevant items of Section 4.15 of the EP&A Act. The compelling reasons why a positive assessment and determination of the project should prevail are summarised below:

- The proposed development is consistent with the objectives of the Penrith LEP and Penrith DCP.
- The proposal will allow for a more efficient use of existing retail floorspace within an existing shopping centre by introducing additional complementary uses.
- The proposed alterations to the external façade seek to improve the pedestrian experience and activation along Riley Street and Jane Street. A new awning, travelator and landscaping are also proposed to improve interface of the site with the public domain and improve access within the existing shopping centre car park.
- The proposal will have no adverse natural or built environment impacts. The is in the public interest for the reasons noted above and for the social and economic impacts it will provide to the existing centre and locality.
- The proposal will be a positive contribution to this part of the Penrith City Centre and will improve the existing condition of the centre.

Having considered all the relevant matters, we conclude that the proposal represents a sound development outcome that will enhance the broader Westfield Shopping Centre and public domain. The proposal is therefore considered well-worthy of support and determination by Penrith Council.

DISCLAIMER

This report is dated 31 March 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SCENTRE GROUP (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

SURVEY PLAN

APPENDIX B

ARCHITECTURAL PLANS

APPENDIX C

LANDSCAPE PLANS

APPENDIX D

TRAFFIC AND PARKING ASSESSMENT

APPENDIX E

CONTAMINATION ASSESSMENT

APPENDIX F

WASTE MANAGEMENT

APPENDIX G

STORMWATER/CIVIL REPORT

APPENDIX H

BCA

APPENDIX I

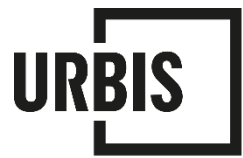
ACCESS REPORT

APPENDIX J

FIRE ENGINEERING REPORT

APPENDIX K

**PENRITH DEVELOPMENT CONTROL
PLAN 2014 COMPLIANCE TABLE**




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