

STATEMENT OF ENVIRONMENTAL EFFECTS

Permission to Operating a Massage Therapy Clinic

Location Shop 4
 71 Billington Pl
 Emu Plains NSW 2750

Company name JACARRANDA MASSAGE

Postal Address: Unit 4, 2 Wayman Pl, Merrylands 2160

Phone 0415627996

Email: kritsana999@icloud.com

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1 INTRODUCTION

The application that is before Penrith Council involves the Permission to Operating a Thai Massage Therapy Clinic (and Associated Signage)

2 SITE CONTEXT and SOCIAL IMPACT

The subject site is located on Shop 4 71 Billington Pl Emu Plains NSW 2750

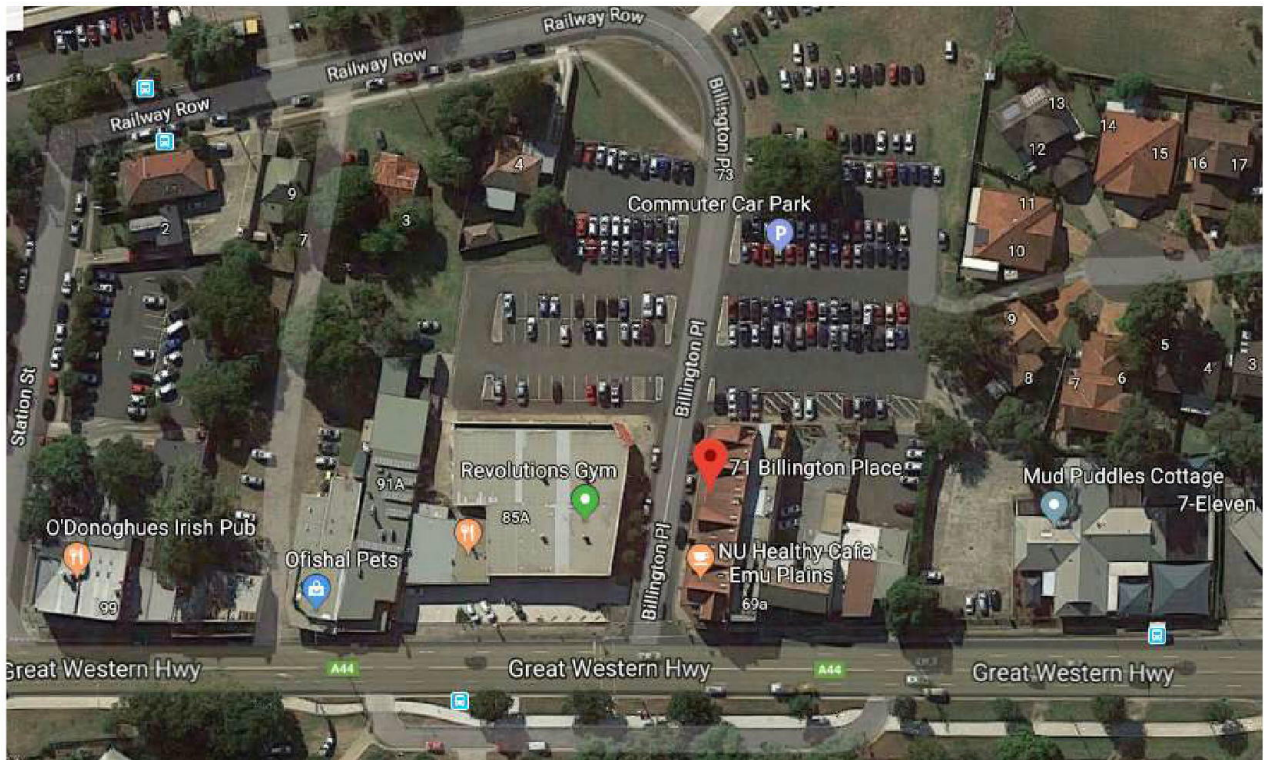


Fig. 1 Location Plan

This site is located on the East side of Billington Pl. Its close to the corner of great Western Highway and emu Plains Railway station

Billington Pl is approximately 6m wide and is provided a kerb and gutter and pathway of approx. 1.5m wide to accommodate for the greater pedestrian amenity.

The businesses located at and surrounding Shop 4 71 Billington Pl include a range of related complementary clinics including a skin care and body care centre, a Healing centre, and a gym.

The business plan of Jacarranda Massage is to enhance and work with these local business and enhance the services available to the visitors to the surrounding centre

Public Transport

Billington Pl is afforded with good bus and train services close

The bus and train service provides excellent public transport to the surrounding retail centres and links with nearby Penrith city Centre and Greater western sydney

3 PROPOSED FITOUT OR ALTERATIONS

The proposal involves construction of three internal walls, installing a door and shop front window signage.

There will also be internal decorating which may include painting the walls linen cloth hangings, furnishings and some signage which would be considered exempt under STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) of 2008 Subdivision 26 Minor building alterations (internal)

See Architectural design document for proposed layout of signage

Alterations to Shop front:

No alteration to the shop front will be made, only signage will be changed.

All other external colours and finishes are to remain.

4 PLANNING CONTROL AND ASSESSMENT

Hours of Operation

The proposed hours of operation are:

| | |
|------------------|--------------------|
| Monday to Friday | 10:00 am to 7:30pm |
| Saturday | 10:00 am to 7:30pm |
| Sunday | 10:00 am to 7:30pm |

The proposal will not generate any noise which will impact on surrounding neighbours shop.

Staff Numbers

2 Fulltime staff members present at any given time.

Waste Management Details

On-going management of waste and recyclables on-site will be the duty manager's responsibility to ensure that employees store the waste that is generated in the bins provided within each room and to be taken to garbage room on a daily basis for collection by the selected waste collection company.

Car Parking

This application will not increase or affect the existing parking.

The current Car parking for staff & customers can be found close by within the commuter car park and side street parking

Access & Mobility

Access to the premises is via the side swinging door off Billington PI and fire exit located via the front entry door.

Sanitary Amenities

Sanitary amenities are located within the building.

Signage

All proposed signage is in accordance with the NSW legislation. It will consist of the Company Name, hours of operation contact number placed onto the glass shopfront with removal stickers and will be constant with State Environmental Planning Policy No 64—Advertising and Signage aims and objectives and in line with the complementary business surrounding the premises

See Architectural design document for proposed layout of signage

5 CONCLUSION

The proposals planned operation and layout are consistent with the previous tenant and surrounding businesses.

The Fit-out and with Associated Signage, have regards to its surrounding uses, is considered reasonable and any adverse environmental effects have been taken into consideration and dealt with, in relation to the proposal.

The proposed Massage Shop does not result in any unreasonable impact to adjoining properties and is in keeping with Council's policies. Given the above mentioned points, we request that Council approves this application based on compliance and merits.