

# MULLANE PLANNING CONSULTANTS

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*Innovation in Urban Planning & Development*

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**STATEMENT OF ENVIRONMENTAL EFFECTS  
IN SUPPORT OF A DEVELOPMENT APPLICATION  
SEEKING APPROVAL TO THE INFILL OF THE  
PENRITH RSL CLUB ENTRY/FOYER  
LOTS 10 DP1105007 & 1 DP746473  
Cnr CASTLEREAGH & TINDALE STREETS,  
PENRITH**

## **1.0 INTRODUCTION**

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This Statement of Environmental Effects has been prepared in support of a Development Application, which seeks planning consent to the Infill of the Penrith RSL Club Entry/Foyer (refer plans at Appendix i)

Currently, the Entry/Foyer, which opens out onto Tindale Street is a large void, extending from ground level to the ceiling of the first floor, and includes reception and an escalator leading to the first floor.

## **2.0 THE APPLICATION**

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The Development Application proposes the extension of the existing first floor into the void, which forms the Entry/Foyer.

This new floor space at first floor level will provide for the relocation of the existing Pool/Snooker/Games TAB area from the ground floor.

This new floor space at first floor level will provide for the relocation of the existing Pool/Snooker/Games/TAB area from the ground floor.

This will then provide more appropriate use of the ground floor area, while providing for a 5.0m floor to ceiling height for the

Entry/Foyer and a 5.0m floor to ceiling height for the relocated Pool/Snooker/Games/TAB at first floor level.

The new first floor area will add 235.8m<sup>2</sup> of usable floor space to the Club.

### **3.0 SECTION 79C CONSIDERATIONS**

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#### **3.1 The Provisions of Any Environmental Planning Instrument**

##### **3.1.2 Sydney Regional Environmental Plan 20 Hawkesbury Nepean River**

*SREP 20 aims to protect the environment of the Hawkesbury-Nepean River by ensuring that the impacts of future land use are considered in a regional context. Of most relevance to the proposal is the requirement to assess the development in terms of the impact of the development on water quality, particularly as that relates to the water cycle or on flora or fauna.*

As the extended floor area is completely within the existing building there will not be any change or addition to stormwater run off.

Accordingly there will be no impact on the river system and hence, the objectives of the REP are satisfied.

### **3.1.3 Penrith City Centre Local Environmental Plan 2008 (LEP)**

The relevant aims of the LEP, as they relate to this application are:

- (c) to promote employment, residential, recreational and leisure, cultural, social and tourism opportunities within the Penrith city centre,*
- (d) to respond to the economic and social needs of the region by providing centrally located services and facilities,*

The proposed development will create a far more pleasant environment for the recreational activities for members of the Club and their visitors.

The relocation of these facilities will also improve the use of these facilities within the Club because of their relocation.

The aims of the instrument are satisfied by the proposal.

The subject land is zoned B3 Commercial Core and the zone objectives are as follows:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses, which 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 for the region.*

The key relevant objective relates to the provision of .....  
*entertainment* ....., which serve the needs of the local and wider  
 community.

The proposal satisfies the objectives of the instrument.

The land use controls are also satisfied to the extent that  
 Registered Clubs are permissible with consent, and as the  
 application seeks to relocate existing internal facilities, the land  
 use table is satisfied.

#### Relevant Provisions of the Instrument

##### Clause 24. Floor Space Ratio

The instrument provides for a floor space ratio of 3.1. The site  
 area is 13,530m<sup>2</sup> and the proposed floor area will be 27,918m<sup>2</sup>  
 (fsr 2.066:1).

The floor space ratio requirements of the instrument are  
 satisfied.

##### Clause 27. Carparking

Subclause (3) provides that at least one space per 60 m<sup>2</sup> of the  
 floor area of the building shall be provided.

The proposed extension of 235.8m<sup>2</sup> would require an additional 4 spaces. In the consideration of the development application for the multi-deck carpark on 2011, the Traffic Assessment concluded that the addition of 257 car spaces far exceeded the carparking requirements for the floor space occupied by the Club.

Accordingly the LEP's carparking requirements are well and truly satisfied as are all the relevant requirements of the instrument.

### **3.2 The Provisions of Any Draft Local Environmental Planning Instrument (LEP)**

Council has prepared and exhibited a draft LEP (2010) and it is accepted that the Minister will make the plan in the immediate future. Accordingly the draft LEP must be considered with determining weight.

The relevant aims of the draft instrument are as follows:

*(d) to foster viable employment, transport, education, agriculture production, future investment opportunities and recreational activities that are suitable to the needs and skills of the residents, workforce and visitors allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region*

The proposed development is just a plank in the achievement of that aim as it improves recreational facilities in the CBD.

The draft LEP proposes to zone the land B3 Commercial Core.

The objectives of that zone are identical to those contained in the current LEP.

To that extent the objectives of the draft LEP are satisfied.  
Likewise, the land use table is satisfied.  
All other relevant provisions of the draft are satisfied as they are consistent with the existing instrument and have been addressed above.

### **3.3 The Provisions of Any Development Control Plan**

The subject site is located in the core area of the CBD and is therefore governed by the provisions of Development Control Plan – City Centre Plan.

As the proposed development is simply the infill of the Entry/Foyer with no external building works, no provisions of the DCP are required to be satisfied.

### **3.4 Likely Impacts of the Development**

#### **3.4.1 Natural Environment**

As the proposed development is simply the internal infill of the Entry/Foyer it is considered that there will be no impacts on the natural environment.

### **3.4.2 Built Environment**

For the reasons outlined above, it is considered that there will be no impact on the built environment.

### **3.4.3 Social Environment**

The proposed development will result in a more effective and appropriate recreational area for use by the members of the Club, therefore any impacts will be positive.

### **3.4.4 Economic Environment**

The proposed development will improve the level of activity with the Club and provide additional opportunity for use of the vacated Games area on the ground floor.

Accordingly, any economic impact will be positive.

### **3.5 The Public Interest**

Any improvement in the standard and level of activity within the Club could only be considered to be in the public interest.

I commend the application to Council.

JS MULLANE  
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MULLANE PLANNING CONSULTANTS PTY LTD