

LATI STUDIO

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED LICENSED RESTAURANT

AT

**SHOP B2, LENNOX SHOPPING CENTRE, CNR PYRAMID ST & GREAT
WESTERN HWY, EMU PLAIN, NSW 2750**

Submission to

PENRITH CITY COUNCIL

Prepared on behalf of

MR. HUILIN LIU

OCTOBER 2014

TABLE OF CONTENT

1.0 INTRODUCTION	3
2.0 SITE LOCATION AND DESCRIPTION	3
3.0 DEVELOPMENT PROPOSAL	3
4.0 STATUTORY PLANNING FRAMEWORK	4
4.1 PENRITH LOCAL ENVIRONMENTAL PLAN 2010 (PLEP)	4
4.1.1 <i>Zone and Zone Objective.....</i>	<i>4</i>
4.1.2 <i>Remark.....</i>	<i>5</i>
4.2 Penrith Development Control Plan (2014).....	5
4.2.1 <i>DCP Part C3- Water management.....</i>	<i>5</i>
3.1 <i>The Water cycle / Water conservation.....</i>	<i>5</i>
4.2.2 <i>DCP Part C5- Waste management.....</i>	<i>5</i>
5.1 <i>Waste Management Plan.....</i>	<i>5</i>
4.2.3 <i>DCP Part C9- Advertising and Signage.....</i>	<i>6</i>
4.2.4 <i>DCP Part C10- Transport, Access and Parking.....</i>	<i>6</i>
4.2.5 <i>Remark.....</i>	<i>7</i>
5.0 CONCLUSION.....	7

1.0 INTRODUCTION

This document has been prepared by Lati Studio on behalf of the applicant in order to provide information and an assessment in regards to a Development Application.

The application proposes the use of the existing ground floor tenancy (Shop B2) of a commercial building located at Lennox Shopping Centre, Cnr Pyramid St & Great Western Hwy, Emu Plain, NSW 2750. A full description of the proposed development is available in Section 3 of this statement.

The proposal has been prepared with considerations to its environmental merit as well as the legislations and policies listed below,

- The Environmental Planning and Assessment Act, 1979 (EPAA);
- The Environmental Planning and Assessment Regulation (EPAR);
- Penrith Local Environmental Plan 2010 (PLEP),
- Penrith Development Control Plan 2014 (PDCCP).

2.0 SITE LOCATION AND DESCRIPTION

The proposed restaurant will occupied the ground floor tenancy Shop B2 at Lennox Shopping Centre, Cnr Pyramid St & Great Western Hwy, Emu Plain, NSW 2750.

The one-story base building has multiple commercial tenancies, situate on the other side of a car park. There are over 400 free car spaces available onsite. The shopping centre is accessible via 2 entrances either from the Great Western Highway or the Water Street. The proposed shop has a single entrance facing the outdoor carpark of the shopping centre.

Shop B2 is currently vacant and has not been occupied since the subdivision of the building. The proposed takeaway restaurant will be the first use of the shop. There is an existing shop front which will be retained as part of the proposal.

The subject site is surrounded by many residential buildings with the subject building with in the shopping centre carpark.

The building appears to be structurally sound with no visible sign of damage.

3.0 DEVELOPMENT PROPOSAL

- The applicant is seeking Council approval to fit-out and use the existing shop as a takeaway restaurant.
- The ground floor will be used as the main service area with a minor reception area. An accessible toilet will be installed on the ground floor.

- The restaurant will be trading during the following hours,

Monday 9:00am to 10:00pm
 Tuesday 9:00am to 10:00pm
 Wednesday 9:00am to 10:00pm
 Thursday 9:00am to 10:00pm
 Friday 9:00am to 10:00pm
 Saturday 9:00am to 10:00pm
 Sunday 10:00am to 10:00pm

- The proposed trading hours are subjected to the shopping centre trading hours restrictions. The takeaway restaurant may have a shorter trading hours within the above proposed hours.
- The signage proposed would attach to the existing awning façade above the entrance of the restaurant. They will contain the name and logo of the business only.
- A set of architectural drawings depicting the proposal has been provided separately as part of the Application.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 PENRITH LOCAL ENVIRONMENTAL PLAN 2010 (PLEP)

4.1.1 Zone and Zone Objective

The property is identified as within the zone "B2 -Local Centre" according to the SLEP Land Zoning Map - Sheet LZN-006.

The objective of the zone is as follow,

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

The proposed use of the property as a restaurant is consistent with the zone objectives.

4.1.2 Remark

In our opinion, the proposed use of the premises is consistent with the objectives set out by the SLEP for the zone where the subject property is located. The proposal will not cause detrimental impact to the area.

The council would be satisfied with the proposal compliance with the SLEP and the proposal deserves a favourable consideration by the Council.

4.2 Penrith Development Control Plan (2014)

The following is a list of the relevant policies in the DCP and Lati Studio's comment on the subject.

4.2.1 DCP Part C3- Water management

3.1 The Water cycle / Water conservation

The objectives of this part of the DCP are as follow,

- To minimise impacts on the water cycle and natural ecosystems from redirection of water for human land uses and activities; and
- Where possible, to recycle water for non-drinking uses.

The proposed restaurant facilitates sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development. Water saving devices will be incorporated into the internal renovation to reduce water consumption.

4.2.2 DCP Part C5- Waste management

5.1 Waste Management Plan

The objectives of the DCP are as follow,

- Reduce the amount of construction and demolition waste going to landfill.
- Reduce the amount of waste generated in the operation of a development from going to landfill.
- Ensure waste from within developments can be collected and disposed in a manner that is healthy, efficient, minimizes disruption to amenity, and is conducive to the overall minimization of waste generated.

The proposed restaurant first uses as a takeaway restaurant, no waste generate during the demolition, utilities the existing structure whenever possible. There will be approximately 1m³ off-cut of various construction materials. Those waste generated will be collected on site for disposal by licensed contractor regularly.

Some of these materials may be recycled by the contractor and some may be reused onsite.

Waste will be collected in bins stored in shop for collection. These bins will be stored temporarily in the shop for collection by contractors.

In the first place, ensuring the right quantity of materials is delivered at the right time in the construction process to avoid damage and wastage and returning unused materials. The proposed restaurant will use prefabricated components and recycled materials, grouping wet areas together to minimize the amount of pipe work required. Many new joinery items and furnishing will be manufacture and constructed off-site, involve construction techniques that minimize waste generation. The associated waste generated will be disposed of by the contractor / manufacturer.

After the construction, waste generated will be collected in bins, requiring on-site source separation of waste, recyclable and compostable materials, and collected by commercial waste contractor daily at night. The management will be evaluating the needs for more frequent waste collection and arrange such with the waste disposal contractors.

A separate Waste Management Plan is available as part of this Application.

4.2.3 DCP Part C9- Advertising and Signage

The objectives of this part of the DCP are as follow.

- To recognise the legitimate need for clear business identification and promotion through appropriate advertising signs
- To promote signs, including corporate logos and colours, that achieve a high degree of compatibility with the architectural features, colour scheme and external finish of the building; and
- To ensure that the location and design of signs are consistent with road safety principles.

The proposed awning fascia sign will be non-illuminated printed signage. Refer to drawings provided as part of the Application for detail.

The shopfront top hamper sign will be a internally illuminated 3D letter and logo signage installed above the entrance door and windows, on the outside of the shop. Refer to drawings provided as part of the Application for detail.

4.2.4 DCP Part C10- Transport, Access and Parking

The objective of this part of the DCP is as follow,

- To integrate transport planning and land use to promote sustainable development and greater use of public transport systems;
- To minimise the impacts of traffic generating developments and manage road safety issues;

- To ensure that access paths and driveways are integrated in the design of developments and minimise impacts on road systems;
- To provide appropriate parking for all development whilst promoting more sustainable transport use;
- To facilitate connections and accessibility for those using non vehicle transport by providing appropriate facilities to improve amenity and safety;
- To facilitate bicycle connections and provide appropriate bicycle facilities to improve amenity and safety; and
- To ensure that access is provided for all people with diverse abilities.

There are over 400 free car spaces available onsite. A bus stop is located parallel to the center along the Great Western Highway with buses operating past the center daily. The development application does not propose any changes to the parking arrangements.

The restaurant is accessible from the carpark. The kitchen area is not required to be accessible by the regulations and the area to the front of the service counter will be assessable to all.

The toilet provided at the back of the shop is only intended for staff only. Accessible toilet and other facilities are provided by the shopping centre in the main building.

4.2.5 Remark

In our opinion, the proposed use of the premises is consistent with the objectives set out by the DCP.

The council would be satisfied with the proposal compliance with the DCP and the proposal deserves a favourable consideration by the Council.

5.0 CONCLUSION

The proposed use and fit out of the subject property as a takeaway restaurant and the installation of signage are, in our opinion, suitable for the location and consistent with the relevant regime of planning controls, objectives of such controls and development standards.

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

.....
If you need more space
to give details, you are
welcome to attach extra
pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR
DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH
EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans.
We will take into account the types and volumes of waste that could be produced as a
result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name
HuiLin

Surname
Liu

Postal Address

Street No.
1

Street name
Asher Place

Suburb
Campbelltown

Post code
NSW 2560

Contact phone number
0422 321 488

Email address
huilin@tpg.com.au

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.
SHOP B2

Street name
Lennox Shopping Centre, Cnr Pyramid St & Great Western Hwy

Suburb
Emu Plains

Post code
NSW 2750

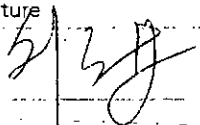
What buildings and other structures are currently on the site?

Existing brick walls, and concrete structure

Briefly describe your proposed development

Fit out and use of existing shop as a takeaway restaurant

Applicant Signature



Date

03/11/2014

PENRITH
CITY COUNCIL

SECTION 1: DEMOLITION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste				
Bricks				
Concrete				
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

No Demolition

SECTION 2: CONSTRUCTION

* Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	N/A			
Green waste	N/A			
Bricks	< 0.5m3	Used as aggregate	To be confirmed by builder	To be confirmed by builder
Concrete	< 0.5 m3	N/A	To be confirmed by builder	To be confirmed by builder
Timber (Please specify type/s)	Pine & MDF ~ 0.5 m3	N/A	To be confirmed by builder	To be confirmed by builder
Plasterboard	< 0.5m3	N/A	To be confirmed by builder	To be confirmed by builder
Metals (Please specify type/s)	< 0.1m3	N/A	To be confirmed by builder	To be confirmed by builder
Other	~ 1m3	To be confirmed by builder	To be confirmed by builder	To be confirmed by builder

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)
Food-scrap	50 - 80 L/week
Recyclable - Paper & cardboard	20 L/week
Recyclable - Plastic	20 L/week

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

Commercial waste contractor to provide disposal service for all waste and recyclables. All this will be stored in bins provided by said contractors and stored in loading dock provided by building management. Bins will be emptied by contractor regularly (at least once a week) with increased frequency if needed during high demand. Waste generate daily will be collected in plastic bin liners, sealed and move to bins in storage daily.

Bin storage / loading dock is adjacent to the base building, about 40m from proposed shop.

Such storage / dock will be provided and maintained by the building management.