

Statement of Environmental Effects

Westpac Bank Retail Refurbishment – **Penrith**
Borec House – Cnr of Henry & Station Streets
Penrith NSW 2750

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Westpac Bank Retail Refurbishment Cnr of Henry & Station Streets, Penrith

Introduction

This Statement accompanies the Application for a Development Application for the proposed shopfront alterations and external signage to an existing Westpac retail bank.

The proposed work for the Bank has been designed in compliance with Council regulations and the Building Code of Australia.

Previous & Present use

The property is located on the corner of Henry & Station Streets, Penrith. The site is currently used for Westpac retail banking services.

Internal Works

Refer all new internal refurbishment works to a separate complying development application. Also refer to Westfield Blanket DA for all internal works.

External Works



The proposed works involve an upgrade to the building shopfront and all external signage as part of Westpac branch refurbishment facing Henry Street.

- Remove existing street facing ATM, replace existing corner glass shopfront with solid wall tiled shopfront. Install new illuminated wall mounted Westpac logo signage over new tiled wall.
- New framed glass shopfront with centrally positioned automatic doors entrance with matching sidelights.
- New ATM lobby will be constructed as part of a separate internal fitout. New ATM will be accessible 24/7.
- Replace existing wall tiling with new prefabricated cladding panels.
- Replace existing alcove portion of shopfront, sliding entrance door, ramp and handrails with new framed glass shopfront to match existing.
- New security bollards installed along existing and new shopfronts.
- Replace existing 2x illuminated under awning signage with 2 x Westpac logo wall cantilevered signage (illuminated) at similar location
- Remove existing 1x non-illuminated fascia signage

- Remove existing above door signage above existing entrance alcove/shopfront..
- New illuminated floor mounted Westpac logo signage behind glass shopfront
- New digital marketing screens behind glass shopfront.
- Remove and replace existing vision strips to existing glass shopfront and install to new shopfront glazing.

Operating Hours

There will be no change to existing operating hours.

The existing branch is open for business Monday to Thursday 9:30am to 4:00pm and Friday 9:30am to 5:00pm. The ATM machines in the new refurbishment will operate 24 hours a day and 7 days a week. Staff will be working within the branch outside these hours, however the bank will not be open for the public other than the times mentioned above.

Site Management

The majority of the fitout works will be completed during normal working hours with all deliveries and rubbish removal completed before or after working hours to provide minimal impact to neighboring tenants and traffic. Potential use of loading dock underneath Borec House upon Westfield approval.

In addition to the standard hours of work which council permits (assumed 7:00am to 5:00pm, Monday to Saturday), we request the permitted hours be extended to enable some works and deliveries to be undertaken outside the normal construction hours. Requested extended hours of works:

- Monday to Friday: 5:00pm to 6am
- Saturday and Sunday: 7:00am to 7:00pm

Builder will avoid buildup of rubbish and excess materials by stockpiling within the tenancy, or the direct removal off site outside working hours. All deliveries will be made either early morning or late evening.

Environmental Impact

The proposed works will refresh the existing branch by creating a more open and inviting entrance by relocating it to where the existing ATM's are located. The new entry will be more accessible with an internal ramp as opposed to the current conditions. The proposed works will enhance the overall security, accessibility and outlook of the building and improve amenity to the streetscape. Color scheme will not drastically change and retain to Westpac corporate 'Red' and surrounding with earth / neutral color.

Conclusion

This application proposes for a minor shopfront upgrade of an existing Westpac Branch. The proposal satisfies the statutory and developments controls that apply to the site and the upgraded retail branch will, in fact, improve not only the working environment of the staff but also upgrade/update the security, accessibility and facilities for use by the public.

It is requested that Council support the proposal for the external alteration and grant consent to the application.

Should you require any further information, please do not hesitate to contact Andrew Ip on 9969 8322.