

Statement of Environmental Effects

Statement of Environmental Effects for:

Proposed Construction of Shop Front & Signage

GM Penrith Pty Ltd. t/a Gelato Messina

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Summary

Gelato Messina is a well know Sydney based gelateria that is seeking to open its first retail store in the heart of Sydney's West in tenancy 60A of Westfield Penrith (located at 585 High Street Penrith, NSW 2750). As part of that process the company submits its Development Application to construct a timber and glass shop front and accompanying low key external signage.

Scope of Work

Construction of timber and glazing to form shop front with accompanying low key illuminated signage.

The proposed development scope of works consists of the construction of slightly angled glazed panels mounted using black aluminium channel affixed to solid timber mullions. The use of glass panels has been mandated to maximise natural light from the outside and reduce lighting requirements inside the retail space. Using Laminated Veneer Lumber encased in 12mm ply veneer as the basis for the design, the shop front has been assessed by a structural engineer to ensure the design meets all applicable BCA requirements. Externally, the shop front will feature a solid timber horizontal mullion (2660mm off floor height) to provide additional structural integrity and compliment the design. At floor level up to 600mm high, the shop front will feature a low height wall along the perimeter of the tenancy. Encased in Golden Quartzite Crazy Pave on the outside, this lightweight durable material will protect the structural integrity of the shop front and glazing. All works are to be free of cracks and sealed to prevent the harbourage of vermin.

Shop fit-out work will be carried out by complying with the building fit-out guideline, Food Act 2003, Food Regulation 2004, Food Standards Code 3.2.2 and 3.2.3 as well as AS4674: 2004 – Design, Construction and fit-out of food premises.

All fire safety devices will be installed to comply with AS. and BCA.

Operations

Gelato Messina is a low impact retail ice cream outlet and will not be applying for a liquor licence.

The hours of operations will be as follows:

Sunday to Thursday	12:00 pm to 11:00 pm
Friday & Saturday	12:00 pm to 11:30 pm

Centre management will provide a centralised waste sorting facility as shown in *figure 1 of the Appendix*.

Toilet facilities will be provided by centre management and will be shared by all tenancies in the development. *Please refer to figure 1 - Appendix for a map showing the location of the toilet facilities.*

A loading dock will be provided for the delivery of all consumables and will be managed by centre management. Operating hours are as per the centre's trading hours.

The retail outlet will have a maximum capacity of 7 seated patrons and it is expected that there will be 3 - 5 take away customers at one time in the tenancy.

Staffing will be approximately 3 - 4 staff on shift at any one time. Staff lockers and change room will be provided within the tenancy.

In accordance with the outline of section 79C of the *Environmental Planning and Assessment Act 1979*, the new development will have **NO** impact or identifiable impact in terms of:

- Context and setting
- Access, transport and traffic
- The public domain

- Utilities
- Other land resources
- Water
- Soils
- Air and microclimate
- Flora and fauna
- Waste
- Energy
- Natural hazards
- Safety, security and crime prevention
- Social impact
- Site design and internal drainage
- Construction
- Cumulative impact
- Access for people with disability (wheelchair access) toilets

Appendix

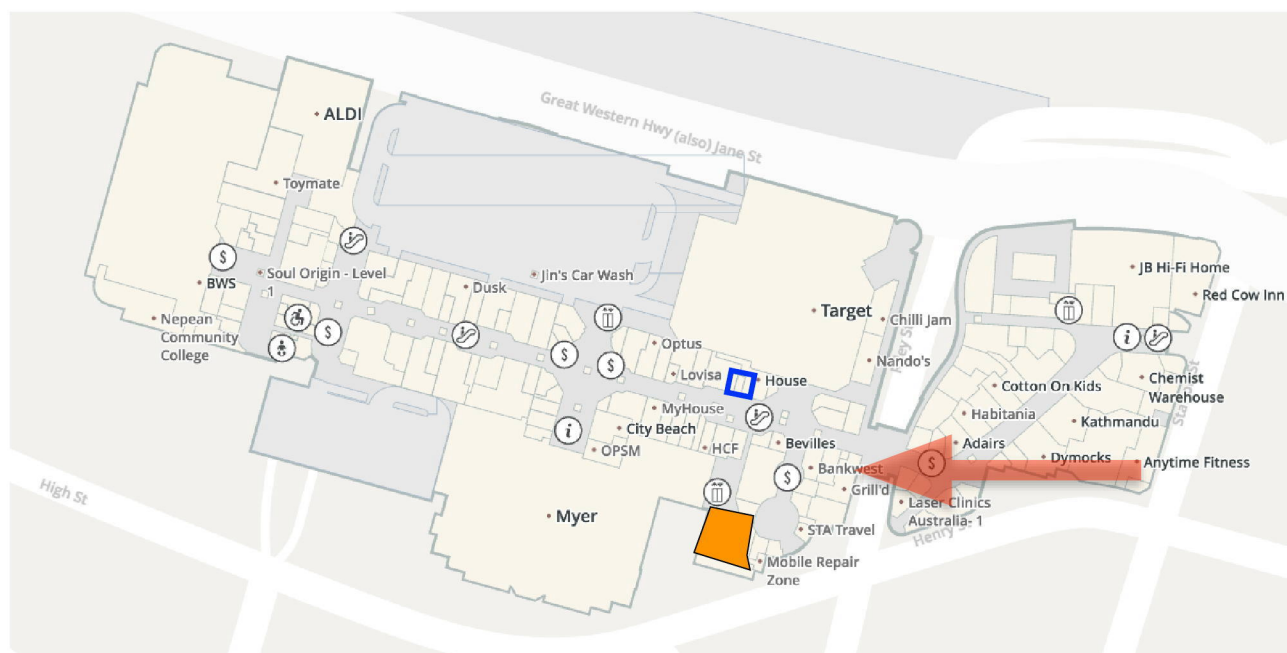


Figure 1

Tenancy 060A as indicated by the **red** arrow.

Toilet Facility as indicated by the **blue** square

Centralised Waste Sorting Facility as indicated by the **orange** square

Source: Westfield Penrith