

Statement of environmental effects

Site:

77-88 Tench Avenue, Jamison
T3 + T4 Tenancy plan
(Please see attached plan)

Description of DA

This is primarily an application to allow restaurant usage at the site.
Facade amendment.
Show restaurant layout.
Application for front and rear signage.

The proposed development is to allow a restaurant usage to operate at the site. This usage will have a minimal or negligible negative impact to the natural and built local environment. The location is rural with no immediate neighbours. The closest neighbour is located to the south. It is a house on acreage that has a number of sheep on pasture. The proposed business will in fact give the local area a boost by providing new employment, as well as good quality, healthy food in a friendly and beautiful environment.

The business will employ ten back of house staff and ten front of house staff at any one time. The opening hours will be from 7am to 10pm Monday to Sunday.

Site Suitability

The site is presently under construction. DA number 15/0335.01
The site of construction is raised above the surrounding land and it is assumed that the DA covering the construction complies with flooding, bushfire, mine subsidence, erosion, storm water, etc.

Access and Traffic

Over three hundred parking spots have been allocated and are to be located at the rear (east) of the restaurant buildings. (Please refer to DA number 15/0335.01)
Again, as the site is presently under construction, it is reasonable to assume that council requirements for traffic flow access, pedestrian safety and parking have been met under the DA 15/0335.01.

Streetscape and Design

The overall design of the building construction is covered by the DA 15/0335.01.
The proposed changes to the external finishes of the facade are wood planks and will be reclaimed California redwood cladding. Colours: natural aged wood, brown, charcoal, off white. Please see attached image.
Above the wooden cladding will be glass opening windows.
Decorative nonstructural upturned rafters maybe installed above windows as part of the design theme.
Please see image.
All utility services are available on site.

Social and Economic Effects

The approval of this restaurant usage will have a positive social impact by encouraging people to visit and appreciate the beautiful local parkland next to the Nepean river. It will also promote exercise as the bridge to bridge walkway path along the river will appeal to some patrons, and it is located just in front of the proposed restaurant.

The new business will be a source of employment for locals, thus having a positive effect on the economic status of the local area.

Noise will be minimal from within with no loud music or industrial noise. The exhaust canopy motor and ducting will be brand new, using quiet technology and sound damping insulation. Patrons entering the restaurant will do so from the purpose built car park at the rear.

Flora and Fauna

Approval of this site usage as a restaurant will have no impact on the surrounding vegetation or fauna.

Waste Management

Waste will be removed daily by a private contractor, yet to be decided.

Kitchen Layout

Please see attached drawings.

All walls surrounding the kitchen will be solid without cavity.

Signage

One sign at the rear of building attached to wall, facing the car park (east). This sign will be 2m x 2m in size, and will be backlit. The colours used will be red and black on the reclaimed California redwood timber cladding. The wording will be "GOJI MODERN ASIAN CUISINE" along with the Goji brand symbol. Please see attached image for the design of the symbol.

A second sign at the front, above the front entry door. This sign will be 800 x 800mm in size and will be backlit. The colours used will be red and black on the reclaimed California redwood timber cladding. The wording will be "GOJI MODERN ASIAN CUISINE" along with the Goji brand symbol.