

## ZAMBRERO – APPLICATION FOR ALTERATION TO EXISTING DA

Shop L04 Glenmore Park Shopping Centre, 1-11 Town Terrace,

Glenmore Park, NSW 2745



### STATEMENT OF ENVIRONMENTAL EFFECTS

**Zambrero. Pty Ltd**

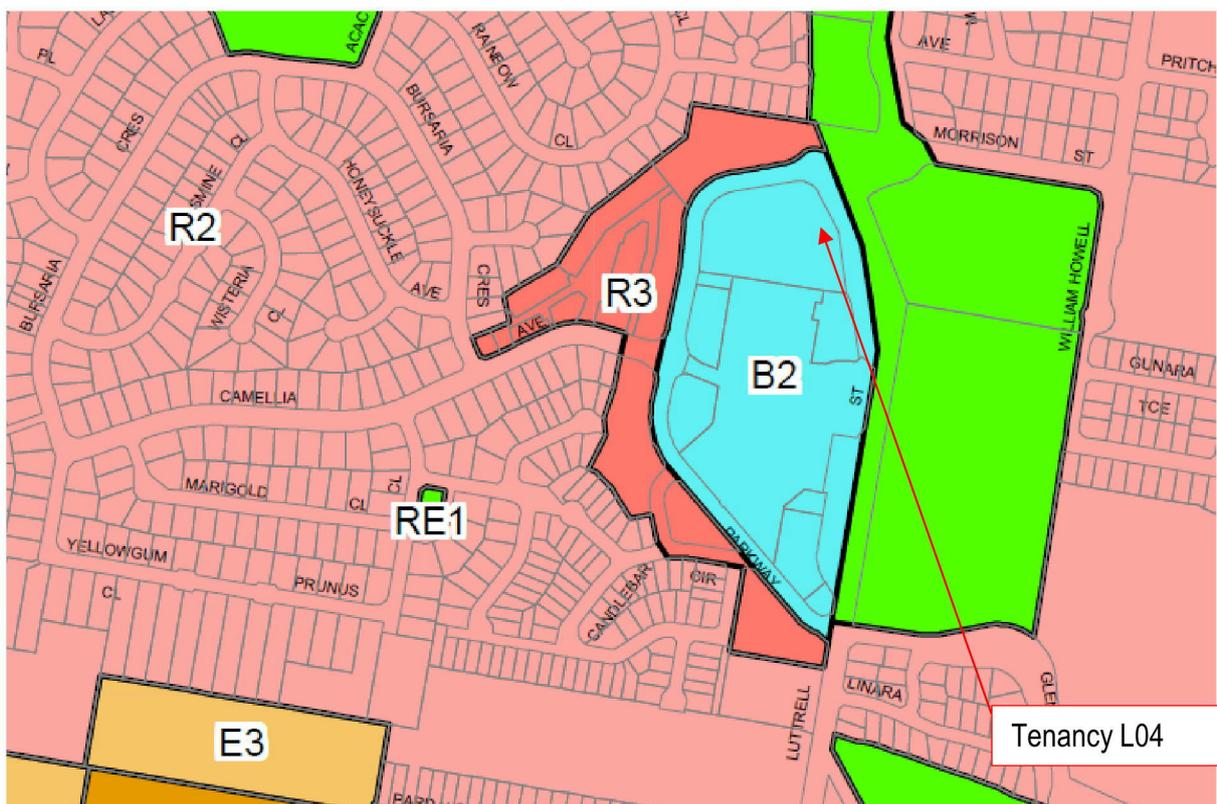
Level 2, 80 Wentworth Ave, Surry Hills, NSW 2010

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## 1. SITE DESCRIPTION

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- 1.1 This Development application and supporting notes has been prepared on behalf of the proposed tenants of the subject tenancy, Zambrero Glenmore Park.
- 1.2 Zambrero Glenmore Park is a Mexican food outlet to occupy the retail Tenancy L04 of the Glenmore Park Shopping complex Shop L04 Glenmore Park Shopping Centre, 1-11 Town Terrace, Glenmore Park, NSW 2745.
- 1.3 The tenancy is located on the Lower Ground Floor of the mixed use building which fronts Luttrell Street.
- 1.4 The neighbouring tenancies are also used as retail and commercial spaces within the complex.
- 1.5 It is the intention of this application is to obtain approval for nominated signage and alterations to the shop-front as indicated in the application form.
- 1.6 The building is Zoned B2. The proposal for commercial premises is permitted with consent under the Penrith LEP 2010. An extract from the zoning map is included below;



## **2. DEVELOPMENT PROPOSAL**

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- 2.1 The tenancy seeks consent for 4 signs and shop-front alterations, as noted below;
- 2.2 Sign description;
  - 2.2.1 1 x Internally Illuminated Business sign “Zambrero Mexican with a Mission” to face of building awning (facing Luttrell Street); 2928mmW x 800mmH,
  - 2.2.2 1 x Window Vinyl “CoCo Mexico” (facing Luttrell Street); 1978mmW x 1155mmH,
  - 2.2.3 1 x Internally Illuminated Business sign “CoCo Mexico” (facing inter-tenancy Wall); 1220mmW x 1200mmH,
  - 2.2.4 1 x Painted Wall graphic “Mexican with a Mission” (facing inter-tenancy Wall); 1500mmW x 2289mmH,
- 2.3 Shopfront Alterations;
  - 2.3.1 1 x Double Swing Door, (facing Luttrell Street) – No door position nominated on the original DA drawings, doors to comply with AS 1428.2,
  - 2.3.2 1 x Sliding Window (facing Luttrell Street),

### **3. ASSESSMENT CRITERIA FOR S.E.P.P No 64-ADVERTISING AND SIGNAGE**

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#### 3.1 Character of Area

3.1.1 The proposed alterations are compatible with the overall guideline set for the area.

#### 3.2 Special Areas

3.2.1 The proposed alterations will have negligible impact of the surrounding environment. The surrounding businesses will not be adversely effected by the introduction of the signs. The area is designated for Business use, and as such, all business in the surrounding lots will maintain signage un-affected by this development. All illuminated signs are to be of a 'non-flashing' nature as per the guidelines of the SEPP and LEP.

#### 3.3 Views and Vistas

3.3.1 The designated signs in no way effect the skyline, other businesses or negatively impact the local environment. All signs are surface mounted, and contained within the building footprint, the amended opening (Door and window) are within the footprint of the overall tenancy and no businesses will be negatively impacted by the approval of the proposed Alterations.

#### 3.4 Streetscape, Setting or Landscape

3.4.1 The proposed signs are appropriate to the space available for the signs, and do not dominate the environment. The signs do not protrude from the building, nor require vegetation management.

#### 3.5 Site and Building

3.5.1 The signs are professionally designed and are to be built to Australian Standards.

#### 3.6 Associated devices

3.6.1 No safety devices are applicable for the signs proposed.

#### 3.7 Illumination

3.7.1 In no way will the signs negatively affect safety for pedestrians or vehicular traffic. There is no associated glare emitted from the signs, as no illumination source is directly visible through the signs. The signs are in a Business Zone (B2) and will not affect a residential population. The signs will be on a timer circuit, timings to be suitable for a business area.

#### 3.8 Safety

3.8.1 There will be no impact to the safety of any traffic passing by the proposed signs of the site

#### **4. ASSESSMENT OF PENRITH LOCAL ENVIRONMENTAL PLAN 2010**

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- 4.1 The proposed signs are located within the Penrith LEP nominated Zone B2
- 4.2 As a restaurant business, the site signage will contribute to employment and community services of the area.
- 4.3 The alterations proposed for the business are within the context of 'approved with consent' for the Zone.

#### **5. CONCLUSION**

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We trust that the associated material provided will meet with Councils approval. The proposed alterations are within the jurisdiction of the DCP and LEP, and the business will add to the social amenity of the area, and enable employment growth in the area.