

# Spaghetti Eddys

**PIZZA, PASTA & RIBS**

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POSTAL ADDRESS: 36 BUNYARRA DR, EMU PLAINS – PHONE: 0499 002 211

Penrith City Council  
PO Box 60  
PENRITH NSW 2751

To Whom It May Concern:

**RE: STATEMENT OF ENVIRONMENT EFFECTS RELATING TO  
ATTACHED APPLICATION FOR DEVELOPMENT  
ADDRESS: SHOP 1, 71 GREAT WESTERN HWY, EMU PLAINS  
LOT 1 DP 552614**

We attach herewith completed Development Application and associated documentation:

- Annexure 'A' – Annual Fire Safety Statement & Audit (dated 5 June 2019 issued by Penrith City Council – Fire Safety Team)
- Annexure 'B' – A3 building plan for Lot 1 DP 552614
- Annexure 'C' – A4 building plan for Lot 1 DP 552614
- Annexure 'D' – A4 plan depicting shop 1, Lot 1 DP 552614
- Annexure 'E' – Google Maps aerial view of the subject address (also known as 71 Billington Place, Emu Plains (NB. Billington Place was not in existence when the building was first built in 1985))
- Annexure 'F' – Google Maps street view of the subject address
- Annexure 'G' – Google Maps street view of public car parking space at the rear of the subject address
- Annexure 'H' – Shop 1 floor plan drawn to scale with existing fitout
- Annexure 'I' – photographs numbered 1-7 of current interior of the subject premises
- Annexure 'J' – Proposed business logo for display and advertising purposes
- Annexure 'K' – Elevation plan depicting front of shop and proposed signage dimensions
- Annexure 'L' – photographs of awning area where company logo and telephone number will be displayed

## **DESCRIPTION OF SITE & ADJACENT AREA**

The site known as 71 Great Western Highway, Emu Plains is a building containing 6 shops. Built in 1985 and owned by Ngan-Sing Leung & Chow-Shing Leung, the top floor of the building was previously used as a restaurant/function centre. This is currently unoccupied and has been for some time.

On the lower level, adjacent to Billington Place (which is not depicted in the original site plan as it did not exist at that time), is a Podiatrist, Chiropractor a Thai Massage business and a Beautician/Day Spa. Shop 1, which we propose to lease from the owners is currently unoccupied.

Across the road (Billington Place) is Revolutions 24 hour Gymnasium. There is also a parking lot at the rear of the subject premises for approximately 80 cars. There is additional parking at the rear of the Gym (which is not specifically allocated to the Gym) which would accommodate approximately 60-70 cars. The subject site is located on the corner of Great Western Highway and Billington Place. Next door to the premises and contained within a separate building/lot is a Kayak sales/hire shop.

## **CURRENT & PREVIOUS USE OF THE SITE**

From the time the building was established, Shop 1 has always operated as a food business. For approximately 15-20 years, the shop operated as a Charcoal Chicken shop. Accordingly, it has an established fit out including ventilation, exhaust fan, grease trap, separate electrical meter, separate water meter, hand washing & water closet (WC) facilities, air conditioning and walk in cool room.

When the chicken shop closed, it was taken over by popular franchise 'Nutrition Station' serving café style and takeaway meals. This business closed when the owners had a marital breakdown. The shop was then leased by a new owner continuing the healthy café style food and known as "nu healthy café". This business closed in April 2019 for unknown reasons. It is noted that there is signage for 'nu healthy café' on the Northern end of the Victoria Bridge near the Penrith Valley Motor Inn.

The subject premises are currently vacant and suitable for use as a food premises.

## **EXISTING STRUCTURE**

In accordance with Annexure 'H' and 'I', Shop 1 has a current fit out to accommodate a food business. The list of existing structures is as follows (and depicted in the pictures):

- Commercial exhaust / ventilation
- Floor waste

- Grease trap
- Electrical services and down lights
- Gas Services
- Water services
- Water closet / hand washing facility
- Commercial kitchen including benches and sink
- Shelving & under bench cupboards/storage
- Commercial cool room 5sqm
- Counter
- 2 x split system air conditioners and ceiling fans
- Bench seating (customer waiting area)
- Bi-fold windows with breakfast bar
- Flooring (timber laminate in customer area and tiling at rear)

### **DESCRIPTION OF PROPOSED PLAN / BUSINESS USE**

It is proposed that Spaghetti Eddys Pty Ltd will lease Shop 1 of the subject premises and operate a pizza & pasta food business, trading as "Spaghetti Eddys, Pizza, Pasta & Ribs".

A detailed floor plan is also attached; there are no proposed significant alterations. There is existing temporary boarding (which currently is painted with the words "nu healthy café") and covers the original glass window. The boarding will be removed to utilise the window and provide natural light to the shop.

The business will be intended for mostly takeaway/delivery and convenience meals prepared using a commercial pizza oven and gas stove (to be professionally installed). A cash register/POS system will also be installed. A fridge with take away beverages for sale will also be installed (exact location to be determined and will comply with any requirements by council).

The business will be family owned and operated, employing 3 full time staff and 4 casual staff initially. The business will primarily cater to the local areas of Emu Plains, Emu Heights and Leonay with free delivery of takeaway food.

We are aware that an improvement notice was served upon the previous business by Penrith Council in October 2018, relating to structural requirements such as exposed timber framework on one side of an internal non structural wall; and some holes in other walls. We undertake to comply with the requirements of that notice to be completed by a Licenced tradesperson to ensure it is compliant with Council's requirements.

The existing bench seating will be utilised for customer's waiting to pick up orders.

The shop will be professionally cleaned and maintained to the highest standard of cleanliness. The business will rely on repeat customers and as

such aims to offer quality food, safely prepared and high level of customer service. A food safety supervisor will be elected and undertake the relevant training for accreditation by the NSW Food Authority. All ventilation will be cleaned and maintained and the grease trap will be regularly serviced. Refrigeration temperatures will be maintained to appropriate standards and all equipment will be kept in a clean state with regular servicing and maintenance.

## **ADVERTISING AND PROPOSED HOURS**

Annexure 'J' depicts the company logo, which will replace the existing signage of the previous business 'nu healthy café' along the front awning of the premises. The awning, as depicted in the attached plan runs along the front of the premises in 3 panels: 7metres along Billington Place, 6metres diagonally adjacent to the Great Western Highway and then a further 7meteres parallel to The Great Western Highway, covering the full frontage of the premises.

The signage will be a white background and is 400mm in height; the logo in Annexure "J" stating the business name will appear at 300mm diameter on each of the awning panels together with the telephone number of the shop (actual number is not yet connected), it will state "Phone: XXXX XXXX Free Local Delivery" in black text.

Spaghetti Eddy's intends to advertise using appropriate signage – sign writing to replace the existing (previous) business name as depicted in the attached photos. We will also use social media such as Facebook and instagram to promote our business. Once established, we intend to advertise in the local paper or Emu Plains/Leonay Gazette and may offer sponsorship to some local sporting clubs and we will support community awareness issues if requested and approved. We will also produce pamphlets for distribution.

We intend to operate 7 days per week. The proposed hours would be Sunday to Thursday 4pm to 11pm and Friday/Saturday 4pm to 1am. This is to accommodate the local area, which has limited quality late night food options other than the large fast food chains.

## **ENVIRONMENTAL IMPACTS AND PROPOSED STEPS TO MINIMISE SUCH IMPACTS**

The only anticipated environmental impacts relate to waste and contamination. These will be managed as follows:

- Appropriate receptacles for general waste and recycling
- Regular maintenance of vents and exhaust fans
- Daily cleaning of the entire shop and appropriate signage for spills and hazards
- Compulsory hand washing and use of gloves and hair nets by all staff

- preparing food
- A clean and well maintained washroom facility for customers with soap/hand sanitizer and drying facility
  - Use of appropriate Personal Protective Equipment whilst cooking such as gloves, aprons etc
  - Compliance with the Fire Safety statement
  - Regular maintenance of the grease trap
  - Daily checking of cool room and refrigeration temperatures
  - Appropriate storage of food and compliance with use by dates following all requirements of the NSW Food Authority
  - Washing of all floors daily and maintenance of plumbing/drainage to ensure it is adequate
  - Display any required signage and Work Health & Safety inductions for all staff
  - Use of energy efficient lights and electrical equipment to minimise environmental impacts
  - Compliance with all water restrictions
  - Food to be served in recyclable packaging where possible

Given the shop is located in an area with a regular traffic flow and a car park with a large number of parking spaces already exists, it is not anticipated that traffic flow will increase significantly or have any additional environmental impacts.

We look forward to hearing from you at your earliest convenience in regards to our application so that the retail lease can be finalised and business/operations can commence.

Please contact me should you have any queries or require any further information.

Yours sincerely,



Edward Habkouk  
Director  
Ph: 0499 002 211

25 July 2019