

Statement of Environmental Effects

Accompanying a development application for

Relocation of Star Car Wash Waiting/POS Office and Holding Bays within UC2 (Lower Level) Car Park at Glenmore Park Shopping Centre

At

**Lot 2 DP865459
1-11 Town Terrace,
Glenmore Park, NSW, 2745**

13.11.2021

Statement of Environmental Effects
Glenmore Park Shopping Centre – 1-11 Town Terrace Glenmore Park

Contents

1. Introduction	Page 3
2. Site description and analysis	Page 4
3. Details of proposal	Page 5
4. Clause 4.15 – Matters for consideration	Page 6
5. Other considerations	Page 8
6. Conclusion	Page 9

Statement of Environmental Effects
Glenmore Park Shopping Centre – 1-11 Town Terrace Glenmore Park

1. Introduction

This statement of environmental effects has been prepared by Building on Visions Pty. Ltd. to accompany a development application for Relocation of Star Car Wash Waiting/POS Office and Holding Bays within UC2 (Lower Level) Car Park at Glenmore Park Shopping Centre at Lot 2, DP865459, 1-11 Town Terrace, Glenmore Park, NSW, 2745. The application is being lodged by Building On Visions Pty. Ltd., pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Penrith Local Environment Plan 2010, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed works comprise relocating the small office housing the waiting area and point of sale area, together with the relocation of car park holding bays. The office will be demounted and rebuilt in the exact same manner a distance of 5.4m to the west within the existing car park of the shopping centre. The rebuilding will use all of the existing materials, fixtures and fittings; only using new, to match existing, where absolutely necessary. The car parking bays will be reassigned on completion of the relocation. There will be no change to the total number of car parking spaces within the existing shopping centre.

This statement has been prepared having regard to the following documentation:

Architectural Plans SCW-A00 to 07

2. Site description and analysis

2.1 Location and property description

The works are wholly contained within the UC2 (Lower Level) Car Park of the Glenmore Park Shopping Centre, located at 1-11 Town Terrace, Glenmore Park, NSW, 2745

2.2 Site characteristics

The site is within the underground car park within an existing Shopping Centre opened in Nov. 2017

2.3 Surrounding development

The general area is a retail zone

3. Details of proposal

3.1 Proposed works

The proposed works comprise relocating the small office housing the waiting area and point of sale area, together with the relocation of car park holding bays. The office will be demounted and rebuilt in the exact same manner a distance of 5.4m to the west within the existing car park of the shopping centre. The rebuilding will use all of the existing materials, fixtures and fittings; only using new, to match existing, where absolutely necessary. The car parking bays will be reassigned on completion of the relocation. There will be no change to the total number of car parking spaces within the existing shopping centre

4. Clause 4.15 - Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

- (a) the provisions of:
- (b) (i) any environmental planning instrument

State Environmental Planning Policies

Compliance with the SEPP should be achieved as the proposal is only a relocation of an existing facility and there is no change of use involved

Local Environmental Plan

Compliance with the LEP should be achieved as the proposal is only a relocation of an existing facility and there is no change of use involved

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Compliance with draft environmental planning instruments (LEPs and SEPPs) should be achieved as the proposal is only a relocation of an existing facility and there is no change of use involved

(iii) any development control plan

Compliance with DCP should be achieved as the proposal is only a relocation of an existing facility and there is no change of use involved

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not applicable

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

There should be no impact as the proposal is only a relocation of an existing facility and here is no change of use involved

(c) The suitability of the site for the development,

The site is already deemed approved for suitability within the original DA for the shopping centre and as the proposal is only a relocation of an existing facility and there is no change of use involved, then suitability remains the same

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

The proposal is already deemed to be in the public's interest as shown by the DA for the shopping centre and as the proposal is only a relocation of an existing facility and there is no change of use involved, then public interest remains the same

5.0 Other considerations

5.1 Visual Impacts

No visual impact changes to what currently exists

5.2 Open Space

No open space impact changes to what currently exists

5.3 Overshadowing and Privacy

No overshadowing or Privacy impact changes to what currently exists

5.4 Noise

No noise impact changes to what currently exists

5.5 Erosion Control Measures

No erosion impact changes to what currently exists

5.6 Economic and Social Impacts

No economic or social impact changes to what currently exists

5.7 Environmental Benefits

No environmental benefit changes to what currently exists

5.8 Disabled Access

No disabled access changes to what currently exists

5.9 Security, Site Facilities and Safety

No security/safety impact changes to what currently exists

5.10 Waste Management

No waste management changes to what currently exists

5.11 Building Code of Australia

Compliance with the BCA will be achieved via a CDC for the works

5.12 Traffic

No traffic impact changes to what currently exists

5.13 Stormwater/flooding

No stormwater/flooding impact changes to what currently exists

6.0 Conclusion

The project works, under this DA, are purely a relocation, by only a short distance, of what currently exists and received compliance for in 2017, when constructed. The development should therefore meet the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.