

PENRITH CITY COUNCIL

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**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR GRILL'D FOOD AND DRINK PREMISES
AT**

Shop 60, 585 High Street,
Penrith, NSW, 2750
Lot 1 DP 1137699



Prepared by;

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Statement of Environmental Effects – Shop 60, Grill'd Westfield Penrith.

1. INTRODUCTION

- 1.1 The purpose of the subject application is to receive development approval for the use of the site as a Grill'd Healthy Burgers Food & Drink Premises, including fitout, external alterations and signage.
- 1.2 The subject site is a recently reconfigured tenancy, located within the existing Westfield Shopping Centre at 585 High Street, Penrith.
- 1.3 This tenancy in its current form has no previous use. The tenancy formed part of an approval (DA10/1187) which allowed for *Blanket Fitout & Use for Food Premises*. This approval did not cover, as per condition 5, changes to the external façade of the building, nor did it include advertising signs.
- 1.4 An application for Outdoor dining and trading is also attached.
- 1.5 The subject site is 180sqm.
- 1.6 The subject tenancy is located with its primary elevation facing out to Riley Street.
- 1.7 The subject of this statement is to receive development approval for fitout, including external alterations and signage, as well as the use of Shop 60 as a Grill'd Food and Drink Premises.

2. PROPOSAL AND ASSESSMENT

- 2.1 As discussed, the purpose of this application to receive development approval for fitout and use of Shop 60 as a Grill'd Food and Drink Premises.
- 2.2 The predominant use of the Grill'd Healthy Burgers is the service of food, both for consumption on and off the premises. The cooking processes include deep frying, as well as standard gas cooking. There is no charcoal or wood fired cooking processes proposed.
- 2.3 The development includes installation of mechanical exhaust system which will tap into the centres existing mechanical exhaust infrastructure. These works will not include external alterations.
- 2.4 The fitout would include various other plumbing and electrical works, and works to configure the layout of the tenancy, including built in seating, counter, and internal walls.
- 2.5 Grill'd is proposing to install as part of its works a new shopfront which will be characterised by the following;
 - 2.5.1 Recycled timber entry doors
 - 2.5.2 Recycled brick cladding and plinth walls
 - 2.5.3 Large proportion of clear glazing with timber framing
 - 2.5.4 Feature wall lights
- 2.6 Grill'd also proposes the installation of the following signage;
 - 2.6.1 Internally illuminated Grill'd button style blade sign
 - 2.6.2 Neon business name hamper sign
 - 2.6.3 Illuminated menu-board sign

Statement of Environmental Effects – Shop 60, Grill'd Westfield Penrith.

2.7 The tenancy proposes the following trading hours;

Sunday to Thursday - 11:00am to 10:00pm

Friday and Saturday - 11:00am to 11:00pm

2.8 Operational hours are not expected to exceed the trading hours late at night by more than an hour, this time would be spent primarily cleaning and packing up the store.

2.9 Both the deliveries to the site, and waste services leaving the site would be managed through the shared loading dock provided by the centre.

2.10 Grill'd is proposing the following seating numbers to be provided on site;

2.10.1 119 within the tenancy

2.10.2 32 located adjacent to the tenancy within the mall

2.10.3 = 151 total seats

2.11 As Grill'd have a take-away function associated with its use, an additional allowance should be taken into account for patrons ordering at the counter and waiting for their meals to take-away. Therefore, the capacity the restaurant would like to apply for is **166**. This accounts for an additional 15 patrons as standing room.

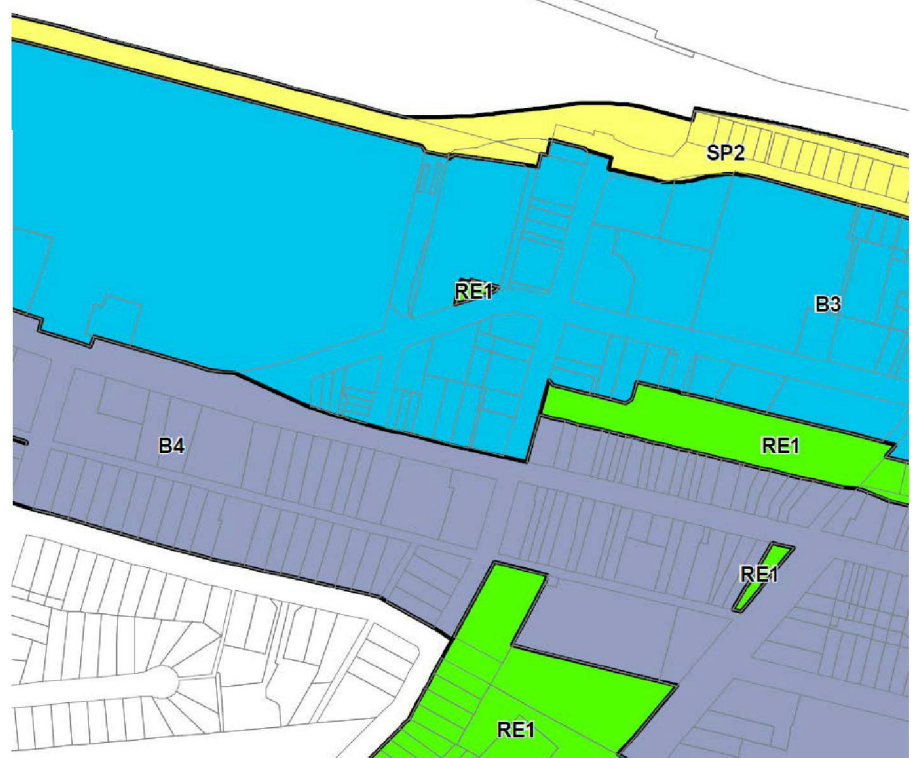
2.12 Patrons would be serviced by approximately 10 floor staff working during peak periods. This would typically be made up of 1 manager, 2 assistant managers, and 7 general floor staff who fluctuate between serving, working the dining floor, and back of house kitchen duties.

2.13 The proposed development does not involve any alterations to car parking provisions, nor does it involve any landscaping

2.14 The property is zoned as B3 Commercial Core under the Local Area Plan 2013 (see below)

Zone

	B3 Commercial Core
	B4 Mixed Use
	R4 High Density Residential
	RE1 Public Recreation
	SP2 Infrastructure
	SP3 Tourist



Statement of Environmental Effects – Shop 60, Grill'd Westfield Penrith.

- Extract from Penrith City Centre LEP 2008 Mapping – Approximate location of tenancy shown in red
- 2.15 Under the Penrith City Centre LEP 2008 a Food and Drinks Premises, under the greater heading of retail premises, is permitted with consent in the Commercial Core zone.
- 2.16 The objectives of the B3 Commercial Core Zone under the LEP 2008 is as follows;
- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community.
 - To encourage appropriate employment opportunities in accessible locations.
 - To maximise public transport patronage and encourage walking and cycling.
 - To strengthen the role of the Penrith city centre as the business, retail and cultural centre for the region.
- 2.17 The proposed development is in accordance with the objectives of the Commercial Core Zone as follows;
- The proposed development will provide a new retail Food and Drink use which serves the needs of the local and wider community.
 - The proposed development is a new employment opportunity which is accessible by public, private and active transport.
 - The proposed development will help consolidate the role of Penrith City Centre as the business, retail and cultural centre of the region by encouraging a range of day and night time activity.
- 2.18 The proposed development maintains an active frontage on the ground floor, as per Clause 28 of the Penrith City Centre Local Environmental Plan 2008.
- 2.19 The proposed development maintains a building line which abuts the footpath, as per Figure 2.1 Specific Street Alignment & Street Setbacks of the Penrith DCP 2007.
- 2.20 All signs proposed by the development relate to the use of the building, exhibit a high level of design quality and is compatible with the architectural design of the supporting building. Illumination of the proposed signs is integral to the sign. There are no residential land-uses nearby, therefore a curfew on illumination of signs should not be deemed necessary. Signs will only be illuminated while the premises is not trading.
- 2.21 The outdoor dining area associated with the proposed development is in keeping with the Part 3.6 of the Penrith City-wide DCP 2006 regarding outdoor dining areas. As the subject verge is greater than 3.5m wide the dining area has been designed on the curb side, with a 2m clearance for pedestrians.
- 2.22 The proposed outdoor dining area would be operational for the full trading hours of the premises.
- 2.23 As the proposed development is consistent with existing approvals of the site, relevant LEP & DCP controls, the proposed development should be supported by Council.