

Statement of Environmental Effects

Accompanying a development application for

Application of approval of use permissibility
by Unity Studios

At

112A Stafford St
PENRITH NSW 2750

20th December, 2019

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Statement of Environmental Effects
112A Stafford St, PENRITH NSW 2750

1. Introduction

This statement of environmental effects has been prepared by Cassandra Jensen to accompany a development application for use permissibility at 112A Stafford St, PENRITH NSW 2750 (B1 Zone).

The application is being lodged by Cassandra Jensen T/as Unity Studios, 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 Environmental Plan 2010, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

We are seeking approval for use permissibility of property 112A Stafford St, Penrith NSW 2750, as a small boutique/community based academic, music and creative art business premises. Unity Studios meets the criteria of the Penrith LEP, meeting the needs of the local people. Unity Studios will not be fitting out the premises and no furniture will be fixed, but would like to apply to the council to have a marketing table set up on the 1st Saturday of the month 11:30am - 1:30pm to advertise our services to the local community.

Unity Studios will not be able to stay at 112A Stafford Street, PENRITH NSW 2750 long term. Usage in Stafford Street is to establish our services in Penrith and move to a bigger premises to allow for a greater level of inclusion. Owner and Founder of Unity Studios, Cassandra Jensen, has signed the lease on the property until December 2020. Midway through 2020, Unity Studios will take steps towards finding and securing a more long term venue within the Penrith community.



Proposed hours and days of operation (see proposed schedule document)

Monday - Saturday 9:30am - 8pm

Proposed number of employees and participants

Unity Studios employees 11 staff, however, the maximum staff required to operate at any given hour is 4, however the average is 2.

The maximum number of students at any given hour is 12, however the average number of students on any given hour is 6 (see proposed schedule document).

Monday - Friday proposed session times/number/average participants

Day and times	Number of Participants	Sessions per day	Average participants in each session (rounded up to nearest .5)
Monday 9:30am - 3.30pm	16	6	3
Monday 3:30pm - 7.45pm	32	4	8.5
Tuesday 9:30am - 3.30pm	16	6	3
Tuesday 3:30pm - 7.45pm	32	4	8.5
Wednesday 9:30am - 3.30pm	26	6	4.5
Wednesday 3:30pm - 7.45pm	32	4	2.5
Thursday 10:30pm - 3:30pm	20	5	4
Thursday 3:30pm - 7:30pm	55	6	9.5
Friday 3:30pm - 7:30pm	38	6	6.5
Monday - Friday	Total participants	Total sessions	Average participants per session
	267	46	6

Once a month on a Saturday (first saturday of the month excluding January, June and October), Unity

Studios proposes to run 3 workshops for the community - Music and Movement for Young Children (0 - 7) and creative workshops for all ages. The maximum participants in each session would be 10. These workshops would be facilitated by 2 staff members.

Please bare in mind these numbers are projected numbers, however, currently Unity Studios has approximately 100 clients in the Lower Blue Mountains and Penrith Area. This projected growth will be gradual and we would not expect to reach this projection until October 2020.

First Saturday of the month (excluding January, June, October)

Session Time	Session	participants	Total number of participants
9:30am - 10:30am	Busy Bees Music & Movement	10 + on average 5 parents	15
11:30am - 1pm	Creative workshop I	10 participants only	10
2pm - 3:30pm	Creative workshop II	10 participants only	10

Frequency of movement/traffic, access and parking

Clients are proposed to be scheduled in a staggered nature Monday - Friday, on the hour/half hour/quarter to the hour to allow for the free flow of vehicle and foot traffic to 112A Stafford Street, Penrith NSW 2774 (see proposed schedule document).

There is ample parking in and around 112A Stafford Street PENRITH NSW 2774 on Stafford Street proper and the Service roads that surround the shops.

RIGHT

Two Way Service Road with parking both sides approaching the Stafford Street Shops (Pauline Fields park to the left)

BELOW

Stafford Street Proper Approaching Shops from East (Old Northern Rd)



Statement of Environmental Effects
112A Stafford St, PENRITH NSW 2750



BELOW
**Intersection of all service roads
around the shops (112A Stafford Street is the
second shop from this corner)**



RIGHT
**One Way Service road at the front of the shops
with ample parking**

Unity Studios Vision Statement

Unity Studios are committed to developing and delivering unique, quality creative programs. It is our aim to encourage and support the community to come together and engage in capacity building and creative pursuits through social interaction and collaboration.

The workspace will provide local mentors/artisans opportunity to enrich the lives of people of all ages who frequent Unity Studios.

Unity Studios strives to develop skills and the minds of all ages and abilities. We seek to engage, empower and celebrate their “unique – selves” and passions.

Unity Studios Mission Statement

Unity Studios is a harmonious nurturing space committed to encouraging and building capacity through creativity and forward thinking. Our fresh viewpoint is exciting, vibrant and inspired, and has given way to programs that empower its members and cultivates teamwork and unity.

At Unity Studios we seek to empower, improve and celebrate uniqueness and passions through collaboration. It is a place to learn new skills, expand on prior knowledge, make new contacts and forge lasting friendships.

Unity Studios Values

- **Celebrating individuality and uniqueness**

Unity Studios values individuals within our community, we are committed to working with each member to find their unique self. We celebrate your individuality and uniqueness. We seek to build an atmosphere that encourages positive self image, resilience and strength of character.

- **Education through a creative lens**

Growth is unavoidable. Unity Studios approaches capacity building in an enlightened, fun, inspired and creative way. Research clearly articulates this activates “engaged” learning and leads to “real” learning that can be recalled and used in different contexts in the future. We value the union of capacity building and creativity; we are convinced this approach fosters global learning and a lifelong love of learning.

- **Teamwork**

Our work is all about collaboration. We believe two or more heads are better than one. Teamwork makes life more meaningful; through the building of relationships and sense of community forged.

- **Empowerment & Encouragement**

Unity Studios staff work tirelessly to develop and deliver unique programs in a well-rounded nurturing environment, fostering a culture of empowerment and encouragement. Unity Studios takes a genuine interest in our members.

Members of the Unity Studios community are -

1. supported and encouraged by a mentor/teacher
2. empowered through the acquisition of knowledge and skills
3. provided an opportunity to increase social engagement and to meet others you may not ordinarily, in other circles of life
4. experience true collaboration, as a valued team member
5. able to learn in a safe, caring and supportive environment
6. able to experience success and increase your confidence level through knowledge of self and in particular how you best learn
7. excited about learning and this heightens your motivation and this leads to increased productivity
8. taught to create a calmer, more ordered approach to life through knowledge and skill relating to organisation and planning
9. taught to be mindful of work/rest/play balance
10. able to acquire a range of useful skills and knowledge to better the quality of life and those around you.

Support of the wider community

Unity Studios are actively involved in the wider community at any given opportunity. For the past 2 years, Unity Studios have sponsored the award winning initiative, Penrith Giants AFL club, Kickability.

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

- reference floor plan 1:50 and streetscape 1:100
- traffic flow plan 1:100
- risk management Policy
- employee handbook excerpt (pages 15-18, 20, 29-30)
- proposed schedule 2020

2. Site description and analysis

2.1 Location and property description

112A Stafford St, Penrith NSW 2750. This is a shop in a row of shops in South Penrith/Penrith. One level with a window shop front.

2.2 Site characteristics

Second shop from the left, in a row of 11 shops.

2.3 Surrounding development

The surrounding area is residential. There is a service road in front of the row of shops, which is one way and has parking on both sides. There is ample street parking. There are plans to construct a roundabout at the crossroad of Colless and Stafford Street.

3. Details of proposal

3.1 Proposed works

We are seeking approval for use permissibility. Unity Studios would like permission and approval to run social programs related to academic, music and art from this rental property for profit. The real estate agent who represents the owner of the shop, has listed our permitted use as "Education & Training Studio" on our lease document.

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

The Penrith LEP states that the 'State Environmental Planning Policy No 1 - Development Standards' does not apply to the land that this plan applies.

Local Environmental Plan

LEP - Penrith Local Environmental Plan 2010 - Tile 013.

Unity Studios complies with the LEP as our programs are open to the community and serve the needs of people who live or work in the surrounding neighbourhood.

(iii) any development control plan

Not applicable

(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,

Not applicable

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

Not applicable

(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.

Unity Studios offers a range of academic and creative sessions that are available to all ages and abilities. Unity Studios offers daytime and afternoon sessions, outside of Penrith CBD. Unity Studios is well placed to provide opportunities for the diverse community of local residents to learn in a professional, safe environment.

Unity Studios also offers work opportunities for people in the surrounding areas, currently employing 11 people and looking to expand. Unity Studios has the potential to bring more people into neighbouring businesses, with many parents/guardians/carers, participants and staff being patrons of local small businesses, such as 'Stafford Street Takeaway', 'Midge's Beauty Salon' and 'Pizza Emergency'. The location of Unity Studios would also encourage children and their siblings to make use of the council playground, Pauline Fields Park, as it is in close vicinity to the Stafford St. shopfront.

5.0 Other considerations

5.1 Visual Impacts



The visual impact is limited to the signage on the front window. Shop 112A is located to the Left of Midge's Beauty Salon (shop front is painted grey brick). The 2 windows and door (2 x windows, top and bottom) at the shopfront will be covered with vinyl signage for impact and privacy, however, we have been careful to design the window to not provide a distraction to motorists or be highly visually intrusive.

Below is the plan from the graphic designer.

Door top (85cm wide x 75cm high)



Door Bottom (85cm wide x 75cm high)



Window 1 (1.9m wide x 1.58m high)

Window 2 (1.9 m wide x 1.58m high)



Mentoring All Ages & Abilities

- Team Building
- Social Groups
- Music & Drama
- Art & Creative Writing
- Event Workshops
- School Readiness
- Academic Sessions for Primary, Secondary & Adults



5.2 Open Space

Unity Studios has not impacted on any open space

5.3 Overshadowing and Privacy

Unity Studios does not create any overshadowing or impact anyone's privacy.

5.4 Noise

While Unity Studios runs music sessions, Unity Studios has consulted with all close neighbours (commercial and residential) about the nature of our business and the strategies in place to prevent noise. These strategies include -

- Capping the majority of music sessions to 3 (one session with 6 participants at 10:30am cleared with residential neighbours in flats above)
- Scheduling acoustic guitar instead of electric guitar
- Teaching hand drums instead of drum kit
- Teaching keyboard structured with earphone adapters for a silent classroom environment
- Negotiating with upstairs tenants (residential) on the music schedule times
- Drumming and Community Jamming sessions will be held in 2020 and will create potential noise for one - two hours per week. We would like to run these sessions at night (7pm), however, will never exceed 8pm

5.5 Erosion Control Measures

No erosion impact

5.6 Economic and Social Impacts

Unity Studios will bring young families to the area, who will use the neighbouring businesses, when they drop off, pick up or wait an hour for their child to complete their session.

Unity Studios will provide employment possibilities for locals, as mentoring and administration staff.

Unity Studios will promote support of the community and academic excellence in an area of lower socio-economic status than some of the other surrounding areas. Our programs will have a positive impact on the local community of Penrith, South Penrith, Jamisontown and Kingswood and surrounding areas.

Unity Studios programs focus on social skills, as well as skill building in the areas of academic accomplishment, creative and artistic endeavours.

Unity Studios, amongst its for profit programs, runs a non - for profit program called, Gaming Unplugged. This program provides opportunity to young people 9 - 19 years, to gather together without technology and play board games etc. It is a community space for people to come together, connect and learn social skills in a supportive and inclusive environment.

5.7 Environmental Benefits

Unity Studios does not create any environmental benefits or deficits, but does implement a recycling program and takes small steps such as using energy-efficient signage, lightbulbs and being conscientious in the use of AC.

5.8 Disabled Access

Disabled access via a portable ramp which can be provided for access up the front step (16cm). The front door is 1060mm width, which means it is wheelchair accessible, as it is over the 850mm requirement.

Unity Studios also sublets a premises in Blaxland from the Blaxland Uniting Church. We have kept this venue open after renting Stafford Street Shop 112A(B), so we can provide further options for accessibility for wheelchairs, as it has a portable ramp and disabled toilet. Any program we run in Penrith can be run from Blaxland, if access to the toilet was an issue for someone at Stafford Street.

5.9 Security, Site Facilities and Safety

Security/safety impacts include potential risk of break-in if it is thought that money is kept on the premises. A sign will be put on the front door advising that 'no cash kept on premises'.

Unity Studios has an active Risk Management Policy to identify and manage risks. This includes a wide range of risks including risks to the organisation's operation, to workers and to participants. Risks are inevitable but risk management aims to reduce the change of a particular event from happening. If it does happen, risk management helps to reduce its impact (See Risk Management Policy).

Unity Studios takes safety seriously for staff and participants and evacuation plans are published in the Employee Policy & Procedure Handbook (Page 29 - 30) and to participants via their service agreement when inducted.

Unity Studios has placed vinyl signage on the front windows to shield the participants inside from view from the footpath. This signage was chosen for the sole purpose of the safety and privacy of participants.

Unity Studios employs a traffic flow plan (see traffic flow document) which encourages students who are dropped to the venue to access the service road behind the shops via Colless Street, drive around to the Pauline Fields Park, and to be let off in the diagonal section of the neck of the service road. This ensures people who are dropped can be watched to make sure they safely cross the road and that they enter the premises. We ask that parents/guardians pick up their Early Primary aged children instead of asking them to make their own way to their parent or guardian's vehicle.

5.10 Waste Management

All rubbish generated by Unity Studios, is disposed of at personal residence, as minimal office waste is generated.

5.11 Building Code of Australia

Landlord responsibility

5.12 Traffic

Session times are 30 minutes, one hour, 1.5 hours or 2 hours. Session start times are staggered to minimise impact on traffic in the area. Start times are roughly every 15 minutes - eg 3 pm, 3.30 pm and 3.45 pm. The number of participants (therefore potential cars) is capped on the quarter hour, half hour and hour (see potential schedule document).

Staff are advised to park well away from the area, to ensure they do not take available parking spaces for families/ students (see staff handbook excerpt).

See section on traffic in section 5.9 for further information.

5.13 Stormwater/flooding

No impact to stormwater/flooding.

6.0 Conclusion

The development application for use permissibility meets the necessary requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.