

STATEMENT OF ENVIRONMENTAL EFFECTS

for

PROPOSED REINSTATEMENT WORKS TO FIRE DAMAGED COMMERCIAL BUILDING

at

74 HENRY STREET, PENRITH

for

RIZON GROUP



**SG ARCHITECTURAL & HERITAGE
DECEMBER 2019**

Site Details

The land is zoned B3 – Commercial Core under the Penrith LEP 2010. The property is surrounded by a mix of commercial development including various government buildings.

Situated on the site is one fire damaged commercial building which was used as a restaurant, café and function room prior to the fire. The building comprises two levels, ground floor and mezzanine / loft first floor.

There are numerous roofed external structures attached to the building along the east and west elevations which are currently used for storage purposes.

The area of the site is 486.7sqm.

Reference is made to the Penrith LEP 2010 and Penrith DCP 2014 within this Statement of Environmental Effects.

The Proposal

The proposal is for reinstatement works to the fire damaged building comprising:

Ground Floor

- Demolition and reconstruction of the rear southern external brick wall.
- Demolition and reconstruction of the internal timber framed walls surrounding the store room.
- Reconstruction of the roof structure over the kitchen area at the rear of the building.
- Replacement of the hot water unit.

First Floor

- Demolition and reconstruction of the rear southern external brick wall.
- Replacement of two exposed timber trusses including rafters and ceiling joists to the rear of the main roof.
- Removal of the existing roof cladding to the entire main roof and replacement with corrugated sheet metal.

Refer to the architectural plans for extent of works.

Use and Fitout

This Development Application is for building repairs only and does not seek to alter the current use of the building. Matters such as hours of operation, patron capacity, staff numbers and the like are not relevant to this application.

Heritage Listing

The site has the following statutory heritage listings:

1. Penrith LEP 2010, item 179, *Methodist Church (former)*, of Local Significance.

Floor Space

The proposed works do not increase the floor area or change the floor layout of the building.

Setbacks

There are no changes proposed to building setbacks.

Landscaped Area

There is no vegetation on site and there are no trees impacted by the proposed works.

Heights

The overall height of the building remains unchanged. The roof repair works to be carried out will match the height and profile of existing.

All relevant heights are noted on the plans and are compliant with the LEP height limit of 24m.

Car Parking

There is no on site car parking provided – the site is not capable of providing on site car parking.

Shadows and Shadow Diagrams

n/a. There are no changes to shadows cast as the building envelope remains unchanged.

Waste Management

It is the intention for all waste generated from the proposal to be recycled where possible. Any asbestos material will be disposed of to Workcover requirements.

Refer to the Waste Management Plan submitted with the application for further information.

Stormwater Drainage

Any new gutters and downpipes will connect into existing stormwater drainage lines and dispose of to the existing drainage system.