

OPORTO – SIGNAGE AND SHOPFRONT ALTERATIONS

Shop L03 Glenmore Park Shopping Centre,

1-11 Town Terrace,

Glenmore Park, NSW 2745



STATEMENT OF ENVIRONMENTAL EFFECTS

Oporto Leasing Pty Ltd

Level 12, 12 Help Street, CHATSWOOD NSW 2067

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Craveable Brands Pty Ltd ABN 42 151 143 065

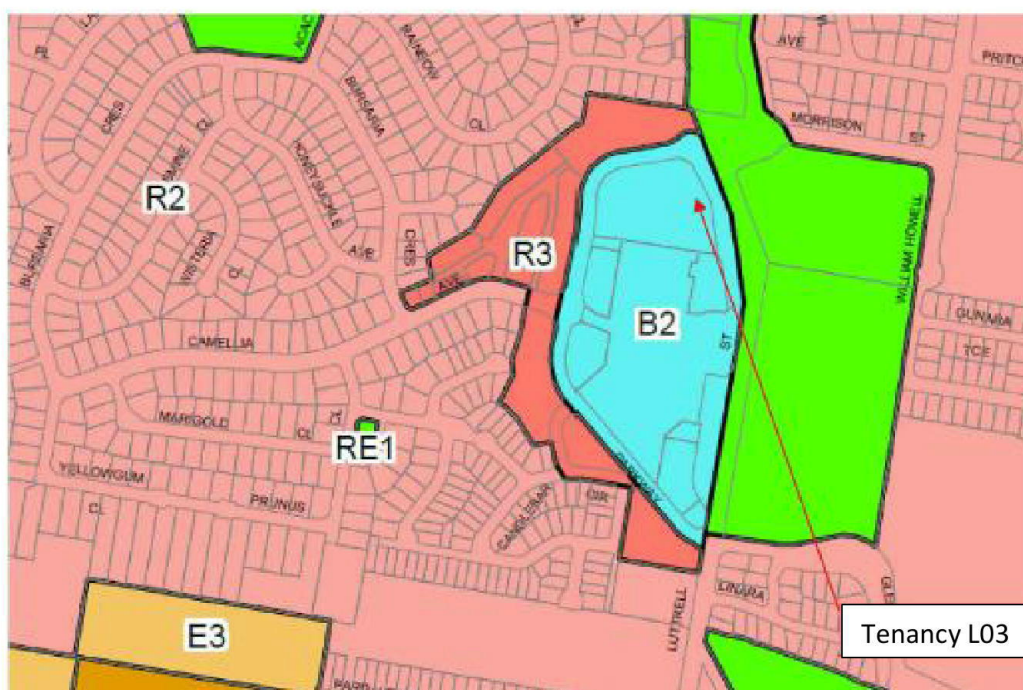
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1. SITE DESCRIPTION

- 1.1 This Development Application for signage and modifications to an existing shopfront with supporting notes has been prepared on behalf of the proposed tenants of Shop L03, Oporto Leasing Pty Ltd.
- 1.2 Oporto Leasing Pty Ltd is a Portuguese influenced Chicken and Burger restaurant who propose to lease Shop L03 of the Glenmore Park Shopping Centre, 1- 11 Town Terrace, GLENMORE PARK NSW 2745.
- 1.3 The tenancy is located on the Lower Ground Floor of the mixed use building which fronts Luttrell Street.
- 1.4 The neighbouring tenancies are also used as retail, food and commercial spaces within the complex.
- 1.5 It is the intention of this application is to obtain approval for nominated signage and shop front alterations, as indicated on the application form.
- 1.6 The building is Zoned B2. The proposal for commercial premises is permitted with consent under the Penrith LEP 2010. An extract from the zoning map is included below;



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2. DEVELOPMENT PROPOSAL

2.1 The Oporto tenancy number L03 seeks consent for 4 signs and shop-front alterations, as noted below;

- 1 x Internally Illuminated sign "Oporto logo and flame grilled Portuguese chicken" to face of building awning (facing Luttrell Street); 8000mm wide x 1000 mm high, (matches other signage height with neighbouring tenancies)
- 1 x front shopfront sign illuminated "Oporto logo and Glenmore Park" (facing Luttrell Street); 1800mm wide x 800mm high,
- 1 x non-illuminated hand painted and acrylic business messaging sign "fresh chilli kickin chicken" (facing inter-tenancy Wall); 1500mm wide x 1500 mm high
- 2 x Café partition panels with Oporto branding sun logo (facing Luttrell Street); 2000mm wide x 900 mm high

2.2 Shopfront Alterations;

- 1 x Double Swing Door, (facing Luttrell Street) - No door position nominated on the original DA drawings, doors to comply with AS 1428.2,
- Timber feature panels above glazing in the shopfront
- Timber cladding to columns and décor lights
- 2x Sliding Window (facing Luttrell Street),

3. ASSESSMENT CRITERIA FOR S.E.P.P No 64-ADVERTISING AND SIGNAGE

3.1 Character of Area

The proposed alterations are compatible with the overall guideline set for the area and all efforts have been taken to blend in the signs and shopfront while keeping in the overall theme of the shopping centre retail area in mind.

3.2 Special Areas

The proposed alterations will have negligible impact of the surrounding environment. The surrounding businesses will not be adversely effected by the introduction of the signs. The area is designated for Business use, and as such, all business in the surrounding lots will maintain signage un-affected by this development. All illuminated signs are to be of a 'non-flashing' nature as per the guidelines of the SEPP and LEP.

3.3 Views and Vistas

The designated signs in no way effect the skyline, other businesses or negatively impact the local environment. All signs are surface mounted, and contained within the building footprint, the amended opening (Door and window) are within the footprint of the overall tenancy and no businesses will be negatively impacted by the approval of the proposed Alterations.

3.4 Streetscape, Setting or Landscape

The proposed signs are appropriate to the space available for the signs, and do not dominate the environment. The signs do not protrude from the building, nor require vegetation management.

3.5 Site and Building

The signs are professionally designed and are to be built to Australian Standards.

3.6 Associated devices

No safety devices are applicable for the signs proposed.

3.7 Illumination

In no way will the signs negatively affect safety for pedestrians or vehicular traffic. There is no associated glare emitted from the signs, as no illumination source is directly visible through the signs. The signs are in a Business Zone (B2) and will not affect a residential population. The signs will be on a timer circuit, timings to be suitable for a business area.

3.8 Safety

There will be no impact to the safety of any traffic passing by the proposed signs of the site

4. ASSESSMENT OF PENRITH LOCAL ENVIRONMENTAL PLAN 2010

- 4.1 The proposed signs are located within the Penrith LEP nominated Zone B2.
- 4.2 As a restaurant business, the site signage will contribute to employment and community services of the area.
- 4.3 The alterations proposed for the business are within the context of 'approved with consent' for the Zone.

5. CONCLUSION

We trust that the associated material provided will meet with Councils approval. The proposed alterations are within the jurisdiction of the DCP and LEP, and the business will add to the social amenity of the area, and enable employment growth in the area.