

Shop 1/134-138 Henry Street, Penrith

STATEMENT OF ENVIRONMENTAL EFFECTS

MINOR DEVELOPMENTS

APPLICATION DETAILS

Applicants Name: Amanda Perreau

Location of development	Lot		DP	
	House No	<i>Shop 1</i>	Street	<i>134-138 Henry Street</i>
	Locality	<i>Penrith NSW 2750</i>		

DESCRIPTION OF DEVELOPMENT

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

Use existing building to run a sandwich bar & cafe. There is no building or demolition work required due to the fit out being limited. The kitchen benches are all loose & relocatable to make cleaning easy. They will be made from food grade stainless steel & along with recycled/reclaimed timber. The colour scheme will consist of the rear wall being black, one wall will be wallpapered with an exposed brick effect and all other walls will be white. The general style of the cafe will be a meld of industrial/French provincial. Most pieces used in the space will be recycled/reclaimed to help minimise any environmental effects from the manufacturing of new pieces. All plumbing & electrical is already existing with minimal changes needed by the appropriate professional. I propose new pendant lighting to replace existing fluorescent lighting, which will be installed by a qualified electrician.

I would also like to propose to extend the opening hours from 8am each weekday morning and from 9am on weekends.

DESCRIPTION OF THE SITE

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site).

The shop is rectangular in shape and split into two sections. One section (Area 1) is proposed as the seated cafe area with the other side (Area 2) as a take away sandwich bar. It has previously been used as a hair dressing salon with all fittings removed.

COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Does the application seek a variation to the provisions contained within:

Plan/Instrument	No	Yes	NA
Holroyd Local Environmental Plan 2013	✓		
Development Control Plan 2013, Part B "Dwellings Houses and Secondary Dwellings"	✓		
Development Control Plan 2013 – "Part A "Car Parking"	✓		
Any other relevant Planning controls	✓		

Comments:

STREETSCAPE AND DESIGN

Will the development:

▪ Be visually prominent in the surrounding area?	NO	✓	YES	
▪ Be inconsistent with the existing streetscape or Council's setback policies?	NO		YES	✓
▪ Be out of character with the surrounding area?	NO	✓	YES	

Comments:

There will be no physical changes to the exterior of the building, I propose the outside of the shop to be painted black. The signage will be white - stickers on the windows x 4 which will consist of a picture of a tree with Cafe Fleur written under it.

I feel this design of cafe will attract more people to the centre as it will complement the cafe next door (Waffle Co.) by offering the same streetscape but not take business away from them. As they do waffles, I feel people are mainly attracted to going there for morning/afternoon tea. As we will cater for a lunch time crowd, I do not think we would take away their patrons but possibly make more people aware of their business.

ACCESS, TRAFFIC AND UTILITIES

▪ Is legal and practical access available to the development?	NO		YES	✓
▪ Will the development increase local traffic movements / volumes?	NO	✓	YES	
▪ If yes, by how much?				
▪ Are additional access points to road network required?	NO	✓	YES	
▪ Has vehicle manoeuvring and onsite parking been addressed in the design?	NO	✓	YES	
▪ Is power, water, electricity, sewer and telecommunications services readily available to the site?	NO		YES	✓

Comments: The shop is located in an area next to an existing substantial car park (Allen Place).

Once open, there will be an average of 2 small delivery trucks each morning between 8am to 8:30am which will be easily parked either in the marked parking outside the shop or in the carpark.

ENVIRONMENTAL IMPACTS

▪ Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	NO	✓	YES	
▪ Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?	NO	✓	YES	
▪ Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	NO	✓	YES	
▪ Does the development involve any significant excavation or filling?	NO	✓	YES	
▪ Could the development cause erosion or sediment run-off (including during the construction period)?	NO	✓	YES	
▪ Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)?	NO		YES	✓
▪ Is the development likely to disturb any aboriginal artefacts or relics?	NO	✓	YES	

Comments:

FLORA AND FAUNA IMPACTS

▪ Will the development result in the removal of any vegetation from the site?	NO	✓	YES	
▪ Is the development likely to have any impact on threatened species or native habitat?	NO	✓	YES	

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments:

NATURAL HAZARDS

▪ Is the development site subject to any of the following natural hazards	FLOODING		BUSHFIRE	
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(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

Comments:

STORMWATER DISPOSAL

How will stormwater (from roof and hard standing) be disposed of	STREET DRAINAGE	✓	EASEMENT	✓
	OTHER			

Comments:

Existing building & drainage exists and has no issues.

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area?	NO	✓	YES	
Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?	NO	✓	YES	
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	NO	✓	YES	

Comments:

I do not feel the cafe will cause any negative economic consequences in the area. I feel there is a demand for such a business as the government building, which houses the Australian Taxation Office, on Henry Street would welcome somewhere to purchase their lunch, along with various other business around the area.

Signed: A Perreau.

Dated: 11.6.15

Print Name: Amanda Perreau