

Guardian Mechanical and Building Services abn 002 566 476

Consulting Engineers for design and building annual certification

Unit 68 42-46 Wattle Road BROOKVALE NSW 2100. Tel [02]9907 1396 fax [02] 99385236.

E.Mail johnh@gmbbs.com.au

Annual Fire Safety Statement

Under the Environmental Planning and Assessment Regulation 2000 – Division 5, Clause 175 and 178

Owner's Details

Name Westfield Management Limited ACN 001 670 579 as responsible entity of the Westfield Trust.
RE1 Limited ACN 145 743 862 as responsible entity of Westfield Retail Trust 1.
GPT RE Limited ACN 107 426 504 as responsible entity of the General Property Trust
Address 100 Market Street, Sydney NSW 2000

Manager's Details

Name Westfield Shopping Centre Management Co Pty Limited. ACN 000 712 710
Address 100 Market Street, Sydney NSW 2000

Annual Statement

Declaration

I, John Hoyle Of Guardian Mechanical and Building Services

Certify that:

- a) each **essential fire safety measure** specified in this **statement** has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
- in the case of an **essential fire safety measure** acceptable by virtue of a **fire safety schedule**, to a standard not less than that specified in the schedule, or
 - in the case of an **essential fire safety measure** applicable otherwise than by virtue of a **fire safety schedule**, to a standard no less than that to which the measure was **originally designed and implemented, and;**
- b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 (*see below*) of the Environmental Planning and Assessment Regulation 2000, and;

Division 7 – Miscellaneous Fire Safety Offences

- Fail to display or interfere with/remove/damage fire safety notice as prescribed by clause 183 EPA Regs in Fire Isolated Exits.
 - Place things/obstruct path of travel to/in Exit.
 - Interfere with/obstruct/impede operation of Fire Door.
 - Fail to keep Egress Paths clear.
- c) The information contained in this **statement** is, to the best of my knowledge and belief, true and accurate.
- d) I have been authorized by the owner.

Signature: _____



Identification of Building

House/Unit No. &/or Name	Westfield Penrith	Street	585 High
Suburb	Penrith	Council	Penrith
Nearest Cross Street	Henry	Building use, Flats/Shop etc	Shopping Centre inc.offices and cinemas, Borec House & Red Cow
Whole or Part of building	Whole		

Statutory/Critical or Other Fire Safety Measures
For
Original Western Section of the shopping Centre LOT 1 DP 1137699

Measure/Item	Standard of Performance	Assessment Date
Fire detection and alarm system	AS1670-1986	April 2014
Exit signs	AS2293.1-1987	April 2014
Emergency lighting	AS2293.1.1987	April 2014
Emergency warning and intercommunication systems	AS2220-1989	April 2014
Fire alarm communication link	* AS4428.6	April 2014
Fire dampers	AS1682.2.1990	April 2014
Fire doors	AS1905.1984	April 2014
Fire hydrant systems	AS2419.1.1990	April 2014
Automatic fire suppression system	AS2118.1982	April 2014
Fire seals protecting openings in fire resisting components of the building	AS1530.1	April 2014
Access panels, doors and hoppers to fire resisting shafts.	AS1905.1976, Ord 70	April 2014
Fire hose reel systems	AS2441.1988	April 2014
Mechanical air handling system	AS1668.1.1991	April 2014
Automatic Fail Safe devices	BCA Vol 1 Clause D2.21	April 2014
Portable fire extinguishers	AS2444.1995	April 2014
Smoke detectors and heat detectors	AS1603	April 2014
Smoke exhaust systems	AS1668.1.1991.	April 2014
Warning & operational signs	LGA 654, BCA D2.22 & D2.23	April 2014
Paths of travel stairways, passageways and ramps	LGA 657	April 2014

Additional items New Eastern Section of the shopping Centre

Measure/Item	Standard of Performance	Assessment Date
Alternative Solutions report	SGA report 2003/338 R3.2	April 2014
Doors from tenancies opening onto fire isolated exists	SGA Report 2003/338 R3.2	April 2014
Fire hydrant systems	SGA Report 2003/338 R3.2. BCA E1.3 and AS2419.1	April 2014
Automatic fire suppression system	SGA Report 2003/338 R3.2. BCA spec. E1.5 and AS2118.1	April 2014
Detection systems	SGA Report 2003/338 R3.2	April 2014
Fire resistance	SGA Report 2003/338 R3.2	April 2014
Fire hose reel systems	SGA Report 2003/338 R3.2. BCA E1.4 and AS2441	April 2014
Mechanical ventilation system and dampers	SGA Report 2003/338 R3.2	April 2014
Egress, travel distance and exit widths	SGA Report 2003/338 R3.2	April 2014
Emergency Warning and Intercommunication system	SGA Report 2003/338 R3.2, AS2220	April 2014
Fire separation between the shopping Centre and The Red Cow and Borec House	SGA Report 2003/338 R3.2	April 2014
Glazed roof at the mall within 30m from the interface, covering at least 150m ²	SGA Report 2003/338 R3.2	April 2014
Make up air requirements	SGA Report 2003/338 R3.2	April 2014
Materials used in major Riley St. awning	SGA Report 2003/338 R3.2	April 2014
No change in use or building alterations or	SGA Report 2003/338 R3.2	

additions		
North-West tenancies	SGA Report 2003/338 R3.2	April 2014
<ul style="list-style-type: none"> - Egress - Fire separation - Minimum ceiling height - Limitations on combustibles - Opening requirements 		
Northern carpark classed as open-deck carpark	SGA Report 2003/338 R3.2. BCA	April 2014
Operation of the roller shutter installed over Riley St entrance on eastern end of existing Centre and the associated barricade	SGA Report 2003/338 R3.2	April 2014
Portable fire extinguishers	SGA Report 2003/338 R3.2. BCA E1.6 and AS2444	April 2014
Separation at escalator void linking the new basement carpark and the new shopping Centre including tempered glazing protected by wall wetting system on carpark side	SGA Report 2003/338 R3.2. AS2118.2	April 2014
Separation at interface between new and existing Centre's including sprinkler valving and tempered glass baffle protected by wall wetting system	SGA Report 2003/338 R3.2. AS2118.2	April 2014
Smoke detection	SGA Report 2003/338 R3.2	April 2014
Smoke exhaust requirements	SGA Report 2003/338 R3.2	April 2014
Smoke hazard management and smoke zones	SGA Report 2003/338 R3.2	April 2014
Smoke separation in	SGA Report 2003/338 R3.2	April 2014
<ul style="list-style-type: none"> - basement carpark - mall and specialty shops - shops over 1000m2 - smoke zones 		
Unleased space treated as fitted out tenancy	SGA Report 2003/338 R3.2	April 2014
Unprotected openings between the shopping Centre and the Red Cow and Borec House	SGA Report 2003/338 R3.2. BCA C3.4	April 2014

Statutory/Critical or Other Fire Safety Measures
For
RED COW HOTEL LOT 1 DP 1137699

Measure/Item	Standard of Performance	Assessment Date
Fire detection and alarm system	AS1670-1986	April 2014
Exit signs	AS2293.1-1987	April 2014
Emergency lighting	AS2293.1.1987	April 2014
Emergency warning and intercommunication systems	AS2220-1989	April 2014
Fire dampers	AS1682.2.1990	April 2014
Fire doors	AS1905.1984	April 2014
Fire hydrant systems	AS2419.1.1990	April 2014
Automatic fire suppression system	AS2118.1982	April 2014
Fire seals protecting openings in fire resisting components of the building	AS1530.1	April 2014
Wall wetting Sprinkler & Drencher System.	AS2118.1982	April 2014
Fire hose reel systems	AS2441.1988	April 2014
Mechanical air handling system	AS1668.1.1991	April 2014
Automatic Fail Safe devices	BCA Vol 1 Clause D2.21	April 2014

Portable fire extinguishers	AS2444.1995	April 2014
Smoke detectors and heat detectors	AS1603	April 2014
Smoke exhaust systems	AS1668.1.1991.	April 2014
Warning & operational signs	LGA 654, BCA D2.22 & D2.23	April 2014
Paths of travel stairways, passageways and ramps	LGA 657	April 2014

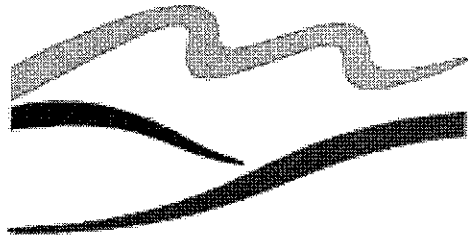
Statutory/Critical or Other Fire Safety Measures
For
BOREC HOUSE LOT 1 DP 1137699

Measure/Item	Standard of Performance	Assessment Date
Fire detection and alarm system	AS1670-1986	April 2014
Exit signs	AS2293.1-1987	April 2014
Emergency lighting	AS2293.1.1987	April 2014
Emergency warning and intercommunication systems	AS2220-1989	April 2014
Fire dampers	AS1682.2.1990	April 2014
Fire doors	AS1905.1984	April 2014
Fire hydrant systems	AS2419.1.1990	April 2014
Fire seals protecting openings in fire resisting components of the building	AS1530.1	April 2014
Access panels, doors and hoppers to fire resisting shafts.	AS1905.1976, Ord 70	April 2014
Fire hose reel systems	AS2441.1988	April 2014
Mechanical air handling system	AS1668.1.1991	April 2014
Portable fire extinguishers	AS2444.1995	April 2014
Warning & operational signs	LGA 654, BCA D2.22 & D2.23	April 2014
Leightweight construction	Ord 70	April 2014

Date of Statement: 28.04.2014

In accordance with Clauses 177 & 180 of the E.P. & A. Regulation 2000, the owner of the building must cause a copy of the statement:

- **to be forwarded to the Council and a copy** (together with a copy of the current **Fire Safety Schedule**), **to the commissioner of the New South Wales Fire Brigades, Locked Bag 12 Greenacre, NSW, 2190.**
- **To be prominently displayed** (together with a copy of the current **Fire Safety Schedule**), **within the building.**



PENRITH CITY COUNCIL

Serving Our Community

DETERMINATION OF DEVELOPMENT APPLICATION

P E N R I T H C I T Y C O U N C I L

DESCRIPTION OF DEVELOPMENT

DA No.	DA10/1187
Description of development	Blanket Fit Out & Use for Food Premises
Classification of development	The classification of the building(s) forming part of this consent is as follows: <ul style="list-style-type: none">▪ Class 6

DETAILS OF THE APPLICANT

Name & Address	Westfield Ltd C/-Ingham Planning Pty Ltd 19/303 Pacific Highway LINDFIELD NSW 2070
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NOTES

1. Your attention is drawn to the attached conditions of consent attachment 1.
2. You should also check if this type of development requires a construction certificate in addition to this development consent.
3. It is recommended that you read the Advisory Note enclosed with this consent.

DETAILS OF THE LAND TO BE DEVELOPED

Legal Description: Lot 1 DP 1137699
Property Address: Westfield Penrith 569-595 High Street PENRITH NSW 2750

DECISION OF CONSENT AUTHORITY

In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions implementation in attachment 1.

Date from which consent operates 20 December 2010
Date the consent expires 20 December 2015
Date of Decision 20 December 2010

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

REVIEW OF DETERMINATION & RIGHTS OF APPEAL

1. The applicant may request Council to review its determination pursuant to Section 82A of the Environmental Planning and Assessment Act 1979 within 12 months of receiving this Notice of Determination.

You cannot make this request if the development is Designated Development, Integrated Development, or State Significant development.

2. The applicant can appeal against this decision in the Land and Environment Court within 12 months of receiving this Notice of Determination.

You cannot appeal if a Commission of Inquiry was held for the subject development application, or if the development is a State Significant Development.

3. Right of Appeal if the application was for Designated Development
If a written objection was made in respect to the Application for Designated Development, the objector can appeal against Council's decision to the Land and Environment Court within 28 days after the date of this Notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against Council's decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

REASONS

The conditions in the attached schedule have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instrument.
- To ensure that no injury is caused to the existing and likely future amenity of the neighbourhood.
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.

POINT OF CONTACT

If you have any questions regarding this consent you should contact:

Assessing officer	Jonathon Wood
	Environmental Planner
Contact telephone number	(02) 4732 7774

SIGNATURE

Name	Jonathon Wood
Signature	

For the Development Services Manager

ATTACHMENT 1: CONDITIONS OF CONSENT

GENERAL

- 1 The development must be implemented substantially in accordance with the Statement of Environmental Effects prepared by Ingham Planning, job no. 10149 and dated October 2010 and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.
- 2 **The development shall not be used or occupied until an Occupation Certificate has been issued.**
- 3 A **Construction Certificate** shall be obtained prior to commencement of any building works.
- 4 This consent does not permit any increase in the net retail floor area of the shopping centre, nor any new retail tenancies.
- 5 Development consent is granted to internal building alterations for the whole of the retail centre but does not permit any changes to the external facade of the building or any of the following:
 - a) any alterations to the Red Cow Hotel (Heritage Item), other than development identified as exempt or complying development under an environmental planning instrument;
 - b) any fitout relating to the cooking of food by barbecue or charcoal methods.

BCA ISSUES

- 6 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:
 - (a) complying with the deemed to satisfy provisions, or
 - (b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
 - (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/statement for the building.

HEALTH MATTERS & OSSM INSTALLATION

- 7 All food shop construction works shall be carried out in accordance with the requirements of AS 4674-2004 Design Construction and Fitout of Food Premises, the Food Act 2003 and Food Regulation 2010.

Detailed plans and specifications for construction of any food premises, and the installation of fittings, furnishings and equipment to all food preparation and storage areas, are to be submitted with the Construction Certificate application regarding the fitout of the food shop.

- 8 Prior to the issue of an Occupation Certificate for any food premises, the premises is to be registered with Council's public health unit. The Occupation Certificate is not to be issued until such times as the premises is registered and a satisfactory final inspection is conducted by Council's public health unit.

CERTIFICATION

- 9 **Prior to the commencement of any earthworks, construction or demolition works on site,** the proponent is to:
- a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
 - b) submit a Notice of Commencement to Penrith City Council.

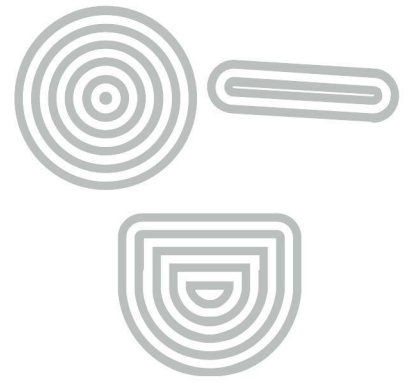
The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Jonathon Wood

Signature



For the Development Services Manager



601 High Street
Mail to: PO Box 60
Penrith NSW 2751

Attn: Town Planner

RE: 'Coco Cubano' - Shop 064A Westfield Penrith (Penrith Plaza), 585 High Street Penrith NSW 2750

Development Application

To whom this may concern,

This Development Application for the installation of a new shopfront, which includes new signage, installation of new awning and outdoor dining including external umbrellas for licensed food premise 'Coco Cubano'.

Contents:

- Development Application
- Owners Consent Letter
- Credit Card Authorisation Form for DA Fee
- 6 x A3 DA Drawing Set + 6 x A4 DA Drawing Set
- 6 x Statement of Environmental Effects
- 6 x Waste Management Plan + Site Plan indicating location of Trade Waste
- Blanket DA10/1187 : Blanket Fitout & Use for Food Premises
- Annual Fire Safety Statement
- Planning Certificate Under Section 149
- Digital copy of Drawings & Documents

For any further information, please contact Janice Razon of Otto Design Interiors.

Office: 02 9798 2366

janice@ottodesigninteriors.com.au

Hope to hear from you soon.

Kind regards,
Janice

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Property No: 784815
Your Reference: westfield Post
Contact No. 9894 0713

Issue Date: 1/04/2014
Certificate No: 14/01702
Receipt Date: 1/04/2014
Receipt No: 2509667

Issued to: Greenfield Certifiers
PO Box 6160
BAULKHAM HILLS BC NSW 2153

PRECINCT 555

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: CASTLEREAGH

Location: Westfield Penrith 569-595 High Street PENRITH NSW 2750

Land Description: Lot 1 DP 1137699

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 149(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

1(1) The name each environmental planning instrument that applies to the carrying out of development on the land:

Penrith City Centre Local Environmental Plan 2008, gazetted 1 February 2008, as amended, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme applies).

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.1 - Development Standards. (Note: This policy does not apply to the land to which Penrith City Centre Local Environmental Plan 2008, Penrith Local Environmental Plan (Caddens) 2009, Penrith Local Environmental Plan (Glenmore Park Stage 2) 2009, Penrith Local Environmental Plan (South Werrington Urban Village) 2009, Penrith Local Environmental Plan 2010 or State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.)

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.30 - Intensive Agriculture.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

State Environmental Planning Policy No.32 - Urban Consolidation (Redevelopment of Urban Land).

(Note: This policy does not apply to land identified as coastal protection, environmental protection, escarpment, floodway, natural hazard, non-urban, rural, rural residential, water catchment or wetland.)

State Environmental Planning Policy No.33 - Hazardous and Offensive Development.

State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which Penrith Local Environmental Plan 1998 (Lakes Environs) or State Environmental Planning Policy (Penrith Lakes Scheme) 1989 apply.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.62 - Sustainable Aquaculture.

State Environmental Planning Policy No.64 - Advertising and Signage.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4 of the policy.)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

State Environmental Planning Policy (Major Development) 2005.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

State Environmental Planning Policy (Infrastructure) 2007.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

State Environmental Planning Policy (Affordable Rental Housing) 2009.

State Environmental Planning Policy (State and Regional Development) 2011.

1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:

The Planning Proposal for the Penrith City-wide Local Environmental Plan applies to the subject land.
(See www.penrithcity.nsw.gov.au/ for details.)

Draft State Environmental Planning Policy (Competition) 2010 applies to the land.

Draft State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment (Coal Seam Gas Exclusion Zones) 2013 applies to the land.

Draft State Environmental Planning Policy (Infrastructure) Amendment (Shooting Ranges) 2013 applies to the land.

1(3) The name of each development control plan that applies to the carrying out of development on the land:

Penrith City Centre Development Control Plan 2007 and sections 2.1 - 2.11 (inclusive), 2.13, 3.1 - 3.6 (inclusive) and 4.8 of Penrith Development Control Plan 2006 apply to the land.

2 ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.

(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)

Zone B3 Commercial Core (Penrith City Centre Local Environmental Plan 2008)

1 Objectives of zone

- 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 Penrith city centre as the business, retail and cultural centre for the region.

2 Permitted without consent

Exempt development; Roads

3 Permitted with consent

Advertising structures; Amusement centres; Backpackers' accommodation; Building identification signs; Business identification signs; Business premises; Car parks (but only as required by this Plan or public car parking provided by or on behalf of the Council); Child care centres; Clearing native vegetation; Community facilities; Demolition; Drainage; Earthworks; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Funeral chapels; Funeral homes; Helipads; Hotel accommodation; Information and education facilities; Markets; Medical centres; Mortuaries; Office premises; Passenger transport facilities; Places of public worship; Pubs; Public administration buildings; Public utility undertakings; Rainwater tanks; Recreation areas; Recreation facilities (indoor); Registered clubs; Restaurants; Restricted premises; Retail premises; Serviced Apartments; Sex services premises; Take away food or drink premises; Telecommunications facilities; Temporary structures; Tourist and visitor accommodation; Utility installations

4 Prohibited

Any other development not otherwise specified in item 2 or 3

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

**Zone SP2 Infrastructure
(Penrith City Centre Local Environmental Plan 2008)**

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Drainage; Environmental protection works; Flood mitigation works; Rainwater tanks; Roads; Telecommunications facilities

4 Prohibited

Any other development not otherwise specified in item 2 or 3

Additional information relating to Penrith City Centre Local Environmental Plan 2008

Note 1: Under the terms of Clause 14 of Penrith City Centre Local Environmental Plan 2008 development may be carried out on unzoned land only with consent.

Note 2: Land to which Penrith City Centre Local Environmental Plan 2008 applies may be subdivided but only with consent. Consent is not required for the subdivisions detailed in Clause 16 of this Plan.

Note 3: Any temporary purpose may be permitted with consent subject to the requirements of Clause 17 of Penrith City Centre Local Environmental Plan 2008.

Note 4: Under the terms of Clause 36 of Penrith City Centre Local Environmental Plan 2008 an educational establishment may, with consent, be used for any other community purpose, whether or not any such use is a commercial use of the land.

Note 5: Clause 40 of Penrith City Centre Local Environmental Plan 2008 details when consent is required/not required in relation to heritage conservation (excluding the North Penrith site). Clause 54 of Penrith City Centre Local Environmental Plan 2008 details when consent is required/not required in relation to heritage conservation on the North Penrith site.

Note 6: Under the terms of Clause 41 of Penrith City Centre Local Environmental Plan 2008 bushfire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without consent.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

Under the provisions of the Planning Proposal for the Penrith City-wide Local Environmental Plan the land is affected by the following draft zone:

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage 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 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any development not specified in item 2 or 3

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

2(f) whether the land includes or comprises critical habitat:

(Information is provided in this section only if the land includes or comprises critical habitat.)

2(g) whether the land is in a conservation area (however described):

(Information is provided in this section only if the land is in a conservation area (however described).)

2(h) whether an item of environmental heritage (however described) is situated on the land:

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

Under the terms of the Planning Proposal for the Penrith City-wide Local Environmental Plan a proposed item of environmental heritage is situated on the land.

PLANNING CERTIFICATE UNDER SECTION 149

Environmental Planning and Assessment Act, 1979

2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

3 COMPLYING DEVELOPMENT

GENERAL HOUSING CODE

(The General Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the General Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).
- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the General Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section "public purpose" means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.

RURAL HOUSING CODE

(The Rural Housing Code only applies if the land is within Zones RU1, RU2, RU3, RU4, RU6 or R5 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not

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- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.

FIRE SAFETY CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Fire Safety Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

(NOTE: (1) Council has relied on Planning and Infrastructure Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

4 COASTAL PROTECTION

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

5 MINE SUBSIDENCE

The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 ROAD WIDENING AND ROAD REALIGNMENT

The land is affected by road widening or road realignment under

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of Council.

Note: Additional advice may be available in section 149(5) information.

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7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) Other Public Authority Policies

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) if such uses are permissible on the land. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

(2) This land has not been identified as being below the adopted flood planning level (ie. the 1% Annual Exceedance Probability flood level plus 0.5 metre) and as such flood related development controls generally do not apply for any other purpose not referred to in (1) above. Council reserves the right, however, to apply flood related development controls depending on the merits of any particular application. Should future studies change this situation this position may be reviewed.

8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9 CONTRIBUTIONS PLANS

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

The Penrith City Centre Civic Improvement Plan applies to the land.

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9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).)

10 BIOBANKING AGREEMENTS

(Information is provided in this section only if Council has been notified by the Director-General of the Department of Environment, Climate Change and Water that the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.)

11 BUSH FIRE PRONE LAND

The land is not identified as bush fire prone land according to Council records.

12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.)

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

(Information is provided in this section only if Council has been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.)

14 DIRECTIONS UNDER PART 3A

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.)

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

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16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

18 PAPER SUBDIVISION INFORMATION

(Information is provided in this section only if a development plan adopted by a relevant authority applies to the land or is proposed to be subject to a consent ballot, or a subdivision order applies to the land.)

19 SITE VERIFICATION CERTIFICATES

(Information is provided in this section only if there is a current site verification certificate, of which council is aware, in respect of the land.)

NOTE: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate

- (a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)
- (b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)
- (c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)
- (d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)
- (e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 - a copy of which has been provided to Council.)

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comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

- The land is affected by a reservation for a public purpose. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is reserved for a public purpose by an environmental planning instrument. Complying development **may** be carried out on any part of the land that is not reserved for a public purpose by an environmental planning instrument. For the purposes of this section “public purpose” means any land that is zoned either Zone E1, RE1, SP1 or SP2 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.

HOUSING ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Housing Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

GENERAL DEVELOPMENT CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the General Development Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is

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not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

SUBDIVISIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Subdivisions Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

DEMOLITION CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Demolition Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

(The Commercial and Industrial (New Buildings and Additions) Code only applies if the land is within Zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3 under Penrith Local Environmental Plan 2010 or the Planning Proposal for the Penrith City-wide Local Environmental Plan, or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

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Note: Section 149(5) information for this property may contain additional information regarding contamination issues.

Note: The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Regulation 2000.

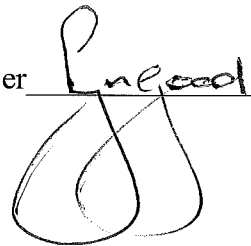
Information is provided only to the extent that Council has been notified by the relevant government departments.

Note: This is a certificate under section 149(2) of the Environmental Planning and Assessment Act, 1979 and is only provided in accordance with that section of the Act.

Further information relating to the subject property can be provided under section 149(5) of the Act. If such further information is required Council indicates that a full certificate under sections 149(2) and 149(5) should be applied for.

Contact Council for details as to obtaining the additional information.

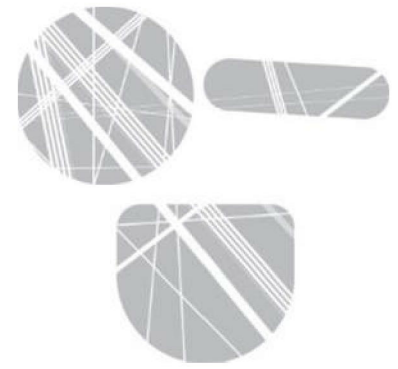
Alan Stoneham
General Manager

Per 

601 High Street
Mail to: PO Box 60
Penrith NSW 2751

Attn: Town Planner

RE: 'Coco Cubano' - Shop 064A Westfield Penrith (Penrith Plaza), 585 High Street Penrith NSW 2750



Statement of Environmental Effects

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to accompany a **Development Application** for the installation of a new shopfront, which includes new signage, installation of new awning and outdoor dining including external umbrellas for licensed food premise (café) 'Coco Cubano'.

The Development Approval DA10/1187 had been granted for the 'Blanket Fit Out & Use for Food Premise' on 20th December 2010.

Condition 5 of the Notice of Determination, notates any changes being proposed to the external façade require a separate Development Approval.

- 5 Development consent is granted to internal building alterations for the whole of the retail centre but does not permit any changes to the external facade of the building or any of the following:
- a) any alterations to the Red Cow Hotel (Heritage Item), other than development identified as exempt or complying development under an environmental planning instrument;
 - b) any fitout relating to the cooking of food by barbecue or charcoal methods.

The internal fitout will be obtaining a separate CC approval for the internal works. The proposed is classified under a Class 6 Building.

2.0 SITE

Westfield Perith is within the central commercial, retail and hospitality hub of Penrith. The site in subject is located on the corner of Riley and Henry Street's and adjoins other food, drink and retail tenancies within the Centre. Please refer to below site plan for reference:



3.0 DESCRIPTION OF THE DEVELOPMENT

The proposed seeks approval for:

Shopfront

- Black aluminum door frames
 - Proposed to clad out the existing columns in decorative tiled
 - External wall lights
 - New external grade under awning roll down fabric with vinyl applied lettering.
 - Decorative brass mechanical vents to shopfront
- Please refer to Drawing - Shopfront Elevation for location and details.

Signage

- 1 x New internally illuminated double sided blade sign with Coco Cubano Logo
 - 3 x New illuminated sign to read 'Coco Cubano' to be pinned fix to awning face
- Please refer to Drawing - Shopfront Elevation for location and details.

External Seating

- **Seating capacity 220 seats**
 - External grade loose furniture
 - Plant barriers
 - External loose seating barriers
 - External grade umbrellas
- Please refer to Drawing – Proposed Plan for location and indicative images for location and details
Kindly note: An Outdoor Seating Licence Application will also be applied for.

As noted above the use and internal fitout has been granted Council Approval. The premises will also be operating as an on premise licensed cafe, serving alcohol. A Liquor Licence Approval will be sought with the relevant authority.

The proposed will be built to comply with AS 4674-2004 Design, Construction & Fitout of Food Premise and with Standard 3.2.3 of Australian and New Zealand Standards under Food Act 2003.

For reference, please refer to below images of existing Coco Cubano standard signage, awning and external seating.



4.0 DEVELOPMENT PRINCIPLES

- The restaurant intends to add vitality to the overall Riley Street/Westfield Penrith development, by providing a fresh cultural food experience.
- The tenancy also provides employment opportunities, with promoting financial growth in and around the local area.
- The proposal offers quality design with within an inviting and collective shopfront, exterior and interiors.
- The design of the tenancy compliments the character and style of the architectural style of the building and surrounds.
- The design allows for ease of access into the tenancy via Riley & Henry Streets
- Increase of natural surveillance within the area by patrons/staff and the addition of centre security patrols and installation of CCTV cameras.
- Tenancy has been granted permission to utilise the toilet amenities located within the centre.
- Public car parking is provided for the patrons within the Westfield Penrith.
- Public transport is readily available.
- Signage :
 - Proposed signage compliant with Council's signage allowance including, height clearance, size, fixing methods and illumination.
 - Quality materials used

- Service of alcohol & Late Night trade, shall be managed by:
 - Nonalcoholic beverages are available also, alcohol to only be served with the consumption of food.
 - The hours of operation are within a reasonable time period.
 - The operator will ensure the noise generated will be minimal.
 - Management to ensure employees are trained for the Responsible Service of Alcohol. Management and employees to abide to relevant laws and regulations.
 - Low alcoholic and nonalcoholic beverages are available at all times. The service of alcohol will to only be served with the consumption of food.
 - Management to ensure employees are trained for the Responsible Service of Alcohol. Management and employees to abide to relevant laws and regulations.
 - The premise aims to promote orderly behavior; for example, signage placed at exits to notify patrons to keep noise at a minimum when leaving the premises.
 - Management and employees will also monitor and supervise patrons entering and leaving the premises to ensure patron behavior is controllable.
 - The proposed awning & umbrellas will help to shelter acoustic and protect the outdoor zones.
 - The use of noise absorbent materials for the outdoor dining area.

5.0 DESCRIPTION OF OPERATION

PROPOSED HOURS OF OPERATION: 7am – Midnight - 7 days a week

NUMBER OF EMPLOYEES: 10-15 employees at any one time

6.0 WASTE MANAGEMENT

An adequate, regular cleaning program will be enforced to ensure internals of Coco Cubano including all dining zones are kept clean and free of all food container and spillages at all times.

All waste products will be safely disposed of by a waste contractor who will regularly dispose of the commercial waste. All waste will be stored in the allocated waste area. Site Plan provided indicating waste storage area.

7.0 CONCLUSION

This statement demonstrates the proposal for the ***installation of a new shopfront, which includes new signage, installation of new awning and outdoor dining including external umbrellas for licensed food premise 'Coco Cubano'*** will not result in any unacceptable impacts upon adjoining land uses or the public domain. It does not substantially alter the existing building structure and is designed to be consistent with the Penrith City Council, Westfield Penrith Fitout Guide and standard Coco Cubano design.

An assessment of the potential impacts of the development concludes that the proposed Coco Cubano Shopfront, Signage & Awning and outdoor dining, will not result in any unreasonable or unacceptable impacts upon adjoining properties in terms of commercial amenity i.e loss of visual, acoustic privacy, waste collection and deliveries.

As the fitout for the tenancy is currently underway, we do request for your review and approval at your earliest convenience.

For any further information please do not hesitate to contact me.

Kind Regards,



Janice Razon (on behalf of Otto Design Interiors)

Ph: 02 9798 2366

Email : janice@ottodesigninteriors.com.au

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

.....
If you need more space
to give details, you are
welcome to attach extra
pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR
DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH
EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans.
We will take into account the types and volumes of waste that could be produced as a
result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name

JANICE

Surname

RAZON

Postal Address

Street No.

6/69

Street name

CARLTON CRES

Suburb

SUMMER HILL

Post code

2130

Contact phone number

02 9798 2366

Email address

janice@ottodesigninteriors.com.au

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.

Street name

RILEY STREET

Suburb

PENRITH

Post code

2751

What buildings and other structures are currently on the site?

Existing building structure

Briefly describe your proposed development

Development Application for the alteration to existing shopfront including
signage, external awning and outdoor dining with external umbrellas &
planter boxes for licensed cafe 'Coco Cubano' located in Shop 064A
Westfield Penrith (Penrith Plaza).

Applicant Signature



Date

23/09/2014

SECTION 1: DEMOLITION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste				
Bricks				
Concrete		N/A		
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

SECTION 2: CONSTRUCTION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste		<p>GREEN WASTE: Chip and reuse for landscaping if possible. Off site recycling / landfill recycling. Contractor to be confirmed. Suggested, Onsite / A&C Recycling Services.</p> <p>BRICKS: Where possible, reuse & crush for backfill. Any used to be disposed in suitably sized bins.</p> <p>TIMBER: Reuse onsite where possible e.g for backing, studwork, formwork etc. Any unused material to dispose in suitably sized skip bins. Any excess timber/pallets- returned to supplier. Contractor to confirm. suggested A&C Recycling Services and/or SITA - Eastern Creek Resource Recovery Park.</p> <p>PLASTERBOARD: Chip, mix and reuse with green waste for landscaping. any non usable material to dispose in suitably sized skip bins.</p> <p>METALS: Reuse on site where possible. Any unused material to dispose in suitably sized skip bins. Dispose in suitably sized skip bins given to metal recyclable contractors. Suggested Contractor: Metal Recycle contractors. Contractor to be confirmed.</p> <p>TILES: Restoration & re-installation of tiles, if possible. Any unused material to dispose in suitably sized skip bins.</p> <p>PACKAGING/PAPER/CARDBOARD/ CONTAINERS: Packaging boxes/ Plastic . Packaging/ Plastic : Return to supplier if excess, no longer required for use or dispose in applicable recyclable bins.</p>		
Bricks				
Concrete				
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)
<p>TYPE OF WASTE TO BE GENERATED: Food waste, glass, plastic, paper, packaging, cupboard boxes etc.</p> <p>PROPOSED ONSITE STORAGE & TREATMENT FACILITIES: Separate the recyclable waste from the general waste . Ensure disposed off in applicable bin within allocated garbage area. For any items that can be recycled, return to supplier if possible. ensure boxes are folded appropriately for recycling collection.</p> <p>Garbage contractor to be confirmed. Client suggested to liaise with appointed Centre contractor.</p>	
	N/A

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

The site has an existing allocated dock/waste storage area nominated by the Westfield centre management, as part of the lease agreement the tenant shall area along with other tenancies located within Westfield.

Separate waste disposal units for general waste, cardboard compactor, co-mingled bins, soft plastic bailer and bins.