

Proposed New Servery and Outdoor Dining Area

at

**N°127 Station Street, Penrith
Lot 12 in DP 1176987**

For

Penrith Agricultural, Horticultural and Industrial Society Ltd.
PO Box 7086, South Penrith NSW 2750

Planning Report and Statement of Environmental Effects

Issue: DA
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▪ Introduction

The proposal is for the creation of a new servery and outdoor dining area to provide patrons of Harness Racing, Market Days and Penrith Annual Show events with food and dining facilities without entering the registered club.

▪ The Site & Existing Buildings

The Penrith A.H. & I Society has been in existence for more than 150 years and the site is the host for the annual Penrith Show which will be celebrating its' 172nd anniversary this year. Harness Racing has been operating for more than 80 years at this venue and the Registered Club, Club Paceway has been operating for 15 years. The site is covered by 2 Liquor Licences:

The Registered Club Licence N^o LIQC324007869 covering the club area and

The Governor's Licence N^o 24012235 which will cover the proposed outdoor dining area.

(Note: an application to Licencing will not be required as part of this application.)

▪ Proposed Development

The proposed development consists of converting an old outdoor gaming area into a new servery to service a proposed outdoor dining area for existing patrons of the site. This will involve removing existing louvre panels, constructing new masonry walls where a steel mesh enclosure now exists, constructing new servery hatches to external areas and one internal area within the club, cement rendering and tiling interior walls and floor and installing a new, flush plasterboard ceiling. There will be no additional roof area and the existing roof and roof drainage will be utilised.

The whole will be constructed to food premises standards although there will be no food preparation or washing up facilities provided. This will all be done in the existing Club Kitchen and transferred to the servery as required. A hand washing and domestic style sink will also be provided.

Assessment of Relevant Planning Controls

(i) Zoning

Site is zoned RE2 Private Recreation under Penrith LEP 2010.

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; **Function centres**; Hotel or motel accommodation; Information and education facilities; **Kiosks**; **Recreation areas**; **Recreation facilities (indoor)**; **Recreation facilities**

4 Prohibited

Any development not specified in item 2 or 3

The proposal complies with these criteria

Site Suitability

The site is currently used for these operations and is suitable for purpose.



Access and Traffic

The proposal is designed to cater for existing visitors to the site and will not generate additional traffic or parking. There is adequate parking on site for current general operation.

Streetscape and Design

The proposed development will not be visible from any public space and will utilize existing elements. Proposed movable planting boxes will delineate the external dining area and will enhance the existing area.

Services

All services are available directly adjacent to the development site. As the existing roof, gutter and downpipes will be utilised there will be no additional roof area or drainage and the existing stormwater disposal system will remain.

Privacy, Views and Overshadowing

Not relevant

Social and Economic Effects

The proposal will have a positive social impact on the locality by providing an additional recreational amenity for use to the broader public.

Flora & Fauna

Not relevant