

STATEMENT OF ENVIRONMENTAL EFFECTS

**Penrith Homemaker Centre - Domayne Building (Unit D)
at 13-23 Pattys Place and 301-335 Mulgoa Road, JAMISONTOWN NSW**

Lot 10 DP 1046110 and SP 72488

16 November 2017

Under instruction from

Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609)

For the purpose of

**Proposed extensions to Domayne Building (Unit D); reconfiguration of
Wolseley Road alignment and car park arrangements.**

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KFTP Reference: 537112.03

QUALIFICATIONS

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This report is current at the date of the development application only.

This report is to be read in its entirety and in association with other documentation submitted as part of the Development Application.

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I. EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) to Penrith City Council for building alterations and additions, roadworks and carparking at the Penrith Homemaker Centre located at 301-335 Mulgoa Road, Jamisontown ("the site").

The proposed works include: alterations and additions to an existing bulky goods retailing premises (Domayne Building, Unit D) to provide additional bulky goods retailing floorspace; the realignment of Wolseley Road and roundabout; and additional carparking.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently at-grade car parking) and closure of north-eastern loading dock to provide an additional 2,650 m² GFA of bulky goods retailing floorspace;
- ◆ Realignment of Wolseley Road and roundabout to improve vehicular access and movement:
 - Partial road closure and relocation of Wolseley Road;
 - Proposed purchase of former road reserve from Penrith City Council and boundary adjustment to incorporate former road reserve land within Homemaker Centre site;
 - Proposed dedication of land from Homemaker Centre site to create new Wolseley Road and roundabout locations.
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

This SEE and accompanying specialist documentation describes the proposed development at the site and provides an environmental assessment against the relevantly applicable Environmental Planning Instruments and Policies, pursuant to Section 79C of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposal also responds to feedback received during Pre-DA Meetings held with Council's officers.

The assessments carried out in this SEE demonstrates that the proposed development:

- ◆ would remain consistent with the relevantly applicable Environmental Planning Instruments and Policies;
- ◆ would remain in the public interest by improving the quality of bulky goods retailing facilities, vehicular access and car parking arrangements at the site;
- ◆ would contribute to the further economic development of Penrith City Council Local Government Area, both during the demolition/construction and operational phases; and
- ◆ is therefore worthy of Council's approval.

2. INTRODUCTION

2.1 Background

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) to Penrith City Council on behalf of Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609) for building alterations and additions, roadworks and carparking at the Penrith Homemaker Centre, located at 301-335 Mulgoa Road, Jamisontown (“the site”). The site has a secondary access via and 13-23 Pattys Place and a legal description of SP72488 and Lot 10 DP1046110.

The proposed works include: alterations and additions to an existing bulky goods retailing premises (Domayne Building, Unit D) to provide additional bulky goods retailing floorspace; the realignment of Wolseley Road and roundabout; and additional carparking.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently car parking) and eastern loading dock areas, within existing first floor footprint above, to provide an additional 2,560 m² GFA of bulky goods retailing floorspace;
- ◆ Realignment of Wolseley Road and roundabout to improve vehicular access and circulation;
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

This SEE and accompanying specialist documentation describes the proposed development at the site and provides an environmental assessment against the relevantly applicable Environmental Planning Instruments and Policies, pursuant to Section 79C of the Environmental Planning and Assessment Act 1979 (EP&A Act). The proposal also responds to feedback received during Pre-DA Meetings held with Council’s officers.

2.2 Summary Details

Summary details of the proposal and the project site are provided in the Table below:

Table 1 Summary of the Existing and Proposed Development

Item	Existing	Proposed
GFA (Entire Centre)	66,577 m ²	69,137 m ²
Car Parking Spaces	1,633 Spaces	1,701 Spaces
Car Parking Ratio (Min. Requirement 1 space per 50 m ² GFA bulky goods)	1 space per 40 m ² GFA	1 space per 40.5 m ² GFA

2.3 Proponent and Project Team

Knight Frank Town Planning has prepared this SEE on behalf of the landowner. This SEE should be read in conjunction with, and has relied upon, the supporting specialist documentation. The members of the project team who produced the specialist documentation are listed in the Table below.

Table 2 Project Team

Specialist Discipline	Project Team Member
Proponent & Landowner’s Consent	Harvey Norman (Calardu Penrith Pty Limited ACN 71 622 609)
Landowner’s Consent for Roadworks	Penrith City Council
Statement of Environmental Effects	Knight Frank Town Planning
Architectural Drawings	Leffler Simes Architects
Wolseley Road Relocation - Area Calculation Drawings	Leffler Simes Architects
Traffic Impact Assessment	Arc Traffic and Transport
Stormwater Report & Civil Engineering Drawings	Henry & Hymas Consulting Engineers
Landscape Drawings	Site Image Landscape Architects

2.4 Pre-Lodgement Advice

Pre-DA Meetings have been held with Penrith City Council’s officers and this DA responds to feedback received at those meetings and discussions.

3. SUBJECT SITE



Figure 1 – Subject site



Figure 2 – Land Zoning Map – Subject Site

3.1 Site Location

The land to which the proposed development applies is comprised of:

- ◆ SP72488;
- ◆ Lot 10, DP1046110; and
- ◆ Wolseley Street road reserve

3.2 Penrith Homemaker Centre

The Penrith Homemaker Centre (the Centre) is a bulky goods retail facility located west of Mulgoa Road, Jamisontown and north of the M4 Western Motorway. The Centre contains specialist bulky goods retail outlets (furniture, white goods, home hardware, furnishings and manchester), 1,633 existing car parking spaces and café eateries. The Centre is accessed via Wolseley Street / Mulgoa Road and has secondary access via Pattys Place.

This SEE relates to the proposed Domayne building expansion, the realignment of Wolseley Road and roundabout and additional car parking.

The Centre’s (including Domayne’s) general trading hours (excluding any promotional periods) are:

Table 3 General Trading Hours

Day	Hours
Monday	9.00am – 5.30pm
Tuesday	9.00am – 5.30pm
Wednesday	9.00am – 5.30pm
Thursday	9.00am – 9.00pm
Friday	9.00am – 5.30pm
Saturday	9.00am – 5.00pm
Sunday	10.00am – 4.00pm

The proposal does not seek to alter the existing trading hours of the Centre.

Relevant particulars of this site are listed in the Table below.

Table 4 Site Particulars

Site Particulars	
Site Address	301-335 Mulgoa Road, Jamisontown
Legal Description	SP72488
Parcel Size	72,979 sq m
Secondary Address	13-23 Pattys Place, Jamisontown
Legal Description	Lot 10, DP1046110
Parcel Size	64,777 sq m
Affected Roadway	Wolseley Street road reserve and roundabout
Land Use Zoning	B5 Business Development
Local Environmental Plan	Penrith Local Environmental Plan 2010
Development Control Plan	Penrith Development Control Plan 2014
Access	Mulgoa Road / Wolseley Street
Alternate Access	Pattys Place



Figure 3 – Subject Site



Figure 4 – Existing Wolseley Road carriageway and roundabout to be realigned



Figure 5 – Wolseley Street



Figure 6 Wolseley Street Roundabout



Figure 7 - Subject site looking South-West from Wolseley Street



Figure 8 - Subject site looking South Wolseley Street



Figure 9 - Subject site looking South-East Cnr of Wolseley Street and Mulgoa Road

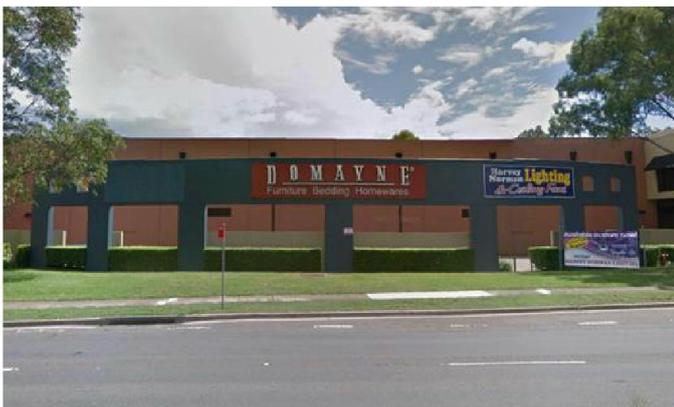


Figure 10 - Subject site looking west from Mulgoa Road



Figure 11 - Subject site looking North-West from Mulgoa Road

4. THE PROPOSAL

4.1 Proposed Development

The Architectural drawings prepared by Leffler Simes Architects that are appended to this report, provide details of the proposed development.

Details of the proposal include:

- ◆ Ground floor extension within the existing building undercroft (currently car parking) to provide an additional 2,560 m² GFA of bulky goods retailing floorspace;
- ◆ Realignment of Wolseley Road and roundabout (partial road closure and road opening);
- ◆ Reconfiguration of existing car parking areas;
- ◆ New carparking deck over existing stormwater detention basin; and
- ◆ Associated landscaping.

The key development standards of the proposal are provided in the table below.

Table 5. Summary of the Proposed Development

Item	Proposed
Existing GFA	66, 577 m ²
Proposed Additional GFA	2,560 m ²
Proposed Total GFA	69, 137 m ²
Land Use Zone	B5 Business Development
FSR	No FSR limit applies at the site
Car Parking Existing	1,633 spaces
Car Parking Proposed	1,701 spaces
Car Parking Ratio	1 space per 40.5 m ² GFA

The proposed development meets the objectives of the B5 Business Development zone of the site, as detailed in section 5 below.

5. ENVIRONMENTAL ASSESSMENT

Knight Frank Town Planning has undertaken an assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures. These are discussed below.

5.1 Assessment of Planning Controls

This SEE includes an assessment of the proposal in terms of the matters for consideration as listed under Section 79C of the EP&A Act and should be read in conjunction with information annexed to this report as outlined on the contents page of this report.

5.1.1 State Environmental Planning Policies

Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (SREP 20) is a deemed State Environmental Planning Policy. The provisions of SREP 20 apply to the site as it falls within the Hawkesbury-Nepean River Catchment.

Clause 3 Aims of SREP 20 states that:

The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

Clause 6 of SREP 20 relevantly provides the following *Specific Planning Policies and Recommended Strategies* detailed in the table below.

Table 6 SREP 20 Hawkesbury-Nepean River

Specific Planning Policies and Recommended Strategies	Response
1 – Total Catchment Management Policy: Total Catchment Management is to be integrated with environmental planning for the catchment.	There is an overall net reduction in landscaped area of approximately 2,530 m ² and replacement of the existing on-site detention basin of approximately 1,130 m ³ with a new underground OSD tank of approximately 1,675 m ³ plus an above ground Stormwater Detention area to cater for the 100 year ARI Event. The proposed development will remain consistent with this policy.
2 – Environmentally Sensitive Areas Policy: The environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.	N/A, there are no environmentally sensitive areas affected by the proposed development.

Specific Planning Polices and Recommended Strategies	Response
<p>3 – Water Quality Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.</p>	<p>There is an overall net reduction in landscaped area of approximately 2,530 m² and replacement of the existing on-site detention basin of approximately 1,130 m³ with a new underground OSD tank of approximately 1,675 m³ plus an above ground Stormwater Detention area to cater for the 100 year ARI Event. The proposed development will remain consistent with this policy.</p>
<p>4 – Water Quantity Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.</p>	<p>There is an overall net reduction in landscaped area of approximately 2,530 m² and replacement of the existing on-site detention basin of approximately 1,130 m³ with a new underground OSD tank of approximately 1,675 m³ plus an above ground Stormwater Detention area to cater for the 100 year ARI Event. The proposed development would remain consistent with this policy.</p>
<p>5 – Cultural Heritage Policy: The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.</p>	<p>The proposed development would remain consistent with this policy.</p>
<p>6 – Flora and fauna Policy: Manage flora and fauna communities so that the diversity of species and genetics within the catchment is conserved and enhanced.</p>	<p>Landscape Plans accompanying the proposal show enhancements to site landscaping are included.</p>
<p>7 – Riverine Scenic Quality Policy: The scenic quality of the riverine corridor must be protected.</p>	<p>The proposal relates to ground level development only and does not affect the scenic quality of the riverine corridor.</p>
<p>8 – Agriculture/aquaculture and fishing Policy: Agriculture must be planned and managed to minimise adverse environmental impacts and be protected from adverse impacts of other</p>	<p>The proposed works are considered unlikely to result in any adverse environmental</p>

Specific Planning Polices and Recommended Strategies	Response
forms of development.	impacts.
9 – Rural residential development Policy: Rural residential development should not reduce agricultural sustainability, contribute to urban sprawl, or have adverse environmental impacts (particularly on the water cycle or on flora or fauna).	N/A. The proposal does not involve rural residential development, nor contribute to urban sprawl.
10 – Urban Development Policy: All potential adverse environmental impacts of urban development must be assessed and controlled.	This SEE assesses the potential environmental impacts of the proposed development and finds the proposal to be acceptable.
11 – Recreation and tourism Policy: The value of the riverine corridor as a significant recreational and tourist asset must be protected.	N/A. It is considered that the proposal would not impact upon the riverine corridor’s value as a significant recreational and tourist asset.
12 – Metropolitan Strategy Policy: Development should complement the vision, goal, key principles and action plan of the Metropolitan Strategy.	The proposal would remain complementary with the Metropolitan Strategy.

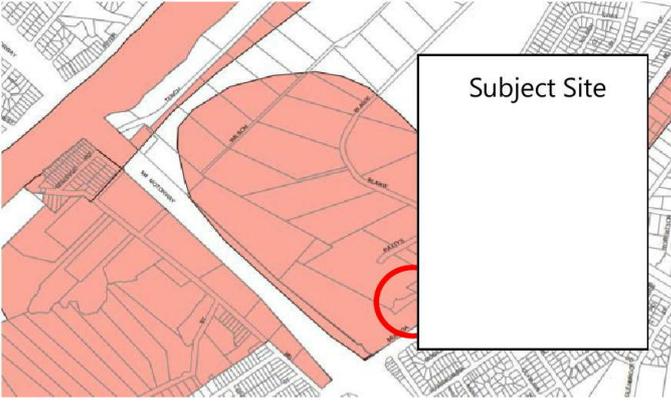
The site is located within the city centre and is not within a scenic corridor of the Nepean River. It is also considered that the proposal would not adversely impact the water or scenic qualities of the Nepean River environment and is therefore consistent with the planning strategies and aims of SREP 20.

5.1.2 Penrith City Council Local Environmental Plan 2010

The Penrith City Council Local Environmental Plan 2010 (LEP) is the relevant Environmental Planning Instrument that applies to development within the Penrith Local Government Area. The proposed development is assessed in detail against the relevant provisions of the LEP within the table below.

Table 7: Penrith Local Environmental Plan 2010

LEP 2010 CLAUSE	PROVISION	RESPONSE
Land Use Table	<i>Zone B5 Business Development</i> <i>1 Objectives of zone</i> <ul style="list-style-type: none"> <i>To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</i> <i>To maintain the economic strength of centres in Penrith by limiting the retailing of food, groceries and clothing.</i> 	The proposed increased GFA at the existing bulky goods premises will remain consistent with the objectives of the B5 Business Development zone and does propose the retailing of food, groceries or clothing.
4.3 Height of Building	<i>The maximum height of building permitted on this site is 12 metres.</i>	The proposed development does not seek to increase building height, as it relates to the infill of

LEP 2010 CLAUSE	PROVISION	RESPONSE
		the undercroft and eastern loading dock areas that are located at ground level.
7.5 Protection of Scenic Character and Landscape Values	<p>(1) <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to identify and protect areas that have scenic value either from major roads, identified heritage items or other public places,</i></p> <p>(b) <i>to ensure development in these areas is located and designed to minimise its visual impact.</i></p> <p>(2) <i>This clause applies to land identified as “Land with scenic and landscape values” on the Scenic and Landscape Values Map.</i></p> <p>(3) <i>Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.</i></p> 	The site has been identified on the ‘Scenic and Landscape Values Map Sheet SLV_006’ (extract below) as containing scenic and landscape values. The proposal involves works to an existing bulky goods building, carpark and vehicular access arrangements. It is considered that the proposal would not be visible from major roads and would not adversely impact the scenic and landscape values of the locality.
7.6 Salinity	<p>(1) <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to protect natural hydrological systems by minimising soil disturbance and ensuring appropriate land use management,</i></p> <p>(b) <i>to avoid the adverse effects of rising salinity on land, including damage to infrastructure and buildings, loss of productive agricultural land and other adverse environmental effects.</i></p> <p>(2) <i>Development consent must not be granted to any development unless the consent authority has considered:</i></p> <p>(a) <i>whether or not the proposed development is likely to have an impact on salinity processes, and</i></p> <p>(b) <i>whether or not salinity is likely to have an impact</i></p>	The proposal includes the reduction in landscape area of approximately 2,530 m ² to replace the existing detention basin of approximately 1,130 m ³ with a proposed underground OSD tank of approximately 1,675 m ³ , as per the attached civil engineering drawings plus an above

LEP 2010 CLAUSE	PROVISION	RESPONSE
	<p>on the proposed development, and (c) appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to in paragraphs (a) and (b).</p>	<p>ground Stormwater Detention area to cater for the 100 year ARI Event. Additional replacement landscaping is also proposed as per the attached landscape drawings.</p>
7.7 Servicing	<p>(1) The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services. (2) Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that: (a) the development will be connected to a reticulated water supply, if required by the consent authority, and (b) the development will have adequate facilities for the removal and disposal of sewage, and (c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and (d) the need for public amenities or public services has been or will be met.</p>	<p>The site contains an existing bulky goods retail centre and has sufficient capacity in existing services to cater for the proposal.</p>

5.1.3 Penrith City Council Development Control Plan

Table 8: Penrith Development Control Plan 2014 – Chapter A 1.2: Introduction

DCP 2014 Chapter A Introduction	PROVISION	RESPONSE
clause 1.2 e	<p>To foster development that responds appropriately to the natural and built environment, in particular, vegetation, biodiversity corridors, significant waterways, riparian land, significant buildings and gardens, and scenic landscapes and views.</p>	<p>The proposal relates to the infill of the ground floor undercroft carparking area and the closure of the eastern loading dock and conversion of these areas to bulky goods retail floorspace.</p>
clause 1.2 g	<p>To ensure the quality of development in the City of Penrith is of a high standard.</p>	<p>The proposal represents a significant investment in quality Architectural and Civil Engineering design of the Domayne</p>

DCP 2014 Chapter A Introduction	PROVISION	RESPONSE
		Building expansion and Wolseley Road relocation works.

DCP 2014 Chapter C3 Water Management	PROVISION	RESPONSE
Chapter C3 Water Management General Objectives	<p><i>a) To adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources;</i></p> <p><i>b) To promote sustainable practices in relation to the use of water resources for human activities;</i></p> <p><i>c) To minimise water consumption for human uses by using best practice site planning, design and water efficient appliances;</i></p> <p><i>d) To address water resources in terms of the entire water catchment;</i></p> <p><i>e) To protect water catchments and environmental systems from development pressures and potential pollution sources;</i></p> <p><i>f) To protect and enhance natural watercourses, riparian corridors, wetlands and groundwater dependent ecosystems;</i></p> <p><i>g) To protect, conserve and enhance surface and groundwater resources;</i></p> <p><i>h) To integrate water management with stormwater, drainage and flood conveyance requirements; and</i></p> <p><i>i) To utilise principles of Water Sensitive Urban Design in designing new developments or infill development in existing areas.</i></p>	<p>The proposal remains consistent with these objectives and is accompanied by Stormwater Management and Civil Engineering Design drawings prepared by Henry & Hymas Consulting Engineers.</p> <p>The proposal includes the reduction in landscape area of approximately 2,530 m² to replace the existing detention basin of approximately 1,130 m³ with a proposed underground OSD tank of approximately 1,675 m³, as per the attached civil engineering drawings plus an above ground Stormwater Detention area to cater for the 100 year ARI Event. Additional replacement landscaping is also proposed as per the attached landscape drawings.</p>
3.2 Catchment Management and Water Quality	<p><i>Catchment management requires protecting water systems from:</i></p> <p>...</p> <ul style="list-style-type: none"> <i>• Soil erosion and sedimentation from poor</i> 	The proposal remains consistent with these objectives and is accompanied by Soil

	<p><i>construction/land use practices;</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Stormwater run-off and surface pollution.</i> 	Erosion and Sediment Control Civil Engineering Design drawings prepared by Henry & Hymas Consulting Engineers.
Catchment Management	<p>Objectives</p> <p><i>b) To prevent direct pollution of existing groundwater or surface water systems;</i></p>	As above
3.2 Water Sensitive Urban Design	<p><i>g) To protect and enhance natural land and water systems such as creeks and rivers, particularly water quality.</i></p> <p><i>h) To maintain and restore the natural water balance;</i></p> <p><i>i) To make more efficient use of water resources by conserving water, particularly potable (drinking) water;</i></p> <p><i>j) To reduce flood risk in urban areas;</i></p> <p><i>k) To reduce erosion of waterways, slopes and banks;</i></p> <p><i>l) To control stormwater pollution and improve water quality in waterways and groundwater;</i></p> <p><i>m) To integrate stormwater management with water supply and waste water treatment; and</i></p> <p><i>n) To integrate stormwater treatment into the landscape so as to maximise the visual and recreational amenity of urban development.</i></p>	As above

4) Council Approval Requirements for WSUD Systems

Land Use	Development Type	Water Conservation	Stormwater Quality	Water Quality Flow	Refer to appended Stormwater Report and Civil Engineering Drawings from Henry & Hymas Consulting Engineers.
Commercial and Industrial	All new commercial, retail, mixed use and industrial development greater than 2,500m ² total site area.	√ - WELS	√	√	
	Alterations and additions where the increase in roof area and impervious area* is equal to or greater than 250m ² .	√ - WELS	√	√	
	*Additional impervious area includes building footprint (including roof area), vehicle accessways and parking spaces.				
	Commercial, retail, mixed use and industrial development not addressed above.	√ - WELS	No	No	

DCP 2014 Chapter C5 Waste Management	PROVISION	RESPONSE
C5 Waste Management	<p><i>General Objectives</i></p> <p><i>a) To facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development.</i></p>	<p>The proposal is accompanied by a Waste Management Plan prepared by Leffler Simes Architects, that is appended to this SEE and summarised below.</p>

Response

Demolition material types and volumes are specified in the Waste Management Plan appended to this SEE.

Existing waste management for the Penrith Homemaker Centre generally comprises: 2m³, 3m³ and 4.5m³ waste bin/skips located in dedicated waste bin areas adjacent to rear service/loading dock areas behind the various tenancies. Waste is separated into 'general' waste and 'recycle' (ie: paper and cardboard) waste categories and collected by private waste contractors at regular intervals, several times each week. The Centre adopts an initiative of minimising 'general' waste by recycling paper, cardboard, plastic, etc. and separating green waste.

The existing 2-storey building located adjacent to Mulgoa Road, proposed to be altered with this DA application, currently has 3 x 3 m³ and 2 x 2 m³ 'general' waste bin/skips, plus 4 x 3 m³ and 1 x 2 m³ 'recycle' waste/bin skips, located in the rear service/loading dock areas, as noted in section 3 above. Current waste generation/collection schedule is as follows: 'General' waste = 13 m³ (collected weekly) = 13 m³/week 'Recycle' (paper & cardboard) waste = 14 m³ (collected weekly) = 14 m³/week Proposed increased waste generation for this Building is subject to confirming selected tenant's requirements. However, this is envisaged to increase (based on relative floor area increase), as follows: 'General' waste = 15 m³ (weekly collection) = 15 m³/week 'Recycle' (paper & cardboard) waste = 16m³ (weekly collection) = 16m³/week.

DCP 2014 Chapter C6 Landscape Design	PROVISION	RESPONSE
Step 3. Lodgement of DA.	<p><i>Development application, including required landscaping information, is lodged with Council.</i></p>	<p>The proposal is accompanied by Landscape Plans prepared by Site Image Landscape Architects, that are appended to this SEE. The proposed landscaping allows for additional trees, grasses and groundcover planting at the site,</p>

DCP 2014 Chapter C6 Landscape Design	PROVISION	RESPONSE
		including along the relocated Wolseley Street and internal car parking areas.

DCP 2014 Chapter C8 Public Domain	PROVISION	RESPONSE
B. General Objectives	<p>a) To enhance the quality of the public domain;</p> <p>b) To enhance the natural setting and landscape character of Penrith;</p> <p>c) To ensure that the public domain is attractive, safe, interesting, connected, comfortable, readily understood and easily accessed;</p> <p>d) To ensure that the public domain is enhanced by the built form adjoining it; and</p> <p>e) To ensure that the principles of Universal Design are considered when designing the public domain.</p>	The proposed Wolseley Road relocation will maintain the quality of the public domain and remain consistent with this clause. Vehicular and pedestrian access, including universal design shall be maintained.
8.1 Pedestrian Amenity B. Objectives	<p>In addition to the general objectives of this section, the objectives of this section are to:</p> <p>a) Encourage future links through sites at ground level, as new development occurs;</p> <p>b) Improve the permeability of large sites when they are redeveloped for more intensive uses;</p> <p>c) Ensure active street frontages address the street that will promote pedestrian activity, safety and passive surveillance in the public domain;</p> <p>d) Ensure that all forms of personal mobility, excluding cycling and cars, are considered when designing access routes;</p> <p>e) Ensure the provision of awnings and street furniture to facilitate pedestrian movement;</p> <p>f) Identify the location for and encourage provision of street tree planting in the City; and Public Domain</p> <p>g) Ensure that landscaping, public art and place-making principles have an integrated approach and are incorporated in the design of the public domain.</p>	The proposed reconstructed Wolseley Road would maintain the public access to the site. Other internal car parking works are designed to deter through-traffic using the site as a through-link between Pattys Place and Mulgoa Road, to reduce speeding vehicles and enhance pedestrian safety within the public domain and car parking areas at the site.
2) Active Street Frontage and Address	Active street frontages promote an interesting and safe pedestrian environment.	The proposal is an infill development within the building undercroft and the north-eastern loading bay areas that would activate the

DCP 2014 Chapter C8 Public Domain	PROVISION	RESPONSE
		building and create a safer pedestrian environment with opportunities for casual surveillance.
3) Awnings	<i>Awnings should be an integral component of new developments, including alterations and additions.</i>	The proposal incorporates awnings to the ground floor to provide shelter and enhance pedestrian amenity.
4) Landscape in the Public Domain and Street Tree Planting	<p><i>a) The landscape design for the development should incorporate the public domain, including those areas of the site not physically accessed but visible from the street and other locations.</i></p> <p><i>b) Street trees should not compromise water and energy conservation measures or the accessibility, safety and security of the development and public domain.</i></p> <p><i>c) Street trees are to be shown on the landscape plan and should include details of the species and be appropriate to the streetscape. Required street trees for the public domain must be at an advanced growth stage, minimum 25 to 45 litre pot size and generally a minimum of 1.5m in height.</i></p> <p><i>d) Landscape plans accompanying the development application will be required for certain types of development.</i></p>	The proposal is accompanied by Landscape Plans prepared by Site Image Landscape Architects, that are appended to this SEE. The proposed landscaping allows for new street trees, grasses and groundcover planting at the site, including along the relocated Wolseley Street and internal car parking areas.

DCP 2014 Chapter C9 Advertising and Signage	PROVISION	RESPONSE
C. General Objectives	<p><i>a) To permit the appropriate display of information concerning the identification of premises, name of the occupier and the activity conducted on the land;</i></p> <p><i>b) To ensure that all advertising achieves a very high level of design quality in terms of graphic design, its relationship to the architectural design of buildings and the character of streetscapes, landscapes and vistas.</i></p> <p><i>c) To permit the appropriate display of information concerning the identification of premises, name of the occupier and the activity conducted on the land;</i></p> <p><i>d) To provide a consistent approach to the control, location and design of advertisements;</i></p> <p><i>e) To promote and encourage an integrated design</i></p>	The application involves some reconfiguration of existing tenancy signage and the installation of additional tenancy signage, as can be seen on architectural Drawings DA09 and DA10 from Leffler Simes Architects. The proposed signage is considered to be sympathetic to the

DCP 2014 Chapter C9 Advertising and Signage	PROVISION	RESPONSE
	<p><i>approach to all signage which is in character with the locality, together with its architectural and landscape features and results in a high quality advertising sign and structure;</i></p> <p><i>f) To ensure that all signage to be displayed on a building's facade complements the architectural features, colour scheme and external finish of the building;</i></p> <p><i>g) To prevent the proliferation of signage;</i></p> <p><i>h) To ensure that signage does not constitute a traffic hazard to motorists and pedestrians; and</i></p> <p><i>i) To foster a consistent approach to the design and assessment of advertising signs and structures within the City.</i></p>	<p>architectural features of the building, complimentary to the existing external signage strategy at the Homemaker Centre, appropriate for the Bulky Goods Retail uses, and consistent with the requirements of DCP 2014.</p>

DCP 2014 Chapter C10 Transport, Access and Parking	PROVISION	RESPONSE
A. General Objectives	<p><i>a) To integrate transport planning and land use to promote sustainable development and greater use of public transport systems;</i></p> <p><i>b) To minimise the impacts of traffic generating developments and manage road safety issues;</i></p> <p><i>c) To ensure that access paths and driveways are integrated in the design of developments and minimise impacts on road systems;</i></p> <p><i>d) To provide appropriate parking for all development whilst promoting more sustainable transport use;</i></p> <p><i>e) To facilitate connections and accessibility for those using non vehicle transport by providing appropriate facilities to improve amenity and safety;</i></p> <p><i>f) To facilitate bicycle connections and provide appropriate bicycle facilities to improve amenity and safety; and</i></p> <p><i>g) To ensure that access is provided for all people with diverse abilities.</i></p>	<p>This SEE is accompanied by an appended Traffic Impact Assessment prepared by Arc Traffic and Transport that confirms the proposed works would remain consistent with relevantly applicable standards and DCP 2014.</p>
B. Controls 1) Traffic Studies	<p><i>Traffic studies may be required for some developments.</i></p>	<p>As per above.</p>
2) Road Safety	<p><i>ii) Minimise the potential for vehicular/pedestrian conflicts, providing protection for pedestrians where necessary;</i></p>	<p>The proposed changes to the internal carparking layout are designed to deter</p>

DCP 2014 Chapter C10 Transport, Access and Parking	PROVISION	RESPONSE
		through-traffic from using the Homemaker Centre as a through-link between Pattys Place and Mulgoa Road. Discouragement of through traffic would enhance road safety and pedestrian amenity at the site.
Table C10.2 Car Parking Rates	<i>Bulky Goods Premises 1 space per 50 m² of gross floor area.</i>	The existing site provides 1 space per 40 m ² GFA. The proposed development would result in the provision of 1 space per 40.5 m ² GFA, which would remain consistent with the minimum requirements.
10.6 Pedestrian Connections A. Objectives	<i>a) To provide a safe, convenient and legible movement network for people with diverse abilities, including those using wheelchairs, mobility scooters, people with prams, small children, elderly people and people with temporary injuries, between residences and points of attraction within and beyond the development;</i>	The proposal would improve pedestrian circulation and safety through the discouragement of through-traffic using the site as a through-link between Pattys Place and Mulgoa Road.

DCP 2014 Chapter D3 Commercial and Retail Dev't	PROVISION	RESPONSE
3.1 Bulky Goods Retailing	<p><i>A. Controls</i></p> <p><i>1) General</i></p> <p><i>a) The built form is to provide consistent landscaped front setbacks and an active street address.</i></p> <p><i>b) Where bulky goods developments also comprise ancillary café or service uses, locate these uses within the primary street frontage to generate activity and interest at street level.</i></p>	The proposal remains consistent with this clause. As detailed above and within the specialist documentation appended to this SEE, the works include

DCP 2014 Chapter D3 Commercial and Retail Devt	PROVISION	RESPONSE
	<p><i>c) Provide pedestrian footpaths on all streets.</i></p> <p><i>d) Entrances to bulky goods premises must be on the primary street frontage.</i></p> <p><i>e) Awnings are to be provided at entry points.</i></p> <p><i>f) Bulky goods developments are to be located on or close to the main street alignment.</i></p> <p><i>g) Provide consistent street planting and footpaths are to be provided along Blaikie Road to establish the public domain.</i></p> <p><i>h) Setback areas are to be landscaped, but may incorporate an off-street parking area if it can be demonstrated that the location of the car parking area as illustrated in Figures D3.1-D3.3:</i></p> <p style="padding-left: 40px;"><i>i) Is within a setback which is at least 13m wide and set behind a landscaped area which is at least 4m wide;</i></p> <p style="padding-left: 40px;"><i>ii) Promotes the function and operation of the development.</i></p>	<p>adequate amounts of landscaping, pedestrian footpaths, awnings and off-street parking.</p>

6. SECTION 79C CONSIDERATIONS

The following *Matters for Consideration* are to be taken into consideration by a consent authority when determining a development application, pursuant to Section 79C *Evaluation* of the *Environmental Planning and Assessment Act 1979*.

6.1 Section 79C(1)(a)(i) The Provisions of any Environmental Planning Instrument,

The relevantly applicable provisions of Penrith LEP 2010 have been examined above in this SEE and the proposal is considered to be consistent with those provisions.

6.2 Section 79C(1)(a)(ii) The provisions of any Draft Environmental Planning Instrument

The Greater Sydney Commission's draft Western City District Plan applies to the land. The draft Western City District Plan provides a 20-year plan to manage growth and achieve the 40-year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. It is a guide for implementing the draft Greater Sydney Region Plan at a District level and is a bridge between regional and local planning.

The proposal would remain consistent with the Directions to *Create Conditions for a Stronger Economy* and the relevant Planning Priority W11 relating to *Growing investment, business opportunities and jobs in strategic centres*.

6.3 Section 79C(1)(a)(iii) Any Development Control Plan

The relevantly applicable provisions of Penrith DCP 2014 have been examined above in this SEE and the proposal is considered to be consistent with those provisions.

6.4 Section 79C(1)(a)(iiia) Any Planning Agreement that has been entered into or any Draft Agreement

There is no relevant Planning Agreement that has been entered into nor any Draft Agreement.

6.5 Section 79C(1)(a)(iv) The Regulations

Not applicable to the proposed development.

6.6 Section 79C(1)(a)(v) Any Coastal Zone Management Plan

Not applicable to the proposed development.

6.7 Section 79C(1)(b) The likely impacts of that development,

Context and Setting

The proposal will not detract from the existing character of the locality and streetscape and will not result in adverse impact on the surrounding development or public domain as examined in this SEE and accompanying specialist documentation. The proposed works would not adversely impact the surrounding area. Furthermore the proposed development meets the objectives of the B5 Business Development zone of the site. The proposed development will not result in any adverse amenity impacts on surrounding properties as examined in this SEE and accompanying specialist documentation.

Access, transport and traffic

Access, transport and traffic are discussed in the body of this report, and the Traffic Impact Assessment accompanying this development application (ARC Traffic + Transport Consultants). This includes information on parking, sustainable transport, pedestrian movement and measures implemented to encourage better traffic flow for service vehicles, while discouraging motorists using the the site as a through-link between Pattys Place and Mulgoa Road.

Public domain

The proposal includes public domain enhancements through the provision of better traffic circulation, less through-traffic and pedestrian conflict and landscaping throughout the relocated Wolseley Road corridor and the site.

Utilities

The site is serviced by existing utilities. The works propose replacement of the existing on-site detention (OSD) basin of approximately 1,130 m³ with a new underground OSD tank of approximately 1,675 m³ plus an above ground Stormwater Detention area to cater for the 100 year ARI Event. The proposed development will remain consistent with Council's total Catchment Management Policy.

Landscaping

The proposal is accompanied by Landscape Plans prepared by Site Image Landscape Architects, that are appended to this SEE. The proposed landscaping allows for new street trees, grasses and groundcover planting at the site, including along the relocated Wolseley Street and internal car parking areas.

Waste Management

Waste facilities will remain in their current location, the proposed development will result in a minor waste increase, this will be managed through existing waste collection arrangements. The proposal is accompanied by a Waste Management Plan.

Natural hazards

The site is not affected by any known natural hazards.

Economic impact

The proposal will have a minor positive economic impact on the development and strengthening of Bulky Goods Retailing and more generally for greater Penrith by providing for additional employment opportunities.

Site design

The development has been designed to respond to the environmental conditions and features of the site and its wider context as discussed in the body of this report. The proposed development can achieve compliance with the relevant provisions of the Building Code of Australia. Temporary construction phase impacts would be appropriately managed in accordance with any relevant conditions of development consent.

6.8 Section 79C(1)(c) The Suitability of the Site for the Development

It is considered that the proposed development meets the objectives of the B5 Business Development zone of the site. The site is an existing Bulky Goods Retailing facility and the further development and strengthening of this Centre would result in a compatible, appropriate, economic and efficient development of the site.

6.9 Section 79C(1)(d) Any submissions made

Any submissions made to Council during the notification and advertising period would be evaluated during the DA assessment phase. Knight Frank Town Planning would welcome the opportunity to be able to respond to any issues that may be raised.

6.10 Section 79C(1)(e) The Public Interest

The proposal will not give rise to any adverse environmental, amenity or streetscape impacts. The proposal will generate additional Bulky Goods premises, which will lead to increased employment opportunities in the Penrith City Centre and will benefit the local economy. The ground floor commercial Bulky Goods uses will activate the ground floor frontage. The proposed development is considered to be in the public interest by contributing to the local economy, by providing more retail and job opportunity.

7. CONCLUSION

The relevant matters for consideration under section 79C of the Environmental Planning and Assessment Act 1979 have been addressed in this Statement of Environmental Effects and the proposed development has been found to be consistent with the objectives and requirements of the relevant planning provisions.

The proposal is permissible in the B5 Business Development zone and meets the relevant objectives of the zone. Careful consideration has been given to the location, size, architectural / civil engineering / landscape design and external appearance of the proposed development to ensure that a high quality outcome will be achieved which is consistent with the existing character of the area.

The site is therefore suitable for the development proposed which will positively contribute to the area. For reasons outlined in this Statement of Environmental Effects the proposed development is worthy of being granted development consent.