

AT

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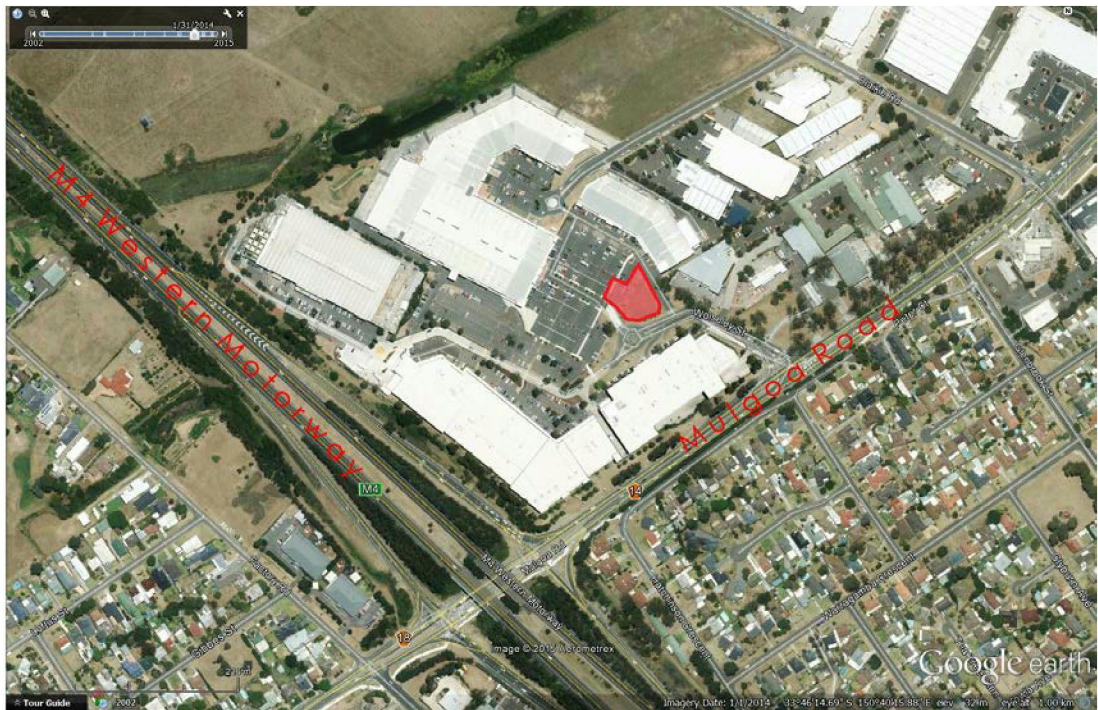


IMAGE COURTESY OF GOOGLE EARTH

## **“Zone B5 Business Development**

### **1 Objectives of zone**

- *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.*
- *To maintain the economic strength of centres in Penrith by limiting the retailing of food, groceries and clothing.*

### **2 Permitted without consent**

*Nil*

### **3 Permitted with consent**

*Bulky goods premises; Car parks; Child care centres; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Self-storage units; Signage; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres*

### **4 Prohibited**

*Restaurants or cafes; Any other development not specified in item 2 or 3”*

## **3. TOPOGRAPHY & VEGETATION**

The site is a detention basin and is a depression of about 1.2 metres lower than its surroundings. The perimeter has an almost imperceptible fall of 0.6 metres from west to east. It is surrounded by car parking and roads. The depression has some grass across its full extent, a few shrubs at the edges, and a low chainwire fence (about a meter high) around its perimeter.

## **4. EXISTING USE**

The site is a stormwater detention basin with two pipes coming in from the north and two pipes exiting from the south.

## 5. SURROUNDING DEVELOPMENT

The site is part of the central car park that serves the Penrith Homemaker Centre. It is surrounded by large format retail outlets which are trading quite successfully.

## **PART B - DEVELOPMENT PROPOSAL**

### 1. DEVELOPMENT INTENT

The objective is increase car parking spaces available to provide the best possible amenity for the shopper and local community in light of the economic climate and current retail activity. It is also intended to enhance the landscaping in this area as part of the works.

### 2. WORKS DESCRIPTION

#### **Scope of Development**

The development proposes to build over the existing open-air stormwater detention basin to provide additional car park for the busy retail Centre. The perimeter of the site will have landscaping reinstated and augmented.

#### **Development Areas**

All areas subject to site survey and verification

FLOOR AREA AND CAR PARK SUMMARY			
	EXISTING FLOOR AREA (GLA m <sup>2</sup> )	EXISTING CAR PARKING	PROPOSED CAR PARKING
LOT 10 DP 1046110			
GROUND LEVEL	25,184	485	532
BASEMENT	-	528	528
SUB TOTAL	25,184	1013	1060
SP 72448			
GROUND & FIRST	33,644	650	646
TOTAL	58,828	1663	1706
EXISTING CAR PARKING RATIO = 1:35.4			
PROPOSED CAR PARKING RATIO = 1:34.5			

### **3 SETBACKS & RESTRICTIONS**

There are no setbacks or restrictions applicable to the works and the proposal intends to utilise existing kerbs and limitations applicable to the existing site and surrounding configurations. With the work located totally within the car park it means that there will be minimal interference with the existing car park, and the ability for the retail outlets to trade.

### **4. SHADOWING AND ILLUMINATION**

No detrimental effects from shadowing or illumination will occur beyond any existing issues that may exist.

### **5 SERVICES**

An assessment of the existing detention facilities has been undertaken by a practicing civil engineer. The in-ground services will be subject to detail and appropriate design, compliant with Penrith DCP 2014 and all relevant legislation and regulations.

### **6 BCA/NCC AND ESSENTIAL SERVICES**

The extension will have no issues complying with the BCA/NCC and essential services.

### **7. NOISE**

No detrimental effects from noise will occur beyond any existing issues that may exist as the site is at the middle of the Centre, and the existing retail buildings act as barrier.

### **8 WASTE REMOVAL**

Waste removal will not vary significantly as a result of the additional car spaces provided.

### **9. ACCESS & PARKING**

The application makes positive improvements for parking at the Centre and expands on the available parking for the immediate area.

## **10. HOURS OF OPERATION**

It is proposed that these will not vary from the current retail business hours for the Centre.

## **11. OPERATIONAL SIGNAGE**

Signage will not vary with this work.

## **12 SUMMARY**

This proposal seeks to improve the Centre by providing an increase in the available amenity and facilities to the shopper. The application seeks to make an improvement to the Centre that will make it more convenient and more viable facility for the region.

The proposal is simple. The works remain relatively minor and will cause little if any disruption to daily activities within and outside the Centre. The Centre will continue to trade throughout the construction programme.

We feel that this proposal will be a significant improvement to the existing facilities and shopping precinct of Penrith. As such we feel that for the benefit of the community, local business and shoppers the application should receive the support of Council and approval should be granted to this application.

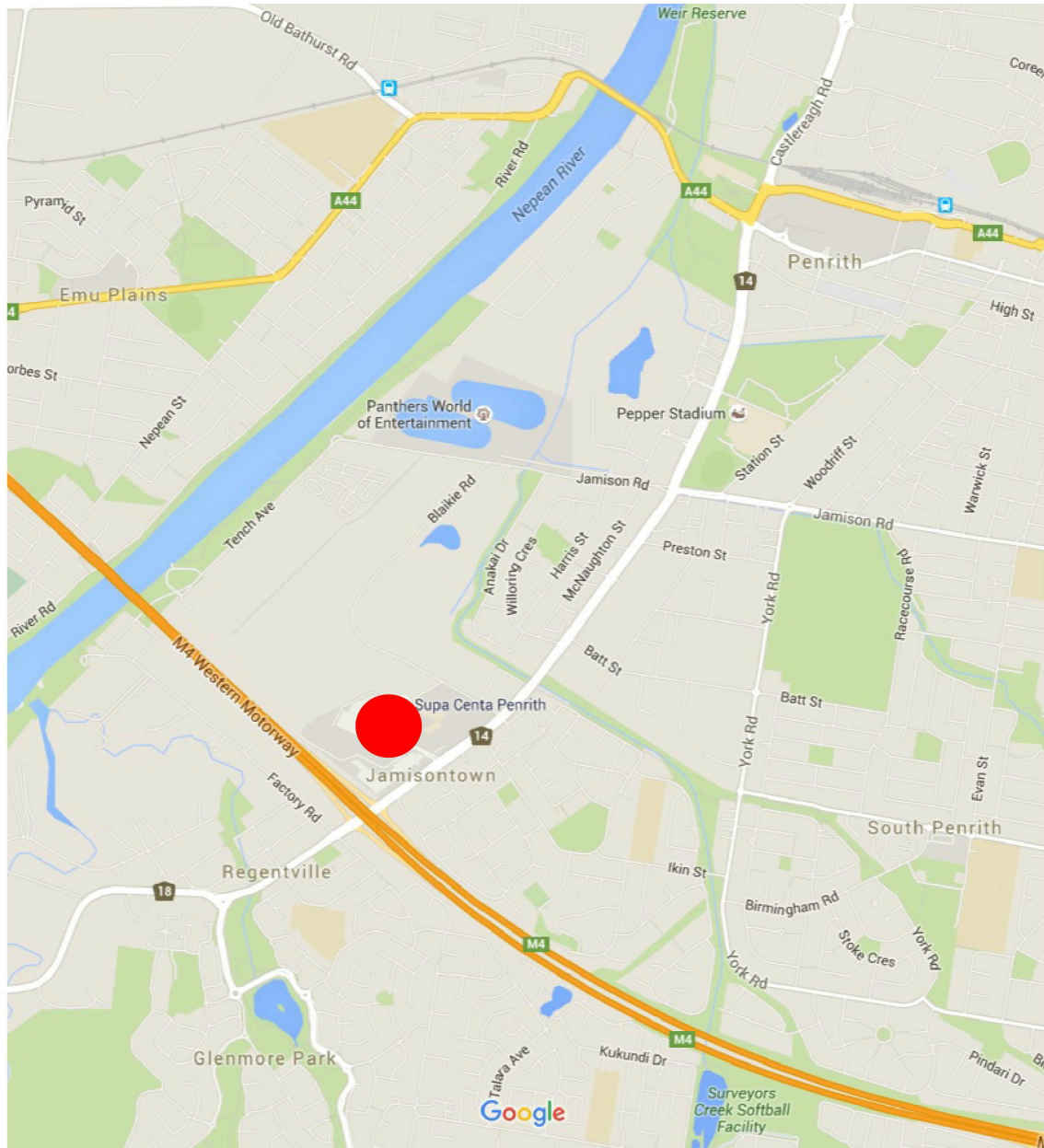
## APPENDICES

- 1 Location Plan and Map
- 2 Plans of Proposed Works
- 3 Existing site photograph
- 4 Civil Engineering Drawings



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**PROPOSED SITE LAYOUT PLAN**

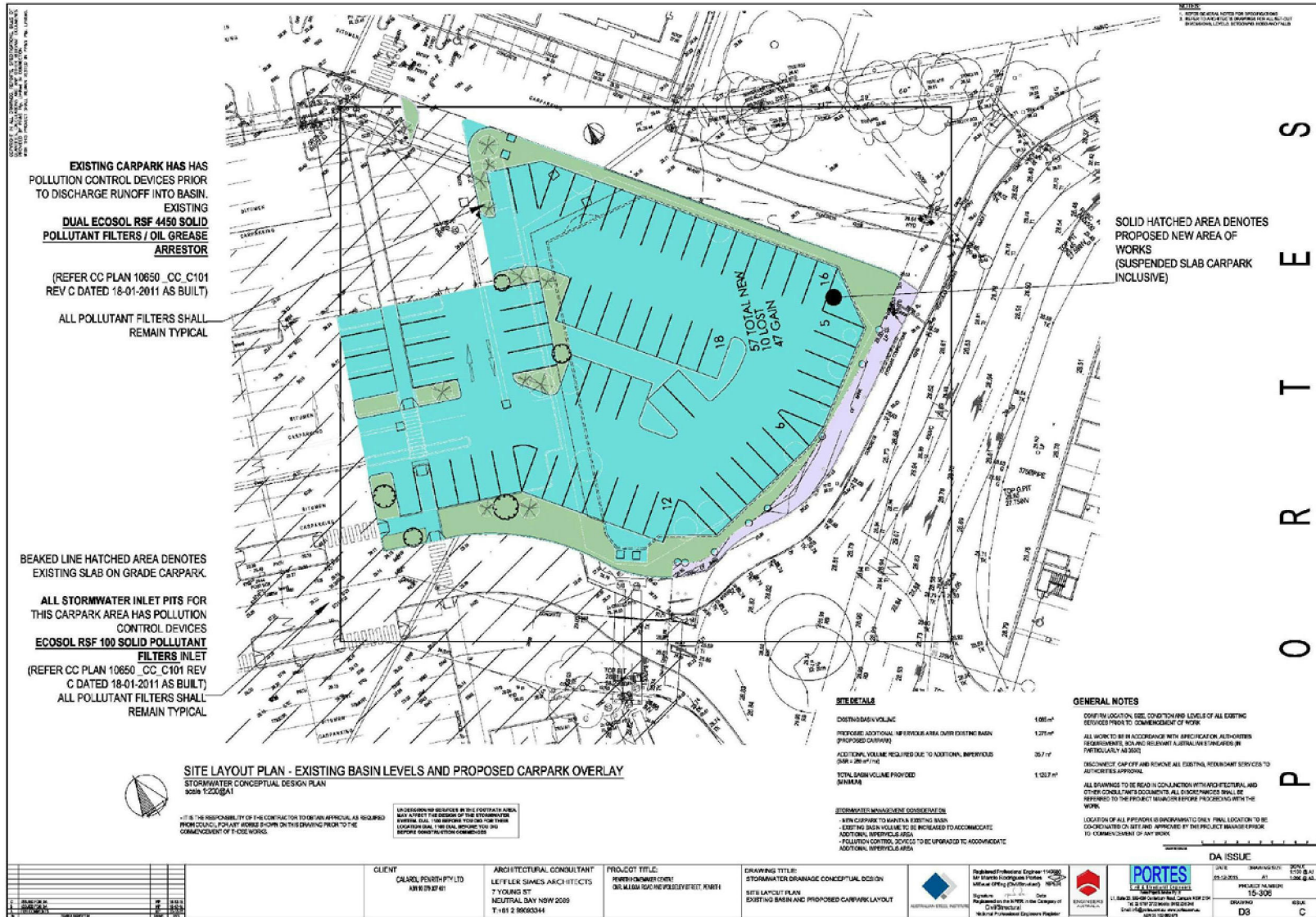
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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL AS REQUIRED FROM CO-ORDINATOR FOR ANY AND ALL WORK ON THE DRAWING PRIOR TO THE COMMENCEMENT OF WORK.

**NOTES:**

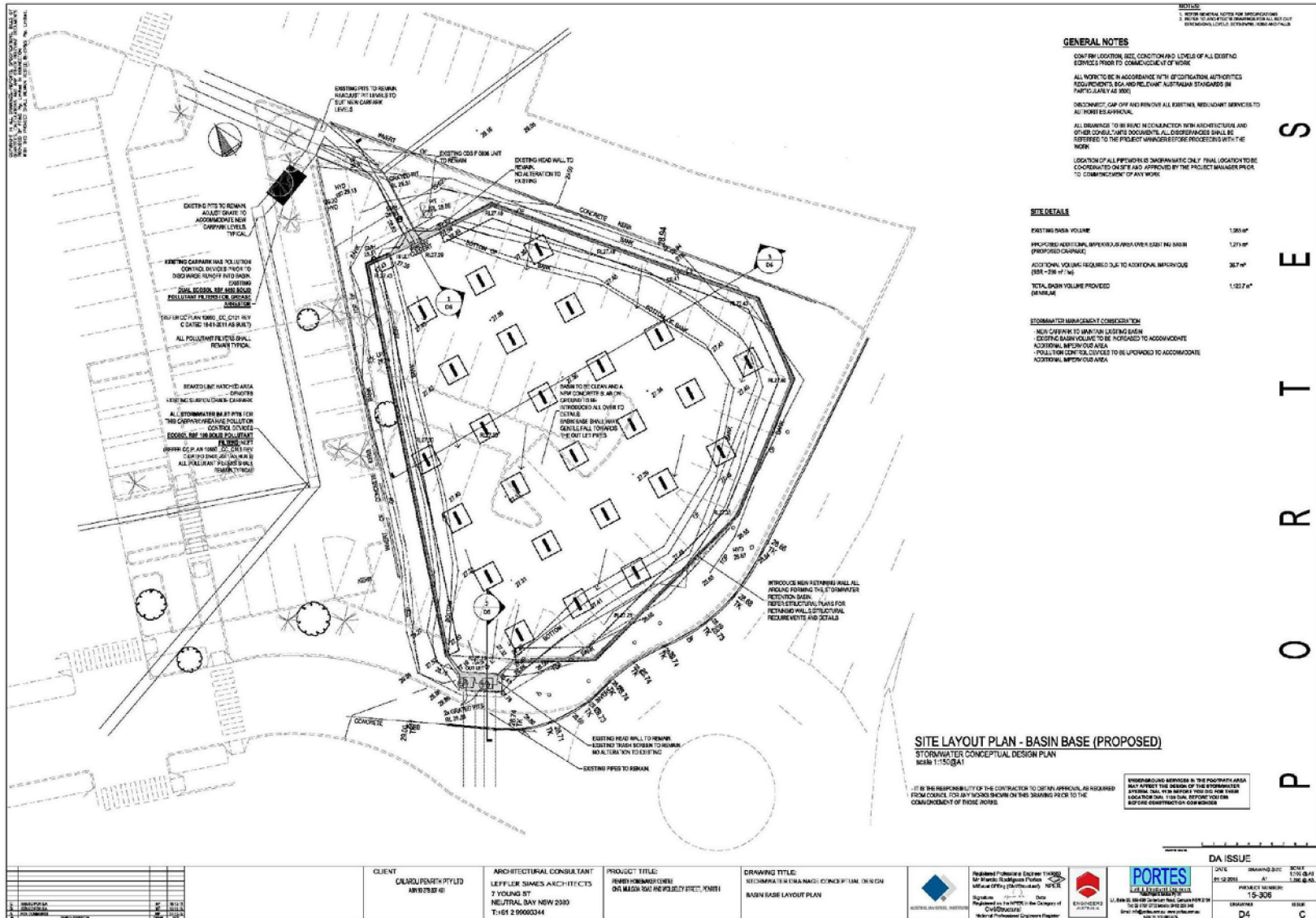
- SOLID MATCHED AREA DENOTES PROPOSED AREA OF NEW WORKS BUILDING WITH SUSPENDED SLAB CASTING
- EXISTING CANTONMENT HAS NO POLYESTER CONCRETE, SUSPENDED SLAB, TO BE REMOVED AND RE-CAST:
  - EXISTING
  - NEW CANTONMENT, NEW AND EXISTING POLYESTER FILTERS USE VIBRANT LUMINOUS
  - (UNDER CEILING PANELS) SEE CIVIL REVISED 10-10-10, 10-10-10
  - ALL POLLUTANT FILTERS SHALL REMAIN TYPICAL
- REMOVED: NEW MATCHES AREA DENOTES EXISTING BUILDING, NEW CANTONMENT
- ALL EXISTING MATCHES ARE FOR THE CANTONMENT AREA HAS POLLUTANT CONTROL DEVICES
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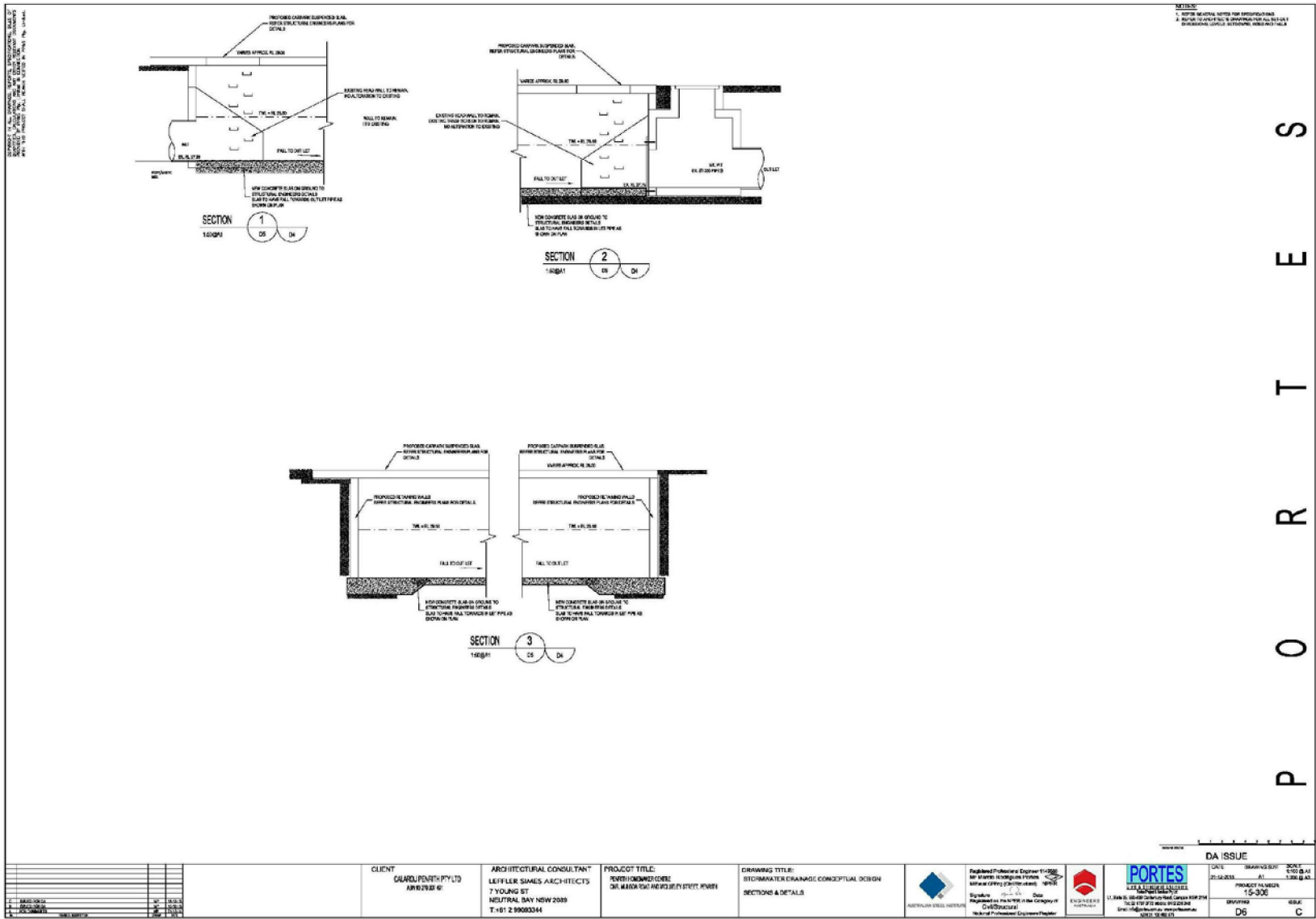
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