

Tenancy 5
78-88 Tench Avenue
Jamisontown NSW 2750
Lot 3, DP 30354

Version 1 – March 6, 2020

STATEMENT OF ENVIRONMENTAL EFFECTS

(Retrospective) Development Application
First Use & Associated Signage

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TABLE OF CONTENTS

1. Introduction	2
2. The Site & Locality	2
3. Impact on Natural and Built Environment	6
• Effect on the landscape, streetscape or scenic quality of the locality	6
• Impact on existing and future amenity of the locality	6
• Waste Disposal Arrangements	6
• Availability of utility services	6
• Social effects and economic effects	6
• Anticipated impact of noise levels to the site locality	6
• Effect on historical and archaeological aspects	7
• Effect on flora and fauna	7
• Design and external appearance	7
• Privacy, daylight and views of other dwellings	7
4. Advertising & Signage	8
5. Australian Standards & NCC Compliance	9
6. Conclusion	10
APPENDIX	11
• Fire Safety Certificate	11

1. INTRODUCTION

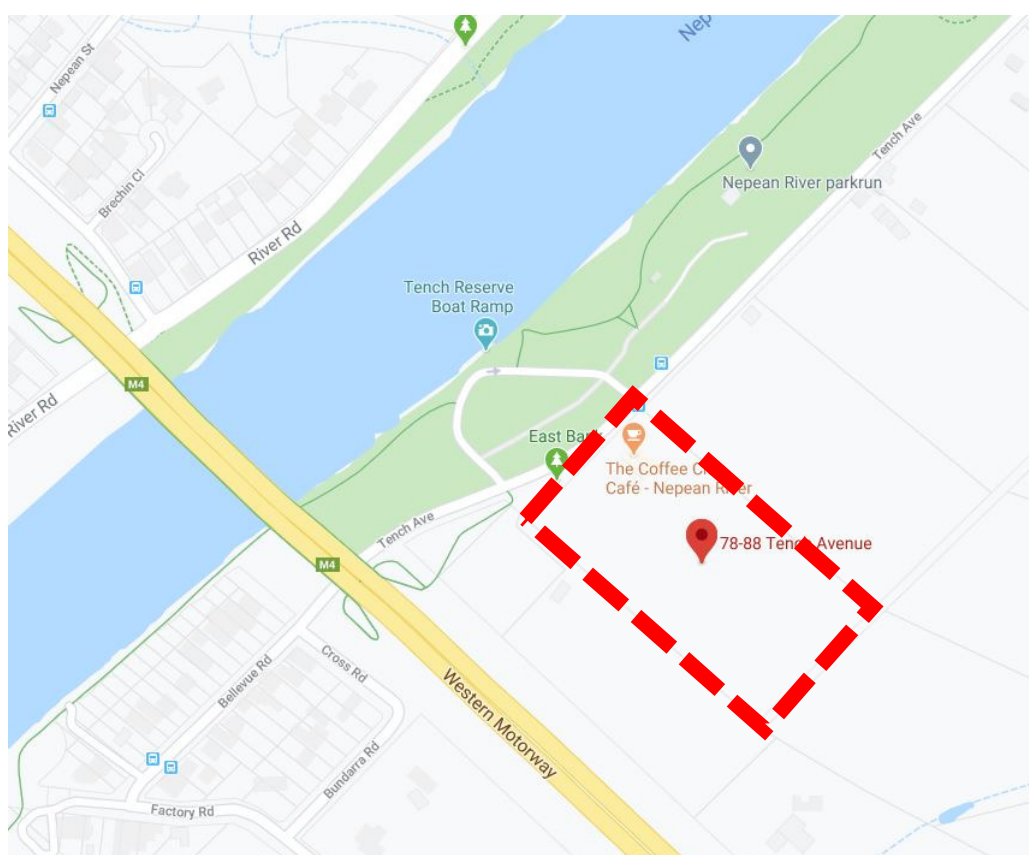
This proposal is submitted on behalf of Tella Balls Enterprise for retrospective DA for a first use restaurant and associated signage at Tenancy 5, 78-88 Tench Avenue, Jamisontown NSW (Lot 3, DP 30354)

This SoEE is submitted for demonstrating that the environmental impact of the development was considered before works were undertaken; and outlining the steps that were undertaken to protect the environment and to mitigate any potential harm, if required.

2. THE SITE & LOCALITY

78-88 Tench Avenue, Jamsiontown has an area of approx. 3.34 hectares and is located opposite existing Tench Reserve Boat Ramp in the Tench Reserve as indicated below. It is located in rural allotment with one immediate neighbour – an existing residential dwelling toward south. It is rectangular in shape with Tench Avenue being the primary access street.

Penrith City Council approved DA 15/0335.03 for this Class 6 development for Restaurants, Café Uses and Associated Outdoor Seating Piazza, Car parking, Landscaping & Stormwater Drainage Works.



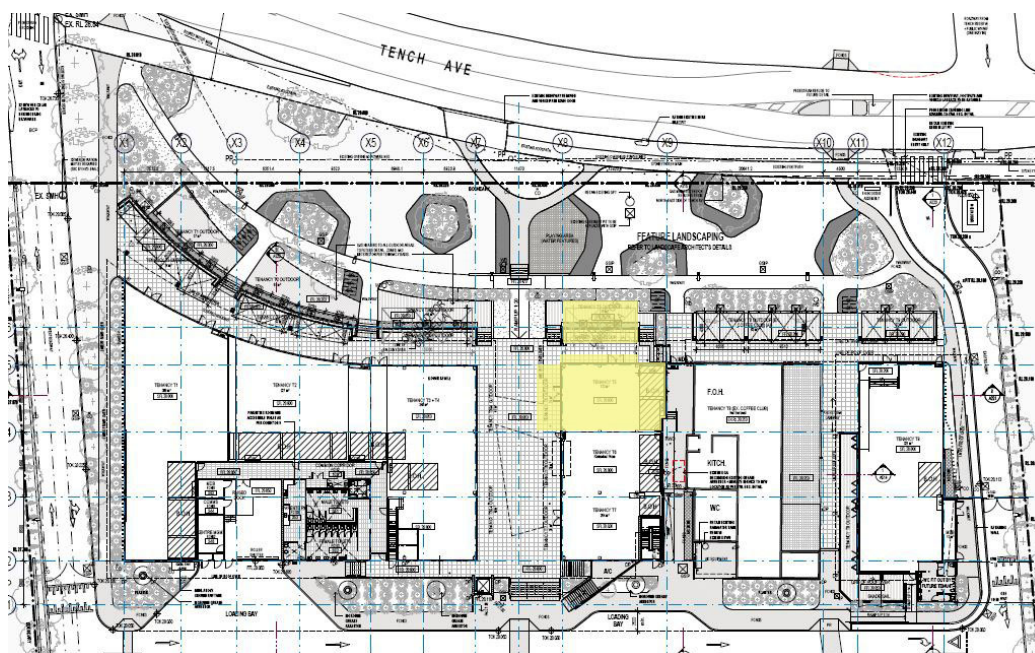
Site Location (Source – Google Maps)



Site Location (Source – Google Maps)

SUBJECT TENANCY

Tenancy 5 is located on the ground floor, facing the Tench Avenue as indicated below in yellow:



Tenancy Location (Source – Morson Group)

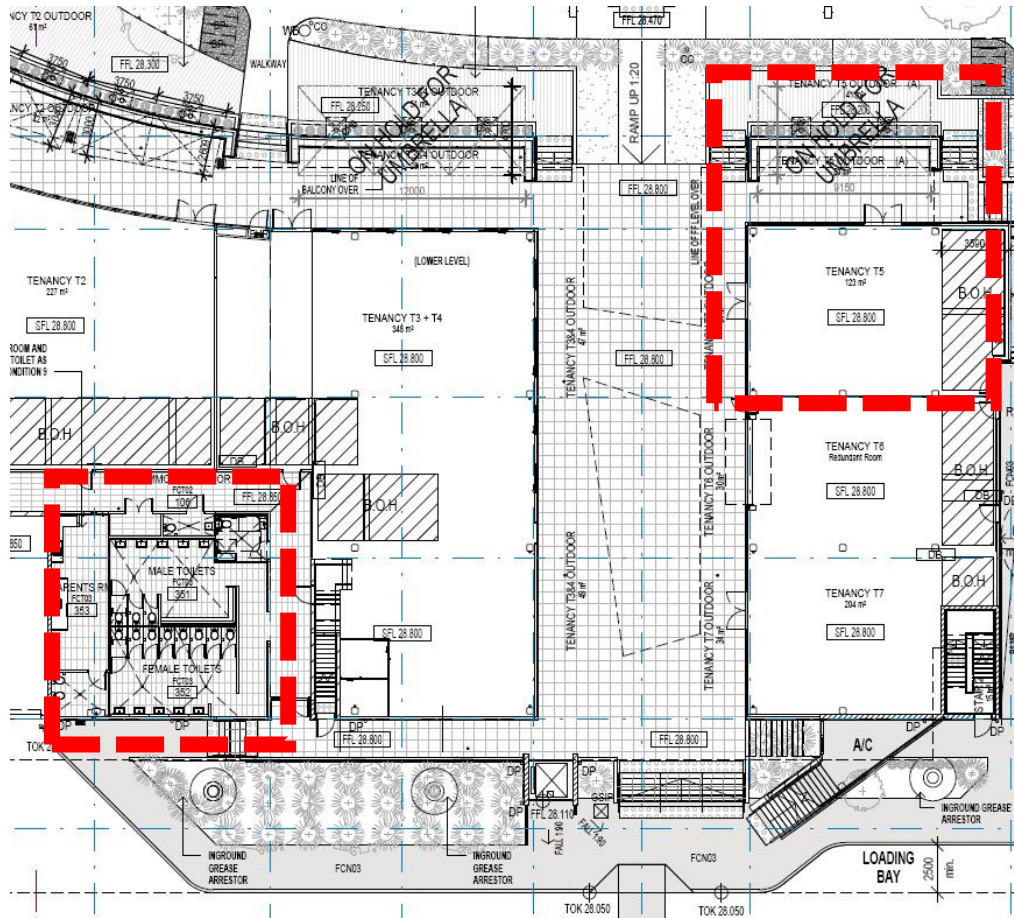
DEVELOPMENT DETAILS:

- **Planning Controls Applicable:**
 - Penrith Local Environmental Plan 2010
 - Penrith Developmental Control Plan 2014
 - SEPP 64 (Signage)
 - Sydney Regional Environmental Plan No. 20
- **Site Zone:** SP3 Tourist under the Penrith Local Environmental Plan 2010
- **Use:** Food and drinks premises is permissible with consent
- **Restaurant Type:** Contemporary Dessert Café
- **Fit - out details:**
 - Kitchen, Dessert Bar, Ice Cream Display etc.
 - Internal fixed bench seating & loose furniture. Please refer to design documentation for details.
 - 1 External Business Identification Signage
 - 2 Portable Signs
 - 1 Portable Menu Stand
 - Signage on umbrellas above outdoor seating
- **Staff** - Maximum 20 staff (depending on work load)
- **Operation Hours** - 7am to 10pm Monday to Friday
- **Patrons** - Maximum 100 in outdoor seating distributed on two sides. Internal capacity maximum 50 spots.



Fit-out works (Source – AGC)

Amenities: All tenancies/restaurants on ground floor of 78-88 Tench Avenue share existing amenities. Location of these shared amenities are indicated below with respect to location of tenancy no. 5.



Shared Centre Facilities on Ground Level (Source – Morson Group)

3. IMPACT ON NATURAL AND BUILT ENVIRONMENT

Impact on natural and built environments, local social and economic impacts were considered while developing this tenancy. This section details suitability of development from various aspects below:

This development and fit-out meets the following objective of the zone SP3:

- To provide for a variety of tourist-oriented development and related uses.
- To provide for diverse tourist and visitor accommodation and activities that are compatible with the promotion of tourism in Penrith.
- To create an appropriate scale that maintains important views to and from the Nepean River as well as to the Blue Mountains escarpment, while also improving important connections to the Penrith City Centre and the Nepean River.

- **Access and Traffic**

Access and Traffic were assessed as part of DA 15/0335.3

- **Streetscape and Design**

Existing streetscape will not be impacted.

- **External colours and finishes**

Existing external colours and finishes of base building have been retained.

- **Effect on the landscape, streetscape or scenic quality of the locality**

All proposed works are internal renovations therefore landscape, streetscape or scenic quality of the locality will not be impacted.

- **Impact on existing and future amenity of the locality**

This development will not have significant impact on existing and future amenity of the locality. Given this site's location near the Nepean River in SP3 zone, it will support varying range of activities co-located at this site and locality.

- **Waste Disposal Arrangements**

Waste management was assessed as part of the DA 15/0335.3

- **Availability of utility services**

Utility Services were available as part of the base building.

- **Social effects and economic effects**

This proposal will add to existing employment opportunities and generate economic benefits to the neighbourhood. No adverse social and economic effects are foreseen.

- **Anticipated impact of noise levels to the site locality**

Acoustic impact were assessed as part of the base build DA

- **Effect on historical and archaeological aspects**

All works are proposed for internal renovations only. No impact on historical or archaeological aspect is anticipated.

- **Effect on flora and fauna**

No adverse impact is foreseen.

- **Design and external appearance**

Existing external appearance will not be impacted. External appearance/business signage of the business is consistent with other restaurants on site.

- **Privacy, daylight and views of other dwellings**

Not Applicable

- **Loading and unloading facilities**

Existing loading and unloading facilities as part of base building will be used.

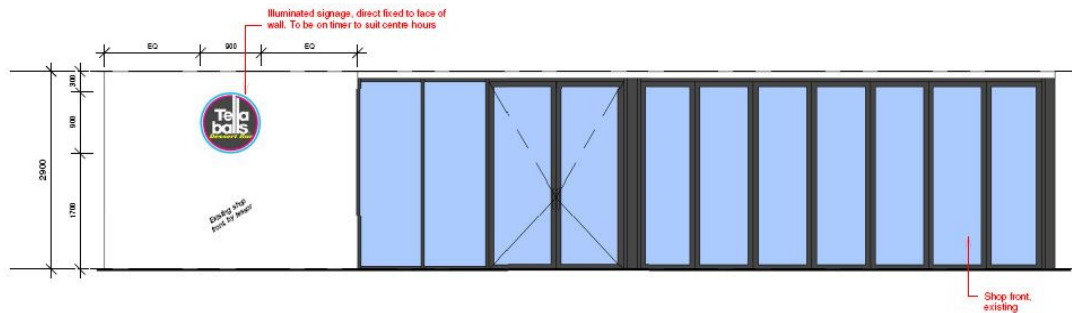
- **Plant and machinery**

No heavy duty machinery or plants will be installed on this site. Please refer to design documentation for more details on kitchen equipment and display units to be installed.

4. ADVERTISING & SIGNAGE

All signage is compatible with the existing and desired future character of the locality. It does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation area, open spaces, waterways, etc.

This signage does not compromise or obstruct any important views. It does not dominate the skyline or reduce the quality of vistas. It respects the viewing rights of other advertisers.



Business Identification Signage (Source: AGC)
(Existing staircase and handrail by others is not indicated)



2 Portable signage and 1 Menu stand



Signage on Umbrella Stands

5. AUSTRALIAN STANDARDS & NCC COMPLIANCE

Council may request a BCA compliance statement while assessing this application. Few compliance related observations are noted below:

- Design development was undertaken to achieve compliance with AS 4674-2204 by AGC. Please refer to design documentation for more details.
- All ceiling heights are min. 2900mm for habitable and un-habitable rooms. Bulkhead drop by 100mm making it min. 2800 as indicated on design documentation.
- Exit Signs and Emergency Lighting installed and certified by competent fire safety practitioner. Fire safety statement is presented in appendix for reference.
- All kitchen exhaust ventilation (exhaust ductwork and supply air ductwork) installed as per AS/NZS 1668.1 -2015 & AS 1668.2 2012. Compliance certificate can be made available on request.
- In Kitchen - floor finished to a smooth, even non-slip surface (P5 rating tiles), graded and drained to the waste (AS4674-2004-Section 3)
- SS splashback under the range hood.
- All floor to wall corner junctions provided with min.25mm aluminium coving.
- All equipment washing or preparation sink serviced with hot and cold water through a single outlet. Handwash basins available within 5m distance within food handling areas.
- Water proofing to all floors and walls in wet areas provided to comply with AS 3740. Compliance certificate available on request.
- Flush finished type ceiling access panels provided.
- Glass doors and fixed glass panels - A vision band will be installed/retained at 1m high meeting Clause 6/6 of AS 1428.1 – 2009
- Electrical work were carried out in accordance with the requirements of AS 3000. Compliance certificate available on request.
- All tenancies/restaurants on ground floor of 78-88 Tench Avenue share existing amenities.

6. CONCLUSION

This statement has reviewed the works undertaken at tenancy 5 as “food and drinks premises” operating as a dessert café.

The original design intent and objectives for this development were always to comply with the local planning controls. The envisioned use of this tenancy as a positive addition to the existing precinct has been achieved so far.

Moving forward Tella Balls will strengthen their commitment to achieving compliance with all planning controls, NCC and Australian Standards.

APPENDIX

- **Fire Safety Certificate**