



Statement of Environmental Effects

EL GRINGOS LOCOS

Address: Shop FS006, Nepean Village, PENRITH
Applicant: Monique Annetts C/- Amanda Lee
Prepare by: Amanda Studio

Location:

The existing shop FS006 at Nepean Village, it is a commercial usage site .
Located within local government area of Penrith city Council

Penrith Local Environmental Plan 2010:

The site is within Zone B4 - Local Centre

Objectives of zone:

- . To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- . To encourage employment opportunities in accessible locations.
- . To maximise public transport patronage and encourage walking and cycling.

Permitted with consent:

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Water reticulation systems.

Proposed works:

- 1: Apply graphic panels to cover existing external bricks walls. All of the graphics panels have to be mounted to existing walls and they have to be removable, so the client can take them off once the lease finished.
- 2: Except 3 existing signage, Install new 3 new advertising signages
- 3: Install grey colour tint PVC blinds in existing balcony area.

Signage:

The all proposed signage and graphic will comply with Chapter C9 of the Penrith Development Control Plan 2014, and Schedule 1 of State Environmental Planning Policy No. 64 - Advertising and Signage.

The proposed signage have the consent in writing of the owner of the land.

The proposed signage be approved under section 138 of the Road Act 1993;

The proposed signage not be carried out on or in the relation to a building being used as restricted;

The proposed signage not cover any mechanical ventilation inlets or outlets located on any building on which it carried out;

The proposed signage not obstructed or interfere with any traffic sign:

The proposed signage not result on more than 3 business identification signs being constructed or installed in relation to a building if the building houses only on commercial tenant:

The proposed signage not result in more than 6 business identification signs being constructed or installed in relation to any building;

The proposed signage not result in more that one business identification sign being constructed or installed in relation to a home business, home industry or home occupation in a residential zone;

The proposed signage not be under or attached to an awning.

The proposed sign is non-illuminated sign.

The all proposed signage and graphic will comply with SFPP No 64- Advertising and Signage:

The proposed signage does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, naturals or other conservation areas, open space areas,, waterways, rural landscapes or residential areas. it does not obscure or compromise important views. it will not dominate the skyline and reduce the quality of vistas, and it does not conflict with other advertisers. it does not affect street-scape, setting and landscape, not affect the site and the building. the signage is fixed to the shopfront with standard devices for safety measures, it does not result in unacceptable glare, and it does not affect safety for pedestrians, vehicles or aircraft, it does not detract from the amenity of any residence or other form of accommodation. The intensity of the illumination cannot be adducted.

The development will have no impacts or identifiable impact in terms of:

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|---------------------------------|---|
| * Context and setting | * Waste |
| * Access, transport and traffic | * Energy |
| * The public domain | * Noise and vibration |
| * Utilities | * Natural hazzards |
| * Existing and future amenity | * Safety, security ans crime prevention |
| * Other land resources | * Social impact |
| * Water | * Privacy, daylight and views |
| * Soils | * Site design and internal drainage |
| * Air and micro-climate | * Construction |
| * Flora and fauna | * Cumulative impact |