



Corona Projects

Building Information Certificate
STATEMENT OF ENVIRONMENTAL EFFECTS

Change of Use to Neighbourhood Supermarket and
Addition of Cool Room

30-32 Queen Street, St Marys

September 2019

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PROJECT DETAILS

Client: Mr Devendra Prasad
Subject land: 30-32 Queen Street, St Marys
Lot Description: A/-/DP377645
Proposed development: Change of use to neighbourhood supermarket and addition of cool room

The report is prepared by Judy Tran
Bachelor of Planning (WSU)




The report is reviewed by Emma Rogerson
Bachelor of Architecture and Environments (USYD)
Town Planner

Project Code: J000318

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Judy Tran	25/09/2019	
Checked by	Emma Rogerson	26/09/2019	
Approved for issue by	Judy Tran	30/09/2019	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Devendra Prasad to accompany a Development Application (DA) to Penrith City Council for the change of use to neighbourhood supermarket and addition of cool room at 30-32 Queen Street, St Marys.

More specifically, the development comprises commercial change of use to a neighbourhood supermarket with an additional cool room located towards the rear of the building.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	August 2019

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 30-32 Queen Street, St Marys and is legally described Lot A in Deposited Plan 377645. The site is located on the eastern side of Queen Street, between Station Street and Phillip Street.

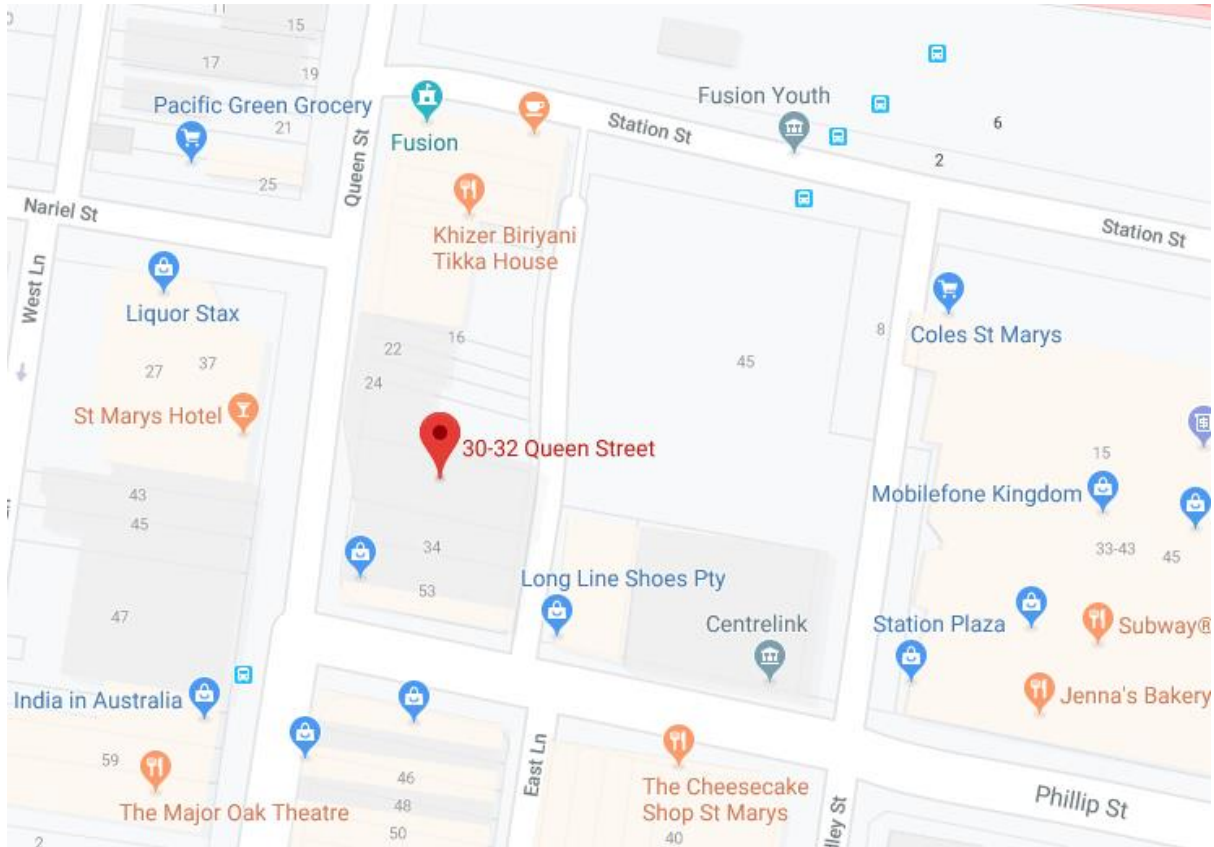


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is rectangular with a total area of approximately 497 square metres, with an approximate 12 metre street frontage to Queen Street. The northern and southern side boundary measure approximately 37 metres. The rear boundary measures approximately 14 metres.

The site currently contains a two-storey brick and metal building with a flat roof and awning at the front of the site. The building contains a commercial premises. The rear of the site is accessed through East Lane. Vehicular access to parking on East Lane is available from Phillip Street.

The land is zoned B4 Mixed Use under the provisions of Penrith Local Environmental Plan 2010 (PLEP 2010). The site is not a heritage item or is located within a Heritage Conservation Area. The site is within close vicinity to Heritage item of State Significance – St Mary's Railway Item (282).



Figure 3 – Subject site with existing signage as viewed from Queen Street (Corona Projects, July 2019)



Figure 4 – Rear of subject site as viewed from East Lane (Corona Projects, July 2019)



Figure 5 – Entrance to the cool room; open door (Corona Projects, July 2019)



Figure 6 – Entrance to the cool room; closed door (Corona Projects, July 2019)



Figure 7 – Internal area of cool room (Corona Projects, July 2019)



Figure 8 – Back storage room entrance to main commercial area (Corona Projects, July 2019)



Figure 9 – Front entrance to commercial premises (Corona Projects, July 2019)

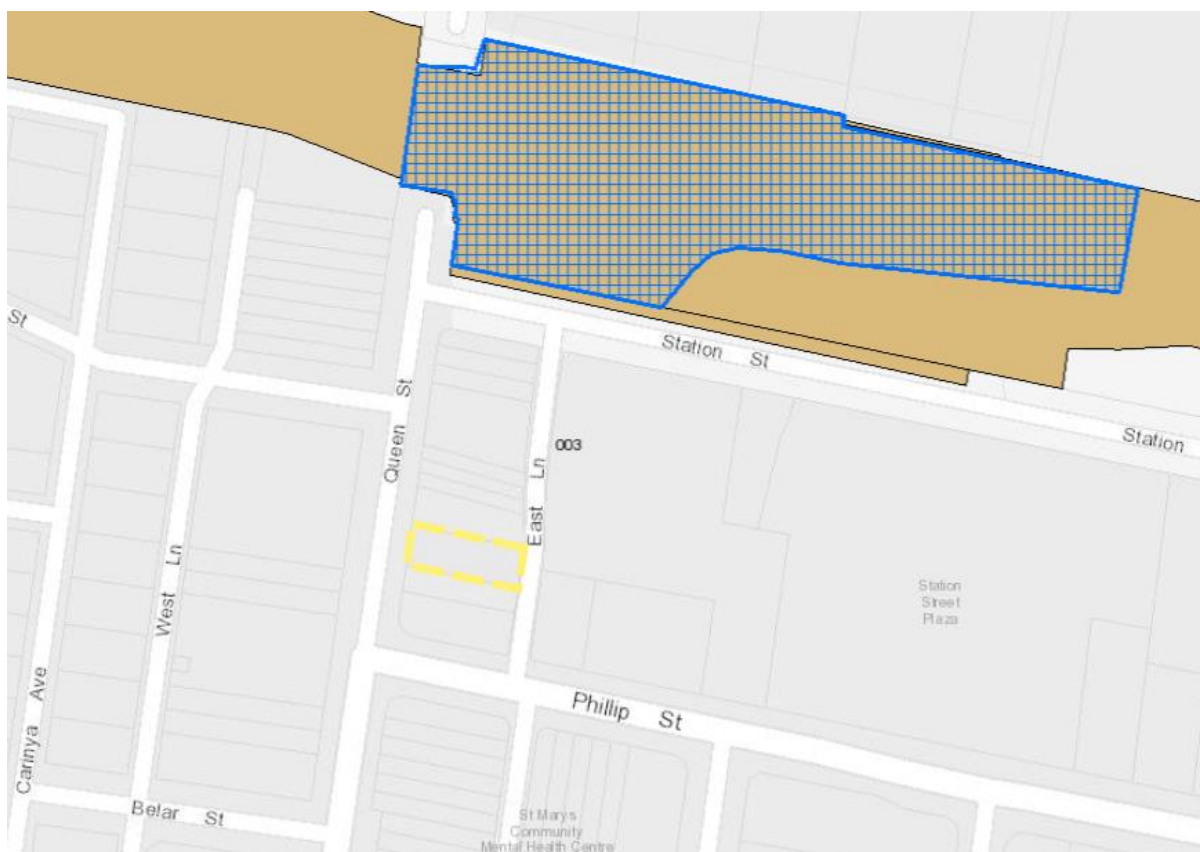


Figure 10 – Heritage Map (NSW Planning Portal)

2.2 The Locality

The site is located within an established commercial area of St Marys. The site is located in close proximity to St Marys Train Station, food and drink premises, retail and commercial buildings.

The site adjoins a one storey building containing commercial premise to the north at 24 Queen Street. To the south, the site adjoins a two-storey building containing fabric wholesale and retail premise at 34 Queen Street. Car parking space is located behind the premises on East Lane. Vehicle access to the car park is through Phillip Street.

2.3 Development History

A search on Council's DA Tracker returned no results associated with the site.

3.0 THE DEVELOPMENT

3.1 Overview

The development proposes no demolition to the existing building for the change of use to a neighbourhood supermarket and addition of cool room. More specifically, shelves are implemented in the retail area to display groceries and the development comprises a cool room to replace an existing storage area towards the rear of the building on ground floor. The cool room is used for fruit, vegetable

and drink storage. The room will be maintained at a temperature of 8.9 degrees Celsius to ensure the 'Australian New Zealand Food Standards Code – Standard 2.3.1 – Fruit and Vegetables' is met.

The development has been designed to relate to its site and does not affect the character of the streetscape. Rather, to be integrated to the existing character of the area seamlessly as site is located along other commercial premises. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.2 Plan of Management

The development comprises the following:

Items	Details
Previous use of area before cool room	The cool room area was originally used as a storage area for boxes and crates.
Previous use of subject site	Subject site was previously operating as a costume hire shop.
Proposed business name	Pacific Green Grocery
Signage?	No signage is proposed.
Type of business	The subject site will continue to operate as a commercial premise. More specifically operating as a neighbourhood supermarket.
Current trading hours	Trading hours are; Monday to Tuesday 9:00am – 7:00pm Wednesday to Sunday 8:00am – 7:00pm
Proposed number of staff	The business currently employs approximately four staff members. Only staff members will have access to the cool room.
Type of waste may generate from the operation, including any hazardous waste	The site generates waste such as cardboard boxes, expired fruits, vegetables, food and drinks, plastic bags.

Waste disposal and collection arrangement	A general waste bin and recycling bin is located to the rear of the building. Please refer to Figure 4.
Cool room operational hours. Will it still be operating outside of trading hours?	Cool room operates inside and outside of trading hours to prolong the longevity of the fruits and vegetables.
Noise sources from cool room	Minimal noise can only be heard inside the cool room. No external impact is expected.
Noise reduction measures	Noise can only be heard within the cool room. When doors are close the noise cannot be heard.
Vibration from cool room	Room imposes no vibration.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

The primary statutory document that relates to the subject site and the development is Penrith Local Environmental Plan 2010. The primary non-statutory plan relating to the subject site and the development is Penrith Development Control Plan 2014

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the commercial purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 Penrith Local Environmental Plan 2010

The development complies with the provisions of Penrith Local Environmental Plan 2010 (PLEP 2010).

Zoning and permissibility

The site is located in Zone B4 Mixed Use.

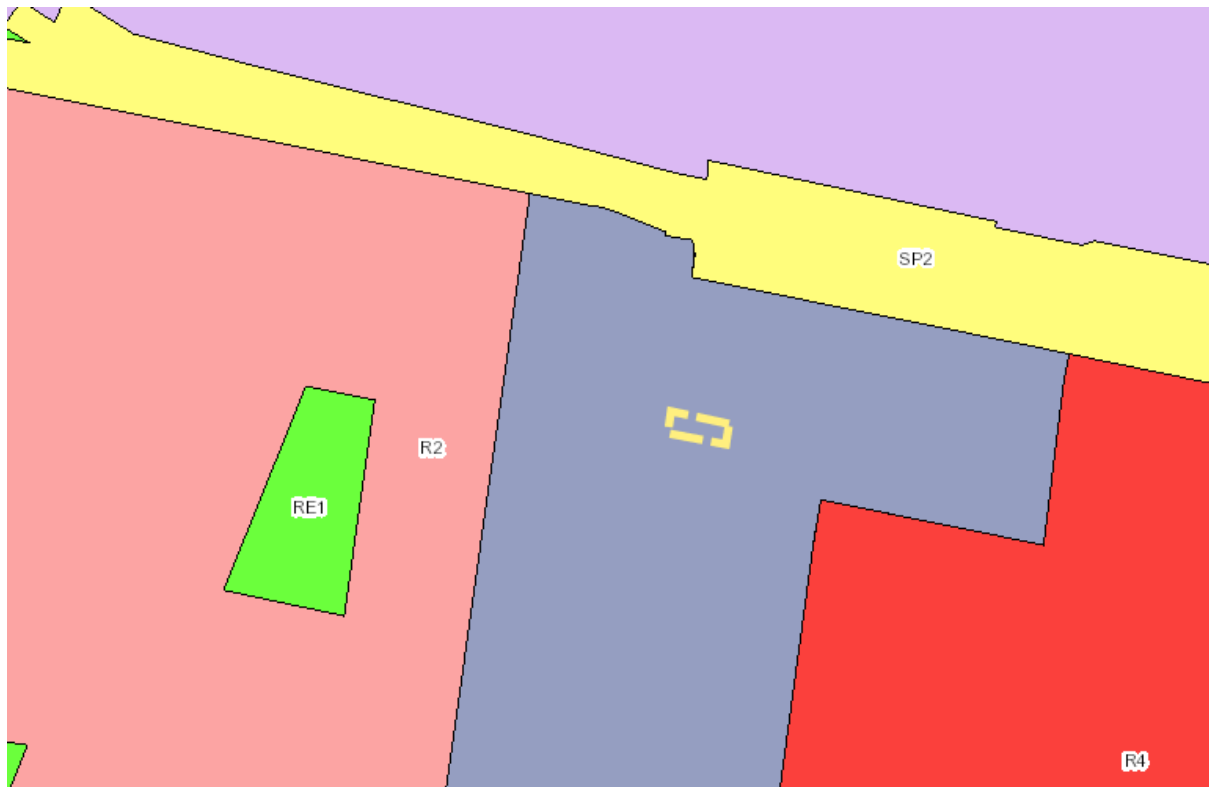


Figure 11 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *commercial premises*, which is permitted with consent in the B4 zone.

The objectives of the zone are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.

The proposal is for the change of use to another commercial premises, more specifically a neighbourhood supermarket. The development will also provide a cool room on the ground floor of the

subject site that will be capable of a range of suitable retail and business uses that will complement the change of use. The additional internal cool room will be suitably integrated into the premises.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 32 metres. The development does not alter and affect the existing height of the building, allowing the height to remain permissible as present.

Clause 4.4 Floor space ratio

The Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 3.5:1. The development does not alter the floor space ratio, FSR will remain as per existing.

4.1.4 Penrith Development Control Plan 2014

The development achieves a high level of compliance with the provisions of Penrith Development Control Plan 2014.

Control				Comment	Compliance
Part C City-wide Controls					
C5 Waste Management					
Industrial, Commercial and Mixed-Used Waste Management Guidelines					
3.3.1 Food Premises					
	Type of Premise	Residual Waste Generation	Recycling Generation	Premises uses a 660L general waste bin and a 240L recycling bin located to the rear of the subject site. Refer to Figure 4.	Yes
	Restaurant	660L/100m ² floor area/day	200L/100m ² floor area/day		
	Supermarkets	660L/100m ² floor area/day	240L/100m ² floor area/day		
C12 Noise and Vibration					
12.4 Industrial and Commercial Development					
1.a	Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated that: i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards; ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy);			Cool room does not impose any noise that can be heard outside of the development.	Yes

Control		Comment	Compliance
C10 Transport, Access and Parking			
10.5 Parking, Access and Driveway			
1b	For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below. Parking requirement: Supermarkets – 1 space per 10m2 of floor area that is to be used for retailing activities	Subject site requires 37.7 of on-site parking space. However, this is acceptable as the original is also a retail use. The proposal does not have any parking space assigned to it due to its close proximity to St Mary's Railway Station. There is no need to comply with this control as the site demonstrates excellent transport connectivity and its location in St Mary local town centre where onsite parking is not common.	Acceptable on merit
5s	Loading docks associated with the development shall be provided on-site, with all loading and unloading activities occurring on-site.	Loading dock is located to the rear of the building. Accessible from East Lane.	Yes
Part E Key Precincts			
E15 St Marys/ St Marys North			
15.3.2 Access, Parking and Servicing			
3. Site Facilities and Service			
5	Air conditioning units, service vents and other associated structures should be: a) Located away from street frontages and lanes; b) Located in a position where the likely impact is minimised; and c) Adequately setback from the perimeter wall or roof edge of buildings.	Air conditioning in cool room is allocated to the rear of the site. Location was once used for storage. Cool room does not interfere with site access nor will it be intrusive as it is positioned out of doorways.	Yes
10	Vehicular access to the waste collection areas should be from rear lanes, side streets and right of ways.	Vehicle access for waste collection is located to the rear, refer to Figure 4.	Yes
15.3.3 Precinct Controls			

Control	Comment	Compliance
<p>4 Precinct 4</p> <p>Subject site is located on Precinct 4.</p> <p>Figure E15.25: Precinct 4</p> <p>Legend:</p> <ul style="list-style-type: none"> Precinct boundary Commercial/Business Residential Traffic calmed roadway Active frontage New pedestrian connection New trees on side street Access ramp to underground carpark 	<p>Controls concerning developments in Precinct 4 will remain as per existing. Development of the cool room will have no external effect to the surrounding buildings.</p>	<p>Yes</p>

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. There are no issues regarding the external appearance and design of the existing property as change of use and cool room is located internally.

Social and Economic Impacts

The development increases the amenity of the property by supplying groceries and ingredients for residents in St Marys. In addition, the cool room will allow an allocated area for fresh food storage. The development will increase the value of the property. The development does not have no effect on the presentation of the site to the street and improve aesthetic quality of the streetscape. The development does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the neighbourhood supermarket and additional cool room. The development does not introduce any incompatible uses to the site. The works do not alter the existing permissible use of the zone under the B4 zone.

4.4 The Public Interest

The development is not considered to be against the public interest due to its positive visual outcome on the streetscape, and nominal negative environmental, social and economic impacts.

The development is considered to be in the public interest because it allows residences in St Marys to have access to services and the addition of the cool room will provide the opportunity for produce to be maintained and kept fresh for the public's consumption. The development has nominal negative environmental, social and economic impacts. Rather, it facilitates a financial gain for the family business.

The development is consistent with all the applicable LEP and DCP provisions except where identified and justified in this Statement and is consistent with all the relevant objectives of the Australian Standard. Accordingly, the development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the change of use and addition of cool room at 30-32 Queen Street, St Marys. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application assesses the permissible development within the subject site locality. The development incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the development at 30-32 Queen Street, St Marys as described in this application is reasonable and supportable, and worthy of approval by Penrith Council.