

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Cladding, Signage & Central Court  
Upgrade  
Pender Place Shopping Centre  
Cnr Church, Ken Tubman Drive & Elgin Street

architecture



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### Appendices:

- A - Architectural Plans. (A3 Size)
- B – SEPP No.64 – Advertising and Signage

## 1. PROPOSED DEVELOPMENT

### 1.1 PROPERTY DETAILS

Lot: 11 Section: DP/SP: 624462  
Property No: 44 Street: Elgin Street  
Suburb: Maitland Postcode: 2320

### 1.2 DESCRIPTION OF THE PROPOSAL

#### 1.2.1 What is the proposed development?

The scope of proposed works includes the upgrade of the existing entry points into the site to provide a more consistent overall branding of the entire shopping centre.

This includes:

- Upgraded cladding and signage to the Church Street pedestrian entry.
- Upgraded cladding and signage to the central pedestrian entry from the carpark.
- Upgrade the façade of the car parking facing the on grade car parking to conceal chain link fencing and improve this facades presentation.
- Upgraded cladding and signage to the two pedestrian entries from Ken Tubman Drive.
- Upgraded cladding and signage to the vehicular entry off Elgin Street.
- All of these entries to have improved soffit lighting.
- Also proposed to upgrade the existing central court by removing the existing black gridded suspended ceiling and exposing the existing timber framed roof and linings. This new exposed timber structure is to be repainted and new skylights introduced to provide natural daylight into the central court.  
See Heritage notes.

## 2. DESCRIPTION OF THE SITE

### 2.1 SITE AREA

What is the area of the site? Overall Approx. 10,900  
square metres

### 2.2 Describe the site.

The existing Shopping Centre is a single storey retail development consisting of a Woolworths supermarket and 11 Specialty Outlets. There is on grade car parking along Church Street and a 3 level steel framed carpark facing Ken Tubman Drive and Elgin Street.

### 3. PRESENT AND PREVIOUS USES

#### 3.1 Present Use

Retail tenancy and car parking.

#### Previous Use

Retail tenancy.

Have any potentially contaminating activities been undertaken on the property?

No

Yes

Please identify: .....

### 4. OPERATIONAL AND MANAGEMENT DETAILS

#### 4.1 PROPOSED ACTIVITY

There will be no change to the present business activity on the site.

#### 4.2 HOURS OF OPERATION

The hours of operation of the will be in accordance with the approved operating hours for Pender Place Shopping Centre.

#### 4.3 CAR PARKING

##### 4.3.1 Expected vehicle types associated with the proposal.

There will be no change to the current car parking numbers on the site.

##### 4.3.2 What are the arrangements for transport, loading and unloading of goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

There will be no change to the current loading and unloading of goods on the site.

#### 4.4 MATERIALS AND WASTE

##### 4.4.1 How will waste be disposed of?

a) Operational

The waste generated from the upgrade is expected to be minimal. However, the waste will be disposed of in the existing Centre waste management system.

b) Construction

- All demolished materials will be sorted on site and recycled where suitable.
- Excavated material, where in excess required for site usage, to be sold to a supplier, or if not suitable, transported to an approved landfill site. All stockpiling will be on site and not on council footpaths.
- Site separation of all general waste and recycling waste to occur on site during construction for efficient recycling.
- All recycling waste to be transported or collected by a selected recycling contractor. The balance to approved landfill by waste contractor.

## 5. THREATENED SPECIES AND HABITATS

Is the land identified as a critical habitat or part of a critical habitat?

- No  
 Yes

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

- No  
 Yes

## 6. MAITLAND CITY COUNCIL LOCAL ENVIRONMENTAL PLAN

### 6.1 ZONING

What is the land zoned?

B4 – Mixed Use

What is the proposal for?

Upgraded cladding and signage to the existing entry points into the Shopping Centre.

### 6.2 PERMISSABLE USE

Is this use permissible within the zone?

- No  
 Yes

6.3 ESSENTIAL INFRASTRUCTURE

Tick the essential infrastructure available to the subject site.

- Supply of water.
- Provision of energy.
- Provision of telecommunications.
- Connected to reticulated sewer.

6.4 CONTROL OF POLLUTION

Will your proposal result in air, noise, or water pollution?

- No
- Yes

6.5 EROSION AND SEDIMENT CONTROL

Erosion prevention and sediment control measures do you propose to implement?

The works will have no impact on this section.

6.6 FLOOD PRONE LAND

Is your land flood prone?

- No
- Yes

6.7 BUSHFIRE CONSIDERATIONS – cl. 33

Is the land classified as bushfire prone?

- No
- Yes

6.8 TREES AND NATIVE VEGETATION – cl. 34

Do you propose to clear any vegetation as part of your proposal?

- No
- Yes

6.9 ACID SULFATE SOILS – cl. 35

Will the proposed works disturb acid sulfate soils?

- No – Class 5
- Yes

## 6.10 HERITAGE

Is the proposal a heritage item?

- No  
 Yes

Is the proposal within a heritage conservation area?

- No  
 Yes

- Central Maitland Heritage Conservation Area Significance: Local.
- See Heritage notes below.
- There is an existing timber framed pitched roof hidden over the existing suspended black gridded ceiling in the Central Court of the Centre. It is proposed to remove the existing suspended ceiling and expose the timber framed structure. This structure appears to be in good condition and the proposal is to clean down the structure and timber cladding and repaint. No other changes are proposed for the structure. The existing iron roof over this timber framing is in poor condition and is proposed to be replaced with new metal corrugated roof sheeting. It is proposed to introduce new skylights into this new roof to introduce natural daylight into the Central Court of the Centre.

EJE Heritage have carried out a search of this timber structure. There is minimal archival information but it appears to be a church hall (possibly St Marys) and possibly designed by Pender. Other than the skylights the proposal is to retain the hall roof frame, internal timber cladding and gable glazing. Although the latter does not appear to be original.

## 7. CONCLUSION

Based on the information in this Statement of Environmental Effects and the associated drawings included with this DA submission, it is considered that the proposed will have minimal impact on the existing Pender Place Shopping Centre or its surrounding area. It is consistent with the zoning objectives and complies with the applicable controls of the local LEP and DCP.

It is therefore respectfully requested that Council endorse the proposed development as submitted.

# Appendix A

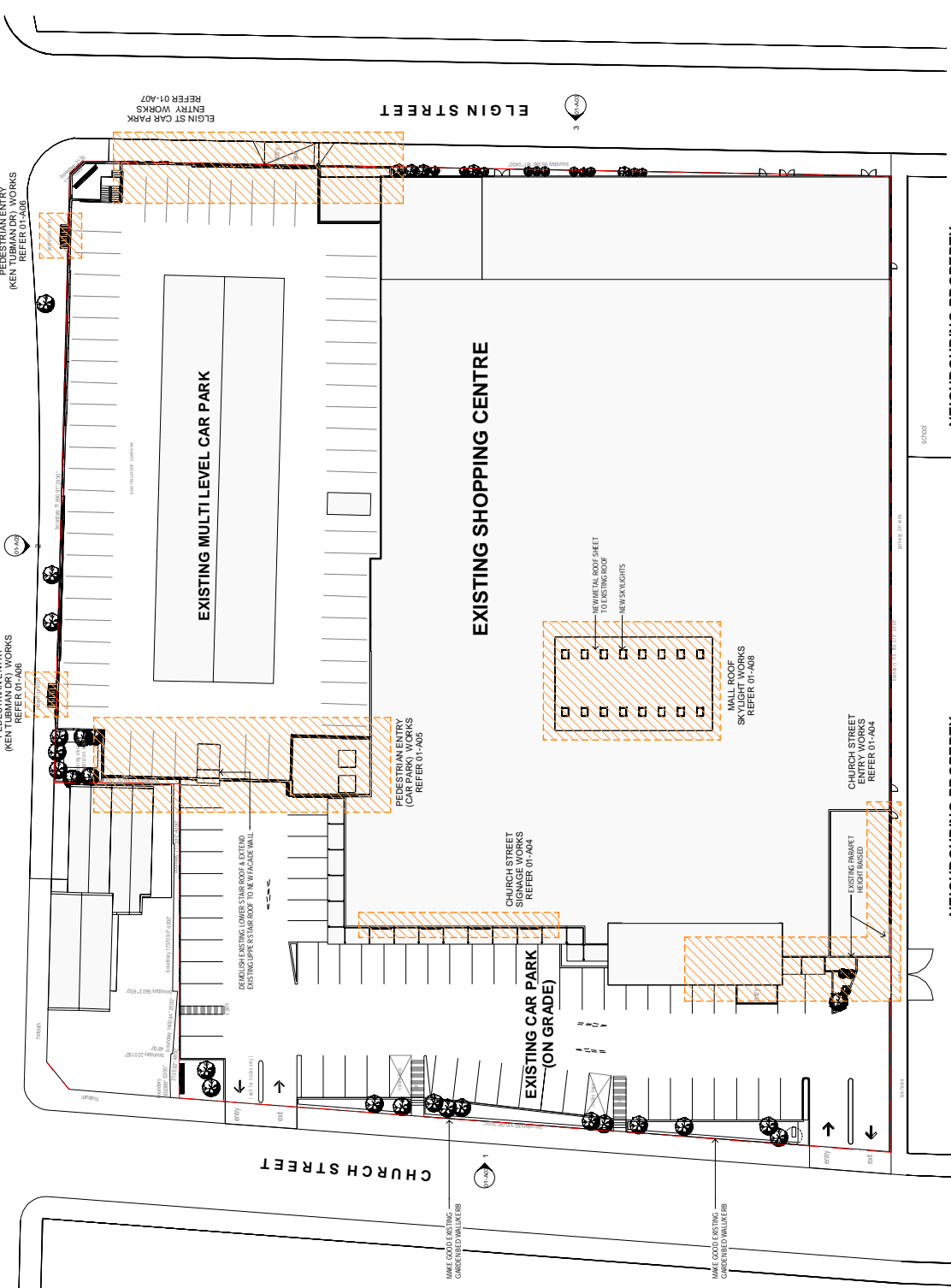




KENTUBMAN DRIVE

PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08



PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

EXISTING MULTILEVEL CAR PARK

EXISTING MULTILEVEL CAR PARK

EXISTING SHOPPING CENTRE

EXISTING SHOPPING CENTRE

EXISTING CAR PARK (ON GRADE)

EXISTING CAR PARK (ON GRADE)

CHURCH STREET ENTRY WORKS REFER 01-A04

CHURCH STREET ENTRY WORKS REFER 01-A04

EXISTING PARADET HEIGHT RAISED

EXISTING PARADET HEIGHT RAISED

DECKLISH EXISTING LOWER STAIR ROOF & EXTEND EXISTING UPPER STAIR ROOF TO NEW FACADE WALL

DECKLISH EXISTING LOWER STAIR ROOF & EXTEND EXISTING UPPER STAIR ROOF TO NEW FACADE WALL

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PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

NEW METAL ROOF SHEET TO EXISTING ROOF

NEW METAL ROOF SHEET TO EXISTING ROOF

NEW SKYLIGHTS

NEW SKYLIGHTS

MALL ROOF SKYLIGHT WORKS REFER 01-A08

MALL ROOF SKYLIGHT WORKS REFER 01-A08

CHURCH STREET ENTRY WORKS REFER 01-A04

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PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

PEDESTRIAN ENTRY (KENTUBMAN DR) WORKS REFER 01-A08

1 SITE PLAN 1:250

EJE ARCHITECTURE  
PROJECT NO: 13535  
DATE: 20210201  
DRAWN BY: M. BUCHEL  
CHECKED BY: M. BUCHEL  
SCALE: 1:250 @ A1  
1:500 @ A3

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PROJECT: PENDER PLACE  
SITE: PENDER PLACE SHOPPING CENTRE  
CNR CHURCH AND ELGIN STREETS  
& KENTUBMAN DRIVE MAITLAND

CLIENT: BUCHEL PTY LTD  
DRAWING: SITE PLAN

DATE: 20210201  
DRAWN BY: M. BUCHEL  
CHECKED BY: M. BUCHEL  
SCALE: 1:250 @ A1  
1:500 @ A3

PROJECT NO: 13535  
DRAWING NO: DA 01-A02 B

PHASE: DA  
REVISION: 01-A02 B

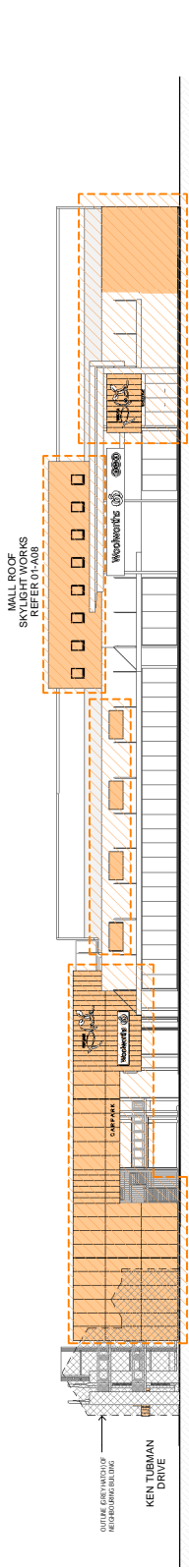
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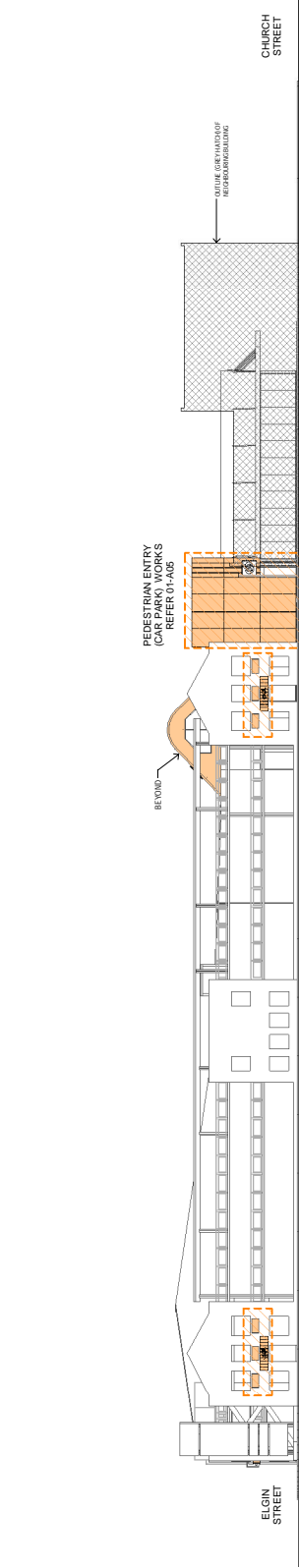
NEW CLADDING & ENTRY WALLS  
NEW SIGNAGE BOX & SKYLIGHTS  
EXTENT OF PROPOSED WORKS



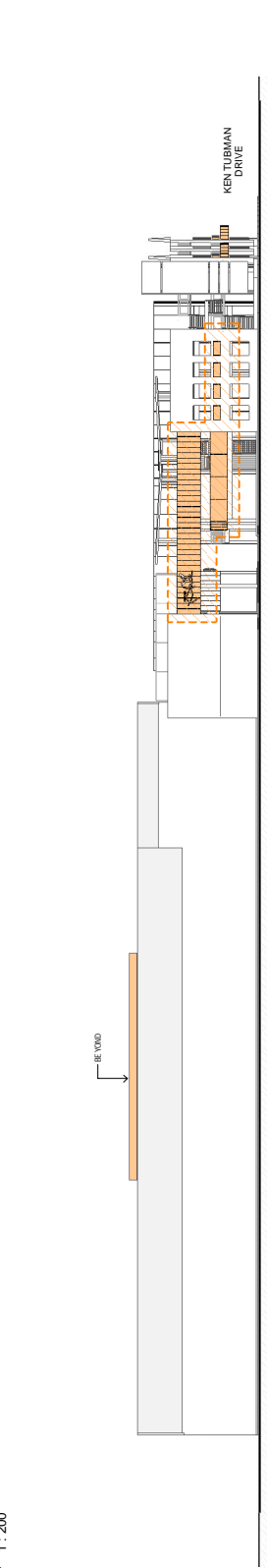
EJE architecture



1 CHURCH STREET ELEVATION  
1 : 200



2 KEN TUBMAN DRIVE ELEVATION  
1 : 200



3 ELGIN STREET ELEVATION  
1 : 200

NEW CLADDING & ENTRY WALLS  
NEW SOFFIT & ROOF SHEET  
NEW SIGNAGE BOX & SKYLIGHTS

EXTENT OF PROPOSED WORKS

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DATE: 11 FEB 2021  
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SCALE: 1:200 @ A1  
REV: 1:400 @ A3

PRODUCT: 13535  
PHASE: DA  
DRAWING NO: 01-A03  
REV: B

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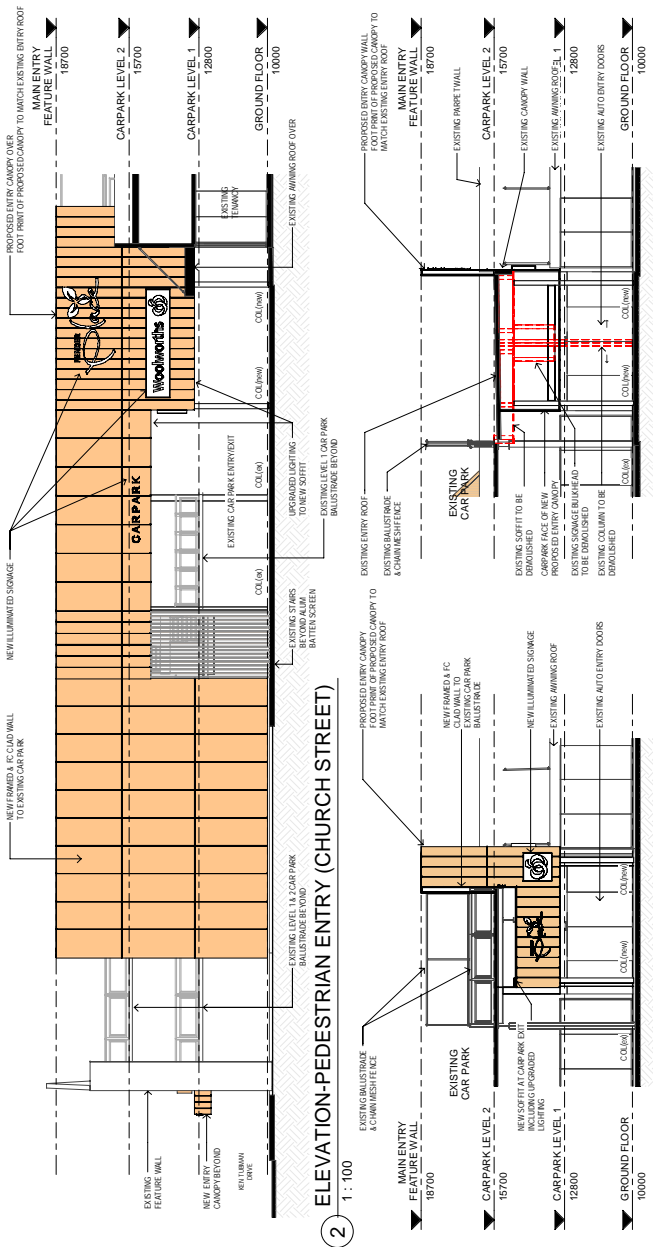
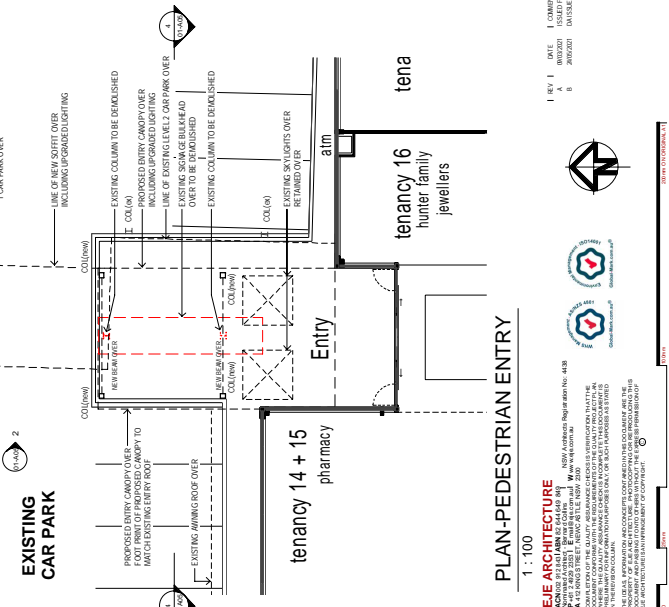
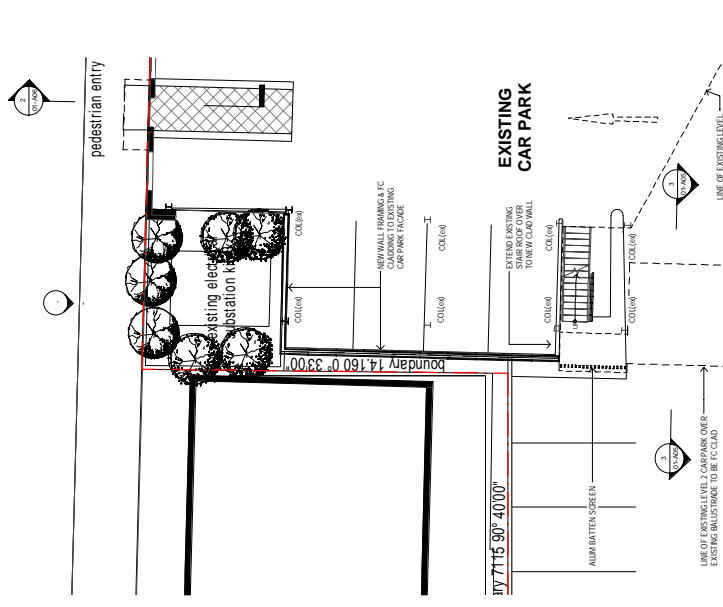
NEW ADDRESS: 10/110 WILSON STREET, SUITE 101, MAITLAND NSW 2320  
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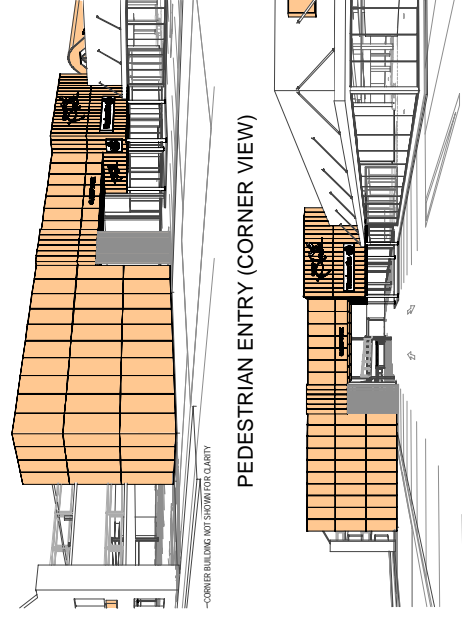




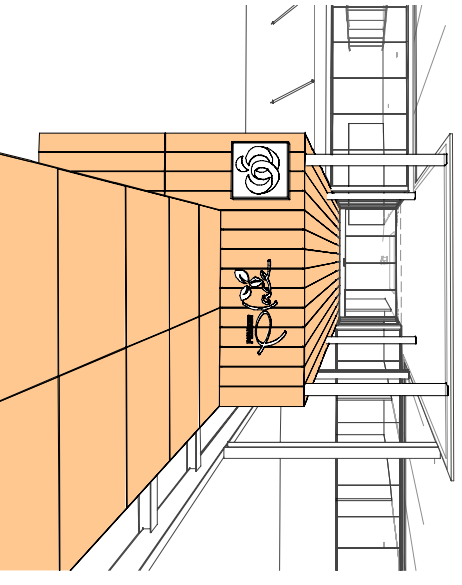


3 SECTION-PEDESTRIAN ENTRY (CAR PARK EXIT) 1:100

4 SECTION-PEDESTRIAN ENTRY (ENTRY CANOPY) 1:100



PEDESTRIAN ENTRY (CORNER VIEW)



PEDESTRIAN ENTRY (CARPARK VIEW)

PEDESTRIAN ENTRY

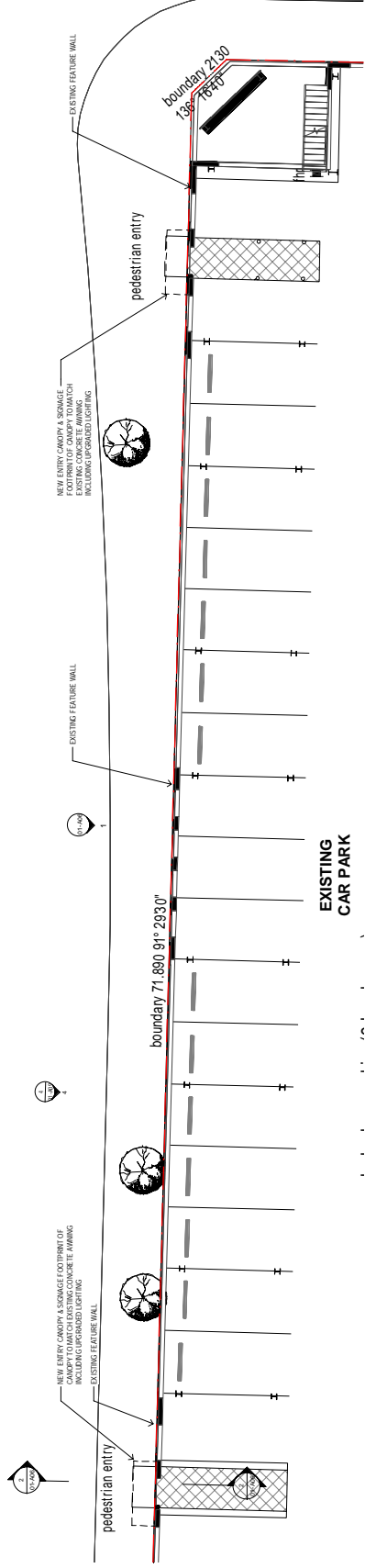
NEW CLADDING & ENTRY WALLS  
NEW SOFFIT & ROOF SHEET  
NEW SIGNAGE BOX & SKYLIGHTS



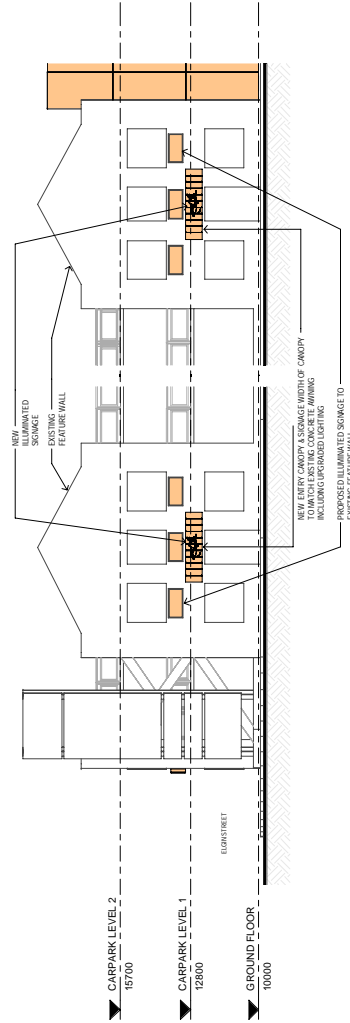
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DRAWN: M.Lewis  
CHECKED: DA  
PROJECT: PENDER PLACE  
CLIENT: BUCHTEL PTY LTD  
DRAWING: PEDESTRIAN ENTRY

1:100  
PLAN-PEDESTRIAN ENTRY  
DATE: 11 FEB 2021  
SCALE: 1:100 @ A1  
DRAWN: M.Lewis  
CHECKED: DA  
PROJECT: PENDER PLACE  
CLIENT: BUCHTEL PTY LTD  
DRAWING: PEDESTRIAN ENTRY

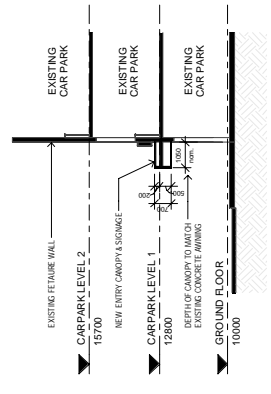
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DATE: 11 FEB 2021  
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CHECKED: DA  
PROJECT: PENDER PLACE  
CLIENT: BUCHTEL PTY LTD  
DRAWING: PEDESTRIAN ENTRY



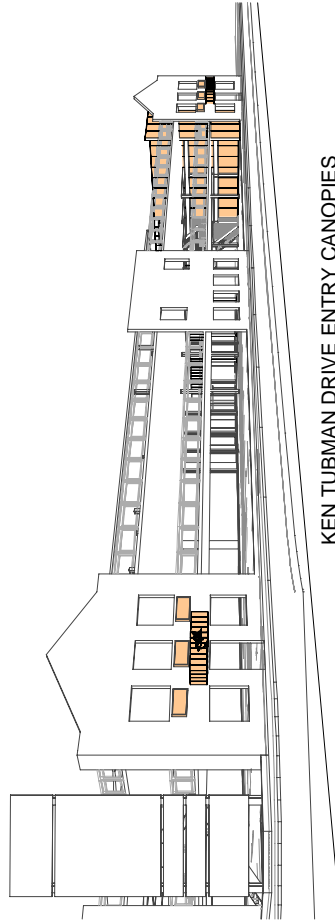
PLAN-KEN TUBMAN DRIVE ENTRY CANONIES  
1:100



ELEVATION-KEN TUBMAN DRIVE ENTRY CANONIES  
1:100

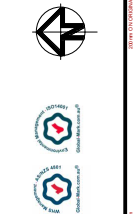


SECTION-KEN TUBMAN DRIVE ENTRY CANONIES  
1:100



KEN TUBMAN DRIVE ENTRY CANONIES

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PROJECT PENDER PLACE  
 SITE

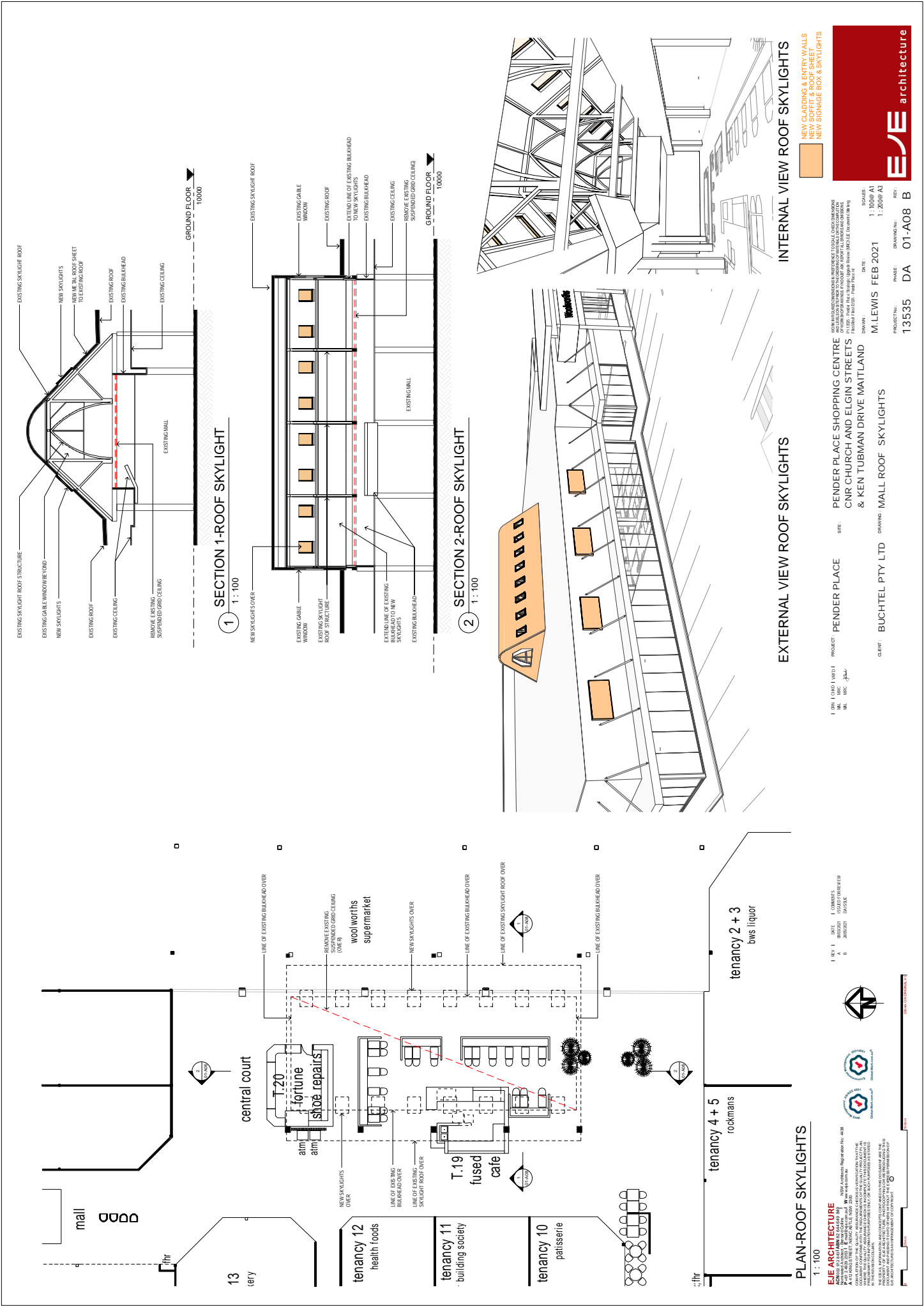
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 1:200@ A3

NEW BUILDINGS & ENTRY WALLS  
 NEW SIDEWALKS & PARKING  
 NEW STORAGE BOX & SKYLIGHTS







SECTION 1-ROOF SKYLIGHT  
1 : 100

SECTION 2-ROOF SKYLIGHT  
1 : 100

EXTERNAL VIEW ROOF SKYLIGHTS

INTERNAL VIEW ROOF SKYLIGHTS

NEW CLADDING & ENTRY WALLS  
NEW SOFFIT & ROOF SHEET  
NEW SIGNAGE BOX & SKYLIGHTS



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SITE: PENDER PLACE SHOPPING CENTRE  
CNR CHURCH AND ELGIN STREETS  
& KEN TUBMAN DRIVE MAITLAND

DATE: M.Lewis FEB 2021  
SCALE: 1:100@ A1  
1:200@ A3

CLIENT: BUCHTEL PTY LTD  
DRAWING: MALL ROOF SKYLIGHTS

PROJECTING: 13535 DA  
DRAWING NO: 01-A08 B  
REV: 1:200@ A3

PLAN-ROOF SKYLIGHTS  
1 : 100

EVE ARCHITECTURE  
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A 15 DASH STREET, WARRIOR PARK NSW 2112  
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100 WARRIOR ROAD, WARRIOR PARK NSW 2112

DATE: 08/02/2021  
COMMENTS: 0

1:100@ A1  
1:200@ A3

DATE: 08/02/2021  
COMMENTS: 0

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COMMENTS: 0

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COMMENTS: 0

DATE: 08/02/2021  
COMMENTS: 0



## Appendix B

## SEPP No.64 – Advertising and Signage

### Schedule 1 Assessment Criteria

#### Character of the Area

The site is currently used for retail purposes and has supported this type of business use for an extended period of time. The proposed illuminated signage 'Pender Place' is to be located on the reclad parapets at the existing entry points to the Centre. The existing Woolworths signage is to remain its current size. This signage is compatible and consistent with the character of the area.

#### Special Areas

The proposed signage does not detract from the amenity or visual quality of any special area within the vicinity of the site.

#### Views and Vistas

The proposed signage does not obscure or compromise any important views or vistas as they are to be fixed under the existing awning to the existing building facade. The signage does not impede on the viewing rights of any other advertisers.

#### Streetscape, Setting or Landscape

The proposed signage has been designed to be sympathetic with the existing building. The signage is appropriate for the site and it is considered that the signage shall not result in a cluttered streetscape, with the scale of the sign consistent with existing signage in the vicinity. The proposed signage does not protrude above the existing building and will not require any ongoing vegetation management.

#### Site and Building

The proposed signage is compatible with the scale and proportion of the existing building on which the signage is to be located, and has been designed to be sympathetic to the important features of the site and building.

#### Associated Devices and Logos with Advertisements and Advertising Structures

There are no safety devices, platforms, lighting devices or logos that have been designed as an integral part of the signage or structure.

#### Illumination

The proposed 'Pender Place' signs are to be low level illuminated, which is consistent with adjoining awning parapet signage within the shopping centre and will not result in unacceptable glare or have any effect on safety or pedestrians, vehicles or aircraft. It is proposed the signage will be illuminated 24 hours a day, every day of the year.

#### Safety

The proposed signs will not reduce the safety for any public road, pedestrians or cyclists.