

P.O. BOX 32, OATLANDS NSW 2117.
TELEPHONE: (02) 9630 2122 FACSIMILE: (02) 9630 2133
EMAIL: nbillyard@bigpond.com

ACN 064 013 458
ABN 50 064 013 458

Monday 28th October 2019
Ref: 1186 Env B

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed: Licensed First Floor Lounge Area
Australian Arms Hotel
Locality: 351 High St, Penrith

THE SITE

The site is an existing freestanding Hotel building with frontage to High and Lawson Streets and Lawson St Lane. The building has a total area of 949 m² with a site area of 2148.7m². The building has ground floor street access to existing bar areas, first floor accommodation lounge and verandah and a semi open beer garden area. The hotel was first constructed on its current site circa 1870 as a timber structure and this was demolished and rebuilt circa 1940 as a face brick and tile roof construction and is listed in Penrith Heritage Inventory as a two storey brick inter-war / P and O Style Commercial Hotel with street corner location, highlighted by a brick turret element, parapet and upper floor open balcony etc. Apart from minor tile removal and replacement, the exterior of the brick building is mostly intact. The existing Hotel brick façade extends along Lawson St and finishes abruptly and is joined by the metal framed semi open beer garden construction to the north. At the rear is a sealed bitumen carpark area accessed from the Lawson St Lane.



The Site 351 High Street, Penrith

Previous Development consent has been given for revised ground floor gaming lounge and reception centre but this has not been all constructed yet.

STATUTORY SITUATION

The land is zoned B3 Commercial Core in Penrith LEP 2010 with FSR 3.0:1 and height of building 12.0m. Hotels are a permitted use with consent.

The hotel is a licensed premise in accordance with the NSW Liquor Act 2007 and the proposed use is permitted in accordance with this Act.

THE PROPOSAL

It is proposed to license the existing first floor lounge and verandah areas for liquor supply and consumption to enable more convenient functions and dining activities for patrons.

Access for alcohol beverages supply would be up existing stairs with service by bar staff but small bar facilities are also envisaged to be located in the lounge area and serviced by bar staff.

The subject areas are currently used as function and dining areas, but patrons are required to convey their own drinks to these areas for consumption. This proposal will enable staff to take food and drink orders and supply patrons using these areas directly.

Hours of operation remain unchanged from previous approvals at 10 am to 12 midnight and patron capacity numbers and parking requirements similarly remain unchanged.

STATUTORY ASSESSMENT

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.

The proposal provides additional facilities to the hotel which provide well needed Hotel facilities in the CBD area.

- To encourage appropriate employment opportunities in accessible locations.

The proposal provides additional employment opportunities in the CBD

- To maximise public transport patronage and encourage walking and cycling.

The proposal has no negative impact on public transport, walking or cycling.

- To strengthen the role of Penrith City Centre as the business, retail and cultural centre of the region.

The proposal strengthens cultural and business activities in the City Centre.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; **Hotel or motel accommodation**; Information and education facilities; Medical centres; Mortuaries; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals

The proposed Hotel facilities are permitted under Clause 3

4 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 2 or 3

HERITAGE IMPACT STATEMENT

a) The existing Australian Arms Hotel 359 High St, Penrith is listed in Schedule 5 of Penrith LEP 2010 as local significance.

“The statement of significance states “The oldest and most intact twentieth century hotel in Penrith town centre the hotel provides a positive contribution to the street scape of High Street and contributes to defining important road intersection framed by historic buildings and near St Nicholas Catholic Church”.

The current Hotel construction circa 1940 is described as: “A two storey brick inter-war/P&O style commercial hotel with street corner location highlighted by a brick turret element. Parapet and upper floor open balcony. Original suspended cantilevered awning with decorative pressed metal awing. Original half glazed doors and terrazzo treads. Bar moderately intact. Exterior wall tiles removed”.

Historically the original timber hotel building was constructed circa 1870 and “Licensed from 1872, initially by butcher Thomas Andrews. He retained the licence until his death in the 1890s. The licence was then kept by his widow. By 1902 the proprietor was R. Aughey who extensively modernised the premises. The original Hotel was demolished in 1940 and rebuilt to its present form. The hotel was sold to the Brewers Toohey’s Ltd in 1960”.

The Hotel is currently privately owned and run.

The proposed licensing of the lounge area will have no impact on the Heritage significance of the Hotel. The main building structure is unchanged.

No additional conservation measures are proposed or required at this stage.

b) Development of a heritage item must:

a) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;

The proposal complies

b) Be consistent with the information on the State Heritage Inventory for that heritage item;

The proposal is consistent

c) Protect the setting of the heritage item;

The setting on the corner of High and Lawson St is unchanged.

d) Retain significant internal and external fabric and building elements;

The proposal seeks no alteration to the external building fabric.

e) Retain significant internal and external spaces;

Yes and adds valuable addition functionality to the existing lounge and verandah areas.

f) Remove unsympathetic alterations and additions;

No change to external.

g) Reinstate missing details and building elements; and

N/A

h) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.

Materials and finishes sympathetic to existing interiors.

c) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.

Room layouts not altered.

d) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.

Noted

SUMMARY

The additional licensed area alterations to the hotel will enable its continued viable operation in the provision of hospitality and cultural services and amenity to the CBD of Penrith and hotel facilities for the future increased residential growth of this urban area whilst maintaining compliance with existing legislation.