

Statement of Environmental Effects

ST MARYS SENIOR CITIZENS
CENTRE ALTERATIONS

2-6 MAMRE ROAD
ST MARYS

11 OCTOBER 2021

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for alterations to the existing St Marys Senior Citizens Centre, located at 2-6 Mamre Road, St Marys. The key aspects of the proposal are as follows:

- Reconfiguration of the existing activity halls to create a smaller hall (1)
- Creation of five office spaces with a reception and waiting area
- Reconfiguration of the activity room to create a hall (2) and dining area
- Reconfiguration of the lunchroom and activity room to create new meeting rooms
- General reconfiguration and refurbishment of plant rooms, storage rooms, utility room, toilets and accessible areas
- The proposal incorporates removal of numerous internal (non structural walls) and the rebuilding of these walls to suit the needs of the St Marys Senior Citizens Centre
- There are external changes to windows along the east, west and southern elevations to suit the internal uses of the building
- There is also a change to the southern external area of the building to remove 8 shrubs and propose a new fenced outdoor space with an AC plantroom area.

The site can be best described as an irregular shaped corner land parcel with a frontage of approximately 100m to Mamre Road, and a frontage of approximately 100m to the Great Western Highway. The allotment has a total site area of approximately 6,500m².

The site is proximate to St Marys Town Centre, train station and the development site is within walking distance to a local neighbourhood shop, local schools, childcare centres, churches, community centre, and recreational opportunities. The site is zoned R3 Medium Density Residential with a maximum height limit of 8.5m under the Penrith Local Environmental Plan 2010. Community facility developments are permissible with consent within the R3 zone.

The site sits within the St Marys Corner which is a multipurpose and cultural precinct in St Marys. St Marys Corner includes six facilities which are the St Marys Memorial Hall, Community Centre, Senior Citizens Centre, former St Marys Council Chambers, the Arts and Craft Studio, and the Don Bosco Youth and Recreation Centre. Beyond these community facilities the character is made up of low to medium density residential development.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land; the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The is legally described as Lot 2 DP 262871, Part 1 Lot 1 DP 202236, Lot 6 Sec 1 DP 202236, Lot 2 DP202236, Lot 11 DP 603827, and is more commonly known as 2-6 Mamre Road, St Marys.

SUBJECT SITE

The development site is located on the south-eastern side of the intersection of The Great Western Highway and Mamre Road, St Marys. The development site can be best described as an irregular shaped corner land parcel. The building crosses over five land parcels, as identified with the legal property description above, and the total site area is approximately 6,500m². The centre is currently existing on the site as illustrated by a photograph of the site below.

Photograph 1: Shows the subject site as viewed from the Great Western Highway looking southwards



Photograph 2: Shows the site as viewed from Swanston Street looking north west



The site sits within the St Marys Corner which is a multipurpose and cultural precinct in St Marys. St Marys Corner includes six facilities which are the St Marys Memorial Hall, Community Centre, Senior Citizens Centre, former St Marys Council Chambers, the Arts and Craft Studio, and the Don Bosco Youth and Recreation Centre. Beyond these community facilities the character is made up of low to medium density residential development.

The site is illustrated by an aerial map overleaf.



Figure 1: Aerial Map Extract of Subject Site (Six Maps)

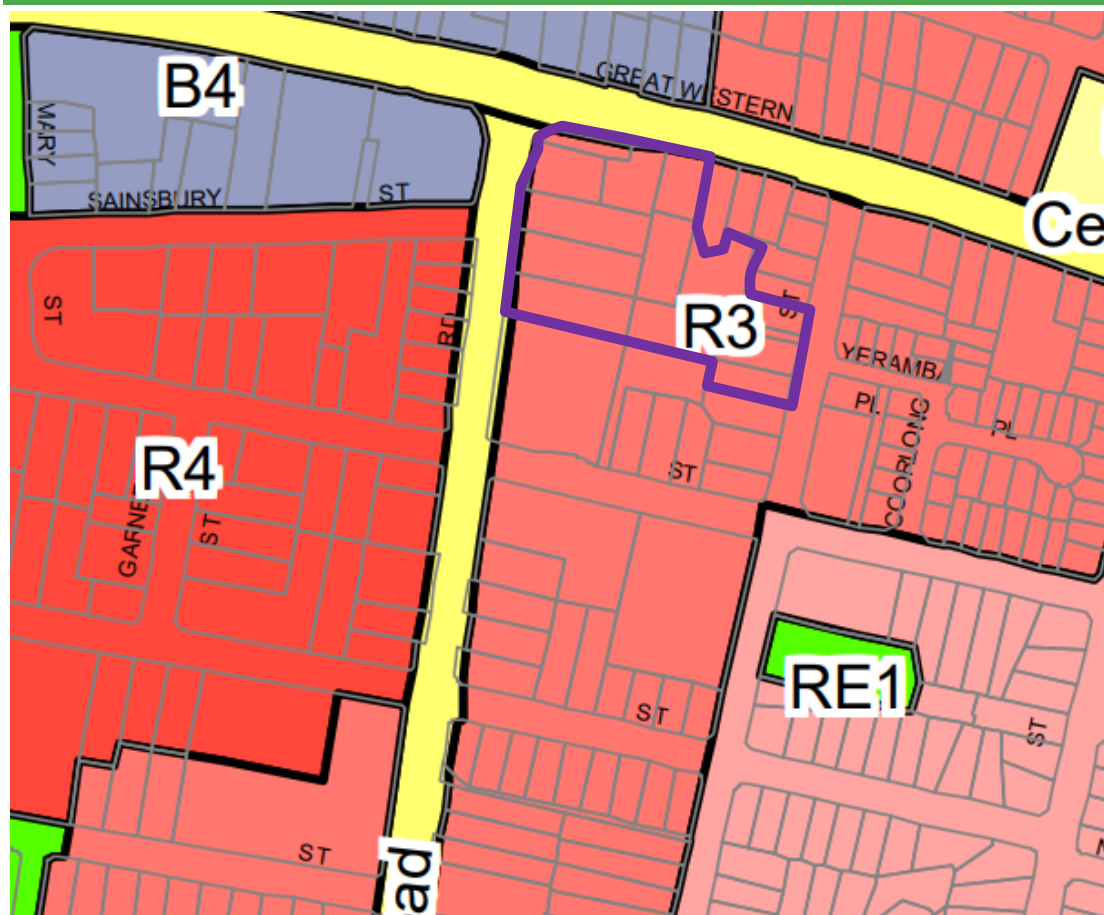


ZONING CONTROL

The zoning map extract provided below shows the subject site is zoned R3 Medium Density Housing as per the Penrith Local Environmental Plan 2010. Community facilities are permissible with consent within the R3 zone with the subject site permitted a maximum building height of 8.5m.

It is important to note there is no proposed change to the height of the building that exists on the site. Most changes proposed under this application are internal changes to suit the needs of the St Marys Senior Citizens Centre and their activities. The only external changes are to some windows to provide access to sunlight into the newly reconfigured internal areas of the centre.

Figure 2: Zoning Map Sheet LZN_019 Extract (Source: Penrith LEP 2010)



LOCALITY ANALYSIS

The development site is within walking distance to a local neighbourhood shop, local schools, child care centres, churches, community centre, and recreational opportunities. Bus stops with services to Mt Druiitt and Penrith are located within a 300m walking distance from the development site. An aerial map illustrating the site within its subject area is provided below.

Figure 3: Aerial Map Extract of Subject Site (Six Maps)

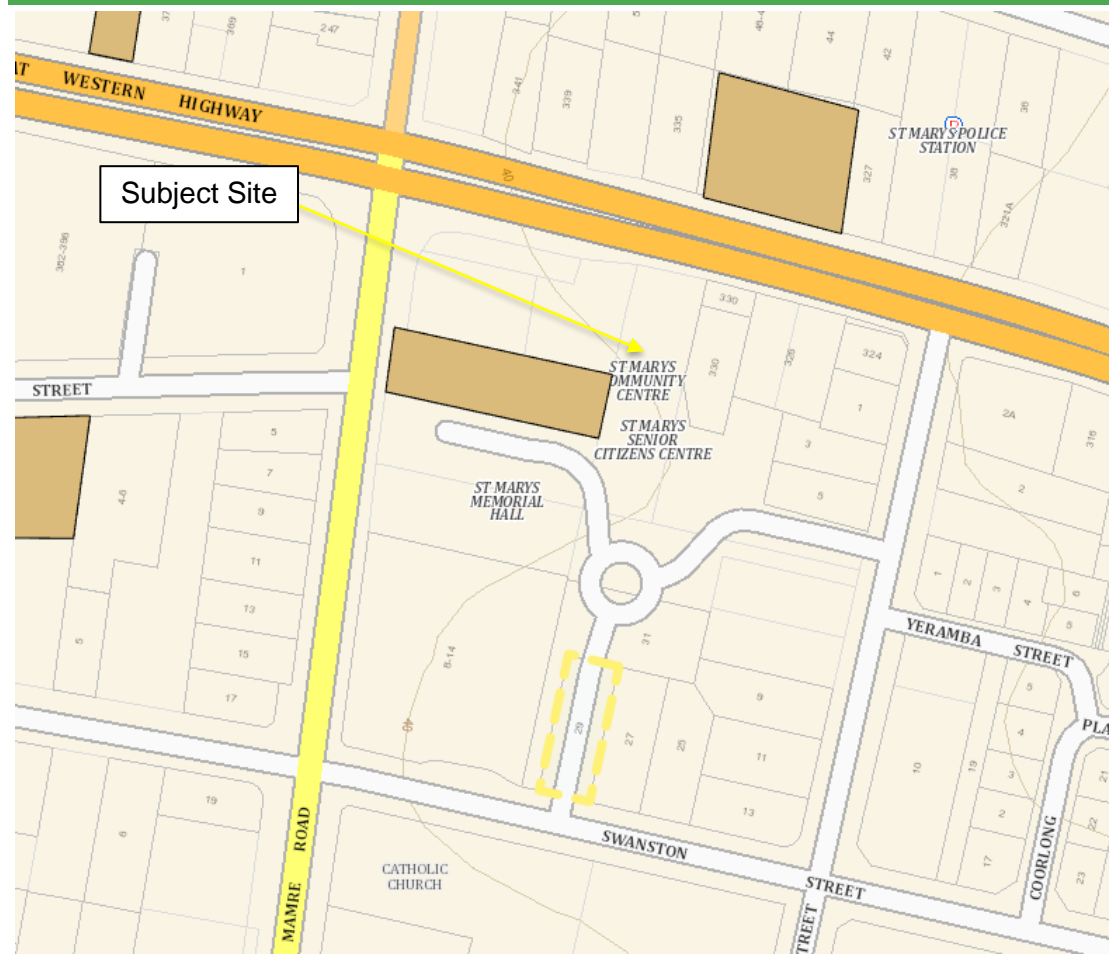


HERITAGE

The building that contains the St Marys Senior Citizens Centre is not heritage listed itself however as the building forms part of a larger site known as 2-6 Mamre Road St Marys, this site contains a heritage item which is the Former Council Chambers.

The subject building is within the vicinity of Heritage Item 305 [2-6 Mamre Rd-St Marys Council Chambers (former)]. This has been established through examination of Schedule 5 of Penrith LEP 2010 and Map HER_019 shown below.

Figure 4: Heritage Map Sheet HER_019 Extract (Source: Penrith LEP 2010)



The proposed development entails altering the exterior of a building (St Marys Senior Citizens Centre) that is partially on land (6/1/974985) associated with a heritage item. As a result, a heritage impact statement has been prepared to accompany this submission. The heritage impact statement has been prepared by Greg Patch who is a qualified and experienced heritage expert.

The heritage impact statement concludes that the proposed development will have no substantive impact on the setting of the heritage item nor its stated significance. The statement also confirms the subject place is not identified as being of archaeological significance.

The heritage impact statement confirms that the proposal entails only minor external alterations to a building that is located partly on the land identified as the site of a heritage item and as a result there will be no adverse effects of the proposed works and the proposal is supportable in terms of potential heritage impacts.

DESCRIPTION OF PROPOSAL

The Development Application proposes alterations to the existing St Marys Senior Citizens Centre at 2-6 Mamre Road, St Marys.

The key aspects of the proposal are as follows:

- Reconfiguration of the existing activity halls to create a smaller hall (1)
- Creation of five office spaces with a reception and waiting area
- Reconfiguration of the activity room to create a hall (2) and dining area
- Reconfiguration to lunchroom and activity room to create new meeting rooms
- General reconfiguration and refurbishment of plant rooms, storage rooms, utility room, toilets, and accessible areas
- The proposal incorporates removal of numerous internal (non structural walls) and the rebuilding of these walls to suit the needs of the St Marys Senior Citizens Centre
- There are external changes to windows along the east, west and southern elevations to suit the internal uses of the building
- There is also a change to the southern external area of the building to remove 8 shrubs and propose a new fenced outdoor space with an AC plantroom area.

It is noted that the existing stormwater system is maintained on the site and there are no changes to the structural features of the existing building.

The relevant architectural plans for the proposal have been prepared by Penrith City Council and an extract from the existing and proposed plans is provided overleaf demonstrating a direct comparison of the changes proposed.

Figure 5: Existing Ground Floor of the St Marys Senior Citizens Centre (Source: Architectural Plans)

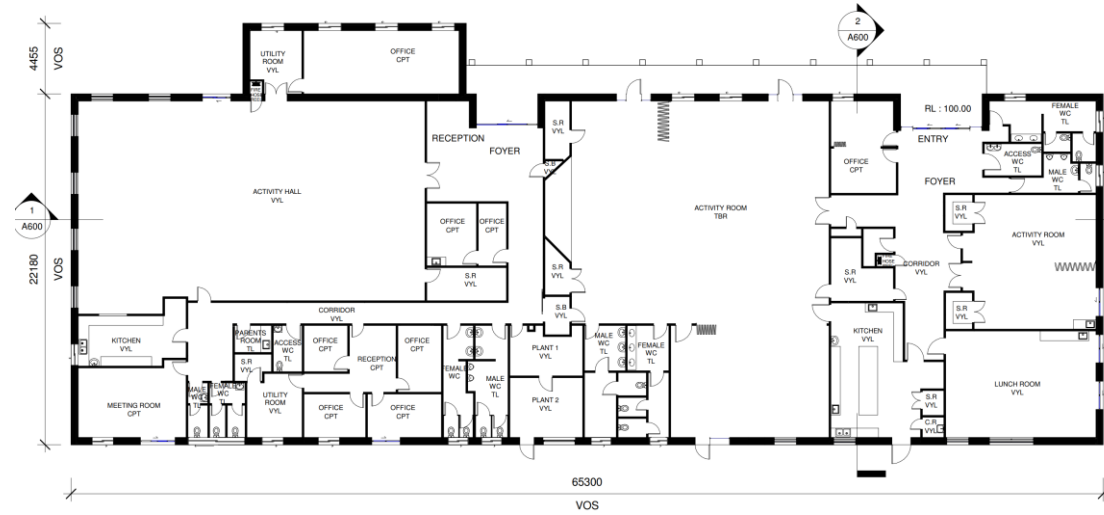
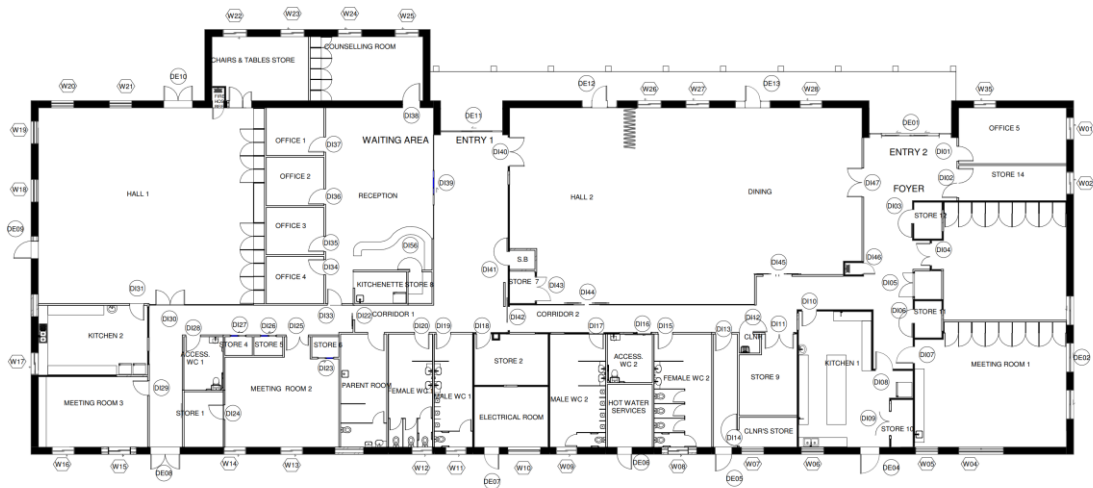


Figure 6: Proposed Ground Floor of the St Marys Senior Citizens Centre (Source: Architectural Plans)



CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Given the historical use of the locality for community related purposes, land contamination is not likely. Further investigation and reporting under SEPP 55 are not considered necessary and the proposal does not comprise any excavation or change of land use activity. If any contaminated material or suspected contaminated material is unearthed during the construction process then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 – HAWKESBURY NEPEAN RIVER

The development proposal does not seek to amend the existing stormwater drainage arrangement as such there are no issues relevant to this application that relate to stormwater drainage. If appropriate erosion and sediment controls can be implemented through construction and it is anticipated that conditions of consent will reinforce this.

PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The development site is zoned R3 Medium Density Residential under the provision of the Penrith Local Environmental Plan 2010.

Community facilities are permissible with consent within the subject site and the proposal is consistent with the definition contained within the LEP:

community facility means a building or place—

*(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

The development proposal seeks to make alterations to the internal areas of the St Marys Senior Citizens Centre and does not seek to amend the approved use of the building. The proposal involves refurbishment which will aim to provide the St Marys Senior Citizens with a contemporary and more user friendly facility. As such the proposal remains consistent with the prescribed zone objectives that are stipulated as:

- To provide for the housing needs of the community within a medium density environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land use that provide facilities or services to meet the day to day needs of residents.
- To provide for a concentration of housing with access to services and facilities.
- To enhance the essential character and identify of established residential areas.
- To ensure that a high level of residential amenity is achieved and maintained.
- To ensure that development reflects the desired future character and dwelling densities of the area.

The third objective of the zone objectives is most relevant to this proposal as it provides for community related facilities and services to meet the day to day needs of the residents. The development seeks to maintain a structure consistent with the zoning and objectives of the LEP.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010 – Compliance Table			
Clause	Controls	Comments	Complies
Zoning	R3 Medium Density	Community facilities are permissible with Council consent in the R3 Medium Density Zone	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R3 Medium Density and will appropriately fulfil the subject site's zoning potential provide useful services whilst contributing to range of community facilities to suit the needs of population within a medium density context.	Yes
2.6	Subdivision – Consent Requirements	No subdivision is proposed.	N/A
2.7	Demolition Requires Consent	The proposed internal demolition works are detailed in the plans provided with this submission.	Yes
Part 4 Principal Development Standards			
4.3	Height of Building: 8.5m	Penrith Local Environmental Plan 2010 Height of Buildings Map Sheet HOB_019 indicates	Yes

Clause	Controls	Comments	Complies
		<p>that the maximum building height within the subject site is 8.5m.</p> <p>The proposal does not incorporate any change to the external building envelope as such there is no change to the approved building height on this site which remains lower than the maximum 8.5m.</p>	
4.4	Floor Space Ratio	No FSR control applies to the subject site. Not relevant.	N/A
Part 5 Miscellaneous Provision			
5.9	Repealed	Repealed.	N/A
5.10	Heritage Conservation	<p>The building that contains the St Marys Senior Citizens Centre is not heritage listed itself however as the building forms part of a larger site known as 2-6 Mamre Road St Marys, this site contains a heritage item.</p> <p>The subject building is within the vicinity of Heritage Item 305 [2-6 Mamre Rd-St Marys Council Chambers (former)]. This has been established through examination of Schedule 5 of Penrith LEP 2010 and Map HER_019.</p> <p>The proposed development entails altering the exterior of a building (St Marys Senior Citizens Centre) that is partially on land (6/1/974985) associated with a heritage item. As a result, a heritage impact statement has been prepared to accompany this submission. The heritage impact statement has been prepared by Greg Patch who is a qualified and experienced heritage expert.</p> <p>The heritage impact statement concludes that the proposed development will have no substantive impact on the setting of the heritage item nor its stated significance. The statement also confirms the subject place is not identified as being of archaeological significance.</p> <p>The heritage impact statement confirms that the proposal entails only minor external alterations to a building that is located partly on the land identified as the site of a heritage item and as a result there will be no adverse effects</p>	Yes

Clause	Controls	Comments	Complies
		of the proposed works and the proposal is supportable in terms of potential heritage impacts.	
Part 7 Additional Local Provisions			
7.1	Earthworks	No earthworks are proposed.	Yes
7.2	Flood Planning	Council's Flood Planning Map indicates that the site is not flood prone.	Yes
7.3	Development on Natural Resources Sensitive Land	The subject site is not identified on the Natural Resource Sensitive Map. Not applicable.	N/A
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map. Not applicable.	N/A
7.6	Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils and the works do not include any ground works. Not applicable.	N/A
7.7	Servicing	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	Yes

PENRITH DEVELOPMENT CONTROL PLAN 2014

All relevant Council controls have been identified and considered in the following compliance table, noting that the nature of the changes to the building are minor and consequently a substantial number of the DCP provisions are of limited relevance to the proposal.

Penrith Development Control Plan 2014 Compliance Table			
Clause	Controls	Comments	Complies
C1 Site Planning and Design Principles			
1.1	Site Planning	<u><i>1.1.1 Site Analysis</i></u> A Site Analysis/Site Plan has been prepared and is attached as part of this application. The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site that have informed the design of the development proposal.	Yes
		<u><i>1.1.2 Key Areas with Scenic and Landscape Values</i></u> The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010. Not applicable.	Yes
1.2	Design Principles	<u><i>1.2.2 Built Form – Energy Efficiency and Conservation</i></u> No changes to approved.	Yes
		<u><i>1.2.3 Building Form – Height, Bulk and Scale</i></u> There are no changes to the building height, bulk or scale proposed as part of this application.	Yes
		<u><i>1.2.4 Responding to the Site's Topography and Landform</i></u> The site is relatively flat. The works will not have an effect on the landform.	Yes
		<u><i>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</i></u> The changes will not affect the existing safety and security of the building. In fact, the	Yes

Clause	Controls	Comments	Complies
		proposal will improve the activation and use of the site that contributes to enhancement of the safety and security of the site.	
		The existing development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.	Yes
		<u>1.2.6 Maximising Access and Adaptability</u>	
		No changes to the key points of access are proposed. However, the internal changes have all be designed cognisant of providing a highly accessible community facility with accessible toilets built to the current Australian Standards.	Yes
C2 Vegetation Management			
2.1	Preservation of Trees and Vegetation	The proposal includes the removal of 8 shrubs near the southern external area to reconfigure this space. There are a number of trees in this part of the site that will continue to provide a landscape buffer to the internal road.	Yes
2.2	Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	Subject site is not identified as being within a Natural Resource Sensitive Land under Penrith LEP 2010. Not applicable.	N/A
2.3	Bushfire Management	Subject site is not identified as being within a Bushfire Prone Land.	N/A
C3 Water Management			
3.2	Catchment Management and Water Quality	N/A.	N/A
3.3	Watercourses, Wetlands and Riparian Corridors	Subject site is not located within close proximity to a watercourse, wetland or riparian corridor. Not applicable.	N/A
3.4	Groundwater	N/A.	N/A
3.5	Flood Planning	Council's Flood Planning Map indicates that the site is not flood prone.	N/A
3.6	Stormwater Management and Drainage	The proposal connects to the existing stormwater system on the site.	N/A
3.9	Water Sensitive Urban Design	N/A	N/A

Clause	Controls	Comments	Complies
C4 Land Management			
4.1	Site Stability and Earthworks	N/A	N/A
4.3	Erosion and Sedimentation	N/A.	N/A
4.4	Contaminated Lands	N/A	N/A
4.5	Salinity	N/A, no earthworks proposed.	N/A
C5 Waste Management			
		A minor amount of demolition of the existing internal walls is proposed. Any resulting waste is to be appropriately disposed of. A Waste management plan is provided with this submission.	Yes
C6 Landscape Design			
		No landscape works are proposed.	Yes
C7 Cultural and Heritage			
7.1	Heritage	The building forms part of a larger site that comprises a heritage item. As such a heritage impact statement is provided with this application. The heritage impact statement deems the proposal as minor, and it does not result in any tangible heritage impacts. As such the proposal can be supported on heritage grounds.	Yes
7.2	Aboriginal Cultural and Heritage	There are no excavation works proposed and it has been confirmed the site does not contain any archaeological features.	Yes
7.3	Significant Trees and Gardens	No significant changes to existing trees or gardens are proposed. There are 8 shrubs to be removed near the southern external area as shown in the enclosed plans. There will remain the existing trees that provide an appropriate landscape buffer to the site and the internal road.	Yes

Clause	Controls	Comments	Complies
C10 Transport, Access and Parking			
10.2	Traffic Management and Safety	No changes to vehicular access or parking arrangements are proposed.	N/A
10.3	Key Transport Corridors	The subject site is not located within a key transport corridor. Not relevant.	N/A
10.5	Parking, Access and Driveways	No changes to parking or vehicular access are proposed.	N/A
Potential Environmental Impacts			
Visual Impacts The visual impacts from the proposed works comprise some minor changes to the existing external window configuration and the removal of the shrubs along the southern external area as such there are no tangible visual impacts arising from this proposal. There is an existing stand of trees that will continue to provide a landscape buffer from the site to the south. Noting there are no changes to the approved building height of existing setbacks of the existing building. The building envelope is being retained.			
Servicing The existing site has access to power, reticulated sewer, and reticulated water, as such there are adequate services available to the site.			
Transport, Access, and Parking There are no changes to the existing transport, access, and parking arrangements. The site is within proximity of public transport. There are numerous car parking areas provided within St Marys corner which include accessible parking spaces. There are no changes to these spaces incorporated within this proposal.			
Noise The site forms part of the St Marys Corner which is a large multipurpose community precinct. This proposal does not comprise any change of use rather an internal reconfiguration of the centre. There are no changes that impacts on the acoustic environment. The nearest residence to the premises is more than 75m from the existing centre, this residence is located at 2 Yeramba Street. The site is separated from this nearest residence by two roads and a large car parking area which already exist as such no additional acoustic assessment is deemed necessary.			

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.