

Statement of Heritage Impact

28 Swanston Street St Marys
(St Marys Senior Citizens Centre)

for

Penrith Council



*Former St Marys Council Chambers
From opposite*

Prepared by:

Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

September 2021

Email: archnex@bigpond.net.au

14 Winchcombe Ave, Haberfield N S W 2045

Phone: 0425 228176

28 Swanston Street St Marys
Statement of Heritage Impact
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STATEMENT OF HERITAGE IMPACT [SoHI]:

Start Date: 30 July 2021

Premises: 28 Swanston Street St Marys (St Marys Senior Citizens Centre)

Property Description: Lots 1 & 2, DP 202236

Prepared By: Greg Patch
B Sc Arch, B ARCH (Hons), M Herit Cons (Hons),
14 Winchcombe Ave,
Haberfield NSW 2045

For: Penrith City Council

A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of proposed alterations and additions to the above property.

B. GROUNDS OF STATEMENT

The subject property 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.

C. LIMITS OF STATEMENT

This statement is based on the SHI information sheet for the Item, the material at Part E and an inspection of the place via Google Streetview (due to Covid Lockdown).

D. LOCATION



1. Location of 2-6 Mamre Rd, & 28 Swanston Street St Marys (Source: SIX Maps © NSW Lands 2021).

E. CONTEXT.

E1. DOCUMENTARY

Inventory Sheet (from “enhanced” State Heritage Inventory- see copy at the Appendix).

Physical Description Updated

The simple front façade is an example of Inter-war Georgian Revival style characterised by its near symmetrical design, cross gabled tiled roof and multi-paned (9 over 9) sash windows with decorative external timber shutters. There is a central projecting entry of three openings and open foyer with tiled floor surface and decoratively battened fibrous-cement sheeted soffit. The foyer contains a memorial bronze plaque dated 1965. The exterior masonry is a light yellowish coloured brick, which is reputed to have replaced the original red bricks. The change in brickwork was probably necessitated by the addition of one bay on north side and two bays on the south side. The sashed window pattern and shutter detail were also altered at this time and the roof changed from a hipped to gabled form. The building is set within a rectangular shaped reserve and oriented to face Sainsbury Street. The building is part of major civic centre at St. Marys with to the rear of the reserve being a number of post c.1960s civic buildings and a public car parking space. The well maintained lawn forecourt contains a pair of jacaranda trees.

Its significance is stated as:

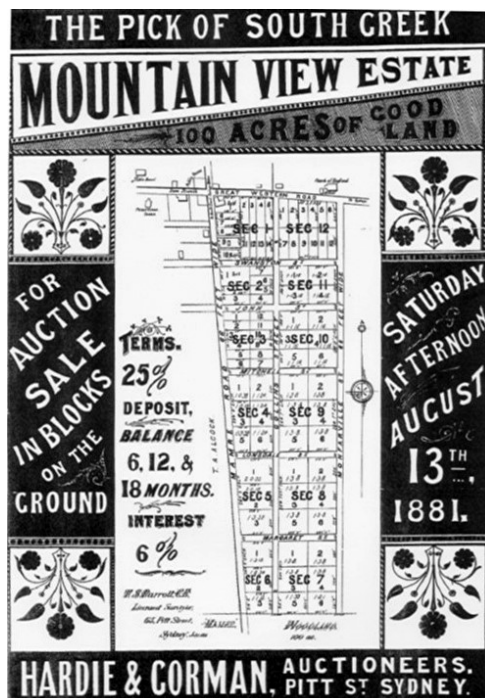
Completed in 1934 and altered in 1965, the building is unique in St Marys for its historic and continuing community uses and tangible association with former local council and demonstrates an important phase in the development of community services in the town. Albeit sympathetically altered the building is an example of Inter-war Georgian Revival style of architecture that provides an important contribution to the diversity of the townscape.

No image is provided.

Land Titles

The property on which the heritage item is located is described as Lot 6, Section 1, DP 974985.

Deposited Plan 974985 was surveyed by T S Parrott, dated July 1881 and titled the “Mountain View Estate”. It is part of 1600 acres granted to John McHenry dated 30.6.[18]23.



2. Auction brochure- Mountain View Estate. (p.280 Penrith Heritage Study-Paul Davies 2007).

The title was subject to a conversion action (CA54579) from Old System Title in September 1992. An Old System search has not been undertaken.

E2. PHYSICAL

The place was inspected in 2014, and via Google Streetview:



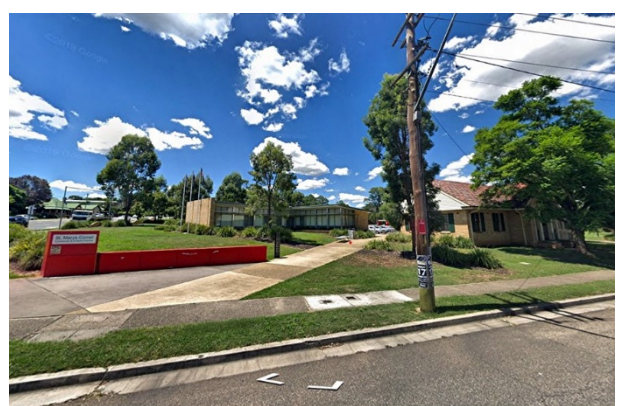
3. Fmr. St Mary Council Chambers from opposite (Oct 2014).



4. View to Great Western Highway. Council Chambers.



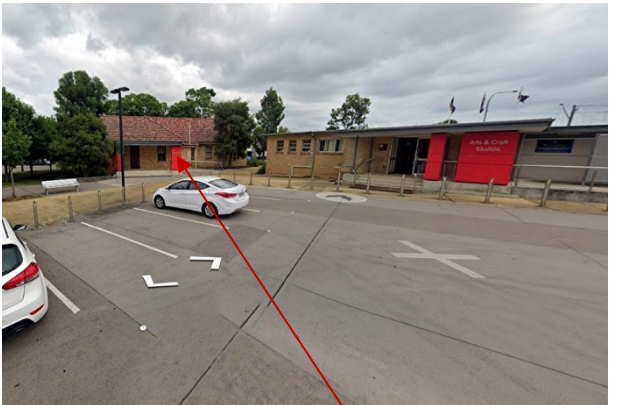
5. Google view of Fmr. Council Chambers.



6. Fmr. Council Chambers from Mamre Rd north.



7. Fmr. Council Chambers from opposite



8. Carpark to rear of the Former Council Chambers.

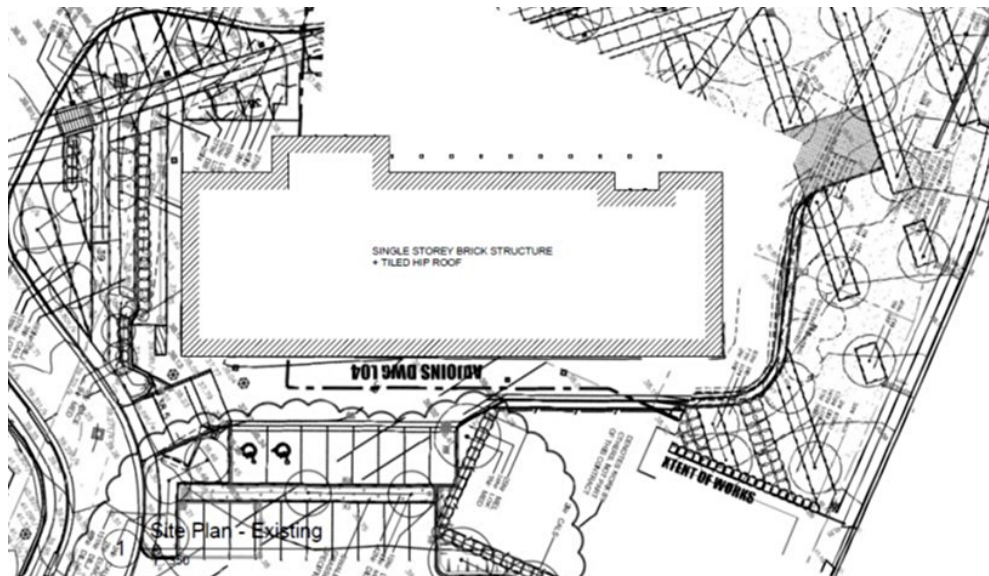


9. St Marys Senior Citizens Centre from carpark.

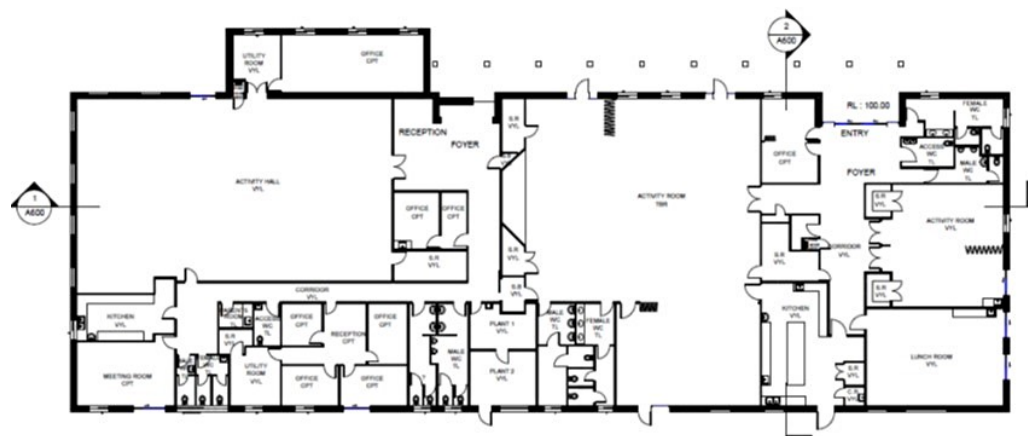
F. PROPOSED DEVELOPMENT

I have examined drawings N^{os}: A101; A201B; A202B; A505 to A509 prepared by Penrith City Council Design & Projects Department [PCCD&P] and dated 08/06/ 21.

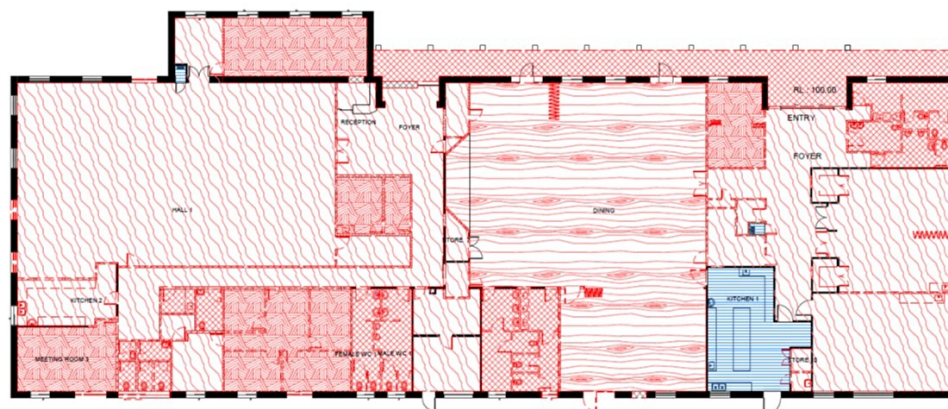
They depict proposed alterations and additions to the subject premises:



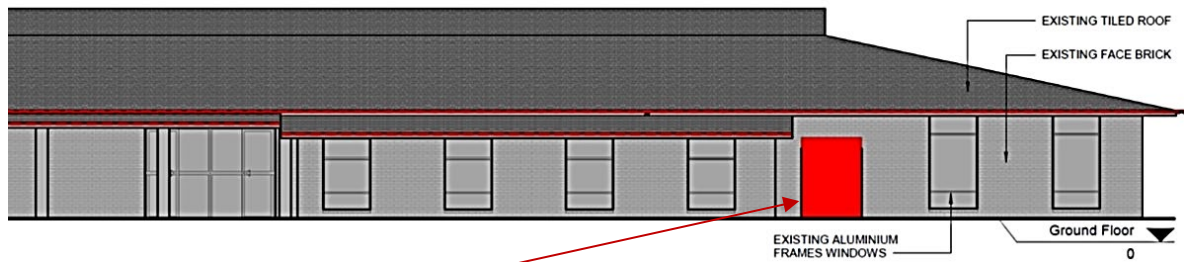
10. Site Plan (PCCD&P dwg. 0101 B [NTS])



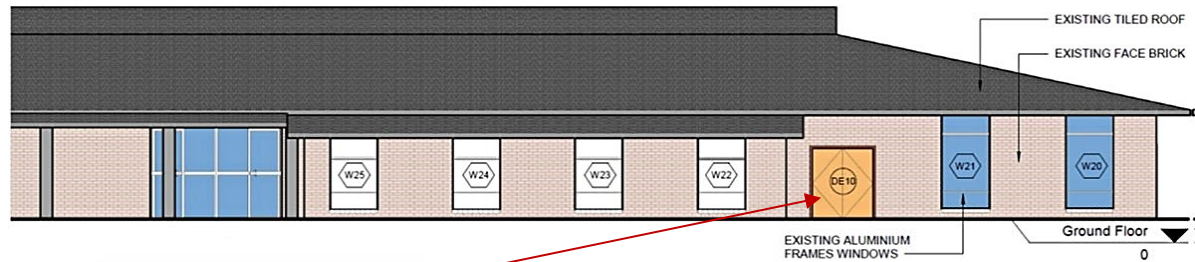
11. Existing Floor Plan (PCCD&P dwg. A201B[NTS]).



12. Demolition Plan (PCCD&P dwg. A202B [NTS])



13. Part West Elevation- Proposed Demolition (PCCD&P dwg. A500 [NTS])



14. Part West Elevation- Proposed new work (PCCD&P dwg. A500 [NTS]).



15. West Elevation- Proposed (PCCD&P dwg. A500 [NTS]). Proposed new works.

G. IMPACT OF THE PROPOSED DEVELOPMENT

The property and an item within the vicinity are listed at:

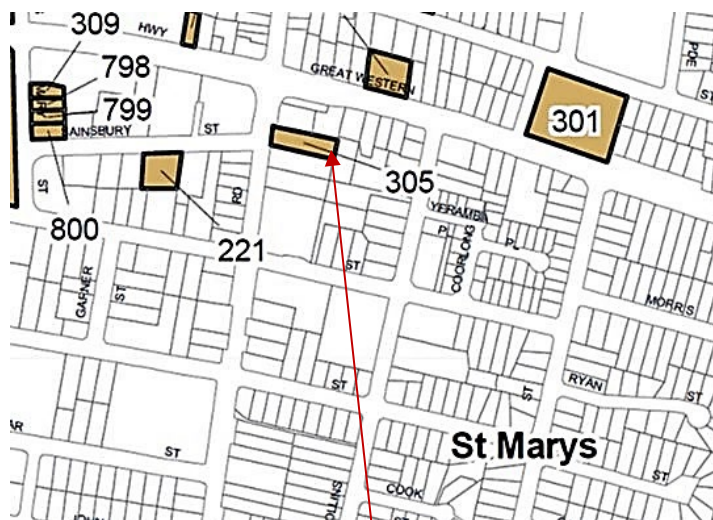
Penrith Local Environmental Plan 2010

Schedule 5 Environmental heritage

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
St Marys	St Marys Council Chambers (former)	2–6 Mamre Road	Lot 6, Section 1, DP 974985	Local	305

It is mapped as:



16. Extract Map HER_019 Subject Item.

The relevant provisions of Penrith LEP 2010 are:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

Clause

Comment

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Penrith,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:

The proposed development entails altering the exterior of a building that is partially on land (6/1/974985) associated with a heritage item.

- (i) *on which a heritage item is located or that is within a heritage conservation area, or*
- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(3) When consent not required

However, development consent under this clause is not required if: Consent is required.

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
- (b) *the development is in a cemetery or burial ground and the proposed development:*
 - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) *the development is exempt development.*

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The significance of the item is recounted at p.2 (above)

The proposed development will have no substantive impact on the setting of the item nor its stated significance.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) *on land on which a heritage item is located, or*

The development is partially to land on which a heritage item is located.

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b)

The proposed development is to land that is within the vicinity of a heritage item

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This document has been prepared having general regard to the guideline document “Statements of Heritage Impact” as published by HeritageNSW.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The preparation of a Conservation Management Plan is not warranted by the nature of the proposed development.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):

The subject place is not identified as being of archaeological significance.

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

The subject place is not identified as being of Aboriginal significance.

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

The subject place is not identified as being of State significance.

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even

Conservation incentives are not sought.

though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Penrith Development Control Plan

The relevant guidelines of the Penrith DCP are:

7.1. European Heritage

7.1.1. Determining the Impact on Heritage Significance

- b) A proposed development could affect the heritage significance of a heritage item or heritage conservation area if it is either in that item, place or conservation area or it is in the vicinity of that item, place or conservation area.*

Comment: the proposed development is to a building (St Marys Senior Citizens Centre [SMSC]) that is within the setting of the heritage item- partly on the lot associated with the item and largely on adjoining lots.

The portion of the SMSC that is on the lot associated with the item is relatively minor in extent.

- c) Impact on a heritage item, place or conservation area can include, but is not limited to:*

- i) Affecting the item, place or area itself;*

Comment: the proposed development will have a negligible effect on the setting of the item, as the works are minor (replacement of a pair of doors and eaves soffit linings) in nature.

- ii) Affecting a significant view to or from the item;*

Comment: no significant view will be affected.

- iii) Affecting the setting or heritage curtilage, including any landscape or horticultural features of the item;*

Comment: the setting of the item will not be adversely affected.

- iv) Overshadowing of the item;*

Comment: there will be no change to the shadows of the SMSC building, and it is to the east of the item.

- v) Affecting the form of any historic subdivision pattern;*

Comment: there will be no change to the subdivision pattern.

vi) *Undermining or otherwise causing physical damage to the item; or*

Comment: there are no groundworks near the heritage item that will affect its footings.

vii) *Otherwise having an adverse impact on its heritage significance.*

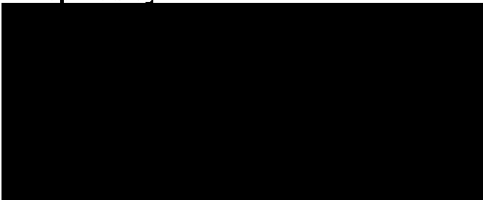
H. CONCLUSION

The inventory material indicates that the former St Marys Council Chambers building was most probably built c. 1934 and altered in 1965 and shows influences in its design and fabric of *Interwar Georgian Revival*.

The proposed development is relatively minor external alterations to a building that is located partly on the land identified as the site of a heritage item.

In my opinion, there will be no adverse effects of the proposed works and the proposal is supportable in terms of potential heritage impacts.

Prepared by



Greg Patch
Heritage Consultant

Appendix: Documents

Item Details

Name

St Marys Council Chambers (former)

Other/Formal Names

Address

2-6 Mamre Road ST MARYS NSW 2760

Local Govt Area

Penrith

Group Name

Item Classification

Item Type

Built

Item Group

Government and Administration

Item Category

Council Chambers

Statement Of Significance

Completed in 1934 and altered in 1965, the building is unique in St Marys for its historic and continuing community uses and tangible association with former local council and demonstrates an important phase in the development of community services in the town. Albeit sympathetically altered the building is an example of Inter-war Georgian Revival style of architecture that provides an important contribution to the diversity of the townscape.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

03/06/2005

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Heritage study	11/1/2007 12:00:00 AM		2260305			
Local Environmental Plan	9/22/2010 12:00:00 AM	Penrith Local Environmental Plan 2010	305			
Heritage study	4/1/1987 12:00:00 AM	Former St. Marys Council Chambers	SM-16			
Local Environmental Plan	12/20/1991 12:00:00 AM	Former St. Marys Council Chambers	SM-16			180
Local Environmental Plan	9/22/2010 12:00:00 AM	Penrith Local Environmental Plan 2010	305			
Heritage study	4/1/1987 12:00:00 AM	Former St. Marys Council Chambers	SM-16			
Heritage study	11/1/2007 12:00:00 AM		2260305			

Heritage Item ID	Source
2260305	Local Government

Location

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
2-6	Mamre Road	ST MARYS/NSW/2760	Penrith	Unknown			Unknown	Primary Address
2-6	Mamre Road	ST MARYS/NSW/2760	Penrith	Unknown			Unknown	Primary Address

Description

Designer	Builder/Maker	
Construction Year Start & End	Circa	Period
1933 - 1949	N0	1901 to 1950
Physical Description	Updated	
The simple front façade is an example of Inter-war Georgian Revival style characterised by its near symmetrical design, cross gabled tiled roof and multi-paned (9 over 9) sash windows with decorative external timber shutters. There is a central projecting entry of three openings and open foyer with tiled floor surface and decoratively battened fibrous-cement sheeted soffit. The foyer contains a memorial bronze plaque dated 1965. The exterior masonry is a light yellowish coloured brick, which is reputed to have replaced the original red bricks. The change in brickwork was probably necessitated by the addition of one bay on north side and two bays on the south side. The sashed window pattern and shutter detail were also altered at this time and the roof changed from a hipped to gabled form. The building is set within a rectangular shaped reserve and oriented to face Sainsbury Street. The building is part of major civic centre at St. Marys with to the rear of the reserve being a number of post c.1960s civic buildings and a public car parking space. The well maintained lawn forecourt contains a pair of jacaranda trees.		
Physical Condition	Updated 03/06/2005	
Good		
Modifications And Dates		
Major rebuilding in 1960s		
Further Comments		

History

Historical Notes or Provenance	Updated
Local government established in 1893 but the first council chambers were not built until 1933.	

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
Governing	Land tenure	Municipal Government
Governing	Land tenure	Municipal Government
Building settlements, towns and cities	Welfare	Rural villages
Building settlements, towns and cities	Welfare	Rural villages

Assessment

Criteria a)

Historical Significance

Include

Exclude

The building as the former town hall and later community associated uses demonstrates an important phase in the development of community services in the town.

Criteria b)

Historical Association Significance

Include

Exclude

Criteria c)

Aesthetic/Technical Significance

Include

Exclude

The façade of the building is a good example of Inter-war Georgian Revival style of architecture sympathetically altered in the 1960s.

Criteria d)

Social/Cultural Significance

Include

Exclude

The hall continues to function for community uses.

Criteria e)

Research Potential

Include

Exclude

Criteria f)

Rarity

Include

Exclude

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information.

04/08/2021 12:56 PM

The building is unique in St Marys for its historic and continuing community uses and tangible association with former local council.

Criteria g)

Representative

Include

Exclude

As former council chambers the building is representative of many rural and semi-rural council chambers erected around 1930.

Integrity/Intactness

Updated 03/06/2005

Low

References

References

Records Retrieved: 2

Title	Author	Year	Link	Type
stapleton Collection c.1975-1990	Stapleton, L & E.			Written
stapleton Collection c.1975-1990	Stapleton, L & E.			Written

Heritage Studies

Records Retrieved: 2

Title	Year	Item Number	Author	Inspected By	Guidelines Used
Penrith Heritage Study Review	2005	2260305	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Yes
Penrith Heritage Study Review	2005	2260305	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Yes

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

5/8/2021 8:25AM

FOLIO: 6/1/974985

First Title(s): OLD SYSTEM

Prior Title(s): CA54579

Recorded	Number	Type of Instrument	C.T. Issue
8/9/1992	CA54579	CONVERSION ACTION	FOLIO CREATED EDITION 1
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

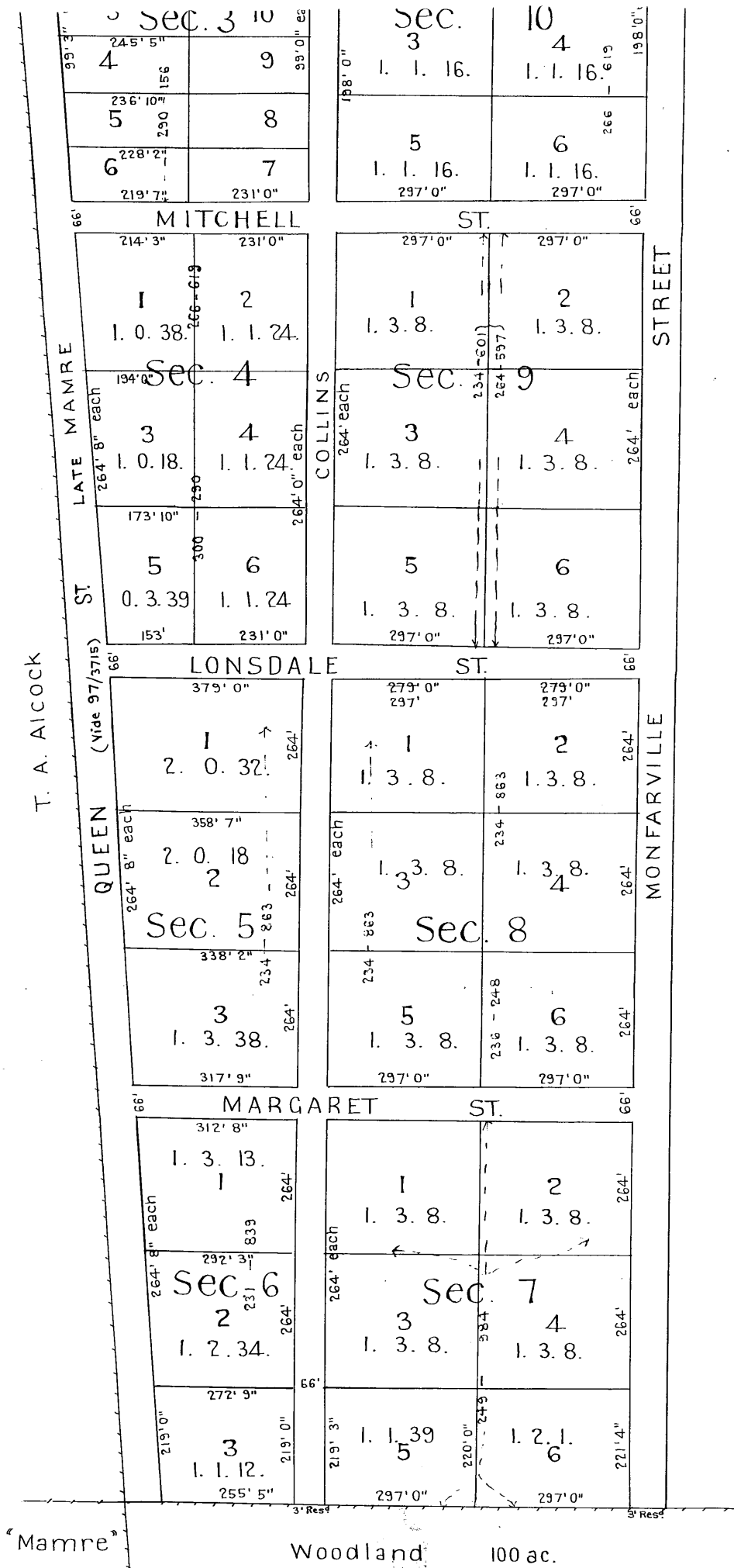
archnex

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FP 974985



T.S. Parrott C.E.
 Licensed Surveyor
 65 Pitt St. Sydney
 July 1881

Hardie & Gorman
 Auctioneers
 Pitt St. Sydney
 August 13th 1881

"Mamre"

Woodland 100 ac.

FP 97498

2530

