

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
The Chambers – St Marys Former Council Chambers  
**Alterations and additions to Former Council Chambers**  
**Toilet and Entrances.**

**INTRODUCTION**

This Statement of Environmental Effects has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., Architectural Supervisor from Penrith City Council.

The statement has been prepared to accompany a S96, Modified Development Application (DA08/0766) for alterations and additions at the Former Council Chambers within St Marys Corner- Community and Cultural Precinct, located at the corner of Great Western Highway and Mamre Road, St Marys.

**SITE**

The subject site is located on the land known as the "St Marys Corner"

St Marys Corner is located on the corner of Great Western Highway and Mamre Road. The site contained by four (4) buildings; Chambers (former Council Chambers), Memorial Hall, Senior Citizen and Community Centre, and St Marys Arts and Craft Centre (CWA Building) located around a central open multi function space known as the "St Marys Piazza". The multi function space/Piazza, also acts as a 22 car park spaces. Don Bosco also part of St Marys' corner is located to the south of the site.

St Mary's Corner is contained by the following:

Lot1/DP261871, Lot1/DP1129978, Lot2/DP261871, Lot7/974985, Lot8/DP974985, Lot 10/DP835109, Lot5/DP38566, Lot4/DP38566, Lot2/DP38566, LotA/DP154442, LotB/DP184442, Lot9/DP38566, Lot8/DP38566, Lot7/DP38566, Lot6/DP38566, Lot11/DP603827, Lot2/DP202236, Part 11/DP202236.

The Former Council Chambers is located within the following allotments:

Lot 6 Sec 1 DP 974985, and Lot 1 DP 1129978 with a site address of 29 Swanson Street, St Mary's.

**THE BUILDING**

The Chambers (Former Council Chamber)

The Former St Marys Council Chambers was designed by Carfrae Sydney and built in 1934. The single storey face brick and gable roof structure is characteristic of Interwar- Georgian Revival.

The building was originally built to house the Former St Mary's Council. Today the building is occupied by the St Marys & District Historical Society and a number of other community groups. The building contains a number of meeting rooms, store rooms, kitchenette, and internal and external toilets







Photograph:  
View of original entrance  
West elevation (Mamre Road) with non-  
complaint ramp



Photograph:  
View of existing entrance from East  
elevation – access from Piazza, with  
non-complaint entry.



Photograph:  
View of existing windows on East  
elevation



Photograph:  
View of existing East elevation

#### **EXISTING USE**

The existing building is currently used by a number of Community groups as an assembly building (class 9b).

#### **PROPOSAL**

The proposal involves the following:

1. Demolition of existing toilets (internal and external) and store (external) and construction of new internal accessible toilet.
2. Construction of a new entrance along the eastern elevation with steps and accessible ramp



## **PLANNING POLICIES AND CONTROLS**

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified:

### **Section 79C(1)(a)(i) Any Environmental Planning Instrument Sydney Regional Environmental Plan No.20 Hawkesbury / Nepean River**

The SREP provides overall direction for planning to protect the environment of the Hawkesbury/Nepean catchment within the proposed development is located.

The proposal is within an established urban area and is not located within a scenic corridor of the river. The proposal will not compromise the water or scenic qualities of the river environment.

The proposal is not located within the scenic corridor of the river, therefore considered to have no impact.

### **Penrith Planning Scheme 1960**

The subject site is part zoned 2(a) Residential, 3(a) General Business, Public Buildings and Parking.

The subject sites contain a split zoning, consisting of; Residential "A", General Business, and Public Buildings under Penrith Planning Scheme 1960. The proposed development is defined as alterations and additions to existing Buildings, which is permissible with the consent of Council.

### **Penrith Local Environment Plan 1991 (Environment Heritage Conservation) Clause 8 – Heritage Items**

The Chambers (former Council Chamber) built in c1940's is listed as an item of heritage significance, within schedule 2, Part 1 – SM16 – Former Council Chamber.

The works will involve the part demolition, alterations and additions to the heritage item.

A Heritage Impact Statement has been prepared and will accompany this application.

### **Penrith Local Environment Plan 1991 (Environment Heritage Conservation) Clause 9 – Development in the vicinity of heritage items**

There are a number of heritage items listed in the LEP, schedule 2, part 1, that are within the vicinity, they are as follows:

Former Tannery Site (SM8)	crn Mamre and Great Western Highway.
Mourilyn (original section of house)	333 Great Western Highway.
Cottage (SM25)	Lot 2a DP134, 57 Saddington Street.

The Former Tannery site is located approximately 50m west of the subject site. The proposed development will not physical impact the heritage item nor its setting.

The Mourilyn is located approximately 75m north of the subject site. The proposed development will not physical impact the heritage item nor its setting.



The cottage is located on Saddington Street, approximately 150m south west of the subject site. The proposed development will not physically impact the heritage item nor its setting.

#### **Draft Environmental Planning Instruments**

There are no Draft Environmental Planning Instruments applicable to the site.

#### **Penrith City Centre Development Control Plan 2006**

##### **Part 2.2 Crime Prevention Through Environmental Design**

The site was originally designed to incorporate the principles of "Crime prevention through Environmental Design". The site accommodates adequate lighting and view corridors into and through the site to assist with passive surveillance.

The proposal will not increase nor obstruct the light quality provided.

##### **Part 2.10 Flood Liable Land**

The site is not identified as flood prone land.

##### **Part 2.5 Heritage Management**

The building is identified as a heritage item. The works have been carefully considered as to not impact on the heritage significance of the item.

A detailed analysis has been included in the Heritage Impact Statement, which accompanies this application.

##### **Part 3.1 Advertising Signs**

The proposed work will include building identification "The Chambers" is to be located at the new front entry. The sign will be similar to the existing building identification elements located at the building entrance within the development.



Photograph:  
View of adjacent building  
Arts and Craft Studio  
with building identification signage  
Proposed signage to be similar "The  
Chambers"



Photograph:  
View of existing signage "The Chambers"  
at entrance of the subject building.



### **Section 79C(1)(a)(iv) – The Regulations**

This section is not applicable for the subject application.

### **Section 79C(1)(b) – The Likely Impacts of the Development**

#### **Context and Setting** (environmental impacts and impacts on built environment)

The proposed entry foyer has employed detailing to match the existing entry awning over entrances within the development. The proposed entry has been designed to be in sympathy to the bulk and scale of the existing heritage building, while incorporating similar details and colours to existing contemporary entry treatments, to ensure consistency is maintained throughout the precinct.

The works will be compatible with the surrounding and adjacent entry statements and will have no impact to the precinct or natural environment.

#### **Access and transport**

The proposed development will not alter the need for vehicular access, parking or transport to the precinct.

#### **Heritage**

The property is identified as a heritage item under a planning instrument. The proposal has demonstrated adequate regard to the significance of the site through the preparation of a Heritage Conservation Management Plan. Council's Heritage Advisor (in principle) has no objections to the proposal.

#### **Soil**

The proposed development will have no impact on soil erosion and sedimentation.

#### **Natural and Technological Hazards**

The development is not subject to flooding, subsidence or slip.

#### **Community Consultation.**

The design of the proposed works has been discussed with the St Marys & District Historical Society and other local groups who currently occupy the building. The works are a response of the need to provide accessible entry into the building and toilet amenities within the building.

The proposed design has addressed the groups access concerns and requirements.

#### **Public Domain**

The building is currently used by local community groups. Access into the building is currently challenged by the existing building details.

#### **Access**

The existing building does not currently provide accessible access. The buildings' west facing entry has a non compliant ramp and entry. The building's current east facing entry has a non complaint entry and toilet.



The new works will provide a complaint 1:14 ramp, complaint principle building entry and an accessible internal toilet.

#### **Noise**

The existing building is located along Mamre Road, one of St Mary's major local roadway. The building faces west and act as a buffer to the precinct's (St Marys Corner) forecourt.

The new Entry will be located along the east elevation facing the precinct forecourt while the toilet will be located within the building.

#### **Views and Vistas**

The proposed entry will provide a positive impact to the views and vistas of the site and precinct.

The existing building and precinct can be viewed by both vehicular and pedestrian traffic.

Vehicular traffic view the building north south along Mamre Road, and east west Great Western Highway. Views into the precinct Piazza are obscured due to the angle site and buildings.

Pedestrian traffic view the building from adjacent footpaths along the roadways and from the Piazza and the buildings within.

The new entry will be located along the eastern building elevation and will be viewed primarily by pedestrian from the Piazza while vehicular traffic will have limited with obscure views. The new entry will be elevated and permit views and vistas into the Piazza and throughout the precinct.

#### **Principle Building entry.**

Each building has a principle entrance facing the Piazza except the Former Council Chambers. The building's original entrance faces west along Mamre Road, however due to the development the building have been utilising the buildings secondary entry which faces east into the the Pizza

The proposed entry will enhance and create an accessible entry into the building. The new entry will provide a positive impact to the building providing an address from the Piazza.

#### **Economic Impact**

The proposed entry and toilet will provide accessible access/amenities for the occupants of the building and its visitors.

The proposed works will have a positive impact to the building and economic impact on the site or local community.

#### **Utility services**

The site is serviced with electricity, telecommunication, water and sewerage, upgraded as part of the works associated with DA06/1979. The proposed



development will utilise the existing facilities. The proposal will have a negligible impact on the existing services.

**Stormwater**

The proposed entry will have a marginal increase to the site's stormwater. The proposed entry will be roofed with rainwater collected and discharged into the stormwater. The increase to the sites stormwater will be marginal and have negligible impact on the site or utility.

The new toilet will not impact the stormwater utility.

**Sewerage**

The proposed toilet will not impact the existing sewer.

Currently the building houses two toilets. The works will reduce the number of toilets from two to one.



**National Construction Code (Building Code of Australia)**

The proposed work is located in an existing heritage building. Where possible, full compliance has been proposed, however in some instances where only partial compliance has been achieved – alternative measures have been taken to minimise the impact.

Item	Requirement	Notes	Compliance
Building Class	Class 9b	An assembly building.	Existing building.
Fire resistance construction requirement	Type C	1 x rise in storey.	Existing building.
Provision for Escape	2 x exits	The doorway leading to the Mamre Road exit has an exit door swinging out. Door requires panic bars (to be included in proposed works) New doorway facing Piazza to include to 2 x doors. Door (D10) (external) for security to be opened and secured in open position while in use. Door (D11) to be automatic sliding door with emergency open device.	Full compliance proposed. Existing doorway swings out. New entrance doors D10 - free inside handle at all times with lockable outside handle). D11 to be automatic sliding door with emergency open device.
Light and ventilation	Restriction on position of water closet.	Proposed Accessible toilet will house - self closing door, with mechanical exhaust ventilation, doorway will be screened from view. The door leading into the accessible toilet is accessed from the Kitchenette – used for tea making only.	Partial compliance proposed. Discussion with PCC compliance officers regarding airlock requirements – "Doorway can lead from Kitchenette so long as pan is screened from view and ventilation (mechanical exhaust with delay cut-off) and door operation comply.
Access and egress	Tactile indicator/nosing	Tactile indicators to be located at top and bottom of stair and ramp. Stair nosing to new stairs	Full compliance proposed.
Accessible sanitary toilet	To comply with AS1428.1	Toilet contained in room, with basin, toilet pan and grab rails, shelf, and coat hook to future details. Doorway swings in with self closer, and privacy indicator.	Full compliance proposed.

**CONCLUSION**

The Environmental Impact of the proposed development is minor and has negligible effect on the built environment and surrounds.

In my opinion the proposal development will marginally impact the existing heritage item and provide a positive impact to the site and surrounds.

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