

Tuesday 2nd June 2015
Ref: 1186 Env

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed: Reception/Function Centre Additions, Australian Arms Hotel
Locality: 359 High St, Penrith

THE SITE

The site is an existing freestanding Hotel building with frontage to High and Lawson Sts 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 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 359 High Street, Penrith



Carpark Site 18 Lawson St

Adjoining to the north of the laneway is an existing small dwelling currently used as commercial office space with open gravel carpark at the rear. This is proposed to be demolished and used for a carpark associated with the function centre.

STATUTORY SITUATION

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

THE PROPOSAL

It is proposed to demolish the 2 car spaces at the northern end of the existing beer garden and extend the beer garden roof structure to the north up to the laneway. The walls of the structure will be widened out to the Lawson St footpath boundary and thus creating an area which will be used as a semi enclosed beer garden by day and reception/function centre by night.

The area will have a timber floor laid over the existing concrete structure with raised timber seating areas around the inside of the perimeter walls.

The walls and roof will maintain the use of metal louvre systems to enable compliance with hotel smoking legislation.

Access to the function centre and the hotel will be via the existing carpark with new kerb ramps in accordance with AS 2890.1 to enable disabled access from the carpark to the building. Currently this is enabled via a long external ramp up the Lawson St frontage from the disabled parking spaces at the northern end which will be demolished. This is then a much improved access situation.

It is also proposed to demolish the adjacent small building currently used as offices on 18 Lawson St and create a carpark area for use of the Function Centre.

The centre will provide seating for 110 patrons and will directly employ 6-10 persons for cooking, table service, front of house and security. Indirectly further employment will be generated for cleaning, laundry, decoration activities.

Sanitary facilities are provided in accordance with the BCA/NCC -2 male pans, 3 urinals, 3 female pans and 1 disabled WC. These are in addition to other existing sanitary facilities in the High St Bar area.

In conjunction with the use of the area for evening functions such as weddings, parties and business functions, the area is designed to be used as a beer garden / smoking area and thus has louvred walls and roofing to enable compliance with the Smoke Free Environment Act 2000 as an unenclosed public place area. Under that legislation, smoking is not be permitted whilst food is consumed in the centre, but is permitted outside those times.

In addition the existing smoking poker machine area is proposed to be extended from 10.8 m² to 15.2m² with 3 machines relocated to this area. This will increase the ventilation area from 2 vented windows to 3 vented windows which is proportionally the same as the existing. The non smoking poker machine area will be reduced in size commensurately.

VEHICLE ACCESS AND PARKING

The existing car parking approved in 1997 for the Hotel is behind the Hotel accessed off the laneway. It, together with the disabled spaces adjacent the beer garden totals 33 spaces. This was apportioned as 11 spaces for the beer garden area – $61\text{m}^2 \div 5.5 = 11.09$ and 22 for the remainder of the Hotel.

The proposed function centre with 110 seats will generate 27.5 spaces @ 1:4 seats. Therefore additional spaces $27.5+22 = 49.5$ spaces total for the premises.

The redesign of the existing car park will provide 37 spaces and the proposed new carpark will provide 16 spaces, therefore $37+16 = 53$ spaces which is in excess of Council requirements.

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 function space 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 Function centre is 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 development will have no impact on the Heritage significance of the Hotel. The main building is unchanged. The additions are low scale hip roofed with brick and light weight wall construction continuing the single storey end wing of the existing building while being sympathetic to the original building.

The design of the addition to the Hotel continues the face brickwork below the window sill line with metal louvres and windows above the section. This, then provides a continuation of the strong horizontal brick theme of the existing Hotel at the lower level with the lightweight section of

windows and louvres at the higher levels.

The horizontal louvres will reinforce the lightweight nature of the addition which provides visual separation from the solidity of the main hotel building façade. This also provides a degree of privacy and separation for patrons in the function centre from the street and footpath and provides for the ventilation requirements for the use of the area as an unenclosed smoking area.

The pitched roof will maintain the integrity of the existing building roof at its northern end and its simple structure is sympathetic to the existing roof at this end of the main building, whilst reinforcing it as a separate structure to the main roof.

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;

Yes

e) Retain significant internal and external spaces;

Yes

f) Remove unsympathetic alterations and additions;

The proposal removes ineffective flat roof areas.

g) Reinststate 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.

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

Rom layouts unchanged

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