



# **Statement of Environmental Effects**

## **Penrith City Civic Centre**

### **Level 2 Gallery Alterations and Additions**

**601 High Street.  
Penrith NSW 2750**

<b>Revision</b>	<b>Date</b>	<b>Approved by</b>
A	15.04.2019	RMC

Company name: Penrith City Council  
ACN/ABN: 43 794 422 563  
Address details: 601 High Street, Penrith, NSW 2751

## STATEMENT OF ENVIRONMENTAL EFFECTS

Penrith City Council, Civic Centre  
Level 2 Gallery  
Alterations and Additions

### INTRODUCTION

This Statement of Environmental Effects has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., (Registered Architect NSW #7769) Architectural Supervisor from Penrith City Council. This Statement will accompany a Development Application for Alterations and Additions to Penrith City Council Civic Centre Level 2 Gallery.

The Architectural drawings have been prepared by Penrith City Council..

### SITE

Address:

Penrith Civic Centre, has a street address of 601 High Street, Penrith. The land is identified as Lot 1033, DP 1102232. The site is contained within an irregular shape with a site area of 3.075000 hectares. The land is contained to the north by Jane Street, to the east by Westfield's Penrith, the south by High Street and to the west by Great Western Highway.

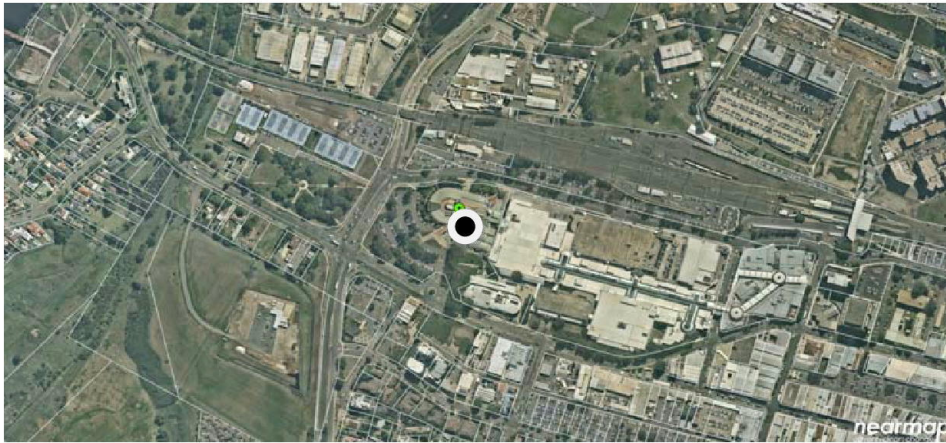


Figure 1:  
Aerial – Subject site  
Source: Near map 11 04 2019



Figure 2:  
Street view – Subject site - Entrance  
Source: Near map 11 04 2019

## **SITE OWNERS**

The site is owned by Penrith City Council.

## **SITE LAND ZONING**

The site is zoned Commercial Core B3

## **EXISTING BUILDING**

The Civic Centre contains Penrith City Council administrative operations and the General Public Library. The building was designed as a four story structure masonry structure (basement, ground, first and second floor) by Architect Feiko Bouman and constructed in 1991 by John Holland.

The Civic Centre houses a Council Chambers accessed from the First Floor (220msq) and the second floor Gallery (39.7msq) accessed from the Second Floor.

## **BUILDING CLASSIFICATION**

Under the National Construction Code, defines the Civic Centre to have multiple building classification including; Class 5 (office building for professionals), Class 9b (assembly building) and Class 7a (carpark).

## **FIRE CLASSIFICATION**

The Fire Classification of the building under the National Construction Code defines it as a Type A.

## **LEVEL 2 GALLERY:**

The existing Gallery is constructed as a tiered reinforced concrete Mezzanine, with a floor area of 39.7sqm accessed from a double door leading off the level two (2) Public Foyer.

## **PROPOSED WORKS**

The proposed works are contained to the level 2 Gallery, creating new permanent level platform over the existing tiered Mezzanine with a total floor area of 50sqm.

## **DESIGN**

The proposed Alteration and Addition will consist of:

- Engineered Structural Steel platform
- New 1200mm high semi frameless toughened glass balustrade with handrail at 1000mm.

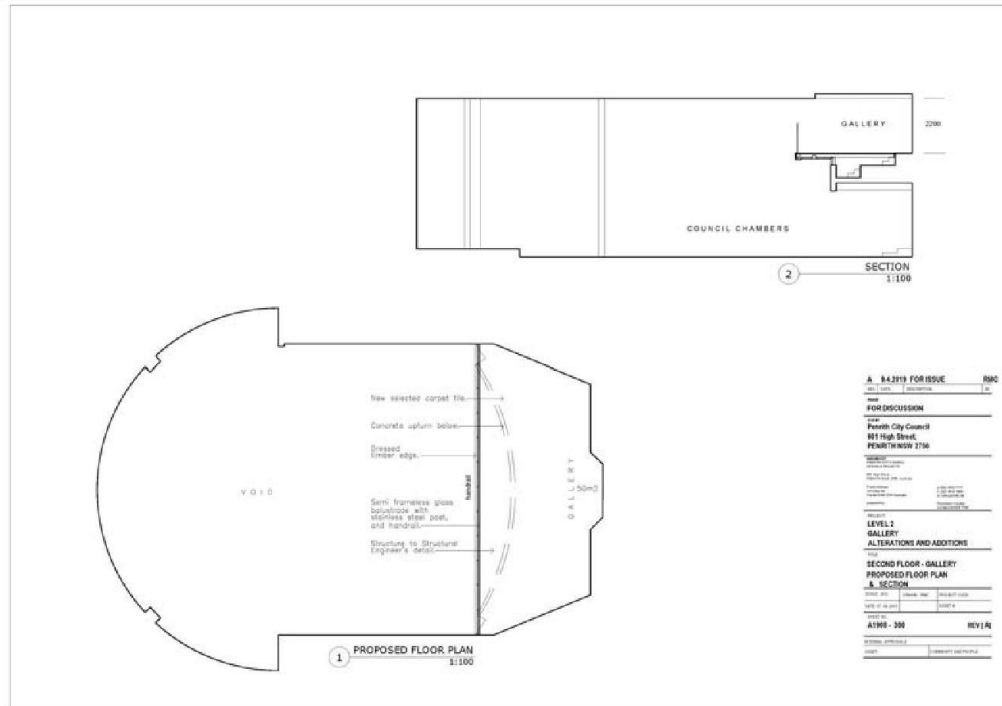


Figure 3:  
Proposed Plan & Section  
Source: Penrith City Council

## PLANNING POLICIES AND CONTROLS

The proposed 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 documents have been reviewed, with a number of matters addressed:

### Penrith Local Environment Plan 2010

The Penrith Local Environmental Plan 2010 is now in force and applies to most of the City. It replaces most of the existing Local Environmental Plans and Interim Development Orders that applied to Penrith, along with the Penrith Planning Scheme.

The proposed work has been reviewed against the Penrith Local Environment Plan 2010 for compliance.

<b>COMPLIANCE TABLE</b> Penrith Local Environment Plan 2010			
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COMMENT</b>	<b>COMPLIANCE Y/N</b>
<b>Part 1</b>	<b>Preliminary</b>	Na	Na
<b>Part 2</b>	<b>Permitted or Prohibited developments</b>	Na	Na
2.1	Land use zone	Land is identified as B3 Commercial Core	No change to existing
Land Use Table	<p>B3 Commercial Core</p> <p><b>1. Objectives of zone</b> 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.</p> <ul style="list-style-type: none"> <li>• To encourage appropriate employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To strengthen the role of Penrith City Centre as the business, retail and cultural centre of the region</li> </ul> <p><b>2. Permitted without consent</b> Nil</p> <p><b>3. Permitted with consent</b> Amusement centres; Car parks; Centre-based child care facilities; 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; Oyster aquaculture;</p>	No change to land use.	Y no change to existing.

	<p>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; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals</p> <p><b>4.. Prohibited</b> Bed and breakfast accommodation; Farm stay accommodation; Pond-based aquaculture Any other development not specified in item 2 or 3</p>		
Part 3	Exemption and Complying development	The works are not identified as Exempt nor Complying due to the increase in floor area	Na
Part 4	Principle development standards	Na	Na
Part 5	Miscellaneous	Na	Na
Part 6	Urban release areas	Na	Na
Part 7	Additional Local Provisions	Na	Na
Part 8	Local Provisions - Penrith City Centre	Na	Na
Part 9	Penrith Panthers site	Na	Na

**STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT & COMPLYING  
DEVELOPMENT CODE (2008))**

The State Environmental Planning Policy (Exempt & complying) 2008 was adopted by NSW State on 27 February 2009. The proposed work has been reviewed against the SEPP (Exempt & Complying)2008

<b>COMPLIANCE TABLE SEPP EXEMPT &amp; COMPLYING 2008</b>			
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COMMENT</b>	<b>COMPLIANCE Y/N</b>
Part 1	General	Na	Na
Part 2	Exempt Code	Na	Na
Part 3	Housing Code	Na	Na
Part 3A	Rural Housing Code	Na	Na
Part 3B	Low Rise Medium Density Code	Na	Na
Part 3C	Greenfield Housing Code	Na	Na
Part 3D	Inland Code	Na	Na
Part 4	Housing Alteration Code	Na	Na
Part 4A	General Development Code	Na	Na
Part 5	Commercial and Industrial Alteration Code	Division 1/ Subdivision 1/Clause 5.2 1 ( C ) Development Standards The alterations must not result in an increase in the gross floor area of which it is carried out, except if the increase in floor area is required for the alterations to comply with Premise Standard.	N The works cannot be submitted under SEPP Exempt& Complying 2008 - A Development Application is required.
Part 5A	Commercial and Industrial (New Building and Addition Code)	Na	Na
Part 5B	Container Recycling Facility Code	Na	Na
Part 6	Subdivision Code	Na	Na
Part 7	Demolition Code	Na	Na
Part 8	Fire Safety Code	Na	Na

# **PENRITH DEVELOPMENT CONTROL PLAN 2014**

The Penrith Development Control Plan 2014 was adopted by Council on 23 March 2015  
The proposed work has been reviewed against the Penrith Development Control Plan 2014 for compliance.

<b>COMPLIANCE TABLE PENRITH DEVELOPMENT CONTROL PLAN 2014</b>			
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>COMMENT</b>	<b>COMPLIANCE Y/N</b>
Part A	Introduction	Na	Na
Part B	Development Control Principles	Na	Na
Part C	City Wide Controls		
C1	Site planning and Design Principles	Existing building Increase accessible access.	Y DDA compliance
C2	Vegetation management	Na No change to existing	Na
C3	Water management	Na No change to existing	Na
C4	Land Management	No change to existing	Na
C5	Waste Management	No change to existing .	Na
C6	Landscape design	No Change to existing	Na
C7	Culture and Heritage	No Change to existing	Na
C8	Public Domain	New level floor will permit accessible access to the Gallery area.	Y
C9	Signage and Advertising	No change to existing	Na
C10	Transport Access and Parking	No change to existing	Na
C11	Subdivision	Na	Na
C12	Noise and Vibration	No change to existing	Na
C13	Infrastructure services	Na	Na
D	Land use		
D1	Rural	Na	Na
D2	Residential	Na	Na
D3	Commercial and retail development	Na	Na
D4	Industrial	Na	Na
D5	Other Land uses - na		
Part A	Background	Na	Na
Part B	Objective	Na	Na
Part C	Controls	Na	
E	Key Precincts	Na	Na
F	Other relevant info	Na	Na
F4.1	Plans and drawings	The architectural drawings for the alterations have been prepared.	Y
F4.2	Statement of Environmental Effects	Prepared	Y
F4.3	Building sustainability	Na	Na
F4.4	Landscape	Na	Na
F4.5	Erosion Sediment Control	Na	Na
F4.6	Stormwater Drainage	Na	Na
F4.7	Waste management	No change to existing	Na
F4.8	Transport and Traffic Impact Assessment	No impact to parking , vehicular access or transport	Na



F4.9	Works to Trees	Na	Na
F4.10	Bush Fire Assessment	Na	Na
F4.11	Flood Study	Na	Na
F4.12	Visual Impact	The balustrade to the level 2 gallery will be clear glazing, to permit visual link to be retained	Y
F4.13	Heritage	Na	Na
F4.15	Contamination	Na	Na
F4.16	Noise Impact Statement	No change to existing	Na
F4.17	Requirements relating to land stability, excavation and filling	Na	Na
F4.18	Water Management	Na	Na
F4.19	Dust Suppression	Na	Na
F4.20	Odour Suppression	Na	Na
F4.21	Social Impact	Permit access for all Permit dual use of space for both public and council Officers.	Y
F4.22	Economic Impact	No change to existing	Na
F4.23	Environmental Impact	No change to existing	Na
F4.24	Urban Design	Na	Na
F4.25	Infrastructure delivery	Na	Na
F4.26	3d Modelling	Na	Na

# **NATIONAL CONSTRUCTION CODE**

The proposed work has been reviewed against the National Building Construction Code for compliance.

COMPLIANCE TABLE NATIONAL CONSTRUCTION CODE				
ITEM		NOTE	COMMENT	COMPLIANCE
Section A	Building Classification Level 2 – Gallery	Existing area class 9b New use : Dual use: 1) Class 5 Office 2) Class 9b Assembly Building	The area will be used primarily as a meeting room accessible to public if and when required.	Y
Section B	Structural Provisions	Existing structure with new structure over.	No change to existing structure, new structure will be secured over, design by Structural engineer	Y Structural Engineer to provide design. + Certificate
		New glass balustrade	Toughened glass	Glazing certificate to be provided.
Section C	Fire Resistance and stability	Type of construction required Type A	Light weight construction to new floor area with floor and floor covering to comply with specification C1.10 ie/ not to exceed 1.2kw/m critical radiant flux.	Y Certificates to be provided for floor and floor covering.
	Compartment and separation	Compartment /separation no change to existing	Na	n/a
	Protection of openings	New 1200mm barriers to be installed.	Barrier at 1200mm while handrail at 1000mm	Y
Section D	Provision for Escape	No change to existing.	Location of exits will remain; Emergency Evacuation plan will not change.	Y
	Construction of Exits	No change to existing	No change to existing.	Y
	Access for people with a Disability	Existing area has limited access due to tiered floor area.	New floor will provide a level area access for all.	Y
Section E	Fire Fighting equipment	Existing As per Annual Fire certificate.	Na .	Y
	Smoke hazard management	Existing smoke hazard to remain	No change to ceiling .	Y
	Smoke detection and alarm system	Existing As per Annual Fire certificate	No change to ceiling.	Y
	Lift Installation	Na	Na	Na

	Emergency lighting, exit signs and warning	Existing As per Annual Fire Certificate	No change to existing	Y
Section F	Damp and waterproofing	Na	Na	Na
	Sanitary and other facilities	Na	Na	Na
	Room size	Marginal increase in floor area ie/ from 39.7m2 to 50m2	Ceiling height varies 2200mm min - 2700mm max	Y
	Light and ventilation	No change to existing natural light and ventilation.	Na	Na
	Sound transmission and insulation	Acoustic plasterboard to be incorporated to new First Floor ceiling soffit.	Na	Y
Section G	Minor Structures and Components	No change to existing	Na	Na
	Heating Appliances, fire places, chimneys and Flues	Na	Na	Na
	Atrium Construction	Na	Na	Na
	Construction In Alpine Areas	Na	Na	Na
	Construction in Bushfire prone areas	Na	Na	Na
Section H	Theatres, Stages and Public Halls	H1.1 Application	The total floor area of the First floor chambers (220m2) and the new Gallery area (50m2) = 270m2 well below 300m2	Y
		H1.2 Separation	No change to existing.	Na
		H1.3 Proscenium	No Proscenium	Na
		H1.4 Seating	Existing tiered seats omitted from area in proposed work	Na
		H1.5 Exits from Stage	No change to existing	Na
		H1.6 Access to platform or loft	No service platform of service loft.	Na
		H1.7 Aisle Light	Na	Na
	Public Transport Buildings	Na	Na	Na
Section I	Equipment and safety installations	1200mm high balustrade to perimeter edge.	Na	Y
	Energy efficient installation	New television screen to wall and electrical outlets.	TV star rating Lights LED	Y
Section J	Energy Efficient	New television screen to wall	TV star rating Lights LED	Y

		and electrical outlets.		
	Building Fabric	No structural changes	Na .	Y
	Glazing	Balustrade New 1200mm high semi frameless toughened glass.	Certificate required.	Y
	Building Sealants	Na	Na	Na
	Air-conditioning and ventilation systems	No change to existing	Na	Na
	Artificial lighting and power	New downlights to First Floor Ceiling Plan	Linked to existing circuit.	Y
	Hot water supply and swimming pool and spa pool plant	Na	Na	Na
	Access for maintenance and facilities for monitoring	Na	Na	Na

## **IMPACTS**

### **Site Suitability**

The site is zoned for commercial use, identified under Penrith City Council LEP as Commercial Core (3B). The proposed work will not alter the zone or zone use.

There will be no impacts with regards to the Suitability of the site.

### **Access and Traffic**

The site has existing accessed by both public and private vehicular and pedestrian traffic.

Public vehicular traffic is accessed from the south with direct access from High Street into a public Car Park. Similarly public pedestrian traffic is accessed from the south on the Ground Floor main entrance.

Private vehicular traffic has access to the site from both south (public parking) and north (basement parking and loading dock). Private pedestrian traffic can access the site from the north or south through a number of access points.

The proposed alterations will not alter vehicular or pedestrian access to the site.

There will be no impact to access or traffic as a result of the proposed works.

### **Streetscape and Design**

The works are contained to the interior of Level 2 Gallery. The streetscape of the Civic Centre will not be impacted.

The design of the interior level 2 Gallery will not the existing fabric, scale or form of the existing Gallery. The new works are minor and reversible, having minimal impact to the existing fabric.

There will be no impact to site Streetscape or the original design of the Gallery.

### **Privacy Views and Overshadowing**

The proposed works will not alter the privacy, views or overshadowing of the existing site.

### **Social and Economic Effects**

The existing level 2 Gallery is used solely for public viewing when the Council Chambers are in use. The area is tiered limiting accessibility for all.

The proposed work will permit dual use permitting the public access for all and allow the use of the space by Council Officers when the Chambers are not being used.

The proposed alterations will improve the facilities access and permit dual use creating an efficient use of the space.

The alterations will have a positive impact to the social and economic development of the Civic Centre.

### **Flora and Fauna**

The proposed works will not alter the Flora or Fauna of the site.

There will be no impact as a result of the work to the flora and fauna.

## **CONCLUSION**

The proposed development has been considered in light of Penrith City Council's planning controls (LEP and DCP).

The proposed alterations to Penrith City Council, Civic Centre, Level 2 Gallery will have negligible impact to the existing structure while positive impacting the use of the building.

The works while marginally increasing the floor area will provide an accessible area for both public and private use within the Civic Centre.

Hence the Environmental Impact of the proposed development is negligible and will provide a positive impact and contribute to the use of the Penrith City Council Civic Centre.



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