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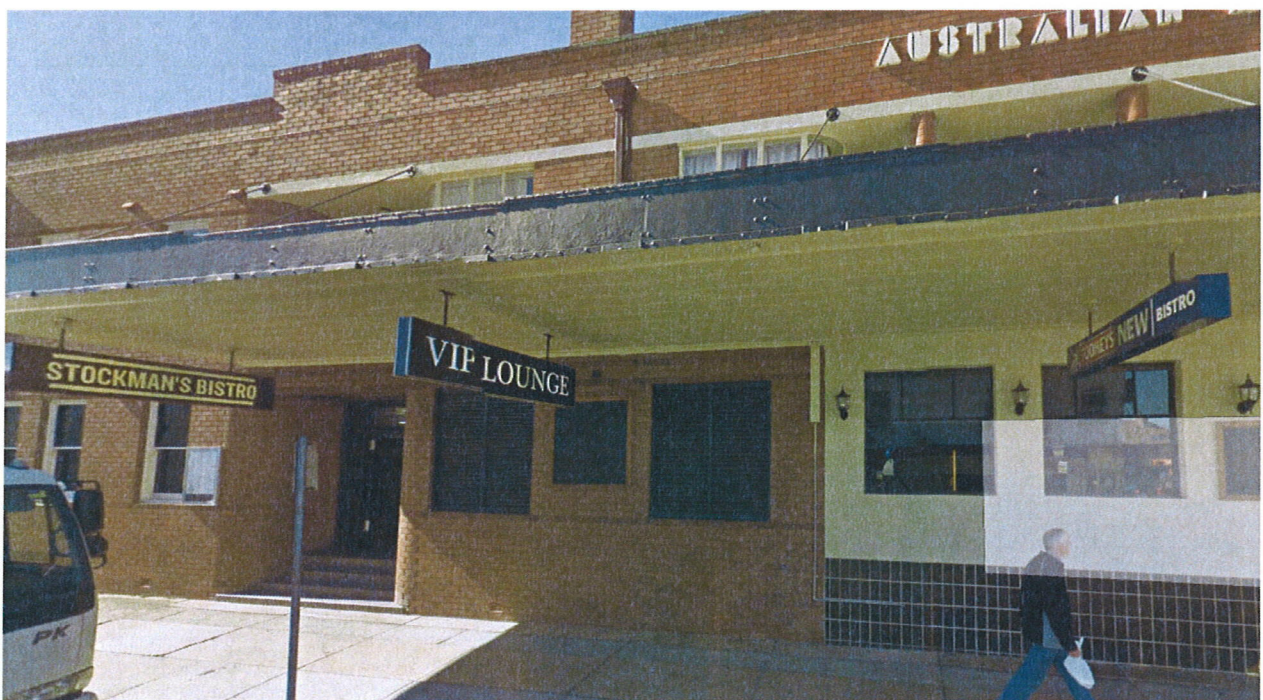
## STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed:** Additions and Alterations to Gaming Lounge and Reception Centre Stage,  
Australian Arms Hotel  
**Locality:** 359 High St, Penrith

### THE SITE

The site is an existing freestanding Hotel building with frontage to High and Lawson Streets and Lawson St Lane. The building has a total area of 949 m<sup>2</sup> with a site area of 2148.7m<sup>2</sup>. 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

## STATUTORY SITUATION

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

## THE PROPOSAL

1) It is proposed to enlarge the raised floor stage section at the northern end of the Function Centre approved DA 15/0551 31/8/15.

This will permit improved facilities for entertainment, groups, speeches, Bridal table etc. No change is proposed to the approved exterior of the Function Centre. No change is proposed to the approved access wc's etc.

2) It is proposed to renovate the Gaming Lounge in the main bar area. This will entail repositioning the existing glass partition wall to increase the smoking area size.

In conjunction with this, ventilation louvres are required to be located in the exterior wall in accordance with current Government health regulations for smoking areas.

Currently 2 louvre sections are installed in the external brick wall but these will be removed and replaced with a larger single panel of louvres.

## 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 Hotel facilities 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 Hotel facilities are 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 alterations will have minor impact on the Heritage significance of the Hotel. The main building structure is unchanged.

The proposed ventilation louvres will impact on the brick facade facing Lawson Street. They will require the removal of the existing louvers and demolition of the wall section between the existing louvres with a steel lintel placed above to carry the loads of the wall and floor above. The extent of the change to the wall is below, and does not affect, the cantilevered awning, which is noted in the Heritage description of the building.

While the ground level windows are not listed they form an integral part of the building, setting up the regular rhythm of solid brick panels between window glazing and voids.

This rhythm will be altered by the new louvres at this point, however, it will have minimal impact on the overall façade elements of the building and no impact on the items of heritage description.

The louvres will be powder coated aluminium profile in dark grey monument colour to maintain a

recessive appearance and sympathetic to the existing building colour schemes.

Unfortunately, modern legislation such as smoking legislation requires alterations to older buildings such as this to maintain legal status in our changing cultural environment.

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;

**The proposal seeks a minor alteration to the external building fabric to provide ventilation louvers.**

e) Retain significant internal and external spaces;

**Yes**

f) Remove unsympathetic alterations and additions;

**No change to external additions.**

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.

**Room layouts altered with lightweight partitions within existing masonry structure.**

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**

## SUMMARY

The alterations required to the hotel will enable its continued viable operation in the provision of hospitality and cultural services and amenity to the CBD of Penrith and hotel facilities for the future increased residential growth of this urban area whilst maintaining compliance with changing health legislation.