

HERITAGE IMPACT STATEMENT

FOR

AUSTRALIAN ARMS HOTEL, PENRITH



Reference:
Heritage Item No. 196 in Penrith LEP 2010

Address:
351-359 High Street, Penrith

Prepared for:
The Australian Arms Unit Trust

Prepared by:
Mark Bullen Architects Pty Ltd
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13 August 2020

1.0 Introduction

This Heritage Impact Statement for the Australian Arms Hotel at 351-359 High Street, Penrith, (hereinafter the Hotel) accompanies a development application for minor alterations to the existing Hotel together with a new multi-storey hotel at the site, prepared by NRA Collaborative.

The author has previously prepared a Conservation Management Plan (CMP) for the heritage item in anticipation of such a development application. The CMP includes:

- a) An investigation of the heritage item's historical and geographical context, its history, fabric and importance to the community
- b) A statement of significance based on the documentary and physical evidence
- c) Identification of constraints and opportunities
- d) A conservation policy arising out of the statement of heritage significance and identified constraints and opportunities
- e) Recommendations for how the heritage item can best be managed

The owner has now prepared a detailed proposal to be submitted as a development application, taking into account the CMP. This Heritage Impact Statement assesses that proposal against the policies and guidelines set out in the CMP.

The CMP is attached at Appendix A.

The drawings upon which this Heritage Impact Statement is based are listed at Appendix B.

The author, Mark Bullen, is listed on the Heritage Consultants register of the Heritage Office of New South Wales and has experience as listed in his curriculum vitae at Appendix C.

2.0 Scope of work in the current proposal

The proposal assessed in this HIS is set out in Development Application drawings by NRA Collaborative dated 26.06.20. It comprises a new 7 storey hotel with basement parking and minor alterations to the existing Hotel. No other upgrading or renovation of the existing Hotel is proposed at this time.

3.0 Assessment of proposal against CMP

The following assessment summarises the policies and guidelines of the CMP (using the numbering in the CMP) and advises whether or not the proposal is consistent with each of those. For the full text of the policies and guidelines, refer to the CMP Section 7.0 Policies and Guidelines at Appendix A.

CMP 7.1 Conservation of key aspects of significance

The proposal retains the original 2 storey Hotel building complete with remaining Art Deco features essential to its heritage significance. All key aspects are retained.

The proposal is consistent with the CMP.

CMP 7.2 Curtilage and setting

The new hotel is proposed to occupy the remainder of the site on which the original Hotel sits. The new building does not encroach on the Hotel itself and is visually separated by means of a recessed fire egress on Lawson Street.

The corner siting of the Hotel and its reading from both streets are integral to its heritage values. The visual separation assists in retaining this reading. The CMP anticipates proposals for development on the remainder of the site and requires that this be assessed relative to the CMP. This assessment is made in more detail below at CMP 7.4.4 New Development.

The proposal is consistent with the CMP.

CMP 7.3 Conservation, Repairs and Maintenance

There is no work proposed to the existing building fabric at this time, other than demolition of modern additions and minor alterations at the northern end of the building. These are detailed on drawings DA-0051.P2 Demolition Plan and DA-2002.P4 – Ground Floor Plan.

All items/fabric identified in the CMP for conservation are retained.

The proposal is consistent with the CMP. However, maintenance is still recommended and removal of surface mounted services visible from the street would be desirable.

CMP 7.4.1 Changing Use and/or Ownership

The Hotel will continue in its current use and be associated with a new hotel that should attract increased patronage. This is a positive outcome for the heritage item.

The proposal is consistent with the CMP.

CMP 7.4.2 Demolition

The modern beer garden structure, low wall along Lawson Street, fences, substation and other outbuildings, car park pavement and garden beds are all to be removed/demolished. In the single storey wing of the Hotel, the modern bi-folding door to the north end, two doors, an internal bathroom wall and bathroom fittings and finishes are to be removed.

These are all identified in the CMP as elements of little/neutral significance which may be altered/removed.

The proposal is consistent with the CMP.

CMP 7.4.4 New Development

The new hotel is of contemporary design, maintaining a clear distinction between old and new. A cylindrical glass block tower at the northern end takes its cue from the tower at the south-western corner of the original Hotel, without seeking to replicate it.

The proposal comprises 7 storeys (excluding basements) with a maximum height of 24 meters. This exceeds the current 12 meter height limit on the site. The CMP anticipates that there may be opportunity to relax the limit provided the impact on the Hotel is not detrimental.

The highest part of the new building will form the backdrop to the corner view of the Hotel from the intersection of High and Lawson Streets. While the upper level of the existing Hotel currently reads against the sky, any development on the rear part of the site will change that reading. However, the use of white masonry to the south wall of the new hotel building will assist in reading the existing Hotel form. Observers in the public domain will still be able to readily appreciate the overall character and detail of the Art Deco building without compromise.

The impact of the additional height on the Hotel is sufficiently reduced for it to be considered acceptable as the upper four storeys of the new hotel building are set back over 7 meters from Lawson Street, while the portal façade on Lawson Street is less than 12 meters high and only a little above the ridge line of the existing Hotel.

Shadow diagrams also indicate that the new building will not have a detrimental impact on the upper verandah of the existing Hotel, which currently provides pleasant outdoor amenity.

Visual separation between the old and new buildings is provided by a recessed fire exit on Lawson Street to the north of the existing building. The entry is single storey with a roof terrace matching the height of the existing single storey part of the Hotel.

The main entrance to the new hotel is off Lawson Lane. Contemporary landscaping in this area is appropriate and will enhance the street presentation of the complex. The view of the original Hotel along Lawson Street will not be obscured.

On the above matters, the proposal is consistent with the CMP.

It should also be noted that two new basement levels are proposed which will require excavation immediately adjacent to the northern end of the existing Hotel. It is recommended that a comprehensive dilapidation report be prepared for the entire existing building prior to commencement of excavation. All necessary steps, including vibration monitoring, should be taken to prevent damage arising from the excavation work.

It is recommended that this be a condition of Development Approval.

While the use of the existing building is unchanged, and only minor alterations are proposed, the incorporation of the Hotel into a new development means that compliance will be required with current building standards and controls.

In particular, the main stair has a wrought iron balustrade which is non-compliant in terms of height and openings. An ideal outcome would be to seek a performance solution which recognized the heritage value of the existing balustrade and allowed it to remain unchanged. Alternatively, supplementary glazing could be fixed to the concrete stringer to provide an effective barrier just outside the line of the balustrade, retaining and accepting the existing timber handrail and its height. Such glazing should be carefully detailed to minimize visual impact on the existing balustrade.

It is recommended that this be investigated at the time of detailed design/documentation.

CMP 7.5 Archaeological material

The CMP recommends that a response plan be developed in consultation with the local Heritage Advisor prior to any excavation on site which may uncover material of archaeological interest.

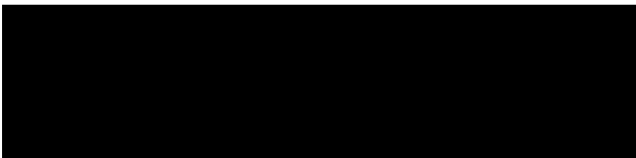
It is recommended that this be a condition of Development Approval.

4.0 Impact on other Heritage Items

The CMP notes a number of other heritage items in the vicinity, most of which are situated on High Street and the proposal has no detrimental impact on those items. By reference to the shadow diagrams produced, the proposal creates no overshadowing of those items directly opposite.

5.0 Conclusion

The proposed development, which largely excludes any work to the heritage item, is generally consistent with the policies and guidelines of the Conservation Management Plan. It is recommended that any future proposal for further work to the heritage item be reviewed by a Heritage Consultant and assessed against the CMP.



Mark Bullen Architect

Appendixes

Appendix A: NRA Collaborative Development Application Drawing List

Appendix B: Mark Bullen CV 2020.

HERITAGE IMPACT STATEMENT

ANNEXURE A

NRA_co-lab DA Drawing List

List of Drawings relied upon for this Heritage Impact Statement:

NRA co-lab drawings for Job No. 53157C16:

Drawing NRA-84169-DD-:
All dated 20.07.20

DA-0000.A	Cover Sheet.
DA-0002.A	Location & Perspective.
DA-0003.A	Development Statistics & Areas
DA.0050.A	Site Plan
DA.0051.A	Demolition Plan
DA.0052.A	Shadow Diagrams
DA.2000.A	Basement 02
DA.2001.A	Basement 01
DA.2002.A	Ground Floor
DA.2003.A	Level 1
DA.2004.A	Level 2
DA.2005.A	Level 3
DA.2006.A	Level 04
DA.2007.A	Level 05
DA.2008.A	Level 06
DA.2009.A	Roof Plan
DA.2010.A	Australian Arms Hotel – Floor Plans
DA.4000.A	North Elevation
DA.4001.A	West Elevation
DA.4002.A	South Elevation
DA.4003.A	East Elevation
DA.5000.A	Section A
DA.5001.A	Sections B & C
DA.5002.A	Section D

HERITAGE IMPACT STATEMENT

ANNEXURE B

Curriculum Vitae: Mark Bullen 2020

Mark Bullen Registered Architect 4359, B. Arch. (Hons) F.R.A.I.A. **Principal**

History After early years employed with one of Sydney's leading Architectural firms, Philip Cox & Partners, Mark Bullen has been in private practice continuously since 1984 and has been the director responsible for numerous projects in institutional facilities, heritage, group housing, single dwellings. And recently the repair of defects in buildings. Mark Bullen Architects Pty Limited, formed in 1992, has acted as architect and superintendent for the Defence Housing Authority in numerous projects, completed corporate office fit-outs, extensions to office buildings, new residences and group housing projects for private, commercial and government clients. Institutional work has involved development plans for Centennial Park offices, Forests NSW and the Sydney Olympic Park Authority. Since 2002 his work has included upgrade works for strata owners, documentation of rectification works, court reports on defective building and architect's performance, and the project management of troubled projects.

Recent Work Includes;
Rectification works to 46 units at Narrabeen, 44 units at Paddington and 40 units Pyrmont.
Project Management of repainting Rockwall Gardens 2012, Ikon Apartments 2015-2017.
Heritage Impact Statements for various projects including: Australian Arms Hotel Penrith, Heritage Precinct at Sydney Olympic Park, Superintendent's Residence at Centennial and Moore Park Trust, Trafalgar Square Sydney for the State Government Employees Credit Union.

Professional Allied to his commitment to architectural practice, Mark is active in several areas of professional development; at the Australian Institute of Architects, as lecturer at the University of Sydney and as participant at industry seminars. He has provided in-house post-graduate education to practitioners within the Government Architects Office and continues to do so to a number of well-established architectural practices in Sydney. This provides Mark with an informed view of competent architectural practice as accepted widely by peer professional opinion, and of the principles of such practice. Mark Bullen commenced as Member of the Consumer Trader & Tenancy Tribunal (part-time) in May 2002 and the appointment continued with the NSW Civil & Administrative Tribunal (NCAT) until he resigned in December 2014. Since 2012, he has been examiner of professional competencies in candidates for registration as architects for the NSW Architect's Registration Board.eh

Formal Studies & Qualifications

1973-78 University of Sydney B. Sc (Arch.), B. Arch. (Hons. 1st Class).
1981 Architects Accreditation Council – Chartered Architect.
1989 Australian Institute of Management, Management Practice.
1992 Australian Commercial Disputes Centre, Commercial Mediation Training Course.
2000 University of Adelaide Professional Certificate in Arbitration & Mediation, Advanced Course.

Referees

Mr. Chris Mulvey	Director, A. W. Edwards, builder. Tel: 9958 1474
Mr. Mike Burgess	Client (OC) representative, rectification works 13 units Hunters Hill (see below). Tel: 9879 7471, 0437 971 788.
Other	On request.

PROFESSIONAL EXPERIENCE – SUMMARY

Practice: Over 38 years as a practising architect and 33 years continuously as principal of an architectural firm which has completed numerous commissions in commercial, mixed-use, residential, institutional and civic projects for government, private, institutional and corporate developers.

Teaching: University:
Over 20 years teaching at tertiary schools of architecture, including:
8 years as tutor in construction at the universities of Sydney and New South Wales;
10 years as lecturer in professional architectural practice at the Universities of Sydney/UTS.
Post-graduate and professional:
Over 17 years as presenter of the Profession of Architecture Lecture Series (PALS) at the Australian Institute of Architects;
Author and on-going provider of continuing education to practising architects seeking to gain and maintain registration to practice, including:

- A series of 11 two-hour seminars entitled “Architectural Practice”;
- A seminar stream in three parts entitled “Contracting the Risk” that examines the allocation of risks commonly occurring in building projects.
- A stand-alone paper and presentation entitled “Good Inspections”.

Heritage: Provider of heritage impact statements to a wide range of projects, including the heritage precincts at Sydney Olympic Park, the Centennial & Moore Park Trust, and practising architects preparing submissions for Council development applications.
Mark Bullen is listed on the Heritage Consultants register of the Heritage Office of New South Wales.

Expert: Provider of expert opinion and expert determination over the past 15 years on a wide range of matters relating to the performance of architects in design, documentation and contract administration, including:

- Combustible cladding in high rise buildings in Sydney, Melbourne and Darwin.
- Residential: Forensic review of the financial administration by an architect.
- Science laboratories, University: Detail design issues.
- Conversion of heritage hotel to mixed use – 8 storeys: Documentation.
- Upgrade of Council building (current): Contract administration and defects.
- Public building, Sydney: Fire rating.
- Regional stadium: Waterproofing and roof drainage.
- Warehouse: Defects, architect’s inspections and certifications.
- Upgrade to community swimming pool complex: Extensions of time and variations.
- Retirement homes and fees due.
- Architects inspections, certification and defects.

Examiner: Appointed by NSW Architects Registration Board as examiner of candidates for registration as architects in NSW since 2012.

Project Manager:
Project manager and superintendent for a range of projects including:

- New dwellings and residential construction.
- Institutional projects to a construction value of \$12 million (1996)
- Refurbishment and rectification of buildings to a value of \$5.5 million.
- 9 years as superintendent for the Defence Housing Authority attending the construction of more than 150 homes.

PROFESSIONAL EXPERIENCE - REPRESENTATIVE COMMISSIONS

A representative selection of the professional experience gained by Mark Bullen over his years in practice:

Residential Projects

- Project management of rectification 40 units at Killara, 187 units at Leumeah, \$ 1.0 million
- Rectification of 40 apartment at Pyrmont SP65936 Ganelen Pty Limited and BigCorp (2012-2015) \$ 5.5 million
- Rectification works 46 apartments + commercial Narrabeen SP62327 and Vero Insurance Limited (2009 – 2013) \$ 4.5 million
- Rectification works to 13 units at Hunters Hill (2004-2008) SP60663 and A&DR Illes (Builders) Pty Limited. \$ 3.5 million
- 27 x 2-Bed Townhouses, Newtown, Jamalex Pty Limited, 1998 – 2001 \$ 5.5 million
- Upgrade 26 x 2-Bed Units, Woomooloo, White Holdings, 2000 \$ 2.6 million
- Multi-unit residential development, 117 units and retail, Newtown. Warrego Holdings, 1994–1995 \$13.5 million
- Residential sub-division, 87 sites, Richmond, 1994. RAAF, 1994 (Not built) \$12.0 million
- Integrated housing development, 19 dwellings, Glenbrook Defence Housing Authority, 1993-1996. (Not built) \$ 3.0 million
- Group housing, 7 residences, Winmalee. Chase Property Investments, 1993–1994 \$ 2.5 million
- Multiple duplex Development, Seaforth. Defence Housing Authority, 1993 \$ 1.5 million
- Medium density housing, 16 units, Carlingford. Sound Investments, 1992. \$ 2.3 million
- Family and Pensioner Housing, Infill Development of 12 units, Erskineville, Department of Housing, 1990 \$ 1.0 million
- Luxury Holiday Complex, 9 apartments, North Queensland. Lorraine Investments, 1987-1999 \$ 1.4 million

Institutional Projects

- Kitchen Re-fit, Womens College, University of Sydney 2006-2007 \$ 1.1 million
- Refurbishment of Heritage Precinct, Olympic Park, Homebush. Olympic Coordination Authority, 1999-2000. (Not built) \$ 2.4 million
- Upgrade and Change of Use, Superintendent's Residence (1891 James Barnet Building with 1901 John Verge Additions) Oxford Street gates, Centennial Park, 2001 \$ 85,000
- New Alcohol Rehabilitation Clinic, Richmond. RAAF, 1995. (Not built) \$ 2.6 million
- Wirraway Aboriginal Women's Refuge, Moree. Department of Housing, 1987 \$ 0.6 million

Conservations & Heritage Projects

- Co-author, Conservation Report for Glenfield Farm, Honours Thesis, University of Sydney 1978. -
- Architect for Heritage Precinct Upgrade Master Plan, Sydney Olympic Park, 1999 \$ 2.5 million
- Sydney Olympic Park Authority – Heritage Precinct – on-going services 2000 – 2010, 2017. Various
- Architect for refurbishment of Superintendent's Cottage, Centennial Parklands, 2001 and 2002. \$ 240,000

PROFESSIONAL EXPERIENCE - REPRESENTATIVE COMMISSIONS (Cont'd)

Commercial Projects

- Façade and lift upgrade Trafalgar Square, Sydney. \$ 1.0 million
- Entry upgrade, 31 Bridge Street, Pymble \$ 1.15 million
- Office fit-outs, Grosvenor Place, Sydney, Bell Securities Limited (x3) \$ 0.35 million
- Refurbishment of high-tech offices, Miltec Systems \$ 1.6 million
- Head and regional office fit-outs Defence Housing Authority 1994 – 1997 \$ 2.5 million

Expert Consultant services

- Contract administration, New Taoist Centre, Redfern 1997-1998 \$ 12 million
- Consultant at completion of development, Milsons Point \$ 7.9 million
- Expert Determination
- Expert reports 2000-2019 (samples):
 - Architect's specification Aluminium Composite Panel (ACP) cladding
 - Architect's inspections Factory Complex Seven Hills, Floor tiling.
 - Architect's fees Over-payment, excessive fees.
 - Architect's performance in design, documentation & contract administration:
 - Variation assessments, certification, practical completion, inspections.
 - Architect's documentation for D&C projects, EOT and delay claims.
 - Risk allocation in CM contract with Guaranteed Maximum Price (GMP)
 - Building defects, Reinstatement after fire and insurance claim.
 - Roof at sports stadium, Swimming pools: Lane Cove, Camden.
 - Glass installation and human impact.
 - Slip and trip.
 - Adequacy of project management.

TEACHING EXPERIENCE

Private Lecturing – Professional Practice & Project Administration

- In-house training Allen Jack & Cottier (11 weeks) 2004-2011, 2015
2017
- In-house training Government Architects Office 2008 & 2010
- In-house training MHN Design Union 2017 & 2019
- In-house training Bokor Architects 2009, 2010, 2013
- In-house training TKD Architects 2008, 2012, 2016

University of Sydney

- Lecturer (perm., p/t) Professional practice stream 2000-2003
- Lecturer (casual) Advanced construction, documentation 2000
- Lecturer (casual) Professional Practice 1996-2000
- Tutor Architectural Design 1984-1988

University of New South Wales

- Lecturer (casual) Construction and Building Technology 1989-1995

Defence Housing Authority

- Presenter Executive Development 3-day Course 1996

PROFESSIONAL AFFILIATIONS

R.A.I.A. New South Wales Chapter

- Good Inspections seminar 2009-2012.
- Presenter Professional Accreditation Lecture Series, 2001 – 2009, 2011-2019;
- Risk management CPD seminars, 2000 – 2001, 2007-2011;
- Member of Practice and Management Boards, 1986 – 1992;
- Instigator BCA seminars 1989 – 1991;
- Co-convenor: Steel Exposed conference 1989.

New South Wales Architects Registration Board

- Examiner for professional registration of architects 2012-2019.