

STATEMENT OF ENVIRNOMENTAL EFFECTS

29 Swanston Street,
St Marys



PENRITH
CITY COUNCIL

penrithcity.nsw.gov.au

STATEMENT OF ENVIRONMENTAL EFFECTS
Penrith Valley Cultural Centre
Building Signage

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 Development Application for Building Signage 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.

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 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

EXISTING USE

The existing building is currently used by Jamison Park Netball.

The Group Floor is used as a Canteen and administrative faculties.

First Floor is used as an assembly building (class 9b).

PROPOSAL

The proposal involves the following:

- I. Construction of new Building identification sign located on the north elevation of the Former Council Chambers.

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:

Local Environment Plans

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.

Zoning

The subject site is contained under Penrith Local Environment Plan 2010.

The site is zoned R3 Medium Residential, with permitted use of the site as a Community Facilities

No change to the zone is proposed.

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 attachment of Building Signage onto the existing north elevation of the subject building.

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

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.

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 subject development is consistent with the requirements of SREP 20.

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

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.

Development Control Plans

Penrith Development Control Plan 2014

The Penrith Development Control Plan 2014 was adopted by Council on 23 March 2015 and came into effect on 17 April 2015

C5 Waste Management

This proposal does not contain nor impact Waste Management, other than during construction works. Refer to Waste Management Plan

C6 Landscape Design

This proposal does not contain any Landscape design.

C7 Culture and Heritage

The existing building is heritage listed and used by a local community group. The proposed sign will identify the building and its principal use as the “St Marys & District Historical Society – The Chambers St Marys Corner”

An early photograph has been found illustrating an early sign attached to the north building elevation, both gable and between the windows.



Photograph of subject building with signage on the north elevation.

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 Heritage Impact Statement (which will accompany this application, and will address the significance of the building and impacts associated with the works.

C8 Public Domain

The proposed sign will identify the building and its use. This will assist pedestrian and uses of the building when approaching the building.

The sign will provide a positive impact on the Public Domain of the local Area and assist with way finding.

C9 Signage and Advertising

The purpose of the sign is primarily as way finding, to assist pedestrians to identify the building and its use. The sign will display and identify its occupants “St Marys & District Historical Society”, the premises “The Chambers- St Marys” and the activity conducted within.

The sign will be located in a similar location to an earlier sign 1950c as seen from the attached photograph between the two windows facing north framed by the existing shutters. The sign will be flush mounted too ensure there is minimal impact to the streetscape. The design of the sign, its size, form and colours have been carefully considered to complement the building and the heritage listing, whilst still provide colour contrast required for legibility. The sign will positively

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 sign has been designed to be in sympathy to the bulk and scale of the existing heritage building, while incorporating similar details and colours to the earlier sign.

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.

Council's Heritage Advisor has not 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 sign has been discussed with the St Marys Heritage Society and other local groups who currently occupy the building. The works are a response of the need to identify the building within the complex.

The design has addressed the groups concerns.

Public Domain

The building is currently used by local community groups. Identification of the building will assist pedestrian movement from Great Western Highway and Queen Street principal thoroughfares.

Access

The proposed work will not impact on the existing building access.

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 proposed work will not impact on the existing noise level outside or within the building.

Views and Vistas

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

The proposed sign will assist both vehicular and pedestrians to identify the building.

Utility services

The proposed sign will not impact the existing Utility services associated with the site nor building.

Stormwater

The proposed sign will not impact the existing Stormwater services associated with the site nor building.

Sewerage

The proposed sign will not impact the existing sewerage services associated with the site nor building.

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 minimal impact the existing heritage item and provide a negligible impact to the site and surrounds.

Rosemarie Canales
Penrith City Architectural Supervisor
Architect Registered NSW #7769