

HERITAGE IMPACT STATEMENT

29 Swanston Street,
St Marys



PENRITH
CITY COUNCIL

penrithcity.nsw.gov.au

STATEMENT OF HERITAGE IMPACT

Penrith Valley Cultural Centre

Building Signage

INTRODUCTION

This Statement of Heritage Impact 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

LIMITATIONS

The site was inspected in October 2014.

A physical and visual inspection of the building’s interior and exterior was carried out.

This report was prepared in the month of October 2014.

Historical research was contained to desktop research limited to online public documents.

METHODOLOGY

This statement follows the general guidelines set out in the Heritage Manual 2000, prepared by the Heritage Office and the Department of Planning.

AUTHORSHIP

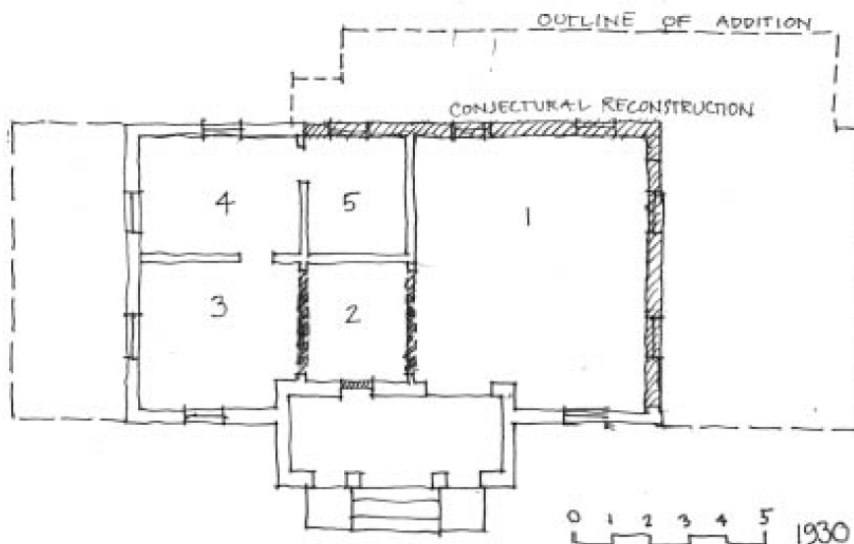
This report was taken by Rosemarie Canales, from Penrith City Council.
Photographs have been taken by Rosemarie Canales, unless otherwise noted.

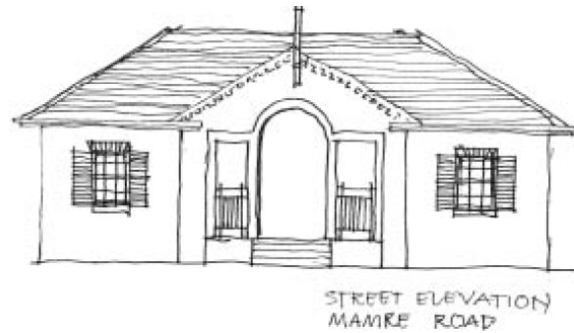
HISTORICAL DOCUMENTARY

The following provides a timeline of specific dates that assist to define the heritage significance of the item. Additional information may be sourced from Penrith City Council Library - Local Studies.

Timeline of Former Council Chambers

- 1890 Council (St Mary's) elected
- 1890's Land purchased for future Council Chambers.
- 1934 Construction completed
- 1934 Opening of Council Chambers
- 1934 Two jacaranda trees planted along west elevation
- 1949 Amagations of three municipals Councils - St Marys, Penrith and Castreagh
- 1950 Baby Health Care Centre moved into building
- 1950's Alterations to building
- 1960's Alterations to building
- 1961 Building reskinned with smooth yellow bricks
- 1961 Baby Health Care Centre relocated
- 1961 Mechanics Institute relocated into building
- 2014 Building occupied by St Marys Historical Society.





PHYSICAL DESCRIPTION

The building is a cream brick institutional building with a 21m frontage to Mamre Road, 8m deep, with a 2.5 m deep by 13m rear extension. It has a simple mottled Marseilles pattern tiled gable roof, with an eccentric gabled façade and projecting rear hip. There are 5 front multilight, double-hung, timber windows, 3 to the South and 2 to the North (matching), and random openings to the rear.¹

As well, there is a formal front loggia with steps and ramp, and a simple steel balustrade. There are 2 well established Jacaranda to the front of the building and some simple concrete paths to the rear.

The interior comprises of 4 large central rooms, being the former Council Chamber, 10m x 6m, an annex room, 5m x 5m, kitchen, and to the North of the hall, 2 long rooms, room 2, 4m x 10m, and room 3, incorporating a store.

The floor to ceiling height is approximately 3m, the floors are polished hardwood bearers and joists, and in some areas with a variety of floor coverings.

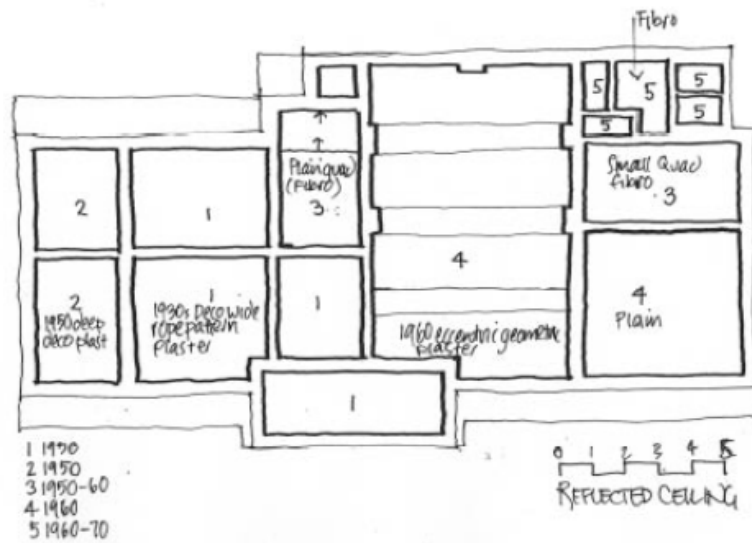
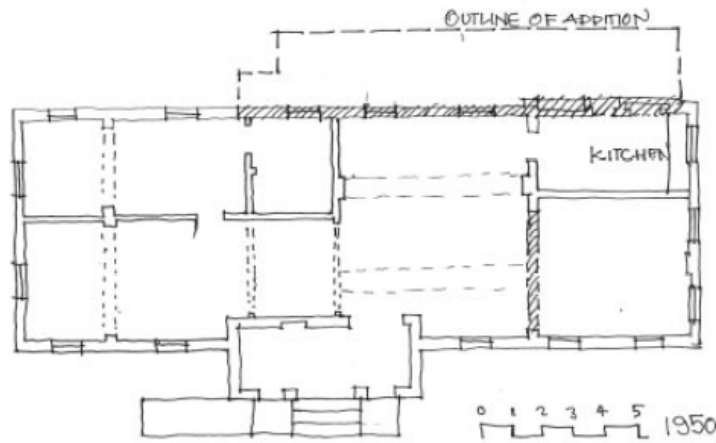
The walls are all hardest plaster and painted, and the ceilings are mostly plaster sheet, skimmed and painted. The cornices vary greatly, and give the best and only indication of the building's chronology. The architraves, skirtings and picture rails are polished maple and are consistent throughout.

The kitchen is poorly serviced with an interesting pantry cupboard. Off the kitchen is a toilet and vanity, with an additional 2 toilets accessed from the outside.

¹ Cranknell and Longeran Architects + Heritage Consultants, Former St Marys Council Chambers, Conservation Management Plan march 2007.

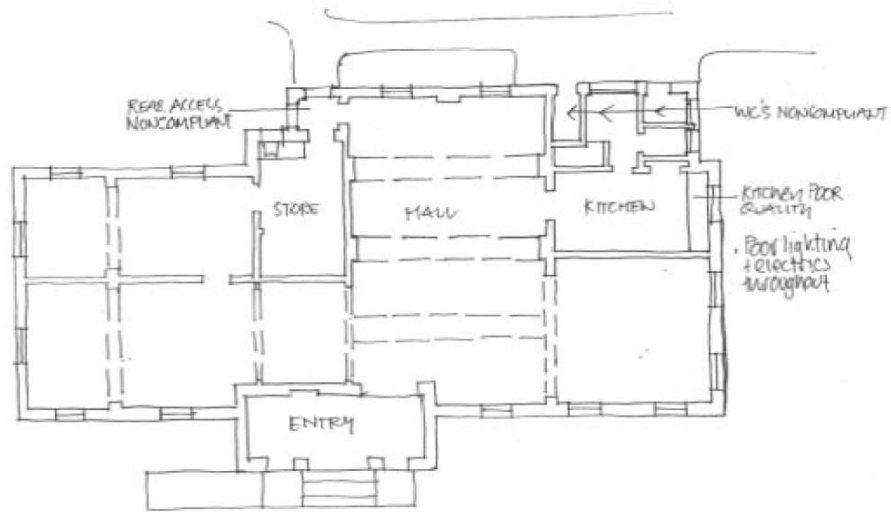
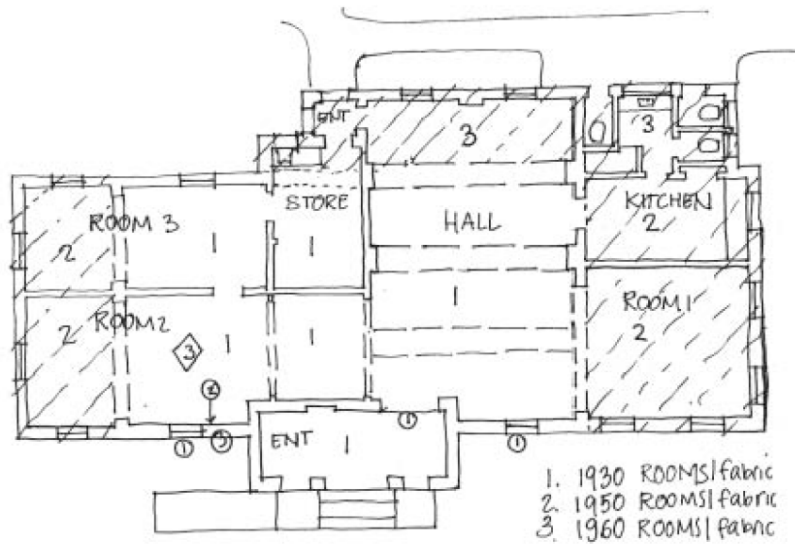
Former Council Chambers 1950

In 1950 the building was altered including an additional bay to the north and south, to accommodate for Kitchen, and meeting rooms.



Former Council Chambers 1960

In the 1960's the building was altered again incorporating a secondary entrance along the east elevation and toilets.



STATUTORY CONTEXT

The heritage item is located within the Penrith City Local Government Area, due to its sitting and listing the following planning policies and controls apply:

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.

The proposed development is defined as “Building Signage” to existing Buildings, which is permissible with the consent of Council.

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...

Penrith Local Environment Plan 1991 (Environment Heritage Conservation)

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.

Penrith City Centre Development Control Plan 2006

Part 2.5 Heritage Management

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.

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



Photograph of subject building with signage on the north elevation.

ANALYSIS OF EVIDENCE AND SIGNIFICANCE

The New South Wales heritage assessment criteria encompass the four values established by the Australian ICOMOS Burra Charter and were gazetted following amendments to the Heritage Act which came into force in April 1999. These values Heritage, Social, Scientific and Social are expressed in more detailed form (a, b, c, d, e, f, and g) in the current State Heritage Inventory methodology for assessment of significance. These criteria are similar to the criteria used by the Australian Heritage Council and are broadly in line with the standard criteria adopted by other agencies.

The following has been extracted from the Penrith City Council Heritage Inventory, appended:

Criterion A - Evolutional significance.

Criterion B - Associational Significance

Criterion C - Aesthetic and Technical

Criterion D - Social Significance

Criterion E - Archaeological / Research

Criterion F - Comparative Cultural History

Criterion G - Comparative Place.

STATEMENT OF SIGNIFICANCE

The statement of significance has been extracted from the Former St Mary's Council Chambers - Conservation Management Plan 2007, prepared by Cranknell and Longeran Architects and Heritage Consultants.

The place is significant, as the remnant of the first Municipal Chamber of St. Mary's Council. The Council lasted a relatively short time (1890 – 1948), and the building functioned as Council Chambers for only 18 years.

Since 1948 the building has continued to serve the community in a range of different community uses, involving baby health care, CWA, local/branch library, arts and craft centre, and has proved to be a good meeting place for local groups and organisations.

The fabric is not significant, and does not demonstrate well integral links to its significant use

The two Jacarandas at the front of the building are significant, planted by Mr and Mrs J Jackson MLA, to mark the opening of the Council Chambers

IMPACT ON SIGNIFICANCE

The heritage significance of the building is primarily based on the social significance of the building as the Former Council Chambers and its continued use by the community.

The building continues to be used by the community. The proposed sign will not impact on the buildings social significance.

The building's secondary significance is based on the physical fabric. The building has undergone a number of alterations and additions. The northern elevation was extended in the 1950's. The photograph post 1950's illustrates the north elevation with building signage "St Marys Community and Arts Centre".
The new building will be

PROPOSED WORK

The proposal involves the following:

- I. Attach new sign onto north building elevation.

ASSESSMENT OF IMPACT AND MEASURES TO MITIGATE IMPACT

The physical impact of the sign is minor.

The proposed fixing method for the sign will be mechanical with small screws securing the sign onto the wall.

There are two options to secure the sign onto the wall, either into the mortar joint or onto the brickwork.

Fixing into the mortar joint is preferred (preferably), permitting the physical impact to be reversible. However if the fixing is required to be fixed into the brickwork the physical impact is minor as the hole can be filled with a colour equal to the brickwork.

Either fixing method would be approximate.

RECOMMENDATIONS

The following note recommendation for the works:

- 1) Permit the installation of a building identification sign onto the north elevation
- 2) All signage to be removable.
- 3) Photograph area before sign is attached.

CONCLUSION

In my opinion the installation of a new sign onto the north elevation will have negligible impact to the heritage fabric and a negligible effect the assessed heritage significance of the site.