

STATEMENT OF ENVIRONMENTAL EFFECTS

Works on the footpath, 100a Queen St, St Marys
Weatherproof shelter for bus stop and associated landscape works.

INTRODUCTION

This Statement of Environmental Effects has been prepared by Elizabeth Roxburgh, Landscape Architect from Penrith City Council.

The statement has been prepared to accompany a Development Application for construction of a new shelter at the bus stop at 100a Queen St as part of the public domain improvements to Queen St, St Marys.

SITE

The subject site is located on the land in front of the Council laneway, 100a Queen St, St Marys. The site is a part of the larger public domain areas along Queen St, St Marys. The site is classed as Local, Asset ID 5723 and Segment area 3891. The adjacent property is Council owned land, Lot A DP164781.

BACKGROUND

The proposed works are part of a larger public domain upgrade of Queen St, St Marys. In 2013 a Streetscape Improvement Plan (SIP) for Queen St was prepared. A key feature of the design was the inclusion of a number (11) 'Special Places'. The strategically located sites along the length of Queen St were designed to increase amenity and walkability of the long main street. They are to be 'social activity generators', to provide the community with comfort, to promote community engagement, interactivity for adults and children and connections with local businesses. Each of the 'Special Places' provides custom seating, feature paving, many contain interpretation elements, feature lighting, feature trees, shelters and screens for increased amenity.

Through the SIP community engagement process, the local community identified the lack of shelter while waiting for buses in this area.

EXISTING USE

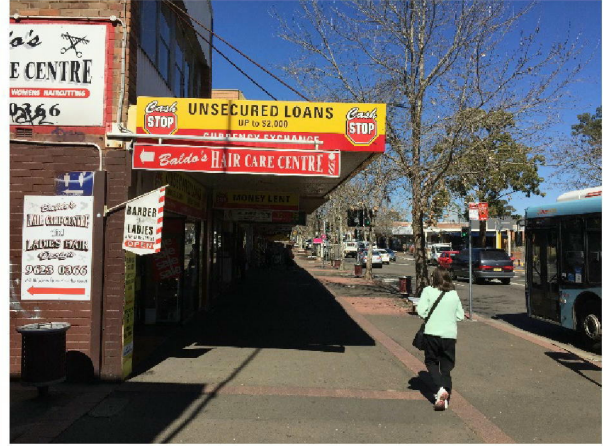
The existing space is part of public domain area along the footpath of Queen St.



Photograph 1 : Bus stop (Google Street view)



Photograph 2: Looking north (Google street view)



Photograph 3: Looking south (Google Street view)

PROPOSAL

The proposal involves the following:

1. Construction of a new shelter for the bus stop
2. Public domain improvements, including custom designed seating, play element (in ground chimes), tree planting, garden bed, associated landscape works and paving.

DESIGN



Elevation

The site is defined by a sculptural shade structure, which announces the location of this special place at the termination of the laneway. The structure acts as both landmark and way-finding element, providing shade and increased amenity for those waiting for the bus or engaging with local businesses. The canopy will cast playful shadows onto the ground surface, resulting in a visually interesting and dynamic space. The structure will also feature integrated lighting to assist in shadow casting and play.





The shelter is proposed to be a powder coated (Dulux Duratec Eternity Bronze Pearl Satin) 150 x 100 RHS steel frame structure (4.5m high x 7m long x 2m wide). It is to have a laser cut 6mm galvanised and powder coated steel canopy with graphics (Dulux Alphatec, Flame Red). The canopy will cast visually interesting shadows onto the pavement. An 'A' grade toughened glass will sit on top of the steel canopy to provide protection from the rain.

The ground plane is defined by a generous 'carpet' of brick paving, which acts as an anchor to the shade structure and frames the entrance to the Laneway.

The broader site is punctuated by a suite of custom furniture. Timber, concrete and powder-coated steel elements provide a light and warm touch, enabling an increase in amenity without the sense of the site being cluttered. The furniture integrates interpretive elements wrapping to the ground from the backrests of the seats forming a sculptural presence for the space. A formal play element in the form of dance chimes flush with the ground provides an opportunity for imaginative play.

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

Zoning

The subject site is contained under Penrith Local Environment Plan 2010. The site is zoned B4 Mixed Use. No change to the zone is proposed.

Penrith Local Environment Plan 2010 (Environmental Heritage)

Development in the vicinity of heritage items

There are a number of heritage items listed in the LEP, Schedule 5 Part 1, however they are not in the immediate vicinity of the subject site.

State Environmental Planning Policy (Infrastructure) 2007

The proposal has been assessed under the SEPP noted above. The proposed works do not comply with the objectives of the code.

Penrith Development Control Plan 2014

C1 Site Planning and Design Principles

The proposed shelter is of an appropriate scale and height in the street. It is intended that this shelter provide a landmark in the street and a visual termination to the laneway. It improves visual amenity, as well as providing shade and seating to a busy bus stop. CPTED principles have been considered in the design of the shelter and associated landscaping to ensure there a good level of surveillance and no opportunities for hiding and / or entrapment. Pedestrian lighting will be installed adjacent to the shelter and the shelter will also have feature lighting.

The shelter has considered accessibility, with 50% of seating fully accessible, space for a wheelchair and associated tactile ground surface indicators for access to buses.

C2 Vegetation Management

Not applicable

C3 Water Management

Irrigation and subsoil drainage will be provided to the tree pit and garden beds.

C4 Land Management

Not applicable

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 will improve the visual amenity of the site. The landscape design follows best practice principles. The majority of plantings will be using hardy species with low water requirements, many of which are native species. Additional garden beds have been created, reducing the quantity of hard surfaces. New structures, paving, seating have been designed with best practice principles in mind, including DDA and CPTED.

C7 Culture and Heritage

This proposal does not contain nor impact Culture and Heritage of the local Area.

C8 Public Domain

The works will enhance the Public Domain of the local area. The design incorporates new universally designed seating, new paving, new trees and a new shelter for shade and weather protection at the busy bus stop.

C9 Signage and Advertising

This proposal does not contain Signage or Advertising.

C10 Transport Access and Parking

This proposal does not contain nor impact Transport, Access or Parking or the site or surrounds. The seating has been designed using Universal design principles and allows for accessibility. Tactile ground surface indicators will be provided on the pavement for access to buses. Public transport use will be enhanced by providing greater amenity at this busy bus stop.

C11 Subdivision

This proposal does not contain Subdivision of the site or works.

C12 Noise and Vibration

This proposal will not create any additional Noise or Vibration, other than during construction works.

D1 Rural Development

Not applicable

D2 Residential

Not applicable

D3 Commercial and Retail Development

Not applicable

D4 Industrial Development

Not applicable

D5 Other Land uses

Not applicable.

E15 Part B, St Marys Town Centre, Penrith Development Control Plan 2014

As per the objectives of the St Marys Town Centre section of the DCP this proposal creates a strong public domain amenity, the space is accessible and safe with high quality landscape features.

CONCLUSION

The proposal will be located at the front of the Council laneway at a very busy bus stop. It is currently a very exposed site with no shelter. The proposed shelter is located on the public footpath and therefore will have a minimal impact on the neighbouring properties. The shelter, it's seating and associated landscape works will contribute in a positive way to the public domain of Queen St, St Marys.

This proposal is one of eleven 'Special Places' along the length of Queen St, which along with quite a few other objectives will make the main street more legible, walkable and comfortable.

The proposed development relates well to the site and is appropriate in terms of its location in relation to neighbouring developments.

The Environmental Impact of the proposed development is minor and has negligible effect on the built environment and surrounds.

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