



STATEMENT OF ENVIRONMENTAL EFFECTS

CONSTRUCTION OF COVERED WALKWAY AT ST MARYS

Nos. 101 QUEEN STREET, EAST LANE
ST MARYS NSW 2760

Prepared for: ST MARYS TOWN CENTRE

REF: 226_19
DATE: 27th July 2020





1. Introduction

This Statement of Environmental Effects has been prepared for the applicant of the proposed development. The report is to accompany a development application to Penrith City Council seeking consent for enhancement of the walkway connecting East lane and Queen street.

2. Site Analysis and Context

2.1 THE SITE

The subject site is located between Queen Street and East Lane and has a street frontage of approximately 6.1m and a total site area of approximately 270 m².

The subject site is comprised of an asphalted hardstand with landscaping to the northern side and a barber and hairdressers on the south eastern end.

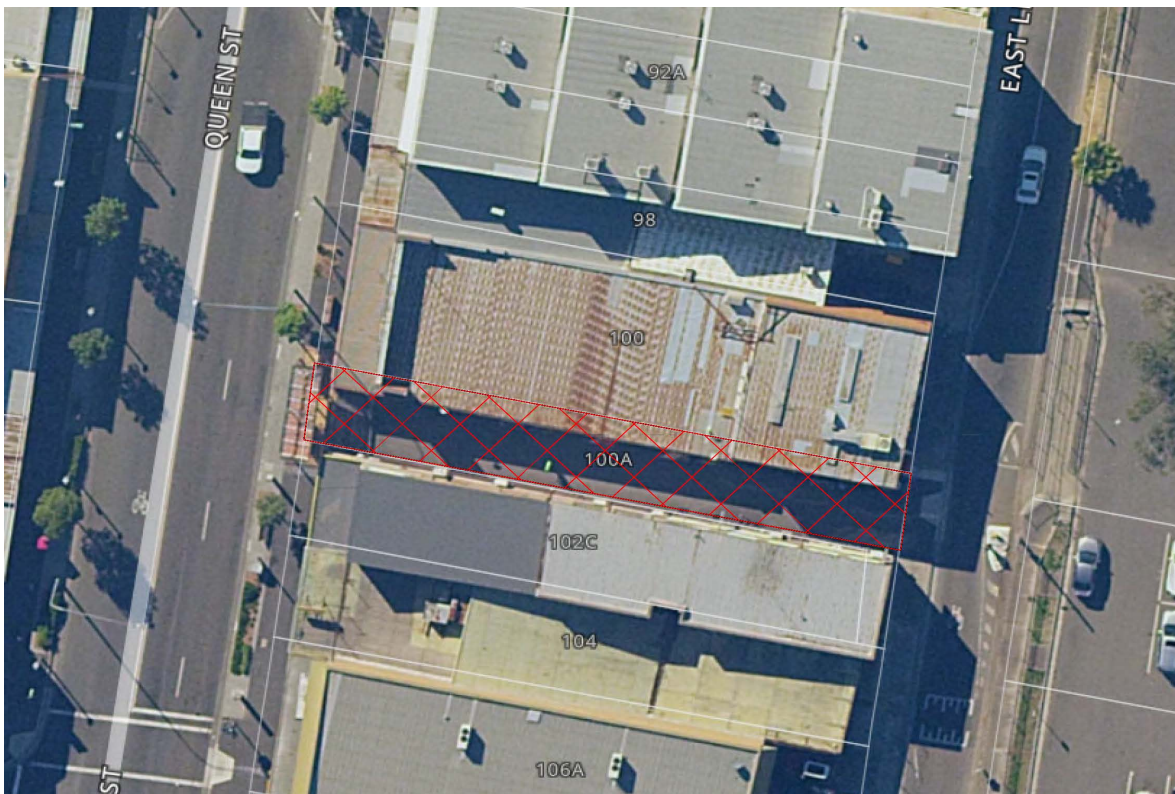


Figure 1 Aerial Photograph of the site, area is outlined in red.





Figure 2 View from Queen Street



Figure 2 View looking south on Queen Street



Figure 2 View from Queen Street



Figure 2 View looking north on Queen Street

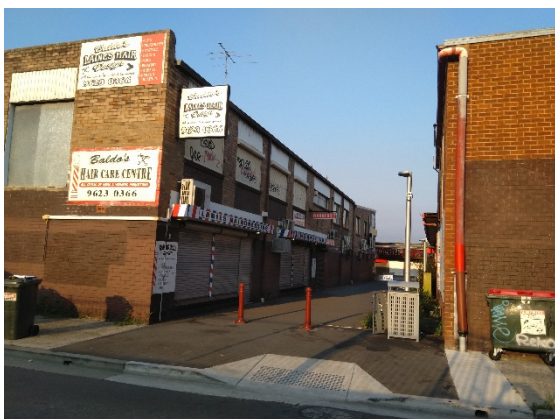


Figure 2 View from East Lane



Figure 2 View from East Lane



3. Description of the proposal

3.1 Description

St Marys Town Centre requested a design proposal to enhance the aesthetics and use of a walkway between East Lane and Queen Street.

The proposal is for a contemporary galvanised steel structure with PVC strips running at opposing slopes between the structure. These strips will be mostly waterproof with an opening aperture of 4%. The structure is not intended to be completely waterproof, this due to the openness of the design. However, it will give not only sun protection but some protection from rain while pedestrians are moving from the main street to the many carapaces accessed by the lane way.

There will be no negative impact on the surrounding buildings, with no loss of view or no overshadowing.

The design has also allowed for maintenance of the many existing exterior air conditioning units by setting the structure 1500mm from the southern boundary. This will allow safe access to the units.

3.2 Site Management

Site Management will be addressed in stages to enable pedestrian access to Queen Street, with the use of site fencing to enable access during the construction stages. We envisage the no closure to pedestrians at any stage of the project.

3.3 Ability Access

Ability access has been addressed in the accompanying report.

3.4 Fire Rating

Group 1/AS/NZS 3837
Class 1/1530.3/AS/NZS

