



STATEMENT OF ENVIRONMENTAL EFFECTS
Penrith Valley Cultural Centre
Use of St Marys Piazza for Cultural Events

INTRODUCTION

This Statement of Environmental Effects has been prepared by Judy Cobb, Penrith City Council, Neighbourhood Facilities Co-ordinator and Rosemarie Canales, BArch., M.Herit.Cons., Architectural Supervisor from Penrith City Council. The statement has been prepared to accompany a Development Application for the use of "St Marys Piazza", located within St Marys Corner, located at the corner of Great Western Highway and Mamre Road, St Marys, for cultural events.

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; Memorial Hall, Senior Citizen and Community Centre, Chambers (former Council Chambers) 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.

"St Marys Piazza" which is the lower carpark at St Marys Corner (Cnr of Great Western Highway and Mamre Rd, St Marys). It is bounded by St Marys Memorial Hall, St Marys Community Centre, St Marys Senior Citizen Centre, St Marys Arts and Craft Studio, and the St Marys Chambers.

The subject site where the markets will be held is identified as: Lot6/DP974985, Lot7/DP974985, Lot2/DP261871, Lot1/DP1129978, Lot2/DP202236.

EXISTING

The site is defined by a open central space contained by four (4) buildings; Memorial Hall, Senior Citizen and Community Centre, Chambers (former Council Chambers) and St Marys Arts and Craft Centre (CWA Building). The open space acts as a multi function space, also providing 22 car park spaces with an overflow parking providing 54 spaces.

Memorial Hall

The building contains a large hall permitted to hold 380 people maximum, kitchen facilities, meeting rooms and toilet facilities.

Senior Citizens and Community Centre

The building houses the Senior Citizen and Community centre. The Senior Citizen Centre contains a meeting room permitted to hold 100 people maximum with kitchen and meeting room permitted to hold 20 people maximum. The Community Centre contains a large hall permitted to hold 250 people maximum, with kitchen facilities, small meeting room permitted to hold 15 people maximum, and toilet amenities.

The Chamber (Former Council Chamber)

The building houses the St Marys & District Historical Society. The building contains a number of rooms, kitchenette, and toilet.

St Marys Arts and Craft Studio (former CWA Building)

The building operates as an arts and craft studio housing pottery room, preparation room, kiln room, meeting and toilet facilities.

PROPOSAL

The proposal involves the following:

1. The proposal is for the purpose of local community / cultural events and markets held by a range of organisers including Penrith Council, local community organisations and small businesses at the St Marys Piazza.

Activities could include:

- Dance, singing, music and other cultural celebrations & demonstrations
- Presentation of awards, guest speakers, official openings & launches
- Flag raising ceremonies
- Community Information Stalls
- Market Stalls
- Activities for children (eg. jumping castle, face painting, animal petting farm etc)
- Prepared food services on a take-away basis

2. The proposed activities would operate a maximum of 12 times a year on a Saturday or Sunday. The program of activities would vary depending on type of event or market to be held and could include:

From

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| ○ 5:00am | Earliest site would be secured & cordoned off by Council |
| ○ 6:00am | Earliest event organisers commence setup |
| ○ 8:00am | Earliest activities will commence |
| ○ 10:00pm | Latest activities would cease / clean up commence |
| ○ 12:00pm | Latest site would be reopen to general parking |

4. The event/market organiser would be required to complete a Booking Application form with Council's Neighbourhood Facilities Service and comply with the Terms and Conditions of Hire adopted by Council. All applications for use of the St Marys Piazza would be assessed by Council's Public Domain, Amenity and Safety Manager and Neighbourhood Facilities Coordinator. Applications would need to be submitted to Council a minimum of 2 months prior to the date of the event.
5. No other weekend function or event would be booked or permitted in any of the buildings located at St Marys Corner when the St Marys Piazza is used for local community based/cultural events and markets.
6. The proposed local community/cultural events could accommodate temporary seating for up to 200 people, a shade structure (50m²), a portable stage up with a 30m² floor area, up to 10 information or craft tables and up to 3 food stalls with each stall dimension 2.4m x 2.4m x 2.4m. The proposed market activities could accommodate up to 20 stalls with each stall dimensions 2.4m x 2.4m x 2.4m and some temporary seating for up to 50 people.
7. It is expected that the proposed events or markets would attract up to 800 customers throughout the course of the day.
8. Where market type activities are held items to be sold would be strictly monitored by the event/market organiser (the hirer) and could include:
 - Craft
 - Flowers
 - Clothing
 - Pottery
 - Knick Knacks
 - Fresh fruit and vegetables

- Prepared food service on a take-away basis
9. The toilet facilities for customers attending events or markets at the St Marys Piazza would be available within St Marys Senior Citizen Centre. There is also an external accessible toilet located outside St Marys Arts and Craft Centre accessible with MLAK key only. The hirer is responsible for monitoring the condition of toilets throughout the day to ensure they are kept clean and tidy.
10. Council has 2 x 660 litre industrial garbage bins located onsite at all times. These bins are emptied prior to any weekend events held at St Marys Corner. In addition Council provides 10 x 240 litre plastic bins for hirers of the St Marys Piazza to place strategically around the site specifically for their event or market. It is the hirer's responsibility to empty all waste into industrial bin during and at end of event.
- Stall operators would be required to manage and minimise their own waste and leave the site free of litter. At the end of the event the site will be free of spills, cigarette butts, and rubbish.
- The hirer is also responsible to organise recycle bins for event at hirer's expense.
- The hirer would be required to undertake general clean up and waste clean at completion of the event/market. The hirer is also responsible for securing the emptied plastic bins inside St Marys Senior Centre at the end of the event.
11. The proposed layout of the activities will vary depending on the event/market and would need to be approved by Council's Neighbourhood Facilities Coordinator prior to the event to ensure that all existing footpaths and access ways would remain unimpeded.
12. An event coordinator and associated operational staff or volunteers would be appointed by the hirer prior to the event/market and available to provide support throughout the day.
13. Parking would be available in the upper car park at St Marys Corner (46 car spaces), along the driveway to St Marys Corner from Swanston St (7 car spaces), directly behind St Marys Community Centre (8 car spaces), in local streets (37 car spaces), and in the car park for St Marys Preschool opposite the site on Collins St (10 car spaces). Overflow parking would also be available on the vacant block land (owned by Council) at the corner of Collins and Swanston St.
- Additional Council parking is also available at the rear of Queen St shops located on Carson's Lane and Sainsbury St.
14. Emergency Vehicle access will be provided via the back laneway behind St Marys Community Centre and St Marys Senior Citizens Centre. Access to this laneway would be cordoned off and restricted for all events/markets.
15. The hirer would be required to develop an Operational Management Plan that would be assessed and approved by Public Domain, Amenity and Safety Manager and Neighbourhood Facilities Coordinator. The Operational Management Plan would need to include:
- site plan / layout of activities
 - program of activities (including timeframe for activities, stall holder details, entertainment details etc)
 - marketing/promotional plans
 - risk assessment
 - stall holder details including all food operators (recording names and contact details of each operator).
 - temporary signage details
 - access management

- safety and security management to include crowd management procedures, clarification of responsibilities for possible damage to Council property etc.

The hirer is also required to meet with Neighbourhood Facilities Coordinator prior to event being held to discuss all operational matters and requirements for Operational Management Plan.

Neighbourhood Facilities Service would be responsible for consulting with NSW Fire Brigade, Ambulance Service, and Police Force to develop an Emergency Management Plan for St Marys Corner and hirer of St Marys Piazza.

16. The hirer would be responsible for promoting the event/markets to local community through local mailbox drops, local paper, local noticeboards etc. All posters, leaflets will be removed at the end of each event.
18. The hirer must have no less than \$10 million Public Liability. The hirer must also ensure that any supplier of equipment such as jumping castles, amusement rides, portable stages etc and every stall holder have a Certificate of Currency for Public Liability for the same amount.
19. Also events/markets will be alcohol free events (even in the instance that one of facilities on site is also used for event/market).

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 for further consideration

Section 79C(1)(a)(i) Any Environmental Planning Instrument

- a) 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 not located within the scenic corridor of the river, therefore considered to have no impact.

- b) Penrith Planning Scheme Ordinance
The subject site is part zoned 2(a) Residential, 3(a) General Business, Public Buildings and Parking. Public Building and parking are not prohibited in these zones and is therefore permissible.
- c) Penrith Local Environment Plan 1991 (Environment Heritage Conservation)
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 proposal will be contained within the Central space Piazza and will not physically impact the heritage building nor the setting.

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)(ii) Draft Environmental Planning Instruments.

There are no draft environmental planning instruments applying to the subject site.

Section 79C(1)(a)(iii) Any Development Control Plans

a) Penrith Development Control Plan

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, and will only marginally obstruct view corridors into and through the site.

Section 2.9 Waste Planning

All waste generated by the proposal will be minimised and managed by the operator in accordance with the Waste management Plan attached to this application.

Appropriate conditions will be imposed in lease agreements with operators to ensure compliance with the Waste Management Plan.

Section 2.11 Car Parking

The existing site provides a number of car spaces. Additional parking has been identified in the surrounding area. The Council Traffic Engineer's have reviewed the proposal and have raised no objections.

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

Traffic, Access and Car parking

The site currently accommodates a total of 141 car spaces with 88 spaces provided on site with a further 53 spaces provided in the surrounding streets.

Access to the subject site is provided with a one-way entrance from Swanston Street. This driveway is able to accommodate a large articulated vehicle up to 12.5 metres. The swept path of this type of vehicle is considered adequate and is able to manoeuvre to the proposed loading dock area. Exit is provided to Collins Street via a 6 metre driveway. The site is in compliance with AS2890.1 and sight distances are acceptable.

It is anticipated 800 persons will visit the site over the operating hours of the Market, either by foot or vehicular. When the Markets are operational no other hire of the buildings nor facilities will occur. Based on this Management Structure it is anticipated the cars paces provided will adequately accommodate the vehicles arriving to access the site.

Emergency Vehicle access will be provided access via the back laneway behind St Marys Community Centre and St Marys Senior Citizens Centre. Access to this laneway would be cordoned off and restricted for all events/markets.

Public Domain

The Piazza was originally designed to act as a multi purpose space. The hire of the Piazza for events will satisfy the original design intent as an open public space.

The use of the Piazza for events will activate the Public Domain, and provide a positive impact to the area.

Noise

The site is bound by Great Western Highway and retail to the north, residences to the east, community buildings to the south and Mamre Road and retail immediate to the west. The noise levels around the site are generated primarily by traffic travelling along Great Western Highway and Mamre Road and vary depending on peak times.

The existing noise created within the Piazza is currently limited and contained to and from the use of the buildings around the Piazza (Memorial Hall, Senior Citizen + Community Centre, The Chambers, St Marys + Craft Studio). The Piazza area is used predominately as a car parking area to facilitate the buildings. Noise created on this site is muffled by the surrounding traffic noise.

The proposed development will create noise, however the majority will be contained by the buildings surrounding the Piazza and further muffled by the surrounding traffic noise.

The hire of the Piazza will increase the noise activity within the area, however the regularity of the use (12 times a year maximum) and time restrictions will minimise the extent of noise created and impact to the surrounds.

Views and Vistas

The Piazza is currently contained by buildings. As a result views and vistas into and from the Piazza are partially obscured. The proposed development to be located within the Piazza will partially obstruct views into and through the Piazza depending on the location of the proposed stalls. The obstruction is minimal and non permanent, therefore the proposed development will have a negligible impact on the site and surrounds.

Economic Impact

The proposed markets will introduce another level of economic activity to the local area. The proposal will provide a positive impact to the local economy.

Utility services

The site is serviced with electricity, telecommunication, water and sewerage, upgraded as part of the works associated with DA06/1979. The proposed development will utilise the existing facilities. The proposal will have a negligible impact on the existing services.

Stormwater

There will be no increase to stormwater as a result of the proposal. The works will have no impact on the site.

CONCLUSION

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

The Market is proposed to occupy the site a maximum of 12 times a year. The proposed development will not alter; the existing pedestrian or traffic access, the streetscape or existing services, existing flora and fauna within the site. The works will contribute to the existing facilities on the site, and further enhance the facility as a centre for community.

In my opinion the proposed development will provide a positive impact to the site and surrounds.


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