
Statement of Environmental Effects

11 Gipps Street
Werrington, NSW 2747
(Lot 2 DP 1176624)

Construction of a WW1 memorial
prayer monument to be erected
at a vacant land within Wollemi
College.

Owner: Pared Limited

Council: Penrith City Council



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1. INTRODUCTION

1.0 Purpose

This Statement of Environmental Effects has been prepared in support of the Development Application to Penrith City Council for a proposed WW1 memorial prayer monument to be erected at a vacant land within Wollemi College, 11 Gipps Street Werrington NSW 2747 (Lot 2 DP 1176624) – See image 1

Pursuant to Section 79C (1) of the Environmental Planning & Assessment Act 1979, the following heads of consideration apply:

- Upper Penrith Local Environment Plan (LEP) 2010
- Upper Penrith City Council Development Control Plan (DCP) 2014

1.1 Site Analysis / Existing Use

The subject site is legally described as Lot 2 DP 1176624 and is known as 11 Gipps Street Werrington 2747. The Lot is classified as

“E2” - Environmental Conservation: (pub.2015-02-25)

“IN2” – Light Industrial: (pub.2015-02-25)

“R4” – High Density Residential: (pub.2015-02-25)

“SP2” – Infrastructure: Classified Road (pub.2015-02-25)

“Sp2” - Infrastructure: Educational Establishment (pub.2015-02-25)

The subject site, No 11 Gipps Street, Werrington is irregularly shaped which has an overall Site area of 79459.576m². The Lot has a natural grade falling from North (High) to South (Low).

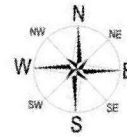


Image 1 – Satellite image of subject site



Image 2 – Subject site viewed from 11 Gipps Street



Image 3 – Subject site viewed from the front of No 11 Gipps Street



Image 4 – View within 11 Gipps Street and proposed Shrine location

2.0 Proposed Development

The proposed development consist of a WW1 memorial prayer monument .The documents which accompany this Application are as follows:

Architectural Drawings

Drawing Number	Drawing name	Date	Revision
DA-001	COVER SHEET	01.12.2017	B
DA-100	SITE PLAN	01.12.2017	B
DA-200	GROUND FLOOR PLAN	01.12.2017	B
DA-300	ELEVATIONS	01.12.2017	B
DA-400	SECTIONS	01.12.2017	B
DA-401	FINISHES SCHEDULE	01.12.2017	B

3.0 Assessment Criteria

Pursuant to Section 79C (1) of the Environmental Planning & Assessment Act 1979, the following heads of consideration apply:

3.1 Local Environment Plan considerations (Penrith City Council LEP 2010)

The subject site is zoned E2 Environmental Conservation, IN2 Light Industrial, R4 High Density Residential, SP2 Infrastructure and SP2 Infrastructure: Educational Establishment under PLEP 2010. But in most part is zoned IN2 and SP2 Infrastructure: education Establishment.

The proposed development of a WW1 memorial prayer monument is permitted.

Provisions outlined in the LEP considered relevant to the proposed development are addressed in the following table:

Penrith City Council LEP 2010	Objective / Controls	Proposal	Compliance
Part 2 Land Use Table Zone IN2 Light Industrial	<ul style="list-style-type: none"> To provide a wide range of light industrial, warehouse and related land uses. To minimise any adverse effect of industry on other land uses To support and protect industrial land for industrial uses. To promote development that makes efficient use of industrial land 	<p>The proposed design is a WW1 memorial prayer monument. The design intent is to establish a monument for Wollemi college to commemorate those soldiers who serve and lost their lives in WW1.</p> <p>It's a facility that provides a place for reflection and educational awareness to those who serve and lost their lives in WW.</p> <p>We believe that the development makes efficient use of the vacant light industrial land and will overall contribute to the college and the community as well.</p> <p>This clause is therefore deemed to be satisfied.</p>	✓
SP2 Infrastructure	<ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure. 	<p>We believe that the propose design will have no detrimental effect to existing infrastructure. This clause is deemed to be satisfied.</p>	✓
Part 4.3 Height of Buildings	<ul style="list-style-type: none"> to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development 	<p>The propose design will have a roof ridge height of 6.6M and is to fall well below the set maximum of 12M.</p>	✓

	and to public areas, including parks, streets and lanes,	<p>The proposed will be erected on a vacant land and will not have any detrimental effect to the views or privacy of any nearby associated buildings.</p> <p>This clause is deemed to be satisfied.</p>	
<p>Part 5.06 Architectural Roof Feature</p>	<ul style="list-style-type: none"> to ensure that architectural roof features to which this clause applies are decorative elements only to ensure that the majority of the roof features are contained within the prescribed building heights to conserve archaeological sites, Development consent must not be granted to any such development unless the consent authority is satisfied that: <ol style="list-style-type: none"> 1) comprises a decorative element on the uppermost portion of a building, and 2) is not an advertising structure, and 3) does not include floor space area and is not reasonably capable of modification to include floor space area, and 4) will cause minimal overshadowing, and 	<p>The proposed roof design is composed of two components. The bottom component containing the main roof housing the monument and the upper containing another attached roof servicing as shade.</p> <p>The roof ridge is well below the prescribed maximum building height of 12M and does not contain advertising structures that will cause overshadowing.</p> <p>This clause is deemed to be satisfied.</p>	✓

3.2 DCP Considerations (Penrith City Council Development Control Plan 2014)

Provisions outlined in the Penrith City Council DCP 2014 Part D 5 are considered relevant to the proposed development and are addressed in the following table:

Please note Part D5 were chosen because of its relevancy to the proposed development

Penrith DCP 2014 D5	Objective / Controls	Proposal	Compliance
Other Land Use 5.4 B Educational Establishment	<ul style="list-style-type: none"> To ensure that the design and location of educational establishments does not adversely impact on the amenity of the area or neighbouring properties, including properties used for agriculture; To ensure that educational establishments are located on sites of sufficient size to accommodate buildings, sports fields, parking areas and other associated facilities; To ensure that educational establishments are located on sites which have sufficient infrastructure and services to support the use; To ensure that the road access to educational establishments is sufficient to cater for expected traffic with minimal impact; To ensure that educational establishments do not locate near uses that will have an adverse effect on children's health or learning; and 	<p>The propose Shrine and its location will not have any detrimental effects to existing education facilities, services and infrastructures.</p> <p>And as such the location of the Shrine adopts existing infrastructures and educational facilities currently on site ensuring that the new proposed design is connected and have sufficient access and support from existing services and infrastructures.</p> <p>This clause is deemed tom be satisfied.</p>	✓
5.4.3 Transport, Access and Parking	<ul style="list-style-type: none"> Schools catering to over 50 students must have access to public transport. Applications should outline measures to be taken to encourage use of public transport Educational establishments must be designed to ensure: 	<p>The proposed Shine is designed to utilise existing entries and services of Wollemi College, the proposed development will not have any detrimental effects to existing infrastructures and parking facilities already available within the context of the proposed development.</p> <p>The existing use of the College as an educational facility will prevail and no further traffic generation will be created by the proposal of the Shrine. The Shrine is to be used by Wollemi College only.</p>	✓

	<ul style="list-style-type: none"> i) Separate parking areas for staff and parents/students; ii) Adequate drop off/pick up zones, separate to bus access; and iii) Safe pedestrian access from bus stops and drop off/pick up zones. 	This clause is deemed to be satisfied.	
5.6B Places of Public Worship	<ul style="list-style-type: none"> To ensure that the design and location of places of public worship do not adversely impact on the amenity of the area or neighbouring properties, including properties used for agriculture; To ensure that places of public worship are located on sites of sufficient size to accommodate buildings, parking areas and other associated facilities; To ensure that places of public worship are located on sites which have sufficient infrastructure and services to support the use; To ensure that the road access to places of public worship is sufficient to cater for expected traffic with minimal impact; and To ensure that, where they are located on a major road, the visual impact of places of public worship is consistent with the character of the area. 	<p>The propose Shrine and its location will not have detrimental effects to existing education facilities, services and infrastructures.</p> <p>The Shrine has been located on a site that is sufficient in size to accommodate other building and other associated facilities.</p> <p>The propose design supports existing infrastructures and educational facilities currently on site. And therefore will not have detrimental impact to existing services and infrastructures.</p> <p>The Shrine has been adapted well into the context of the site and will not have detrimental effect on its implementation and on the site.</p> <p>This clause is deemed tom be satisfied.</p>	✓
5.6C Location and Design	<ul style="list-style-type: none"> A place of public worship with a capacity of more than 100 persons must locate on a road with sufficient capacity to accommodate likely traffic generation. Where a place of public worship will be visible from a designated road, information must be submitted with the development application to demonstrate how the visual impact of 	<p>The Shrine is well connected to existing entries that leads to roads, paths and parking facilities on site.</p> <p>The Shrine will be situated within Wollemi College that has sufficiency in size to host other associated building permissible.</p> <p>The existing use of the College as an educational facility will prevail and no detrimental effects will be created by the proposal of the Shrine. The Shrine is to be used by Wollemi College only.</p> <p>This clause is deemed tom be satisfied.</p>	✓

	<p>the building will be minimised.</p> <ul style="list-style-type: none"> • Places of public worship in rural or environmental zones must be designed to complement the character of the surrounding area. • Places of public worship must be located on sites of sufficient size to accommodate all proposed buildings, parking areas, outdoor areas, etc. 		
5.6C 2 Servicing	<ul style="list-style-type: none"> • A place of public worship with a capacity of more than 100 persons must be connected to all services, including power, reticulated sewer and reticulated water. 	<p>The propose design utilises existing infrastructures, services and educational facilities currently on site. And therefore will not have any detrimental affects .</p> <p>The Shrine is to be use only by the student and teachers within Wollemi College and therefore is to remain compliant with approved existing use and provisions for services.</p> <p>It is not for seen that the proposed design will have any detrimental effects to services already present within the site and it is therefore recommended that this application is to be supported.</p> <p>This is deemed to satisfy the clause.</p>	✓
5.6C 3 Traffic Access and Parking	<ul style="list-style-type: none"> • A place of public worship with a capacity of more than 100 persons must demonstrate how sustainable modes of transport will be encouraged. This may include location close to public transport, provision of transport for worshippers (mini bus or similar) or some other means to reduce the reliance on transport by private vehicle. • A traffic impact assessment may be required for the development of a place of public worship. • Parking shall be provided in accordance with the standards in the Transport, Access and Parking section of this Plan. 	<p>The Shrine is well connected to existing entries, paths that leads to existing roads and parking facilities and will not have any detrimental effects to Wollemi College.</p> <p>The Shrine is to be use only by the student and teachers within Wollemi College and therefore is to remain compliant with existing approve use and provisions for parking facilities.</p> <p>The proposed design will not have any detrimental effects to parking facilities already present within the site and is therefore recommended to be supported.</p> <p>This is deemed to satisfy the clause.</p>	✓

4.0 Conclusion

The proposed WW1 memorial prayer monument is in accordance with the legislative criteria set out in the PLEP 2010 and Penrith City Council DCP 2014.

It is not envisaged that the proposed WW1 memorial prayer monument will not have any significant adverse negative impact on the immediate neighbouring dwellings, the local environment or their amenities.

Careful consideration has been given in the design process to mitigate against any adverse effects from the development.

In view of the statements contained herein and the compliance to all relevant criteria and objectives of the LEP and DCP, it is recommended that the application be supported.

