

Penrith City Council  
Design and Projects  
Development Application – Project Summary

**Proposed Building works 20 Brookfield Ave Werrington Downs  
Werrington Downs Neighbourhood Centre**

Design and Building Management - Design and projects PCC  
Stakeholder - Community Facilities

**Project Summary**

Asset Services have nominated a number of community halls and facilities to undergo extensive refurbishment as part of their 18/19 capital works/asset renewal program. One of these centres is the Werrington Downs Neighbourhood centre

Asset Services have provided the original scope of work for this project with Design and Projects managing the final design and building works.

**Details**

Generally the works are based on internal and external refurbishment of the existing building to bring it up to current code requirement with regards to both BCA and accessibility. The works which include the following elements will also enhance the general operation of the building making it more presentable and attractive to the general public, staff and user groups. This particular site is also subject to some structural repairs as a result of site settlement and drainage issues over the years.

- Upgrade of access to and within the building where required including access paths and ramps, paths of travel within the building and bathrooms in line with AS1428
- Upgrade existing bathroom facilities in line with access and BCA standards including a parents room and new access bathroom.
- General internal improvements including wall linings, floor coverings and paint.
- Improved storage facilities for multiple user groups.
- Improve and replace existing services as required including air conditioning, plumbing and electrical with emphasis on energy conservation (eg LED lighting upgrades etc)
- Exterior improvements including roof, gutter and downpipe repairs, door threshold repairs and improvements to the main building entry point.
- New façade panelling to the street elevation and signage upgrades (subject to further Input from PCC and additional design and DA requirement)
- Minor landscape and paving works including repairs to the carpark and rectification of drainage issues, drainage improvements to the street side of the building (creation of a swale drain with soft landscaping) and tree pruning as required.

*Architects plans and details of the proposed works will be emailed through to support this document.*