

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

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| <b>Application number:</b>   | DA19/0219  |
| <b>Proposed development:</b> | Alterations and Additions to Community Facility, Castlereagh Hall                    |
| <b>Property address:</b>     | 1158 - 1160 Castlereagh Road, CASTLEREAGH NSW 2749                                   |
| <b>Property description:</b> | Lot 1 DP 198257  |
| <b>Date received:</b>        | 26 March 2019  |
| <b>Assessing officer</b>     | Lucy Goldstein   |
| <b>Zoning:</b>               | RU1 Primary Production - LEP 2010<br>SP2 Infrastructure - Classified Road - LEP 2010 |
| <b>Class of building:</b>    | Class 9b   |
| <b>Recommendations:</b>      | Approve  |

## Executive Summary

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Council is in receipt of a Development Application for alterations and additions to a community facility, being Castlereagh Hall, at 1158-1160 Castlereagh Road, Castlereagh.

Under Penrith Local Environmental Plan 2010 (Penrith LEP 2010), the proposal is defined as alterations and additions to a community facility, which is a permissible land use in the zone with Council consent.

The application has been referred to the Local Planning Panel for determination in accordance with Section 9.1 of the Environmental Planning and Assessment Act 1979 (The Act 1979), as the subject site is owned by Penrith City Council, and the applicant is also Penrith City Council. Although an exception exists when carrying out 'restoration and maintenance' works to a heritage item, it is considered that the proposed deck does not strictly fall into the category of 'restoration' or 'maintenance'. As such, the determining authority for the application is the Local Planning Panel.

Key issues identified for the proposed development and site include:

- **Heritage**

Under Penrith LEP 2010, the building is identified as a local Heritage Item (Item 018), being the former Council Castlereagh Chambers. Accordingly, the application was referred to Council's Heritage Adviser for consideration, who raised no objection to the proposed works, providing the following comments. The internal building works are located within a modern addition to the building, and will have minimal impact on the heritage fabric of the building. The alterations and additions to the toilet facilities, and addition of the access ramp is a necessary introduction to ensure the building is accessible and meets current Australian Standards. Further to this, the addition of the deck is anticipated to increase the amenity and function of the heritage item.

- **Access**

The application was accompanied by a *Design Specification - Accessibility Report* prepared by Trevor R Howse Pty Limited, dated 8 January 2019, which provides a number of recommendations relating to access matters including the design of the accessible toilet facilities in compliance with Australian Standard 1328.1-2009, the design of handrails, doorway openings in compliance with Australian Standard 1735.12, the provision of signage to accessible toilets (including tactile braille signage and tactile ground indicators), and glazing treatment on access ways in compliance with Australian Standard 1428.1-2009. The application was referred to Council's Access Committee on 10 April 2019, in which additional design recommendations were provided in relation to the accessible toilet facilities. These matters have been addressed by way of a condition of consent.

- **Tree Removal**

The application proposes to remove two trees to facilitate a new deck on the southern side of the hall. Whilst the subject trees appear to be deliberately planted to frame the hall, the trees are not identified as being significant in respect to heritage considerations. The application also includes the replanting of four trees on the site on the southern side of the hall. Given the trees are not identified as having heritage significance, and the application proposes replacement and additional replanting of trees of the same species as that being removed, tree removal is considered acceptable in this instance. The application was referred to Council's Tree Management Officer, who raised no objection to the proposal, subject to conditions. These conditions require the applicant to plant an additional specimen tree in a suitable location on the site, to further mitigate the impact of the proposed tree removal, to implement tree protection measures to ensure surrounding trees are not damaged as a result of the works, and require the new footpath to be constructed at grade to minimise the impact on surrounding tree roots. These requirements have been imposed as a conditions of consent.

The application has been notified to adjoining properties and exhibited between 2 April and 15 April 2019. Council has received no submissions.

An assessment under Section 4.15 of The Act 1979 has been undertaken and the application is recommended for approval, subject to conditions.



## Site & Surrounds

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The site is legally described as Lot 1, DP 198257, commonly known as 1158 - 1160 Castlereagh Road, Castlereagh. The site is located on the western side of Castlereagh Road, approximately 250m from its intersection with West Wilchard Road.

The site is rectangular in shape, with frontage of approximately 25m to Castlereagh Road, and a lot depth of 57m, resulting in a total land area of 2026m<sup>2</sup>. The site is relatively flat with a moderate slope down to the south-west corner of the site, and a total cross fall of approximately 1.5m. The lot is identified as entirely Bushfire Prone Land.

Currently on the site is an existing Community Facility, owned by Penrith City Council. The Community Facility, known as the Castlereagh Hall, is identified as a Heritage Item under Penrith Local Environmental Plan 2010 (Item 018). As stated on the Heritage Inventory Sheet (Number 2260018), the significance of the item is due to the building being *"unique in the Castlereagh and surrounding localities, this modest public building is significant in the Castlereagh locality for its historic association with the now defunct municipal council and for demarcating a village precinct on Castlereagh Road. The facade of the building is distinctive on the Castlereagh Road while the hall continues as a community space."*

The existing hall is currently used for community purposes and comprises of a hall, stage, kitchen and dining area, lounge room, toilets and storage space.

## Proposal

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The application seeks development consent for alterations and additions to the existing Community Hall, comprising:

- addition and renovation to the existing toilets located at the western side of the hall , including the addition of an accessible facility;
- installation of a new platform lift on the southern side of the lift, to provide accessible access to the stage;
- construction of a new outdoor deck located at the southern side of the building;
- construction of an access ramp that connects the deck to the hall;
- Installation of aluminium louvre screening to the existing air conditioning unit which is located on the southern elevation of the building;
- removal of two trees to accommodate the new deck. The application proposes to replant four trees on the site to alleviate the impact of the tree removal; and
- Associated drainage works.

## Plans that apply

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- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

### • **Section 4.14 - Bushfire prone land assessment**

The site is identified as being bushfire affected land, with the entire site being mapped as category 'low' on Council's *Bushfire Prone Land Map*. As such, the application has been assessed in accordance with the matters for consideration under Section 4.14 of The Act 1979, and is considered satisfactory for the following reasons:

- The surrounding vegetation within 100m of the building is considered to be consistent with the definition of managed vegetation, resulting in the development not being subject to BAL construction requirements.
- Notwithstanding this, the new deck is proposed to be constructed from Inex 'Maxideck' decking boards. This material is non-combustible and suitable for all BAL levels (including up to BAL-Flamezone.)

With consideration to the above, the application is considered acceptable in respect to the requirements under Section 4.14 of The Act 1979.

### • **Section 4.15 - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 4.15 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) The provisions of any environmental planning instrument**

### **State Environmental Planning Policy No 55—Remediation of Land**

Clause 7 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The accompanying Heritage Report identifies that the existing building was constructed in 1895 with additions added in 1933. The previous uses of the building were mainly limited to Council meetings and public functions. Further to this, a review of historical aerial photographs do not indicate any potential contamination activities have occurred on the site.

With consideration to the past and current uses of the site, and review of aerial photographs of the site, the site is considered to be unlikely to be affected by contamination. As such, the proposal is considered satisfactory in respect to the requirements under SEPP 55.

### **Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River**

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) (SREP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The SREP is supported by an Action Plan, which includes actions necessary to improve existing conditions.

In accordance with the objective of SREP 20 to protect the Nepean river system, the application was accompanied by a Erosion and Sediment Control Plan (Ref. A33, dated 19/10/18). A condition of consent has been imposed requiring the development to comply with the Erosion and Sediment Control Plan.

With consideration to the above, the proposal is considered satisfactory in respect to the requirements of SREP 20.

## Local Environmental Plan 2010 (Amendment 4)

| Provision                         | Compliance                |
|-----------------------------------|---------------------------|
| Clause 2.3 Permissibility         | Complies - See discussion |
| Clause 2.3 Zone objectives        | Complies - See discussion |
| Clause 4.3 Height of buildings    | Complies - See discussion |
| Clause 5.10 Heritage conservation | Complies - See discussion |

### Clause 2.3 Permissibility

Under Penrith Local Environmental Plan 2010, the majority of the site is zoned RU1 Primary Production, with the exception of the front portion of the lot which is zoned SP2 Infrastructure. The works proposed under this application are located within the area of the site zoned RU1 Primary Production. The proposal is defined as alterations and additions to an existing Community Facility, noting that a Community Facility is a permissible land use in the zone with Council consent.

### Clause 2.3 Zone objectives

The proposal is consistent with the objectives of the RU1 Primary Production zone, specifically:

- To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*  
The proposal will not result in an increase for demand of services.
- To preserve and improve natural resources through appropriate land management practices.*  
The application seeks consent for the removal of two (2)x trees to construct the new deck. The application proposes to replant four (4)x trees to compensate the tree removal, and to further enhance the natural landscape.

### Clause 4.3 Height of buildings

Penrith Local Environmental Plan 2010 does not specify a maximum building height control for the site. Notwithstanding this, the proposal will not result in any changes to the existing building height. As such, the proposal is considered satisfactory in this regard.

### Clause 5.10 Heritage conservation

Under Penrith LEP 2010, the building is identified as a local heritage item (Item 018) being the Former Castlereagh Council Chambers. The application has been referred to Council's Heritage Adviser who has raised no objection to the proposal, as detailed below:

- The bathroom upgrade is in a modern section of the Hall, that has minimal heritage significance. As such, the internal alterations to the bathroom area are considered to have minimal heritage impacts.
- The access ramp is a necessary introduction to ensure the building is accessible, and the location of the ramp does not significantly affect the heritage fabric.
- The introduction of the deck is anticipated to increase the amenity and function of the building. However, the given location of the deck requires the removal of two(2)x trees, a condition of consent is recommended that deep-rooted replacement trees be planted in the adjacent area.

With consideration to the above heritage matters, the application subject to conditions is considered acceptable on heritage grounds.

## Section 79C(1)(a)(iii) The provisions of any development control plan

### Development Control Plan 2014

| Provision                              | Compliance  |
|--|---|
| C1 Site Planning and Design Principles | Complies  |
| C2 Vegetation Management               | Complies - see Appendix - Development Control Plan Compliance |
| C3 Water Management                    | Complies  |
| C4 Land Management                     | Complies  |
| C5 Waste Management                    | Complies  |
| C6 Landscape Design                    | Complies  |
| C7 Culture and Heritage                | Complies  |
| C8 Public Domain                       | Complies  |
| C9 Advertising and Signage             | N/A   |
| C10 Transport, Access and Parking      | Complies - see Appendix - Development Control Plan Compliance |
| C11 Subdivision                        | N/A   |
| C12 Noise and Vibration                | Complies  |

## Section 79C(1)(a)(iv) The provisions of the regulations

A condition of consent has been applied requiring all aspects of the development to comply with the requirements under the Building Code of Australia. As such, subject to compliance with conditions, the proposal is satisfactory in respect to the Regulations.

## Section 79C(1)(b) The likely impacts of the development

### Context and Setting

The proposed works are of a minor nature, being internal building works, with the exception of the outdoor deck and access ramp. The deck and access ramp are located at the side and rear of the building, and have been designed to be sensitive to the existing character of the building, being simple in design.

The application also includes new aluminium louvre screening for an existing air conditioning unit located at the southern elevation of the hall. The proposed screening improves the current presentation of the air conditioning unit to Castlereagh Road.

Given the nature of the works, the application will not result in any significant changes to the street view of the building. As such, the application will have minimal visual impacts, and is acceptable in this regard.

### Stormwater

The application includes minor drainage works to facilitate the alterations and additions. The application was accompanied by a stormwater drainage plan, titled '*Proposed Roof and Stormwater Drainage Plan*', Ref A04, dated 19 October 2018, which shows that the site currently drains to Castlereagh Road, and the new drainage works will continue to drain to Castlereagh Road using the natural gradient of the site, as per Council's Stormwater Management policy. A condition of consent has been imposed requiring the development to comply with the '*Proposed Stormwater Drainage Plan*'.

## Section 79C(1)(c) The suitability of the site for the development

The site is suitable for the proposed works for the following reasons:

- The proposed works are a permissible land use in the zone with Council consent;
- The works are sympathetic to the heritage significance;
- The works will not result in significant changes the existing streetscape; and
- The site is able to drain Council's satisfaction.

## Section 79C(1)(d) Any Submissions

### Community Consultation

In accordance with Clause 4.4 of Appendix F4 of Penrith Development Control Plan 2014, the proposed development was notified to nearby and adjoining residents.

Council notified four (4)x residences in the area, and the exhibition of the proposal occurred between 2 April 2019 and 15 April 2019. Council has received no submissions.

### Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

| Referral Body           | Comments Received                     |
|-------------------------|---------------------------------------|
| Building Surveyor       | No objections - subject to conditions |
| Heritage                | No objections                         |
| Tree Management Officer | No objections - subject to conditions |

## Section 79C(1)(e)The public interest

The development is considered in the public interest for the following reasons:

- The works are a permissible land use in the zone with Council consent;
- The location of the internal bathroom upgrade and external access ramp will have minimal impact on the heritage fabric of the building (as the works are located at the rear of the building, which is a modern addition);
- The alterations and additions are necessary to ensure the building is accessible and complies with current Australian Standards;
- The introduction of the deck will increase the amenity and function of the heritage item; and
- The application did not attract any objections from neighbouring properties.

## Conclusion

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In assessing this application against the relevant environmental planning policies, being Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies.

As detailed in this report, the site is suitable for the works, and the works are considered in the public interest. As such, the application is recommended for approval, subject to conditions.

## Recommendation

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1. That Development Application DA19/0219 for alterations and additions to Castlereagh Hall be approved subject to the attached conditions (Development Assessment Report Part B)

## General

### 1 [A001](#)

The development must be implemented substantially in accordance with the following plans and documents stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the stamped approved plans and by the following conditions.

| Drawing Title   | Prepared By        | Drawing No. | Issue | Date      |
|---|--------------------|-------------|-------|-----------|
| <i>Proposed Greater Site Plan</i>                         | Justin Long Design | A01         | -     | 8.03.2019 |
| <i>Proposed Demolition Work Plan</i>                      | Justin Long Design | D01         | -     | 8.03.2019 |
| <i>Proposed Ground Floor Plan</i>                         | Justin Long Design | A03         | -     | 8.03.2019 |
| <i>Proposed Sections</i>                                  | Justin Long Design | A07         | -     | 8.03.2019 |
| <i>Proposed Roof &amp; Stormwater Drainage Plan</i>       | Justin Long Design | A04         | -     | 8.03.2019 |
| <i>Proposed Elevations</i>                                | Justin Long Design | A05 - A06   | -     | 8.03.2019 |
| <i>Proposed Door &amp; Window Schedule</i>                | Justin Long Design | A08 - A09   | -     | 8.03.2019 |
| <i>Proposed AC Screen, Ramp and Balustrade Details</i>    | Justin Long Design | A10         | -     | 8.03.2019 |
| <i>Proposed Male Toilet Details (Ground Floor Plan)</i>   | Justin Long Design | A13         | -     | 8.03.2019 |
| <i>Proposed Female Toilet Details (Ground Floor Plan)</i> | Justin Long Design | A19         | -     | 8.03.2019 |
| <i>Proposed Erosion and Sediment Control Plan</i>         | Justin Long Design | A33         | -     | 8.03.2019 |

### 2 [A019 - Occupation Certificate](#)

**The development shall not be used or occupied until an Occupation Certificate has been issued.**

### 3 [A039 - Graffiti](#)

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

### 4 [A046 - Obtain a Construction Certificate before the commencement of works](#)

A **Construction Certificate** shall be obtained prior to commencement of any building works.

### 5 [A Special - Compliance with Accessibility Report](#)

The works must be carried out in accordance with the recommendations of the '*Design Specifications - Accessibility*' report prepared by Trevor R Howse, Reference J18174(a), Issue No.1, dated 8.01.2019.

**Prior to the issue of a Construction Certificate**, the following amendments must be made in accordance with the recommendations of Council's Access Committee:

- In order to comply with Australian Standard AS 1428.1, the length of the accessible toilet must be a minimum of 2.3m.
- The change table located within the accessible toilet shall be relocated within the male and female toilets, so as to not occupy the accessible toilet.
- The steps to the stage area are required to be compliant with handrails on both sides with handrail extensions and Tactile Ground Surface Indicators regardless of the provision of the platform lift.

## Demolition

6 **B002 - Demolition Works and Disposal of Material to Approved Landfill Site**

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

7 **B003 - Asbestos Management**

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site**.

**Prior to commencement of demolition works on site**, a portaloos with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

8 **B004 - Dust Management**

Dust suppression techniques are to be employed during demolition to reduce any potential nuisances to surrounding properties.

9 **B005 - Mud/Soil**

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

## **Heritage/Archaeological relics**

10 **C003 - Uncovering relics**

If any archaeological relics are uncovered during the course of the work no further work shall be undertaken until further directed by Penrith City Council or the NSW Heritage Office.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be recommenced in that area of the site.

## **Environmental Matters**

11 **D001 - Implement approved sediment and erosion control measures**

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development.



12 **D009 - Covering of waste storage area**

All waste materials stored onsite are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and the areas are to be fully enclosed when the site is unattended.

13 **D010 – Appropriate disposal of excavated or other waste**

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

14 **D014 - Plant and equipment noise**

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

## **BCA Issues**

15 **E006 - Disabled access and facilities**

Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.

16 **E01A - BCA compliance for Class 2-9**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
  - complies with the performance requirements, or
  - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

## **Construction**

#### 17 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

#### 18 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

#### 19 H011 - Engineering plans & specifications

Detailed engineering plans and specifications relating to the work shall be submitted for consideration and approval prior to the issue of a Construction Certificate.

## 20 H041 - Hours of work (other devt)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

## Landscaping

### 21 L002 - Landscape construction

The approved landscaping for the site must be constructed by a suitably qualified landscape professional.

### 22 L Special: Landscape Plan

**Prior to the issue of an Occupation Certificate**, the following landscape works shall be provided:

- 4 x *Photinia* sp (*Photinia*) shall be planted no closer than 4.0m apart (unless they are proposed to be hedged) in the location identified on the stamped approved Greater Site Plan dated 8 March 2019.
- Additional planting of one specimen tree shall be provided in a suitable location on the site. The specimen tree shall have the capacity to grow to a minimum mature height of 8.0m, and be a minimum container size of 75L. The tree shall comply with *NATSPEC Specifying Trees: a guide to assessment of tree quality* (2003) or *Australian Standard AS 2303 – 2015 Tree stock for landscape use*.
- The ground around the remaining trees as bounded by the path, deck and dripline of the tree shall be maintained as a mulched area for the life of the trees.

### 23 L Special: Path Construction

The new footpath leading to the deck shall be constructed at grade, unless satisfactory evidence can be provided to Council to demonstrate that tree roots will not be severed or damaged.

**Prior to the issue of a Construction Certificate**, the plans shall be amended to show that the footpath is to be constructed at grade, or alternative construction methods/materials shall be used to ensure that the remaining trees are not damaged during the works. In this instance, details of alternative construction methods/materials shall be submitted to Council for consideration and approval. *Note:* If this option is required then the path needs to be designed with the input of an appropriately qualified Engineer and an AQF (Australian Qualification Framework) Level 5 Arborist.

Mulch can be used to blend the height of the path with the existing ground level providing that mulch is not built up around the trunk of any of the trees to be retained and protected.

## 24 L Special: Trees to be removed on site

The following existing trees on the site are permitted to be removed:

| Tree Species           | Location  |
|------------------------|---|
| 1 x <i>Photinia</i> sp | Southern side of hall, second tree from the east in the row of 6 and as shown on Proposed Greater Site Plan, prepared by Justin long Design, Dwg No A01, 19/10/18 |
| 1 x <i>Photinia</i> sp | Southern side of hall, third tree from the east in the row of 6 and as shown on Proposed Greater Site Plan, prepared by Justin long Design, Dwg No A01, 19/10/18  |

All tree removal works must comply with the *Amenity Tree Industry – Code of Practice, 1998* (Workcover, NSW) and *Guide to Managing Risks of Tree Trimming and Removal Work* (Safe Work Australia 2016).

When removing the two trees listed above it will be required to ensure the adjacent trees are not damaged. If stump grinding is used for the removal of the stump then grinding shall be limited to the area immediate to the root crown to ensure that damage to any intertwined roots from the remaining trees are not damaged.

All other vegetation not specifically identified above, and protected by C2 Vegetation Management, Penrith Development Control Plan 2014 is to be retained and protected from construction damage and pruning.

## 25 L Special: Trees to be retained and protected

The following trees must be retained and protected, as detailed below.

| Species                                   | Location   | Protection measures  |
|---|--|--|
| <i>Photinia</i> sp<br>( <i>Photinia</i> ) | Southern side of the hall, first tree from the east in the row of 6  | *TPZ - 4.8 metres<br><br>Trunk and branch protection is to be installed as per Section 4.5.2 of AS4970 - 2009, Protection of trees on development sites<br><br>Ground protection shall be installed in accordance with Section 4.5.3 of AS4970 - 2009, Protection of trees on development sites. Ground protection shall be installed within the designated TPZ but as excluded by the deck footprint.   |
| <i>Photinia</i> sp<br>( <i>Photinia</i> ) | Southern side of the hall, fourth tree from the east in the row of 6 | *TPZ - 4.8 metres<br><br>Trunk and branch protection is to be installed as per Section 4.5.2 of AS4970 - 2009, Protection of trees on development sites<br><br>Ground protection shall be installed in accordance with Section 4.5.3 of AS4970 - 2009, Protection of trees on development sites. Ground protection shall be installed within the designated TPZ but as excluded by the deck footprint.   |
| <i>Photinia</i> sp<br>( <i>Photinia</i> ) | Southern side of the hall, fifth tree from the east in the row of 6  | *TPZ - 4.8 metres<br><br>Trunk and branch protection is to be installed as per Section 4.5.2 of AS4970 - 2009, Protection of trees on development sites<br><br>Ground protection shall be installed within the designated TPZ in accordance with Section 4.5.3 of AS4970 - 2009, Protection of trees on development sites.<br><br>Once the construction of the deck has been completed then the ground protection can be removed to facilitate the construction of the path. |

*Photinia* Southern side of the \*TPZ - 4.8 metres

*sp* hall, sixth tree from

(*Photinia*) the east in the row of Trunk and branch protection is to be installed as per Section 4.5.2 of  
6 AS4970 - 2009, Protection of trees on development sites

Ground protection shall be installed within the designated TPZ in accordance with Section 4.5.3 of AS4970 - 2009, Protection of trees on development sites.

Once the construction of the deck has been completed then the ground protection can be removed to facilitate the construction of the path.

\*TPZ - Tree Protection Zone

The deck shall be constructed on piers as shown on Footing Plan, prepared by Pel Eng Consulting Engineers , Dwg No S0201, Issue B, dated 13/3/2019.

Pier holes should be hand dug for the first 500 mm. Should tree roots greater than 50mm be found then the piers shall be relocated so that they are no closer than 100 mm from any tree root greater than 50 mm in diameter.

Once piers have been hand dug to a depth of 500 mm and appropriately located away from tree roots, the remaining hole depth can be excavated using mechanical hand equipment.

## Certification

### 26 Q01F - Notice of Commencement & Appointment of Principal Certifying Authority

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

#### Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

# Appendix - Development Control Plan Compliance

## Development Control Plan 2014

### Part C - City-wide Controls

#### **C2 Vegetation Management**

The application proposes the removal of two trees, located at the southern side of the hall in order to accommodate a new deck. As such, the application was referred to Council's Tree Management Officer for review, and a site inspection was undertaken by Council's Tree Management Officer on 3 May 2019.

Council's Tree Management Officer raised no objection to the proposal, subject to recommended conditions relating to replanting of trees, tree protection measures and construction of the footpath on grade, as detailed below.

#### *Tree Planting*

The application proposes to replant four *Photinia sp* in close proximity to the existing trees (on the southern side of the hall). Given the trees are not considered significant in respect to heritage considerations, and appropriate conditions have been imposed requiring the applicant to replant four trees of the same species, the proposed tree removal is considered acceptable in this instance. However, to further mitigate the impact of the tree removal, a condition of consent has been imposed requiring the applicant to plant an additional specimen tree at a suitable location on the site. With consideration to the above, the proposed tree removal is acceptable in this instance.

#### *Tree Protection Measures*

With the removal of two trees it will be required to ensure the existing adjacent trees are not damaged. As such, conditions of consent have been applied relating to tree protection measures. In particular, if stump grinding is used for the removal of the stump then grinding shall be limited to the area immediate to the root crown to ensure that damage to any intertwined roots from the remaining trees are not damaged.

It is noted that the deck is to be constructed on piers which will minimise the impact on the existing trees. Tree protection including trunk protection for the two existing trees adjacent to the deck will be required, and conditions have been provided accordingly.

#### *Footpath Construction*

To further protect the existing trees, a condition of consent has been imposed requiring the new footpath to be constructed on grade, without the need to sever or damage tree roots of the remaining trees. If required, alternative construction methods/ materials shall be used to ensure that the remaining trees are not damaged during the proposed works.

#### **C7 Culture and Heritage**

The works are minor in nature and are considered to have minimal impact on the heritage fabric of the building. The bathroom works are located within the rear of the building which is a modern addition to the hall. The access ramp is a necessary introduction to ensure the building is accessible, and the location of the ramp does not significantly affect the heritage fabric. The introduction of the deck is anticipated to increase the amenity and function of the heritage item.

#### **C10 Transport, Access and Parking**

The site has an existing car park located to the north of the building for the use of the community facility. The application does not amend the provision of car parking spaces currently onsite.



# ISSUE FOR TENDER - 03/2019

## ARCHITECTURAL DRAWINGS

JUSTIN LONG DESIGN  
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A00 TITLE PAGE, GENERAL NOTES & SCHEDULE OF EXTERNAL FINISHES  
A01 PROPOSED GREATER SITE PLAN  
A02 EXISTING GROUND FLOOR PLAN  
A03 PROPOSED GROUND FLOOR PLAN  
A04 PROPOSED ROOF & STORMWATER DRAINAGE PLAN  
A05 PROPOSED ELEVATIONS  
A06 PROPOSED ELEVATIONS  
A07 PROPOSED SECTIONS  
A08 DOOR & WINDOW SCHEDULE  
A09 DOOR & WINDOW SCHEDULE  
A10 AC ENCLOSURE, RAMP & BALUSTRADE DETAILS  
A11 CLEANER CUPBOARD DETAILS  
A12 CLEANER CUPBOARD DETAILS  
A13 MALE TOILET DETAILS  
A14 MALE TOILET DETAILS  
A15 MALE TOILET DETAILS  
A16 MALE TOILET DETAILS  
A17 MALE TOILET DETAILS

A18 MALE TOILET DETAILS  
A19 FEMALE TOILET DETAILS  
A20 FEMALE TOILET DETAILS  
A21 FEMALE TOILET DETAILS  
A22 FEMALE TOILET DETAILS  
A23 FEMALE TOILET DETAILS  
A24 FEMALE TOILET DETAILS  
A25 ACCESS TOILET DETAILS  
A26 ACCESS TOILET DETAILS  
A27 ACCESS TOILET DETAILS  
A28 ACCESS TOILET DETAILS  
A29 FOYER DETAILS  
A30 FOYER DETAILS  
A31 FOYER DETAILS  
A32 PROPOSED RC & ELECTRICAL PLAN  
A33 EROSION & SEDIMENT CONTROL PLAN  
D01 DEMOLITION WORK PLAN

## STRUCTURAL ENGINEER DRAWINGS

PELENG  
P: 02 9939 2786  
E: ENGINEERS@PELENG.COM.AU

S0101-A CONSTRUCTION NOTES (SHEET 1 OF 2)  
S0102-A CONSTRUCTION NOTES (SHEET 2 OF 2)  
S0201-A FOOTING PLAN  
S0301-A GROUND FLOOR PLAN  
S0302-A GROUND FLOOR MEMBER SCHEDULE

S0303-A GROUND FLOOR DETAILS  
S0401-A ROOF SUPPORT BEAM PLAN  
S0501-A PATHWAY PLAN  
S0502-A PATHWAY DETAILS

## COMPLIANCE NOTES

**STANDARD OF WORK & REGULATIONS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH:  
- BUILDING CODE OF AUSTRALIA 2016  
- AUSTRALIAN STANDARDS  
- CONDITIONS OF COUNCIL  
- CONDITIONS OF SERVICE SUPPLY AUTHORITIES  
- ALL RELEVANT AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO THE STANDARDS LISTED BELOW.

**DEMOLITION & RECYCLED MATERIAL**  
DEMOLITION IN ACCORDANCE WITH METRO WASTE BOARD GUIDE.

**SITE MANAGEMENT**  
NO BUILDING ACTIVITIES ON COUNCIL LAND.  
ESTABLISH SEDIMENT CONTROLS AS REQUIRED BY ALL AUTHORITIES.

**EARTHWORKS & EXCAVATION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.1.1  
- AS 2870

**STORMWATER DISPOSAL**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.1.2 & BCA PART 3.5.2  
- AS/NZ 3500.3.2

**TERMITE PROTECTION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.1.3  
- AS 3660.1

**FOOTINGS, SLAB DESIGN & RETAINING WALLS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, SPECIFICATIONS AND THE FOLLOWING:  
- BCA PART 3.2  
- AS 2870

**MASONRY CONSTRUCTION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.3  
- AS 3700

**STRUCTURAL STEEL FRAMING**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, SPECIFICATIONS AND THE FOLLOWING:  
- BCA PART 3.4.2  
- AS 1250 & AS 3623

**TIMBER FRAMING**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
BCA PART 3.4.3  
- AS 1684  
ALL TIMBER IS TO BE FROM SUSTAINABLE SOURCES (PLANTATION &/OR RECYCLED TIMBERS) AS FOLLOWS:  
- ALL FRAMING SHOULD BE IN PLANTATION RADIATA PINE OR NZ DOUGLAS FIR  
- ALL STRUCTURAL TIMBER SHALL BE PLANTATION GROWN GLUE LAMINATED TIMBER  
- ALL FLOORING SHALL BE FROM RECYCLED TIMBER OR BAMBOO T+G FLOORING

**ROOF CLADDING**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.5.1  
- AS 1562.1

**GUTTERS & DOWNPIPES**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.5.2  
- AS 3500.3.2

**WALL CLADDING**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.5.3

**EXTERNAL WINDOWS & DOORS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.5.4 & BCA PART 3.6  
- AS 2047

**INSTALLATION OF GLAZING**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.6  
- AS 1288 OR AS 2047

**VENTILATION OF EXHAUST FANS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 2.4 & BCA PART 3.8.5  
- AS 1668.2

**CONSTRUCTION OF ROOF, WALLS & FLOOR**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.5 & BCA PART 3.12

**HOT WATER SUPPLY SYSTEM**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.12.5  
- AS/NZ 3500.4 OR AS 3500.5

**FIRE SEPARATION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.7.1

**SMOKE ALARMS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.7.2  
- AS 3786

**BUILDING FABRIC THERMAL INSULATION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 2.3.1  
- AS/NZ 4859.1  
- BASIX COMPLIANCE  
SPECIFICALLY THE INSULATION VALUES SHALL BE A MINIMUM TOTAL OF R3.0 FOR ALL ROOFS & CEILINGS & R1.5 FOR ALL WALLS

**SOUND INSULATION**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.8.6

**WATERPROOFING OF WET AREAS**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.8.1  
- AS 3740

**FACILITIES (HEALT & AMENITY)**  
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:  
- BCA PART 3.8.3  
- AS 1668.2

**HYDRAULICS**  
ALL TAPWARE & PLUMBING FIXTURES SHALL BE AAA RATED.  
HOT WATER SERVICE PIPES SHALL BE PROVIDED WITH INSULATION IN ACCORDANCE WITH:  
- BCA PART 3.12.1  
- AS 3500

## SCHEDULE OF EXTERNAL FINISHES

| AREA                     | FINISH   | COMMENT   | IMAGE |
|--------------------------|--|---|-------|
| BRICKWORK                | RECYCLED COMMON BRICKWORK TO MATCH THE EXISTING, PAINT FINISH  | COLOUR: OFF WHITE TO MATCH EXISTING OR PREVIOUSLY USED HERITAGE COLOUR UPON IDENTIFICATION ON SITE, TBC |       |
| EXTERNAL CLADDING        | SELECTED HORIZONTAL TIMBER CLADDING TO MATCH EXISTING  | COLOUR: OFF WHITE TO MATCH EXISTING OR PREVIOUSLY USED HERITAGE COLOUR UPON IDENTIFICATION ON SITE, TBC |       |
| EXTERNAL DECKING         | INEX MAXIDECK 140 X 19MM DECKING BOARDS OR SIMILAR APPROVED FIXED TO JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS                  | COLOUR: MERBAU  |       |
| DOOR AWNING              | TIMBER FRAMED 1200MM AWNING WITH ZINCALUME ROOFING OVER TO NORTHERN SIDE DOUBLE DOORS TO MATCH THE AWNINGS TO THE SOUTHERN SIDE DOUBLE DOORS | FRAME COLOUR: TO MATCH EXISTING<br>ROOF COLOUR: ZINCALUME   |       |
| AC UNIT LOUVRE ENCLOSURE | CAPRAL ALUMINIUM EXTRUDED LOUVRE ENCLOSURE   | COLOUR: COLORBOND 'PAPERBARK'   |       |

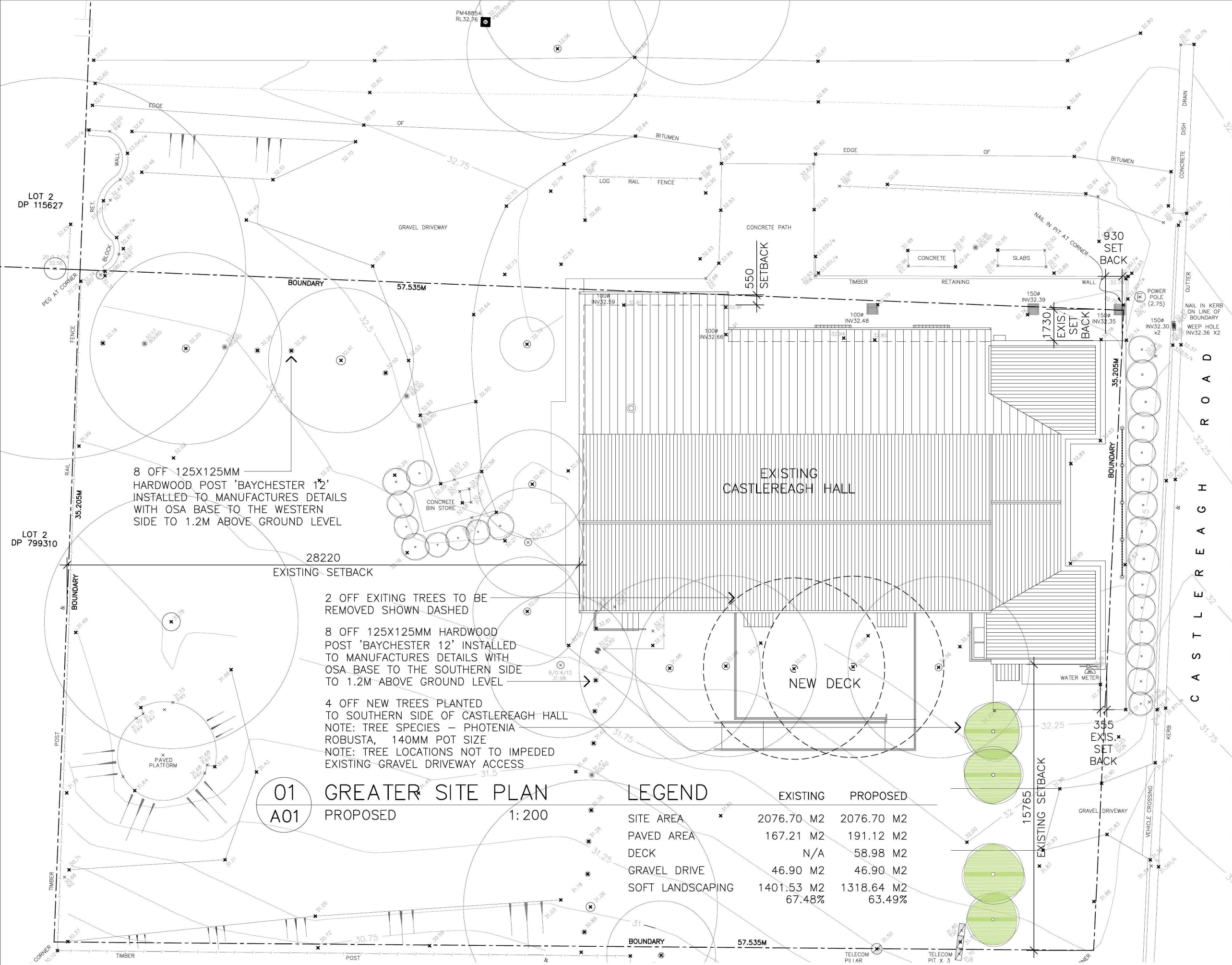
1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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PROPOSED WORKS

- EXTERNAL
- PLANT 4 NEW TREES TO SOUTHERN SIDE OF HALL
  - REPLACE PARK BENCHES X 2
  - REPLACE TREATED PINE BOLLARDS X 16
  - INSTALL NEW CORPORATE & SITE SIGNAGE – PC SUM
  - TIDY UP ELECTRICAL WORK
- NORTHERN ELEVATION
- REMOVE STEEL SECURITY SCREEN & HINGED GATE TO COVERED WALKWAY FOR NEW ACCESSIBLE TOILET
  - CONSTRUCT NEW AWNINGS OVER EXISTING DOUBLE DOORS TO MATCH EXISTING AWNINGS ON THE SOUTHERN SIDE
  - REMOVE ASBESTOS SOFFIT LININGS & REPLACE THROUGHOUT WITH FC SHEET LINING
- EASTERN ELEVATION
- RENEW DAMAGED TERRAZZO DOOR THRESHOLDS
- SOUTHERN ELEVATION
- REMOVE EXISTING CONCRETE STEPS FROM DOUBLE DOORS OF HALL THAT LEAD DOWN TO EXISTING LANDSCAPED AREA X 2
  - REMOVE EXISTING TREES FOR NEW DECK X 2
  - NEW RAISED DECK & ACCESSIBLE RAMP WITH ASSOCIATED BALUSTRADES LEADING DOWN ONTO PATH
  - INSTALL NEW ALUMINIUM LOUVRE SCREEN TO EXISTING AC ENCLOSURE
  - NEW PORTION OF RC PATH TO MATCH EXISTING RC PATH LEVEL & FINISH
  - INSTALL EAVES LINING ABOVE AC UNITS
  - NEW RC SLAB TO EXISTING AC COMPOUND
  - INSTALL SW DRAINS IN NEW RC SLAB TO AC COMPOUND
  - REPLACE EXISTING LANDING & STEPS X 2
  - INSTALL BCA COMPLIANT BALUSTRADES TO STEPS
  - INSTALL NEW LIGHTS OVER EXIT DOORS
- WESTERN ELEVATION
- NEW 1.0M WIDE RC PATH WITH A 1.8M PASSING BAY, REFER TO STRUCTURAL ENGINEERS DETAIL
  - REMOVE ASBESTOS SOFFIT LININGS & REPLACE THROUGHOUT WITH FC SHEET LINING
- INTERNAL
- NEW PAINT FINISH THROUGHOUT
  - TIDY UP ELECTRICAL WORK
  - LED LIGHTING THOUGHOUT
- TOILETS
- MALE TOILETS: RECONFIGURE FOR AMBULANT TOILET REQUIREMENTS, NEW FIT-OUT THROUGHOUT
  - FEMALE TOILETS: WIDEN & RECONFIGURE FOR AMBULANT TOILET REQUIREMENTS, NEW FIT-OUT THROUGHOUT
  - ACCESSIBILITY TOILET: WIDEN EXISTING ACCESS TOILET FOR NEW COMPLIANT ACCESSIBLE TOILET, NEW FIT-OUT THROUGHOUT
- FOYER
- BUILD NEW ENCLOSURE AROUND EXISTING HOT WATER UNIT
  - RELOCATE AC UNIT AND MAKE GOOD TO SERVICE PENETRATIONS
  - INSTALL NEW SINK & CHEMICAL STORE WITHIN ENCLOSURE AROUND THE EXISTING AIR CONDITIONING UNIT
  - NEW LIGHTS THROUGHOUT
  - NEW FLOORING THROUGHOUT
  - TIDY UP WALL FINISHES, TBC
  - RELOCATE KITCHEN PLUMBING COMING THROUGH THE WALL
- KITCHEN
- INSTALL NEW SPLIT SYSTEM AC UNIT
  - REMOVE EXISTING WINDOW & FRAME UP OPENING FOR NEW SET PLASTERBOARD WALL
- DINING ROOM
- INSTALL NEW SPLIT SYSTEM AC UNIT
  - PATCH EXISTING WALLS WHERE REQUIRED
- LOUNGE ROOM
- INSTALL NEW SPLIT SYSTEM AC UNIT
- HALL
- REMOVE PORTION OF EXISTING WALL BETWEEN STORE ROOM & HALL FOR NEW DOUBLE DOORS
  - NEW TERRAZZO DOOR THRESHOLD TO NEW DOORWAY
  - STRIP & SEAL EXISTING TIMBER FLOOR
- STAGE
- REPLACE CEILING THROUGHOUT
  - INSTALL NEW PLATFORM LIFT TO ACCESS EXISTING STAGE
- STORE ROOM
- NEW VINYL FLOORING TO EXISTING FLOOR



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LEGEND

|                  | EXISTING             | PROPOSED             |
|------------------|----------------------|----------------------|
| SITE AREA        | 2076.70 M2           | 2076.70 M2           |
| PAVED AREA       | 167.21 M2            | 191.12 M2            |
| DECK             | N/A                  | 58.98 M2             |
| GRAVEL DRIVE     | 46.90 M2             | 46.90 M2             |
| SOFT LANDSCAPING | 1401.53 M2<br>67.48% | 1318.64 M2<br>63.49% |

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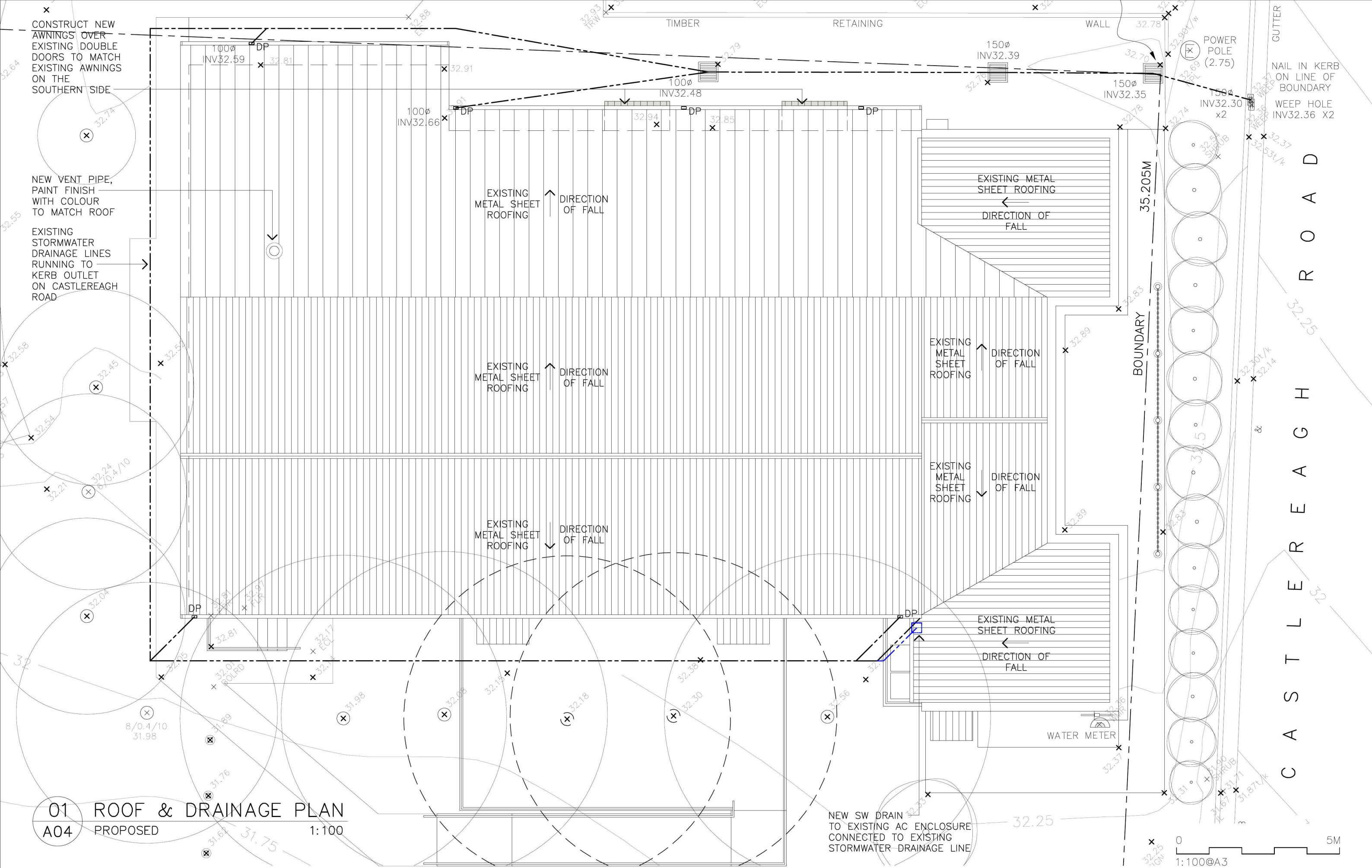
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|---------|----------------------------|----------|-------|-------|
| drawn   | scale                      | date     | issue | amend |
| TJ      | 1:200                      | 19.10.18 | TD    | -     |
| drawing | PROPOSED GREATER SITE PLAN |          |       |       |

|       |           |              |          |
|-------|-----------|--------------|----------|
| TD    | =         | TENDER ISSUE | 08.03.19 |
| DA    | =         | DA ISSUE     | 21.01.19 |
| issue | amendment | date         |          |

A01

0 10M  
1:200@A3

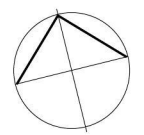




01 ROOF & DRAINAGE PLAN  
A04 PROPOSED 1:100

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| drawn                                    | scale | date     | issue | amend |
|--|-------|----------|-------|-------|
| TJ                                       | 1:100 | 19.10.18 | TD    | -     |
| drawing                                  |       |          |       |       |
| PROPOSED ROOF & STORMWATER DRAINAGE PLAN |       |          |       |       |

|       |           |              |          |
|-------|-----------|--------------|----------|
| TD    | =         | TENDER ISSUE | 08.03.19 |
| DA    | =         | DA ISSUE     | 21.01.19 |
| issue | amendment |              | date     |

**A04**



RL: 39.70

RELOCATE EXISTING DOOR FROM NORTHERN WALL TO WESTERN WALL & BUILD NEW CONCRETE STEPS UP TO SUIT

RL: 37.30

NEW BATHROOM MECHANICAL EXHAUST OUTLET  
NOTE: SEPARATE EXHAUST TO EACH TOILET, CONNECT TO LIGHT SENSOR WITH DELAY SWITCH, DUCTED TO WALL EXHAUST OUTLET

EXISTING WINDOWS TO BATHROOM TO BE REMOVED & REPLACED WITH TIMBER FRAMED WINDOWS

LINE OF EXISTING NATURAL GROUND LEVEL

FFL: 32.97

NEW TIMBER FRAMED WINDOWS TO MATCH EXISTING

NEW PAINTED BRICK IN-FILL TO EXISTING ALCOVE TO MATCH EXISTING

WEATHERBOARD IN-FILL OVER NEW BRICK WALL TO UNDERSIDE OF EXISTING EAVE TO MATCH EXISTING

01  
A05  
WESTERN ELEVATION  
PROPOSED  
1:100

SELECTED TREES TO REMAIN, REFER TO PROPOSED FLOOR PLAN FOR DETAILS

50MM CHS S/S HANDRAIL ON 10MM PIN FIXINGS TO 50MM DIA. GAL. STEEL POSTS WITH BASE FIXINGS BOLTED TO NEW STEEL FRAMED DECK  
NOTE: ALL JOINTS TO BE GROUND SMOOTH

NEW STEEL FRAMED RAISED DECK, REFER TO STRUCTURAL ENGINEERS DETAIL

NEW ACCESSIBLE RAMP UP TO NEW DECK WITH STEEL PLATE KERB & HANDRAILS IN ACCORDANCE WITH AS1428.1-2009

NEW 50MM DIA. S/S HANDRAIL ON 10MM PIN FIXINGS TO 50MM DIA. GAL. POSTS WITH BASE FIXINGS BOLTED TO NEW EXIT LANDING & STEPS  
NOTE: ALL JOINTS TO BE GROUND SMOOTH

NEW BCA COMPLIANT RC LANDINGS & STEPS TO EXISTING EXIT DOORS

50MM CHS S/S HANDRAIL ON 10MM PIN FIXINGS TO 50MM DIA. GAL. STEEL POSTS WITH BASE FIXINGS BOLTED TO NEW STEEL FRAMED DECK  
NOTE: ALL JOINTS TO BE GROUND SMOOTH

RL: 39.70

SELECTED TREES TO REMAIN, REFER TO PROPOSED FLOOR PLAN FOR DETAILS

RL: 37.30

NEW STEEL FRAMED RAISED DECK, REFER TO STRUCTURAL ENGINEERS DETAIL

NEW ACCESSIBLE RAMP UP TO NEW DECK WITH STEEL PLATE KERB & HANDRAILS IN ACCORDANCE WITH AS1428.1-2009

FFL: 32.97

02  
A05  
EASTERN ELEVATION  
PROPOSED  
1:100

EXISTING FACADE TO REMAIN UNCHANGED

CONSTRUCT NEW AWNINGS OVER EXISTING DOUBLE DOORS TO MATCH EXISTING AWNINGS ON THE SOUTHERN SIDE

WEATHERBOARD IN-FILL OVER NEW BRICK WALL TO UNDERSIDE OF EXISTING EAVE TO MATCH EXISTING

NEW PAINTED BRICK WALL TO MATCH EXISTING ADJACENT  
NOTE: NEW ADDITION TO BE BUILT UNDER EXISTING ROOF STRUCTURE

ALLOW TO RE-SECURE/STABALISE EXISTING CONCRETE STEPS

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ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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| drawn               | scale | date     | issue | amend |
|---------------------|-------|----------|-------|-------|
| TJ                  | 1:100 | 19.10.18 | TD    | -     |
| drawing             |       |          |       |       |
| PROPOSED ELEVATIONS |       |          |       |       |

|       |           |              |          |
|-------|-----------|--------------|----------|
| TD    | =         | TENDER ISSUE | 08.03.19 |
| DA    | =         | DA ISSUE     | 21.01.19 |
| issue | amendment |              | date     |

A05

0 5M  
1:100@A3





01 SOUTHERN ELEVATION  
A06 PROPOSED 1:100



02 NORTHERN ELEVATION  
A06 PROPOSED 1:100

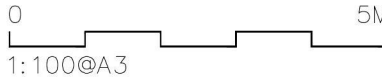
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|---------|---------------------|----------|-------|-------|
| drawn   | scale               | date     | issue | amend |
| TJ      | 1:100               | 19.10.18 | TD    | -     |
| drawing | PROPOSED ELEVATIONS |          |       |       |

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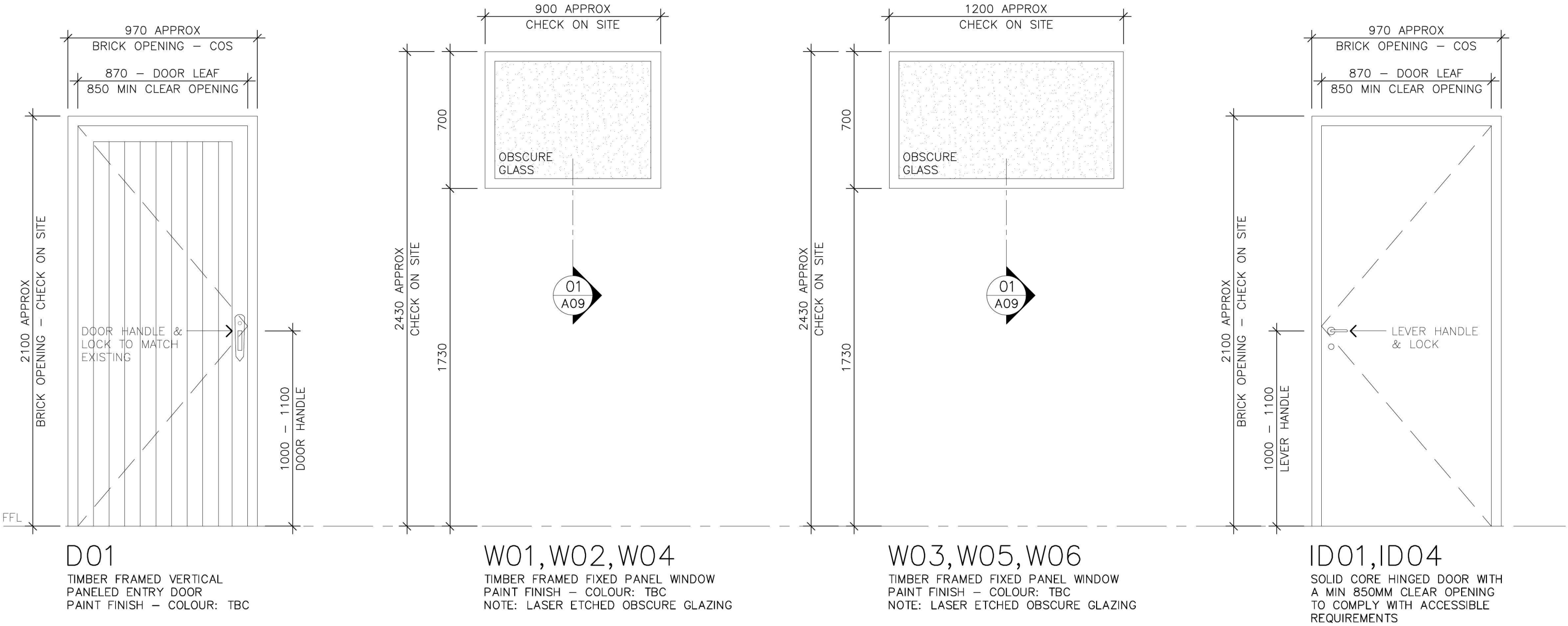
A06

DOOR & WINDOW NOTES

- ALL DOORS & WINDOWS ARE VIEWED FROM OUTSIDE
- DIMENSIONS SHOWN ARE ACTUAL FRAME SIZES, CONFIRM DIMENSIONS ON SITE
- ALL GLAZING TO BE SAFETY GLASS (LAMINATED OR TOUGHENED) MIN. 6.38MM IN ACCORDANCE WITH A.S 1288-1994: GLASS INSTALLATION CODE & THE BCA
- VERIFY INTERNAL FINISHES TO WINDOW SURROUNDS PRIOR TO BUILDING IN OF ANY FRAMES
- ALL DOORS & WINDOWS TO BE DELIVERED WITH AN APPROVED FINISH AND ADEQUATELY PROTECTED PRIOR TO AND AFTER INSTALLATION
- REFER TO INDIVIDUAL WINDOW DESCRIPTION
- WINDOW MANUFACTURER'S NAME AND DETAILS TO BE APPROVED PRIOR TO FABRICATION
- CONFIRM ALL DOOR SILL DETAILS PRIOR TO MANUFACTURE
- ALL HINGES TO BE STAINLESS STEEL BUTTS. ALL SCREWS TO BE STAINLESS STEEL STRAIGHT SLOTTED, WITH POSIDRIVE THREADS

HARDWARE

- REFER TO DOOR HARDWARE SCHEDULE FOR ALL DOOR HARDWARE



1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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| PROPOSED DOOR & WINDOW SCHEDULE |       |          |       |       |

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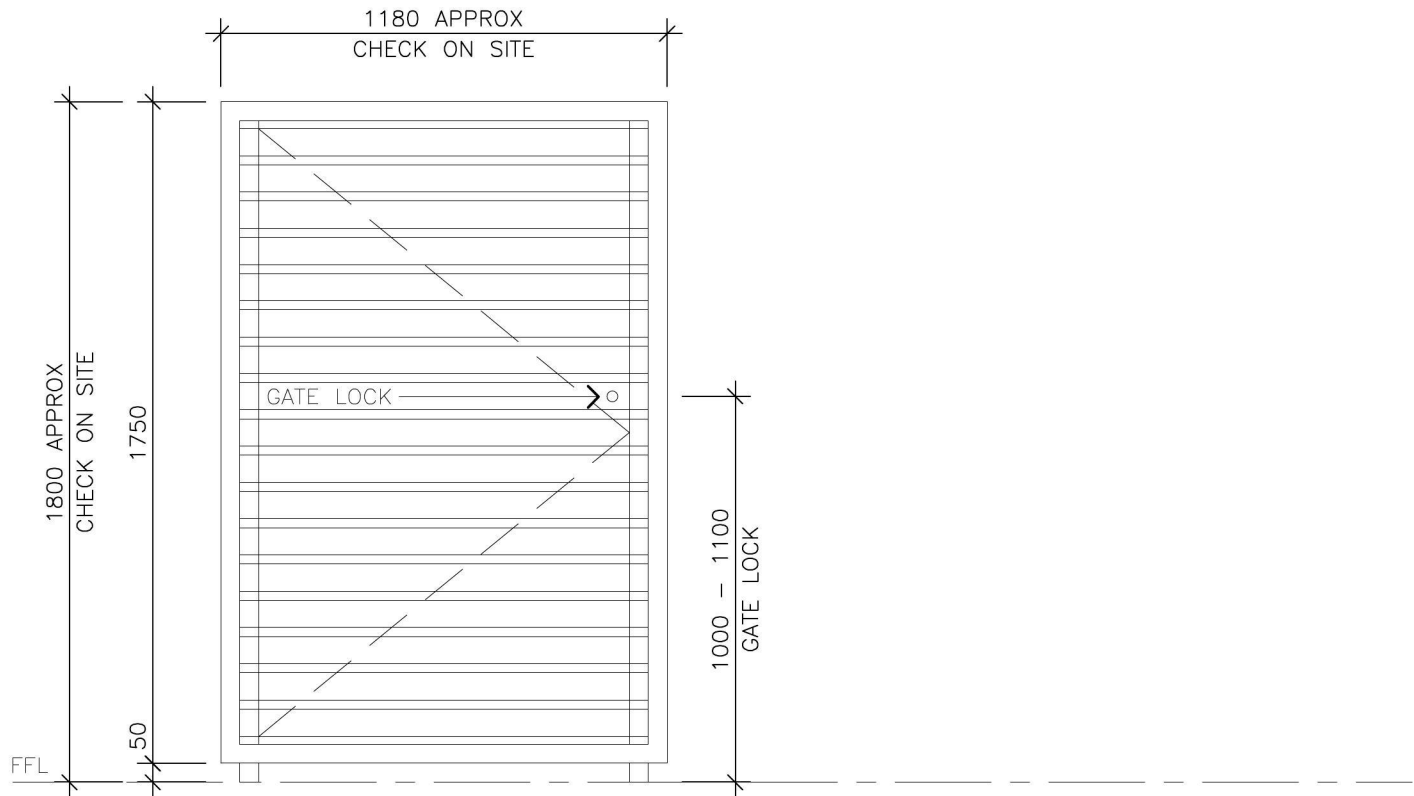
A08





P01

PROPRIETARY ALUMINUM FRAMED SLAT ENCLOSURE TO EXISTING AIR CONDITIONING UNIT ENCLOSURE FIXED TO VERTICAL STEEL POSTS  
POWDERCOAT FINISH – COLOUR: TBC

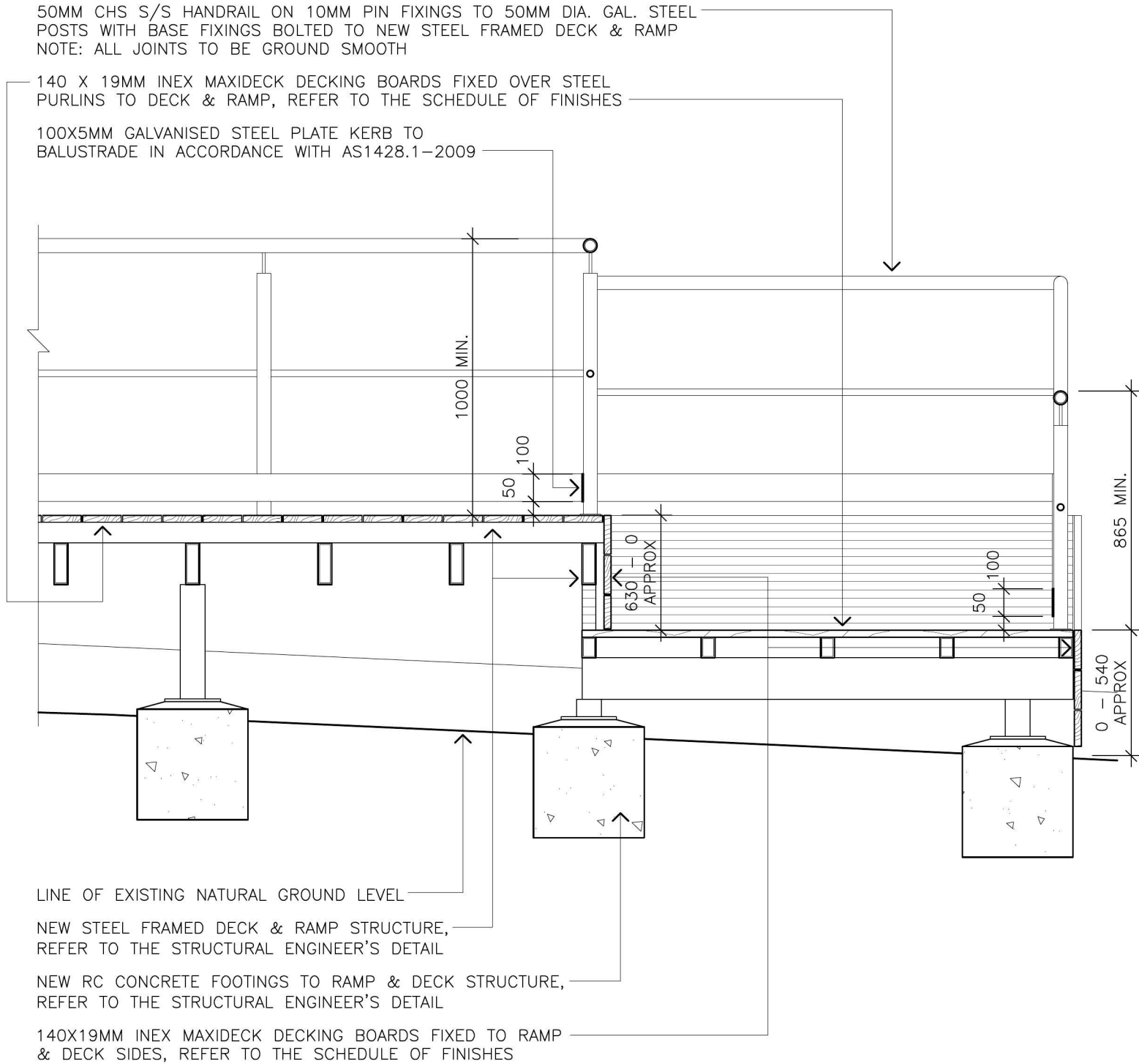


P01

PROPRIETARY ALUMINUM FRAMED SLAT ENCLOSURE & GATE WITH KEYED LOCK TO EXISTING AIR CONDITIONING UNIT ENCLOSURE FIXED TO VERTICAL STEEL POSTS  
POWDERCOAT FINISH – COLOUR: TBC

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ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
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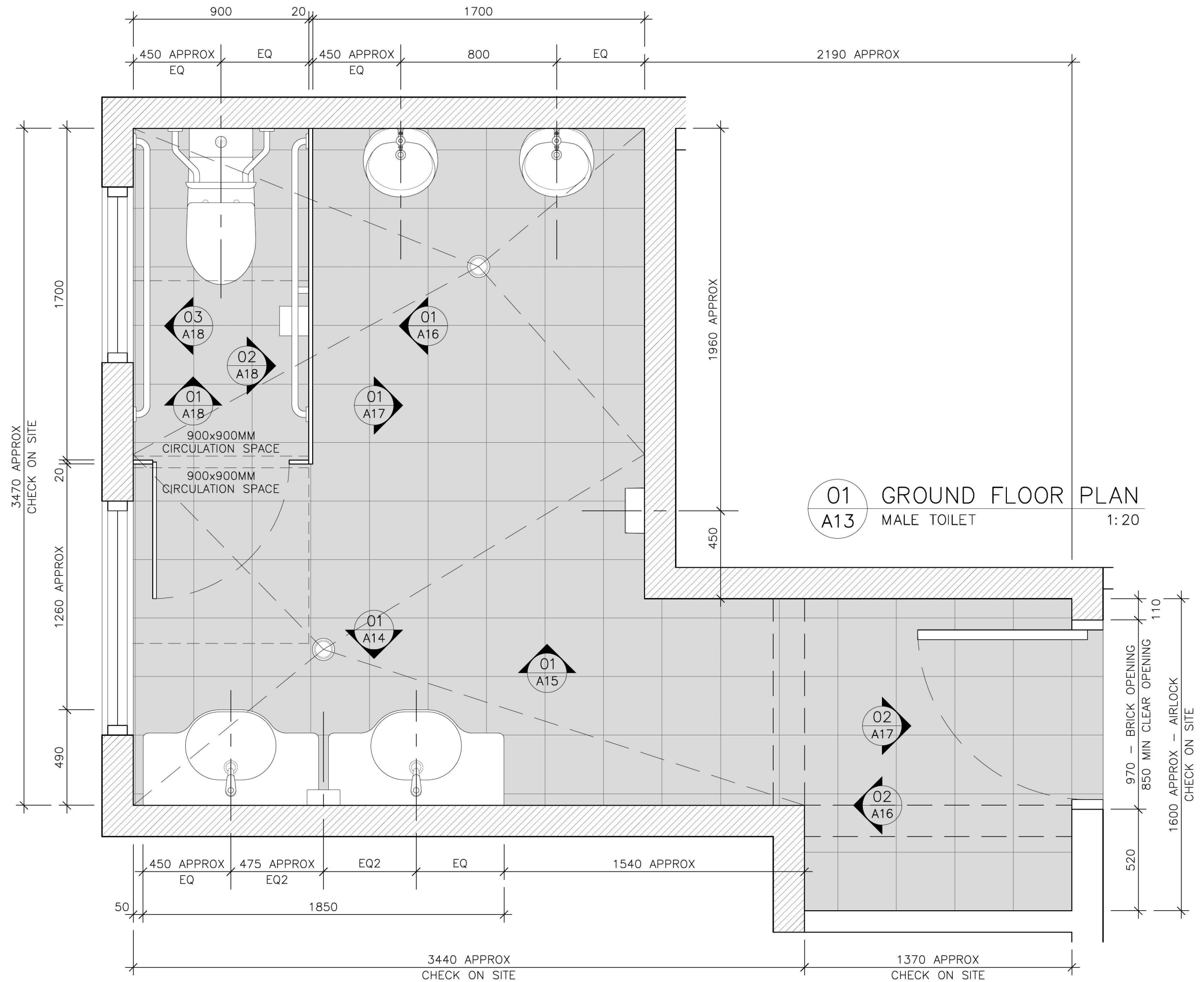
01 CROSS SECTION  
A10 RAMP & BALUSTRADE 1:20

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| drawing                                       |       |          |       |       |
| PROPOSED AC SCREEN, RAMP & BALUSTRADE DETAILS |       |          |       |       |

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A10



1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

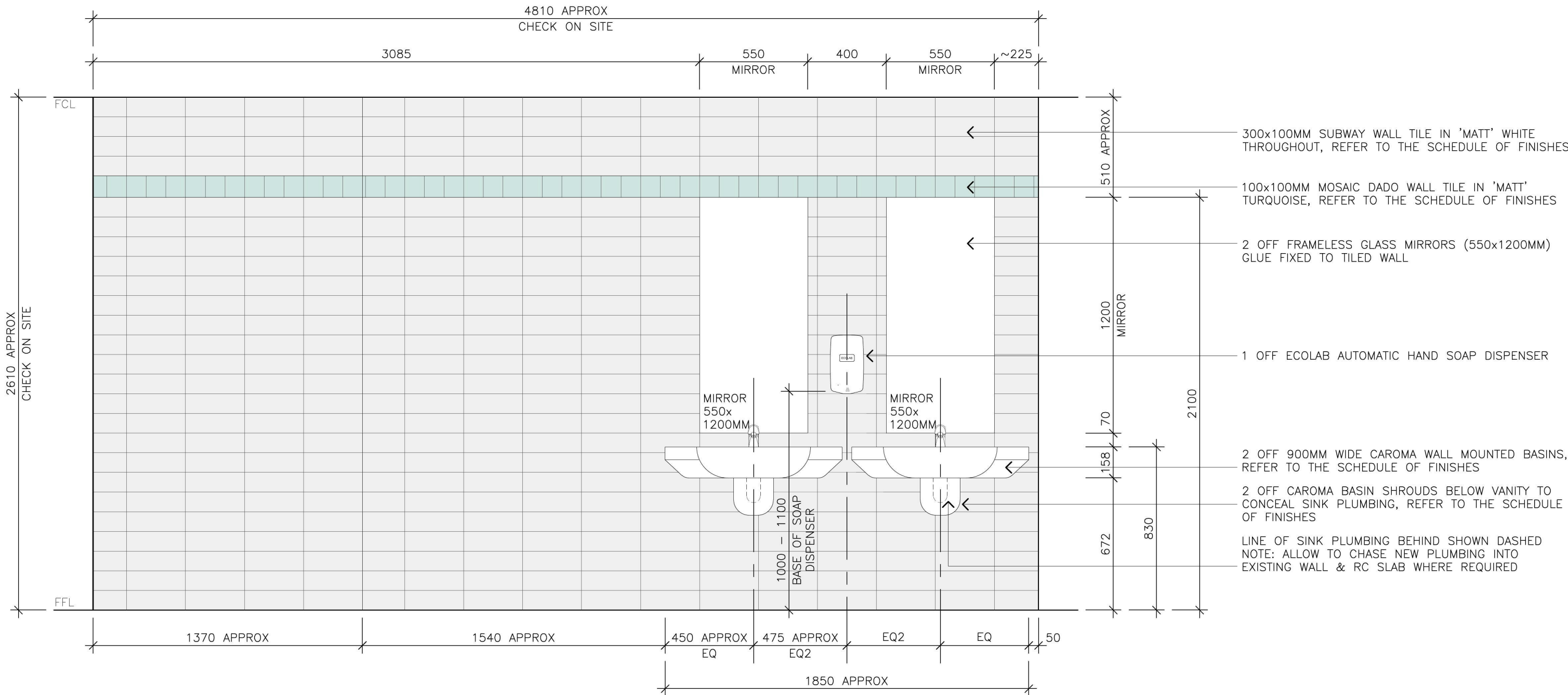
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| drawing | PROPOSED MALE TOILET DETAILS |       |      |      |          |       |    |       |   |

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A13



01 INTERNAL ELEVATION  
A14 MALE TOILET 1:20

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| drawing | PROPOSED MALE TOILET DETAILS |          |       |       |

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A14

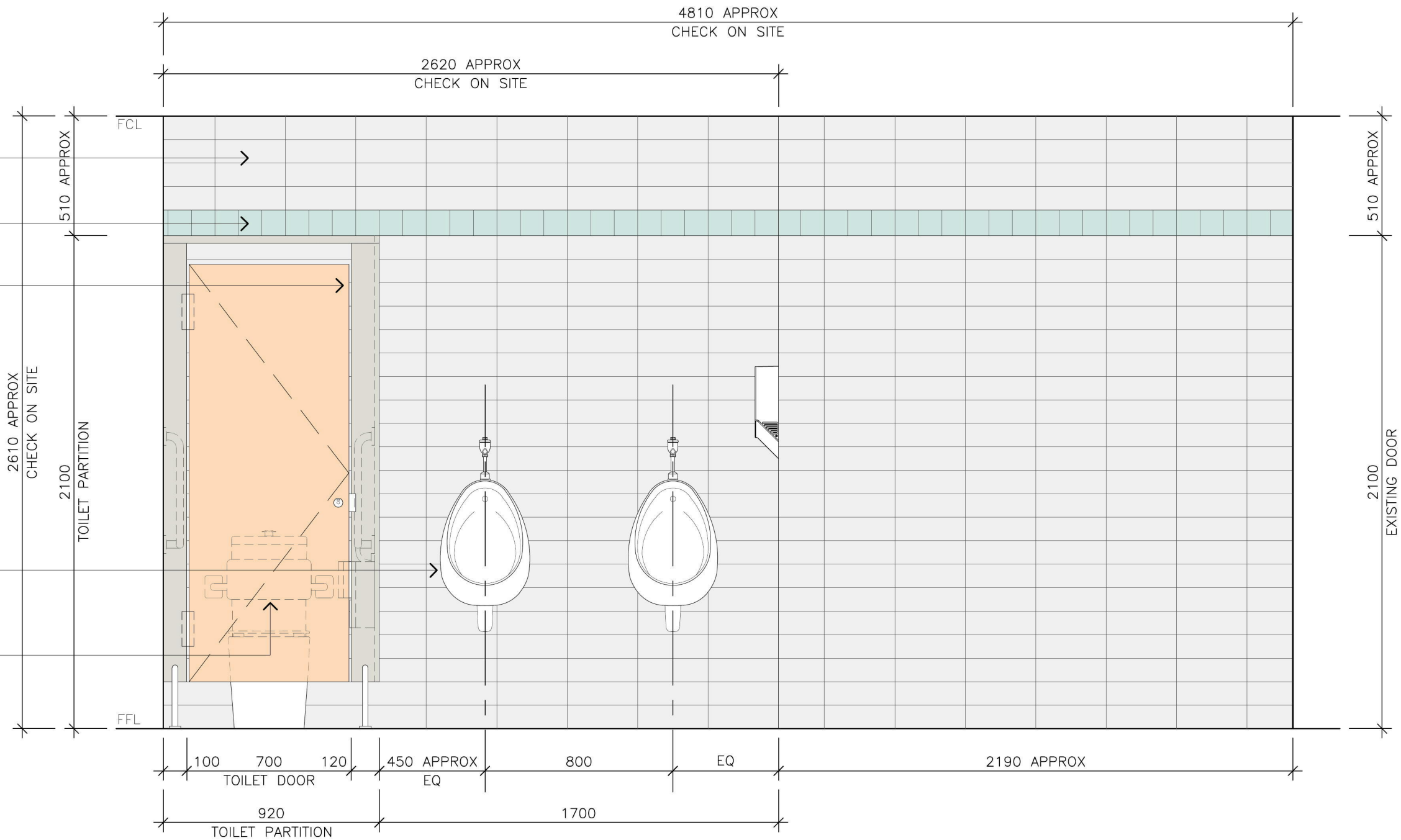
300x100MM SUBWAY WALL TILE IN 'MATT' WHITE THROUGHOUT,  
REFER TO THE SCHEDULE OF FINISHES

100x100MM MOSAIC DADO WALL TILE IN 'MATT'  
TURQUOISE, REFER TO THE SCHEDULE OF FINISHES

TOILET PARTITION WITH DOOR & LOCK INSTALLED AROUND  
AMBULANT TOILET IN ACCORDANCE WITH MANUFACTURERS  
SPECIFICATIONS, REFER TO THE SCHEDULE OF FINISHES  
NOTE: PROVIDE PRIVACY STRIP TO DOOR

2 OFF CAROMA WALL MOUNTED URINALS INSTALLED IN  
ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS,  
REFER TO THE SCHEDULE OF FINISHES  
NOTE: ALLOW TO CHASE NEW PLUMBING INTO EXISTING  
WALL & RC SLAB WHERE REQUIRED

1 OFF CAROMA AMBULANT TOILET WITH BACKREST INSTALLED  
IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS,  
REFER TO THE SCHEDULE OF FINISHES  
NOTE: ALLOW TO CHASE NEW PLUMBING INTO EXISTING  
WALL & RC SLAB WHERE REQUIRED



01 INTERNAL ELEVATION  
A15 MALE TOILET 1: 20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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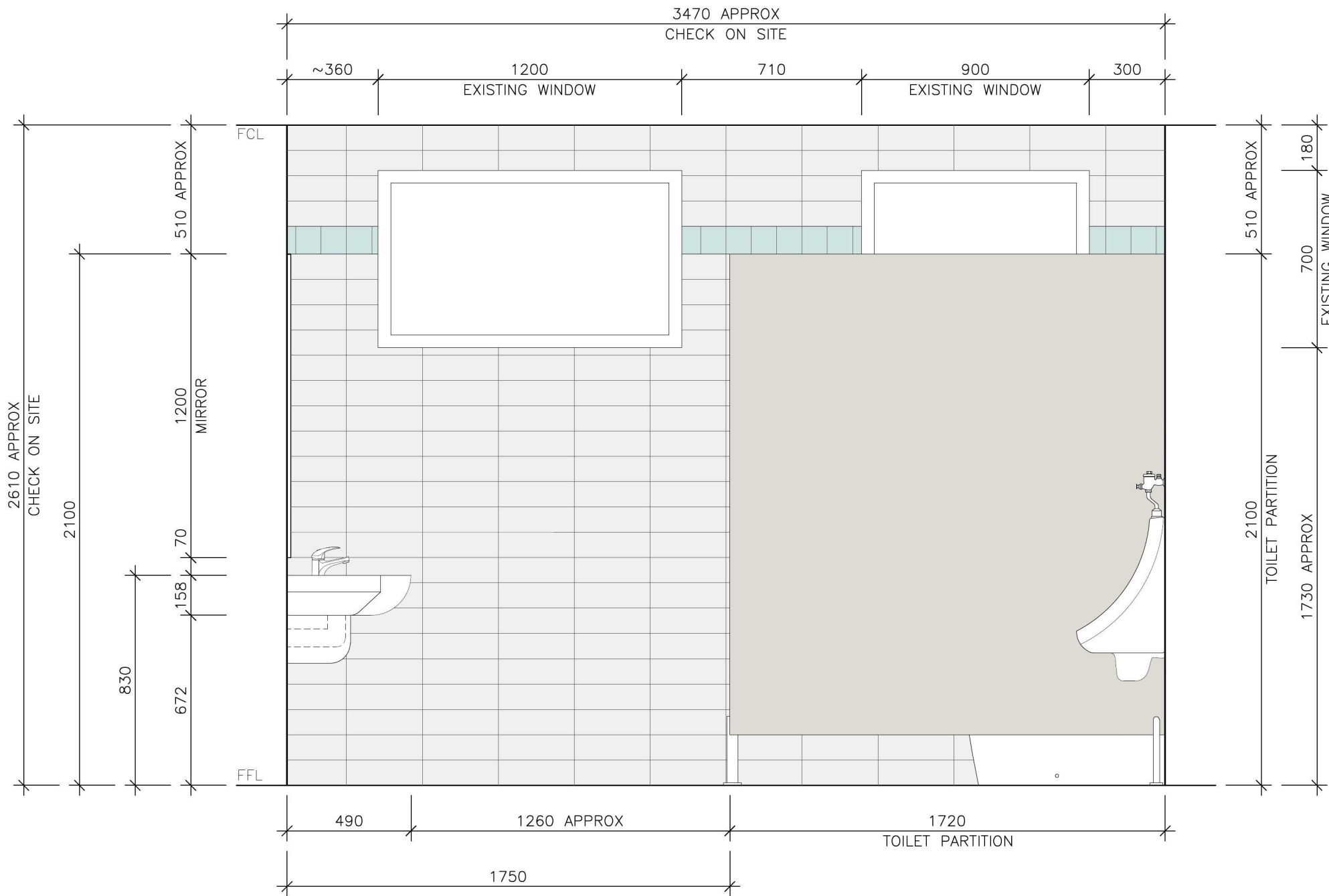
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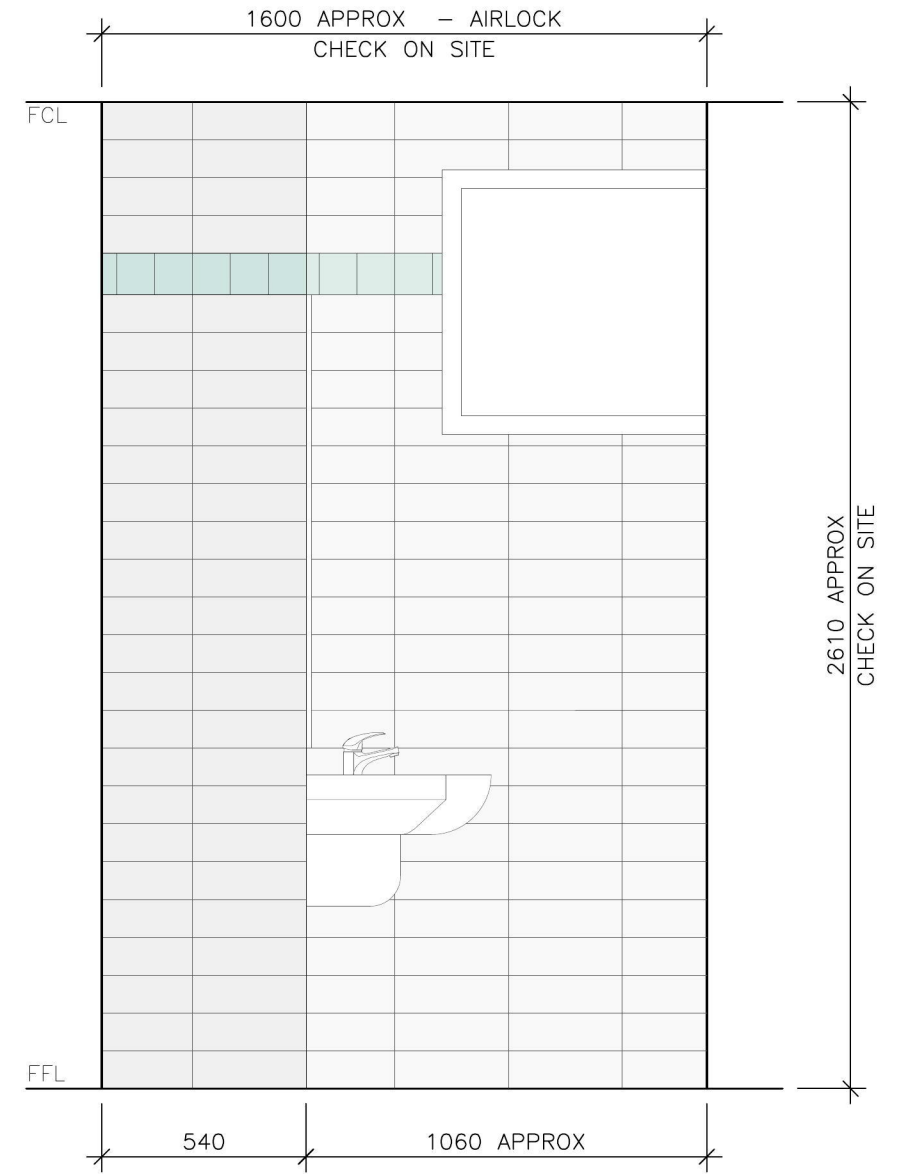
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A15





01 INTERNAL ELEVATION  
A16 MALE TOILET 1:20



02 INTERNAL ELEVATION  
A16 MALE TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
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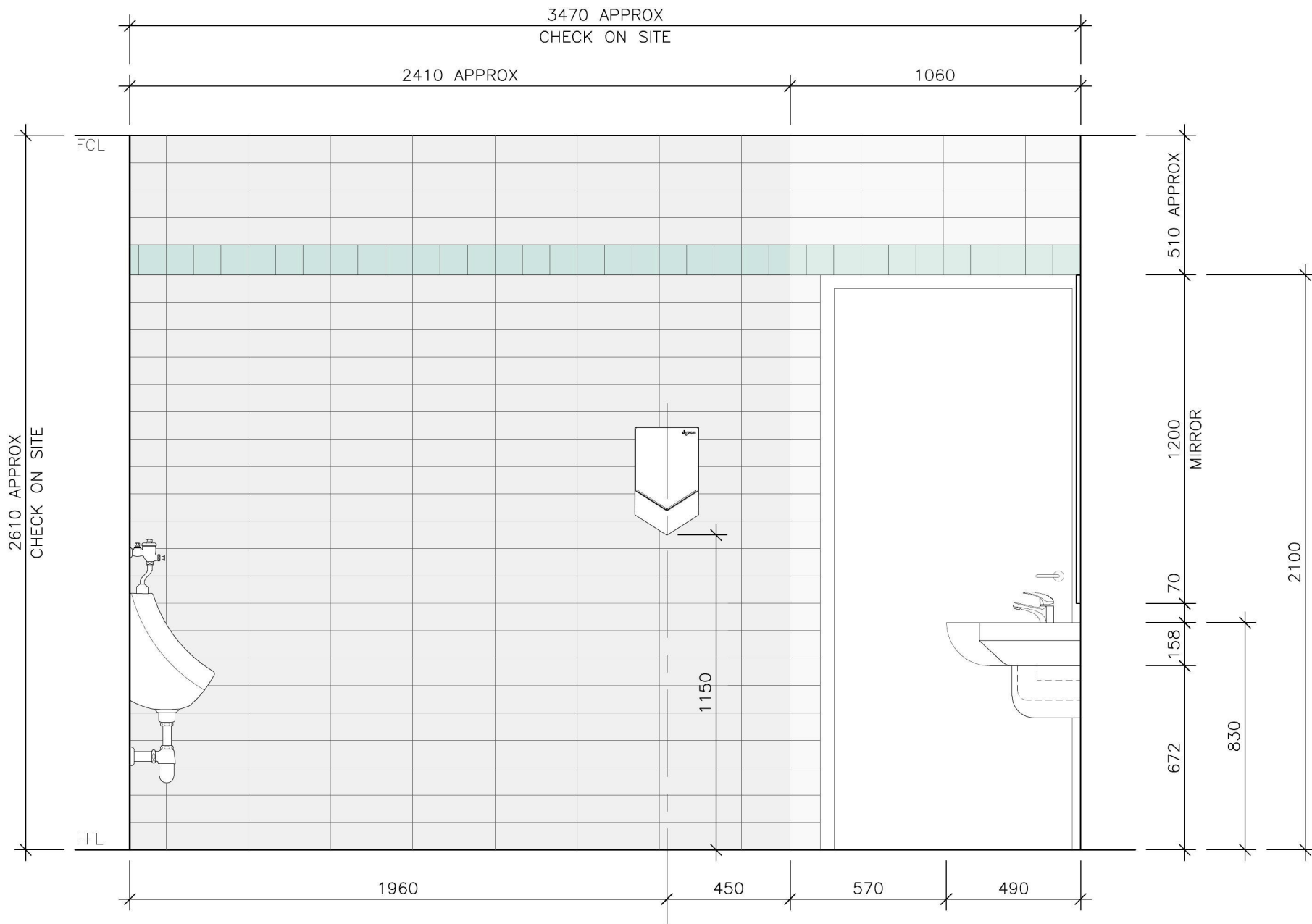
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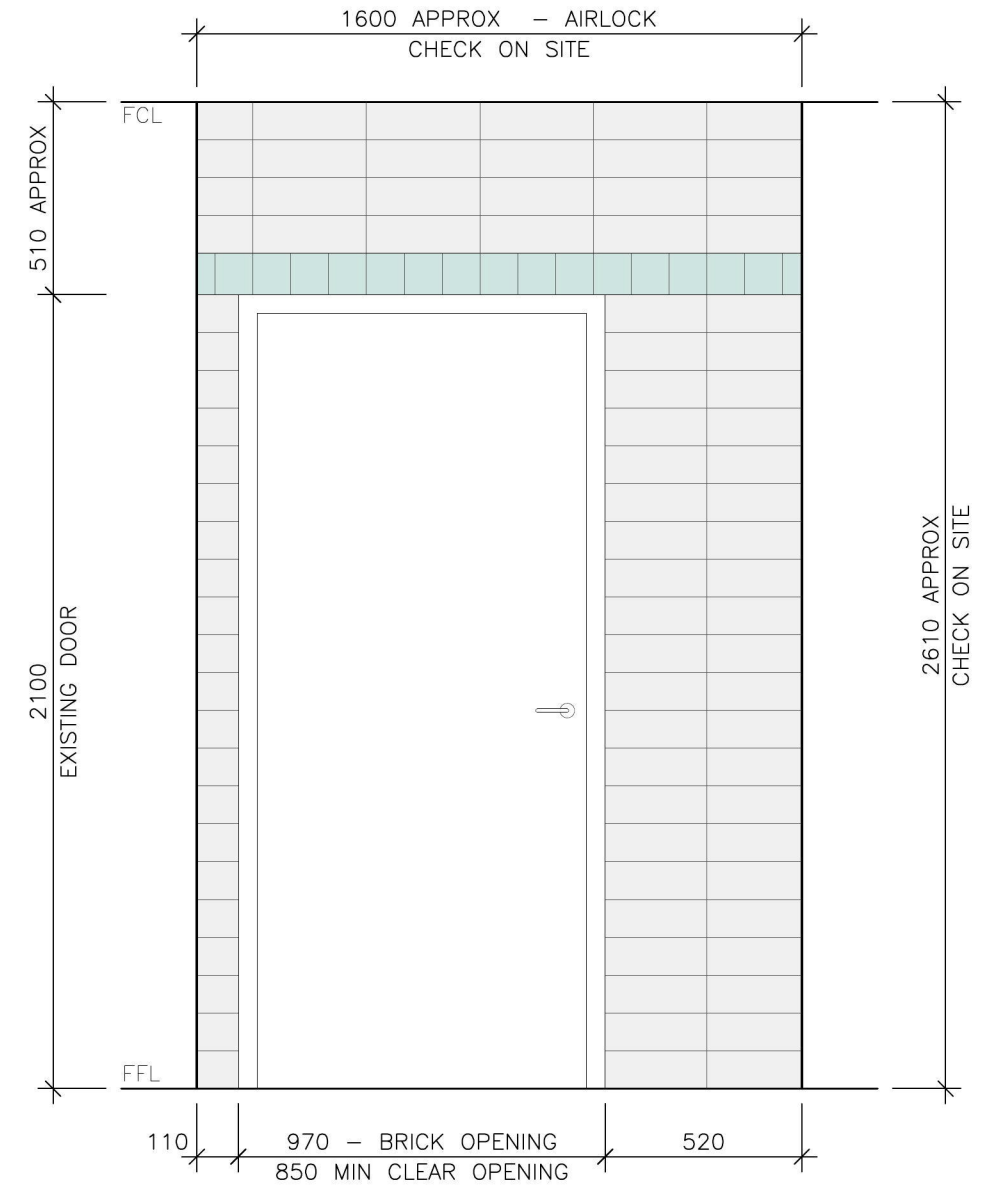
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PROPOSED MALE TOILET DETAILS

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A16



01 INTERNAL ELEVATION  
A17 MALE TOILET 1:20



02 INTERNAL ELEVATION  
A17 MALE TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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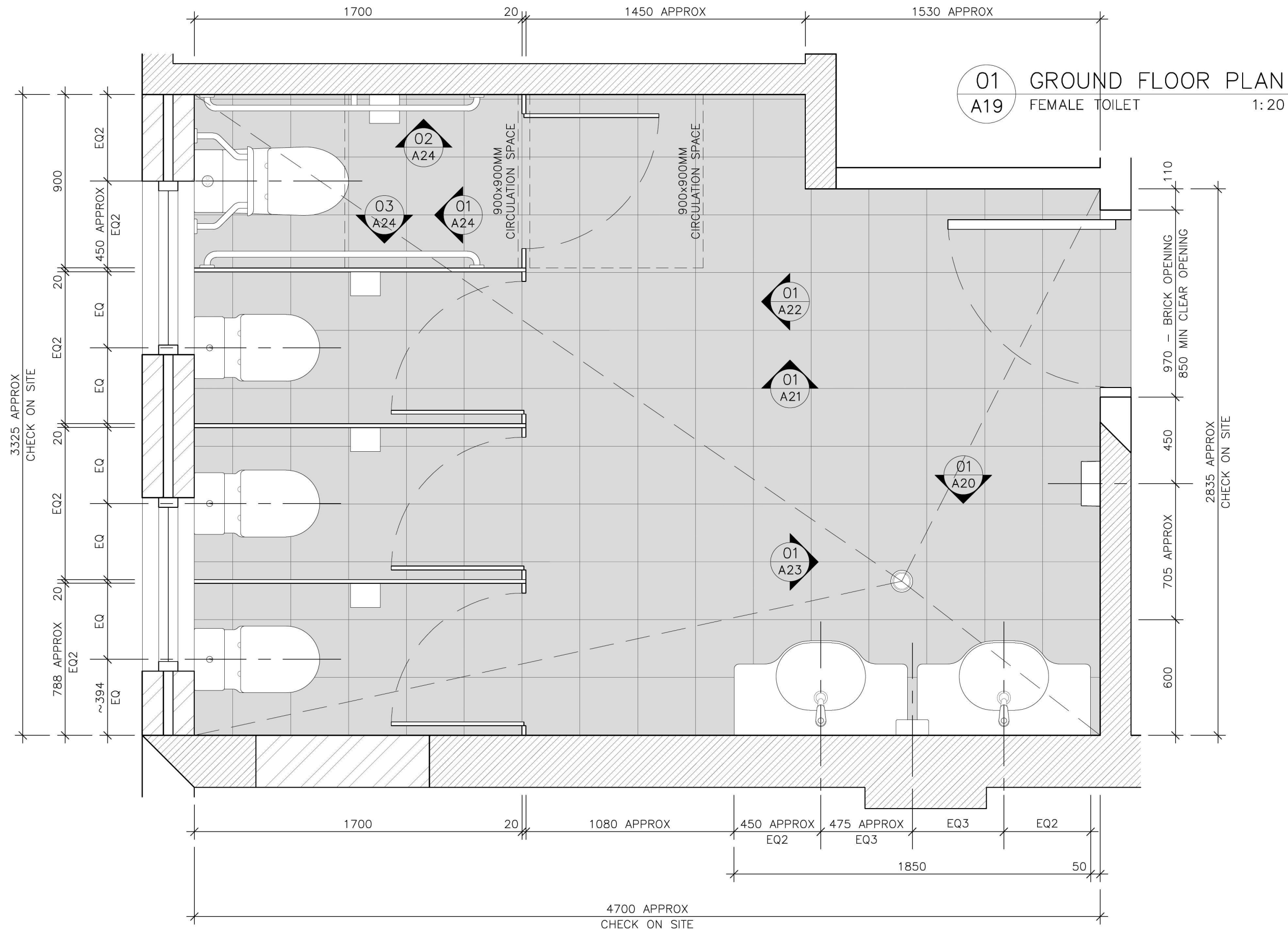
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drawing  
PROPOSED MALE TOILET DETAILS

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A17





1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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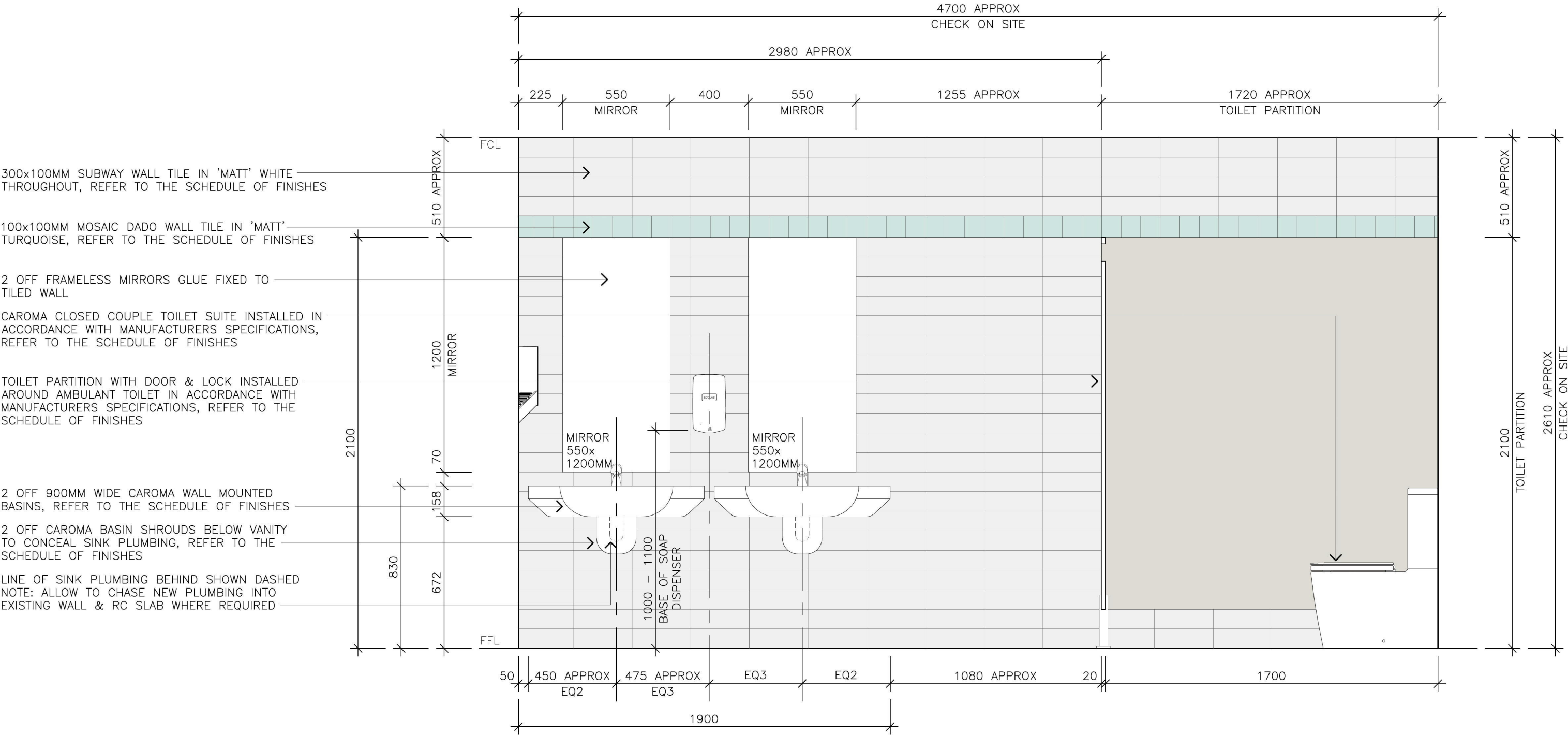
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A19



01 INTERNAL ELEVATION  
A20 FEMALE TOILET 1:20

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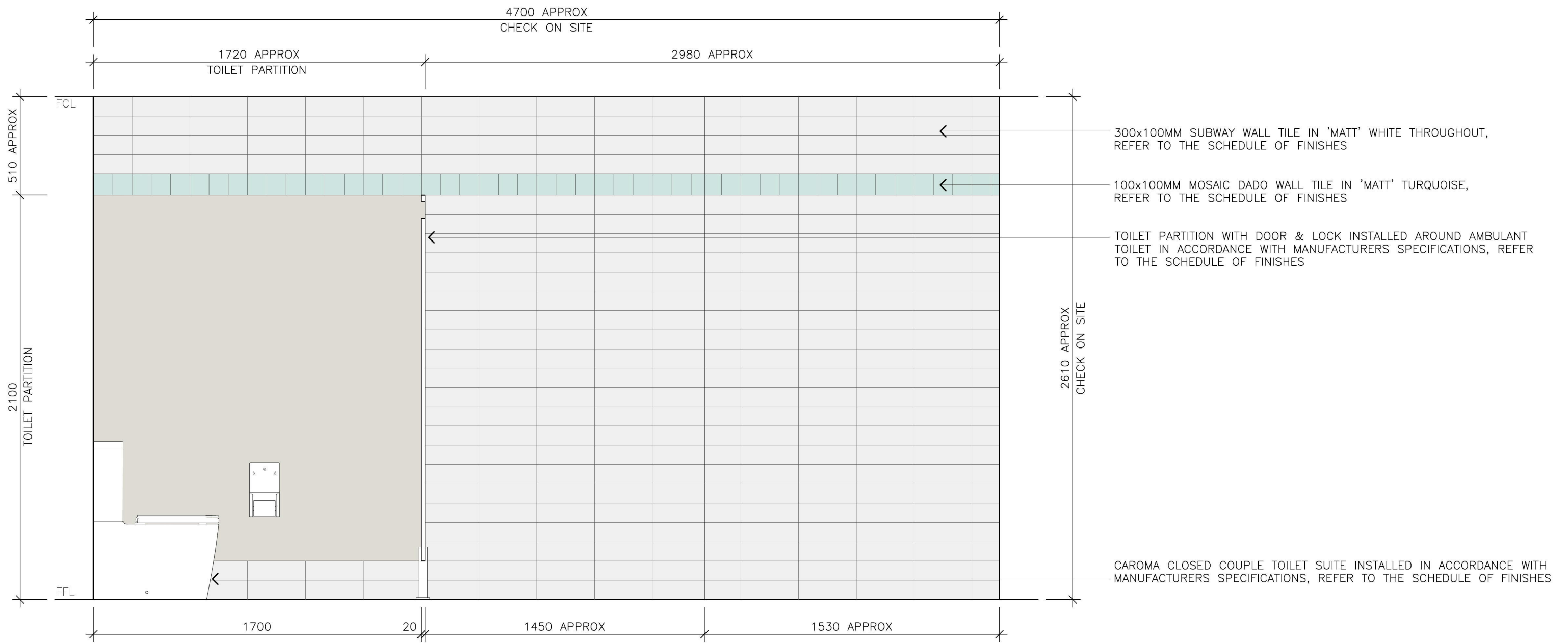
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A20





01 INTERNAL ELEVATION  
A21 FEMALE TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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Version: 1, Version Date: 16/05/2019

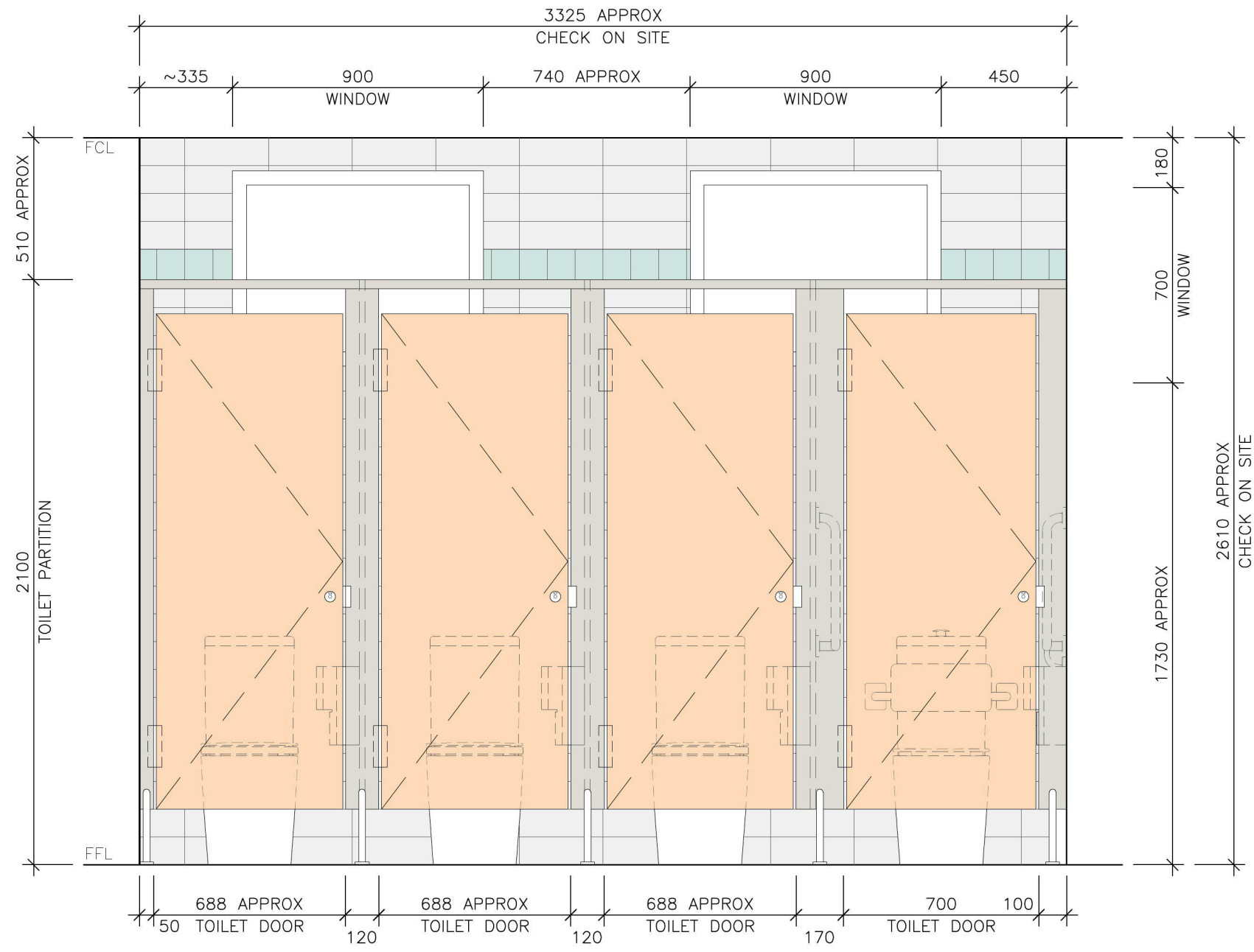
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PROPOSED FEMALE TOILET DETAILS

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A21



01 INTERNAL ELEVATION  
A22 FEMALE TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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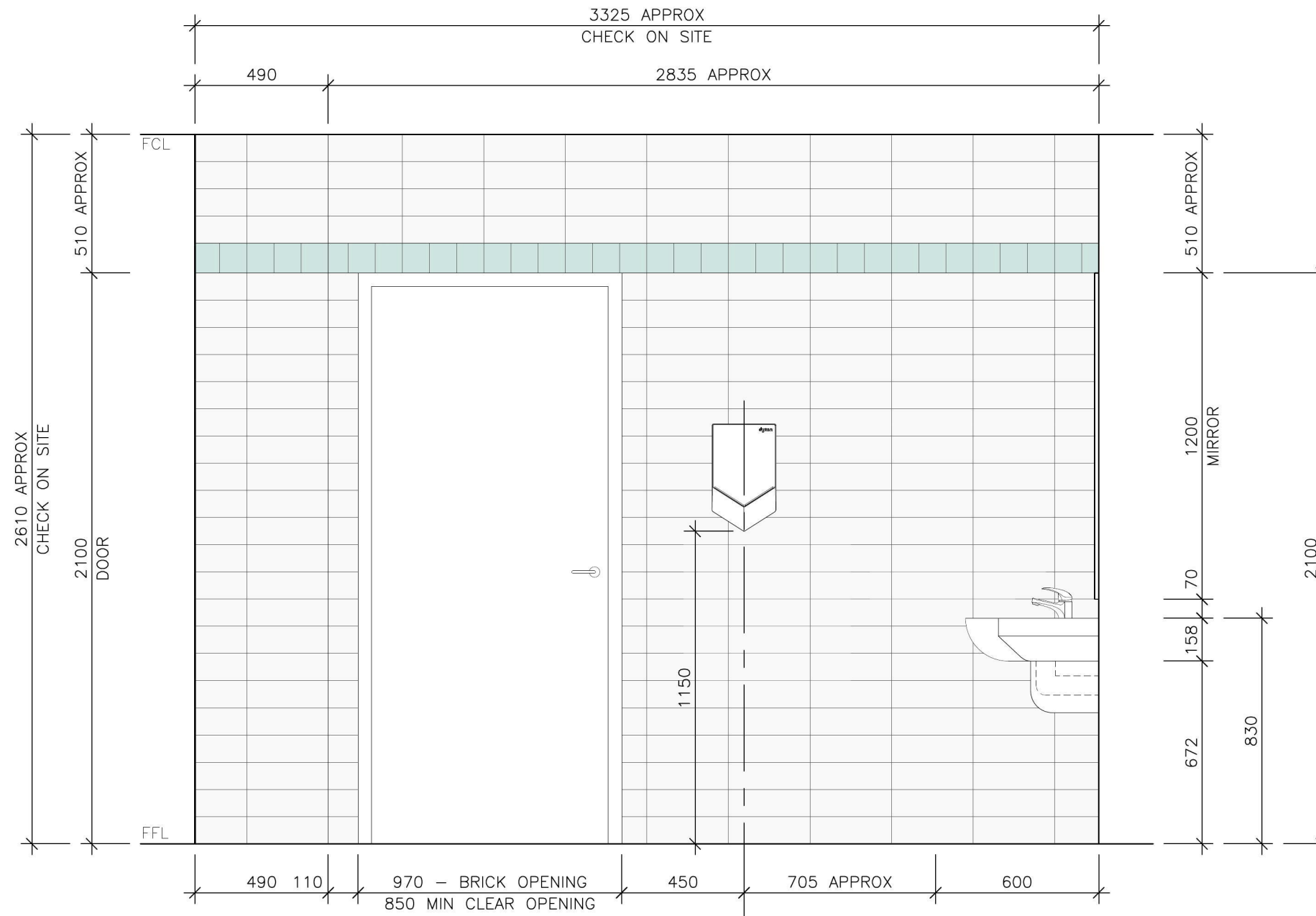
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A22



01 INTERNAL ELEVATION  
A23 FEMALE TOILET 1:20

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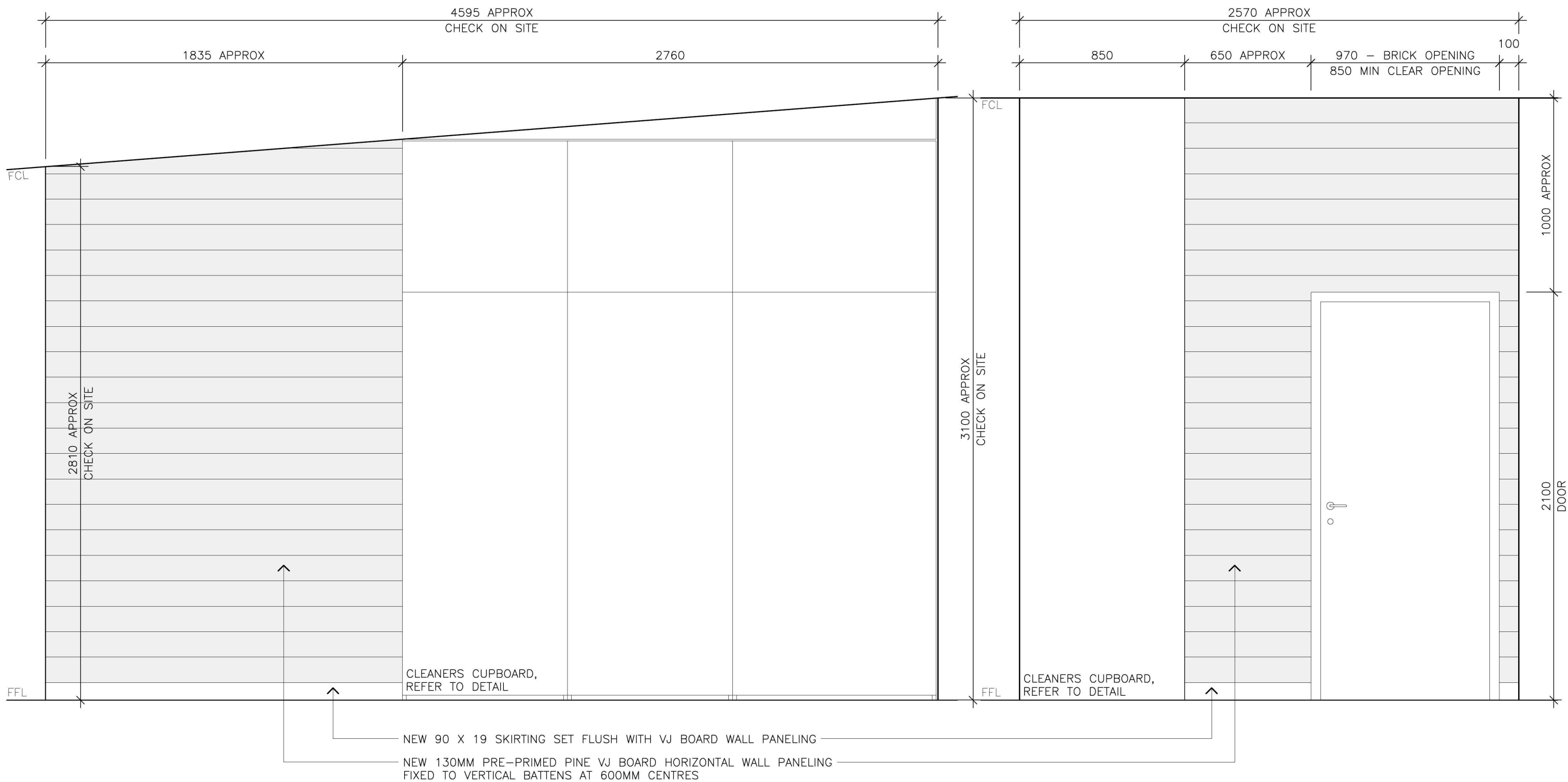
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A23





01 INTERNAL ELEVATION  
A30 FOYER 1:20

02 INTERNAL ELEVATION  
A30 FOYER 1:20

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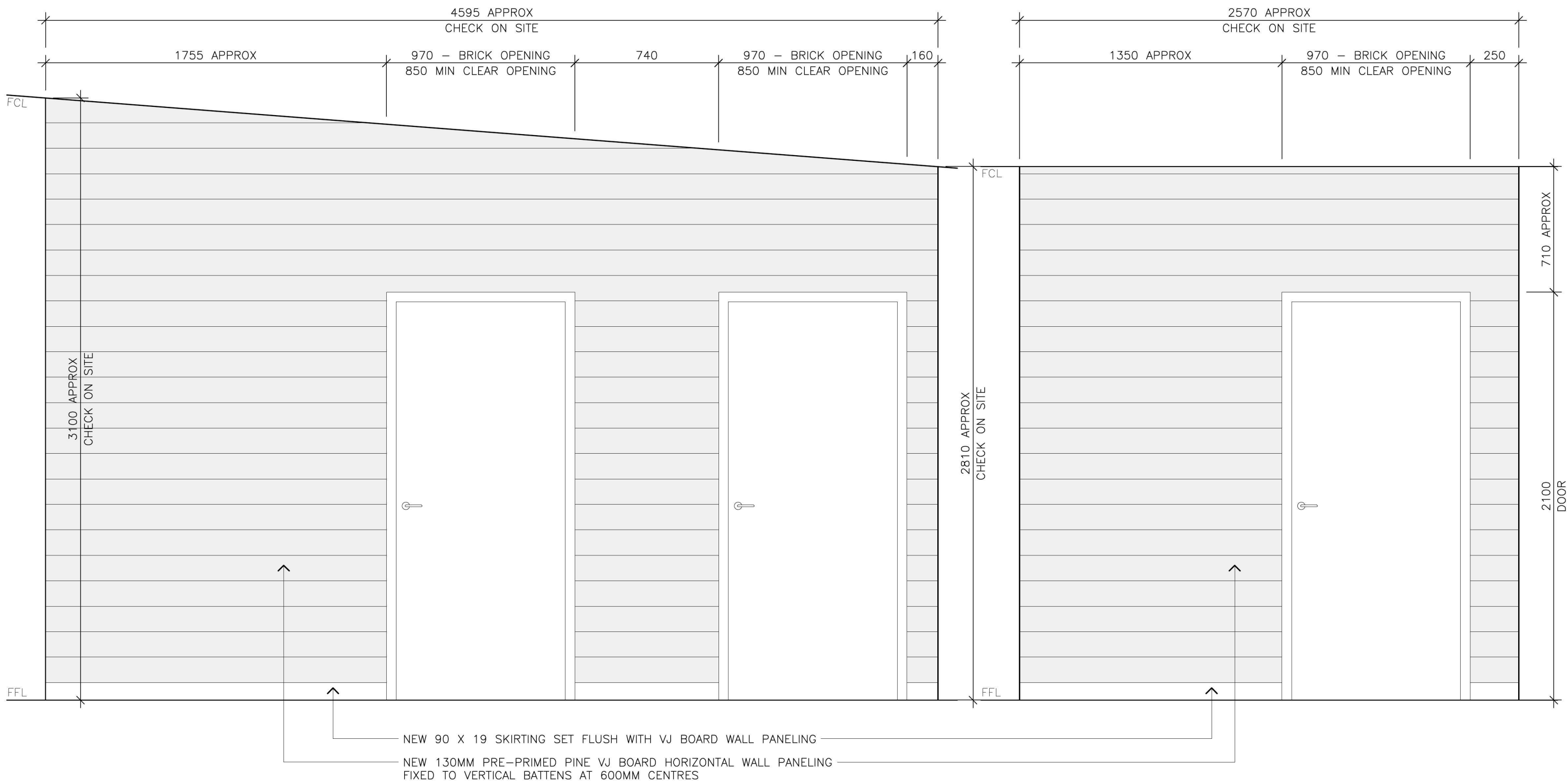
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drawing  
FOYER DETAILS

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A30



01 INTERNAL ELEVATION  
A31 FOYER 1:20

02 INTERNAL ELEVATION  
A31 FOYER 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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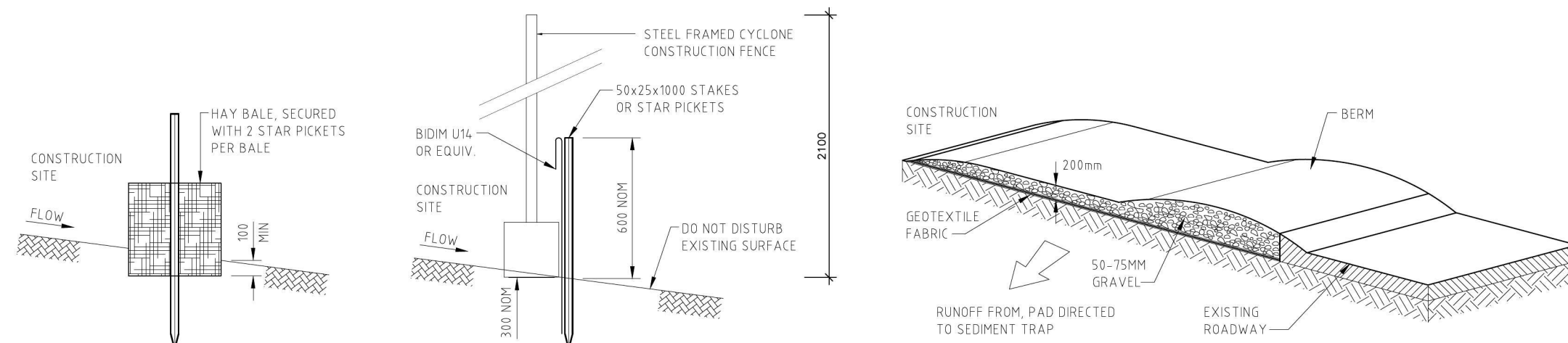
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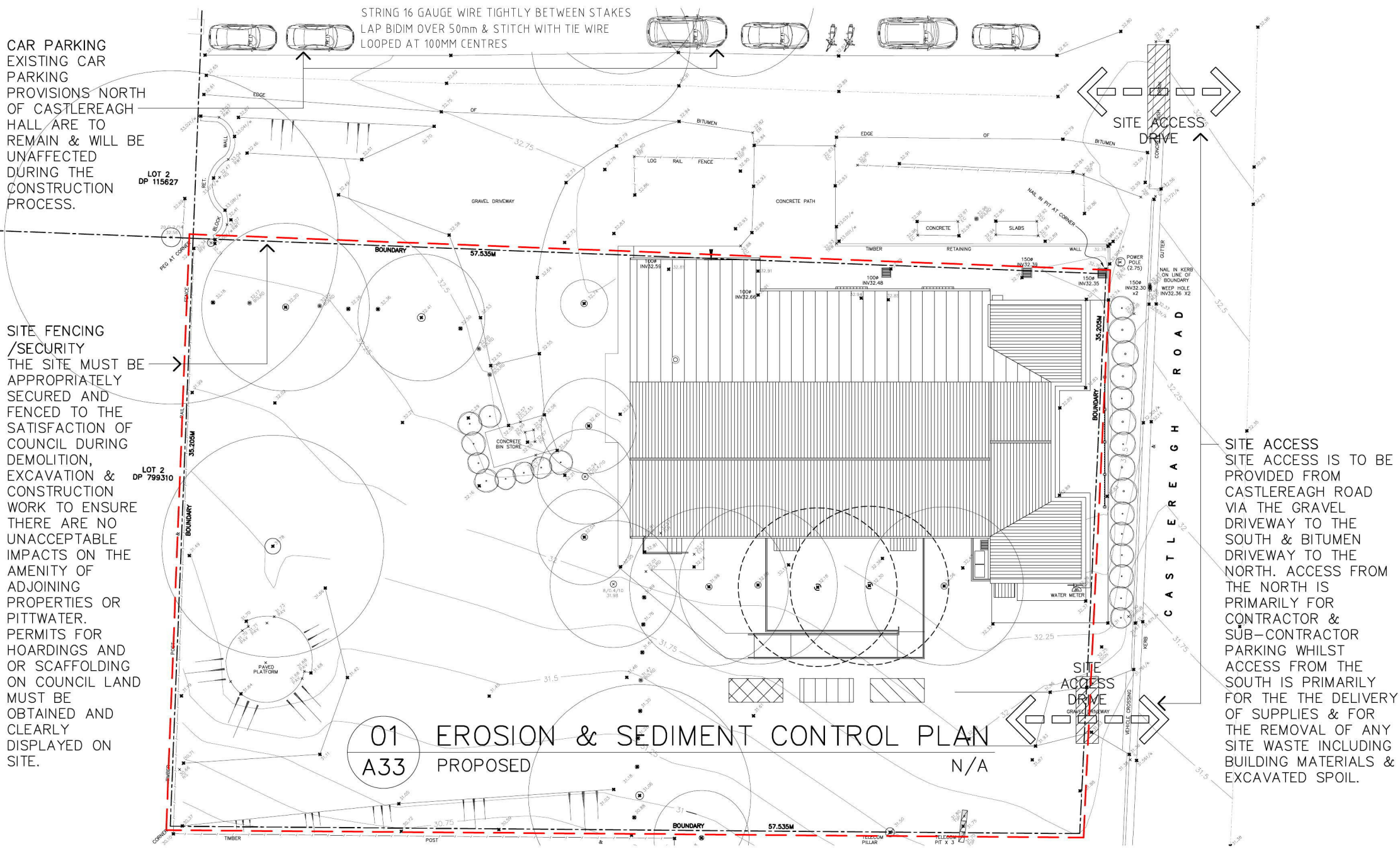
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| issue | amendment |              |  | date     |  |

A31



HAY BAIL DETAIL      SILT FENCE DETAIL      TEMPORARY CONSTRUCTION EXIT

PROPOSED      NTS      PROPOSED      NTS      PROPOSED      NTS



### LEGEND

- PROVISION AREA FOR STOCKPILING OF MATERIALS
- AREA FOR STORING EXCAVATED MATERIAL
- TRADE WASTE RECEPTABLE LOCATION
- 2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL
- TEMPORARY CONSTRUCTION EXIT, REFER TO DETAIL

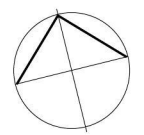
## SEDIMENT & SOIL EROSION CONTROL NOTES

- A SOIL AND WATER MANAGEMENT PLAN (ALSO KNOWN AS AN EROSION AND SEDIMENT CONTROL PLAN) SHALL BE PREPARED ACCORDING TO SSROC'S SOIL AND WATER MANAGEMENT BROCHURE AND THE NSW ENVIRONMENT PROTECTION AUTHORITY (EPA) MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION. THIS PLAN SHALL BE IMPLEMENTED PRIOR TO COMMENCEMENT OF ANY WORKS OR ACTIVITIES. ALL CONTROLS IN THE PLAN SHALL BE MAINTAINED AT ALL TIME. A COPY OF THE SOIL AND WATER MANAGEMENT PLAN MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO COUNCIL OFFICERS ON REQUEST.
- RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS
- RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE
- DOWNSIDE EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION
- BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE
- REMOVAL OR DISTURBANCE OF VEGETATION AND TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)
- ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS
- THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT AND OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS
- ALL EROSION AND SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT WORKS
- CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS
- ALL DISTURBED AREAS ARE RENDERED EROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR
- ALL WATER PUMPED OR OTHERWISE REMOVED FROM EXCAVATIONS OR BASEMENT AREAS MUST BE FILTERED TO ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH AND MARINE WATERS
- PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (AND UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)
- ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION
- ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED. INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOURS. IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED AND A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.
- IN THE EVENT OF A STORM ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSIDE SEDIMENTATION.

**1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW**  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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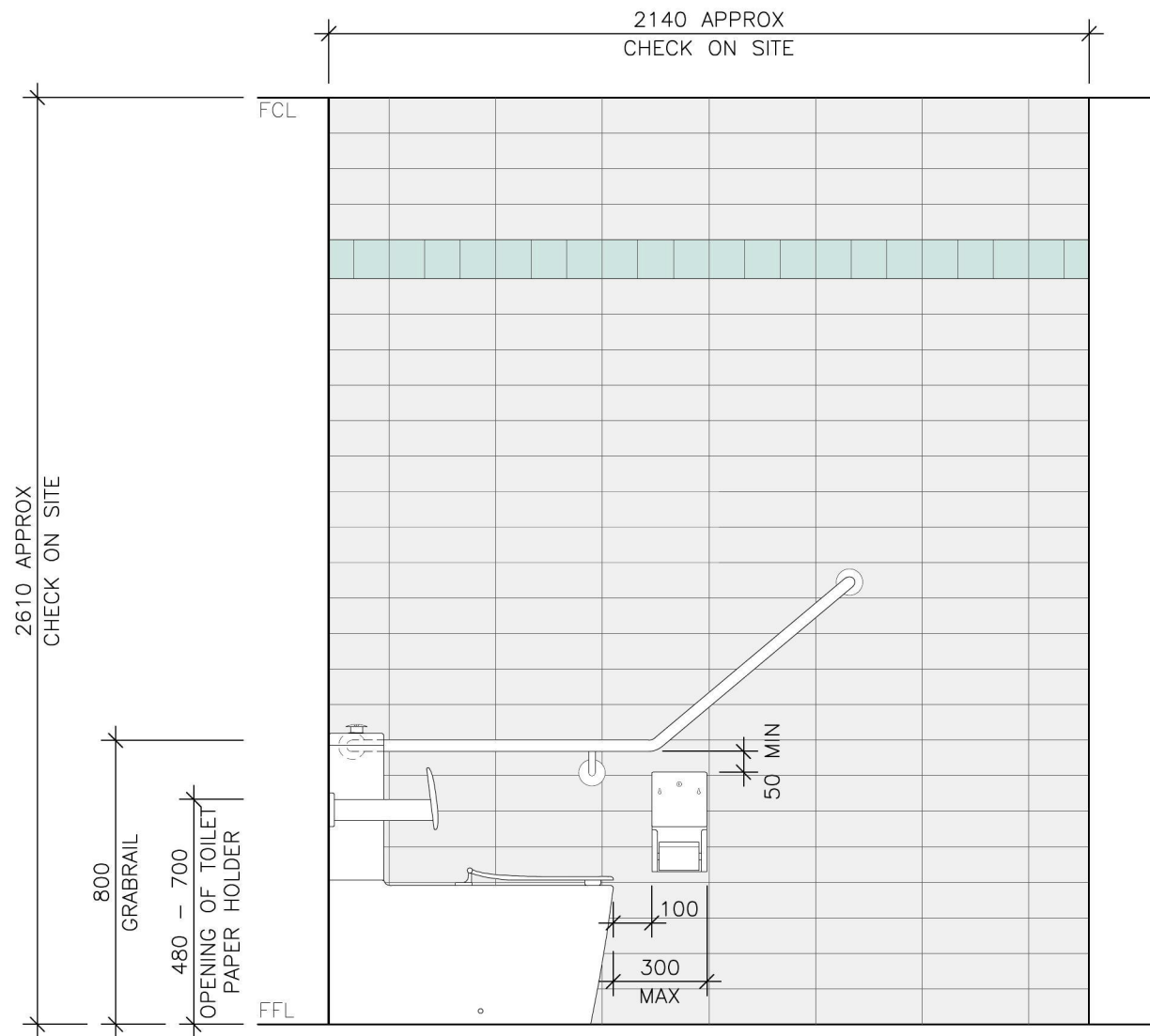
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| PROPOSED EROSION & SEDIMENT CONTROL PLAN |       |          |       |       |

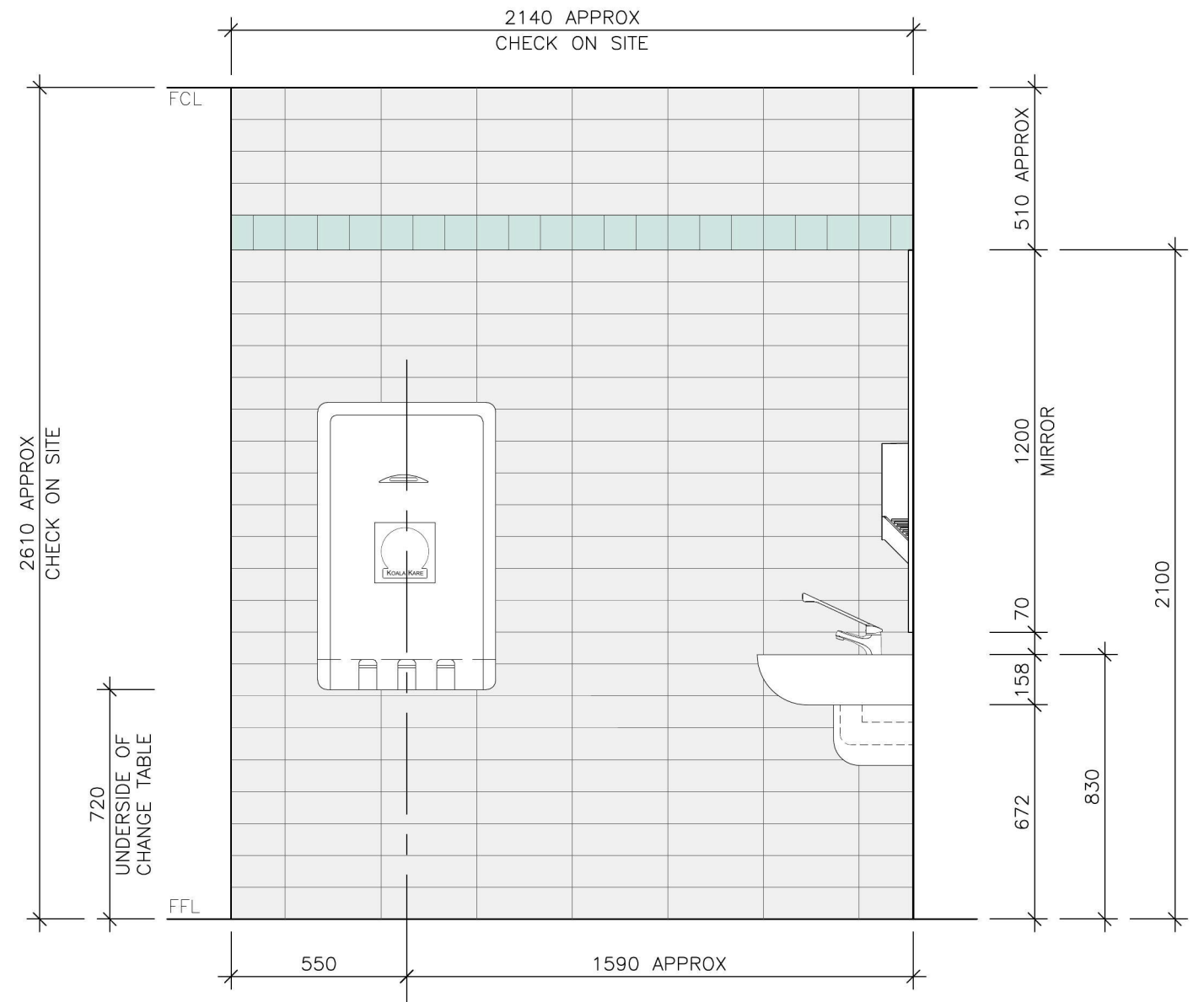
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| -  | -  | DA ISSUE     | -         | 21.01.19 |
| -  | -  | -            | -         | -        |

**A33**





01 INTERNAL ELEVATION  
A28 ACCESS TOILET 1:20



02 INTERNAL ELEVATION  
A28 ACCESS TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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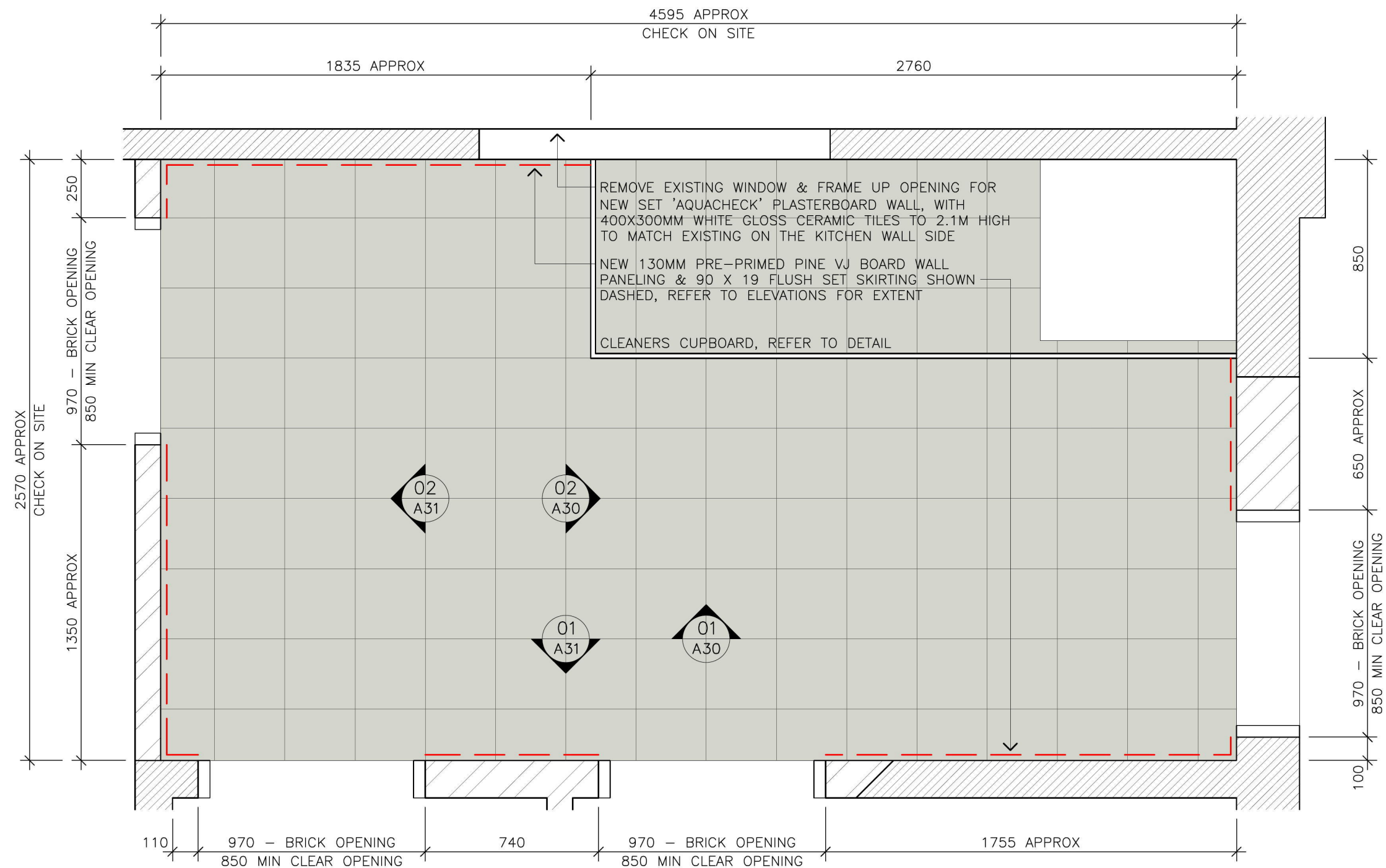
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PROPOSED ACCESS TOILET  
DETAILS

| issue | amendment      | date     |
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| TD    | - TENDER ISSUE | 08.03.19 |
| DA    | - DA ISSUE     | 21.01.19 |

A28



01 GROUND FLOOR PLAN  
A29 FOYER 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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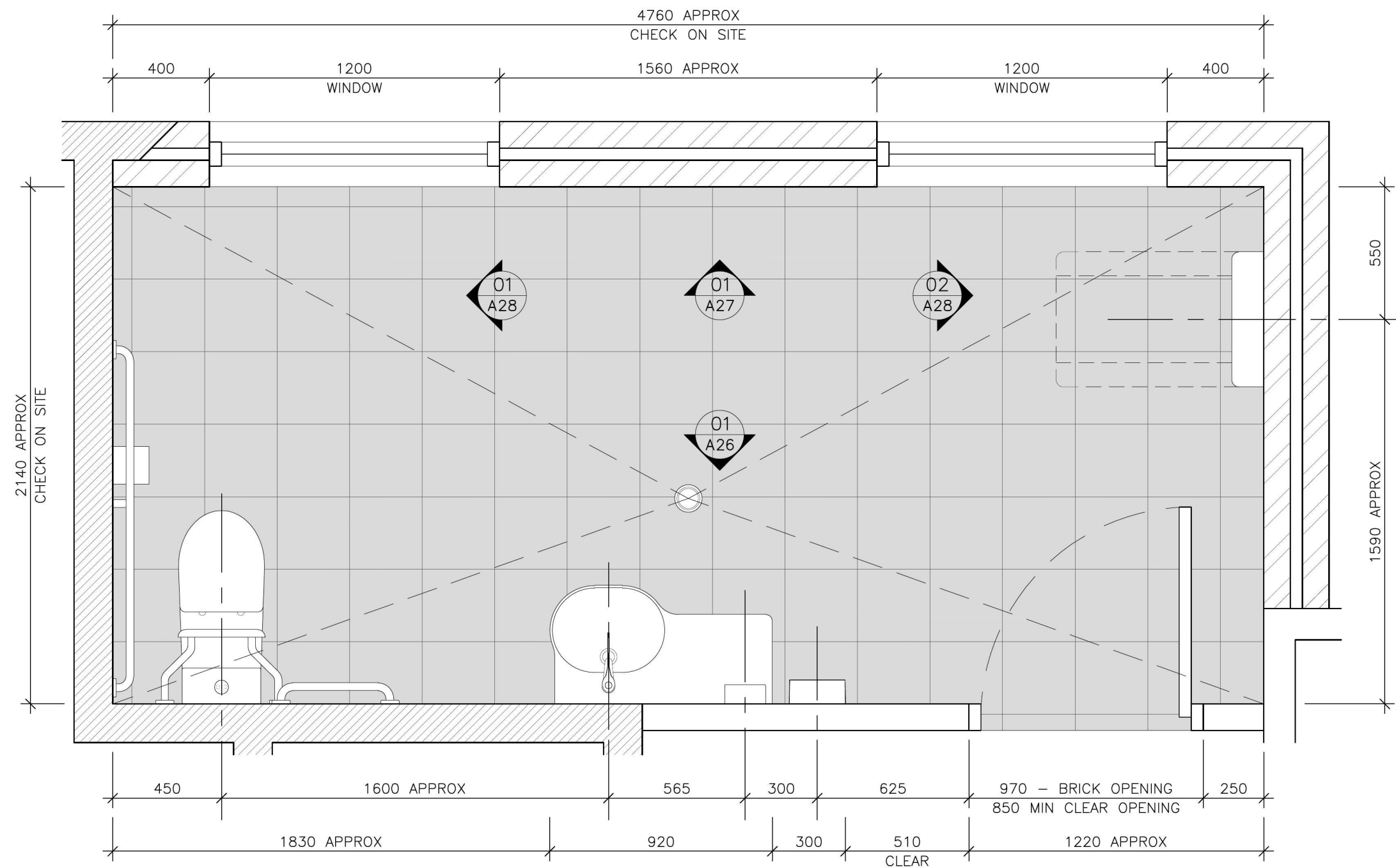
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drawing  
FOYER DETAILS

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A29



01 GROUND FLOOR PLAN  
A25 ACCESS TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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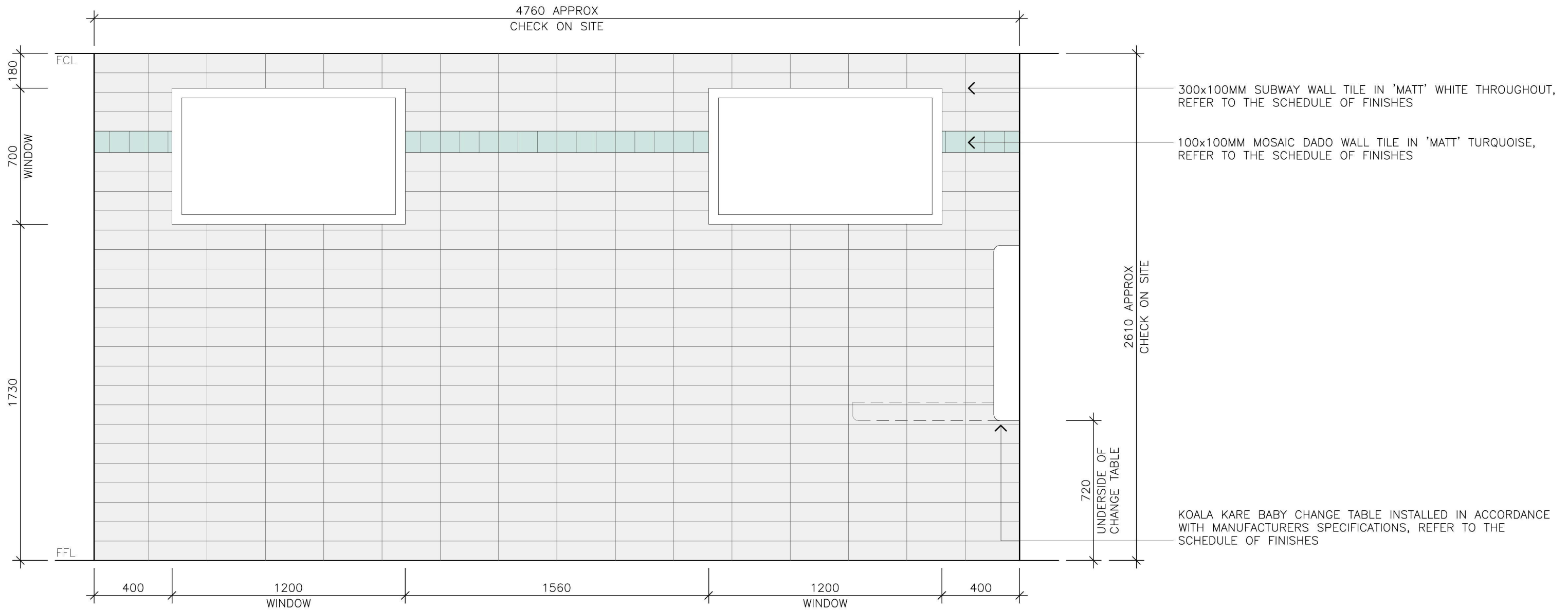
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drawing  
PROPOSED ACCESS TOILET  
DETAILS

| issue | amendment    | date     |
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| TD    | TENDER ISSUE | 08.03.19 |
| DA    | DA ISSUE     | 21.01.19 |

A25





01 INTERNAL ELEVATION  
A27 ACCESS TOILET 1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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| TD    | TENDER ISSUE | 08.03.19 |
| DA    | DA ISSUE     | 21.01.19 |
| issue | amendment    | date     |

A27

300x100MM SUBWAY WALL TILE IN 'MATT' WHITE THROUGHOUT, REFER TO THE SCHEDULE OF FINISHES

100x100MM MOSAIC DADO WALL TILE IN 'MATT' TURQUOISE, REFER TO THE SCHEDULE OF FINISHES

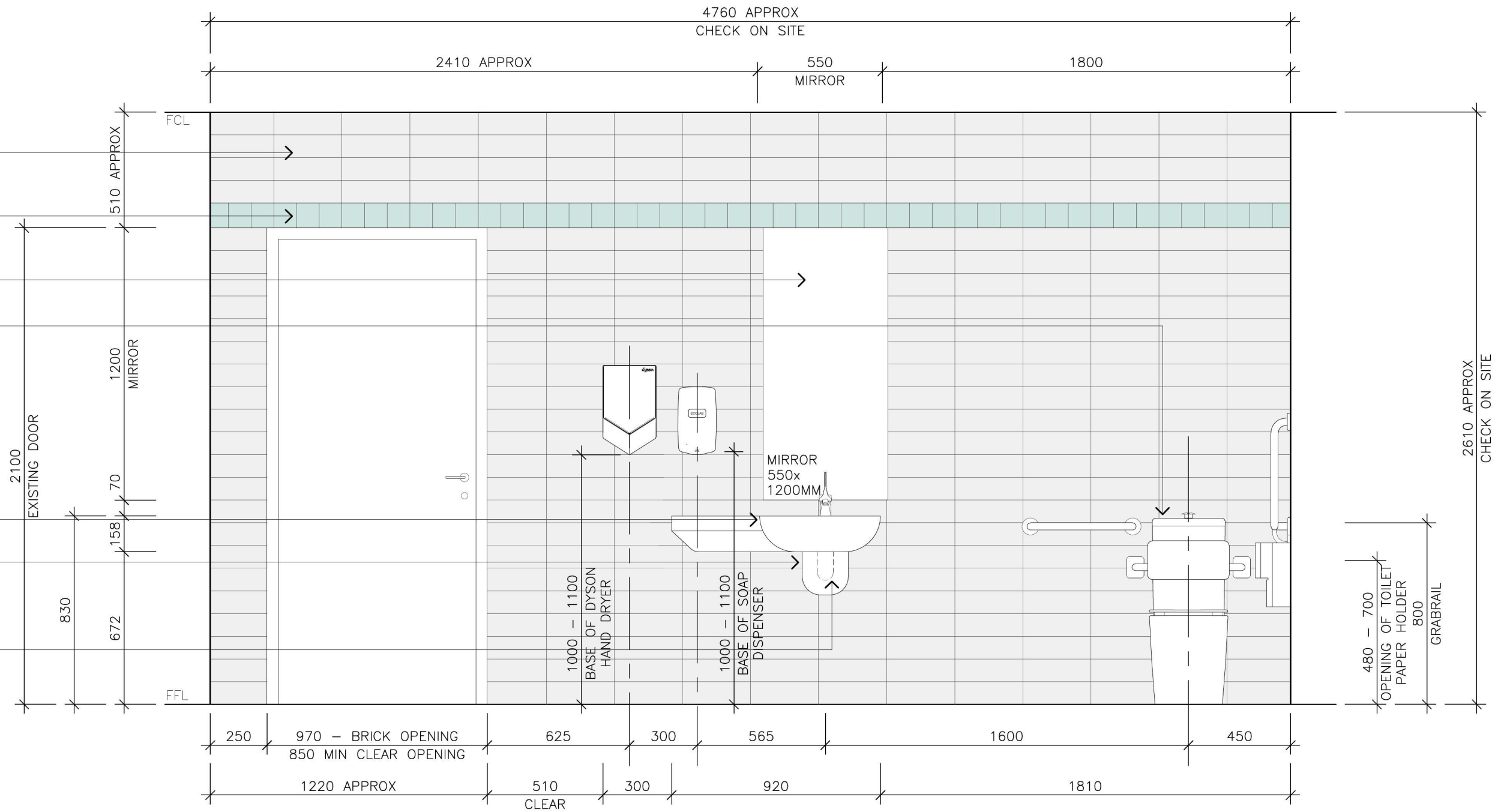
2 OFF FRAMELESS MIRRORS GLUE FIXED TO TILED WALL

1 OFF CAROMA AMBULANT TOILET WITH BACKREST INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, REFER TO THE SCHEDULE OF FINISHES  
NOTE: ALLOW TO CHASE NEW PLUMBING INTO EXISTING WALL & RC SLAB WHERE REQUIRED

1 OFF 920MM WIDE CAROMA WALL MOUNTED BASIN, REFER TO THE SCHEDULE OF FINISHES

1 OFF CAROMA BASIN SHROUD BELOW VANITY TO CONCEAL SINK PLUMBING, REFER TO THE SCHEDULE OF FINISHES

LINE OF SINK PLUMBING BEHIND SHOWN DASHED  
NOTE: ALLOW TO CHASE NEW PLUMBING INTO EXISTING WALL & RC SLAB WHERE REQUIRED



01

A26

INTERNAL ELEVATION

ACCESS TOILET

1:20

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

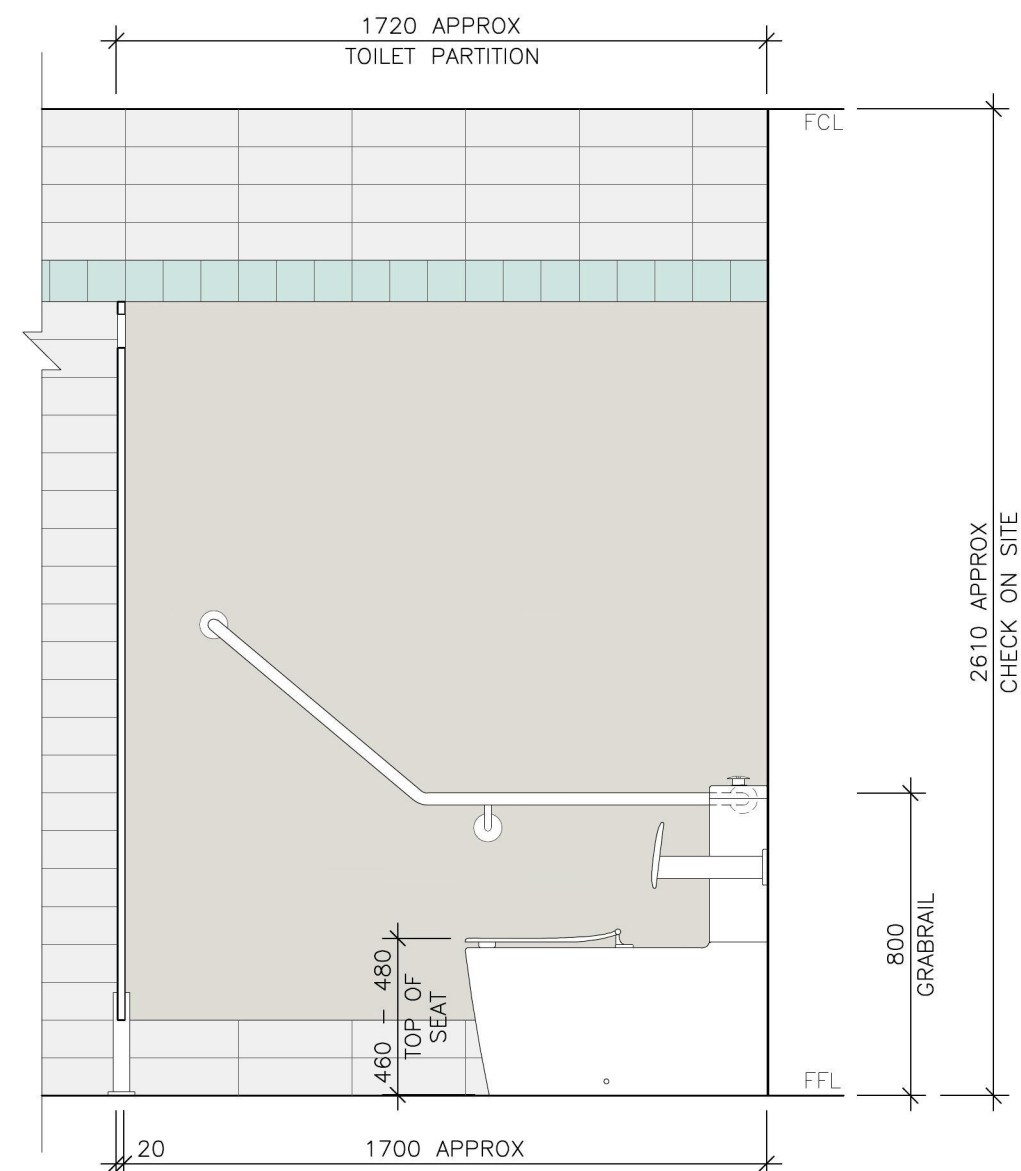
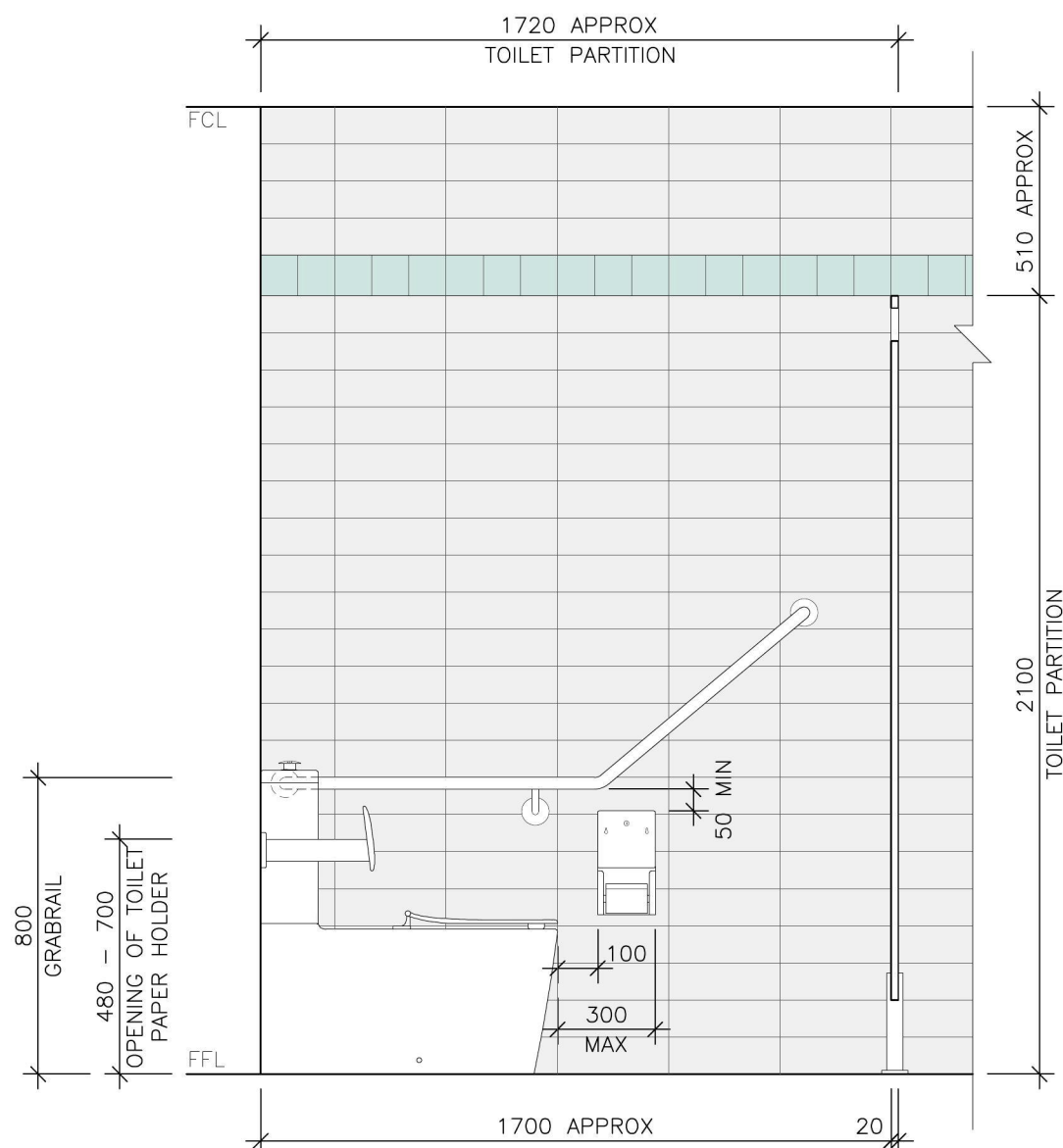
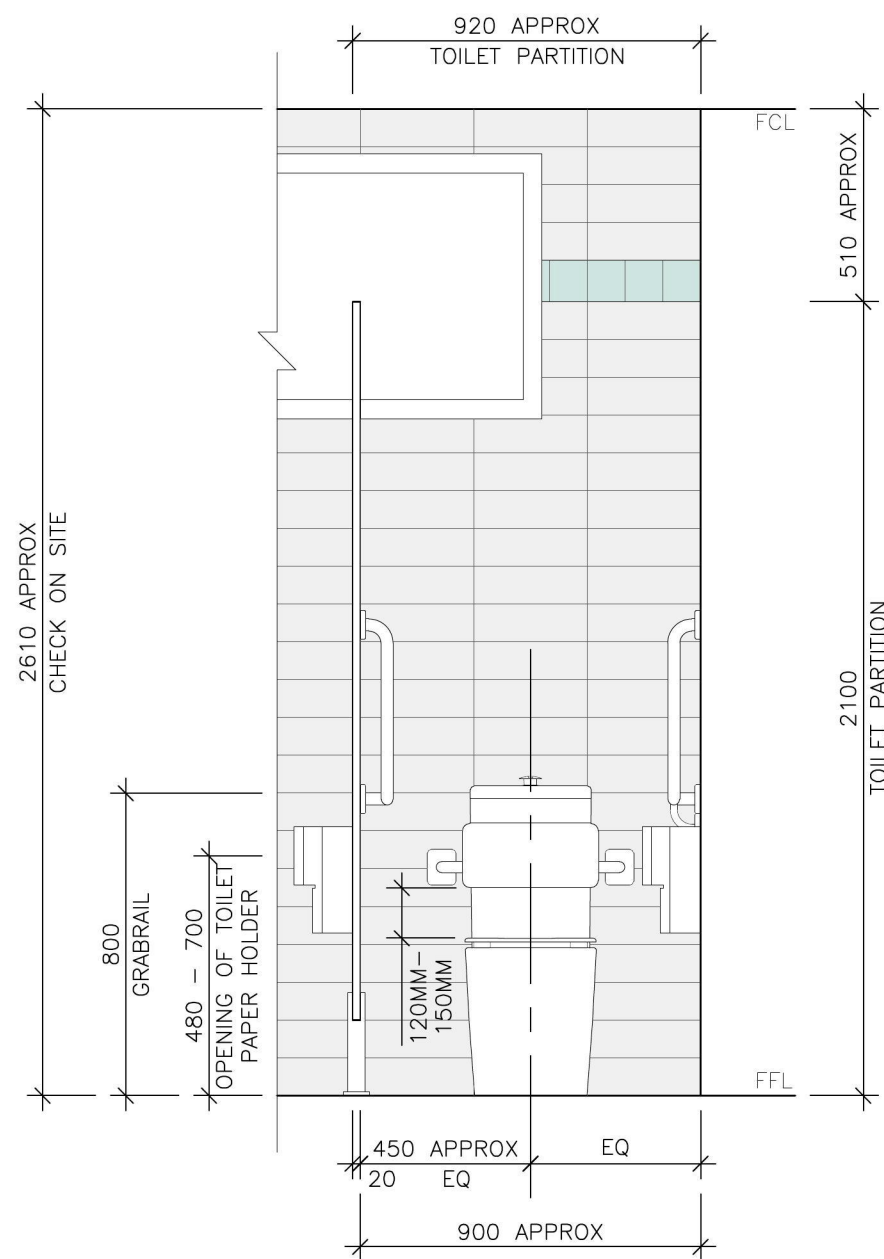
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| drawing | PROPOSED ACCESS TOILET DETAILS |       |      |      |          |       |    |       |   |

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A26



**1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW**  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
FOR PENRITH CITY COUNCIL

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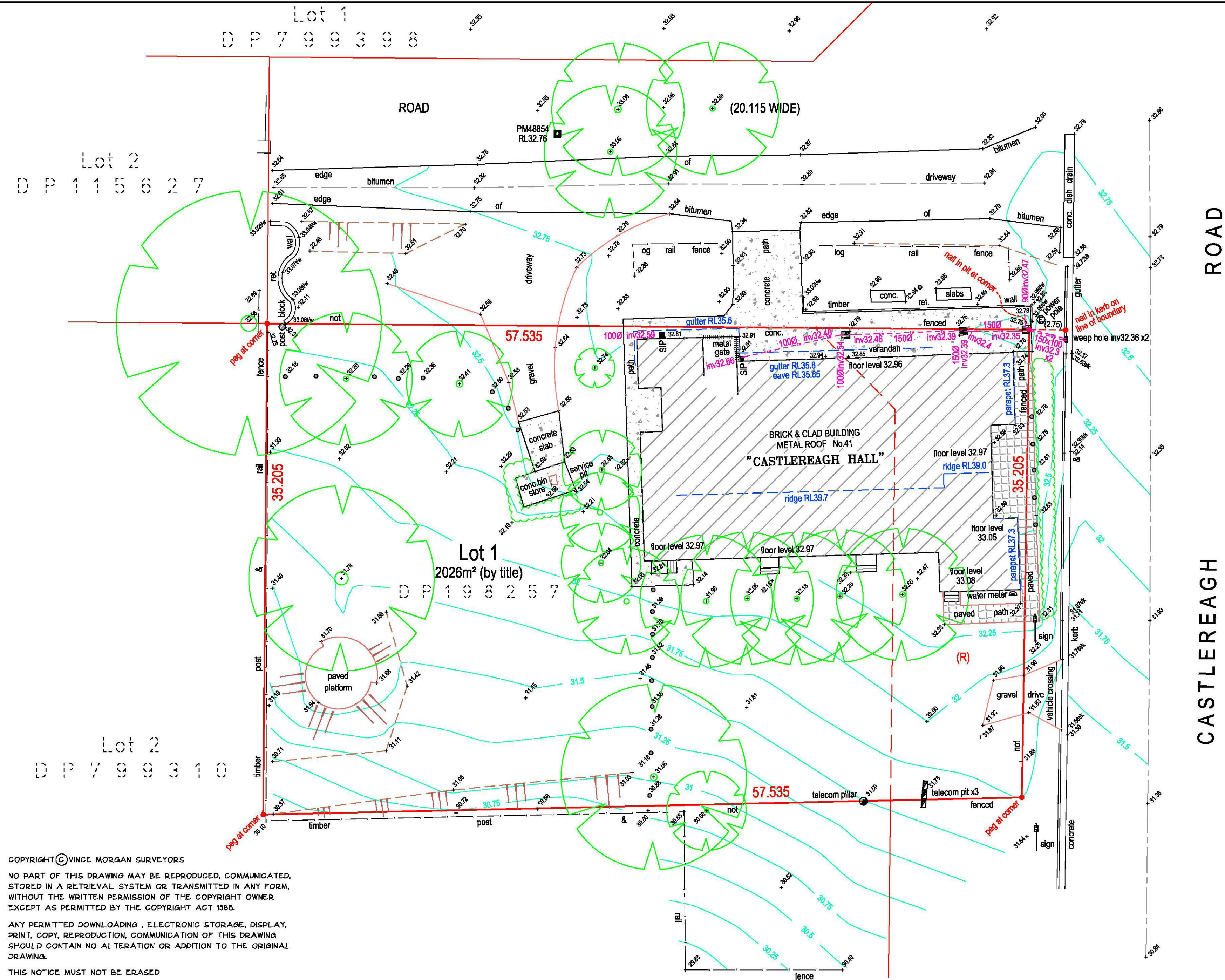
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| <b>PROPOSED FEMALE TOILET DETAILS</b> |       |          |       |       |

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# A24





ROAD  
CASTLEREAGH

(R) LOT 20 D.P.234746 PROPOSED ROAD WIDENING

• - DENOTES BOLLARD

- NOTES:
- SPREAD OF TREES IS APPROXIMATE ONLY
  - LOCATION OF FENCES ARE APPROXIMATE ONLY
  - ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
  - NO UNDERGROUND SERVICES SEARCH HAS BEEN CARRIED OUT
  - BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY
  - 1/4 DENOTES TOP OF KERB
  - 1/4w DENOTES TOP OF WALL

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**vince morgan**  
SURVEYORS

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PO BOX 4156 PENRITH PLAZA 2750  
Ph 47215293  
email mail@vmsurvey.com.au  
www.vincemorgansurveyors.com.au

ABN 52 065 060 808

DATUM: A.H.D.  
ORIGIN: PM48854  
SOURCE: SCIMS  
DRAWN: M.Perkins  
DATE: 20-08-18  
SCALE: 1:200@A2  
CONTOUR INTERVAL: 0.25m  
CHECKED:

CLIENT:  
**PENRITH CITY COUNCIL**

LOT(S): 1 / D.P.198257  
STREET ADDRESS: 41 CASTLEREAGH ROAD  
LOCATION: CASTLEREAGH  
LOCAL GOVT: PENRITH

DRAWING TITLE:  
**DETAIL & CONTOUR SURVEY**

PLAN No.  
**21944T**  
ISSUE:  
SHEET: 1  
OF: 1



ADDITIONAL APPROX. 60MM TOPPING TO EXISTING RC SLAB REQUIRED FOR NEW FINISHED FFL TO BE FLUSH WITH EXISTING HALL FLOOR (RL:32.97)

NEW 200x45MM HYPSPAN LVL TIMBER SUPPORT BEAM, REFER TO STRUCTURAL ENGINEERS DETAIL

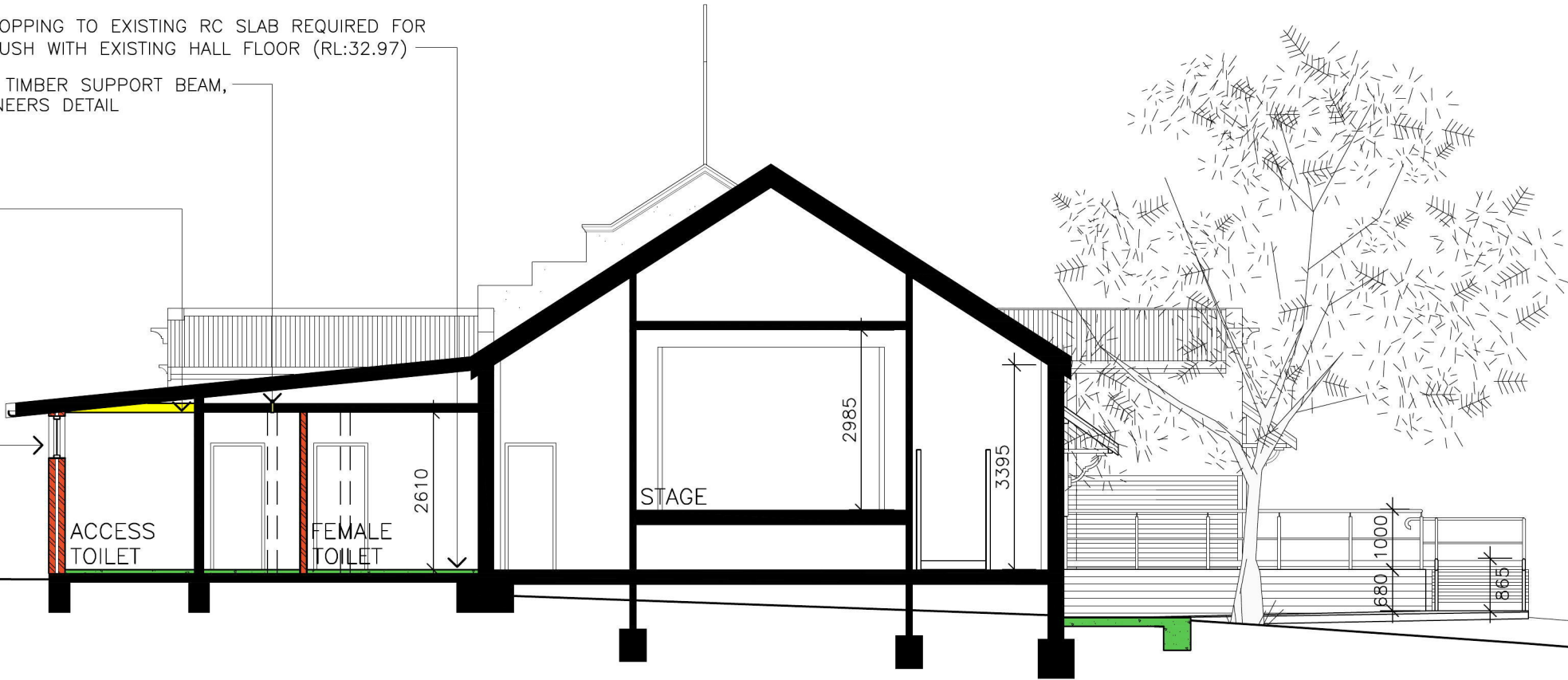
RL: 39.70

NEW SET PLASTERBOARD CEILING TO EXISTING ROOF STRUCTURE

RL: 37.30

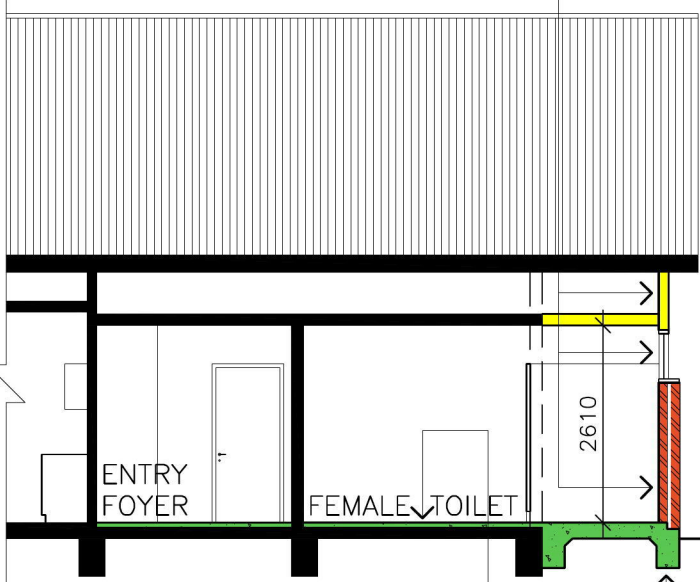
NEW PAINTED BRICK WALL & HIGHLIGHT WINDOWS TO MATCH EXISTING ADJACENT  
NOTE: NEW ADDITION TO BE BUILT UNDER EXISTING ROOF STRUCTURE

FFL: 32.97



01 CROSS SECTION  
A07 PROPOSED 1:100

NEW PAINTED BRICK, HIGHLIGHT WINDOWS & TIMBER FRAMED IN-FILL OVER TO MATCH EXISTING ADJACENT  
NOTE: NEW ADDITION TO BE BUILT UNDER EXISTING ROOF STRUCTURE



ADDITIONAL APPROX. 60MM TOPPING TO EXISTING RC SLAB REQUIRED FOR NEW FINISHED FFL TO BE FLUSH WITH EXISTING HALL FLOOR (RL:32.97)

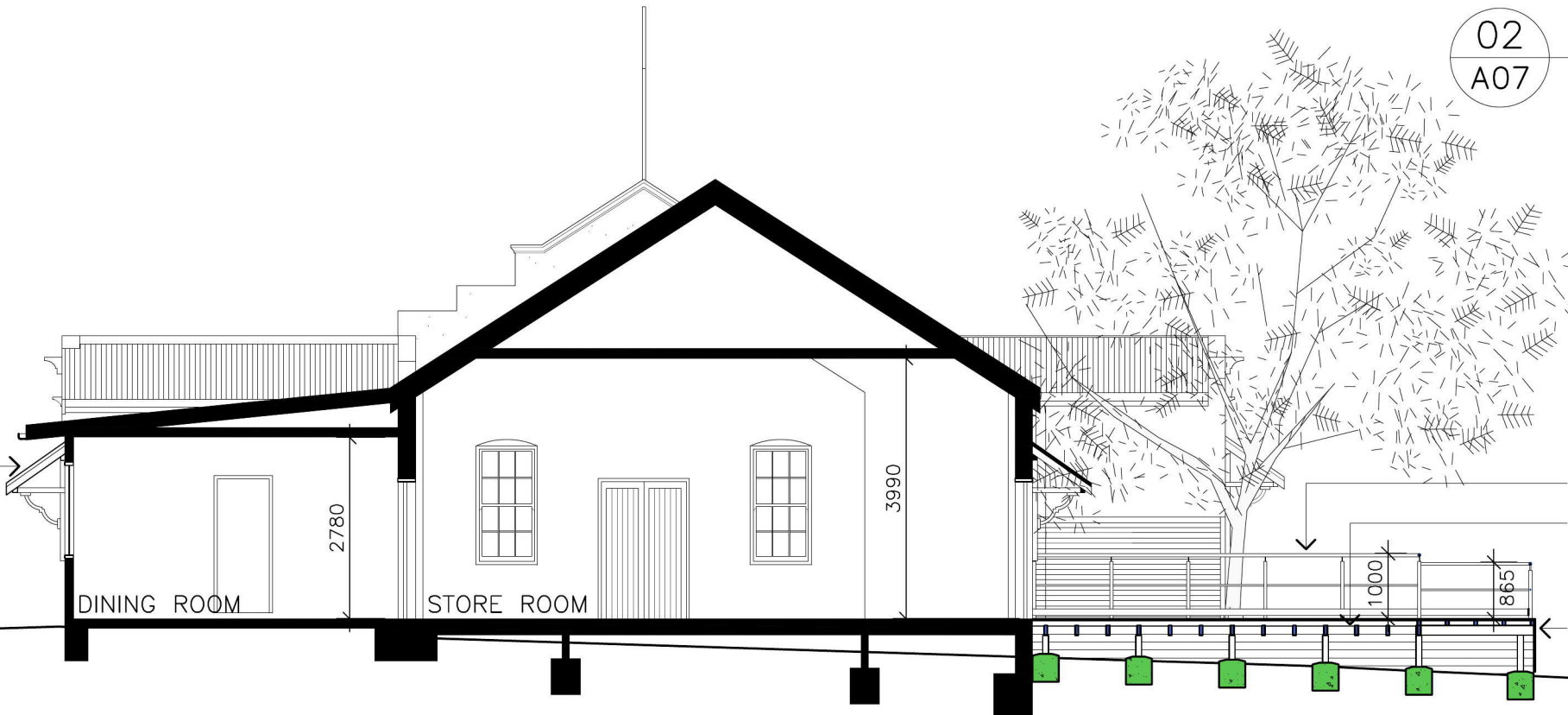
02 CROSS SECTION  
A07 PROPOSED 1:100

RL: 39.70

RL: 37.30

CONSTRUCT NEW AWNINGS OVER EXISTING DOUBLE DOORS TO MATCH EXISTING AWNINGS ON THE SOUTHERN SIDE

FFL: 32.97



03 CROSS SECTION  
A07 PROPOSED 1:100

NEW RC SLAB ON GROUND TO NEW ADDITION WITH FFL TO MATCH EXISTING, REFER TO STRUCTURAL ENGINEERS DETAIL

50MM CHS S/S HANDRAIL ON 10MM PIN FIXINGS TO 50MM DIA. GAL. STEEL POSTS WITH BASE FIXINGS BOLTED TO NEW STEEL FRAMED DECK  
NOTE: ALL JOINTS TO BE GROUND SMOOTH

NEW STEEL FRAMED RAISED DECK, REFER TO STRUCTURAL ENGINEERS DETAIL

NEW ACCESSIBLE RAMP UP TO NEW DECK WITH STEEL PLATE KERB & HANDRAILS IN ACCORDANCE WITH AS1428.1-2009

0 5M  
1:100@A3

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW  
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FOR PENRITH CITY COUNCIL

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| TJ                | 1:100 | 19.10.18 | TD    | -     |
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| PROPOSED SECTIONS |       |          |       |       |

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| DA    | =         | DA ISSUE     | 21.01.19 |
| issue | amendment |              | date     |

A07

# STATEMENT OF ENVIRONMENTAL EFFECTS

For

Alterations and additions to and existing community facility

At

1158-1160 Castlereagh Road, Castlereagh

for

Penrith City Council

prepared by  
Kim Burrell

Burrell Threlfo Pagan Pty Ltd  
48 Victoria Road, Rozelle 2039  
phone: 9818 8333 fax: 9818 8356  
email: [kim@btpplan.com.au](mailto:kim@btpplan.com.au)

February 2019



## **1. INTRODUCTION**

This Statement of Environmental Effects is submitted in support of a proposal for alterations and additions to an existing community facility in accordance with plans submitted with the development application prepared by Justin Long Design, identified as Dwg No. A03-07 and dated 21.01.19.

Submitted with this development application are the following:

- Detail & Contour Survey, prepared by Vince Morgan Surveyors, Plan No. 21944T and dated 20.08.18
- Title Page, General Notes & Schedule of external finishes, Dwg No A00, prepared by Justin Long Design and dated 21.01.19.
- Proposed Greater Site Plan, Dwg No A01, prepared by Justin Long Design and dated 21.01.19.
- Existing ground floor plan, Dwg No. A02 prepared by Justin Long Design and dated 21.01.19
- Proposed site analysis plan, Dwg No. A08, prepared by Justin Long Design and dated 21.01.19.
- Proposed erosion and sediment control plan, Dwg No A09, prepared by Justin Long Design and dated 21.01.19.
- Waste Management Plan
- Heritage impact statement, prepared by Archnex Designs and dated 12.12.18

The Statement addresses the relevant matters for consideration under section 4.15, Evaluation, of the Environmental Planning and Assessment Act, 1979 No 203.

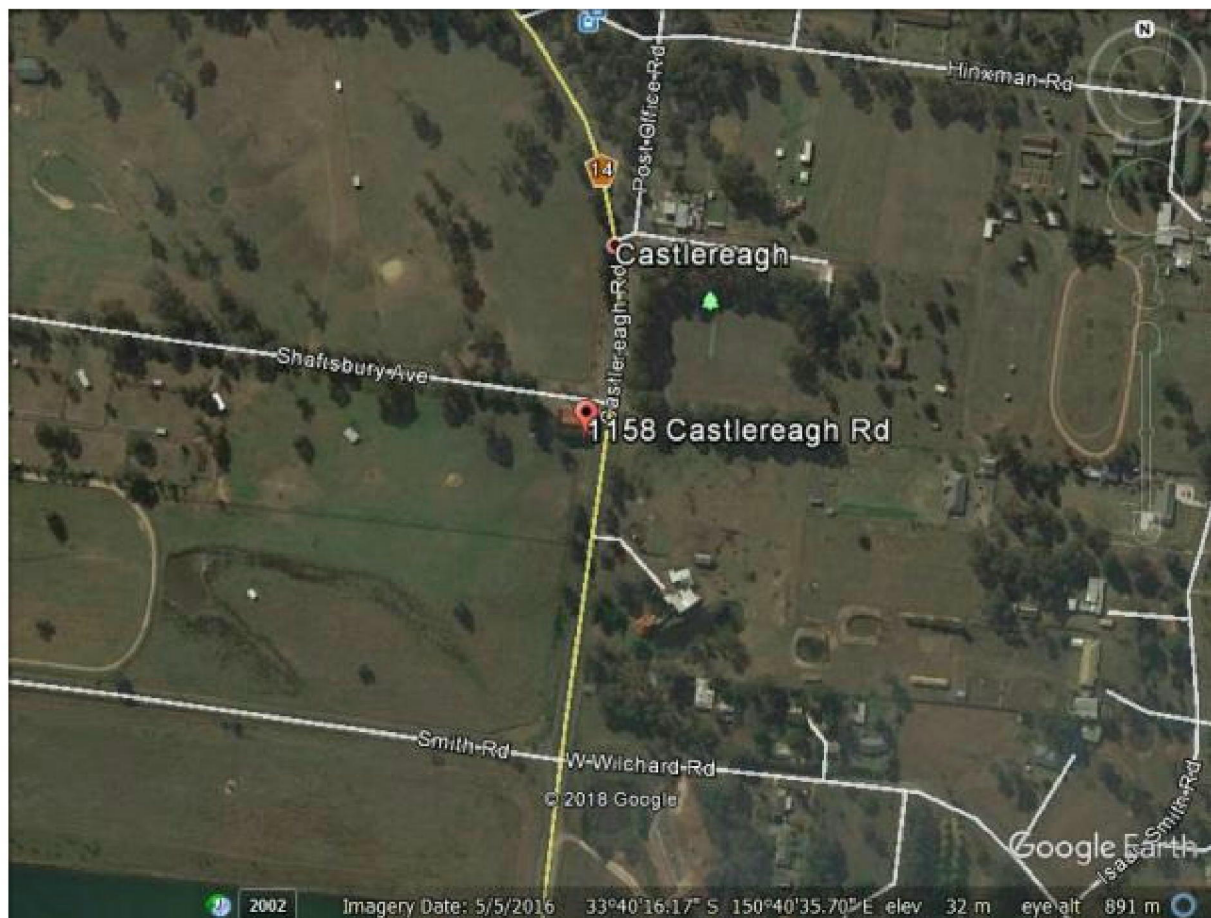
## **2. LOCALITY AND SITE**

The site known as 1158-1160 Castlereagh Road, Castlereagh is situated on its western side at its junction with Shaftsbury Avenue (see Locality Plan overleaf).

The site consists of Lot 1, DP 198257, is regular in shape with a 35.205-metre frontage to Castlereagh Road and a 57.535-metre depth, a site 2026m<sup>2</sup> in size. The site has an average 800mm fall in slope from front to rear, however, it has a more significant 2.33-metre cross-fall from its north-east corner to the south-west corner.

The property is occupied by a single-storey brick building with a metal roof, which is commonly known as Castlereagh Hall. It is identified in the Penrith Local Environmental Plan (the LEP) as a heritage item. There is a paved platform in the south-west corner of the site and a concrete bin store located at the rear of the hall. There is a variety of trees scattered across the site. Off-street parking for the premises is found in front of the building on the Shaftsbury Avenue frontage. Adjoining and nearby development is generally associated with rural production.

### *Locality Plan*



Source: Google Earth

### **3. PROPOSAL**

The application involves carrying out alterations and additions to the existing building including a minor addition, renovating the existing WCs at the western end of the hall and upgrading access for disabled facilities. This work also includes opening and closing some existing door openings to improve accessibility. It is also proposed to provide a new platform lift to the stage on its southern side for disabled access.

A new composite deck is also proposed on the southern side of the building including upgrading existing door openings for BCA compliance as well as minor landscaping and drainage works.

The external treatment to the WC additions will be finished in painted brickwork to match existing, weatherboard infill panelling and aluminium framed windows to match the existing.

It is also proposed to remove three trees to provide the new composite deck on the southern side of the existing building.

## **4. STATUTORY CONTROLS**

### **4.1 Environmental Planning and Assessment Regulation 2000**

The following information additional to that on the development application form is provided in accordance with clause 50 and Schedule 1 of the *Environmental Planning and Assessment Regulation*:

The land the subject of the application is not critical habitat or part of critical habitat. The site is within a built-up suburban area and no threatened species, populations or ecological communities or their habitats are likely to be significantly affected by the proposed development.

The application is accompanied by this Statement of Environmental Effects and the additional documents listed under 1.

### **4.2 Sydney Regional Environmental Plan No. 20 Hawksbury/Nepean River**

The *Sydney Regional Environmental Plan No. 20 Hawksbury/Nepean River* aims to *protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.*

There are no specific relevant development controls applicable to the proposal, however, it is considered that the proposal will not have any unreasonable impact on the future land uses in the region.

### **4.3 Penrith Local Environmental Plan 2010**

The Penrith Local Environmental Plan 2013, the LEP came into force on 22 September 2010. Under the LEP, the property is zoned RU1 Primary Production. The proposal is permissible with Council consent.

The relevant aims, objectives of the Penrith LEP are to:

- (a) *to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,*

- (b) *to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,*
- (c) *to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,*
- (d) *to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,*
- (e) *to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,*
- (f) *to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,*
- (g) *to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,*
- (h) *to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.*

**Clause, 2.3, Zone objectives and Land Use Table** provides zone objectives and a Land use table.

As previously stated, the property is zoned RU1 Primary Production and the proposal is permissible. The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To protect and enhance the existing agricultural landscape character of the land.*
- *To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*
- *To preserve and improve natural resources through appropriate land management practices.*



The assessment of the proposal against the standards of the LEP and the controls in Council's Development Control Plans (DCP) as discussed later in this statement, confirms that it is consistent with the objectives of the zone.

**Clause 5.10, Heritage conservation**, provides matters for consideration with respect to heritage conservation and objectives. The objectives for heritage conservation are:

- (a) *to conserve the environmental heritage of Penrith,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Sub-clause 2 requires Council consent for carrying out alterations to a heritage item. Under the LEP, the site is identified as a heritage item, *the Castlereagh Council Chambers (former)*.

**Subclause (4), Effect of proposed development on heritage significance**, requires Council in respect of a heritage item or heritage conservation area to consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The proposal involves minor alterations and additions to the existing building which are not only designed to improve its amenity but also in a manner that is compatible with the character, materials and finishes of the existing building as confirmed in the heritage impact statement prepared under separate cover by Mr. Greg Patch, Archnex Designs.

**Subclause (5), Heritage assessment**, states that Council may, before granting consent to any development:

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*
- (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

The requirement for a heritage management document is not mandatory. However as previously stated a heritage impact statement prepared by Mr. Greg Patch, Archnex accompanies this application. This statement concludes as follows:

*The proposed works to the Castlereagh Hall (former Council Chambers) are intended to improve the amenity and function of the building. These are relatively*

*low-impact works to improve the WC facilities, the logistics of furniture, access to the stage, and a more functional indoor/outdoor facility.*

**Clause 7.1, Earthworks**, provides an objective for the clause and matters for consideration. The objective of the clause is:

*to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, waterways and riparian land, neighbouring land uses cultural heritage items or features of the surrounding land.*

Consent for *earthworks* (defined as “excavation or filling”) is not required unless the proposed earthworks are exempt development or ancillary to development for which consent has been given. The proposed alterations and additions involve minor excavation for footings.

In relation to the matters specified by clause 6.2(3) for consideration:

- (a) *the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development*

Comment: As shown in the stormwater drainage and sediment control plans (Dwg No. DA09) accompanying the application, the proposal is designed and construction will be managed to improve drainage patterns and soil stability on the site.

- (b) *the effect of the proposed development on the likely future use or redevelopment of the land*

Comment: The proposed excavation and filling are ancillary to the proposed development in accordance with the zoning.

- (c) *the quality of the fill or the soil to be excavated, or both*

Comment: Any soils removed from the site will be disposed in accordance with industry standards.

- (d) *the effect of the development on the existing and likely amenity of adjoining properties*

Comment: The proposal will maintain levels within 1m of existing levels at the site boundaries and will have no adverse impact on the amenity of adjoining properties.

- (e) *the source of any fill material and the destination of any excavated material*

Comment: Any excavated material will be disposed of appropriately.

(f) *the likelihood of disturbing relics*

Comment: The applicant is not aware of any evidence that would suggest the site is likely to contain relics.

(g) *the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area*

Comment: The site is not within close proximity to any water way. It will not have any impact on a drinking water catchment or environmentally sensitive area.

(h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development*

Comment: Construction in accordance with the application documentation and Council's standard conditions of approval can be expected to avoid or acceptably minimise any adverse impacts while the works are in progress.

**Clause 7.5, Protection of scenic character and landscape values**, provides objectives and matters for consideration in relation to protection of scenic character and landscape values. The objectives are:

- (a) *to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,*
- (b) *to ensure development in these areas is located and designed to minimise its visual impact.*

The land is identified as "Land with scenic and landscape values" on the [Scenic and Landscape Values Map](#).

Development consent must not be granted for any development unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.

Comment: The proposed single-storey alterations and additions are generally located at the side and rear of the existing building and, designed in a manner that is compatible with its existing character. Therefore, it is considered that the proposal will have an acceptable visual impact on the existing building as viewed from major roads and other public places. It is also considered to be consistent with the objectives of the clause.

## **5 POLICY CONTROLS**

### **5.1 Penrith Development Control Plan 2014**

The *Penrith Development Plan 2014* supplements the provisions of the Penrith LEP 2013. The DCP came in effect on 17 April 2015. The DCP provides detailed objectives and controls for new development. The Policy contains several Parts that apply to various locations or design elements of development. The assessment of the proposal against relevant sections of the policy is discussed below.

#### **PART B DCP PRINCIPLES**

It is considered that the sensitively designed alterations and additions to the existing building which is identified as a heritage item is an acceptable form of environmentally sustainable development and consistent with the DCP principles.

#### **PART C CITY-WIDE CONTROLS**

The relevant controls are addressed as follows:

##### **C1 SITE PLANNING AND DESIGN PRINCIPLES**

###### **C1.1.2 Key Areas with Scenic and Landscape Values**

The proposal involves a minor addition to the existing single-storey community hall which is identified as a heritage item under the Council's LEP. The design of the addition integrates with the character of the existing building and it is therefore considered that it will maintain the scenic and landscape values of the locality.

###### **C1.2.5 Safety and security (Principles of Crime Prevention through Environmental Design)**

The proposed development is considered to suitably respond to CPTED principles in relation to appropriate lighting, locations, site and building layout, presentation and carparking.

###### **C1.2.6 Maximising access and adaptability**

The proposal's design which incorporates an improved standard of accessibility is considered to be consistent with the objectives and controls of this part of the DCP.

##### **C2 VEGETATION MANAGEMENT**

The application also includes the removal of 3 trees on the southern side of the building in order to provide the new composite deck. The proposed tree removal is considered to be acceptable because there are many more trees in the vicinity to provide an appropriate setting for the existing building and the installation of the deck



provides greater building accessibility, functionality and amenity for the halls use. The removal of the trees will also assist to reduce places of concealment and improve pedestrian movement around the building. Therefore, the proposed removal of the trees is considered to be acceptable.

## **C5 WASTE MANAGEMENT**

A waste management plan has been prepared in accordance with council requirements.

## **C7 CULTURE AND HERITAGE**

As stated earlier in this statement, the site is identified as a heritage item. The application has been accompanied by a heritage impact statement prepared under separate cover and in accordance with Council requirements.

## **PART D LAND USE CONTROLS**

### **D1 Rural Land Uses**

#### **1.5 Non-Agricultural Development**

The land is zoned for rural production i.e a rural use. There are no specific controls relevant to the proposal. The proposal will nonetheless have no unreasonable impact the rural land uses in the locality and it is therefore considered to be consistent with the following control objectives:

- a) To ensure that the bulk and scale of structures do not adversely affect the visual amenity and scenic quality of an area;*
- b) To discourage the siting of developments in the rural zones which in Council's opinion would be more appropriately located in industrial, business or special uses zones;*
- c) To protect the viability of agricultural land uses in rural and environmental zones;*
- d) To ensure that traffic generated by any development does not adversely affect the safety and efficiency of the road network, access or rural amenity; and*
- e) To prevent the establishment of uses which have the potential to impact upon the rural and residential environment, particularly with regard to noise and traffic generation.*

### **D.5 OTHER LAND USES**

#### **5.5 Parent Friendly Amenities**

The objectives of this section are:

- a) *To ensure that all developments likely to be frequented by parents and children have suitable parenting facilities in public places that support and encourage breastfeeding;*
- b) *To ensure that safe and accessible toilets are provided in developments that cater for young children and their parent(s);*
- c) *To ensure that parent friendly amenities are suitable for use by both male and female carers;*
- d) *To provide parent friendly toilets that are appropriately located to minimise likelihood of embarrassment to all users;*
- e) *To ensure that all baby care rooms are of an adequate design and size, and are appropriately equipped.*
- f) *To ensure that all baby care rooms are maintained to appropriate standards.*
- g) *To ensure that approved baby care rooms continue to be used in accordance with development consent.*

This section of the DCP include a requirement for a 10m<sup>2</sup> Parenting Room and where public sanitary facilities are required or provided, the facilities should be designed to incorporate parent friendly accessible toilets.

The opportunity to provide a 10m<sup>2</sup> Parenting room inside the existing heritage listed building is a heritage item is limited. Although not specified on the plans, the existing lounge could be used as a parents room and any approval of the application could appropriately conditioned to require same.

The proposed facilities are considered to incorporate parent friendly accessible toilets.

The parent friendly accessible toilets will be appropriately sign posted, with the signage to be approved by Council.

Details of the minimum standards, as described in Table D5.2, have been shown on the plans submitted with the development application.

The applicant has submitted a cleaning procedure, routine and schedule.

## **6. OTHER MATTERS FOR CONSIDERATION**

Other relevant matters for consideration not addressed above are –

### **6.1 Applicable Regulations**

None applicable.

### **6.2 Likely Impacts**

#### **6.2.1 CONTEXT & SETTING**

The context is described in part 2 and potential impacts on adjacent properties and the locality are addressed elsewhere in this statement.

#### **6.2.2 ACCESS, TRANSPORT & TRAFFIC**

Not applicable.

#### **6.2.3 PUBLIC DOMAIN**

The proposed development will have no impact on public recreational opportunities, on the amount, location, design, use or management of public spaces, or on pedestrian linkages.

#### **6.2.4 UTILITIES**

The proposed development will have no significant impact on the capacity of water, sewer, electricity or gas services.

#### **6.2.5 HERITAGE**

Heritage issues have been addressed earlier in statement.

#### **6.2.6 LAND RESOURCES**

No productive or valuable land resources will be affected.

#### **6.2.7 WATER**

Discussed elsewhere in this statement.

#### **6.2.8 SOILS**

The proposal will not have any unreasonable impact on the soil of the site, the majority of which will be retained on site.

#### 6.2.9 AIR & MICROCLIMATE

The proposal will have no appreciable impact on air quality or microclimatic conditions.

#### 6.2.10 FLORA & FAUNA

The proposal will have no impact on the maintenance of biodiversity or on remnant native plants or animals.

#### 6.2.11 WASTE

Discussed elsewhere in this statement.

#### 6.2.12 ENERGY

Discussed elsewhere in this statement.

#### 6.2.13 NOISE & VIBRATION

The site is not subject to any unreasonable noise and vibration impacts.

#### 6.2.14 NATURAL HAZARDS

The site is not subject to risk from geotechnical instability, flooding or bushfire.

#### 6.2.15 TECHNOLOGICAL HAZARDS

Not relevant.

#### 6.2.16 SAFETY, SECURITY & CRIME PREVENTION

Discussed elsewhere in this statement.

#### 6.2.17 SOCIAL IMPACT

By providing additional improved amenities for the existing building in an attractive location with good access to facilities and services, the proposal will have a positive social impact.

#### 6.2.18 ECONOMIC IMPACT

The proposal will have a small and positive economic impact as a result of the construction activity on the site.



#### 6.2.19 SITE DESIGN & INTERNAL DESIGN

Discussed earlier in this statement.

#### 6.2.20 CONSTRUCTION

The additions to the building will be constructed in accordance with industry standards.

#### 6.2.21 CUMULATIVE IMPACTS

Hydrological impacts are addressed elsewhere in this Statement and the proposal will not generate any other cumulative impacts.

#### 6.2.22 DEMOLITION

The demolition work at the rear of the building required to implement the proposal will be carried out in accordance with the provisions of *Australian Standard AS 2601 – 1991: The Demolition of Structures*.

#### 6.2.23 BUILDING UPGRADING

The proposal will comply with the deemed-to-satisfy provisions of the *Building Code of Australia* (BCA).

### 6.2 Access, Transport and Traffic

The proposal will not have any unreasonable impact on daily and peak traffic volumes in Castlereagh Road and will maintain local amenity.

### 6.3 Utilities

Electricity, gas, water, sewerage, drainage and telephone services are available to the site.

### 6.3 Likely Impacts

All potential impacts are identified elsewhere in this Statement.

### 6.4 Suitability of the Site

As demonstrated in the relevant parts of this Statement, the site is suitable in physical, locational, transport and service utility terms for the proposed development.

## 7. CONCLUSION

The proposed alterations and additions to the existing community hall are permitted under the RU1 Primary Production zoning of the land pursuant to the Penrith Local Environmental Plan 2010.

The site is identified as a heritage item in the LEP. A heritage impact statement accompanies the development application and concludes:

*The proposed works to the Castlereagh Hall (former Council Chambers) are intended to improve the amenity and function of the building. These are relatively low-impact works to improve the WC facilities, the logistics of furniture, access to the stage, and a more functional indoor/outdoor facility.*

The proposal is generally consistent with the qualitative guidelines and the quantitative controls and performs well when assessed against Council's Development Control Plan.

In summary, the proposed development is consistent with the relevant objectives of the RU1 Primary Production zone including the following:

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To protect and enhance the existing agricultural landscape character of the land.*
- *To ensure development is compatible with the environmental capabilities of the land and does not unreasonably increase the demand for public services or public facilities.*

The proposal is therefore suitable for approval.

Kim Burrell B. App. Sc. DURP MPIA RPIA  
Town Planner

8 February 2019

# *Statement of Heritage Impact*

Castlereagh Council Chambers (Former)

*for*

Penrith City Council



*Castlereagh Hall  
Inventory Sheet Image*

**Prepared by:**

*Archnex Designs*

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

**January 2019**

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*Phone: 9716 0541/0425 228176*

*14 Winchcombe Ave, Haberfield N S W 2045*

*Fax: 9716 6083*

**Castlereagh Council Chambers (Former)**  
(Proposed Alterations and Additions)

**Statement of Heritage Impact**  
**Table of Contents**

**Statement:**

|           |                      |          |
|-----------|----------------------|----------|
| <b>A.</b> | Purpose of Statement | Page 1.  |
| <b>B.</b> | Grounds of Statement | Page 1.  |
| <b>C.</b> | Limits of Statement  | Page 1.  |
| <b>D.</b> | Location             | Page 1.  |
| <b>E.</b> | Context              | Page 2.  |
| <b>F.</b> | Proposed Development | Page 5.  |
| <b>G.</b> | Heritage Impacts     | Page 7.  |
| <b>H.</b> | Conclusion           | Page 12. |

**Appendix:**

**Documents**

- (i) Inventory Sheet: Castlereagh Hall
- (ii) Inventory Sheet: State Heritage Inventory 2260018
- (iii) Extract: Penrith Heritage Study 2007
- (iv) DP 198257



# Archnex Designs

Nominated Architect: Greg Patch (Reg. No. 4820)  
Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.  
*Architects, Heritage Building Consultants, Interior Designers*

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## STATEMENT OF HERITAGE IMPACT [SoHI]:

Date: 12 December 2018

Premises: 1158-1160 Castlereagh Road, Castlereagh, NSW 2749

Property Description: 1 / DP198257

Prepared By: Greg Patch  
B Sc Arch, B ARCH (Hons), M Herit Cons (Hons), AIA  
14 Winchcombe Ave,  
Haberfield NSW 2045

For: Penrith City Council

### A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of proposed alterations and additions to the above premises.

### B. GROUNDS OF STATEMENT

Castlereagh Council Chambers (former) are listed as a heritage item. This has been established through a search Schedule 5 of Penrith LEP 2010.

### C. LIMITS OF STATEMENT

This statement is based on SHI data sheet 2260018, the material cited at Part E1, and an inspection of the place in October 2018.

### D. LOCATION



1. Location of Castlereagh Council Chambers (former)- Source: SLX Maps © NSW Lands 2018.



## E. CONTEXT

### E1. DOCUMENTARY

Penrith Heritage Study 2007

The Paul Davies heritage study acknowledges the establishment of Castlereagh as one the 5 “Macquarie Towns” by Governor Macquarie shortly after his assumption of the role of Governor of New South Wales in December 1809. These towns, including Windsor, Richmond, Wilberforce, and Pitt Town, were established to provide flood-free building sites for grantee farmers with floodplain holdings in the respective localities. Castlereagh was named in honour of the Marquess of Castlereagh (1769-1822), an Irish/ British statesman.



2. Parish Map of the Town of Castlereagh- Part AO Map 203. (Source: <http://hlrv.nswlrs.com.au/pixel.htm#> )

Inventory Sheet [SHI 2260018]

The item is described as:

*The item is a community hall on Castlereagh Road. The rendered brick façade of the building is dated 1933 in the central parapet, but the weatherboard rear of the building is contemporary with the incorporation of the council in 1895. The simple façade is an example of the Inter-War Free Classical style characterised by its symmetrical design, parapet and rendered stringcourses and window label moulds. The windows are multiple paned sashes (6 over 6 large panes). The earlier side elevations are simply detailed with double-hung timber sash windows and constructed in brick. The roof over the main hall is gabled and sheeted in corrugated metal. The earlier rear hall has sashed windows and ledged and sheeted doors. There is a modern public lavatory block at the rear of the building. The building is set close to Castlereagh Road behind a recently planted hedge and there is public car parking space to the north side with a small area set aside as public reserve. Located on the eastern side of the road, the building is set against the backdrop of the Blue Mountains and above the river plain. The building is located diagonally opposite a small public reserve (Smith Park) and the former public school is a short distance away.*

A history of the place is given as:

*The new Castlereagh Chambers were opened by Mr J. Jackson, M.L.A., May 1934. The item replaced the old weatherboard hall that had done duty for Council meetings and public functions for 40 years, the addition comprised a room 24ft by 18ft with a council clerk's office of 18ft by 16ft.*



Its significance is stated as:

*Unique in the Castlereagh and surrounding localities, this modest public building is significant in the Castlereagh locality for its historic association with the now defunct municipal council and for demarcating a village precinct on Castlereagh Road. The façade of the building is distinctive on the Castlereagh Road while the hall continues as a community space.*

Images are provided:



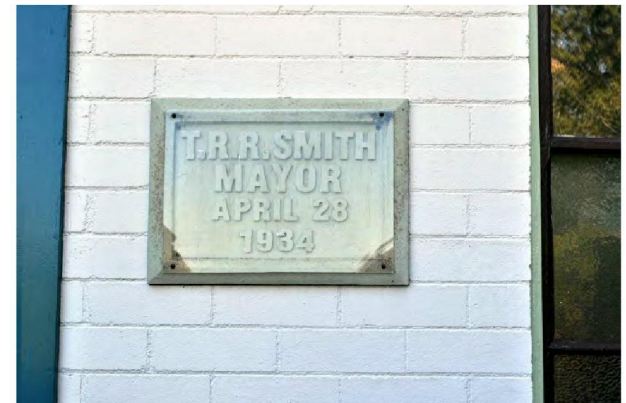
*Images Date: 7/11/2004, Copyright: Paul Davies Pty Ltd.*

## E2. PHYSICAL

The place was inspected on 30<sup>th</sup> October 2018, when the following photographs were taken:



3. Foundation plaque to front wall- original building.



4. Foundation plaque- current building



5. Parapeted wings for the north.



6. Detail- strings & windows.





6. South wall.



7. Front wings from the south.



8. South wall- existing escape doors and steps.



9. Rear (west gable).



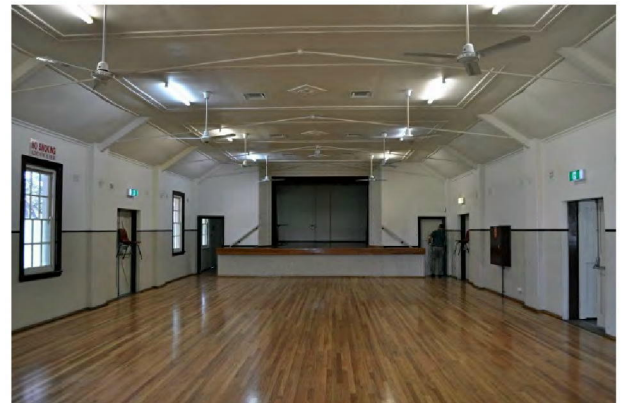
10. Amenities addition to north- from the west.



11. Rear (west wall).



12. North wall.



13. Main Hall from the east.





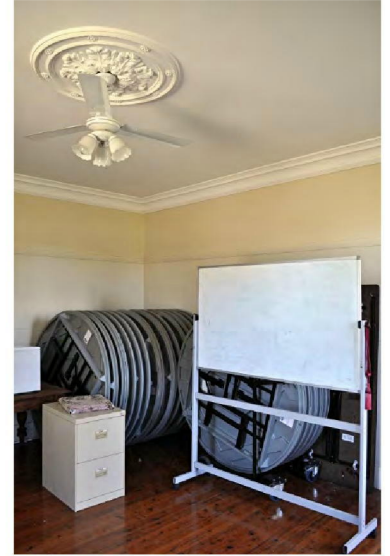
13. Proscenium and stage.



14. The hall looking east from the stage.



15. Dining Room.



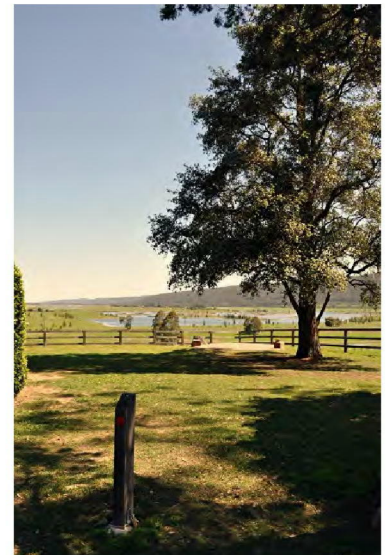
16. Store Room.



17. Typical Window.



18. Condenser units- south wall.



19. View to Nepean floodplain.

## F. PROPOSED DEVELOPMENT

I have examined drawings N<sup>os</sup>. 12/2018/ DA00 to -/DA9 (inclusive) prepared by Justin Long Design [JLD], dated 12.12.18.

They depict proposed alterations and additions to the Hall:



24. Proposed North Elevation- new works coloured (Source: JLD dwg. A06 [NTS]).

Proposed external materials, finishes and colours include:

| AREA              | FINISH  | COMMENT   | IMAGE |
|-------------------|---|---|-------|
| BRICKWORK         | RECYCLED COMMON BRICKWORK TO MATCH THE EXISTING, PAINT FINISH   | COLOR: OFF WHITE TO MATCH EXISTING OR PREVIOUSLY USED HERITAGE COLOR UPON IDENTIFICATION ON SITE, TBC |       |
| EXTERNAL CLADDING | SELECTED HORIZONTAL TIMBER CLADDING TO MATCH EXISTING   | COLOR: OFF WHITE TO MATCH EXISTING OR PREVIOUSLY USED HERITAGE COLOR UPON IDENTIFICATION ON SITE, TBC |       |
| EXTERNAL DECOR    | INEX MARIDEC 140 X 19MM PECKING BEARDS OR SIMILAR APPROVED FINISH TO JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS | COLOR: MERBAU   |       |

|                          |  |   |  |
|--------------------------|--|---|--|
| DOOR AWNING              | TIMBER FRAMED ROOM AWNING WITH COLORBOND ROOFING OVER TO NORTHERN SIDE DOUBLE DOORS TO MATCH THE AWNINGS TO THE SOUTHERN SIDE DOUBLE DOORS | FRAME COLOR: TO MATCH EXISTING<br>ROOF COLOR: TO MATCH EXISTING |  |
| AD UNIT LOUVER ENCLOSURE | ALUMINUM LOUVER ENCLOSURE  | COLOR: COLORBOND 'PAPERBARK' OR 'DEEP OCEAN' TBC                |  |

25. Proposed External Finishes and Colours (Source: JLD dwg. A00).

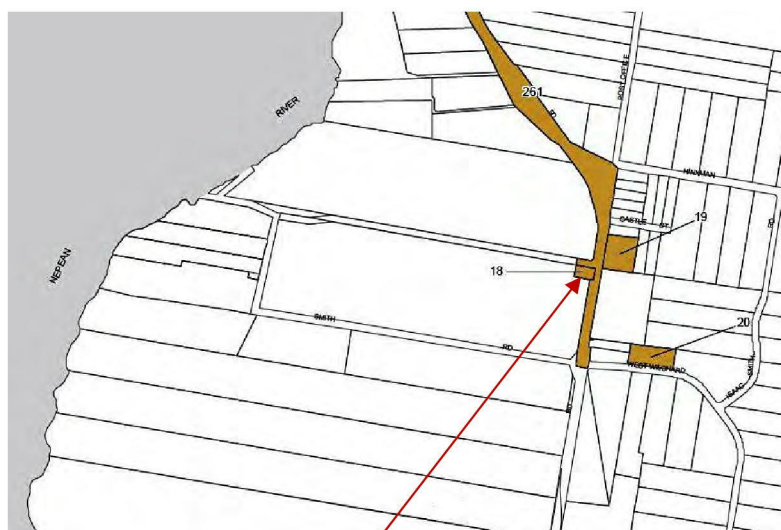
## G. IMPACT OF THE PROPOSED DEVELOPMENT

The former Castlereagh Council Chambers are listed at:

**Penrith Local Environmental Plan 2010**  
**Schedule 5 Environmental heritage**  
**Part 1 Heritage items**

| Suburb      | Item name                             | Address                    | Property description | Significance | Item no |
|-------------|---------------------------------------|----------------------------|----------------------|--------------|---------|
| Castlereagh | Castlereagh Council Chambers (former) | 1158–1160 Castlereagh Road | Lot 1, DP 198257     | Local        | 18      |

It is mapped as:



26. Extract Map HER\_004. Subject item.

The relevant provisions of the Penrith LEP 2010 are:



### 5.10 Heritage conservation

**Note.** Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

#### Clause

#### Comment

##### (1) Objectives

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Penrith,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

##### (2) Requirement for consent

*Development consent is required for any of the following:*

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
  - (i) a heritage item,*
  - (ii) an Aboriginal object,*
  - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) subdividing land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*

The proposed works are to a heritage item

Heritage Items N<sup>os</sup> 261 & 19 (Castlereagh Road Alignment & Memorials—Smith Park) are within the vicinity of the subject place. The nature and extent of the proposed development is, however, such that there will be no potential impact on these items.

- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

**(3) When consent not required**

*However, development consent under this clause is not required if:*      Consent is required.

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*

- (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*

- (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*

- (b) *the development is in a cemetery or burial ground and the proposed development:*

- (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*

- (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*

- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*

- (d) *the development is exempt development.*

**(4) Effect of proposed development on heritage significance**

*The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

The heritage significance of the item is recounted at p.3, above. The proposed development will have minimal impact upon this stated significance and will, in effect, enhance the amenity of the place and hence contribute to its ongoing conservation.

**(5) Heritage assessment**

*The consent authority may, before granting consent to any development:*

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*

The proposed development is to land on which a heritage item is located.



(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This document has been prepared having general regard to the guideline document "Statements of Heritage Impact" as published by the Heritage Branch of the NSW Office of Environment & Heritage.

**(6) Heritage conservation management plans**

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The proposed development is to an identified local item. The preparation of a Conservation Management Plan is not warranted by the nature of the existing building nor the proposed development.

**(7) Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):

The subject place is not identified as being of archaeological significance.

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(8) Aboriginal places of heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

The subject place is not identified as being of Aboriginal significance.

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

**(9) Demolition of nominated State heritage items**

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

The subject place is not identified as being of State significance.

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(10) Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise

Conservation incentives are not sought.

*not be allowed by this Plan, if the consent authority is satisfied that:*

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

## **Penrith Development Control Plan**

### **Part C7- Culture and Heritage**

#### **7.1.2. Heritage Items**

##### ***B. Objectives***

- a) To encourage the retention of existing heritage items and their significant elements;*
- b) To ensure development is based on the understanding and conservation of the heritage significance of the item;*
- c) To encourage heritage items to be used for purposes that are appropriate to their heritage significance;*
- d) To maintain the setting of the heritage item including the relationship between the item and its surroundings;*
- e) To encourage the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and*
- f) To protect and conserve built heritage in accordance with the principles of the Burra Charter.*

##### ***C. Controls***

###### ***1) Development Application***

- a) Any Heritage Impact Statement for development that may impact on a heritage item must address the following (at a minimum):*
  - a) The heritage significance of the item as part of the environmental heritage of Penrith;*
  - b) The impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;*
  - c) The measures proposed to conserve the heritage significance of the item and its setting;*
  - d) Whether any archaeological site would be adversely affected by the proposed development;*
  - e) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern; and*
  - f) The issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.*

*b) Development of a heritage item must:*

*a) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;*

Comment: there is no known Conservation Management Plan or previous Heritage Impact Statement for the item.

*b) Be consistent with the information on the State Heritage Inventory [SHI] for that heritage item;*

Comment: SHI data sheets 2260018 (see copy at the Appendix) contain no recommendations as to the management of the item.

*c) Protect the setting of the heritage item;*

Comment: the proposed works will have a negligible impact on the setting of the item, which is a function of its siting adjacent Castlereagh Road and above the Nepean floodplain.

*d) Retain significant internal and external fabric and building elements;*

Comment: the extant fabric of the item is generally retained, with the proposed works largely of an additive nature, or a re-fitting of later additions (such as the proposed augmentation of the toilet facilities). The introduction of access door to the Store Room and works associated with the provision of a platform lift to the stage will have some impact on early/ original fabric, but will benefit the ongoing operation of the hall through improved function and accessibility.

*e) Retain significant internal and external spaces;*

Comment: all significant internal and external spaces are retained.

*f) Remove unsympathetic alterations and additions;*

Comment: it is proposed to remove the intrusive condenser unit enclosure adjacent the store room and replace it with a more sympathetic one.

*g) Reinstall missing details and building elements; and*

Comment: there are no known missing details and building elements that are proposed to be reinstated.

*h) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.*

Comment: the proposed external materials, finishes and colours are included at p7. above (JLD dwg. A00) and are considered appropriate to the nature of the item.

*c) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.*

Comment: the proposed works do not entail change to the original room configuration.

*d) If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.*

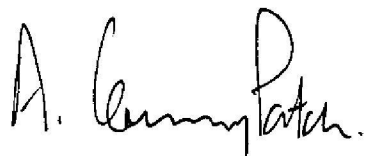
Comment: the proposed works are to areas of the site that have been subject to ground disturbance in the past. However, should relics be discovered during the course of the works, they are necessarily subject to the “at large” provision of the NSW Heritage Act 1977, in terms of notification, documentation and/ or recovery.

## H. CONCLUSION

The proposed works to the Castlereagh Hall (former Council Chambers) are intended to improve the amenity and function of the building. These are relatively low-impact works to improve the WC facilities, the logistics of furniture, access to the stage, and a more functional indoor/ outdoor facility.

In my opinion, the works should serve to assist in the conservation of the item through improved amenity ad function, and are supportable in terms of potential heritage impact.

Prepared by

A handwritten signature in black ink, appearing to read 'A. Greg Patch'.

Greg Patch  
Architect/Heritage Consultant



## **Appendix: Documents**

# Penrith Heritage Inventory

## State Heritage Inventory

SHI Number

**2260018**

Study Number

**C-2**

**Item Name:** **Castlereagh Council Chambers (Former)**

**Location:** **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

**Address:** 1158-1160 Castlereagh Road

**DUAP Region:** Sydney West

**Suburb / Nearest Town:** Castlereagh 2749

**Historic region:** Sydney

**Local Govt Area:** Penrith

**Parish:**

**State:** NSW

**County:** Cumberland

**Other/Former Names:**

**Area/Group/Complex:**

**Group ID:**

**Aboriginal Area:**

**Curtilage/Boundary:**

**Item Type:** Built

**Group:** Community Facilities

**Category:** Administration Office

**Owner:** Local Government

**Admin Codes:** 61876

**Code 2:**

**Code 3:** Current LEP Item

**Current Use:** Public hall

**Former Uses:**

**Assessed Significance:** **Local**

**Endorsed Significance:**

**Statement of Significance:** Unique in the Castlereagh and surrounding localities, this modest public building is significant in the Castlereagh locality for its historic association with the now defunct municipal council and for demarcating a village precinct on Castlereagh Road. The façade of the building is distinctive on the Castlereagh Road while the hall continues as a community space.

**Historical Notes or Provenance:** The new Castlereagh Chambers were opened by Mr J. Jackson, M.L.A., May 1934. The item replaced the old weatherboard hall that had done duty for Council meetings and public functions for 40 years, the addition comprised a room 24ft by 18ft with a council clerk's office of 18ft by 16ft.

**Themes:** National Theme

State Theme

Local Theme

7. Governing

Government and administra

Municipal government

8. Culture

Creative endeavour (Cultur

Rural villages

**Designer:** A. Hodgson, architect, of Glenbrook

**Maker / Builder:**

**Year Started:** 1895

**Year Completed:** 1933

**Circa:** No

## State Heritage Inventory

**Date:** 03/06/2016

**Full Report with Images**

**Page 1**

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# Penrith Heritage Inventory

State Heritage Inventory

SHI Number

2260018

Study Number

C-2

Item Name: **Castlereagh Council Chambers (Former)**

Location: **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

**Physical Description:** The item is a community hall on Castlereagh Road. The rendered brick façade of the building is dated 1933 in the central parapet, but the weatherboard rear of the building is contemporary with the incorporation of the council in 1895. The simple façade is an example of the Inter-War Free Classical style characterised by its symmetrical design, parapet and rendered stringcourses and window label moulds. The windows are multiple paned sashes (6 over 6 large panes). The earlier side elevations are simply detailed with double-hung timber sash windows and constructed in brick. The roof over the main hall is gabled and sheeted in corrugated metal. The earlier rear hall has sashed windows and ledged and sheeted doors. There is a modern public lavatory block at the rear of the building. The building is set close to Castlereagh Road behind a recently planted hedge and there is public car parking space to the north side with a small area set aside as public reserve. Located on the eastern side of the road, the building is set against the backdrop of the Blue Mountains and above the river plain. The building is located diagonally opposite a small public reserve (Smith Park) and the former public school is a short distance away.

**Physical Condition:** Good condition.

**Modification Dates:** Administrative front added in 1933.

**Recommended  
Management:**

**Management:**

**Further Comments:** Exterior inspected

**Criteria a)** The building as former council chambers demonstrates the coming of local government representation in the region and the emergence of a village centre.

**Criteria b)**

**Criteria c)** The façade of the building is an example of Inter-War Free Classical style of architecture set against the backdrop of the Blue Mountains.

**Criteria d)** The hall continues to function for community uses.

**Criteria e)**

**Criteria f)** The building is unique in the Castlereagh locality for its style, historic association, and as a significant element in the village precinct.

**Criteria g)** The façade is representative of many rural and semi-rural council chambers erected around 1930.

**Integrity / Intactness:** Interior was not inspected, but in other respects is high.

## References:

| Studies: | Author                | Title                          | Number | Year |
|----------|-----------------------|--------------------------------|--------|------|
|          | Paul Davies Pty. Ltd. | Penrith Heritage Study Review  | C-2    | 2005 |
|          | Fox & Associates      | Heritage Study City of Penrith | C-2    | 1987 |

State Heritage Inventory

Date: 03/06/2016

Full Report with Images

Page 2

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# Penrith Heritage Inventory

State Heritage Inventory

SHI Number

**2260018**

Study Number

**C-2**

Item Name: **Castlereagh Council Chambers (Former)**

Location: **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

| Parcels: | Parcel Code | LotNumber | Section | Plan Code | Plan Number |
|----------|-------------|-----------|---------|-----------|-------------|
|          |             | 1         |         | DP        | 198257      |

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

| Listings: | Name:                                 | Title:                  | Number: | Date:      |
|-----------|---------------------------------------|-------------------------|---------|------------|
|           | Penrith Local Environmental Plan 2010 |                         | 2260018 |            |
|           | Local Environmental Plan              | Former Castlereagh Coun | C-2     | 20/12/1991 |
|           | Heritage study                        |                         | 2260018 | 1/11/2007  |
|           | Heritage study                        | Former Castlereagh Coun | C-2     | 1/04/1987  |

Built Form: Owner - Penrith City Council

Allotment and Setback:

Height:

Fences:

Driveways and Garages:

Building Materials:

Data Entry: Date First Entered: 14/12/1999 Date Updated: 28/11/2007 Status: Partial

State Heritage Inventory

Full Report with Images

Date: 03/06/2016

Page 3

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# Penrith Heritage Inventory

State Heritage Inventory

SHI Number

2260018

Study Number

C-2

Item Name: **Castlereagh Council Chambers (Former)**

Location: **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

Image/s:



**Caption:** Side of hall showing original portion

**Copyright:** Paul Davies Pty Ltd

**Image by:** Paul Davies Pty Ltd

**Image Date:** 7/11/2004

**Image Number:**

**Image Path:**

**Image File:** 2260018a.jpg

**Thumb Nail Path:**

**Thumb Nail File:**

State Heritage Inventory

Full Report with Images

Date: 03/06/2016

Page 4

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# Penrith Heritage Inventory

State Heritage Inventory

SHI Number

**2260018**

Study Number

**C-2**

Item Name: **Castlereagh Council Chambers (Former)**

Location: **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

Image/s:



**Caption:** Castlereagh Council Chambers (Former)

**Copyright:** Paul Davies Pty Ltd

**Image by:** Paul Davies Pty Ltd

**Image Date:** 7/11/2004

**Image Number:** P1/1

**Image Path:**

**Image File:** 2260018b.jpg

**Thumb Nail Path:**

**Thumb Nail File:** 2260018b.jpg

State Heritage Inventory

Full Report with Images

Date: 03/06/2016

Page 5

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# Penrith Heritage Inventory

State Heritage Inventory

SHI Number

**2260018**

Study Number

**C-2**

Item Name: **Castlereagh Council Chambers (Former)**

Location: **1158-1160 Castlereagh Road, Castlereagh [Penrith]**

Image/s:



**Caption:** Castlereagh Council Chambers (Former)

**Copyright:** Paul Davies Pty Ltd

**Image by:** Paul Davies Pty Ltd

**Image Date:** 11/07/2006

**Image Number:** M1/1

**Image Path:**

**Image File:** 2260018b2.jpg

**Thumb Nail Path:**

**Thumb Nail File:** 2260018t2.jpg

State Heritage Inventory

Full Report with Images

Date: 03/06/2016

Page 6

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## Castlereagh Council Chambers (Former)

### Item details

**Name of item:** Castlereagh Council Chambers (Former)  
**Type of item:** Built  
**Group/Collection:** Community Facilities  
**Category:** Administration Office  
**Primary address:** 1158-1160 Castlereagh Road, Castlereagh, NSW 2749  
**County:** Cumberland  
**Local govt. area:** Penrith

### All addresses

| Street Address             | Suburb/town | LGA     | Parish | County     | Type            |
|----------------------------|-------------|---------|--------|------------|-----------------|
| 1158-1160 Castlereagh Road | Castlereagh | Penrith |        | Cumberland | Primary Address |

### Statement of significance:

Unique in the Castlereagh and surrounding localities, this modest public building is significant in the Castlereagh locality for its historic association with the now defunct municipal council and for demarcating a village precinct on Castlereagh Road. The façade of the building is distinctive on the Castlereagh Road while the hall continues as a community space.

**Date significance updated:** 11 May 06

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).*

### Description

**Designer/Maker:** A. Hodgson, architect, of Glenbrook

**Construction years:** 1895-1933

**Physical description:** The item is a community hall on Castlereagh Road. The rendered brick façade of the building is dated 1933 in the central parapet, but the weatherboard rear of the building is contemporary with the incorporation of the council in 1895. The simple façade is an example of the Inter-War Free Classical style characterised by its symmetrical design, parapet and rendered stringcourses and window label moulds. The windows are multiple paned sashes (6 over 6 large panes). The earlier side elevations are simply detailed with double-hung timber sash windows and constructed in brick. The roof over the main hall is gabled and sheeted in corrugated metal. The earlier rear hall has sashed windows and ledged and sheeted doors. There is a modern public lavatory block at the rear of the building. The building is set close to Castlereagh Road behind a recently planted hedge and there is public car parking space to the north side with a small area set aside as public reserve. Located on the eastern side of the road, the building is set against the backdrop of the Blue Mountains and above the river plain. The building is located diagonally opposite a small public reserve (Smith Park) and the former public school is a short distance away.

**Physical condition and/or** Good condition.

### Archaeological potential:

**Date condition updated:** 13 Jan 00

**Modifications and dates:** Administrative front added in 1933.

**Further information:** Exterior inspected

**Current use:** Public hall

### History


**Historical notes:** The new Castlereagh Chambers were opened by Mr J. Jackson, M.L.A., May 1934. The item replaced the old weatherboard hall that had done duty for Council meetings and public functions for 40 years, the addition comprised a room 24ft by 18ft with a council clerk's office of 18ft by 16ft.

### Historic themes



| Australian theme (abbrev)                                    | New South Wales theme  | Local theme           |
|--|--|-----------------------|
| 7. Governing-Governing                                       | Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.  | Municipal government- |
| 8. Culture-Developing cultural institutions and ways of life | Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. | Rural villages-       |

### Assessment of significance

|   |   |
|---|---|
| <b>SHR Criteria a)</b><br>[Historical significance] | The building as former council chambers demonstrates the coming of local government representation in the region and the emergence of a village centre.   |
| <b>SHR Criteria c)</b><br>[Aesthetic significance]  | The façade of the building is an example of Inter-War Free Classical style of architecture set against the backdrop of the Blue Mountains.  |
| <b>SHR Criteria d)</b><br>[Social significance]     | The hall continues to function for community uses.  |
| <b>SHR Criteria f)</b><br>[Rarity]                  | The building is unique in the Castlereagh locality for its style, historic association, and as a significant element in the village precinct.   |
| <b>SHR Criteria g)</b><br>[Representativeness]      | The façade is representative of many rural and semi-rural council chambers erected around 1930.   |
| <b>Integrity/Intactness:</b>                        | Interior was not inspected, but in other respects is high.  |
| <b>Assessment criteria:</b>                         | Items are assessed against the  <b>State Heritage Register (SHR) Criteria</b> to determine the level of significance. Refer to the Listings below for the level of statutory protection. |

### Listings

| Heritage Listing         | Listing Title                       | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|--------------------------|-------------------------------------|----------------|--------------|----------------|--------------|
| Local Environmental Plan | Former Castlereagh Council Chambers | C-2            | 20 Dec 91    | 180            |              |
| Local Environmental Plan | Penrith LEP 2010                    | 18             | 22 Sep 10    |                |              |
| Heritage study           |                                     | 2260018        | 01 Nov 07    |                |              |
| Heritage study           | Former Castlereagh Council Chambers | C-2            | 01 Apr 87    |                |              |

### Study details

| Title                          | Year | Number | Author                | Inspected by        | Guidelines used |
|--------------------------------|------|--------|-----------------------|---------------------|-----------------|
| Penrith Heritage Study Review  | 2005 | C-2    | Paul Davies Pty. Ltd. | Paul Davies Pty Ltd | Yes             |
| Heritage Study City of Penrith | 1987 | C-2    | Fox & Associates      |                     | No              |

### References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

### Data source

The information for this entry comes from the following source:

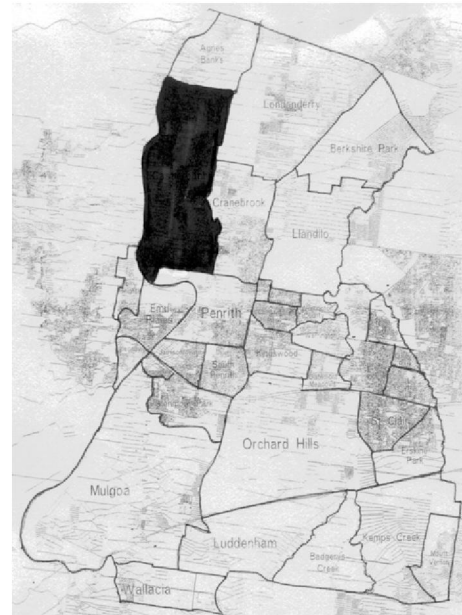
**Name:** Local Government

**Database number:** 2260018

## 6.0 Castlereagh

### 6.1 Location

The suburb is historically associated with Agnes Banks and Cranebrook, and is the oldest European settled area in the LGA.



### 6.2 Land Grants

| No. | Grantee              | Name of Farm | Area      | Date of Grant |
|-----|----------------------|--------------|-----------|---------------|
| 01  | Joseph Bayliss       |              | 150 acres | 1/6/1803      |
| 02  | William Seals        |              | 30 acres  | 20/4/1809     |
| 03  | Isaac Cornwall       | Kent Farm    | 100 acres | 20/4/1809     |
| 04  | John Burgess         | Blackheath   | 80 acres  | 14/11/1809    |
| 05  | Richard Perkins      |              | 50 acres  | 8/10/1816     |
| 06  | George Cheshire      |              | 50 acres  | 8/10/1816     |
| 07  | Thomas Markwell      |              | 50 acres  | 5/4/1821      |
| 08  | Benjamin Carver      |              | 100 acres | 9/1/1809      |
| 09  | George Black         |              | 80 acres  | 11/8/1804     |
| 10  | Donald Kennedy       |              | 160 acres | 30/6/1803     |
| 11  | Robert Smith         |              | 80 acres  | 30/6/1803     |
| 12  | Gilbert Goodlitt     |              | 80 acres  | 30/6/1803     |
| 13  | Joshua Griffiths     |              | 80 acres  | 30/6/1803     |
| 14  | Richard Oldwright    |              | 80 acres  | 30/6/1803     |
| 15  | Martin Mentz (Mince) |              | 80 acres  | 30/6/1803     |
| 18  | Thomas Cheshire      |              | 140 acres | 30/6/1803     |
| 18  | William Tonks        |              | 140 acres | 30/6/1803     |
| 19  | John Harris          |              | 90 acres  | 30/6/1803     |
| 19  | Thomas Lambley       |              | 80 acres  | 30/6/1803     |
| 20  | John Jones           |              | 80 acres  | 30/6/1803     |
| 21  | Stephen Smith        |              | 100 acres | 30/6/1803     |
| 22  | Edward Field         |              | 100 acres | 30/6/1803     |

|    |                |  |                 |            |   |
|----|----------------|--|-----------------|------------|---|
| 23 | John           | Pickering                                  |                 | 80 acres   | 30/6/1803   |
| 24 | Samuel         | Stanyard                                   |                 | 80 acres   | 30/6/1803   |
| 25 | Mary           | Colletts                                   |                 | 70 acres   | 1/7/1803  |
| 26 | John           | Lees                                       | Pankle          | 284 acres  | 19/10/1831  |
| 27 | Charles        | Gordon                                     | Providence Farm | 50 acres   | 19/10/1831  |
| 28 | John           | Lees                                       | Stoke           | 80 acres   |   |
| 29 | Thomas         | Markwell                                   |                 | 50 acres   | 8/10/1816   |
| 30 | George         | Lewis                                      |                 | 40 acres   | 8/10/1816   |
| 31 | John           | Hughes                                     |                 | 40 acres   | 19/10/1831  |
| 32 | William        | Bayliss                                    |                 | 40 acres   | 8/10/1816   |
| 33 | Phillip        | Devine                                     |                 | 36 acres   | 8/10/1816   |
| 34 | Donald         | Kennedy                                    |                 | 50 acres   | 25/8/1812   |
| 35 | Joseph         | Bayliss                                    |                 | 44 acres   | 25/8/1812   |
| 36 | John           | Andrews                                    |                 | 40 acres   | 25/8/1812   |
| 37 | Ralph          | Wilson                                     |                 | 200 acres  | 11/8/1804   |
| 38 |                |  | Town Reserve    |            | 1811  |
| 39 | Alexander      | Fraser                                     |                 | 60 acres   | 19/10/1831  |
| 40 | Samuel         | Terry (original grantee was Thomas Dalton) |                 | 60 acres   | 19/10/1831  |
| 41 | John           | Colethread                                 |                 | 100 acres  | 5/8/1806  |
| 43 | Rosetta        | Marsh                                      | Islington       | 150 acres  | 18/3/1809   |
| 44 | Thomas         | Green                                      |                 | 50 acres   | 1/1/1806  |
| 45 | John           | Pugh                                       |                 | 190 acres  | 11/8/1804   |
| 46 | Thomas         | Biggers                                    |                 | 100 acres  | 10/5/1809   |
| 48 | Elizabeth More | Hume*                                      |                 | 50 acres   | 5/8/1806 * The mother of the explorer Hamilton Hume |
| 49 | William N.     | Chapman                                    |                 | 1300 acres | 10/2/1804   |
| 50 | James          | McCarthy                                   | Crane Brook     | 100 acres  | 11/8/1804   |
| 51 | Christopher    | Frederick                                  |                 | 100 acres  | 4/6/1804  |
| 52 | John           | Lees                                       |                 | 90 acres   | 1/6/1804  |
| 53 | George         | Fieldhouse                                 |                 | 90 acres   | 1/6/1804  |
| 54 | James          | Morris                                     |                 | 160 acres  | 11/8/1804   |
| 55 | Robert         | Williams                                   |                 | 60 acres   | 6/9/1809  |





Crown land grants in the suburb of **Castlereagh**, parish of Castlereagh, county of Cumberland. (Base drawing supplied by Penrith City Council.)

### 6.3 Historical Background

The locality of Castlereagh contains one of the five towns (C-14) established by Governor Macquarie in 1810 to provide flood relief for the farmers of the lowlands of

the Nepean/Hawkesbury River. These towns are located on the high ground above the flood prone river valley. The town reserve of Castlereagh was laid out by surveyor James Meehan and each of the local farmers were allocated an allotment within the reserve. The community which the township was intended to serve lay to the east. This area comprised a considerable number of Crown grants made official over 1803 and 1804 by Governor King, but evidently confirming a prior pattern of land usages dating from the mid 1790s. The grants are mostly located between the Nepean River and a north/south line of road which today is traced by Castlereagh Road. Other, generally smaller, grants were located to the east of Castlereagh Road.

The township (the south-east half is presently included within the neighbouring Penrith local area of Cranebrook) was not a success, although Rev. Fulton's combined chapel, parsonage and schoolhouse (C-15) was erected in 1813 by William Cox at the government's expense (the value of this work was put at £1,808) and a burial ground dedicated for the area (C-16). To the south, a glebe of 400 acres was reserved for the Anglican Church, but was re-granted to the Rev. Fulton and a smaller area of 60 acres dedicated as glebe. (The cemetery, glebe and site of chapel/schoolhouse are within the Cranebrook area of the town reserve.) Fulton was in charge of the parishes of Castlereagh and Richmond. The school, run by Fulton, was a classical academy based on the English tradition of providing tuition for the sons of the local farmers capable of paying the tuition fee. Charles Tompson, the author of Australia's first published volume of poetry, *Wild Notes from the Lyre of a Native Minstrel* of 1820, attended Fulton's school. By the 1820s only the blacksmith, Fulton and his pupils lived in the town, and this situation had not improved by the 1840s when the township allotments were resumed by the Government and offered for sale, again evidently with little success. At any given time during this period there may have been only a handful of buildings within the reserve.

The Crown grants on the alluvial soils of the riverbank with its network of creeklines were between 40 acres and 150 acres with most being 80 acres. These grants were intended to develop an agricultural base in the colony although timber getting was the first land use with clearance of high quality timbers such as cedar. The rate of timber clearing can be gauged from the muster return of 1804 and it was of sufficient extent to cause major run-off silting the river course and causing catastrophic flooding.

The original grantees were a mix of ex-convicts and free settlers with a strong representation of former soldiers of the New South Wales Corps who received land grants resulting from the reduction in the Corps in 1803. The former New South Wales Corps grantees included Joseph Bayliss, George Black, John Burgess, Richard Oldwright, John Lees, Ralph Wilson, a captain in the Corps, John Pickering, Thomas Lambley, John Pugh and William Tonks. The first farmers however were not successful and from around 1806 grants were being worked by tenant farmers or were being absorbed into larger land holdings.

Some insight into the nature of this early settlement can be gleaned from the following entries in the land and stock muster of 1806:

- George Black's riverside grant of 80 acres had been cleared but the majority of the land (77 acres) was pasture, about 2 acres had wheat and maize, and there

was an orchard of one acre. Black was a private in the Corps who had arrived in 1791 and had been discharged in March 1803.<sup>24</sup>

- John Pickering's 80 acres was divided in two by 1806 with the grantee resident on 40 acres of which 11 acres was under crop and the balance of the grant was leased by George Collin who had 7 acres under crop.<sup>25</sup>
- Thomas Lambley's 80 acres had 8 acres under cultivation.<sup>26</sup>
- John Pugh's grant of 140 acres had been enlarged to 215 acres although relatively small area (21 acres) was under cultivation together with a small orchard.<sup>27</sup>
- A grant of 90 acres was made to John Lees in 1803 who was another former private with the New South Wales Corp who had arrived in 1797. The grant was named Stoke. To the east, Lees received an additional grant of 284 acres at an unknown date (it was registered in 1831) named Pankle; located on the poor quality sandy soils, this was evidently given for grazing stock. By the 1806 stock muster Lees owned 160 acres with 14 acres under cultivation.<sup>28</sup> Lees is of particular historical note for his contribution to the development of Wesleyan Methodism in the colony by opening a chapel by 1815 and then in 1817 erecting a chapel on his Castlereagh property. The chapel was rebuilt in brick in 1847 (UC-01).

The other early grantees included:

- Donald Kennedy received two grants totaling 210 acres, the smaller of these (50 acres) is located within this locality. Kennedy arrived in 1792 to serve a sentence of transportation. The 90 acre grant passed to his sons on his death in 1829 but does not appear in the land and stock musters for 1822 and 1828.
- John Andrews had arrived in 1803 as a free settler and received a grant of 1812 of 40 acres. In the 1822 muster, Andrews' farm comprised 110 acres, with 40 acres under cultivation, 80 acres cleared and five acres of orchard. Andrews had been issued with cattle from government stock in 1816 and his livestock by 1822 comprised 20 head of cattle and 30 hogs.<sup>29</sup>
- Benjamin Carver arrived in 1792. By 1804 he was constable and formed part of the government's voluntary militia at the Battle of Vinegar Hill. In 1820 he was constable and pound-keeper for the district. Carver received a grant of 100 acres in 1809 which in the 1822 muster was noted with 14 acres under cultivation, another 14 acres cleared, and with five hogs.<sup>30</sup>
- Thomas Markwell arrived in 1790 to serve a sentence of 14 years transportation. Markwell received two grants of 50 acres, which by the 1828 census about a third was under cultivation. Unusually, Markwell also had 100 head of cattle and 700 sheep.<sup>31</sup>
- William Seals arrived in 1792 as the baker to Governor Phillip. In the 1822 muster about five acres was under cultivation, and there was a small orchard. There were 18 head of cattle.<sup>32</sup>

<sup>24</sup> Baxter, C.J. (ed.), *Musters of New South Wales and Norfolk Island; 1805-1806*, Society of Australian Genealogists, Sydney, 1989, entry B461

<sup>25</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B363 and B364

<sup>26</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no B481

<sup>27</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no B626

<sup>28</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no B611

<sup>29</sup> Baxter, C.J. (ed.), *General Muster and Land and Stock Muster of New South Wales; 1822*, Society of Australian Genealogists, Sydney, 1988, entry no. B23

<sup>30</sup> *General Muster and Land and Stock Muster of New South Wales; 1822*, entry no. B352

<sup>31</sup> Sainty, M.R., and K.A. Johnson, *Census of New South Wales: November 1828*. Library of Australian History, Sydney, 1985, entry no. M1718

<sup>32</sup> *General Muster and Land and Stock Muster of New South Wales; 1822*, entry no. B1832

- Isaac Cornwall arrived in 1797 to serve a sentence of transportation. Cornwall received a grant of 100 acres in 1809 which was named Kent Farm, but died in 1811. The farm however was evidently retained by the family for in the 1828 census return, the eldest son, also named Isaac, was farming the grant; 20 acres were under cultivation with two head of cattle.<sup>33</sup>
- James McCarthy (1771-1851) arrived in the colony in 1793 to serve seven years' transportation. He received his land grant of 100 acres in August 1804, the first in the area, but family tradition has it he received a grant of 30 acres in 1799. In the 1806 muster he had five acres under cultivation and a horse and oxen.<sup>34</sup> By 1828 the farm comprised 400 acres, 65 acres under cultivation with livestock numbering nine horses and 150 cattle.<sup>35</sup> McCarthy is of particular historic note for his contribution to the development of Roman Catholicism in the colony with services being held at his homestead and a small parcel of land was set aside for a Catholic cemetery from around 1806. The property was retained by the family until 1965, and the old house was destroyed by fire in 1973. The bricks were salvaged by the Broadbent family and used in restoration of The Cottage at Mulgoa.
- Half of Samuel Stanyard's grant was leased by James Portsmouth in 1806 with 10 acres under crop.<sup>36</sup>
- Stephen Smith had 24 acres under cultivation in 1806 and also had a small orchard.<sup>37</sup>
- John Harris – Arrived 1790 and had 27 acres under cultivation by 1806.<sup>38</sup> By 1828 55 acres of the grant was under cultivation with a livestock numbering five horses and 64 cattle.<sup>39</sup>
- Edward Field had 30 acres under cultivation and a small orchard by 1806, with an extensive stock of 15 sheep and one horse.<sup>40</sup> By 1828 the farm had been increased to 150 acres and was managed by his native born son. 66 acres of the grant was under cultivation with a livestock numbering 19 horses, 260 sheep and 130 cattle.<sup>41</sup>
- Christopher Frederick had 10 acres under cultivation by 1806.<sup>42</sup> By 1828 25 acres of the grant was under cultivation with a livestock numbering 3 horses, and 11 cattle.<sup>43</sup>
- Thomas Cheshire – had 18 acres under cultivation in 1806.<sup>44</sup>
- Mary Collett had 11 acres under cultivation in 1806.<sup>45</sup> Mary came free to the colony in 1801 accompanying her husband Pierce who had been transported to serve his sentence of 14 years. By 1828 the Colletts had moved to managing a licensed hotel along the Western Road in the Blue Mountains, and their son Joseph, a blacksmith, would seem to have been managing the grant, now reduced to 20 acres.<sup>46</sup>
- Thomas Green had nothing under cultivation in 1806.<sup>47</sup>

<sup>33</sup> *Census of New South Wales: November 1828*, entry no. C2497

<sup>34</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B478

<sup>35</sup> *Census of New South Wales: November 1828*, entry no. M207

<sup>36</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B365

<sup>37</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B483

<sup>38</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B491

<sup>39</sup> *Census of New South Wales: November 1828*, entry no. H488

<sup>40</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B492

<sup>41</sup> *Census of New South Wales: November 1828*, entry no. F344

<sup>42</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B501

<sup>43</sup> *Census of New South Wales: November 1828*, entry no. F1356

<sup>44</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B585

<sup>45</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B497

<sup>46</sup> *Census of New South Wales: November 1828*, entry no. C1708

<sup>47</sup> *Musters of New South Wales and Norfolk Island; 1805-1806*, entry no. B381



- James Morris arrived 1801 serving a sentence of seven years transportation. By 1828 30 acres of a farm, now comprising 60 acres, was under cultivation with livestock numbering 9 horses, and 3 cattle.<sup>48</sup>

During the first few decades of the nineteenth century many of the original grantees had given up farming, their land either being sold or leased, however the river frontage land was in high demand due to its productivity for grain production and then cattle grazing. John Single, a free settler, came to the Castlereagh district in 1817 and was one of the first to supply meat to the Government Stores. He bought up a number of the grants to build up a farm holding of 2000 acres (inclusive of land to west of the river) centred on the grand Nepean Park (C-09) erected c.1823. The Single family remained in the district throughout the nineteenth century.

The southern part of the locality lies within William Neate Chapman's Lambridge grant, which was owned in the first half of the nineteenth century by the McHenry family, by 1850 there were a large number of small tenant farms here.<sup>49</sup>

The pattern of settlement by the early 1870s was characterised by a large number of narrow lots with frontage to Castlereagh Road occupied by tenant or freehold farmers.<sup>50</sup> This land use pattern is similar to that of today. *Greville's Directory* of 1872 lists nearly 100 inhabitants in the area of Castlereagh.

To service this community of farmers a government school was established in 1858 and a new purpose built schoolhouses were completed in 1879 (UC-03 and C-04). The school was closed in 1930 at the onset of the Depression. The school supplanted the neighbouring Wesleyan school house (UC-01). Around the schools developed a village area which at Castlereagh includes Smith Park (dedicated as reserve in 1903) (C-02) and the former council chambers (erected 1895 with 1934 addition) (C-02). The Anglican's Christ Church (C-12) was consecrated in 1878 some distance to the south of this area.<sup>51</sup> The church is located on land donated by Joseph D. Single of Minnaville and this location has views to the homesteads Nepean Park (C-09) (owned by the Single family) and Hadley Park (C-08). A post office was also opened in the 1870s (1875), which closed in 1967.

Inns were also established to cater for farmers and passing trade. These included Lander's Oddfellow Inn, the Do-Drop-Inn at Upper Castlereagh, and William Lander's Welcome Inn (C-05). The Hadley family also maintained inns, the first was Charles' from around 1817 and another by his son Thomas through the 1830s. Storekeepers are also noted in directories, such as Robert Brown (until 1857) and the Parkers (1860s-1880s). The important position of blacksmith was held by Edward Field and Eugene Langley at the old Castlereagh township, while on the Castlereagh Road were the Parkers.<sup>52</sup>

A dairy industry developed at Castlereagh during the late nineteenth century which warranted the opening of a creamery at Penrith in 1893. There were initially about 20 local farmers supplying the creamery.<sup>53</sup>

<sup>48</sup> *Census of New South Wales: November 1828*, entry no. F1356

<sup>49</sup> Lands Department – Old System Deed Bk 73, No. 86

<sup>50</sup> Lands Department – Crown Plan 550a-1603

<sup>51</sup> *Nepean Times* 28/12/1878, p.3

<sup>52</sup> Bently, F., and J. Birmingham, 'Penrith Lakes Scheme Regional Environmental Study: History of European settlement'. Prepared for Department of Environment and Planning, 1983.

<sup>53</sup> *Nepean Times* 15/4/1893, p. 7

Castlereagh was located within the boundaries of the original Penrith Council of 1871. The Castlereagh ward seceded from Penrith Council in 1895 to form Castlereagh Council, and new chambers (C-02) were soon after erected by local contractor J. Shaw.<sup>54</sup> The first mayor was Arthur Leopold Hough. The first town clerk was E Bissland (1895 -1896), but his successor, A. F. Devlin, was the longest serving (1896 -1927.) The chambers were extended in 1934 to a design prepared by architect A. Hodgson of Glenbrook.<sup>55</sup> Hodgson continued his association with local government into the 1960s in designing the Penrith City Council's new offices (P-18).



A parish map of the 1830s showing the Castlereagh township reserve and surrounding common. Source: Lands Department Parish Map CD

The eastern area of the locality, inclusive of the town reserve, was common land used for pasturing stock. As with Agnes Banks to the north, the common land is located on an isolated pocket of wind blown sands which overlie clay deposits. The common land supports an interesting shrub dominated community. The common land (Crown land) has remained as Crown reserve and presently forms part of a nature reserve.

## 6.4 Description

The rural suburb of Castlereagh is located on the eastern bank of the Nepean River, north of Penrith. The historic Castlereagh Road dissects the suburb. The topography is characterized by gently undulating low-lying land with numerous creeklines neighbouring the river and a prominent ridge of higher ground to the west. Generally the land has been cleared for agricultural use west of Cranebrook Road, while it is open forest to the east. There are a number of farms east of the road which have been partially cleared, but retain a high percentage of tree cover. However the southern section is an open cut gravel quarry which has removed a large part of the significant landscape which has in part been rehabilitated by the Penrith lakes Development Corporation

<sup>54</sup> *Nepean Times* 20/2/1897, p.3

<sup>55</sup> *Nepean Times* 5/5/1934, p.3

The suburb comprises a high number of small rural landholdings fronting the Castlereagh Road. The farms to the west of the road also have frontage to the Nepean River. Associated with this land use pattern, which dates from the early years of the nineteenth century, are a correspondingly high number of farm residences (C-06, C-07, C-08, C-09). The ages of the farmhouses date from the 1810s to the 1920s. The ongoing quarrying operation has obliterated a number of small nineteenth century farming allotments and seriously compromised the setting of others, although part of the alignment of McCarthy's Lane and the cemetery (CR-10) remain.

Evidence for rural settlement on the poorer agricultural lands to the east on the Cranebrook escarpment is less pronounced in including a handful of historic farms (C-10, CR-08). The ridge however includes part of the original Castlereagh town reserve (C-14) and later Anglican Church (C-12). The prominent siting of the church and its date bears more reference to the riverside estates (ie. C-08, C-09) to the west than settlement in the immediate vicinity.

Castlereagh Road is an historic early nineteenth century road alignment (PC-02); the earliest in the Penrith region. The alignment changes around the junction with Hinxman Road which adds to its historic interest. While the road has been upgraded to suit evolving traffic usage there remain stands of exotic and native trees which reflect the natural vegetation, frontages to past estates, and possibly civic improvements (C-17). The road also has high scenic values derived from the proximity of the river, historic farmsteads, and forested slopes of the Blue Mountains Escarpment.

There are two village centres on Castlereagh Road each with a cluster of community and civic buildings such as the former schools (C-04, UC-02, UC-03) and church (UC-01) which was the second Castlereagh Village, and the site of the council chambers (C-02), park reserves and places of commemoration (C-03, UC-4) which is the third Castlereagh Village.

## 6.5 Existing LEP Heritage Items

The following items were identified in the inventory of the heritage study prepared in 1987, and were listed in Schedule 2 of the *Penrith Local Environmental Plan 1991*:

|                                       |   |
|---------------------------------------|---|
| C-02                                  | The former chambers of Castlereagh Council erected in 1895 with a new front elevation added in 1933. The chambers demonstrate the emergence of local government in 1895 and provide a focus for the historic identity of the Castlereagh community. |
| Castlereagh Council Chambers (former) |   |
| 1158-1160                             |   |
| Castlereagh Road                      |   |
| SHI 2260018                           |   |





C-03  
Memorials, Smith  
Park  
1151-1159  
Castlereagh Road  
SHI 2260019

Smith Park was dedicated as public reserve in 1903 and provides an important contribution to defining the second village of Castlereagh. The park contains civic memorials to the sacrifice of locals in the First World War and foundation of the town at Castlereagh by Governor Macquarie in 1811.



C-04  
Castlereagh Public  
School (former)  
13-25 West Wilchard  
Road  
SHI 2260020

An excellent example of a modest government public school of the 1870s inclusive of school hall. The building demonstrates nineteenth century rural settlement in the region, the emergence of public education, and development of the village of Castlereagh along Castlereagh Road.



C-06  
Landers Inn & Stone  
stables ruins  
1240-1260  
Castlereagh Road  
SHI 2260022

The site is the location of the Welcome Inn established around 1841. In comprising the ruins of a sandstone stables, the site demonstrates the mid nineteenth century practice of roadside inns.



C-07  
Slab cottage  
1268 – 1270  
Castlereagh Road  
SHI 2260023

This ruin of a slab and weatherboard building provides insight into mid-nineteenth century rural settlement in the area. Believed to be 'Puddledock' built by the Herbert family.



C-10 & C-11  
Farmhouse, dairy &  
garden & native  
vegetation  
259-263 Church Lane  
SHI 2260026

This farmhouse was erected in the late nineteenth century. It is unusual in being located distant from the river flats on the elevated land east of Castlereagh Road. The farmhouse complex includes a number of outbuildings, are stands of trees which are remnants of the garden setting. The farm estate includes stands of mature ironbark trees which represent an important remnant of the original vegetation. The cottage overlooks the valley and is a prominent element from the road.

Farmhouse top photo, dairy lower photo.



C-12  
Christ Church  
Anglican  
230-232 Church Lane  
SHI 2260028

The rendered brick Christ Church demonstrates nineteenth century rural settlement in the region and the emergence of a community centre on Castlereagh Road. This simple and picturesque building was erected for the Anglican Church in 1878. The elevation of the church provides views of neighbouring estates, and is in-turn highly visible from the south and south-west. The rural setting of the church is enhanced by





clusters of shade trees.

C-13  
Pise house ruins  
1439 Castlereagh Rd  
SHI 2260029

The ruin of an Italianate farmhouse provides insight into late nineteenth century rural settlement in the area. The pise construction is unusual and provides considerable research value for understanding the reasons behind the introduction of this technology into the area.

Site access not available

CR-08  
The Poplars Garden,  
Old slab cottage  
Pise House  
108-110 Wrights Lane  
SHI 2260044

The Poplars is a rare example of a pise house (c.1860) and an interesting example of an early (pre 1850) slab cottage and stables along with a range of other farm buildings set in an established landscape.



UC-04  
Upper Castlereagh  
War Memorial.  
1718-1720  
Castlereagh Rd.  
SHI 2260244

A poignant memorial to the sacrifice of local families in the First World War.



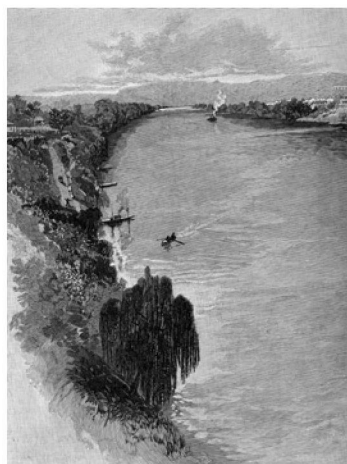
UC-05  
Crushing Plant,  
Jacksons Lane  
SHI 2260245

A gravel crushing plant of the 1930s provides an interesting illustration of the development of mechanized processing in the quarrying operations in the region.



PC-01  
Nepean River  
SHI 22600

The Nepean River is of high aesthetic value with its broad flow river course and setting of forested and cleared hillsides set against the backdrop of the Blue Mountains Escarpment. The river has historic associations with all phases of the development of Penrith and the broader region.



NR-09  
Sites of water mills,  
Nepean River

These sites of early nineteenth century water mills demonstrate historical associations with the agricultural economy of the region. The mills were opened at different times, the earliest is Jackson's (from 1826), Allen's (from 1834) and Colless'.

The location of the mills could not be identified during fieldwork, some sites are likely to be on private land and others have no remnant material.



The following items were identified in the inventory of the heritage study prepared in 1987, and listed in Schedule 2 of the *Penrith Local Environmental Plan 1991* but have since been demolished:

- UC-06 – The remnants of the slaughter yards of the Parker family provided an interesting example of small scale rural industry in the region.
- C-05 – Victorian Farmhouse, R97 Castlereagh Road
- CR-09 and CR-09(a) McCarthy's Farm – archaeological remains and trees, McCarthys Lane SHI 2260047, SHI 2260048

## 6.6 Heritage Items Listed under SREP No. 11

The following items were identified in the inventory of the heritage study prepared in 1987, and are listed in Schedule 2 of the *Sydney Regional Environmental Plan No. 11 (The Penrith Lakes Scheme)* (gazetted 21 November 1986).

C-08  
Hadley Park  
1348-1362  
Castlereagh Road  
SHI 2260024

Hadley Park was erected around 1811 for Charles Hadley. It is an unique example of substantial farmhouse of the Macquarie era. The farm complex comprises the two storey house of classic Georgian style and proportions with nearby slab hut and timber washhouse.







|  |   |   |
|--|---|---|
| <p>C-09<br/>Nepean Park<br/>1404 Castlereagh Road<br/>SHI 2260025</p>  | <p>Nepean Park was erected around 1820 for John Single and is an excellent example of substantial farmhouse of the Macquarie era. The farm complex comprises the two storey house of classic Georgian style and proportions. The entry to the estate is marked by two large kurrajongs trees.</p>   |             |
| <p>CR-10 and CR-10(a)<br/>McCarthy's cemetery and trees<br/>McCarthy's Lane<br/>SHI 2260049</p>                  | <p>This small cemetery was initially used by members of the McCarthy family from 1806 and other local Catholic families. The cemetery was reserved as a Roman Catholic cemetery in 1838, and is the oldest Roman Catholic cemetery in N.S.W. The cemetery is surrounded by mature plants. Parts of the landscape scheme have died. The planting scheme <i>Ulmus</i> sp (Elms) at Corners with <i>Brachychiton</i> sp (Kurrajong) as side plantings.</p>   | <p>Site access is not available to this site as it is now located within the quarry area.</p> |
| <p>UC-01<br/>Upper Castlereagh Uniting Church and Cemetery<br/>1727-1733<br/>Castlereagh Rd<br/>SHI 2260240</p>  | <p>The stuccoed brick Uniting Church demonstrates early nineteenth century rural settlement in the region and the emergence of the Wesleyan Methodist religion in Australia. This Georgian style church was erected for the Wesleyan Methodist Church in 1847. The rural setting of the church is enhanced by clusters of shade trees and small cemetery (dating from 1836). The church is one of the oldest the region and has historic associations with a number of local landholders and early members of the Wesleyan Methodist Church. The building is part of a precinct of buildings which define the village of Upper Castlereagh.</p> |             |
| <p>UC-02<br/>Upper Castlereagh Uniting Church Hall<br/>1727-1733<br/>Castlereagh Rd<br/>SHI 2260240</p>          | <p>The weatherboard hall is believed to have been erected in the 1840s as the Wesleyan schoolhouse. The building has historic associations with the emergence and education of the rural community in the first half of the nineteenth century and is part of a precinct of buildings which define the village of Upper Castlereagh.</p>  |           |
| <p>UC-03<br/>Upper Castlereagh Public School and residence.<br/>1718-1722<br/>Castlereagh Rd<br/>SHI 2260243</p> | <p>An excellent example of a modest government public school (1879) of the 1870s inclusive of school hall and teacher's residence. The buildings demonstrate nineteenth century rural settlement in the region as well as the emergence of public education. The buildings are part of a precinct of buildings which define the village of Upper Castlereagh.</p>   |           |

## 6.7 Existing Nominated Heritage Items

The following items were identified in the inventory of the heritage study prepared in 1987, but are not listed in Schedule 2 of the *Penrith Local Environmental Plan 1991*:



|  |   |   |
|--|---|---|
| PC-02<br>Castlereagh Road<br>SHI 2260261   | <p>The line of Castlereagh Road was established around 1803 to provide access to the farm grants, and until 1815 was the road route from Sydney via the settlement at Windsor. The road has outstanding scenic values derived from the setting of the river and Blue Mountains, and is one of the oldest surveyed roads in Australia. While the road has been upgraded the original alignment, and rural context remains.</p> <p>The item is recommended for inclusion in the LEP schedule.</p> |   |
| C-01<br>Rural Landscape,<br>Castlereagh Road<br>SHI 2260017                                    | <p>This early road passes through the river flats of the Upper Castlereagh and is fringed by plantings of plane trees, palms, poplars and elms. The road is of historical significance in providing frontage to early land grants and has high aesthetic values in traversing the river flats.</p> <p>The item is recommended for removal from the LEP schedule.</p>  |   |
| C-11<br>Natural vegetation,<br>Church Lane<br>SHI 2260033                                      | <p>Natural stand of mature ironbark trees. Eucalyptus Sp which are an important remnant of the original vegetation. However it is not an item that belongs in a cultural heritage study and should not be listed in the revised LEP schedule.</p> <p>The site is not recommended for listing in the LEP schedule.</p>   |   |
| C-14<br>Site of Castlereagh<br>Township, East<br>Wilchard Road &<br>Church Lane<br>SHI 2260030 | <p>The original township of Castlereagh was established by Governor Macquarie in 1811 to provide permanent settlement and flood refuge for local farmers. The planned town is one of five laid out at Macquarie's direction in the Hawkesbury/Nepean River system.</p> <p>It is recommended for heritage listing given the outstanding historical Macquarie association and tangible evidence of the town reserve through road alignments.</p>  |  |
| C-17<br>Plane trees (roadside<br>planting), Castlereagh<br>Road<br>SHI 2260034                 | <p>This roadside planting of plane trees adds to the scenic quality of Castlereagh Road and probably demonstrates an Inter-war beautification scheme.</p> <p>The site is not recommended for listing in the LEP.</p>  | Removed as part of Penrith Lakes Project  |
| CR-07<br>Celtis Roadside<br>Planting, Cranebrook<br>Road<br>SHI 2260043                        | <p>Celtis sp. avenue along Cranebrook Road is an important landscape feature of past planting schemes.</p> <p>The site is not recommended for listing in the LEP.</p>   | Removed as part of Penrith Lakes Project  |
| UC-07<br>Avenue Planting,<br>Castlereagh Road  | <p>An avenue planting of elms and robins may demonstrate an early farm boundary.</p> <p>The site is not recommended for listing in the LEP.</p>   | Removed as part of Penrith Lakes Project  |

## 6.8 State Heritage Register

The following properties are entered in the State Heritage Register:

- Upper Castlereagh public school and residence, Castlereagh Road (UC-03)
- Natural area at Agnes Banks, Rickards Avenue (AB-11)



## 6.9 Potential Heritage Items

No potential items were identified through fieldwork undertaken for the preparation of this review and/or nominated by the community, however it is noted that item UC-03 is actually located on two lots and the school residence requires separate listing at 1722 Castlereagh Road, even though it is currently listed in the REP and the SHR.

## 6.10 Planning codes, guidelines and studies

Existing statutory controls for heritage items in the upper portion of Castlereagh are contained in the *Penrith Local Environmental Plan 1994 (Environmental Heritage Conservation)*.

The upper portion of Castlereagh is included in the *Penrith Rural Lands Study* prepared by Penrith City Council (June 2001). The report highlights:

- River landscape
- Significant visual elements relate to European settlement
- Views of road take in rural landscape – post and rail, windbreaks, avenue plantings, landmark trees
- The large percentage of small sized land holdings
- Lots with native vegetation
- Public use and government uses
- Level land with significant native vegetation

The *Penrith Rural Lands Strategy* (September 2003) includes the upper portion of Castlereagh in the group of four rural centres where future settlement growth is possible.

The *Fauna and Flora Corridors Study* prepared for Penrith City Council by Land and Environment Planning in 1997 recommended the dedication the escarpment south of the old township as a fauna and flora corridor and the Agnes Banks and Castlereagh Nature Reserves.

The existing planning provisions for the southern portion of Castlereagh are contained within *Sydney Regional Environmental Plan No. 11 (The Penrith Lakes Scheme)* (gazetted 21 November 1986). The plan provides a framework for the development of regionally significant recreation lakes through controlled extraction of sand and gravel resources. Amendments to the plan permit the establishment of an international rowing course, reserve land for the relocation of Castlereagh Road, change the design of the lakes scheme and remove provisions concerning the preparation of statements of environmental effects and the provision of development control codes. The SREP includes a schedule of items of environmental heritage, which comprises:

- Hadley Park, shown as Heritage Item No 1 on the structure plan
- Nepean Park, shown as Heritage Item No 2 on the structure plan
- McCarthys Cemetery, shown as Heritage Item No 3 on the structure plan
- Upper Castlereagh Methodist Church and Hall, shown as Heritage Item No 4 on the structure plan).
- Upper Castlereagh School and Residence, part portion 54, Parish of Castlereagh, County of Cumberland, shown as Heritage Item No 5 on the structure plan

The *Penrith Lakes Scheme Regional Environmental Study: History of European settlement* prepared for the Department of Environment and Planning by F. Bently and J. Birmingham in 1983 identified the following items as being of at least local significance:

| RES No. | Bently and Birmingham No. | LEP No. | Name                                       | Level of significance     | Current Status |
|---------|---------------------------|---------|--|---------------------------|----------------|
| RES-01  | SITE-12                   |         | The Poplars; cottage and slab outbuildings | Considerable, Some        | Occupied       |
| RES-02  | SITE-13                   |         | Wright's cottage complex                   | Considerable, Some        | Removed        |
| RES-03  | SITE-22                   |         | Vine cottage complex                       | Considerable              | Removed        |
| RES-04  | SITE-26A                  | UC-01   | Methodist Church (1847)                    | Great                     | Extant         |
| RES-05  | SITE-39A                  | C-09    | Nepean Park                                | Great                     | Extant         |
| RES-06  | SITE-40                   | C-08    | Hadley Park complex and estate             | Great                     | Extant         |
| RES-07  | SITE-41                   |         | Cottage and outbuildings                   | Some                      | Removed        |
| RES-08  | SITE-43                   |         | Georgian cottage and outbuildings          | Considerable, Some        | Removed        |
| RES-09  | SITE-46                   |         | House and barns                            | Considerable              | Removed        |
| RES-10  | SITE-25B                  | UC-03   | Schoolmasters residence                    | Considerable              | Extant         |
| RES-11  | SITE-25A                  | UC-03   | Upper Castlereagh schoolhouse              | Considerable              | Extant         |
| RES-12  | SITE-26B                  | UC-02   | Church hall                                | Great                     | Extant         |
| RES-13  | SITE-29A                  |         | Jackson's House                            | Considerable              | ??             |
| RES-14  | SITE-34                   |         | Weatherboard cottage                       | Some                      | Removed        |
| RES-15  | SITE-37                   |         | Harris' cottage and farm buildings         | Some                      | Removed        |
| RES-16  | SITE-45                   |         | Slab and weatherboard cottage              | Great, Considerable, Some | Removed        |
| RES-17  | SITE-48                   | C-12    | Christ Church                              | Great                     | Extant         |
| RES-18  | SITE-57                   | CR-05   | "Strathcairns" (cottage)                   | Considerable              | Removed        |
| RES-19  | SITE-16                   |         | Allen Long's house complex                 | Considerable, Some        | Removed        |
| RES-20  | SITE-19A                  |         | Bungalow                                   | Considerable              | Removed        |
| RES-21  | SITE-23                   | UC-05   | Penrith quarry complex, Parkes Homestead   | Great                     | Extant         |
| RES-21? | SITE-21B,C,D              |         | Plantings                                  | Considerable, Some        | Not known      |
| RES-22  | SITE-24A                  |         | Federation cottage                         | Considerable              | Removed        |
| RES-23  | SITE-27                   |         | Parker's slaughter yard                    | Considerable              | Removed        |
| RES-24  | SITE-28                   |         | Parkers Homestead                          | Some                      | Removed        |
| RES-26  | SITE-33                   |         | Weatherboard cottage                       | Some                      | Removed        |
| RES-27  | SITE-42                   |         | Bungalow                                   | Little                    | Removed        |
| RES-28  | SITE-44                   |         | Bungalow                                   | Considerable, Some        | Removed        |
| RES-29  | SITE-47                   |         | Farm complex with barns                    | Considerable, Some        | Removed        |
| RES-30  | SITE-15                   | CR-09   | McCarthy's cemetery                        | Great                     | Extant         |

|        |          |       |  |                       |         |
|--------|----------|-------|--|-----------------------|---------|
| RES-31 | SITE-26C | UC-01 | Methodist Church cemetery                    | Great                 | Extant  |
| RES-33 | SITE-20  |       | Purcell's cottage                            | Some                  | Removed |
| RES-34 | SITE-31  | UC-06 | Lees House (ruins)                           | Considerable          | Removed |
| RES-35 | SITE-30  |       | Kerry Lodge (ruins)                          | Some                  | Removed |
| RES-35 | SITE-32  |       | Federation cottage                           | Some                  |         |
| RES-36 | SITE-35  |       | Barn, dairy and house (ruins)                | Considerable,<br>Some | Removed |
| RES-37 | SITE-49  | C-13  | Pise house (ruins)                           | Considerable          | Extant  |
| RES-39 | SITE-18  |       | Weatherboard cottage                         | Considerable          | Removed |
| RES-40 | SITE-19B |       | Weatherboard cottage and palms               | Considerable          | Removed |
| RES-41 | SITE-21A |       | Hunter's homestead                           | Considerable,<br>Some | Removed |
| RES-42 | SITE-1J  | NR-09 | Jackson's Mill (Site)                        | Considerable          |         |
| RES-43 | SITE-14  | CR-09 | McCarthy's farm (Site)                       | Great                 | Removed |
| RES-44 | SITE-17C |       | Michael Long's cottage (site)                | Considerable          | Removed |
| RES-45 | SITE-1G  | NR-09 | Allen's Mill (Site)                          | Great                 |         |
| RES-46 | SITE-24B |       | Inn (site)                                   | Considerable          | Removed |
| RES-47 | SITE-36  | C-07  | Early slab cottage (site only) and plantings | Considerable,<br>Some | Extant  |
| RES-48 | SITE-39B |       | Minnaville (site)                            | Great                 | Removed |
| RES-49 | SITE-50  |       | Alexander Frasers house (site)               | Considerable          | Extant  |
| RES-50 |          |       | Castlereagh road                             |                       | Extant  |
| RES-51 | SITE-5   |       | McCarthy's Lane (Jackson's Lane)             | Great                 | Extant  |
| RES-52 | SITE-6   |       | Farrells Lane                                | Considerable          | Removed |
| RES-53 | SITE-7   |       | Church Lane                                  | Great                 | Extant  |
| RES-54 | SITE-8A  |       | Wrights Lane                                 | Great                 | Removed |
| RES-55 | SITE-8B  |       | Carters Lane                                 | Considerable          | Removed |
| RES-56 | SITE-9   |       | Longs Lane                                   | Great                 | Removed |
| RES-57 | SITE-10A |       | Sheens Lane                                  | Considerable          |         |
| RES-58 | SITE-10B |       | Purcells Lane                                | Considerable          |         |
| RES-59 | SITE-10C |       | Jacksons Lane                                | Great                 | Removed |
| RES-60 | SITE-1B  |       | Longs Lane Crossing                          | Great                 |         |
| RES-61 | SITE-1C  |       | Sheens Lane Crossing                         | Considerable          |         |
| RES-62 | SITE-1D  |       | Jackson's Crossing                           | Considerable          |         |
| RES-63 | SITE-1E  |       | Single's Crossing                            | Considerable          |         |
| RES-64 | SITE-1A  |       | Nepean River bank                            | Great                 |         |
| RES-65 | SITE-2   |       | Cranebrook Creek                             | Some                  | Removed |
| RES-66 | SITE-1H  | NR-09 | Kinghorn's Mill (Site)                       | Considerable          |         |
| RES-67 | SITE-1F  |       | Howell's Crossing                            | Considerable          |         |

## 6.11 Comment

Castlereagh is an integral component of the cultural landscape of the Hawkesbury/Nepean River derived from the early colonial contiguous farmland grants, which albeit subdivided, continue to form the backbone of the pattern of land use in the area to this day. The evolution of rural land uses and historic associations

with the community supported by these are demonstrated in the collection of extant farmhouses established in the nineteenth century. This includes the local public school, church and cemetery reserves, cultural plantings, the Castlereagh Road which has long served as the principal means of access, and the former common and original township reserve.

Nestled between the broad flowing river course with its cleared terrace farm land and treed backdrop of the Blue Mountains Escarpment and the remnant bushland of the elevated natural area lying to the east of the suburb has high scenic values.

The low farmlands and higher town reserve and former common on the escarpment are of high historic and research values in the town being one of five Macquarie era settlements on the river system which is surrounded by a collection of individual farmhouses and former farm estates established in the first half of the nineteenth century.

Castlereagh is associated with themes such as agriculture, land tenure, mining, forestry, creative endeavour, and environment – cultural landscape, persons, religion, and towns, suburbs and villages. The suburb continues to exemplify these themes.

## 6.12 Recommendation

The cultural value of Castlereagh derives from the combination of the continuing practice of farming the riverside banks and the natural values of the background Blue Mountains escarpment forests and the broader setting of the river and mountains. These values are represented by the existing listings. Most of these items are of local significance, but some items date to the earliest decades of European settlement in Australia and should be considered for listing in the State Heritage Register. These items are the remains of the Welcome Inn (C-06), Hadley Park (C-08), and Nepean Park (C-09), and the McCarthy's cemetery (CR-10). Items AB-11 and UC-03 have previously been entered in the State Heritage Register.

The Castlereagh township site was nominated for listing in 1987. Given the outstanding historical association and tangible evidence of the reserve through road alignments, it is recommended that the site should be listed.



## 6.13 Policy


| Retain gazetted LEP heritage item listing: | Remove gazetted heritage item listing: | List as heritage items: | Retain gazetted REP heritage item listing: | Nominate listing on State Heritage Register: |
|--|--|-------------------------|--|--|
| C-02                                       | C-01                                   | C-08                    | C-08                                       | C-06   |
| C-03                                       | C-05 demolished                        | UC-01                   | CR-10/10A                                  | C-08   |
| C-04                                       | UC-06                                  | UC-02                   | UC-01, UC-02<br>(one site)                 | C-09/9A                                      |
| C-06 (inclusive of inter-war house)        | CR-09                                  | UC-03                   | UC-03                                      | CR-10/10A                                    |
| C-07                                       |  | C-09/9A                 |  | PC-02  |
| C-10                                       |  | PC-02                   |  | UC-01  |
| C-12                                       |  | C-14                    |  | C-14   |



|       |  |  |  |  |
|-------|--|--|--|--|
| C-13  |  |  |  |  |
| CR-08 |  |  |  |  |
| NR-09 |  |  |  |  |
| UC-04 |  |  |  |  |
| UC-05 |  |  |  |  |
| C-09  |  |  |  |  |

LT 2/55

|   |  |   |
|---|--|---|
| <b>PLAN OF THE LAND COMPRISED IN DEED</b><br><b>BK.596 NO.863 CA.54575</b>  |  | <b>D P 198257</b>   |
| Locality: CASTLEREAGH <sup>Mun / Shire</sup> <sub>City</sub> PENRITH  |  | Registered:  18.8.1992 |
| Parish: CASTLEREAGH County: CUMBERLAND  |  | Title System: OLD SYSTEM  |
| Reduction Ratio 1:400 Lengths are in metres   |  | Purpose: LIMITED FOLIO CREATION   |
|   |  | Ref Map: U6467-2 <sup>#</sup>   |
|   |  | Last Plan: _____  |
| THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND<br>THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL<br>THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919. |  |   |
|   |  |   |

|   |  |
|---|--|
| This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 9th September 1992 |  |
|    |  |
| 10 20 30 40 50 60 70 Table of mm 110 120 130 140  |  |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

## 1. SITE WORKS

| CODE | AREA                                      | FINISH   | IMAGE | COMMENT   |
|------|---|--|-------|---|
|      | Concrete footpath – New addition          | New 1.0m wide RC path with a 1.8m wide passing bay.<br>Refer to Structural Engineer's detail.<br><b>Note:</b> 100mm thick SL72, 30mm sand, as per Penrith City Engineering Construction Specification for Civil Works. |       | Finish: Broom non-slip  |
|      | Concrete slab – A/C enclosure             | New RC slab and 300mm stormwater pit to existing A/C enclosure.<br>Refer to Structural Engineer's detail.  |       |   |
|      | Concrete steps – Existing                 | Allow to re-secure/stabalise existing concrete steps.  |       |   |
|      | Concrete landing and steps – New Addition | New RC landing and steps throughout.<br>Refer to Structural Engineer's detail.   |       | Finish: Broom non-slip  |
|      | New access ramp – Concrete                | New portion of RC access ramp to height of 200mm above the existing natural ground level.<br>Refer to Structural Engineer's detail.<br><b>Note:</b> Cement render to ramp sides, paint finish.                         |       | Concrete finish: Broom non-slip<br>In accordance with AS 1428.1-2009.<br>Render paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer).                                   |
|      | New access ramp – Steel frame             | New steel frame access ramp with steel purlins to take new Inex 'Maxideck' 140 x 19mm decking boards or similar approved over and to ramp sides.<br>Refer to Structural Engineer's detail.                             |       | Steel paint finish – Colour: TBC<br>'Gloss' (min. 2 coats over galvanised primer)<br>Deck paint finish – Colour: Clear<br>Inex Ultra Clear Anti-Slip R12, P4 and P5(65)<br>In accordance with AS 1428.1-2009. |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA   | FINISH  | IMAGE | COMMENT                            |
|------|--|---|-------|------------------------------------|
|      | Balustrades and handrails<br>– Existing to be replaced | <p>New 50mm CHS with 3mm tube wall stainless steel 316 marine grade handrails fixed with 10mm pin fixings on galvanised steel posts with base fixings (baseplates) bolted with 4 fixings to RC slab at max. 1.2m centres.</p> <p>Refer to Elevations for extent.</p> <p><b>Note:</b> Baseplate not to protrude from handrail to the inside.</p> <p><b>Note:</b> All joints ground smooth.</p>   |       | In accordance with AS 1428.1-2009. |
|      | Balustrades and handrails<br>– Deck                    | <p>New 50mm CHS with 3mm tube wall stainless steel 316 marine grade handrails fixed with 10mm pin fixings on galvanised steel posts with base fixings (baseplates) bolted with 4 fixings to steel framed deck at max. 1.2m centres. 25mm CHS middle horizontal rail welded to galvanised steel posts.</p> <p>Refer to Elevations for extent.</p> <p><b>Note:</b> Baseplate not to protrude from handrail to the inside.</p> <p><b>Note:</b> All joints ground smooth.</p> |       | In accordance with AS 1428.1-2009. |
|      | Balustrades and handrails<br>– Ramp                    | <p>New 50mm CHS with 3mm tube wall stainless steel 316 marine grade handrails fixed with 10mm pin fixings on galvanised steel posts with base fixings (baseplates) bolted with 4 fixings to ramp at max. 1.2m centres.</p> <p>Refer to Elevations for extent.</p> <p><b>Note:</b> Baseplate not to protrude from handrail to the inside.</p> <p><b>Note:</b> All joints ground smooth.</p>  |       | In accordance with AS 1428.1-2009. |



## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                                | FINISH  | IMAGE | COMMENT  |
|------|-------------------------------------|---|-------|--|
|      | Steel plate kerb – Generally        | 100 x 5mm galvanised steel plate kerb fixed to upright posts of ramp and deck balustrades.  |       | In accordance with AS 1428.1-2009.   |
|      | Step nosing                         | New stair nosing 50 - 75mm wide and a min. 30% luminance contrast to concrete steps.  |       | In accordance with AS 1428.1-2009.   |
|      | Tactile indicators                  | New tactile indicators installed with stainless steel studs at the top and bottom of the new entry ramp in accordance with the BCA and Australian Standards.                              |       |  |
|      | New decking structure               | Steel framed deck structure.<br>Refer to Structural Engineer's details.   |       |  |
|      | New decking boards                  | Inex 'Maxideck' 140 x 19mm decking boards or similar approved fixed to deck structure in accordance with manufacturers specifications.<br><b>Note:</b> Decking to be fixed to deck sides. |       | Paint finish – Colour: Clear<br>Inex Ultra Clear Anti-Slip R12, P4 and P5(65)                  |
|      | New park benches x 2                |   |       | Allow a Provisional Sum  |
|      | Safety bollards – Southern side x 8 | 'Baychester' outdoor 125 x 125mm hardwood post, 1.2m above ground, with reflective tape to recess.<br><b>Note:</b> Bollard to be placed in suitable concrete base footings.               |       | By Structure –<br><a href="http://www.outdoorstructure.com.au">www.outdoorstructure.com.au</a> |
|      | Safety bollards – Western side x 8  | 'Baychester' outdoor 125 x 125mm hardwood post, 1.2m above ground, with reflective tape to recess.<br><b>Note:</b> Bollard to be placed in suitable concrete base footings.               |       | By Structure –<br><a href="http://www.outdoorstructure.com.au">www.outdoorstructure.com.au</a> |
|      | New site signage                    |   |       | Allow a Provisional Sum  |
|      | New 'Emergency Exit' lighting       | Install new 'Emergency Exit' lighting over all exit doors.  |       |  |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW


| CODE | AREA          | FINISH  | IMAGE | COMMENT                                 |
|------|---------------|---|-------|---|
|      | A/C enclosure | Capral aluminium extruded louvre enclosure with gate.<br><br>Refer to Door and Window Schedule. |       | Powdercoat finish – Colour: 'Paperbark' |

## 2. EXTERNAL FINISHES

**Note:** Allow to tidy up existing exposed electrical work throughout

| CODE | AREA                     | FINISH   | IMAGE | COMMENT   |
|------|--------------------------|--|-------|---|
|      | Brickwork – new addition | New smooth faced brick with mortar joints to match existing.   |       | Paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). |
|      | Cladding – new addition  | Horizontal pre-primed pine weatherboard cladding with profile to match existing adjacent.<br><br><b>Note:</b> Sarking and insulation throughout. |       | Paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). |
|      | Door awning x 2          | New timber framed awnings over double doors to Northern side of Hall to match the existing over Sothern side doors.                              |       | Paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). |
|      | Roofing – new awnings    | Zincalume custom-orb roofing, profile to match existing.   |       |   |
|      | Flashing                 | Folded Colorbond flashing.   |       | Pre-finished – Colour: 'Manor Red'  |
|      | Eaves lining             | Install new eaves lining over A/C units.   |       | Paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                                   | FINISH  | IMAGE   | COMMENT   |
|------|--|---|---|---|
|      | Soffit lining                          | New FC sheet soffit lining, paint finish.<br>Refer to the RC and Electrical Plan for extent.<br><b>Note:</b> Allow to remove existing Asbestos soffit lining. |   | Paint finish – Colour: TBC<br>Weathersheild Acrylic 'Low Sheen' (min. 2 coats over primer). |
|      | Door frames – timber                   | Pre-primed pine to match existing.<br>Refer to Door and Window Schedule.  |   | Paint finish – Colour: TBC<br>Aqua Enamel 'Semi Gloss' (min. 2 coats over primer).          |
|      | Window frames – timber                 | Pre-primed pine to match existing.<br>Refer to Door and Window Schedule.<br><b>Note:</b> Brio Hardware to be approved.  |   | Paint finish – Colour: TBC<br>Aqua Enamel 'Semi Gloss' (min. 2 coats over primer).          |
|      | Door threshold – existing              | Restore or replace existing damaged Terrazzo door threshold to Eastern side of Hall.<br>Size of threshold approximately 1400 x 300mm                          |  | Colour: To match existing   |
|      | Ceiling insulation – new addition      | 215mm Gold Batts 3.0 between rafters.   |   |   |
|      | External timber framed wall insulation | Provide min R2.5 value thermal insulation and sarking to all external walls.  |   |   |
|      | Internal timber framed wall insulation | Provide 75mm ACI Noise Control rockwool batts, or similar approved.   |   |   |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW


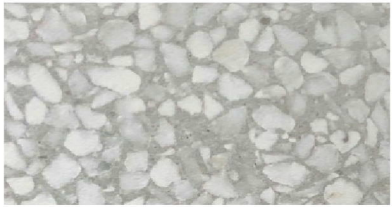

## 3. INTERNAL FINISHES

## 3.1 FLOORS

| CODE | AREA  | FINISH  | IMAGE   | COMMENT  |
|------|---|---|---|--|
|      | Flooring – Existing hall and stage                | Sand back and re-seal existing timber floorboards.  |   | Paint finish – Colour: Clear<br>2 Pac Polyurethane 'Satin' (min. 3 coats)                                |
|      | Flooring – Existing foyer                         | New 300 x 300mm concrete look 'Grey Grip' P5 pendulum floor tiles.<br><b>Note:</b> Allow to remove existing floor tiles and make good to RC slab for new tiles.   |    | By Skheme – (02) 8755 2300<br>Colour: 'Grey'<br>Epoxy grout – Colour: 'Charcoal' (2mm max. grout joints) |
|      | Flooring – Existing store room                    | Install new Forbo 'Marmoleum Vivace' vinyl flooring over existing storeroom floor.  |    | Colour: 3421 'Oyster Mountain'   |
|      | Flooring – New stage addition for accessible lift | New hardwood timber floorboards to match the existing.<br><b>Note:</b> Floorboards to be laid to match the direction of the adjoining stage.                      |   | Paint finish – Colour: Clear<br>2 Pac Polyurethane 'Satin' (min. 3 coats)                                |
|      | Door threshold – New                              | New Terrazzo door threshold to new double door opening between Hall and Store Room to match existing entry doors.<br>Size of threshold approximately 1800 x 300mm |  | Colour: To match existing  |



## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW




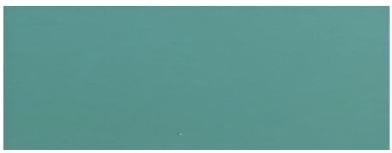
| CODE | AREA          | FINISH   | IMAGE   | COMMENT   |
|------|---------------|--|---|---|
|      | Male toilet   | 300 x 300 mm 'Terradmarmo' Terrazzo Di Marmo 12 Matt floor tile + R11 slip resistance.<br><br>Note: Allow to remove existing floor tiles and make good to RC slab for new tiles.<br><br>Note: Slip certificate required.               |  | By Surface Gallery – (02) 9566 2002<br>Epoxy grout – Colour: Charcoal (2mm max. grout joints) |
|      | Female toilet | 300 x 300 mm 'Terradmarmo' Terrazzo Di Marmo 12 Matt floor tile + R11 slip resistance.<br><br><b>Note:</b> Allow to remove existing floor tiles and make good to RC slab for new tiles.<br><br><b>Note:</b> Slip certificate required. |  | By Surface Gallery – (02) 9566 2002<br>Epoxy grout – Colour: Charcoal (2mm max. grout joints) |
|      | Access toilet | 300 x 300 mm 'Terradmarmo' Terrazzo Di Marmo 12 Matt floor tile + R11 slip resistance.<br><br><b>Note:</b> Allow to remove existing floor tiles and make good to RC slab for new tiles.<br><br><b>Note:</b> Slip certificate required. |  | By Surface Gallery – (02) 9566 2002<br>Epoxy grout – Colour: Charcoal (2mm max. grout joints) |

## 3.2 WALL FINISHES

**Note:** Allow to relocate kitchen plumbing coming through the wall

| CODE | AREA                 | FINISH   | IMAGE | COMMENT   |
|------|----------------------|--|-------|---|
|      | Existing – Generally | Patch and make good to existing wall finishes for new paint finish throughout.                 |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Low Sheen' (min. 2 coats over primer). |
|      | Existing – Foyer     | New 130mm pre-primed pine VJ Board wall paneling fixed to horizontal battens at 600mm centres. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Low Sheen' (min. 2 coats over primer). |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                                | FINISH  | IMAGE   | COMMENT   |
|------|-------------------------------------|---|---|---|
|      | Existing – Kitchen window in-fill   | New 'Aquacheck' set plasterboard wall with 400 x 300mm white 'Gloss' ceramic tiles to 2.1m high to match the existing finish on the kitchen side of wall. |   | Colour: White<br>Epoxy grout – Colour: White (2mm max. grout joints)  |
|      | New addition – Generally            | Set plaster to new cavity brick walls, paint finish.  |   | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Low Sheen' (min. 2 coats over primer).                       |
|      | New addition – Stage addition       | New 130mm pre-primed pine VJ Board wall paneling fixed vertically.  |   | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Low Sheen' (min. 2 coats over primer).                       |
|      | Male and Female toilets – Generally | 300 x 100mm 'Matt' subway wall tiles.   |    | By Surface Gallery – (02) 9566 2002<br>Colour: White<br>Epoxy grout – Colour: White (2mm max. grout joints)     |
|      | Male and Female toilets – Dado      | 100 x 100mm 'Matt' mosaic wall tiles.   |   | By Surface Gallery – (02) 9566 2002<br>Colour: Turquoise<br>Epoxy grout – Colour: White (2mm max. grout joints) |
|      | Access toilet – Generally           | 300 x 100mm 'Matt' subway wall tiles.   |  | By Surface Gallery – (02) 9566 2002<br>Colour: White<br>Epoxy grout – Colour: White (2mm max. grout joints)     |
|      | Access toilet – Dado                | 100 x 100mm 'Matt' mosaic wall tiles.   |  | By Surface Gallery – (02) 9566 2002<br>Colour: Turquoise<br>Epoxy grout – Colour: White (2mm max. grout joints) |
|      | Cleaner's cupboard – Splashback     | Stainless steel splashback.   |   |   |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

## 3.3 SKIRTINGS

| CODE | AREA                          | FINISH  | IMAGE | COMMENT   |
|------|-------------------------------|---|-------|---|
|      | Existing – Generally          | Existing skirting to remain, new paint finish.              |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |
|      | Existing – Foyer              | New 90 x 19mm pre-primed pine skirting board, paint finish. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |
|      | New addition – Generally      | New skirting to match existing, paint finish.               |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |
|      | New addition – Stage addition | New 90 x 19mm pre-primed pine skirting board, paint finish. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |

## 3.4 CORNICES

| CODE | AREA                     | FINISH      | IMAGE | COMMENT |
|------|--------------------------|-------------|-------|---------|
|      | New addition – Generally | Square set. |       |         |

## 3.5 ARCHITRAVES

| CODE | AREA                     | FINISH  | IMAGE | COMMENT   |
|------|--------------------------|---|-------|---|
|      | Existing – Generally     | Existing architraves to remain, new paint finish. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |
|      | New addition – Generally | New architraves to match existing, paint finish.  |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss'<br>(min. 2 coats over primer). |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA  | FINISH   | IMAGE | COMMENT  |
|------|---|--|-------|--|
|      | New addition – Opening to stage for platform lift entry | New architraves to match existing, paint finish. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss' (min. 2 coats over primer). |

## 3.6 CEILING FINISHES

| CODE | AREA                     | FINISH  | IMAGE | COMMENT  |
|------|--------------------------|---|-------|--|
|      | Existing – Generally     | Existing ceiling to remain, new paint finish.                           |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Flat' (min. 2 coats over primer). |
|      | Existing – Stage         | Restore existing set plasterboard ceiling over stage, new paint finish. |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Flat' (min. 2 coats over primer). |
|      | New addition – Generally | New set plasterboard ceiling, paint finish.                             |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Flat' (min. 2 coats over primer). |

## 3.7 DOORS &amp; WINDOWS

| CODE | AREA                                 | FINISH  | IMAGE | COMMENT  |
|------|--------------------------------------|---|-------|--|
|      | New doors – Generally                | Refer to Door and Window Schedule.              |       | Paint finish – Colour: TBC<br>Wash & Wear Acrylic 'Semi-gloss' (min. 2 coats over primer). |
|      | Door and window hardware – Generally | Satin chrome finish to all hardware throughout. |       |  |

## 3.8 ELECTRICAL

**Note:** Allow to tidy up existing exposed electrical work throughout

**Note:** Replace existing light bulbs with LED throughout



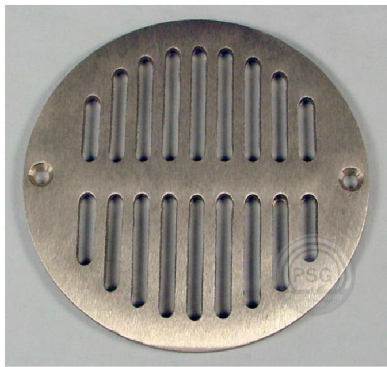
## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                 | FINISH                               | IMAGE | COMMENT                        |
|------|----------------------|--------------------------------------|-------|--------------------------------|
|      | GPO's                | HPM Linea or similar approved.       |       | All double GPO's.              |
|      | Switch plates        | HPM Linea or similar approved.       |       |                                |
|      | Light fittings       | Refer to the RC and Electrical Plan. |       |                                |
|      | Exhaust fans         | Refer to the RC and Electrical Plan. |       |                                |
|      | Emergency Exit signs | Refer to the RC and Electrical Plan. |       |                                |
|      | Smoke detectors      |                                      |       | Make good to BCA requirements. |
|      | Emergency services   |                                      |       | Make good to BCA requirements. |

**3.9 LIGHTING**

Refer to the RC and Electrical Plan.

**4. FIXTURES & FITTINGS****4.1 CLEANERS CUPBOARD**


| CODE | AREA            | FINISH  | IMAGE  | COMMENT |
|------|-----------------|---|--|---------|
|      | Floor waste x 1 | Stainless steel floor waste, plain slotted and screw fixed. |  |         |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                      | FINISH  | IMAGE   | COMMENT                    |
|------|---------------------------|---|---|----------------------------|
|      | Cleaners sink x 1         | <p>Britex stainless steel cleaner's sink with hinged stainless steel bucket grate and wall mounting brackets to suit.</p> <p><b>Note:</b> Front support legs and stainless steel splashback.</p> <p>Product Code: CSL</p> |  | By Britex – (02) 9531 2100 |
|      | Cleaners sink tap set x 1 | <p>Caroma contemporary lever wall tap set.</p> <p>Product Code: 90333C5A</p>  |  | By Caroma – (02) 9202 7000 |

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

## 4.2 MALE TOILET




| CODE | AREA                          | FINISH  | IMAGE   | COMMENT  |
|------|-------------------------------|---|---|--|
|      | Floor waste x 1               | Stainless steel floor waste, straight slotted and screw fixed.  |    |  |
|      | Toilet suite (accessible) x 1 | Caroma Care Liano clean flush series II wall faced toilet suite with single flap seat, Anthracite Grey.<br>Product Code: 766400AG |   | To comply with A.S.1428-1<br>By Caroma – (02) 9202 7000    |
|      | Grab rail (toilet) x 2        | RBA4040-810 – SS 40° angled right hand grab bar.  |  | To comply with A.S.1428-1<br>By RBA group – (02) 9570 8888 |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW




| CODE | AREA             | FINISH  | IMAGE  | COMMENT                    |
|------|------------------|---|--|----------------------------|
|      | Urinal x 2       | Caroma Torres wall hung urinal.<br>Product Code: 666101W        |   | By Caroma – (02) 9202 7000 |
|      | Basin x 2        | Caroma Opal 900 twin wall basin.<br>Product Code: 632510W       |   | By Caroma – (02) 9202 7000 |
|      | Basin shroud x 2 | Caroma Opal shroud to suit wall basin.<br>Product Code: 632601W |  | By Caroma – (02) 9202 7000 |



## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

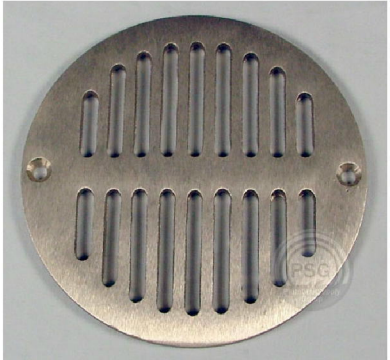

| CODE | AREA               | FINISH   | IMAGE  | COMMENT  |
|------|--------------------|--|--|--|
|      | Basin mixer x 2    | Chrome Posh Bristol MK2 basin mixer.<br>Product Code: 9505245<br><b>Note:</b> TMV for temperature set at maximum 43 degrees celcius. |   | By Reece – (02) 9518 4596                                      |
|      | Soap dispenser x 2 | Ecolab Nexa hand hygiene soap dispenser.<br>Product Code: 284393   |   | By Ecolab – <a href="http://www.ecolab.com">www.ecolab.com</a> |
|      | Hand dryer x 2     | Dyson Airblade V hand dryer, sensor operated.<br>Product Code: HU02  |  | By Dyson – 1800 239 766  |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                       | FINISH   | IMAGE   | COMMENT   |
|------|----------------------------|--|---|---|
|      | Toilet roll holder x 1     | Kimberly-Clark Professional surface mounted toilet paper holder.<br>Product Code: 4930   |    | To comply with A.S.1428-1<br>By Kimberly-Clark Professional –<br><a href="http://www.kcprofessional.co.in">www.kcprofessional.co.in</a> |
|      | Toilet partitions and nibs | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partitions and nibs with all associated fittings to equal ambulant fittings.  |    | Colour: Stone<br>By Waterloo Systems –<br>(02) 6244 3222  |
|      | Toilet partition doors     | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partition doors with all associated fittings to equal ambulant fittings.<br><b>Note:</b> To include fully concealed Waterloo 'Wave' red-green in-use indicator for all doors, 3 x hinges to all doors and 2 x 'Wave' combined coat hook / bumper for all doors. |  | Colour: Mandarin<br>By Waterloo Systems –<br>(02) 6244 3222   |
|      | Mirror x 2                 | 550 x 1200mm frameless mirror glue fixed to wall.  |   |   |

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

## 4.3 FEMALE TOILET


| CODE | AREA             | FINISH   | IMAGE  | COMMENT                    |
|------|------------------|--|--|----------------------------|
|      | Floor waste x 1  | Stainless steel floor waste, straight slotted and screw fixed. |   |                            |
|      | Toilet suite x 3 | Caroma Luna wall faced toilet suite.<br>Product Code: 2135002  |  | By Caroma – (02) 9202 7000 |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW



| CODE | AREA                          | FINISH   | IMAGE  | COMMENT  |
|------|-------------------------------|--|--|--|
|      | Toilet suite (accessible) x 1 | Caroma Liano clean flush series II wall faced toilet suite with single flap seat, Anthracite Grey.<br>Product Code: 766400AG |   | To comply with A.S.1428-1<br>By Caroma – (02) 9202 7000    |
|      | Grab rail (toilet) x 2        | RBA4040-810 – SS 40° angled right hand grab bar.   |   | To comply with A.S.1428-1<br>By RBA group – (02) 9570 8888 |
|      | Basin x 2                     | Caroma Opal 900 twin wall basin.<br>Product Code: 632510W  |  | By Caroma – (02) 9202 7000                                 |





1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA               | FINISH   | IMAGE  | COMMENT  |
|------|--------------------|--|--|--|
|      | Basin shroud x 2   | Caroma Opal shroud to suit wall basin.<br>Product Code: 632601W  |   | By Caroma – (02) 9202 7000                                     |
|      | Basin mixer x 2    | Chrome Posh Bristol MK2 basin mixer.<br>Product Code: 9505245<br><b>Note:</b> TMV for temperature set at maximum 43 degrees celcius. |   | By Reece – (02) 9518 4596                                      |
|      | Soap dispenser x 2 | Ecolab Nexa hand hygiene soap dispenser.<br>Product Code: 284393   |  | By Ecolab – <a href="http://www.ecolab.com">www.ecolab.com</a> |

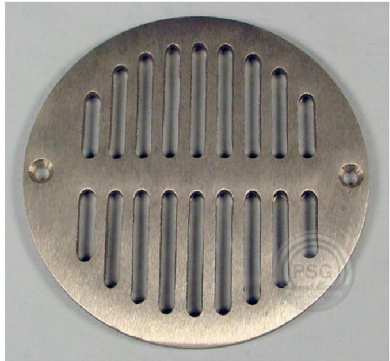
## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                   | FINISH   | IMAGE  | COMMENT   |
|------|------------------------|--|--|---|
|      | Hand dryer x 2         | Dyson Airblade V hand dryer, sensor operated.<br>Product Code: HU02                    |   | By Dyson – 1800 239 766   |
|      | Toilet roll holder x 1 | Kimberly-Clark Professional surface mounted toilet paper holder.<br>Product Code: 4930 |  | To comply with A.S.1428-1<br>By Kimberly-Clark Professional –<br><a href="http://www.kcprofessional.co.in">www.kcprofessional.co.in</a> |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                       | FINISH   | IMAGE   | COMMENT   |
|------|----------------------------|--|---|---|
|      | Toilet partitions and nibs | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partitions and nibs with all associated fittings to equal ambulant fittings.  |  | Colour: Stone<br>By Waterloo Systems –<br>(02) 6244 3222    |
|      | Toilet partition doors     | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partition doors with all associated fittings to equal ambulant fittings.<br><br><b>Note:</b> To include fully concealed Waterloo 'Wave' red-green in-use indicator for all doors, 3 x hinges to all doors and 2 x 'Wave' combined coat hook / bumper for all doors. |  | Colour: Mandarin<br>By Waterloo Systems –<br>(02) 6244 3222 |
|      | Mirror x 2                 | 550 x 1200mm frameless mirror glue fixed to wall.  |   |   |




## 4.4 ACCESSIBLE TOILET

| CODE | AREA            | FINISH   | IMAGE   | COMMENT |
|------|-----------------|--|---|---------|
|      | Floor waste x 1 | Stainless steel floor waste, straight slotted and screw fixed. |  |         |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW



| CODE | AREA                          | FINISH  | IMAGE   | COMMENT  |
|------|-------------------------------|---|---|--|
|      | Toilet suite (accessible) x 1 | Caroma Care 800 Cleanflush toilet suite with backrest and pedigree 11 care single flap seat.<br>Product Code: 901900BAG |    | To comply with A.S.1428-1<br>By Caroma – (02) 9202 7000    |
|      | Grab rail (toilet) x 1        | RBA4040-810 – SS 40° angled right hand grab bar.  |    | To comply with A.S.1428-1<br>By RBA group – (02) 9570 8888 |
|      | Grab rail (toilet) x 1        | RBA4000-045 – SS 450mm straight grab rail.  |   | To comply with A.S.1428-1<br>By RBA group – (02) 9570 8888 |
|      | Basin x 1                     | Caroma Opal 920 left hand wall basin.<br>Product Code: 632410W  |  | To comply with A.S.1428-1<br>By Caroma – (02) 9202 7000    |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA               | FINISH  | IMAGE  | COMMENT  |
|------|--------------------|---|--|--|
|      | Basin shroud x 2   | Caroma Opal shroud to suit wall basin.<br>Product Code: 632601W   |   | By Caroma – (02) 9202 7000                                     |
|      | Basin mixer x 2    | Chrome Posh Bristol MK2 basin mixer with extended handle.<br>Product Code: 9505250<br><b>Note:</b> TMV for temperature set at maximum 43 degrees celcius. |   | By Reece – (02) 9518 4596                                      |
|      | Soap dispenser x 2 | Ecolab Nexa hand hygiene soap dispenser.<br>Product Code: 284393  |  | By Ecolab – <a href="http://www.ecolab.com">www.ecolab.com</a> |




## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                   | FINISH   | IMAGE  | COMMENT   |
|------|------------------------|--|--|---|
|      | Hand dryer x 2         | Dyson Airblade V hand dryer, sensor operated.<br>Product Code: HU02                    |   | By Dyson – 1800 239 766   |
|      | Toilet roll holder x 1 | Kimberly-Clark Professional surface mounted toilet paper holder.<br>Product Code: 4930 |  | To comply with A.S.1428-1<br>By Kimberly-Clark Professional –<br><a href="http://www.kcprofessional.co.in">www.kcprofessional.co.in</a> |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                       | FINISH  | IMAGE  | COMMENT   |
|------|----------------------------|---|--|---|
|      | Change table x 1           | Koala Kare vertical wall mounted baby change table.<br>Product Code: KB101  |   | To comply with A.S.1428-1<br>By Koala Kare –<br><a href="http://www.koalabear.com">http://www.koalabear.com</a> |
|      | Toilet partitions and nibs | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partitions and nibs with all associated fittings to equal ambulant fittings. |  | Colour: Stone<br>By Waterloo Systems –<br>(02) 6244 3222  |

## 1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

| CODE | AREA                   | FINISH   | IMAGE   | COMMENT   |
|------|------------------------|--|---|---|
|      | Toilet partition doors | Waterloo Contemporary Laminex 13mm compact laminate with slimline headtrack sanitary partition doors with all associated fittings to equal ambulant fittings.<br><br><b>Note:</b> To include fully concealed Waterloo 'Wave' red-green in-use indicator for all doors, 3 x hinges to all doors and 2 x 'Wave' combined coat hook / bumper for all doors. |  | Colour: Mandarin<br><br>By Waterloo Systems –<br>(02) 6244 3222 |
|      | Mirror x 1             | 550 x 1200mm frameless mirror glue fixed to wall.  |   |   |




## 5. JOINERY

## 5.1 CLEANERS CUPBOARD

| CODE | AREA                  | FINISH   | IMAGE | COMMENT |
|------|-----------------------|--|-------|---------|
|      | Carcasses and shelves | HMR MDF, white laminate with 2mm PVC edge strips.  |       |         |
|      | D-pull handles x 3    | 100mm D-pull handles to cupboard door fronts.<br><br><b>Note:</b> Locks on cupboard doors keyed alike. |       |         |

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

## 6. SIGNAGE

| CODE | AREA   | FINISH   | IMAGE   | COMMENT  |
|------|--|--|---|--|
|      | Signage to male accessible toilet cubicle                | <p>Sign fixed to cubicle door.</p> <p>Install 1200 – 1600mm above FFL.</p> <p>Sign to have raised symbol, text and braille.</p> <p><b>Note:</b> 1.6mm thick U.V. stable textured impact acrylic sign, provide backing plate when fixed to brick wall or horizontal boards.</p> |    | <p>Colour: TBC</p> <p>To comply with BCA D3.6 and AS1428.1-2009</p> <p>By Visualise – <a href="http://www.visualise.com.au">www.visualise.com.au</a></p> |
|      | Signage to female accessible toilet cubicle              | <p>Sign fixed to cubicle door.</p> <p>Install 1200 – 1600mm above FFL.</p> <p>Sign to have raised symbol, text and braille.</p> <p><b>Note:</b> 1.6mm thick U.V. stable textured impact acrylic sign, provide backing plate when fixed to brick wall or horizontal boards.</p> |   | <p>Colour: TBC</p> <p>To comply with BCA D3.6 and AS1428.1-2009</p> <p>By Visualise – <a href="http://www.visualise.com.au">www.visualise.com.au</a></p> |
|      | Signage to unisex accessible toilet and baby change room | <p>Sign fixed to door.</p> <p>Install 1200 – 1600mm above FFL.</p> <p>Sign to have raised symbol, text and braille.</p> <p><b>Note:</b> 1.6mm thick U.V. stable textured impact acrylic sign, provide backing plate when fixed to brick wall or horizontal boards.</p>         |  | <p>Colour: TBC</p> <p>To comply with BCA D3.6 and AS1428.1-2009</p> <p>By Visualise – <a href="http://www.visualise.com.au">www.visualise.com.au</a></p> |

1158-1160 CASTLEREAGH ROAD, CASTLEREAGH, NSW

**7. SERVICES**

| CODE | AREA              | FINISH   | IMAGE | COMMENT  |
|------|-------------------|--|-------|--|
|      | Existing A/C unit | Existing A/C unit to be relocated and existing service connections to be capped off. |       | Allow a Provisional Sum.   |
|      | New A/C unit x 3  | New A/C units.   |       | Allow a Provisional Sum.   |
|      | Platform lift     | TSL 1100 BCA Steplift platform lift.   |       | By Parking Sons – 1300 775 464<br>In accordance with AS 1428.1-2009. |

**8. LANDSCAPING**

| CODE | AREA          | FINISH  | IMAGE | COMMENT |
|------|---------------|---|-------|---------|
|      | Tree planting | Plant 4 new trees to Southern side of Hall.<br><b>Note:</b> Tree species - Photenia Robusta,<br>140mm pot size. |       |         |





TREVOR R HOWSE

# DESIGN SPECIFICATION

## ACCESSIBILITY



### **PREPARED FOR**

*Penrith City Council C/- Justin Long Design*

### **REGARDING**

*1158-1160 Castlereagh Road, Castlereagh*

BUILDING REGULATIONS • FIRE SAFETY ENGINEERING • LEGAL SERVICES

e [admin@trevorhowse.com.au](mailto:admin@trevorhowse.com.au) w [www.trevorhowse.com.au](http://www.trevorhowse.com.au) a 27/16 Orchards Avenue, Breakfast Point, NSW, 2137

## Report Register

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The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of Trevor R Howse Pty Limited.

| Our Ref.  | Issue No. | Remarks                               | Issue Date |
|-----------|-----------|---------------------------------------|------------|
| J18174(a) | 1         | Accessibility Specification completed | 8.1.2019   |
|           |           |                                       |            |
|           |           |                                       |            |
|           |           |                                       |            |
|           |           |                                       |            |

The format, technical content and intellectual property associated with this report remain the property of Trevor R. Howse Pty Limited, and has been prepared, and may only be used, for the development / buildings the subject of this report.

# Contents Page

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|  |          |
|--|----------|
| <b>Summary &amp; Recommendations.....</b>                            | <b>4</b> |
| 1.1 Summary.....   | 4        |
| 1.2 Recommendations .....  | 5        |
| Introduction .....   | 6        |
| 2.1 General .....  | 6        |
| 2.2 Specification Purpose .....                                      | 6        |
| 2.3 Specification Basis .....  | 7        |
| 2.4 Exclusions.....  | 7        |
| 2.5 Limitations.....   | 7        |
| Building Description .....   | 9        |
| 3.1 General .....  | 9        |
| 3.2 Rise in Storeys .....  | 9        |
| 3.3 Building Classification.....                                     | 9        |
| 3.4 Effective Height.....  | 9        |
| 3.5 Type of Construction .....                                       | 9        |
| 3.6 General Floor Area Limitations.....                              | 10       |
| Disability Standard 2010 – Background.....                           | 11       |
| 4.1 General .....  | 11       |
| NCC 2016 Vol. 1 – Specification .....                                | 17       |
| 4.1 General .....  | 17       |
| 4.2 Section D – Access & Egress.....                                 | 17       |
| 4.3 Section E – Services & Equipment.....                            | 20       |
| 4.4 Section F – Health & Amenity.....                                | 20       |
| The Access Code – Specification.....                                 | 23       |
| 5.1 General .....  | 23       |
| 5.2 Part D3 – Access for people with a disability .....              | 23       |
| 5.3 Part D4 – Braille and tactile signs .....                        | 24       |
| 5.4 Part D5 – Accessible water entry / exit for swimming pools ..... | 25       |
| 5.5 Part E3 – Lift installations.....                                | 25       |
| 5.6 Part F2 – Sanitary and other facilities .....                    | 26       |

## Summary & Recommendations

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### 1.1 Summary

This “Design Specification – Accessibility” has been prepared at the request of Penrith City Council C/- Justin Long Design.

It relates to the **Building Works Package** associated with the undertaking of alterations and additions to the existing building located at 1158-1160 Castlereagh Road, Castlereagh.

**Figure 1.1.1 – Existing aerial photo**



The purpose of this Design Specification is to –

- Identify those *primary* accessibility requirements of the National Construction Code 2016, Volume 1 (NCC 2016 Vol. 1) applicable to the proposed building work; and
- Identify those *primary* requirements contained within Schedule 1 of the Disability [Access to Premises] Standard 2010 (The Access Code) applicable to the proposed building work; and

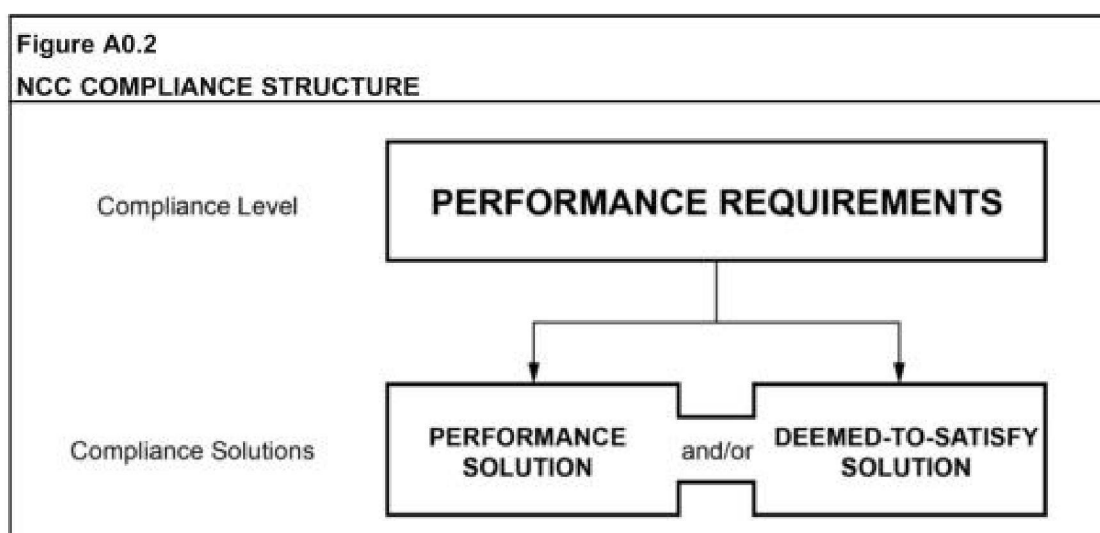
- Form part of the overall package of approved documentation under a Building Application against which the works shall be undertaken, and inspected and certified at completion.

In reviewing the content of this report, it is highlighted that Compliance Structure of the NCC is as depicted in figure 1.1.2 below.

As this excerpt from the NCC 2016 Vol. 1 illustrates, a proposed design **must** comply with the applicable performance requirements.

It is a common misconception that a proposed design must comply with the deemed-to-satisfy provisions in the Code. The deemed-to-satisfy provisions are simply but one method of complying with the applicable performance requirements.

**Figure 1.1.2 – NCC Compliance Structure**



## 1.2 Recommendations

Undertake the proposed works in accordance with –

- The nominated documentation (item 2.3 of this report); and
- The NCC 2016 Vol. 1 prescribed requirements in Section 5 of this report; and
- The Access Code prescribed requirements in Section 6 of this report.

Particular attention is drawn to Clause D3.3 in Section 5 of this report.



- Form part of the overall package of approved documentation under a S109R Design Certificate against which the works shall be undertaken, and inspected and certified at completion.

### 2.3 Specification Basis

The content of this Specification ONLY reflects and relies upon –

- The Disability (Access to Premises) Standard 2010 (“Access Standard”);
- The accessibility provisions of Parts D3 and F2 of the National Construction Code Volume 1 (“NCC 2016 Vol. 1”); and
- Architectural documentation prepared by Justin Long Design –

DA

DA issue

12.12.2018

### 2.4 Exclusions

This Specification should also not be construed to infer that an assessment for compliance with the following has been undertaken –

- Structural design documentation;
- Mechanical, Hydraulic and Electrical services design documentation;
- The operational capacity / compliance of building services;
- The requirements of service providers (i.e. Telstra, Sydney Water, AGL);
- The requirements of the Work Cover Authority;
- The Disability Discrimination Act (DDA); and
- The non-accessibility provisions of NCC 2016 Vol. 1.

### 2.5 Limitations

It is conveyed that this Specification does not relieve any other party, including but not limited to architect, structural engineer, services consultant, authorities, and builder, from their responsibility to ensure the design and construction of the proposed works complies with the relevant Codes and Standards.

Additionally, while this Specification has been prepared to identify the *primary* prescriptive provisions of the NCC 2016 Vol. 1 and The Access Code applicable to the proposed design, it has NOT been compiled to document every individual detail (requirement) of those prescriptive provisions.

For more detailed information in respect of the design requirements of any prescriptive provisions listed (or not listed) in this Specification, project stakeholders need consult with our office or the relevant reference in the NCC 2016 Vol. 1 and The Access Code.

## Building Description

---

### 3.1 General

The overall site is located at 1158-1160 Castlereagh Road, Castlereagh, and is bounded by –

- Castlereagh Road (to the east)
- Adjoining properties (to the north, south and west)

For the purposes of the NCC 2016 Vol. 1, the subject building is described within items 3.2 – 3.6 below.

### 3.2 Rise in Storeys

The existing building has a rise in storeys of one (1)

### 3.3 Building Classification

The existing building contains a single classification, namely –

- Class 9b – assembly

The proposed use is of a single classification, namely –

- Class 9b – assembly

### 3.4 Effective Height

This report is based upon the premise that the existing building has an effective height of less than 25-metres.

### 3.5 Type of Construction

The existing building is subject to the Type C Construction requirements of the BCA.

### 3.6 General Floor Area Limitations

The building in which the subject floors are contained are restricted to the following floor area and volume limitations for individual fire compartments –

- Class 9b
  - Floor area – 3,000 m<sup>2</sup>
  - Volume – 18,000 m<sup>3</sup>

## Disability Standard 2010 – Background

---

### 4.1 General

The Disability [Access to Premises] Standard 2010 was, like the National Construction Code, formulated at the Commonwealth government level, to be applied in all States and Territories of Australia.

Consequently, in broad terms, the compliance standards now applied to a building project includes –

- The National Construction Code
- Development Consent / Complying Development conditions
- The Disability Standard 2010

The Disability Standard 2010 was promulgated under Section 31 of the “Disability Discrimination act 1992” (DDA), and took effect on 1 May 2011.

Building projects to which the Disability Standard 2010 are applicable, can be divided into three (3) categories, namely –

- A new building;
- A new part, and any affected part, of an existing building; and
- An existing public transport building that is still in use on any of the target dates mentioned in the table in Section 3.1 (Disability Standard 2010).

While each of these (and other) terms are defined within Part 1 of the Disability Standard 2010, several are summarised below –

*“New building: Is a new building if –*

*(i) it is not a part of a building; and*

*(ii) either:*

- 1. an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or*



2. *all of the following apply:*

- A. *it is constructed for or on behalf of the Crown;*
- B. *the construction commences on or after 1 May 2011;*
- C. *no application for approval for the construction is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.*

*New Part:* *A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which –*

- (i) *an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or*
- (ii) *all of the following apply:*
  - 1. *the building work is carried out for or on behalf of the Crown;*
  - 2. *the building work commences on or after 1 May 2011;*
  - 3. *no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.*

*Affected part:* *An affected part is –*

- (i) *the principal pedestrian entrance of an existing building that contains a new part; and*
- (ii) *any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.”*

Building projects performed in any of these categories must comply with The Access Code.

The Access Code is contained within Schedule 1 of the Disability Standard 2010 and, like the access (disabled) provisions of the BCA, essentially provides specific criteria / characteristics required for inclusion within the proposed design for building works.

It is reasonable to conclude that compliance with the Deemed-to-Satisfy provisions in the Building Code of Australia (as is currently NCC 2016 Vol. 1) will ensure compliance with the Access Code in the Premises Standards. <sup>[1]</sup>

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<sup>1</sup> Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

However, it is important to note that there are differences in the application of the “Premises Standard” and the access (disabled) provisions of the NCC 2016 Vol. 1; these differences may be summarised as follows –

*“The Premises Standards apply to the construction of new buildings and new parts of existing buildings. Unlike the Building Code of Australia (BCA), the Premises Standards also apply to a specified path of travel in an existing building (the ‘affected part’) and require a mandatory upgrade where that part does not comply with the Premises Standards.*

*The technical disability access requirements, which mirror the current disability access provisions of the BCA, are set out in Schedule 1 of the Premises Standards and are referred to as the Access Code for Buildings.*

*The Premises Standards do not apply to Class 1a buildings, or to a Class 10 building if it is associated with a Class 1a or a Class 4 building.*

*The Premises Standards also differ from the BCA with respect to how each applies to Class 1b and Class 2 buildings.”<sup>[2]</sup>*

There are two methods for achieving compliance with the Performance Requirements of the Access Code, as there are for achieving compliance with the NCC 2016 Vol. 1, namely –

- by using a ‘Deemed-to-Satisfy’ approach, or
- by meeting the Performance Requirements by using an alternative approach

Importantly, the Disability Standard 2010 also contains a number of exceptions and concessions. These are described in Part 4 of the Disability Standard 2010 and encompass the following categories –

- Unjustifiable hardship
- Acts done under statutory authority
- Lessees
- Lift concession
- Toilet concession

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<sup>2</sup> Building Professionals Board – BPB Practice Advice PS11-001 – December 2011

The extent to which the content of these exceptions and concessions apply to a specific building project should be assessed on a project-specific basis. However, the following provides some general commentary relevant to application –

- Unjustifiable hardship

Where compliance with the Standards would impose an unjustifiable hardship on a person, the person does not have to comply with the Standards.

However, the person must comply with the Premises Standards to the maximum extent that does not involve unjustifiable hardship.

The circumstances which may constitute unjustifiable hardship are set out in Part 4.1 of the Disability Standard 2010 and include –

- (i) the financial position of the person required to comply with the requirement;
- (ii) any exceptional technical factors (such as the effect of load bearing elements on the structural integrity of the building) or geographic factors (such as gradient or topography);
- (iii) whether the costs of alterations to make a premises accessible is disproportionate to the value of the building;
- (iv) the benefits to the building owner or people with a disability to either comply or not comply with the Premises Standards.

Unjustifiable hardship does not apply to non-compliance with the Building Code of Australia, nor to non-compliance with a condition of development consent in relation to access or facilities for people with a disability. <sup>[3]</sup>

- Acts done under statutory authority

Section 4.2 of the Disability Standard 2010 preserves the general exemption under the DDA in relation to anything done in direct compliance with, for example, an order of a court or another law that has been prescribed under the DDA. <sup>[4]</sup>

- Lessees

Where an existing building is upgraded or extended in a way that triggers the requirement for a building approval, the Disability Standard 2010 will generally require an upgrade of the 'affected part' of the building.

This will entail the provision of a continuous accessible path of travel between the principal pedestrian entrance and the new part of the building.

Section 4.3 of the Disability Standard 2010 provides a limited concession from this requirement.

<sup>3</sup> Building Professionals Board – BPB Practice Advice PS11-004 – December 2011

<sup>4</sup> Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

Where a building is occupied by a number of lessees (i.e. by 2 or more lessees), and an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement on the lessee or any other person to provide a continuous accessible path of travel to the area of new work which the person leases.

For example, if one of a number of lessees to a building applies for an approval for a renovation of the sixth level of an existing multi-storey building, and this approval triggers the application of the Disability Standard 2010, then the lessee would only need to upgrade the area subject to the building approval.

That is, the lessee would not need to provide an accessible path of travel from the entrance to the building to the sixth floor (the affected part).

If the application for the renovation of the sixth floor included renovation of the toilets within the leased area, the lessee would be required to upgrade those toilets to meet the Disability Standard 2010 requirements (subject to any other concession which might apply to existing accessible toilets below).

This concession recognises that the lessee generally has no control over those parts of a building which they do not lease, such as the common areas of a building.

If the building application extends beyond the area of the building leased by the applicant, the concession will not apply to the path of travel to those areas.

The concession will not apply if the building is leased to only one person or entity or if the application for building approval is made by the owner of the building.<sup>[5]</sup>

- Lift concession

Section 4.4 of the Disability Standard 2010 provides a concession from the requirements of Table E3.6 (b) of the Access Code in relation to lift dimensions for existing lifts.

Where an existing lift travels more than 12 metres and has a lift floor of not less than 1100 mm by 1400 mm (i.e. if it complies with access requirements imposed by the BCA prior to the commencement of the Disability Standard 2010), it does not have to meet the usual Access Code requirements.

The Premises Standards would otherwise require the floor space of a lift that travels more than 12 metres to be a minimum of 1400 mm by 1600 mm.

This concession recognises that the earlier access requirements for lifts under the BCA only required floor dimensions of 1100 mm by 1400 mm and that rebuilding a lift shaft to house the larger lift floor dimensions could impose an unreasonable cost.

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<sup>5</sup> Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

Other access features on a lift undergoing upgrade required by Table E3.6 (b), such as requirements for accessible lift controls and provision of audible information are not affected by this concession and must be provided.

It is intended that this concession will be addressed through changes to state and territory building legislation or regulation. <sup>[6]</sup>

- Toilet concession

Section 4.5 of the Disability Standard 2010 provides a concession for existing accessible sanitary compartments. The concession states that certain existing accessible sanitary compartments do not have to comply with AS 1428.1–2009 as generally required by the Access Code.

The concession, however, is available only where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001 and is in a ‘new part’, or an ‘affected part’, of an existing building.

If an existing accessible sanitary compartment is in a ‘new part’ or ‘affected part’ of a building (and triggers a requirement for upgrading) and does not meet the requirements of AS1428.1–2001, it would be required to upgrade to meet the requirements of AS 1428.1–2009.

This concession recognises that the significant cost of upgrading the circulation space in existing sanitary facilities would not be justified where those facilities meet previous accessibility requirements. <sup>[7]</sup>

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<sup>6</sup> Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

<sup>7</sup> Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011



# NCC 2016 Vol. 1 – Specification

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## 4.1 General

The following accessibility prescriptive provisions of the NCC 2016 Vol. 1 are applicable to the proposed building works.

In each instance, the *primary* requirements of these prescriptive provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in the NCC 2016 Vol. 1 should be consulted by the project team / stakeholders.

## 4.2 Section D – Access & Egress

- Clause D3.3 – Parts of buildings to be accessible

AS 1428.1-2009 compliant access for people with a disability is to be provided to and within all parts.

This necessitates the provision of the following characteristics –

- (a) An unobstructed opening width to all new doorways, of not less than 850-mm
- (b) Floor surfaces, including changes in level, must be AS 1428.1-2009 compliant in terms of being non-slip;
- (c) New door hardware must be installed as per AS 1428.1-2009 (i.e. located between 900-1100-mm above the floor, have a gap between the back of the handle and the face of the door leaf of 35-45-mm);
- (d) AS 1428.1-2009 compliant turning spaces within 2-metres of dead-ends in accessways, where it is not possible to continue along the accessway;
- (e) All new non-power operated swing and sliding door leafs must be provided with AS 1428.1-2009 compliant circulation space to both sides of the opening.
- (f) All new doorways must have a minimum luminance contrast of 30% provided between either the –
  - 1. door leaf and door jamb;
  - 2. door leaf and adjacent wall;
  - 3. architrave and wall;
  - 4. door leaf and architrave; or

5. door jamb and adjacent wall.

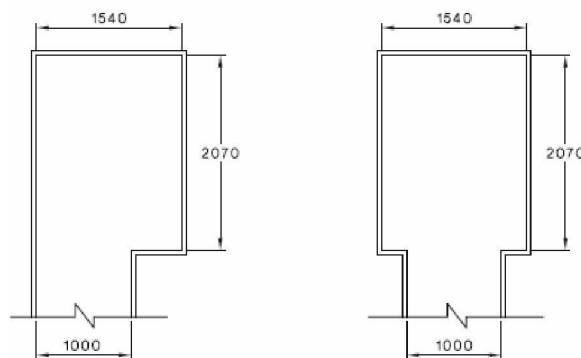
The minimum width of the area of luminance contrast must not be less than 50-mm.

- (g) Power operated doors must be operated by automatic sensor or push button controls installed as per clause 13.5.3 and 13.5.4 of AS 1428.1-2009.

Such manual controls must be –

1. located on the continuous accessible path of travel
2. no closer than 500 mm from an internal corner
3. between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

The following excerpt from AS 1428.1-2009 illustrates the dimensions of the turning space referred to in item (d) above



Having regard to this, the following observations are extended –

- (a) The retained double door leafs opening from the building opening from the hall out onto the new deck do not appear to have an individual door leaf not less than 850-mm (clear opening) in each doorway opening
- (b) The proposed ramp shall have a length longer than 9-metres without an intermediate landing
- (c) The balustrade to perimeter of the new deck and the ramp need be designed and constructed to AS 1428.1-2009, as includes the provision of kerb rails

- **Clause D3.6 – Signage**

- (a) The proposed accessible and ambulant sanitary facilities must be provided with BCA Specification D3.6 compliant tactile and braille signage incorporating the International Symbol of Access;
- (b) The exit doors from the building must be provided with BCA Specification D3.6 compliant signage stating “EXIT” and “LEVEL” followed by the floor level number or floor level descriptor.



- **Clause D3.8 – Tactile indicators**

AS/NZS 1428.4.1 compliant tactile ground surface indicators are to be provided to the top and bottom of the new ramp.

Having regard to this, the following observations are extended –

- (a) The tactiles depicted at the top of the ramp, appear to be more than 300-mm from the top of the rap (where it meets the landing)

- **Clause D3.12 – Glazing on an accessway**

All frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

Markings must be solid, non-transparent and contrasting, and must extend the full width of the glazing panel(s).

The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel.

The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

### 4.3 Section E – Services & Equipment

- Clause E3.6 – Passenger lifts

The proposed low-rise platform lift providing access onto the stage need have the following characteristics –

- (a) Have AS 1735.12 compliant handrails
- (b) Have a floor dimension not less than 1100-mm wide x 1400-mm deep
- (c) Have AS 1735.12 compliant doorway opening
- (d) Emergency hands-free communication.

### 4.4 Section F – Health & Amenity

- Clause F2.4 – accessible sanitary facilities

The proposed works depict the provision of two (2) new ambulant cubicles and one (1) new accessible sanitary facility.

Both the proposed ambulant and accessible cubicles need comply with AS 1428.1-2009 (see also figures 4.4.1 and 4.4.2 below).

**Diagram 4.4.1**

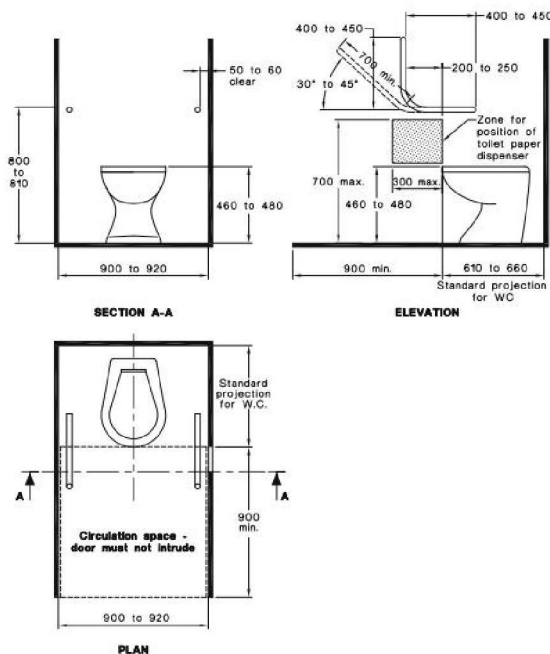


Diagram illustrating the layout and dimensions of a portable toilet unit, including a portable sanitary disposal unit and a basin.

**Dimensions:**

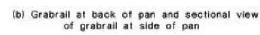
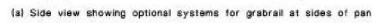
- Overall width: 1900 min.
- Overall height: 430 min.
- Top section width: 450 to 460
- Top section height: 600 max.
- Top section width (inner): 400 max.
- Top section height (inner): 50 to 60
- Top section width (inner): 300 min.
- Top section height (inner): 50 to 60
- Top section width (inner): 450 min.
- Top section height (inner): 600 min.
- Top section width (inner): 800 ±10
- Top section height (inner): 200 to 250
- Top section width (inner): 2300 min.
- Top section height (inner): 330 min.
- Top section width (inner): 100 max. permitted encroachment zone

**Exclusion Zones:**

- Exclusion zone (top left)
- Exclusion zone (top right)
- Exclusion zone (bottom left)
- Exclusion zone (bottom right)

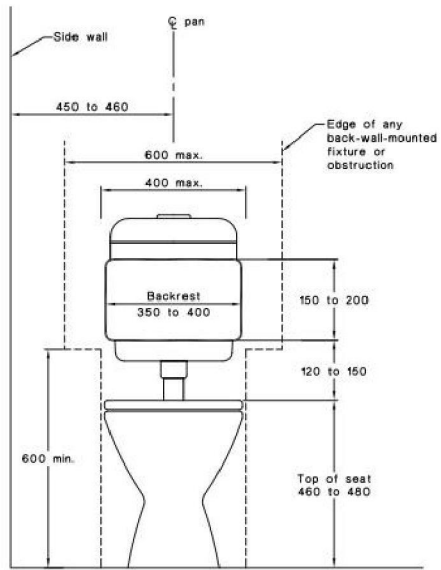
**Legend:**

- Circulation space line

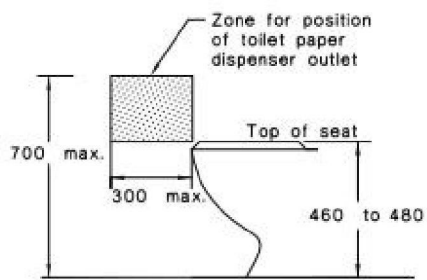


**ELEVATION B**





(a) Front view



DIMENSIONS IN MILLIMETRES

## The Access Code – Specification

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### 5.1 General

The following accessibility prescriptive provisions of The Access Code are applicable to the proposed building works.

In each instance, the *primary* requirements of these prescriptive provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in The Access Code should be consulted by the project team / stakeholders.

### 5.2 Part D3 – Access for people with a disability

- Clause D3.3 – Parts of buildings to be accessible

As per Clause D3.3 in item 4.2 of this report above.

- Clause D3.6 – Signage

As per Clause D3.6 in item 4.2 of this report above.

- Clause D3.8 – Tactile indicators

As per Clause D3.8 in item 4.2 of this report above.

- Clause D3.12 – Glazing on an accessway

As per Clause D3.12 in item 4.2 of this report above.

### 5.3 Part D4 – Braille and tactile signs

- **Clause D4.2 – location of braille and tactile signs**

In respect of the signage described in NCC 2016, Vol 1 Clause D3.6 above, the symbols, numbering and lettering must be designed and installed as follows –

- (a) braille and tactile components of a sign must be located not less than 1 200 mm and not higher than 1600 mm above the floor or ground surface;
- (b) signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not more than 1350 mm above the floor or ground surface;
- (c) signs identifying rooms containing features or facilities listed in clause D3.6 must be located:
  1. on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and
  2. where 1 above is not possible, the sign may be placed on the door itself.

- **Clause D4.3 – braille and tactile sign specification**

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters; and
  1. upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm; and
  2. lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.

Tactile text must be Arial typeface.

- **Clause D4.4 – luminance contrast**

The following apply to luminance contrast:

- (a) the background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%;
- (b) tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted;
- (c) luminance contrasts must be met under the lighting conditions in which the sign is to be located.

- **Clause D4.5 – lighting**

Braille and tactile signs must be illuminated to ensure *luminance contrast* requirements are met at all times during which the sign is required to be read.

- **Clause D4.6 – braille**

The following applies to braille –

- (a) braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority;
- (b) braille must be raised and domed;
- (c) braille must be located 8 mm below the bottom line of text (not including descenders);
- (d) braille must be left justified;
- (e) where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers;
- (f) on signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.

## **5.4 Part D5 – Accessible water entry / exit for swimming pools**

Not applicable to the proposed works.

## **5.5 Part E3 – Lift installations**

- **Clause E3.6 – Passenger lifts**

As per Clause E3.6 in item 4.3 of this report above.

## **5.6 Part F2 – Sanitary and other facilities**

- Clause F2.4 – accessible sanitary facilities

As per Clause F2.4 in item 4.4 of this report above.