



STATEMENT OF ENVIRONMENTAL EFFECTS

**GREY GUMS OVAL,
CRANEBROOK**

**(Building B)
& Auxiliaries**

**Canteen, Canteen Store, Meeting Room, Office,
First Aid Room, Referee Room, Stores,
Plant/Service**

Revision	Date	Approved by
A	29.05.2018	RMC

STATEMENT OF ENVIRONMENTAL EFFECTS
Section 4.55
For Modifications of Consent – Generally
1A) Modifications involving minimal environmental impact.
DA12/0519

GREY GUMS OVAL , CRANEBROOK
New Recreation Building (Building B)
Canteen, Canteen Store, BBQ Store, First Aid, Referee, Accessible Toilet, Office,
Store Room, and Plant/Services Rooms.

INTRODUCTION

This Statement of Environmental Effects has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., Architectural Supervisor from Penrith City Council.

The statement has been prepared to accompany a revised Development Application DA12/0519 and Construction Certificate for the works:

The works are substantially the same development for which the original consent was granted, and has minimal environmental impact.

SCOPE OF WORKS

The works will consist of :

New Recreation (Building B)

Canteen, Canteen Store, BBQ Store, First Aid, Referee, Accessible Toilet, Office, Store Room, and Plant/Services Rooms.

SITE

The subject site, Grey Gums Oval has a street address of Lot 101 Laycock Street, Cranebrook and is contained by three parcels of land, Lot 101, Lot 102, and Lot 103, DP1173296. The site has an irregular shape allotment with a site area of 14,170,000 hectares.

The irregular shaped land is bound by a number of road ways and residential blocks. To the north the site is bound by Michael Gynn Close, Graham Street, Grey Gum Road Lot 17, DP260989, Lot 39 DP260989, Lot 40 DP 260989, and Lot 1220 DP625167. To the east the site is bound by Grey Gums Road, Aerial Crescent. To the south the property is bound by Scenic Circuit, Andrews Road and the properties within Kola Glen, while to the west Laycock Street.

The site also acts as a Detention basin, contained separately by the two Ovals.

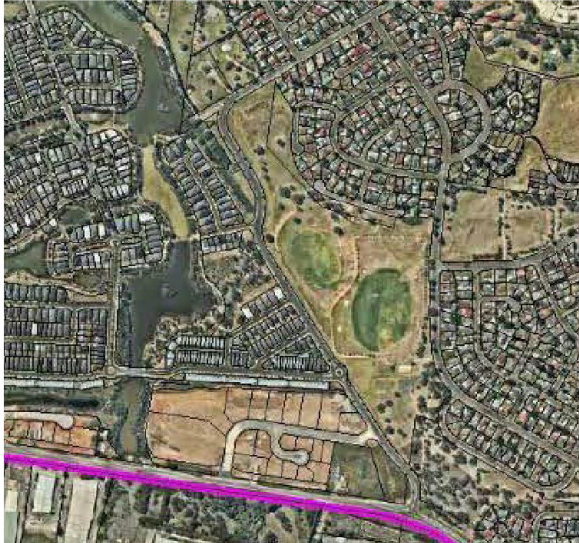


Figure 1: Aerial
Subject site- highlighted
Source: PCC Exponare,
Date: 25 March 2018

EXISTING USE

The site is occupied with a recreation facility and an on site carpark, number of metal shipping containers, a playground and irrigation water tank .

The site has two fields, used for AFL and Athletics, and an amenities building containing Change rooms, Canteen.

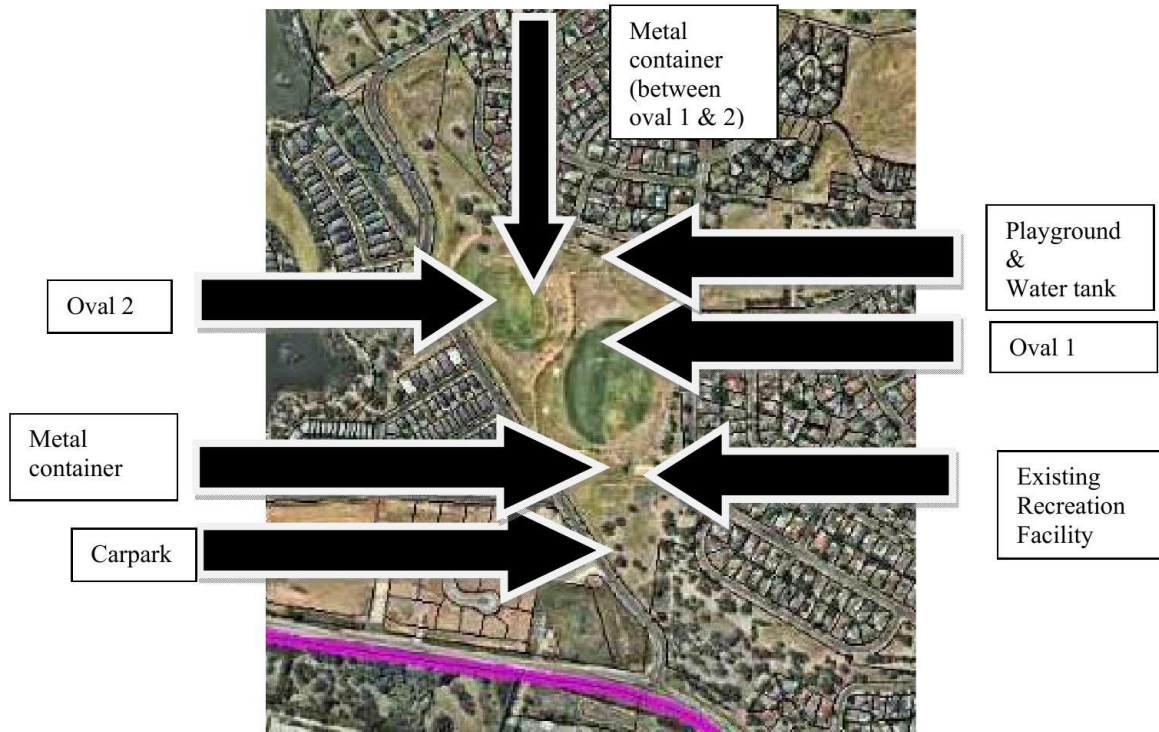
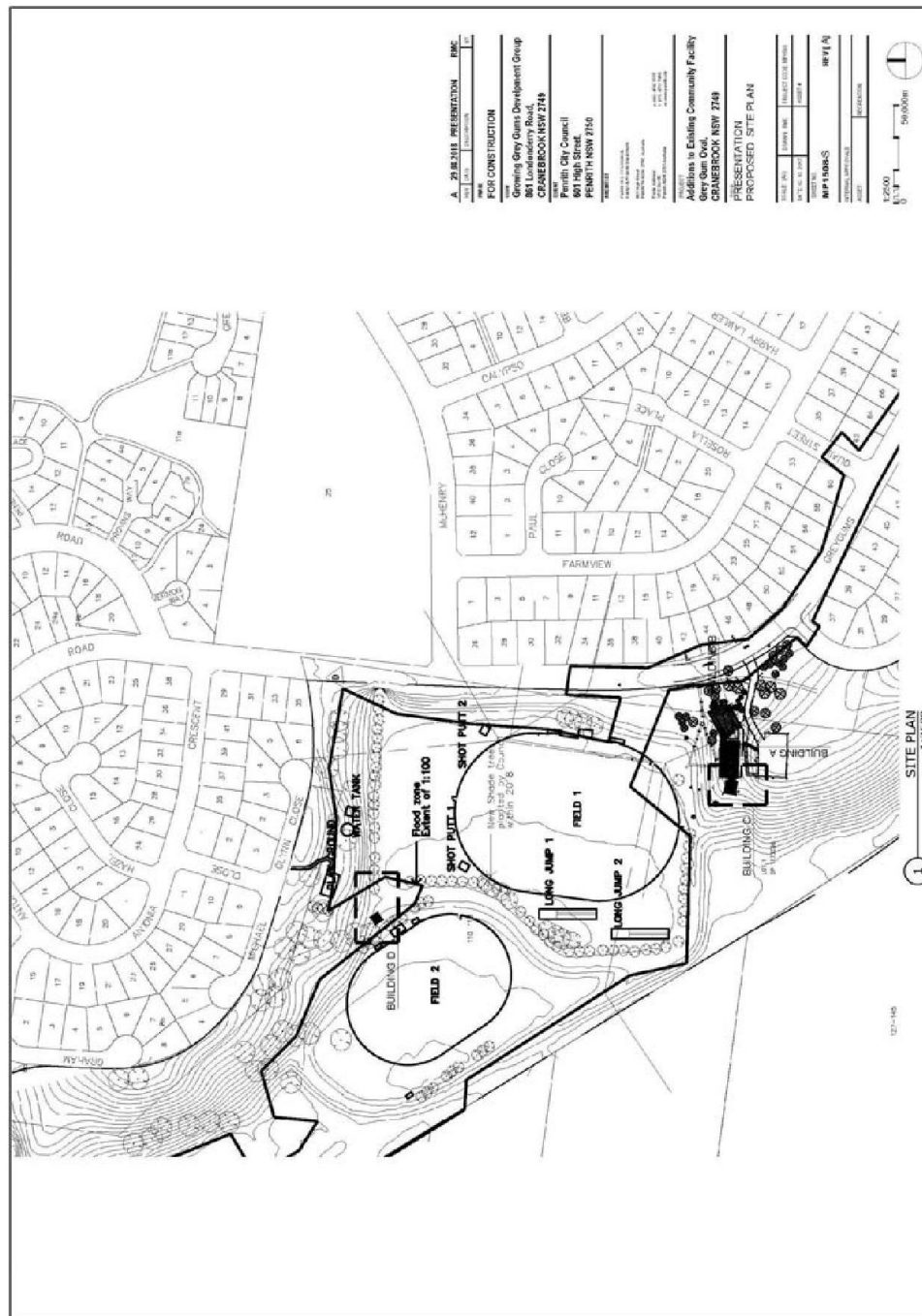


Figure :Nearmap accessed 28 may 2018

USAGE

The site is used by a number of Clubs and school groups throughout the year including: Penrith Giants & Little Athletics'

The location of the proposed structure on the site has been carefully considered. Building B have been sited in close proximity to the existing facilities; to provide accessible access to all.



ACCESS AND TRAFFIC

Pedestrian Access

There is an existing pedestrian access from the carpark to the existing recreation building (Building A).

The new works - Building B will be constructed to the east of Building A, with a finished floor equal to Building A, providing accessible access to the new addition.

The location of the new structure will provide a positive impact for pedestrian using the site and buildings.

Emergency Vehicles

The site has emergency vehicular access onto the site. There are no gates therefore emergency vehicle can access the site at any point.

The location of the new structures will have no impact on access for emergency vehicles accessing the site.

Parking

The site has existing onsite car parking immediately north of the existing recreation building (Building A). The carpark has direct via a driveway access provided from Grey Gums Road.

Access from the carpark to the new building will be via an accessible ramp required due to the level difference from the carpark.

The location of the new structures will have no impact on existing building or parking on the site.

STREETSCAPE AND DESIGN

Streetscape

The site is a public reserve with two fields.

The site has a number of trees planted both formal and informally. These works will require a total of two trees to be removed to construct Building B. Two new trees will be planted to provide equal replacement.

The location of the new structures will have minor impact on the existing trees on the site which will be mitigated with the planting of two new trees in close proximity.

Design

The proposed building have been designed as a single storey structure brick structure with metal roofs with a similar language to the existing recreations structure on the site.

The design of the new structure will positively enhance and unify the site, providing one architectural language.

DESIGN

Store room (Building B)

Floor:	Concrete Slab
Structure :	Structural Steel post
Walls:	Brick Structure
Roof:	Metal Roof Sheeting

PRIVACY, VIEWS AND OVERSHADOWING

Privacy

The proposed works will be located wholly within the site. Neighbouring residential properties are located some distance away.

Building B

The new structure is located 35m from the nearest residence to the east. There is existing vegetation between the residence and proposed structure.

There will be no immediate privacy issues with the residence.

Views

Building B

The proposed building will be located to the east of the existing recreation building. The new addition will face north towards the fields.

The new works will not impact existing views to or through the site.

Overshadowing

Due to the location and the height of the proposed structures there will be on overshadowing onto existing.

Staging

This application is part of a number of works proposed for the site Grey Gums Oval, under the same DA 12/ 0519.

Stage 1	(Completed - Awning)
Stage2	(This application – modification to existing DA12/0519))
Stage 3	(Alterations and Additions to existing Recreation Building – Building A)

This proposal will address CPTED and circulation requirements for accessibility.

These works will permit the site to function as playing fields for competitive sports and will have a positive impact on the community and use of the playfield fields

Social

The site currently operates as playing fields for a number of clubs.

The intent of the new work is to activate the community through the provision of improved facilities.

The proposed works will have a positive effect on the social economy for the community providing increase resources and facilities for the local residences and clubs.

Services

The site has access to the essential services; sewer, water, and power which is currently supplied to the existing recreation building.

The proposed works will utilise the existing services. There will be minimal additional load on the existing services.

Flora and Fauna

The site is identified as open public space, housing turf playing fields with a number of trees along the west, south and east boundary and remnant Shale Plan Woodland vegetation to the east and south of the carpark.

Building B

The proposed works have been located to the east of the existing recreation structure. There are trees in the immediate vicinity. Council arborist has inspected the trees and agreed that the two trees will be impacted with the new structure and therefore may be removed. Two new trees will be planted in the immediate vicinity to replace the trees removed

PLANNING POLICIES AND CONTROLS

The proposed development has been assessed in accordance with Environmental Planning and Assessment Act 1979 No 203.

The site has been identified in Penrith Local Environment Plan 2010 as zone RE1. As Council is the owner of the site and the applicant the State Environmental Planning Policy (Infrastructure) 2007 has been reviewed.

State Environmental Planning Policy (Infrastructure) 2007

Both land and applicant are identified as Penrith City Council.

Part 2 general

Division 1 – Consultation

13 Consultation with councils—Development with impacts on council-related infrastructure or services

Consultation with Penrith City Council's internal departments have been carried out.

IMPACT	Enquire	Approval
Local Stormwater Management	Site (fields) used as stormwater detention, ie/ contained within Field 1 & 2. Building B located well above Fields – no impact.	Na .
Local Traffic	Existing driveway into property, no change to existing	Not required.
Local Sewerage	Existing sewerage to existing amenities on site. Minimal impact (two toilet pans)	Na
Local Water supply	Existing water supply on site. Minimal impact (two toilet pans, 1 x shower, Canteen sinks x 2, BBQ sink, First Aid sink)	Na

14 Consultation with councils—Development with impacts on local heritage

Consultation with Penrith City Council's internal departments have been carried out.

IMPACT	Enquire	Approval
Local heritage	No local heritage in the immediate vicinity	Na

15 Consultation with councils—development with impacts on flood liable land

IMPACT	Enquire	Approval
Flood liable land	Site (Fields) used as stormwater detention, ie/ contained within Field 1 & 2. Building B located well above Fields – no impact.	Not required.

16 Consultation with public authorities other than councils

IMPACT	Enquire	Approval
Bush Fire prone land	Council bush fire mapping has identified the land as Bush fire Prone land. RFS has been contacted and advised the land is actually not Bush Fire affected.	Email correspondence Appended.

Division 4 Exempt

The proposal is not identified in schedule 1, hence the works are not identified as exempt development.

Division 5 Complying

The proposal is identified as Ancillary development State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 5, Division 1, Subdivision1. However as the site is flood affected, the proposal cannot be submitted as a Complying development

Part 3 Development Control

Division 12 – Parks and other public reserves.

Part 3 Development permitted without consent

Division 12 clause 65,

(3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

a) (vi) amenities for people using the reserve, including toilets and change rooms,

The proposed works will be carried out within an identified Local Reserve “Grey Gums Oval, Cranebrook. The scope of works are identified as Recreation Facility for the Reserve and as such an amenity for the use of the park. However the term “Amenities” cannot be clearly defined hence the State Environmental Planning Policy (Infrastructure) 2007 cannot be used.

Penrith Local Environment Plan 2010

The Penrith Local Environmental Plan 2010 is now in force and applies to most of the City. It replaces most of the existing Local Environmental Plans and Interim Development Orders that applied to Penrith, along with the Penrith Planning Scheme.

The proposed work has been reviewed against the Penrith Local Environment Plan 2010 for compliance.

COMPLIANCE TABLE			
Penrith Local Environment Plan 2010			
ITEM	DESCRIPTION	COMMENT	COMPLIANCE Y/N
Part 1	Preliminary	Na	Na
Part 2	Permitted or Prohibited developments	Na	Na
2.1	Land use zone	Land is identified as RE1 Public Recreation	Y
Land Use Table	RE1 Public Recreation 1. Objectives of zone <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space. To provide land for the development of services and facilities by public authorities for the benefit of the community. 	Proposed works are consistent with the objectives of the land.	Y
	2. Permitted without consent Nil	Na	Na
	3. Permitted with consent Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures; Water storage	The works are identified as a Community facility	Y

	facilities		
	4.. Prohibited Any other development not specified in item 2 or 3	Na	Na
Part 3	Exemption and Complying development	Na	Na
Part 4	Principle development standards	Na	Na
Part 5	Miscellaneous	Na	Na
Part 6	Urban release areas	Na	Na
Part 7	Additional Local Provisions	Na	Na
Part 8	Local Provisions - Penrith City Centre	Na	Na
Part 9	Penrith Panthers site	Na	Na

PENRITH DEVELOPMENT CONTROL PLAN 2014

The Penrith Development Control Plan 2014 was adopted by Council on 23 March 2015
The proposed work has been reviewed against the Penrith Development Control Plan 2014 for compliance.

COMPLIANCE TABLE PENRITH DEVELOPMENT CONTROL PLAN 2014			
ITEM	DESCRIPTION	COMMENT	COMPLIANCE Y/N
Part A	Introduction	Na	Na
Part B	Development Control Principles	Na	Na
Part C	City Wide Controls		
C1	Site planning and Design Principles	Building B The proposed structure will be located to the east of the existing recreation Amenities building. The building will be used by the club operating from Field 1 and Field 2.	No change to existing carpark facilities
C2	Vegetation management	Na No change to existing	Na
C3	Water management	No Change to existing	Na
C4	Land Management	Na No change to existing	Na
C5	Waste Management	No change to existing	Na
C6	Landscape design	Two trees to be removed, and to be replaced with similar.	Y Email from Council Officer attached.
C7	Culture and heritage	Na	Na
C8	Public Domain	No impact to public domain	Na
C9	Signage and Advertising	Na No new signage or advertising as part of these works.	Na
C10	Transport Access and Parking	Building B No change to existing Other than line marking to carpark.	Y

C11	Subdivision	Na	Na
C12	Noise and Vibration	No additional Noise or Vibration, other than during construction works.	Y
C13	Infrastructure services	Na	Na
D	Land use		
D1	Rural	Na	Na
D2	Residential	Na	Na
D3	Commercial and retail development	Community Not for profit.	Y Refer to D5
D4	Industrial	Na	Na
D5	Other Land uses - Community	The Recreation building	Na
E	Key Precincts	Na	Na
F	Other relevant info	Na	Na
F4.1	Plans and drawings	Locality plan, site plan, floor plan, elevations and detail provided. No Landscape or Drainage included in site plan	Y
F4.2	Statement of Environmental Effects	Prepared	Y
F4.3	Building sustainability	Roof ventilation	Noted on drawings.
F4.4	Landscape	Building B Re contour surround lands to east Plus two new trees	Notes on drawings
F4.5	Erosion Sediment Control	Identified on plans	Notes on drawing
F4.6	Stormwater Drainage	Concrete surrounds to building with swale drain	On site stormwater managed.
F4.7	Waste management	Na No change to existing	Na
F4.8	Transport and Traffic Impact Assessment	Na No impact to parking , vehicular access or transport	Na
F4.9	Works to Trees	Na Remove and replace	Email from Council Arborist. Email Appended.
F4.10	Bush Fire Assessment	Na Email for RFS site not Bush fire affected	Email appended.
F4.11	Flood Study	Buildings to be above 1:100 Building B not impacted.	Y Email from Council Development Engineer appended
F4.12	Visual Impact	Building B –The new structure is single storey attached to the east of the existing recreation building. The siting architectural language will complement the	Y

		existing recreation building.	
F4.13	Heritage	Na	Na
F4.15	Contamination	Na	Na
F4.16	Noise Impact Statement	The proposal will not generate any additional noise, as there will be no change to the child numbers.	Y
F4.17	Requirements relating to land stability, excavation and filling	Building B – fill to ensure the finished floor level equals the existing floor level of the Recreation Building to provide access for all.	Y
F4.18	Water management	Na	Na
F4.19	Dust Suppression	Na	Na
F4.20	Odour Suppression	Na	Na
F4.21	Social Impact	The new building will permit the Club and continue to function from site. protection	Y
F4.22	Economic Impact	Allow clubs to operate from site..	Na
F4.23	Environmental Impact	Works will not impact the precinct or natural environment	Y
F4.24	Urban Design	Na	Na
F4.25	Infrastructure delivery	NA	Na
F4.26	3d Modelling	Na	Na

NATIONAL CONSTRUCTION CODE

The proposed work has been reviewed against the National Building Construction Code for compliance.

COMPLIANCE TABLE NATIONAL CONSTRUCTION CODE				
ITEM		NOTE	COMMENT	COMPLIANCE
Section A	Building Classification	Class 9b	The building will house a number of rooms including a meeting room 70msq	Y
Section B	Structural Provisions	Building B– New additional		Y
Section C	Fire Resistance and stability	Type of construction required Type C	New structure Single storey structures with Building Class 9b	Y Type C construction
	Compartment and separation	Fire compartment well under 2000msq	No change to interior of existing Building A(200msq) Building B= 246msq	Y Well under 2000msq
	Protection of openings	n/a	Na	Na
Section D	Provision for Escape	Na	Building B = 2 exists	Y
	Construction of Exits	Na	Building B Two exists	Y
	Access for people with a Disability	No change to levels.	Building B– continuous level access from existing Building.	Na
Section E	Fire Fighting equipment	Canteen	Na Fire Extinguisher	Na
	Smoke hazard management	Ceilings	Smoke alarm connected to council system	Y
	Smoke detection and alarm system	Ceilings	Smoke alarm connected to council system	Y
	Lift Installation	Na	Na	Na
	Emergency lighting, exit signs and warning	Ceilings	Emergency lights connected to council system	Y
Section F	Damp and waterproofing	Under brickwork	Na	Y
	Sanitary and other facilities	Accessible toilet + Referee	Na	Na
	Room size	Minimum 2700mm height	Ceiling height 2700mm min	Y
	Light and ventilation	Ventilation Roof		Y
	Sound transmission and insulation	Insulation to under roof sheeting	Na	Y
Section G	Minor Structures and Components	Na	Na	Na
	Heating Appliances, fire places, chimneys and Flues	Na	Na	Na

	Atrium Construction	Na	Na	Na
	Construction In Alpine Areas	Na	Na	Na
	Construction in Bushfire prone areas	Site advised by RFS not Bush Fire Affected	Na	Email appended
Section H	Theatres, Stages and Public Halls	Na	Na	Na
	Public Transport Buildings	Na	Na	Na
Section I	Equipment and safety installations	Na	Na	Na
	Energy efficient installation	Insulation + ventilation	Incorporated into structure	Y
Section J	Energy Efficient		Na	Na
	Building Fabric	To Structural engineer details.	Robust and sturdy.	Y
	Glazing	Na	Na	Na
	Building Sealants	Na	Na	Na
	Air-conditioning and ventilation systems	Na	Na	Na
	Artificial lighting and power	Included Lighting Led	Y	Y
	Hot water supply and swimming pool and spa pool plant	Na	Na	Na
	Access for maintenance and facilities for monitoring	Na	Na	Na

CONCLUSION

The proposed development has been considered in light of State and Local Planning controls.

The existing Development Application DA12/0519 has been modified however the proposal is substantially the same development.

The new works include essential elements such as CTEP and required circulation space for the Accessible and Referee Toilets.

The proposed works, New Recreation Building (Building A) will have minimal impact to the existing site (Grey Gums Oval), whilst providing a safe and secure facility for the Clubs utilising Grey Gums Oval.

The Environmental Impact of the proposed development is minor with the land being re-contoured to assist with the pedestrian movement on the site and the planting of two new trees.

The new work occur within a similar footprint or the original consent and therefore will have a negligible physical impact on the site.

Rosemarie Canales
Penrith City Architectural Supervisor
Architect Registered NSW #7769

APPENDIX

Correspondence from Council Officers and RFS

Rosemarie Canales

From: Rohini Belapurkar <Rohini.Belapurkar@rfs.nsw.gov.au>
Sent: Monday, 28 May 2018 10:44 AM
To: Rosemarie Canales
Subject: Regarding Grey Gum Oval addition to existing Community Facilities

Hi Rosemarie,

I reviewed the documents that you provided for the above mentioned development. The subject site is not bushfire prone and as such there are no concerns for the proposed development in regards to bush fire.

Regards



Rohini Belapurkar | Development Assessment & Planning Officer |
Planning & Environment Services (East)
NSW RURAL FIRE SERVICE
42 Lamb Street, Glendenning 2761 | Locked Bag 17 Granville NSW 2142
P 1300 679 737 E Rohini.Belapurkar@rfs.nsw.gov.au
www.rfs.nsw.gov.au |

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Rosemarie Canales

From: Evan Rowse
Sent: Monday, 28 May 2018 11:34 AM
To: Rosemarie Canales
Subject: RE: Grey gums Oval.

Hi Rosemarie,

The proposed building will be within the Structural Root Zone of (SRZ) of the 2 trees.
The impact will adversely impact on the health and condition of the trees.
These trees should be removed and replaced.

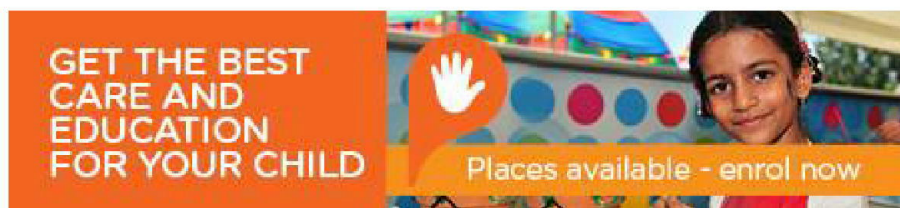
Evan Rowse
Tree Management Officer

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From: Rosemarie Canales
Sent: Thursday, May 24, 2018 1:12 PM
To: Evan Rowse <Evan.Rowse@penrith.city>
Subject: Grey gums Oval.

Evan,
Council is building an Amenities at Grey Gums Oval.
An original Development (submitted by the Club) and was approved.
I overlayed a site survey our guys prepared and it impact a number of trees.

So, since we are now the applicants I have orientated the building to miss most trees, but unfortunately there are two trees that will be impacted.

Also as the site is bushfire affected I wanted to see if I can do something with the small trees.
Can we meet on site to discuss (Friday or early next week – any time that suits you)
Thankyou

PS the project has been going on for a while.

Rosemarie Canales
Architectural Supervisor - Design and Projects

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Rosemarie Canales

From: Stephen Masters
Sent: Wednesday, 30 May 2018 3:50 PM
To: Rosemarie Canales
Subject: Engineering advice - 1% AEP flood levels for Grey Gums Oval, Cranebrook and Gow Park Mulgoa for Architectural Services
Attachments: 30052018153022-0001.pdf

Hi Rosemarie,

Apologies for the delay in responding.

Please find attached sketches showing the 1% AEP top water level (1 in 100 year flood level) for both Grey Gums Oval, Cranebrook and Gow Park Mulgoa within the vicinities as requested. The levels have been adopted from Council's Overland Flow Flood Overview Study.

Nepean Rugby Park is affected by mainstream flooding. I have sent a request to Council's Flooding Section to obtain the level. The request is registered in ECM.

Regards

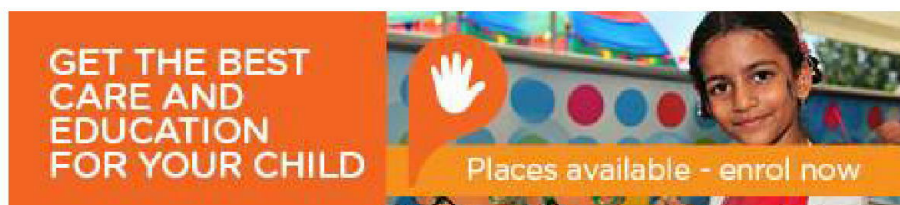
Stephen Masters
Senior Engineer - Major Developments

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From: Rosemarie Canales
Sent: Wednesday, 30 May 2018 10:42 AM
To: Stephen Masters
Subject: grey gums detention

Stephen,
Sorry for bugging you
Any chance send the email for Grey gums, the others can wait.
Thankyou

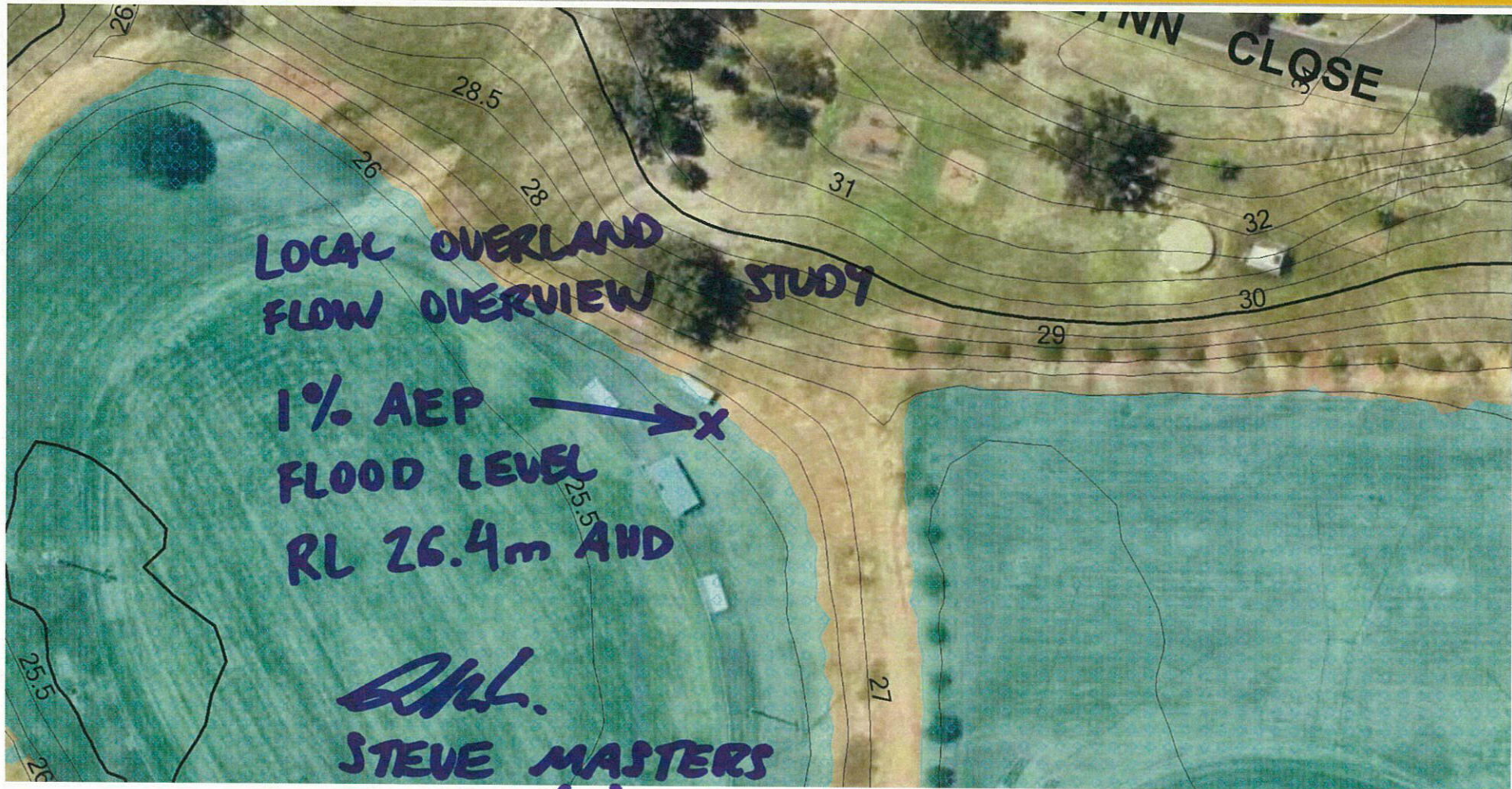
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GREY GUMS OVAL, CRANEBROOK.

Map



% Map Scale: 1:1,000