

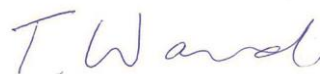
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5/9/2019

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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
A1	3/9/2019	CC	TW
A	5/9/2019	CC	CC

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Under Separate Cover

Cost Estimate Report
AECOM

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council on behalf of St Marys Land Limited (the owners of the site, known as Lendlease) in support of a Development Application (DA) for a new Community Activation Shelter (CAS) within the Village Centre Park, located within the Stage 1 subdivision area.

As described in **Section 2.0**, the proposal involves the development of a 250m² CAS that will be used by residents and the community of Central Precinct and will include an open performance space along with amenities. The CAS will be integrated with the Village Centre Park through landscaping (proposed under the Village Park DA18/0587).

This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2.0 Background

2.1 Strategic Context

The St Marys site is located approximately 45km west of the Sydney CBD, 5km north-east of Penrith City Centre and 12km west of the Blacktown City Centre (refer to **Figure 1**). It has an area of approximately 1.5ha and stretches 7 kilometres from east to west and 2 kilometres from north to south. It is bound by Forrester Road and Palmyra Avenue in the east, The Northern Road in the west, Ninth Avenue and Palmyra Avenue in the north, and the Dunheved Industrial Area, Dunheved Golf Club and Cambridge Gardens, Werrington Gardens and Werrington County residential estates in the south.

The St Marys site, which has been rezoned for a variety of uses, comprises six development “precincts” known as the Western Precinct, Central Precinct, North and South Dunheved Precincts, Ropes Creek Precinct and Eastern Precinct. The Western Precinct, Eastern Precinct, and Ropes Creek Precinct have been largely developed and are now substantially occupied.

The landscaping and embellishment of the Village Centre Park is located within the Central Precinct, which generally comprises a mix of cleared land and degraded regrowth forest. Major bulk earthworks and development works to redevelop this land for residential dwelling and open space has occurred, which was approved under the bulk earthwork DA (DA14/1228). The CAS is proposed to be located within the Village Centre Park.



Figure 1 St Marys Site and Precincts

Source: Central Precinct Plan and Development Control Strategy

2.2 Previous DAs

This DA should be considered within the context of the other key DA's for the Central Precinct that have already been lodged / approved by Council. Of particular importance to the subject DA are the following:

- Bulk earth works, interim stormwater infrastructure, landscaping, tree removal, and environmental management works including realignment of an existing Riparian Corridor. The application is classified as 'Designated Development' being a Waste Management Facility or Works - Landfilling which requires determination by the NSW Joint Regional Planning Panel – DA14/1228, approved 20/08/2015 (Bulk Earthworks DA);
- DA for the subdivision of Lot 1037 in DP 1149525 into 380 residential allotments, 7 open space allotments, and 3 residual super lots, including an internal road network and a collector road to connect Jordan Springs within the Western Precinct to Stage 1 of the Central Precinct (Stage 1 DA). This application (DA15/0299) was approved by the JRPP on 19/11/2015 and contains the lot the subject of this DA;
- DA for the connector road and entry statement landscape embellishment works (DA15/1212), which was approved by Council on 29/02/2016;
- DA for the construction of the Brick Kiln Heritage Park and associated landscape embellishment works. This application (DA15/1444) which was approved by Council on 27/07/2016;
- DA for landscaping works along the interface between Wianamatta Regional Park and the Stage 1 and 2 residential subdivision areas. This application (DA16/1045) was approved on 9/01/2017;
- DA for works to provide landscaping features along the southern busway, riparian corridor and TransGrid electricity easement within the St Marys Central Precinct. This application (DA17/0191) was approved on 8/03/2018;
- DA for the subdivision of Lot 1037 in DP1149525 into 278 residential allotments, 4 residual super lots and a bus-only connection into Werrington County in Stage 2 of the Central Precinct (Stage 2 DA). This application (DA15/1216) was approved by the JRPP on 3/03/2016. A Section 96 modification application for amendments to the subdivision pattern and associated road alignments was approved on 11/08/2016;
- Stage 3B1 – subdivision of an existing lot into 119 Torrens Title lots and associated landscape and civil work. This application (DA17/0675) was approved by Council on 27/11/2017;

- Stage 3B2 – subdivision of four residue lots for future integrated housing and the extension of the Wianamatta Parkway (East West Connector Road), lodged with Penrith Council on 25/9/2017 (DA17/0889);
- Stage 4A and 4B – subdivision of 142 Torrens Title lots, 2 residue lots and associated road and infrastructure works (DA17/0491), was approved by Penrith Council on 19/12/2017;
- Stage 5A – subdivision into 79 Torrens Title residential lots (DA17/0290), 1 residue lot and associated road construction and infrastructure works. This application was submitted to Penrith Council on 29/9/2017;
- Demolition of the East West Connector Road – DA17/0834, approved 21/2/2018;
- Site Remediation Works of Land Under Historical Material Stockpiles - DA16/0888, approved 7/11/2017;
- Stage 1 Blacktown Ropes Connector – Construction of approx. 1.5km of the East West Connector Road (West) and construction of a new Ropes Creek Bridge – DA-18-00559, approved on 20/6/2019;
- Stage 2 Blacktown Ropes Connector – Construction of approx. 670m of the East West Connector Road, 850m of the Dunheved Links Road, and construction of a new South Creek Bridge – DA-18-00561, lodged with Blacktown City Council on 29/3/2018;
- Stage 2 Blacktown Ropes Connector – Construction of East-West Connector Road (including South Creek Bridge and Dunheved Links Road) and bulk earthworks to regional open space – DA18/0221, lodged 8/3/2018;
- Stage 3 Links Road – Construction of part of Dunheved Links Road, and Links Road Intersection – DA18/0381, lodged 18/4/2018;
- Village Centre Park DA – Construction of Village Centre Park, which incorporates a kick-about area, village green, and bioretention basin – DA18/0587, lodged 13/6/2018;
- Stage 3D Subdivision - Subdivision of Land to Create One (1) x Residue Lot for Future Village Centre and Construction of Public Road, Landscaping Works & Associated Infrastructure including Village Centre Concept Plan (Stage 3D), DA18/0620, lodged 23/6/2018; and
- Stage 3C Subdivision – subdivision of land and construction of 57 integrated dwellings, lodged on 28 August 2019 (PAN-3693).

There have been several modification applications submitted to make the relevant changes to these approved DAs as the project has evolved.

Due to the large number of DAs for the project there have been a variety of stakeholder engagement processes undertaken. These include community information sessions, monthly meetings with Council officers and the required notification and advertising of lodged applications.

2.3 Pre-Lodgement Advice

A Pre-Lodgement Meeting was held with representatives of Penrith Council on 4 April 2019, with written feedback from Council provided. A summary of the responses to this feedback is provided below.

Table 1 Pre-DA Advice and Design Responses

Council Commentary	Design Response
Planning	
A Quantity Surveyors report will be required to be lodged with the DA.	A Cost Estimate Report has been prepared by AECOM.
The Statement of Environmental Effects and the architectural plans should clearly indicate all works associated with this DA versus the current Village Park application DA18/0587, with an explanation of how the works proposed under two applications will marry.	A Staging Plan has been prepared by AECOM and is included at Appendix F . It should be noted that provisions for servicing of the of the CAS will be made during the construction of the Village Park where practical and as such, these works will extend outside the nominated stage boundary.
An interpretation strategy/signage plan should be incorporated into the DA.	Council have a consistent signage strategy that will be rolled out for park signage across the LGA and it is understood that this will be included as a condition of consent. Prior to the detailed design of this signage any proposed signage will be worked through with Council and the heritage team during the assessment process. Notwithstanding this, indicative signage has been included in the Village Park DA
The vantage points for the CAS should be clearly identified and additionally shown through vistas/sections/photomontages.	Views to the proposed CAS is included in the Architectural Drawings at Appendix A .
Building Assets - Materials	
The membrane roof is not suitable in this situation due to its short warranty life of 12-15 years, as well as concerns about vandalism as the roof could be accessed from lower roofs, including a possible safety issue. It is instead suggested that the roof be colourbond or a similar product. However, if you have another alternative product in mind we are happy to review and provide advice on this.	Ongoing correspondence with Council has confirmed that the proposed materials and specifically the proposed fibreglass membrane is acceptable.
The glulam timber frame is not suitable in this outdoor environment due to the ongoing maintenance costs of treating the timber work every 12 months, together with the graffiti on the posts that will then necessitate painting the lower structure with regular paint. It is instead suggested that the timber/laminate frame is metal instead. We are happy to review and discuss another alternative product if you have any other solutions.	Ongoing correspondence with Council has confirmed that the proposed materials and specifically the proposed glulam timber is acceptable.
The aluminium Rectangular Hollow Section (RHS) may not be suitable in all locations due to vandalism issues. Fixing of RHS needs to be robust and the entire system needs to be detailed prior to being approved (currently detail shows a portion of it fixed from the ceiling hanging down, which would not be acceptable).	Fixing methodology will take into account replacement of any vandalised aluminium battens through future documentation and construction resolution. These battens have now been further reinforced so that fixing at the base has now also been provided. Further details will be provided at the construction certificate stage.
Building Assets – General Design Matters	
The box gutters indicate they empty straight onto the concrete pavement (not into the rainwater tank). This is not suitable in this situation as it is in a main thoroughfare. The size of the box gutters along the membrane roofing are also questionable to minimise water running over the flashing and carry the potential water from the roof.	The hydraulic design of the roof gutters will be assessed during the Construction Certificate phase. Downpipes will be adequately sized and connected to the rainwater tank shown at Appendix A or to the stormwater system downstream of the site.
The accessible toilet should have an adult change table.	At a meeting with Council officers, it was agreed that an adult change table was unnecessary for this facility given the cost implication and uncertainty from Council to clearly

Council Commentary	Design Response
	define the users of the facility. It is further noted that adult change tables are provided for uses which would warrant additional requirements such as an all abilities playground.
Bird and vermin proofing structure such as no ledgers or areas for birds to roost on and screening behind aluminium slats would be required.	This detail will be provided to Council at the Construction Certificate phase.
If the garbage bins are stored inside the building there are concerns with smells going into adjoining areas. It would be preferable that a separate bin storage area is provided with a close pickup point.	No garbage bins are proposed to be installed within the building.
The 3D drawings indicate 50x50 Aluminium RHS columns holding up the ends of the roof beams. These are not ideal as they are in major paths of travel and design alternatives should be found.	The CAS has been designed to accommodate sufficient path widths to facilitate adequate pedestrian movement for ease of access, noting the main travel paths avoids these columns. Adequate manoeuvring space is provided around the poles for ease of access and major travel paths avoid the columns themselves. The size of the RHS columns has also been increased to 65x65mm and will be painted in a colour that has high visual contrast to the surrounding materiality.
If the BBQ is within the building footprint then all surrounding surfaces must be impervious to grease and be able to be high pressure cleaned on a regular basis.	The Schedule of Materials is included at Appendix E . Appropriate sealant is proposed to ensure all surfaces are impervious to grease.
Building Assets – Servery/Kitchen Area	
The slotted roller shutter would need to be replaced with a minimum of a security shutter (no holes and enclosed pelmet) which is to minimise dust and insects into food area.	A security shutter has been integrated into the design and further detail will be provided to Council at the construction certificate phase.
Security bars/slats protecting shutter should be provided.	A security shutter has been integrated into the design and as such no bars or slats are considered necessary.
Access into the kitchen area should be via a conventional door not roller shutter (security issue plus hard for users).	The security roller shutter has been considered as a door with an auto closer would make the access into and out of a small kitchenette difficult, however this detail can be investigated further during the future detailed design.
It appears that the door to fridge would hit the counter when opening, this will be required to be addressed.	The drawings have been amended to make this clearer, and there is no clash between the fridge and counter, noting that specific appliance brands have not been selected.
The area is very small. It should be enlarged to include a preparation area.	The size of the kitchenette is aligned to the anticipated use of the facility. The community facility was never intended to be used as a commercial kitchen, rather a flexible space to be used for hire as needed with a small ancillary kitchenette to support the use. The kitchen has not been designed for food preparation. Users of the facility can store and reheat pre-made food as required. The expected events that would occur in the CAS, would largely be supported by the hiring of cooking equipment or the use of event catering services.
The fridge should be a double glass door fridge.	A double door glass fridge is not considered necessary as it would reduce the area within the kitchenette and also increase the potential of vandalism to the glass door.
Building Assets – Miscellaneous Matters	
Is a hearing loop required?	Given the anticipated use of the facility, it is not considered that a hearing loop is required.

Council Commentary	Design Response
May not be appropriate to have the cleaners sink in the tank area (the public should not have access to the tank, pump, etc)	The public will have access to toilet facilities only and therefore it is not envisaged that they will use the cleaners sink. There is no public access to the tank or pump.
Does the tank need to be in the building or should it be underground?	The tank has been located in the most practical location (refer to the Architectural Plans at Appendix A). Further, an underground tank adds considerable cost and does not align with the agreed budget for the project.
What is the floor finish FL01 to the main area is it broom finish or honed concrete?	As shown in the Schedule of Materials (refer Appendix E), the floor finish to the main area is honed concrete with a sealant and slip resistant properties.
Walls to toilets are to be fully tiled.	As shown in the Schedule of Materials (refer Appendix E), the walls to the toilets are graffiti resistant sealed blockwork.
Concealed toilet cisterns are mandatory.	If concealed cisterns are provided, this will require an additional false wall with finish on lightweight framing resulting in an easier vandalism opportunity than blockwork.
Additional toilets may be required to comply with NCC and people using the area.	There is no known NCC requirement for outdoor facilities to calculate the numbers of toilets required. Additional temporary toilets can be installed for larger events and indicative location are shown on drawing AR002 at Appendix A .
How is the proposed stage screen to be mounted? Where does the projector get installed? (distance from screen ratio)	A stage screen is not within this scope of works. This will form part of an Audio Visual scope and a mobile unit will typically be used for such performances. Ceiling hooks can be provided to facilitate these mobile units and can be included during the construction certificate phase.
There also may be some issues around falls from the sunken lounge area, 3D has a large step.	There is an upstand shown in View 05 on AR-903 (Appendix A) which is a visual and physical barrier to that sunken lounge. Also a planting bed with kerb will prevent unintended falls to the north of the sunken lounge.
A long term costed maintenance plan is to be provided.	This will be provided as part of the Construction Certificate phase when final design and materials have been confirmed.
Environmental Management - Contamination	
Land contamination should be dealt with as part of the original subdivision, and/or as part of the application for the park that the community shelter is located in. If this is not the case, then the application will need to be supported by a contamination assessment prepared in accordance with NSW EPA guidelines and NEPM 2013.	A Site Audit Report has been prepared and submitted to Council previously, referenced as 14124 final SAR KJL118_EW6.1_6.2 Combined1 and KJL118-EW4.1/EW4.2. Works will be completed on a controlled filled pad conducted under adequate supervision so unexpected finds are unlikely to be encountered, however, an unexpected finds protocol will be in place during construction.
Environmental Management - Acoustics	
The application must be accompanied by an acoustic report. The acoustic report needs to include an assessment of likely noise impacts associated with the type and size of events that are likely to occur at the shelter. The report will need to be prepared in accordance with the NSW EPA's Noise Policy for Industry.	An acoustic assessment has been included at Appendix B .

Council Commentary	Design Response
Environmental Management – Kitchen/BBQ Area	
The BBQ must be fitted out with mechanical ventilation so as to minimise the impact of grease laden air on adjoining walls and the roof/ceiling of the shelter.	The BBQ area is only partially enclosed, with over 4m height from the FFL to roof overhead, so mechanical ventilation is not deemed necessary in this situation.
The kitchen needs to be enlarged so that there is adequate space for the types of activities that will occur at the shelter.	The proposed size of the kitchenette is deemed suitable for its intended use. It is expected that larger scale events and performances would have external food suppliers and facilities.
A double bowl sink needs to be provided to allow for the easy and effective cleaning and sanitising of food handling equipment that will be used with the kitchen.	This is not a commercial kitchen and a double bowl sink is considered unnecessary given the size and usage of the kitchenette.
A separate dedicated hand wash basin with paper towel and liquid soap dispenser must be provided in the kitchen.	This is not a commercial kitchen and a separate dedicated hand wash basin is not considered necessary.
Otherwise, the kitchen and BBQ area need to be designed and constructed in accordance with the Food Standards Code and AS4674.	This is not a commercial kitchen and therefore compliance with this standard is not appropriate.
Community Facilities – Operational Queries	
Will the kitchen be alarmed? What sizes of equipment will fit in the kitchen – e.g. fridges, microwave etc.?	These details will be confirmed at the detailed design phase.
Is there sufficient space in the storage area to store some tables and chairs?	This storage space is 9.4m ² . It is considered that this is adequate to store tables and chairs.
What material will the bench be made of in the kitchen area? Stainless steel?	Stainless steel will be used in the kitchenette.
What is the 'comms room' for? Will there be a sound system or AV equipment there?	The Comms Room will be used for the Communications Cabinet that will service smart elements such as the noticeboard and WIFI. No audio or visual equipment will be provided.
The community noticeboard appears to be located on the wall behind/above the bbq's. Will the heat affect the cover? What does 'tamper resistant mean'? From our experience glass /Perspex covers get damaged easily and should be re-thought.	A Digital Community Notice Board is proposed for the external wall behind the kitchen so will not be damaged by heat. This will be included in the detailed design stage.
Are BBQ's under roof line?	The roof line is more than 2700mm above the BBQ level, and users of the BBQ are also afforded protection by the roof.
Will there be an outdoor tap(s) somewhere for hoses/cleaning?	Tap locations have been noted on the Village Centre Park DA to allow for 30m hose lengths.
Are there 'theatrical lights' over the acting area? Is sound system built into design? There is a note about a 'retractable / optional stage screen' – how will this work, what are the stage dimensions if it is in place?	Power outlets will be provided to allow for speakers and lighting (which are not included in this application).
Will a 'bubbler or drinking fountain' be provided...preferably away from the kitchen.	A bubbler / drinking fountain has been provided as part of the Village Centre Park DA.
What environmentally sustainable elements are built into the design?	The glulam timber arches are a more environmentally friendly product than steel and have direct positive effect on the environment, considering the carbon storage capacity of wood. PV panels will be integrated at the detailed design stage. Water tanks will also collect rainwater for potential reuse in toilets / irrigation, with water saving fixtures to be used.

Council Commentary	Design Response
Engineering - General	
Council's engineering requirements for developments, including policies and specifications listed herein, can be located on Council's website at the following link: https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Engineering-requirements-for-developments/	There are no civil works specific to the CAS construction. Civil works will be conducted as part of the Village Centre Park DA.
All engineering works must be designed and constructed in accordance with Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Council's Engineering Construction Specification for Civil Works.	There are no civil works specific to the CAS construction. Civil works will be conducted as part of the Village Centre Park DA.
A structural design certificate prepared by a practicing and suitably qualified registered structural engineer shall be submitted to Council for the proposed development.	This detail will be provided at the Construction Certificate phase.
Engineering - Stormwater	
Stormwater drainage for the site must be in accordance with the following: <ul style="list-style-type: none">• Council's Development Control Plan,• Stormwater Drainage Specification for Building Developments policy	Stormwater drainage has been developed under the Village Centre Park DA15/0587.
A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application.	The stormwater management basin as proposed in the Village Centre Park DA has been sized and designed to cater for any stormwater discharge associated with the CAS. Stormwater from the CAS will initially be directed to a 5000L tank for re-use. Any overflow from this tank will be directed to the bio-basin via a piped drainage network to be detailed during the Construction Certificate phase.
Stormwater down pipe locations are to be shown on the plans and to be designed to withstand vandalism.	The downpipe locations are shown in the Architectural Plans at Appendix A . These downpipes can be detailed to consist of a suitable material resistant to vandalism.
Engineering - Earthworks	
No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.	No filling works or retaining walls are proposed.
Earthworks and retaining walls must comply with Council's Development Control Plan.	
Proposed fill material must comply with Council's Development Control Plan.	
Traffic	
If waste or service vehicles require access to the site, identify an access point separate to pedestrians.	Separate access is provided near to the pedestrian crossing, with removable bollards to restrict non-approved vehicular access.
Ensure appropriate manoeuvring space is created to allow the largest vehicle type to turn around on site in no more than three turns.	Access is provided for a light vehicle. A sketch showing the turning path of this vehicle has been included at Appendix G .
All vehicles must enter and leave in a forward direction.	Vehicles will be able to enter and leave in a forward direction.

Council Commentary	Design Response
Waste	
<p>Waste Collection The submitted architectural plans do not propose any on-site waste collection infrastructure within the respective development. It was identified that the bins proposed within the development were to store play equipment and other props. Due to the nature and scale of events proposed for the development (Christmas Carols etc) an integrated on-site waste storage area is required to accommodate and store the respective bins proposed. Bins for events are typically delivered on Fridays and collected on Mondays. Therefore, a designated integrated storage area is required to alleviate illegal dumping, odour and vermin associated with the storage of large quantities of waste adjacent to residential dwellings.</p>	<p>An integrated bin storage area is not required for this type of facility given the infrequent use for larger events. Typical rubbish bins located in the park would support the use of the facility for regular weekly activities. For larger events temporary bins can be hired and provided by the event organiser, with pick-up points for bins nominated on drawing AR002.</p>
<p>Integrated On-site Waste Collection Waste collection vehicles proposed to service commercial and industrial developments are to be designed in accordance with the vehicle specifications outlined in section 3.5 of the 'Industrial, commercial and mixed-use waste management guideline' document.</p>	<p>Not applicable.</p>
<p>On-site Collection (section 2.2.1) The vehicle must be able to safely and efficiently access the site and the nominated collection point to perform on-site waste collection. There must be sufficient manoeuvring area on-site to allow the collection vehicle to enter and exit the site in a forward direction and service the development efficiently with little or no need to reverse.</p>	<p>Not applicable.</p>
<p>Swept Path Models (section 2.2.3) Swept path models are to be provided illustrating how a standard waste collection vehicle (section 3.5) will enter, service and exit the site. A 0.5m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres. The model to provide on-street parking on both sides of the road adjacent to the development to demonstrate unobstructed access during a 'business as usual' configuration.</p>	<p>Not applicable.</p>
<p>Service Clearances (section 2.2.4) For rear loaded vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L and 1,100L bins. Additionally, a 0.5m side clearance is required on either side of the vehicle for driver movements and accessibility.</p>	<p>Not applicable.</p>

3.0 Site Description

The site is located within the centre of the Central Village Park, which is approximately 1.2ha in size and is irregular in shape. Located within the Central Village Park (Pocket Park 10) and the Central Precinct, the area is currently undergoing development with a large number of homes now complete and occupied within the Stage 1 and Stage 2 areas. The Precinct, upon completion, will comprise a range of dwellings and commercial / retail development.

The site is legally known as Lot 1 in DP 1248480. The site is owned by St Marys Land Limited and is being developed by Lendlease. The Village Centre park adjoins the regional open space area, which will contain regional recreation and sporting facilities (zoned as Regional Open Space under SREP30). The proposed CAS is located in the centre of the park, north of the drainage basin.

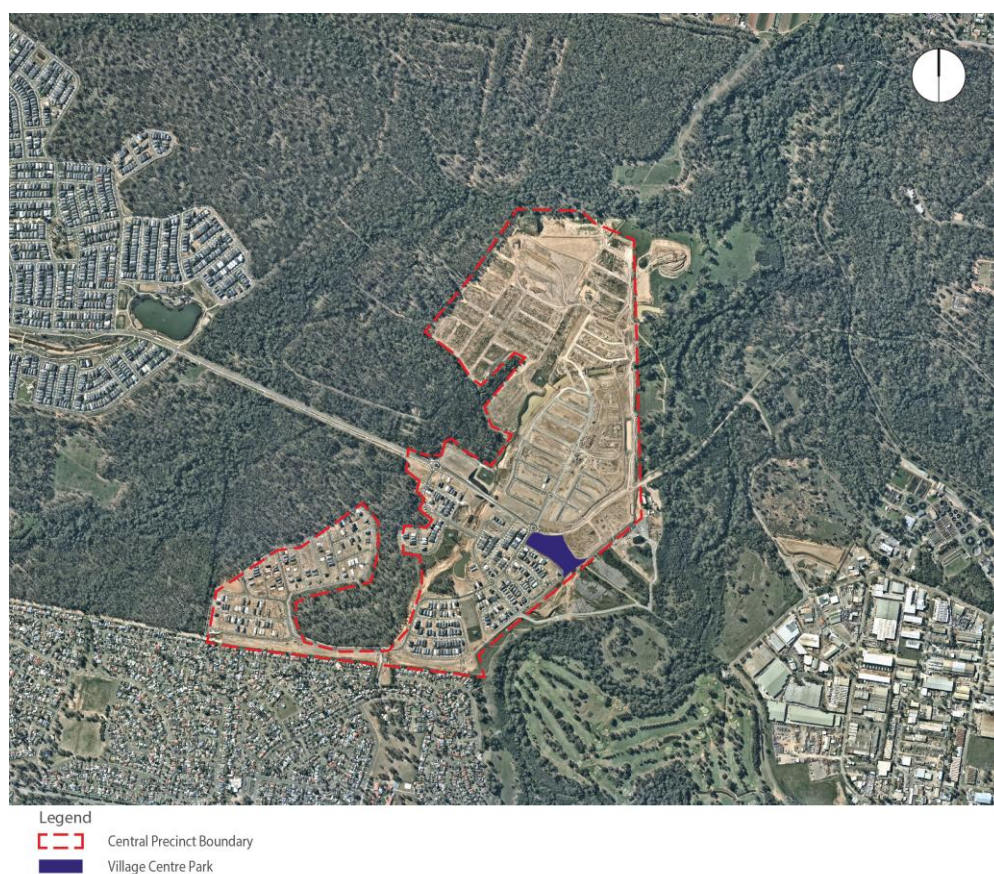


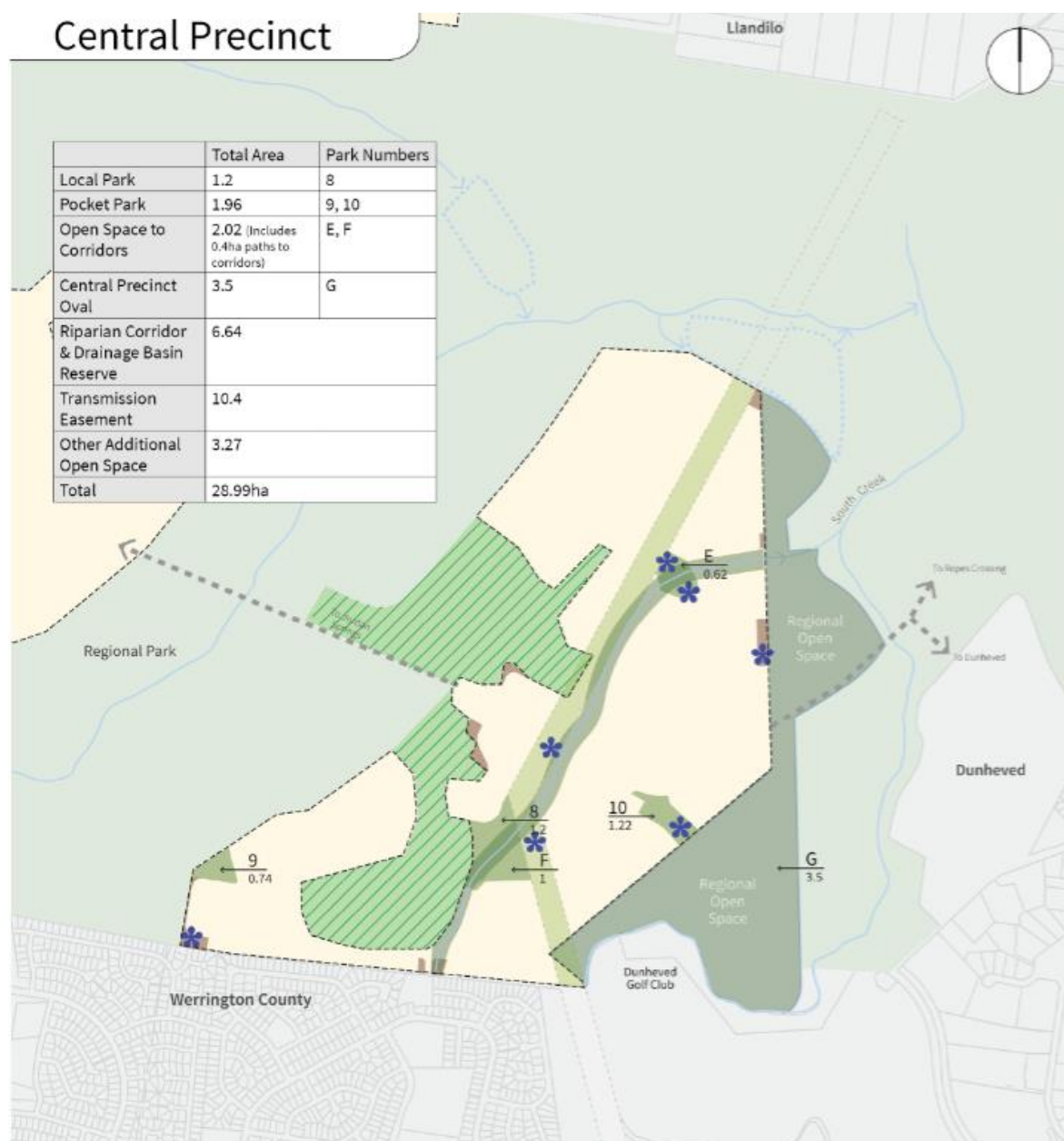
Figure 2 **Location of the Village Centre Park within Central Precinct**

Source: *Nearmap / Ethos Urban*



Figure 3 Proposed CAS within the Village Centre Park

Source: AECOM



Revision 04/05/16

Scale: NTS

Open Space Masterplan



Figure 4 The proposed Village Centre Park is identified in the Central Precinct Plan 2016

Source: Central Precinct Plan

Zoning

The area on which the CAS sits is zoned 'Urban' under SREP 30 which permits the development of community facilities, defined as:

community facility means a building, place or any other facility, whether or not provided by the relevant council, provided for use by groups having similar physical, cultural, social, recreational, ethnic or other interests or beliefs, but (in Part 6) does not include a club which is registered under the Registered Clubs Act 1976 or a building or place specifically defined elsewhere in this Schedule.

Vegetation

The site has been cleared of vegetation through the approved Stage 1 (DA15/0299) works. The adjacent Regional Open Space zone has previously been assessed as managed vegetation and the Precinct Plans do not identify a requirement for an Asset Protection Zone along the Village Centre Park's eastern boundary.

Topography and Flooding

The Village Centre Park site has been regraded under the Stage 1 DA15/0299 to have levels ranging from 25.5m AHD at its western end to 22m AHD at the western end of the detention basin. The basin (Basin B) has a depth of approximately 3m below the nearby street level at its deepest point, with 1:3 batters, with a water depth of approximately 350mm. This basin plays a key role in the stormwater quality management of the broader Central Precinct, collecting stormwater runoff from the surrounding urban development (within Catchment A, with an area of 10.2 hectares) contributing to a reduction in total suspended solids, total phosphorus, total nitrogen and gross pollutants.

The site lies to the west of South Creek and is within the South Creek catchment. Accordingly, the site is flood prone. Specifically, the 1% AEP water surface profile gradually rises from 19.4m AHD at the northern extent of the Central Precinct to 21.0m AHD at the southern extent of the Central Precinct. Notwithstanding, the approved Bulk Earthworks DA (DA14/1228) raised the ground levels of future lots above the minimum 500mm above the predicted 1% AEP South Creek water surface profile with these works now complete.

Site Access

The CAS and the park will be connected to the surrounding road and pedestrian network via internal and external footpaths. The surrounding road network has been completed as part of the Stage 1 construction works (refer to DA15/0299) along with the parks southern boundary and as part of the future Village Centre works.

The closest railway station to the precinct is the Werrington Station approximately 2.7km south and St Marys Station approximately 3.15km to the south east. The site is not presently serviced by public transport, but it is expected that bus routes will ultimately connect the Central Precinct to other transport options at Penrith and St Marys Stations.

Heritage

Archaeological studies have identified Aboriginal heritage artefacts within the broader Central Precinct. Notwithstanding, Aboriginal heritage management works have been completed within the Stage 1 site and the subject site is not identified to contain any artefacts of significance.

3.1 Surrounding Development

The surrounding development to the Village Centre Park comprises of:

- the Regional Park (known as Wianamatta Regional Park) to the east beyond the Regional Open Space;
- the future Stage 3 residential development to the north;
- the future Stage 2 residential development to the west;
- a 55ha golf course known as Dunheved Golf Club to the south-east; and
- Low density residential development as part of Werrington County to the south-west.

4.0 Description of the proposed development

This DA seeks approval for the development of a CAS including:

- Development of a 249m² civic space to function as a community activation shelter within the Village Centre Park including:
 - Cleaners rooms;
 - Community store room;
 - Ambulant and unisex toilets;
 - Kitchenette;
 - BBQ area;
 - Stage; and
- Associated landscaping works immediately surrounding the CAS.

The CAS will be integrated with the surrounding landscaping and Village Park, and will facilitate large community gatherings, utilising the structure itself and the surrounding park to cater for large groups. The CAS is intended to be used by residents of the Central Precinct and will include an open performance space, along with amenities. The CAS is reminiscent of the historical Radar Range that was present on the site. It is intended that Council will take ownership of the CAS and be in control of future events and formal activities at the space.

The proposed CAS is shown at **Figure 5** below and included in the Architectural Plans at **Appendix A**.



Figure 5 The proposed CAS

Source: Aecom

CAS Building

The CAS Building will be configured around a level central stage area beneath a dome roof structure. The internal areas will be located within the 'wings' of the structure. The CAS will include a covered seating and sunken lounge area on the south-eastern elevation.

The CAS and the park will be connected to the surrounding road and pedestrian network via internal and external footpaths. The surrounding road network has been completed as part of the Stage 1 construction works (refer to DA15/0299) along with the park's southern boundary, and as proposed as part of the Stage 3D Village Centre subdivision (DA18/0620). The area breakdown of each area within the CAS is as follows:

Table 2 Room schedule

Room Name	Area
Ambulant unisex toilet	2.2m ²
Unisex toilet	2.2m ²
DDA toilet	5.1m ²
Water tank and cleaners' room	5.3m ²
Kitchen	4.8m ²
Community Store	9.4m ²
DB West and East	2.0m ²
Stage	214.8m ²
BBQ	3.4m ²
Total	249.3m²

The proposed floor plan of the CAS is shown at **Figure 6** below.

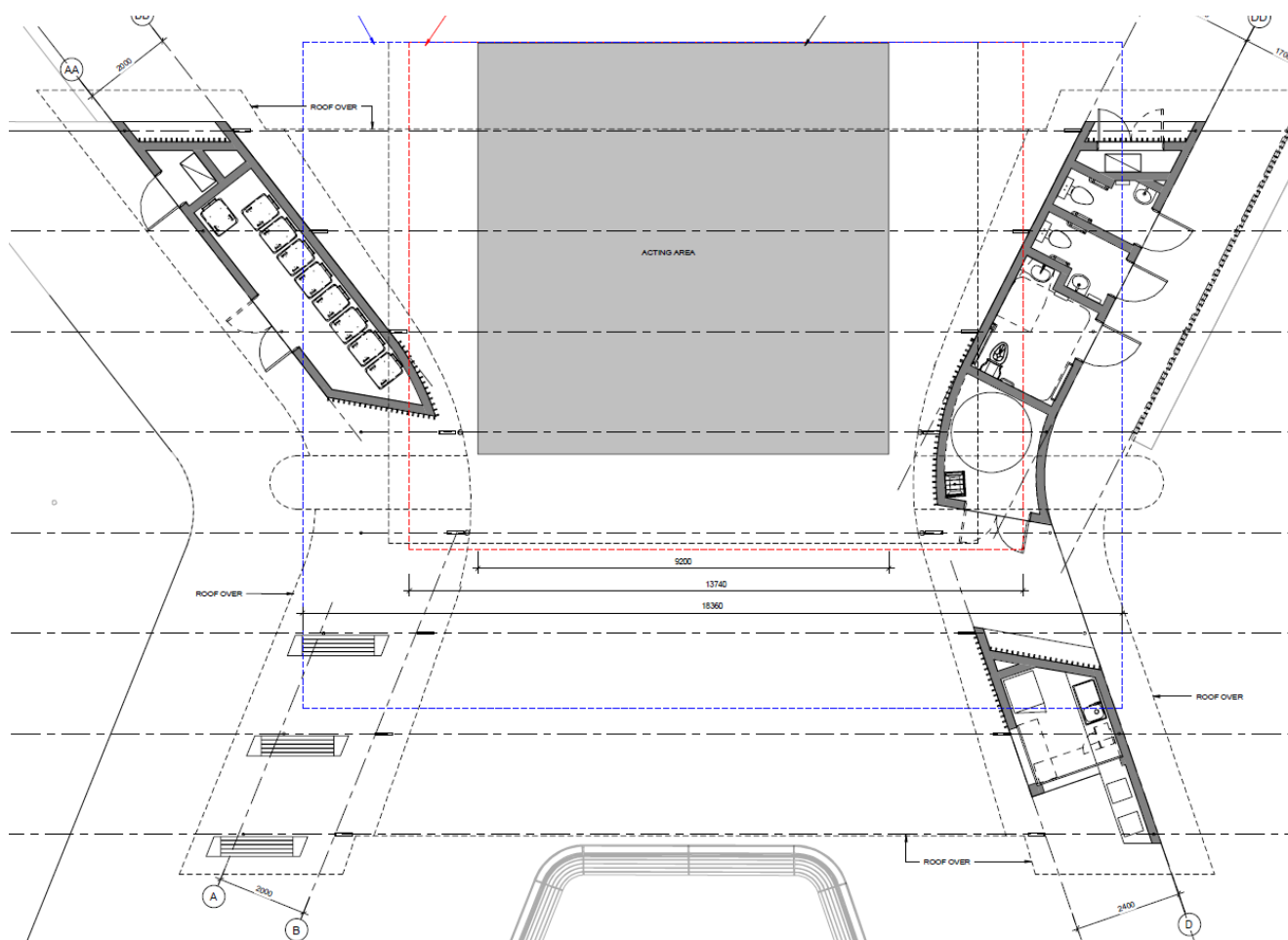


Figure 6 Proposed CAS floor plan

Source: AECOM Materials

Materials

The CAS will be integrated with the surrounding landscape design of the Village Centre Park. A Schedule of Materials has been prepared by AECOM and is included at **Appendix E**. The proposed external materials include:

- Wall blockwork;
- Plantation pine beams;
- Membrane fabric and insulated panel roofing;
- Concrete and timber slats seating; and
- Aluminium screening battens.

The CAS will include a landscape buffer zone around the perimeter where the site adjoins the Village Centre Car park.

Waste Management

A bin store is proposed to be provided for use during events. During larger organised events the organiser will be responsible for arranging additional bins and cleaning contractors.

Operational Management

The CAS will be supported by a lifecycle cost for all asset types including routine and scheduled maintenance and asset replacement. Resource requirements will be detailed and operations and maintenance manuals will be

provided. Further, the CAS will be designed and constructed in accordance with the relevant standards and legislative requirements.

The intended management model would allow the community to book the space. Bookings will be required to gain access (by key or other access control system) to the kitchenette and storage areas. The toilet facilities would be open to the public during scheduled times. An electronic community noticeboard advising when the space is booked will help manage community expectations.

Construction Staging

It is intended that the construction of the CAS will occur concurrently with the remainder of the Village Centre Park works.

4.1 Heritage Interpretation Elements

Importantly, the proposed CAS looks to interpret the former Naval Radar Calibration Range Antenna Loop (**Figure 7**) that was previously located on the St Marys site to the east of the Village Centre Park site (demolished under DA14/0990 as approved by Penrith Council on 4 December 2014) has also been interpreted in the landscape design.

The Radar Range was operated by the Australian Defence Industry, and during the 1960s and 1970s was used by the Royal Australian Navy to calibrate radar systems of Australian warships to model the ships magnetic signatures. The outcomes of the calibration tests were used to train naval officers in identifying Australian naval assets on radar screens. An Interpretation Study was completed in 2015 by MUSECape (submitted to Council as per Condition 2 of DA14/0990) as part of the broader landscape master planning process for Central Precinct and recommended the Radar Range antenna loop be interpreted in a location near to its original location.



Figure 7 The (now demolished) Radar Range Antenna Loop

5.0 Assessment of planning issues

Under Section 4.15 of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 4.15 that are relevant to the proposal. The planning issues associated with the proposed development are assessed below.

5.1 Compliance with Environmental Planning Instruments

The following legislation, strategies and planning instruments relevant to the proposed development are to be addressed:

- Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30);
- Sydney Region Environmental Plan No 20 – Hawkesbury Nepean River (no. 2 1997);
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP55); and
- Central Precinct Plan and Development Control Strategy.

5.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

The St Marys Central Precinct has been the subject of an extensive investigation including a NSW EPA accredited Site Auditor issued Site Audit Statement for the Central Precinct site (covered by SASs CHK001/1, 001/6, and 001/7). The information presented in this remediation and validation report has been used to develop a Contamination Management Plan for the Central Precinct, which was subsequently approved by Council as part of the St Marys Precinct Plan. This management plan confirmed that the majority of the Precinct poses a negligible risk to the public or the environment with regard to chemical contamination or explosive ordnance including the entirety of the park site.

A number of validation reports and SAS have been issued for the Precinct post-remediation works being conducted where necessary, with SAS KJL1180EA4.1/EW4.2 being issued for the south-western half of the site, and SAS 14124 final SAR KJL118_EW6.1_6.2 Combined 1 being issued for the northern part of the site. Accordingly, the subject site is considered to be suitable for the proposed use.

5.1.2 Sydney Regional Environmental Plan No. 30 – St Marys

SREP 30 contains planning objectives, principles and provisions to control development within the three Precincts of St Marys. Overall, the proposed works are consistent with the achievement of the performance or zone objectives and reflects the aims of the development control strategies of SREP 30.

The CAS site is zoned Urban under SREP 30 and is permissible with consent as it is defined as a community facility (being used as a place for recreational, cultural, social and physical activities by the community). The proposed CAS are consistent with the objectives of the zone, in that they comprise a range of facilities compatible and complimentary to the surrounding residential and Village Centre development, whilst contributing to the amenity of the precinct.

SREP 30 aims to provide opportunities for recreation facilities that meet the needs of the regional and local community for which the CAS within the Village Centre Park plays a key role in the provision of community activities and open space for local residents and the surrounding community, within the Central Precinct subdivision area.

In particular, the design of the CAS with the surrounding subdivision layout, supports the achievement of a number of key objectives in Part 5 of SREP 30 (**Table 3**).

Table 3 Consistency with SREP 30

SREP 30 Clause	Comment
Clause 27(1) - A range of open space and recreation areas and facilities for passive and active recreation is to be provided, including local playgrounds and neighbourhood parks.	The proposed works increase the number and range of outdoor community spaces facilities provided in the Central Precinct, providing access to adjacent residents and the wider community.
Clause 27(3) - Recreational activities and facilities within each precinct are to be located and designed to maximise conservation of the cultural and natural environmental values of buildings, works and places within the precinct.	The proposed works tie into the wider landscape of the Central Precinct and adjacent Regional Open Space. The design and location of the CAS has been carefully integrated into the existing and future context so as to maximise the cultural and natural environmental values.
Clause 30(3) - Development of the land to which this plan applies is to maximise accessibility to services and facilities for people who do not have access to a private car.	The provision of shared footpaths surrounding the CAS will maximise accessibility for residents and the community who do not have access to a car or would prefer to walk or cycle.
Clause 31(1) - Development of the land to which this plan applies is to result in an attractive and safe built environment which satisfies a diverse range of community needs.	The landscaping of the site has been carefully designed to provide areas which are aesthetically pleasing, whilst acting to improve safety. The design will also provide a range of opportunities for walking, cycling and other forms of passive recreation and active recreation for the surrounding communities.

Specifically, the proposed CAS will facilitate community gatherings, which will respond to the land use within the Village Centre Park, while providing complementary spaces that enhance connectivity and activation between the spaces.

5.1.3 St Marys Environmental Planning Strategy 2000 (2006 Update)

The St Marys EPS establishes guidelines and strategies for the future development of land under SREP30, specifically in relation to matters of conservation, cultural heritage, water cycle and soils, transport, urban form, energy and waste, human services, employment and contamination.

Section 8 in the EPS identifies the urban form objectives for the St Marys site. In accordance with the objectives, the proposal will:

- Result in an attractive and safe environment which satisfies the need for community and recreational facilities;
- Be highly visible to maximise the contribution of the CAS and park to the urban character of Central Precinct, particularly from within the Stage 1 residential and Village Centre area; and
- Use vegetation species which are native to the area.

5.1.4 Voluntary Planning Agreement

The Voluntary Planning Agreement between Council and Lendlease requires that a community activity and neighbourhood centre of a maximum of 450m² in built area be provided, with a notional value just under \$900,000. The proposed CAS is consistent with this requirement in terms of its area

5.1.5 Central Precinct Plan

The proposed works will allow for the orderly and efficient development of the St Marys Central Precinct in line with the aims and objectives of the CPP, while providing open space and access to recreational areas for future residents. The site location is identified in the Central Precinct Plan as Pocket Park 10, as shown in **Figure 4** above.

5.2 Access and Parking

Pedestrian access will be provided via a continuous accessible path of travel, using a separate pathway from the adjacent car parking area, as well as connections to the shopping centre located on the opposite side of the park to the parking bays. An Access Report has been prepared by Cheung Access and is included at **Appendix C**.

In addition, there are 15 hard stand car spaces being provided as part of DA18/0587 for the Village Centre Park, along the south-western boundary of the park.

Additionally, a swept path has been prepared at **Appendix G** showing how a light vehicle can access the hardstand area immediately adjacent to the CAS for drop-off and pick-up of equipment.

5.3 Noise and Vibration

A Noise Assessment has been prepared by Spectrum Acoustics and is included at **Appendix B**. The Report assesses the proposed development's operational noise impacts in accordance with the NSW EPA's Noise Policy for Industry (NPI). It should be noted that these guidelines are generally only applicable for assessing noise emissions from large and complex industrial noise sources. While there are no specific plans for any events or timeframes in which the events may take place, it is understood that these would typically comprise:

- Children's / family concerts;
- Christmas carols; and
- Community / school band performances.

Further, the Jordan Springs subdivision area and the Village Centre area are currently under development and therefore it is not possible to accurately quantify the future acoustic environment of the area as it will be when the CAS is likely to be in use. Therefore, published data from the acoustic assessment undertaken for the Jordan Springs Public School has been used to approximate the acoustic environment of the project area.

Accordingly, the assessment has been based on the worst-case noise emissions from a concert with relatively loud amplified music, with these events occurring sporadically. At other times, the performances may produce noise at lower levels and therefore the noise would be lower than those shown on the predictions at **Appendix B**. The assessment found that based on the predicted events and approximate noise logging data, the CAS can be used to host concert performances without adversely impacting the amenity of the future nearby residential areas.

5.4 Visual Impact

The proposed materials have been chosen to ensure the CAS integrates with the landscape of the Village Centre Park. The CAS has been carefully designed to have a positive impact on the landscaping and aesthetic appeal of the Central Precinct area, by introducing a designated area for recreational activities and community events. The proposed facilities will allow users of the park to enjoy the facilities for extended periods of time, while being in close proximity to the Village Centre to the north.

5.5 Social and Economic Impacts

The CAS will provide significant economic and social benefits to the area, including:

- An increased sense of community and place through providing a dedicated community space;
- A functional, accessible, visible and high quality space that can accommodate passive recreation and cultural events and activities; and
- Access to amenity and facilities within close proximity of open space.

Additionally, the proposal will continue to provide construction jobs, as well as longer term economic benefits associated with the flow on effects in establishing a new residential community, and providing space for new activities and events to occur.

5.6 Site Suitability

The site is considered suitable for the following reasons:

- The proposal is permissible with consent under SREP30;
- The proposal will support and improve the future residential development in the facility and as such is commensurate with the desired future character of the area;

- The proposed development is consistent with the provision and objectives of the St Marys EPS, Central Precinct Plan, previous das, and the St Marys Development Agreements and St Marys PCC Planning Agreement; and
- The site does not have any planning or environmental constraints which would preclude the development of the site for the proposed use.

5.7 Public Interest

The proposed CAS will provide an important community space to the local community of the Central Precinct and wider area. It will provide positive flow on effects within the area, related to the provision of a well designed community space within a large public park, which will ultimately provide an increased sense of community, place and a healthy and active community.

The proposal is in accordance with the development framework established under SREP30 for the Precinct, which is delivering economic development and employment opportunities. Overall the proposal is in the public interest in that it:

- Provides an attractive contribution to the identity and sense of place of the Central Precinct;
- Provides a high level of amenity for the future Central Precinct residents;
- Provides a high quality and functional addition to the Village Centre Park; and
- Promotes the Central Precinct as a place of activity, culture and an attractive place to live.

6.0 Conclusion

The proposed CAS will provide a dedicated space for recreational and cultural activities to occur within the Village Centre Park, attracting future residents of the Central Precinct and wider locality. It will provide amenities and facilities that are easily accessible and has been designed to complement the landscaping design of the Village Centre Park.

In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the application be approved subject to standard conditions of consent.