

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

<b>Application Number</b>	DA12/0519.01
<b>Proposed Development</b>	Modification to Approved Alterations and Addition to an Existing Community facility at Greygums Oval – Stage 2 Works
<b>Property Address</b>	101 Laycock Street CRANEBROOK NSW 2749
<b>Property Description</b>	Lot 101 DP 1173296
<b>Date Received</b>	1 June 2018
<b>Assessing Officer</b>	Gemma Bennett Senior Development Assessment Planner
<b>Class of Building</b>	Class 6 (Canteen) Class 7b (Storage Areas) Class 9b (Meeting Rooms) Class 10a (Change rooms)
<b>Recommendation</b>	Approval
<b>DA Type</b>	Local Development

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### Executive Summary

**Reason for determination by Local Planning Panel:** Development where the applicant and land owner is the Council.

Council is in receipt of a modification application to the approved staged development of an existing community facility at Grey Gums Oval, Cranebrook .

Pursuant to Penrith Local Environmental Plan 2010, the proposal is defined as a *community facility*. The subject site is zoned RE1 Public Recreation and the proposal is a permissible land use in the zoning with Council consent. An assessment under Sections 4.15 and 4.55(1A) of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval.

Stage 1 of the approved works have been completed being an awning.

Stage 2 of the approved works are the subject of this modification application which relate to Building B.

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Stage 3 of the approved works relate to separate alterations and additions to Building A being an existing recreation building.

The modifications relating to Stage 2 of the consent and the subject of this modification application include the following:-

- Alterations to the multi-purpose building, including changes to the floor plan layout; addition of an office space; changes to the design of the external elevations, roof and materials; and an increased building height.
- Realignment of the access ramp from the carpark to the buildings, and reconfiguration of the hard stand areas around the buildings.
- Removal of two eucalyptus trees.

In accordance with Appendix F4 of the Penrith Development Control Plan 2014 – Notification and Advertising, the modification proposal was notified to nearby and adjoining residents for a period of 14 days, between 22 June 2018 and 6 July 2018. No submissions were received.

The modification application is recommended for approval subject to amended conditions of consent.

## **Background**

A staged development application (DA12/0519) was approved by Council on 28 September 2012. The approved staging was as follows:

Stage 1 - Construction of an awning on the northern elevation of the existing building. A satisfactory final inspection for this stage was completed in May 2014.

Stage 2 - Construction of a multi-purpose building, installation of access ramp from the carpark to hardstand area, upgrade of the existing carparking to identify disabled parking space and appropriate linemarking. The subject modification application relates to this stage.

Stage 3 - Internal alteration to the existing building, including installation of accessible sanitary facilities and final completion of hardstand upgrade works.

The subject site is owned by Penrith City Council and is managed by Growing Grey Gums Development Group under a Draft Plan of Management pursuant to the NSW Local Government Act 1993.

The core objectives for management of community land categorised as a sports ground as identified by Section 36F of the *Local Government Act 1993* are:

- (a) *to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- (b) *to ensure that such activities are managed having regard to any adverse impact on nearby residences.*

Currently, the park provides recreational facilities including two football fields, a playground, running track, long jump, discus and shot-put facilities. The existing amenities building, containing change rooms and canteen, is subject to Stage 3 of the development consent is located immediately adjacent to the Stage 2 community facility.

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## Site and Surrounds

The subject lot is bound by Laycock Street which runs from south west to north west of the site, Arial Crescent to the south-east and Greygums Road which runs south east to north east of the site. Main vehicular access is via a bitumen access road off Greygums Road and pedestrian access is provided from the footpath along Greygums Road to the existing amenities building.

The development site is located on the southern portion of the site in close proximity to the existing amenities building and car park.

The surrounding area is characterised by low density residential and recreational land uses. The Waterside residential and employment precinct is located to the west off Laycock Street. Industrial land uses are located to the south.

## The Proposed Development

The approved Stage 2 community facility is a single storey multi-purpose building comprising of a meeting room, three storage rooms, canteen, accessible sanitary facilities, first aid room and covered veranda area.

The subject proposal consists of substantially the same development, with the following modifications:

- Reconfigured floor layout and addition of an office space, resulting in a building footprint reduced from approximately 240m<sup>2</sup> to 230m<sup>2</sup>.
- A modified roof design with the overall building height to increase by 1074mm, however it remains as a pitched roof with gable ends and metal sheet cladding.
- External appearance to change from brick walls, to rendered and painted brick walls.
- Deletion of stairs to the north eastern veranda and replacement with battered and turfed ground.
- Realignment of the access ramp from the carpark to the buildings and layout of hardstand areas around the buildings.
- Removal of two trees in the footprint of the building.

## Planning Assessment

The subject application meets the definition of a Section 4.55(1A) modification as it involves minimal environmental impact and is substantially the same development for which the consent was originally granted.

The original development application was fully assessed under the provisions of Section 4.15 (formerly 79C) of the *Environmental Planning and Assessment Act 1979* and was found to comply with the relevant matters for consideration.

In relation to the modifications proposed, the following issues have been identified for further consideration.

### **1. Section 4.15(1)(a)(i) – Any Environmental Planning Instrument**

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

The modifications are consistent with the aims and objectives of the SREP as previously assessed.

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

The subject site is zoned RE1 Public Recreation under Penrith Local Environmental Plan (LEP) 2010. The proposed development is defined as a 'community facility' which is permissible with consent.

The proposed modifications are consistent with the aims of the plan as they demonstrate a commitment to healthy communities, and support Penrith's population growth by providing facilities to meet the needs of the community.

The modifications meet the objectives of the zone:

- 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.

### **2. Section 4.15(1)(a)(ii) – Any proposed Environmental Planning Instruments**

There are no draft Environmental Planning Instruments which affect the subject site or proposed amended development.

### **3. Section 4.15(1)(a)(iii) – Any Development Control Plan**

#### ***Penrith Development Control Plan (DCP) 2014***

There are no specific development standards which apply to the proposed development. However, having regard to environmental performance and design quality, the proposed modifications demonstrate a general consistency with the principles and objectives as it:

- Is of a single storey design and not in a location that will cause any impacts on privacy or loss of sunlight.
- Is unlikely to cause any adverse impacts in regard to environmental noise apart from the expected levels of noise associated with weekend sporting events that currently take place.
- Conditions of development will ensure appropriate stormwater management provisions.
- Is of a scale and design which is consistent with the existing built form.
- Is responsive to the local topography and setting.
- Is of a contemporary design which has good presentation to the public space and therefore enhances vistas available from the street and to the open space.

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

The proposed development suitably responds to CPTED considerations in regards to appropriate lighting locations, site and building layout, presentation, carparking and the

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like. The proposed development is sited within the vicinity of the existing amenities (i.e. toilet facilities, parking, pedestrian connections etc), which is consistent with the principles of CPTED.

#### *C2.1 Vegetation Management*

Two eucalyptus trees are proposed to be removed to facilitate construction of the building as the modified layout will impose on the Structural Root Zone of the trees. Although the approved development does not indicate tree removal, one tree to the south of the multi-purpose building would have been adversely impacted by the installation of hard surface areas and likely necessitated removal.

It is considered that sufficient mature trees remain on the site to assist in screening the development from Greygums Road and maintain the environmental values of the site. Replacement trees are included in the proposal and will be recommended to be included as a condition of consent.

#### *C4.1 Land Management*

The modified proposal includes fill on the north eastern corner of the building to enable the new building and covered veranda to maintain a consistent finished floor level to the existing amenities building. The approved building included a similar fill level and stairs from the veranda, rather than a battered slope with turf treatment to meet the footpath below.

Existing conditions of development consent are considered to sufficiently manage and minimise erosion and sedimentation during the course of the development works.

### **4. Section 4.15(1)(a)(iv) – The Regulations**

The provisions of the regulations have been considered as part of the previous assessment and are not compromised by the proposed amended development.

### **5. Section 4.15(1)(b) – The Likely Impacts of the Development**

#### *Natural & Built Environment*

- The proposed modifications will have minimal impact on natural resources, complement the character of the suburb and positively contribute to improved amenity for recreational open space.
- The character of the proposed development is in keeping with the site and its place in the local context. It is suitably integrated with existing connections and built form.
- The development site is bordered by existing concrete paths, stairs and access ramps. The existing hardstand areas around the facility are proposed to be increased and an additional uncovered access ramp will provide connection from the carpark to the building and provide improved access for persons with disabilities. Existing conditions of development consent require that all new access ramps comply with the BCA and AS1428 'Design for Access and Mobility'.
- An accessible parking space designed in accordance with AS2890.6-2009 is proposed. This space will provide a logical connection from the proposed ramp

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to the new hardstand area which connects to the existing and proposed amenity building.

*Social and Economic*

- The proposed development will have a positive contribution to the local community by improving the public amenities on the site and allowing a more functional purpose within the locality.
- The proposed development has been considered in accordance with the principles of CPTED, and will have no adverse impact on the health and safety of its patrons and the community.
- The proposed development is consistent with the zone objectives and the land use zone; and no objections were received during the notification period. Therefore, the development is not considered to threaten the desired future character of the area.

**6. Section 4.15(1)(c) – The Suitability of the Site for the Development**

The subject site is suitably zoned to accommodate the proposed development. The development is responsive to the site and its approved function in the community. Therefore, the site is suitably capable of accommodating the proposed development.

**7. Section 4.15(1)(d) – Any Submissions made in relation to the Development**

**(i) Internal Referrals**

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

<b><i>Referral Body</i></b>	<b><i>Comments Received</i></b>
<i>Building Surveyor</i>	No objections raised to the proposed amendments with no recommended modifications to existing conditions of consent.

**(ii) Community Consultation**

In accordance with Appendix F4 of the Penrith Development Control Plan 2014 – Notification and Advertising, the modification proposal was notified to nearby and adjoining residents for a period of 14 days, between 22 June 2018 and 6 July 2018. No submissions were received.

**8. Section 4.15(1)(e) – The Public Interest**

The proposed modifications are consistent with the objectives and provisions of the relevant LEP and DCP, and the development is considered to be in the public interest.

Furthermore, the development provides opportunity for the community to actively participate and utilise the facility. It will enhance the open space and further articulate the use of the site which is publicly available to the community.

**9. Section 4.55 – Modification of consents**

The proposal is considered to be substantially the same development as previously approved in that the development is still a community facility and the design

amendments are minor in nature. The proposal as amended does not result in any adverse environment or social impacts. As a result, the proposal satisfies the key considerations outlined within Section 4.55 of the Environmental Planning Assessment Act 1979 relating to modifications involving minor environmental impact.

#### **10. Section 7.11 Contributions**

The proposed development is defined as a community facility and the alterations and additions as part of the proposed development are partly funded by Section 7.11 Contribution fees. Section 7.11 Contributions do not apply to community facilities on Council land.

#### **Conclusion**

The modification application has been assessed against the current planning instruments and it is considered that, with appropriate conditions, the development satisfies the provisions of LEP 2010 and DCP 2014.

The development will improve the amenity of the facility and play a positive role in the local community.

The proposal is in the public interest and is worthy of Council support.

#### **Recommendations**

That DA12/0519.01 for modifications to the Stage 2 Community Facility at Grey Gums Oval (at Lot 101 Laycock Street CRANE BROOK NSW 2749), be approved subject to the amendment of Condition No. 1 and Condition No. 39 as follows:-

Condition No. 1 be **deleted** and **replaced** as follows:-

- 1 The development must be implemented substantially in accordance with the following plans:

Drawing Title	Project No	Drawing No.	Issue	Prepared By	Dated
Footprint analysis	MP1508	MP1508-footprint	A	Penrith City Council	24-05-2018
General notes and location plan	MP1508	MP1508-101	C	Penrith City Council	22-02-2018
Existing site plan	MP1508	MP1508-102	D	Penrith City Council	30-05-2018
Detailed demolition plan	MP1508	MP1508-103	D	Penrith City Council	30-05-2018
Proposed site plan	MP1508	MP1508-104	D	Penrith City Council	30-05-2018
Detailed site plan	MP1508	MP1508-105	E	Penrith City Council	12-07-2018
Proposed car park plan and ramp	MP1508	MP1508-106	B	Penrith City Council	24-02-2018

Details – ramp and details	MP1508	MP1508-107	B	Penrith City Council	24-02-2018
Building B – Surrounds concrete and setout plan	MP1508	MP1508-221	A	Penrith City Council	07-02-2018
Building B floor plan	MP1508	MP1508-224	C	Penrith City Council	07-02-2018
Building B roof plan	MP1508	MP1508-227	D	Penrith City Council	13-02-2018
Site elevations building B and C	MP1508	MP1508-500	C	Penrith City Council	16-02-2018
Building B – Elevations sheet 1 of 3	MP1508	MP1508-521	F	Penrith City Council	12-07-2018
Building B – Elevations sheet 2 of 3	MP1508	MP1508-522	E	Penrith City Council	12-07-2018
Building B – Elevations sheet 3 of 3	MP1508	MP1508-523	C	Penrith City Council	17-02-2018
Building B – Sections and details sheet 1 of 3	MP1508	MP1508-621	F	Penrith City Council	12-07-2018
Building B – Sections and details sheet 2 of 3	MP1508	MP1508-622	F	Penrith City Council	12-07-2018
Building B – Sections and details sheet 3 of 3	MP1508	MP1508-623	C	Penrith City Council	23-02-2018

and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

**As amended on 25 July 2018 pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979.**

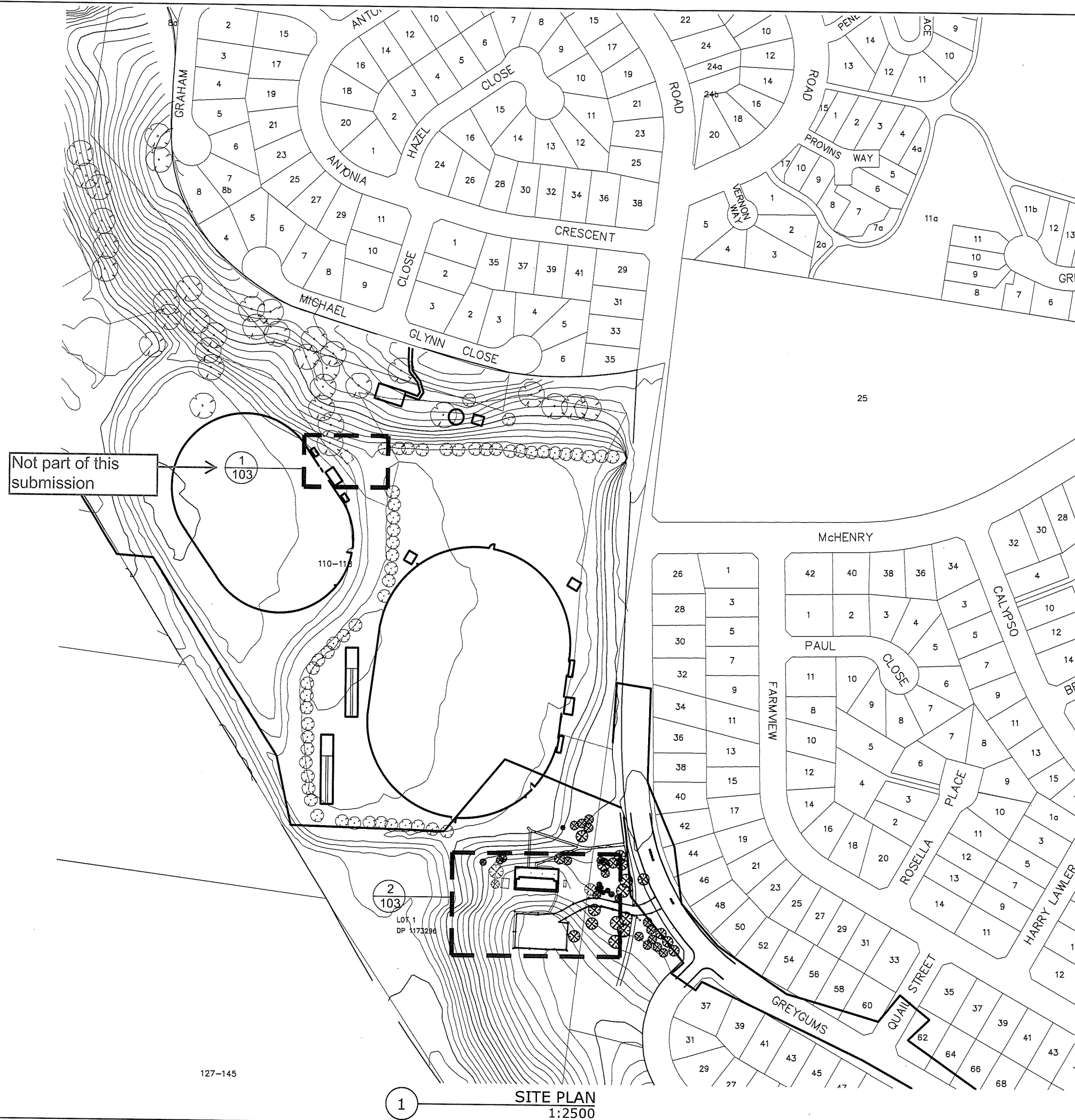
Condition No. 39 be **deleted** and **replaced** as follows:-

- 39 To compensate for tree removal, two locally indigenous trees capable of reaching a mature height of at least 8 metres are to be planted within the setback to Greygums Road.

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.

**As amended on 25 July 2018 pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979.**





D 30.05.18 DA CC RMC

C 17.02.2018 For Tender RMC  
B 7.03.2017 Issued for Client Approval RMC

REV.	DATE	DESCRIPTION	BY
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PHASE  
**FOR TENDER**

CLUB  
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861 Londonderry Road,  
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PROJECT  
**Additions to Existing Community Facility**  
**Grey Gum Oval, 101 Laycock Street,**  
**CRANE BROOK NSW 2749**

TITLE  
**EXISTING SITE PLAN**

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
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DATE: 03.03.2017	ASSET #:
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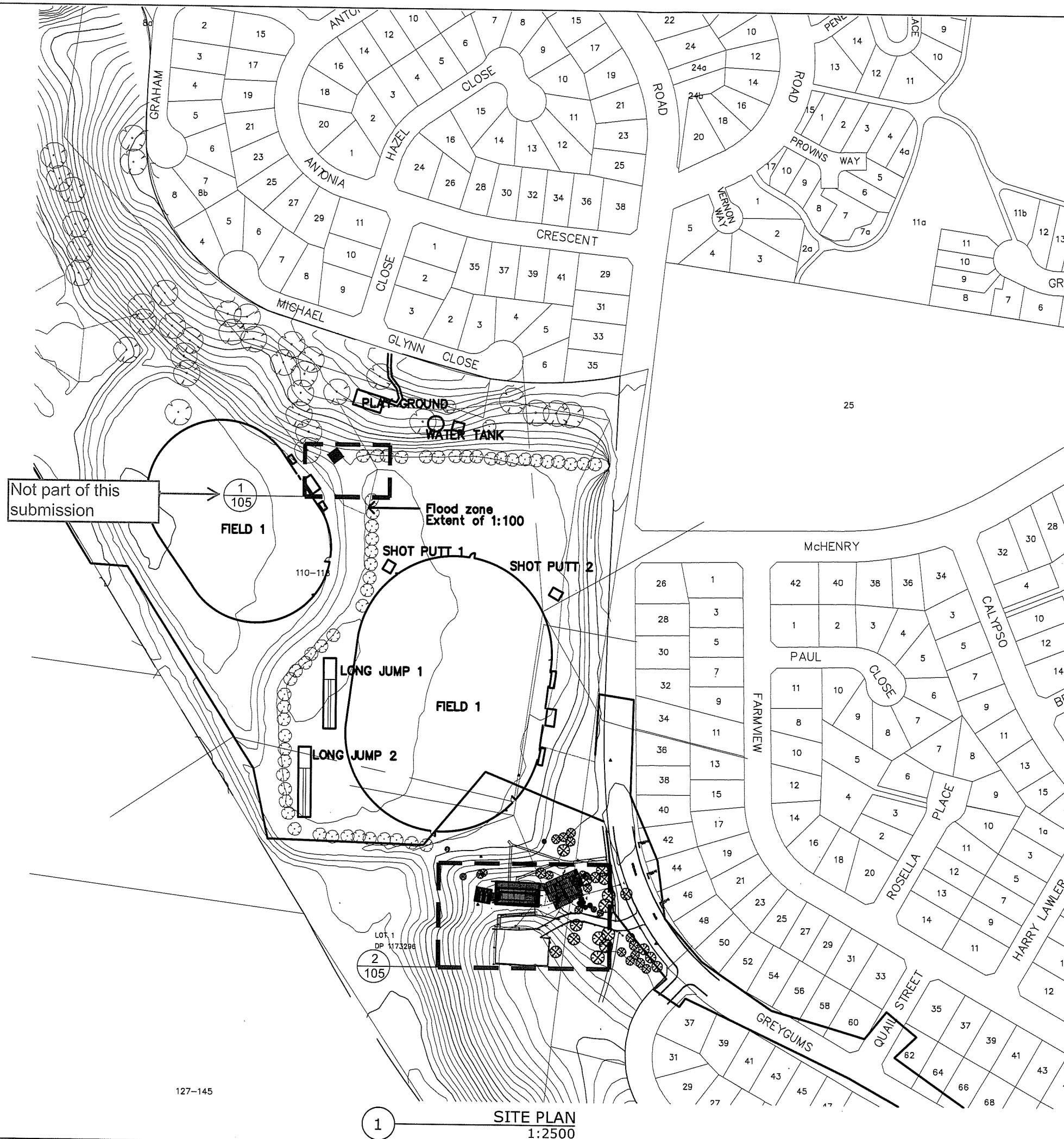
SHEET NO.  
**MP1508-102** REV **D**

INTERNAL APPROVALS  
ASSET: RECREATION:

127-145

1  
**SITE PLAN**  
1:2500





D 30.5.18 DA CC RMC

C 17.02.2018 For Tender RMC  
B 7.03.2017 Issued for Client Approval RMC

REV.	DATE	DESCRIPTION	BY
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PHASE  
**FOR TENDER**

CLUB  
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PROJECT  
**Additions to Existing Community Facility**  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE

**PROPOSED SITE PLAN**

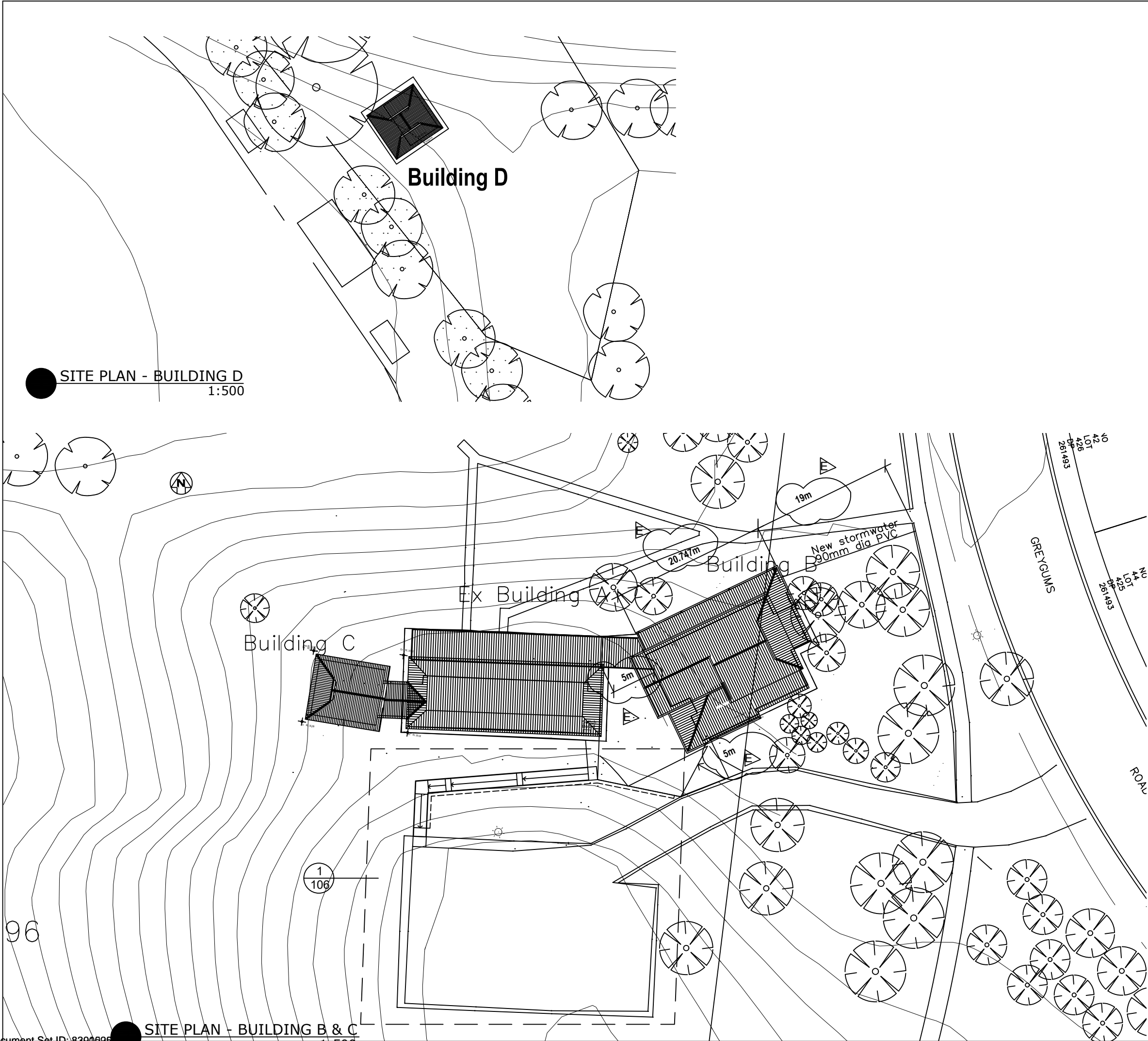
SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
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DATE: 03. 03. 2017	ASSET #:
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SHEET NO.	REV
<b>MP1508-104</b>	<b>D</b>

INTERNAL APPROVALS	
ASSET:	RECREATION:





SITE PLAN - BUILDING D  
1:500

SITE PLAN - BUILDING B & C  
1:500

E	12.07.2018	Add setback dims	RMC
D	2.05.2018	Change address & Issue RMC + drainage to street	RMC
C	17.02.2018	For Tender	RMC
B	7.08.2017	For Consultant	RMC
A	24.06.2016	Issued for comments	RMC

REV	DATE	DESCRIPTION	BY
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PHASE  
**FOR CONSTRUCTION**

CLIENT  
**Growing Grey Gums Development Group  
861 Londonderry Road,  
CRANE BROOK NSW 2749**

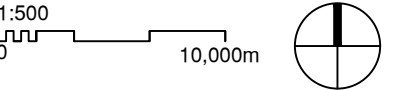
ARCHITECT  
**Penrith City Council  
601 High Street,  
PENRITH NSW 2750**

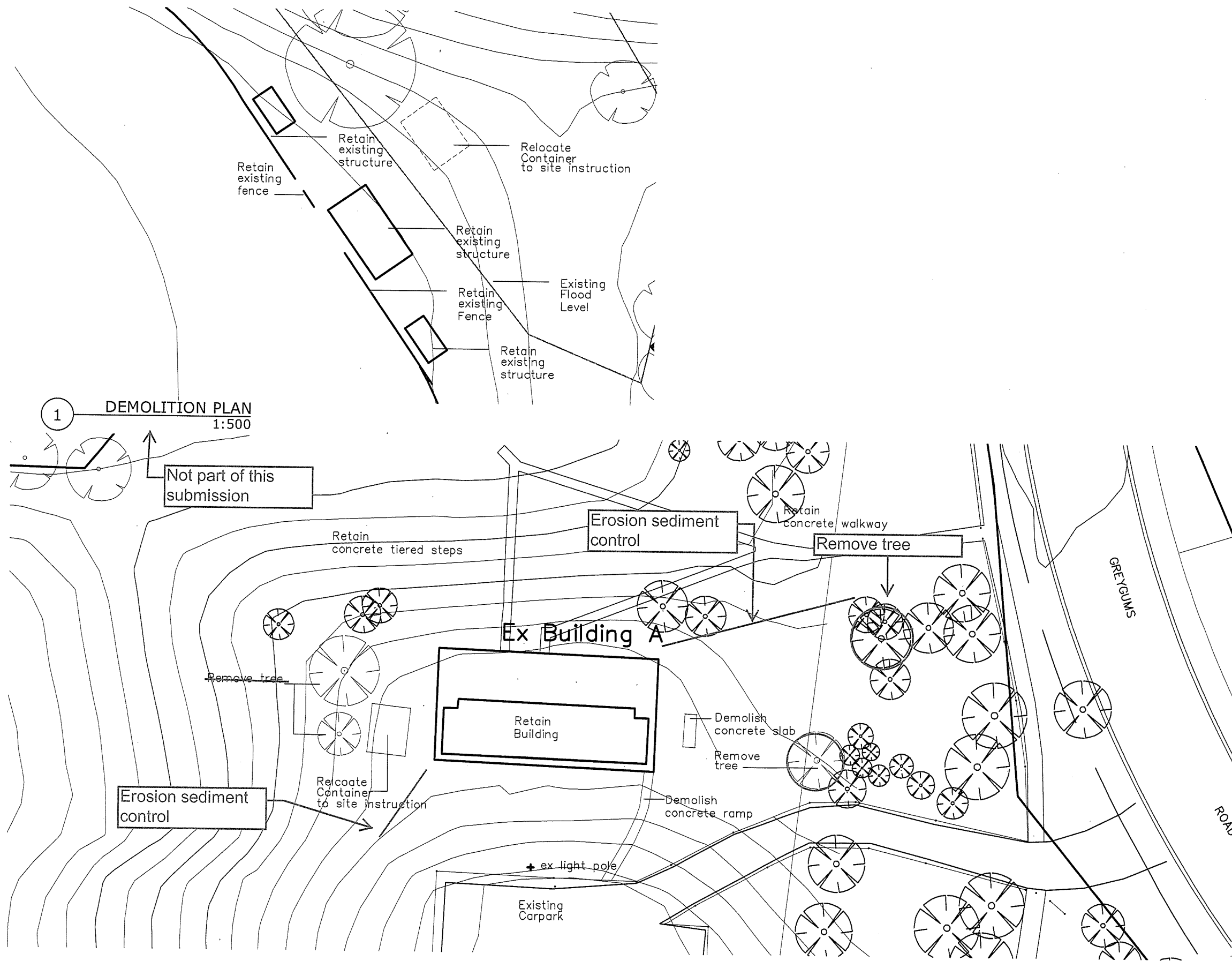
PROJECT  
**Additions to Existing Community Facility  
Grey Gum Oval,  
CRANE BROOK NSW 2749**

TITLE  
**DETAILED SITE PLAN**

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:
SHEET NO.		
<b>MP1508-105</b>		REV [E ]

INTERNAL APPROVALS	
ASSET:	RECREATION:





1 DEMOLITION PLAN  
1:500

Not part of this submission

2 DEMOLITION PLAN  
1:500

D 30.05.18 DACC RMC

C 17.02.2018 For Tender RMC  
B 7.08.2017 For Consultant RMC  
A 24.06.2016 Issued for comments RMC

REV.	DATE	DESCRIPTION	BY

PHASE  
FOR TENDER

CLIENT  
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PROJECT  
Additions to Existing Community Facility  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE  
DETAILED DEMOLITION PLAN

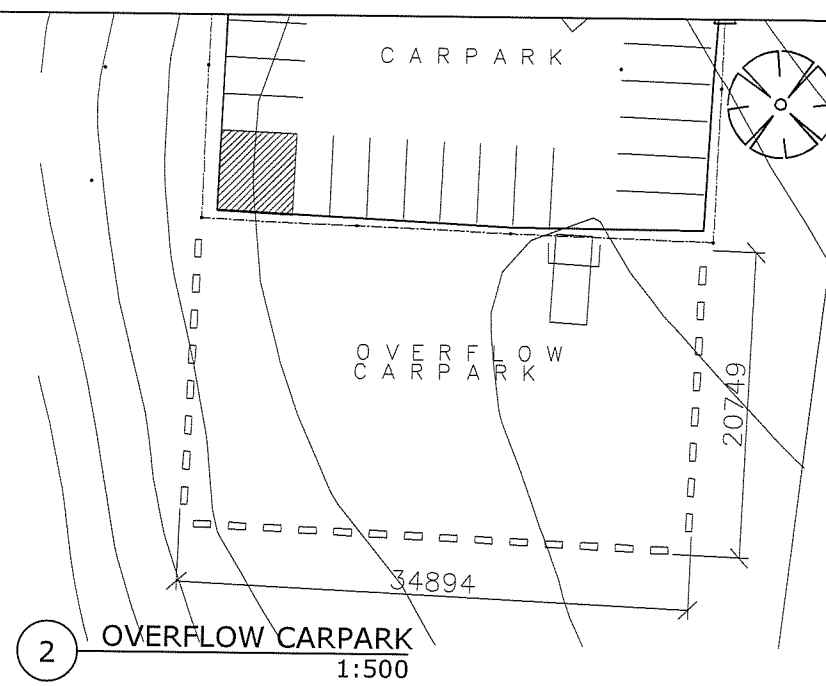
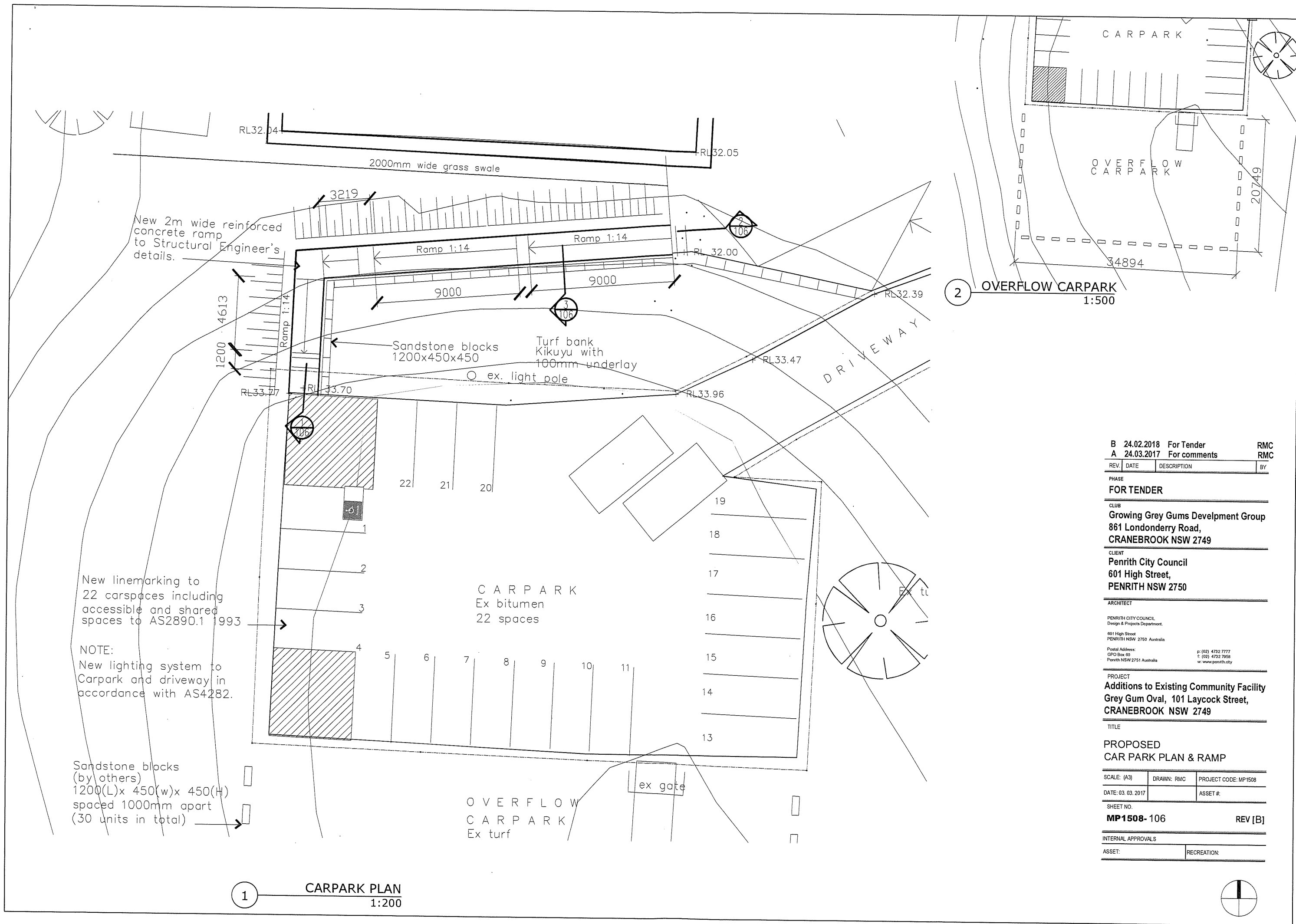
SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
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DATE: 03.03.2017	ASSET #:
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SHEET NO.  
MP1508-103 REV D

INTERNAL APPROVALS  
ASSET: RECREATION:





B	24.02.2018	For Tender	RMC
A	24.03.2017	For comments	RMC
REV.	DATE	DESCRIPTION	BY

PHASE  
**FOR TENDER**

CLUB  
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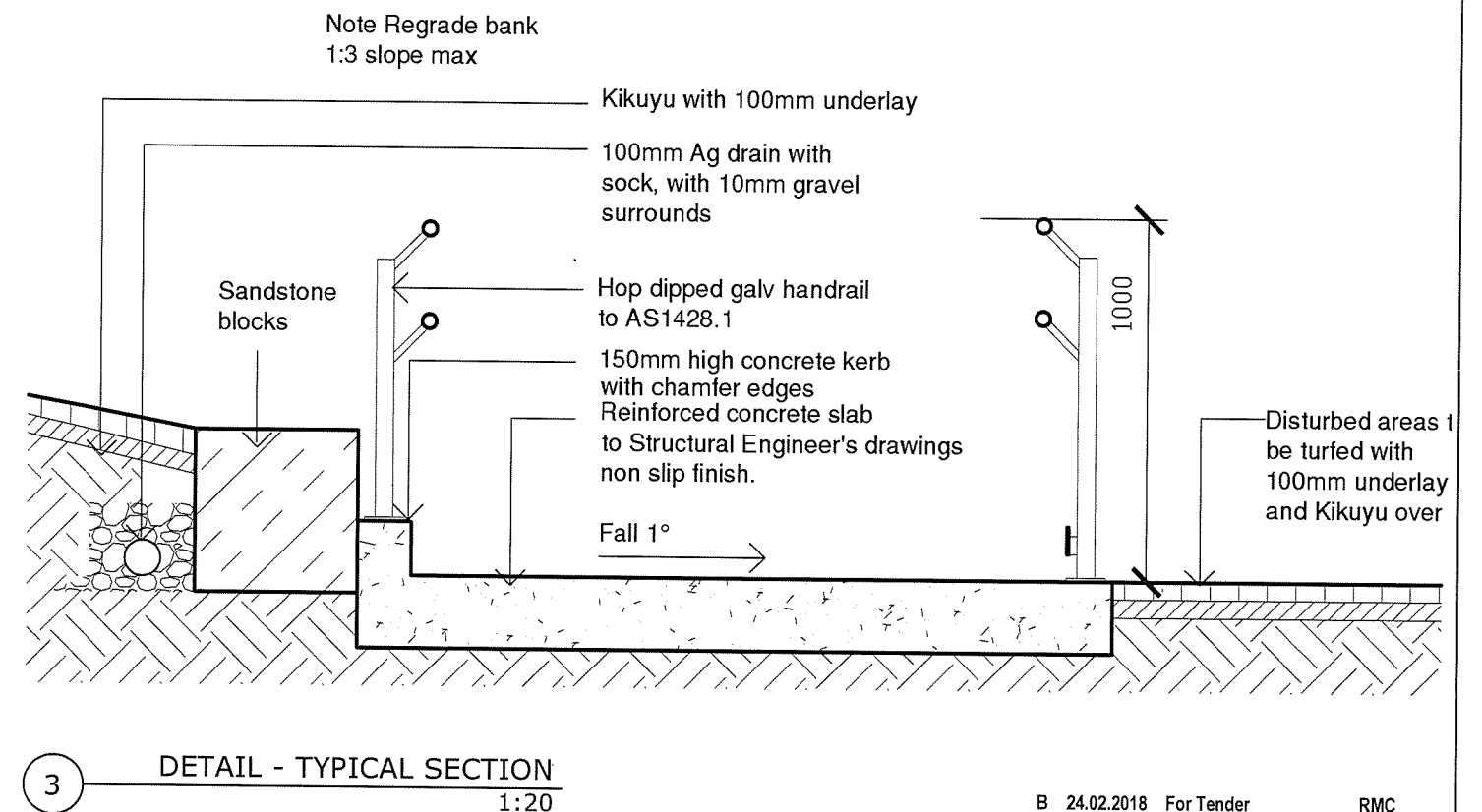
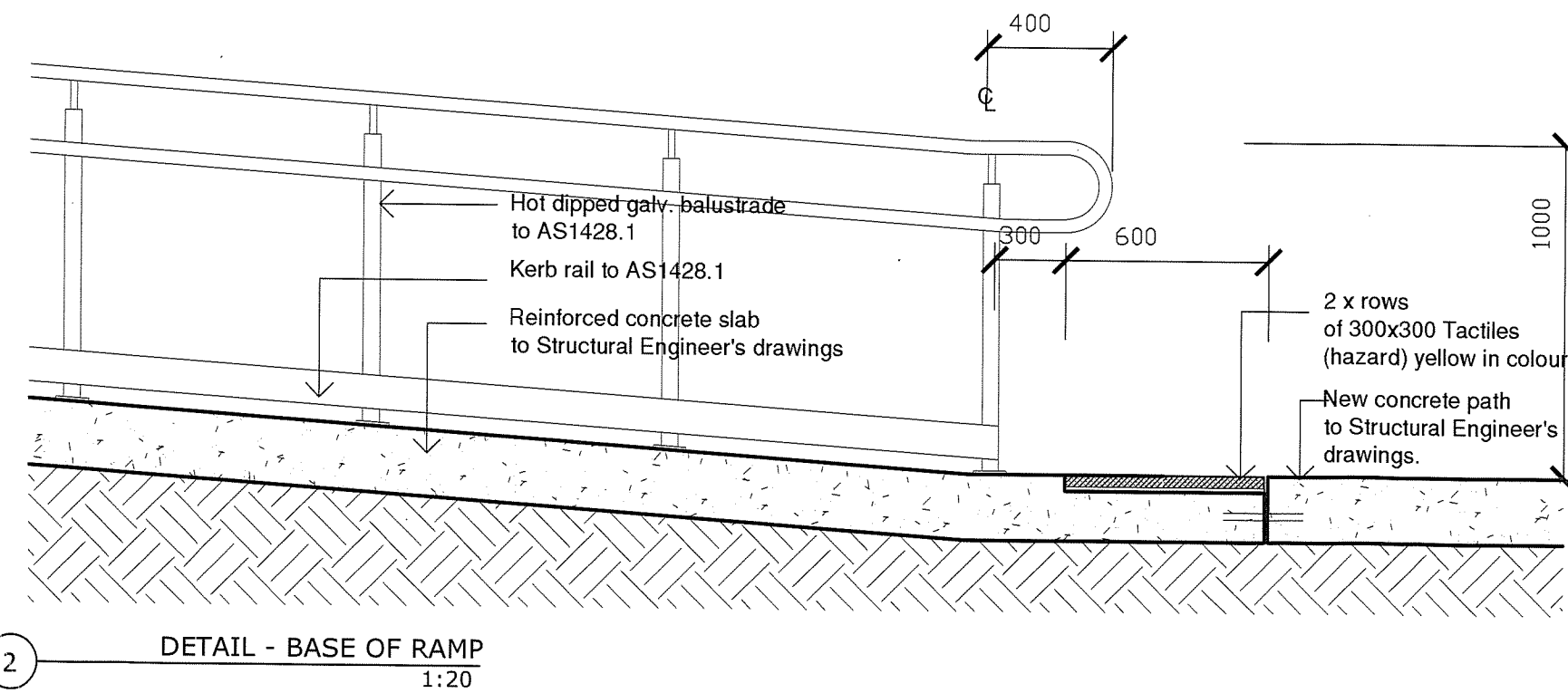
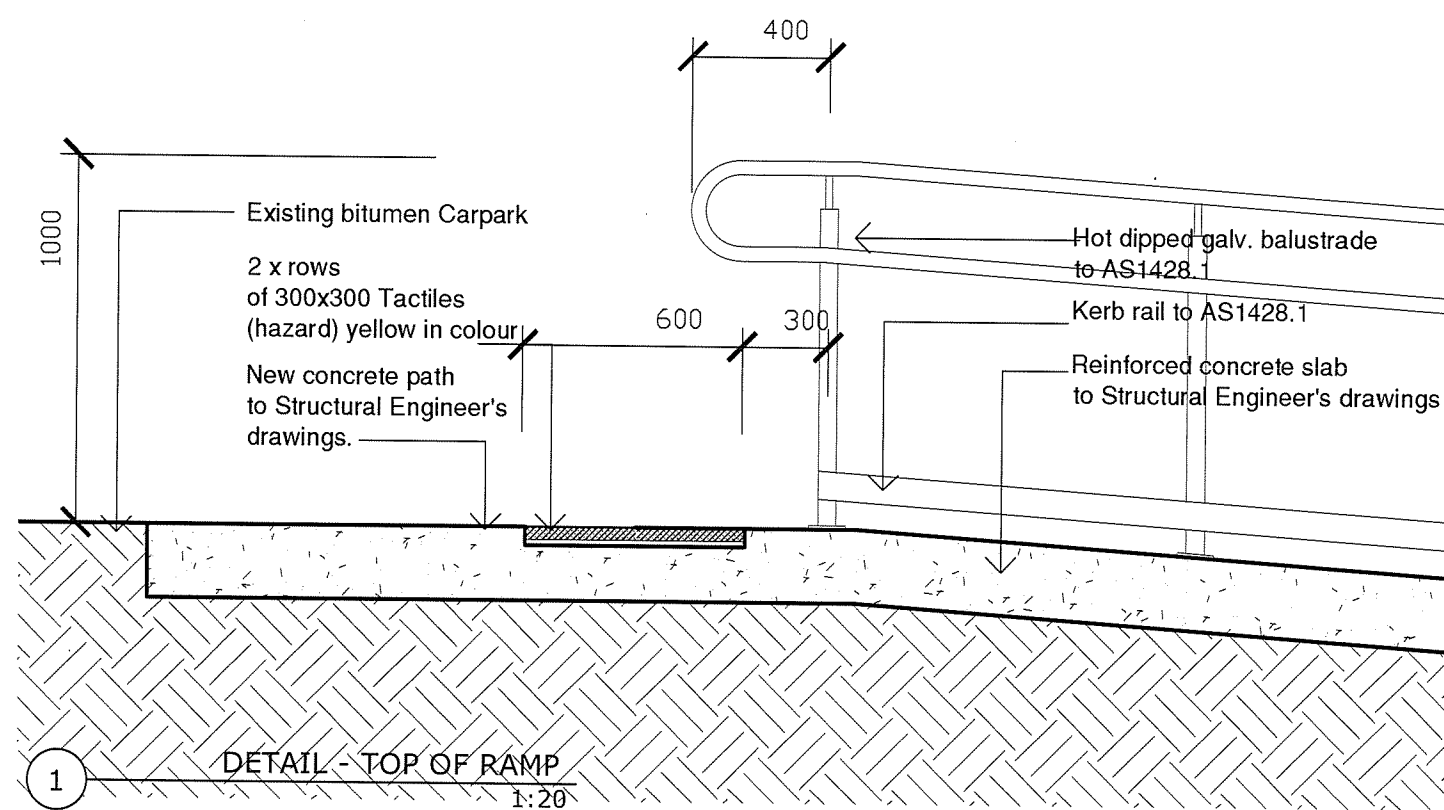
PROJECT  
**Additions to Existing Community Facility**  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE  
**PROPOSED**  
**CARPARK PLAN & RAMP**

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03.03.2017		ASSET #:

SHEET NO.  
**MP1508- 106** REV [B]

INTERNAL APPROVALS	
ASSET:	RECREATION:



B	24.02.2018	For Tender	RMC
REV.	DATE	DESCRIPTION	BY

PHASE  
FOR TENDER

CLUB  
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PROJECT  
Additions to Existing Community Facility  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE  
DETAILS - RAMP & DETAILS

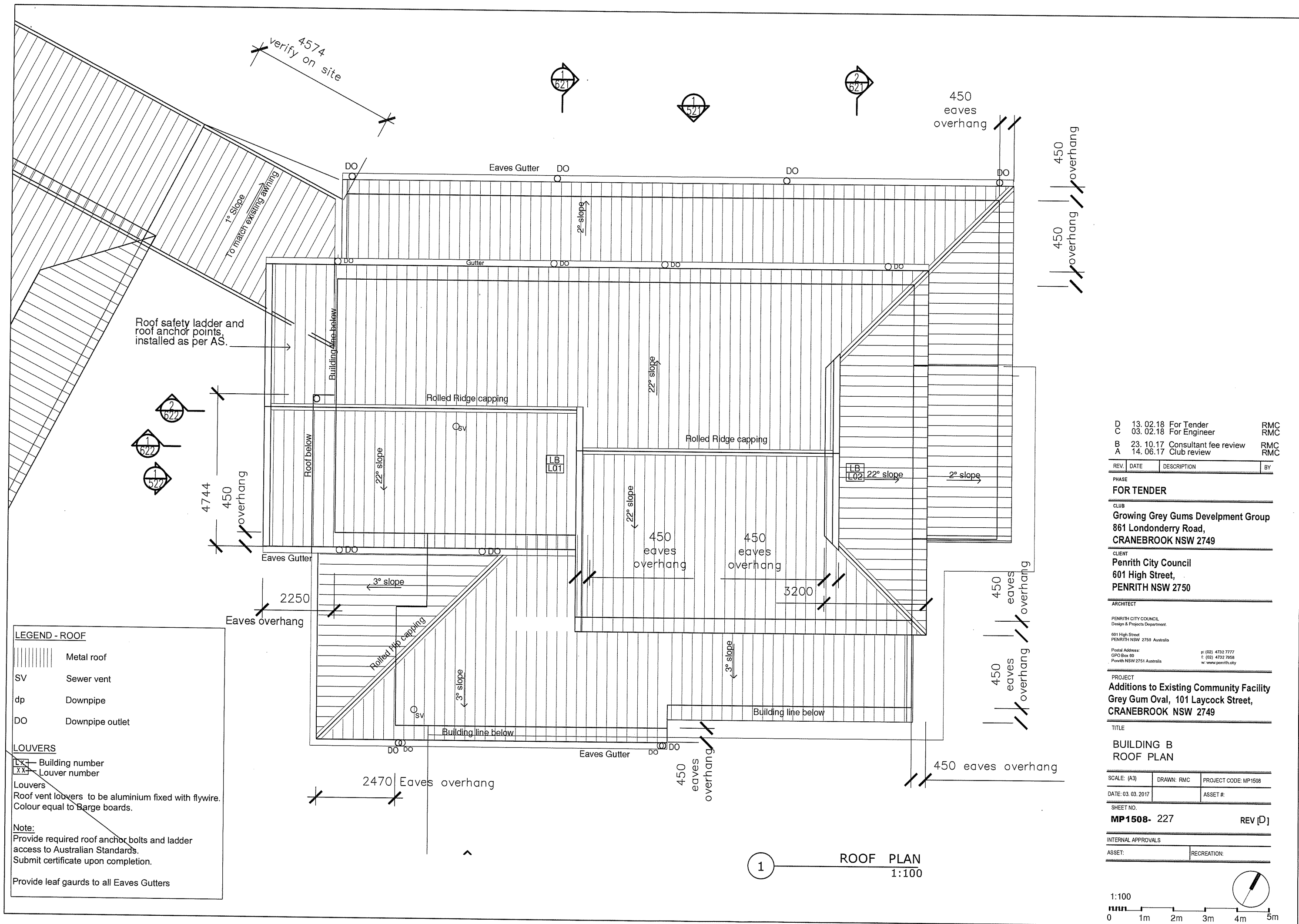
SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

SHEET NO.  
**MP1508-107** REV B 1

INTERNAL APPROVALS	
ASSET:	RECREATION:







LEGEND - ROOF

- Metal roof
- SV Sewer vent
- dp Downpipe
- DO Downpipe outlet

LOUVERS

- Building number
- Louvers
- Roof vent louvers to be aluminium fixed with flywire. Colour equal to Barge boards.

Note:  
Provide required roof anchor bolts and ladder access to Australian Standards.  
Submit certificate upon completion.

Provide leaf gaurds to all Eaves Gutters

D	13. 02. 18	For Tender	RMC
C	03. 02. 18	For Engineer	RMC
B	23. 10. 17	Consultant fee review	RMC
A	14. 06. 17	Club review	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE  
**FOR TENDER**

CLUB  
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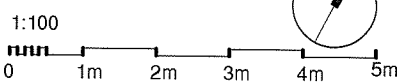
PROJECT  
**Additions to Existing Community Facility**  
Grey Gum Oval, 101 Laycock Street,  
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TITLE  
**BUILDING B**  
**ROOF PLAN**

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

SHEET NO.  
**MP1508- 227** REV [D]

INTERNAL APPROVALS  
ASSET: RECREATION:



**WALLS**

110mm brick wall

230mm brick wall

Double brick cavity 110 / 50 / 110

**FIRE**

FB Fire blanket

FE Fire extinguisher

**NOTE:**

1. Fire design to be carried out by Contractor, unless otherwise noted.

**LEVELS**

RL Reduced level

FFL Finished floor level

SFL Structural floor level

FF Finished floor

**DOORS**

Building number

Window number

DS Door Stop

DC Door Catch

**WINDOWS**

Building number

Window number

**STEEL WORKS**

Cx Column

Bx Base Plate type

**HYDRAULICS**

S2 Single sink (ceramic)

S3 Single sink (ceramic)

S5 Single sink (ceramic)

S6 Double sink (wetbench)

HW Hotwater unit

ZIP Zip unit

SV Sewer vent

SI Sewer Inspection outlets

ORG Overflow Relief Gully

VT Vandal resistant tap

VC Tap with lockable galv cover

FW Floor waste

DP Downpipe

H Dryer (future)

Mx Basin Mixer

**NOTE:**

1. Hydraulic Design to be carried out by Contractor, unless otherwise noted.

2. All pipes to be concealed in walls

3. Slab penetrations to be co-ordinated by builder

4. All external taps to be vandal resistance.

5. Provide floor waste within toilets.

6. Provide sewer inspection outlets, externally for to each pan.

7. All floor waste to Canteen to include: one way value for drains - "Grate Seal" or equal

8. Hot water unit to be Rheem 616315 Heavy Duty Electric water heater 315 litres. Provide TMV as required.

9. Provide power for future dryer.

**ELECTRICAL SERVICES**

SuB Subboard

SW Switch Board

15 Double general purpose outlet, 10amp, white at 1100mmFFL

U Double general purpose outlet, 15amp white at 1100mmFFL

E Double general purpose outlet, 10amp white at 300mmFFL

EX Double general purpose outlet, 10amp white at 1500mm FFL

TV Double genral purpose outlet with lockable cover.

TV point (digital)

HW Hotwater unit

ZIP Zip unit

**NOTE:**

1. Electrical Design (if required) to be carried out by Contractor.

2. Cost of Electrical Design to be carried out by Contractor.

3. Comms/Security by Council nominated Contractor - Piekar Comms Services. m: 0410 068 985.

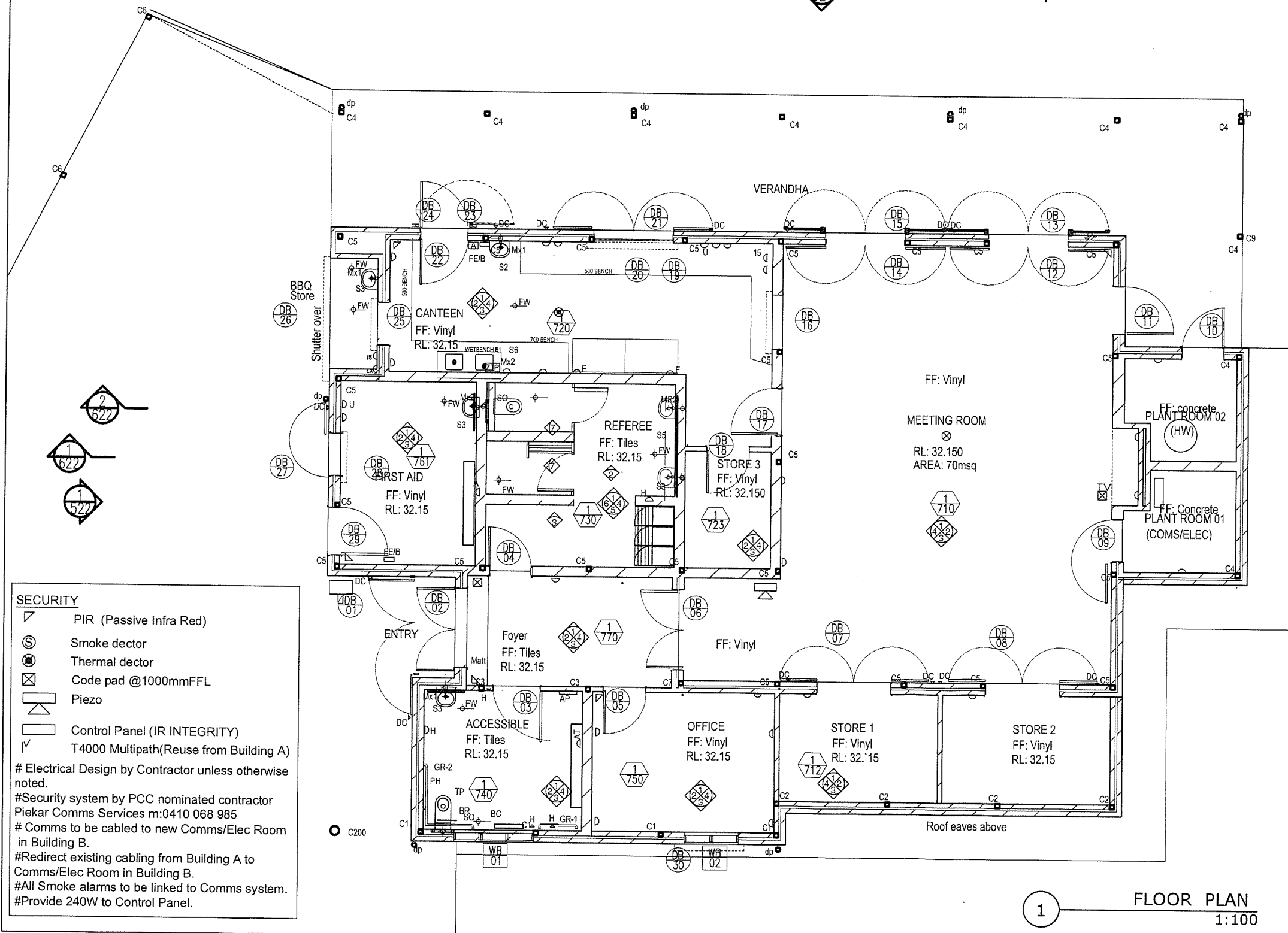
4. Smoke/Thermal alarm linked to Comms System.

5. Provide new circuits for new work, unless otherwise noted.

6. Generally provide three phase power, unless otherwise noted.

7. Exhaust fan to be connected to light sensor timed with 10 minute delay.

8. Provide power for Hotwater and Zip unit



C 07.02.18 For Tender RMC  
B 07.02.18 For Engineer RMC  
A 14.06.17 Club review RMC

REV.	DATE	DESCRIPTION	BY
------	------	-------------	----

PHASE  
**FOR TENDER**

CLIENT  
**Growing Grey Gums Development Group**  
861 Londonderry Road,  
CRANE BROOK NSW 2749

CLIENT  
**Penrith City Council**  
601 High Street,  
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PROJECT  
**Additions to Existing Community Facility**  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE  
**BUILDING B**  
**FLOOR PLAN**

SCALE: (A3)  
DATE: 03.03.2017  
DRAWN: RMC  
PROJECT CODE: MP1508  
ASSET #:

SHEET NO.  
**MP1508- 224**  
REV [C]

INTERNAL APPROVALS  
ASSET: RECREATION:

1:100  
0 1m 2m 3m 4m 5m

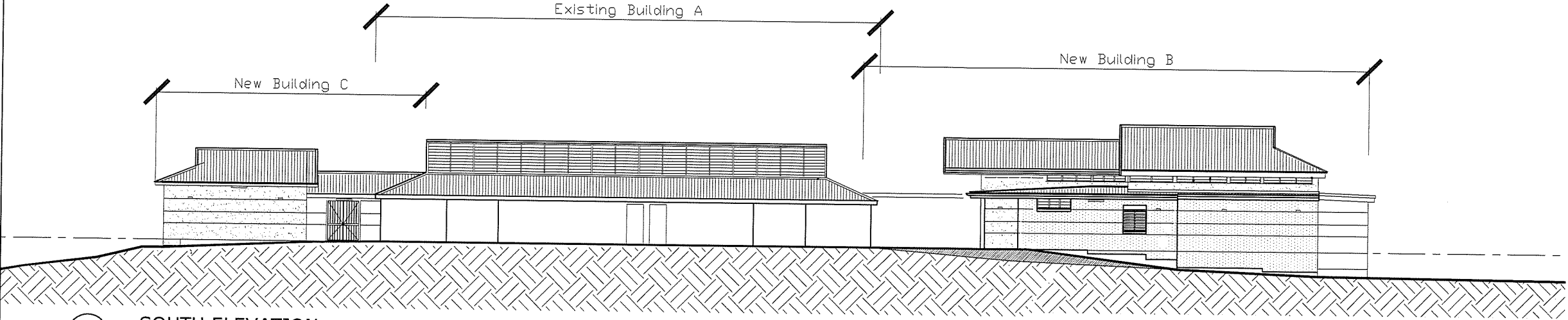


LEGEND

WB1 Face brick (type 1)

WB2 Face brick (type 2)

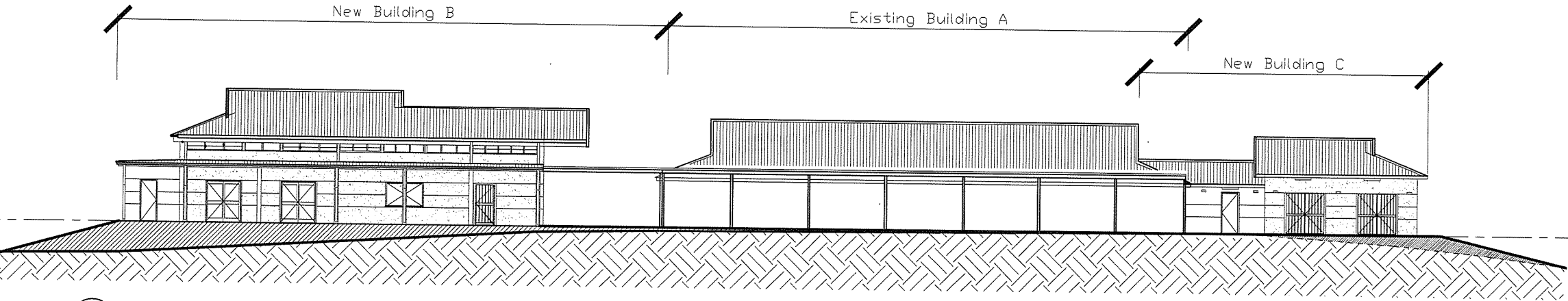
Paint Finish



1

SOUTH ELEVATION

1:250



2

NORTH ELEVATION

1:250

C	16.02.18	For Tender	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.2017	Consultants fee proposal	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE

FOR TENDER

CLUB

Growing Grey Gums Development Group

861 Londonderry Road,

CRANE BROOK NSW 2749

CLIENT

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PENRITH NSW 2750

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PROJECT

Additions to Existing Community Facility

Grey Gum Oval, 101 Laycock Street,

CRANE BROOK NSW 2749

TITLE

SITE ELEVATIONS

BUILDING B & C

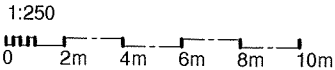
SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

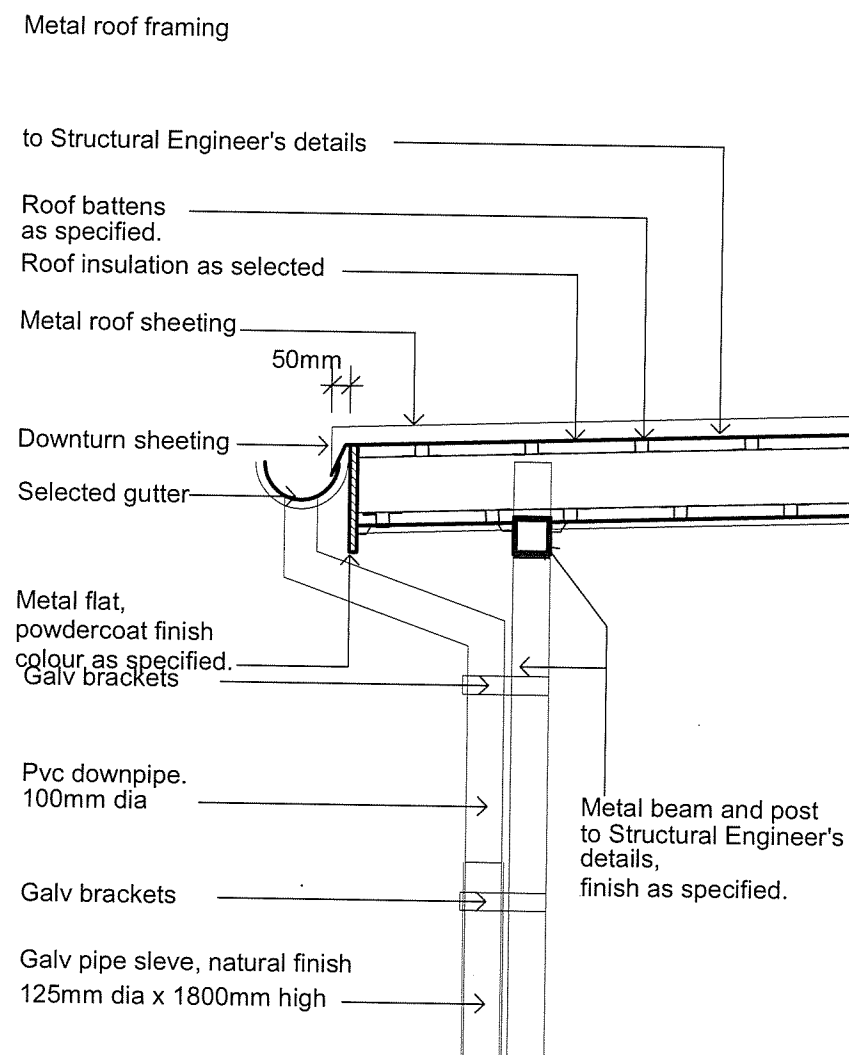
SHEET NO.

MP1508- 500

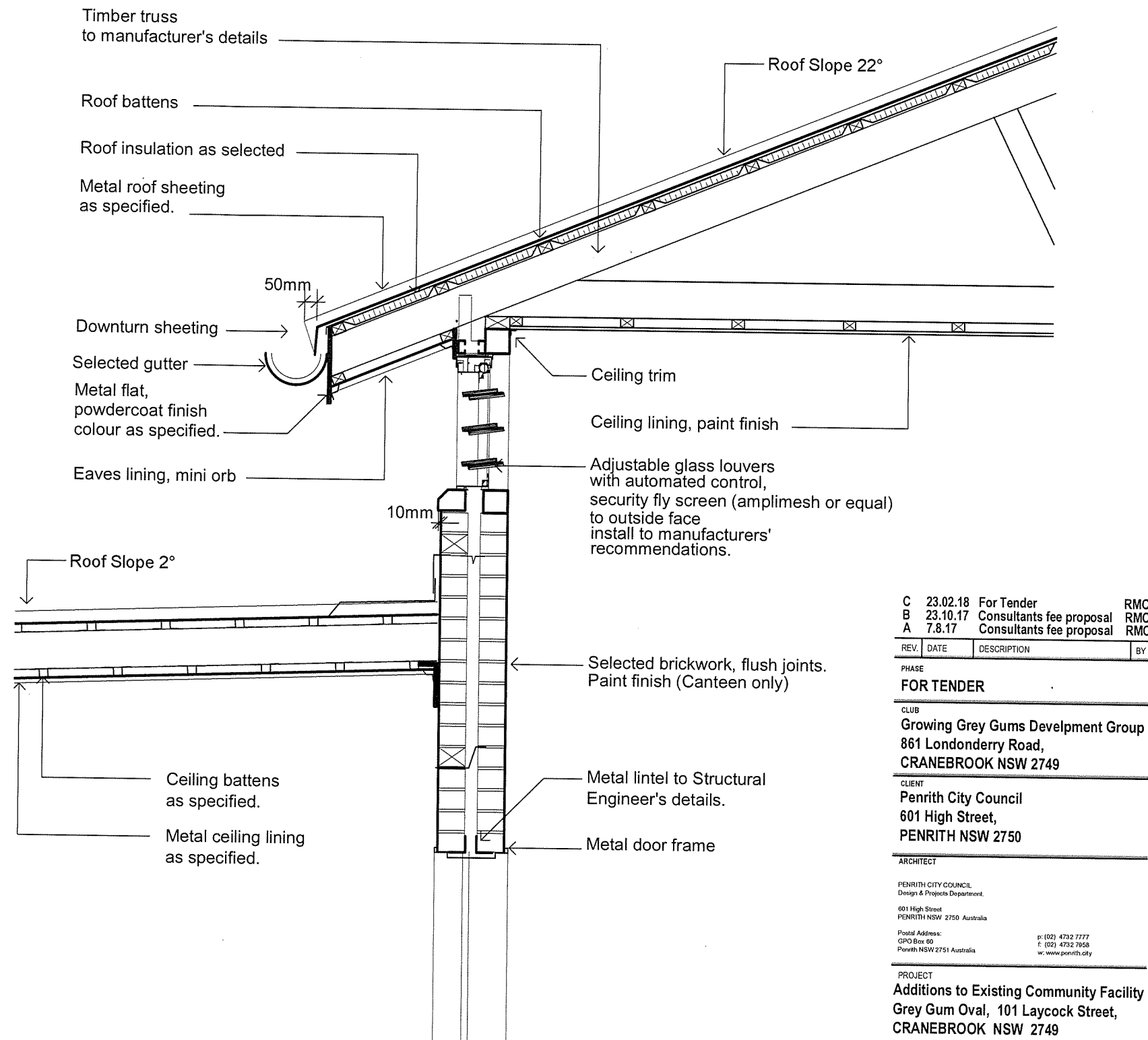
REV [C]

INTERNAL APPROVALS	
ASSET:	RECREATION:





1 DETAIL 1:20



2 DETAIL 1:20

C	23.02.18	For Tender	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.17	Consultants fee proposal	RMC
REV.	DATE	DESCRIPTION	BY

PHASE  
**FOR TENDER**

CLUB  
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PROJECT  
**Additions to Existing Community Facility**  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

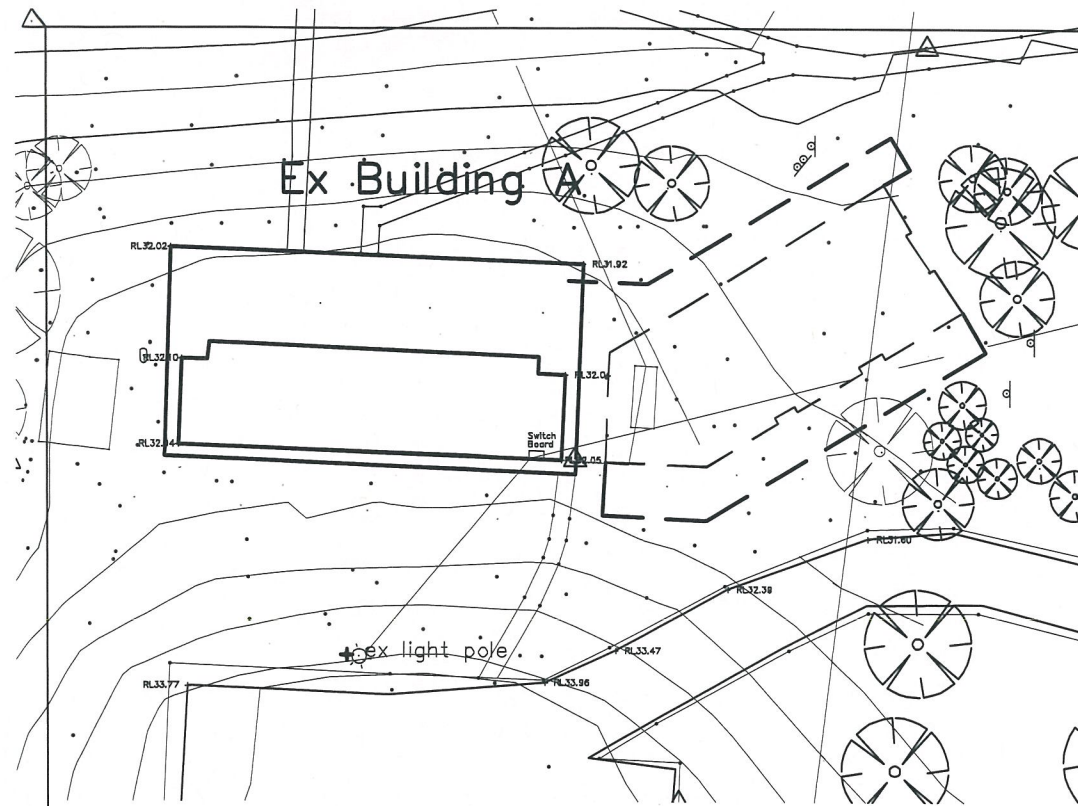
TITLE  
**BUILDING B - SECTIONS & DETAILS**  
SHEET 3 OF 3

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

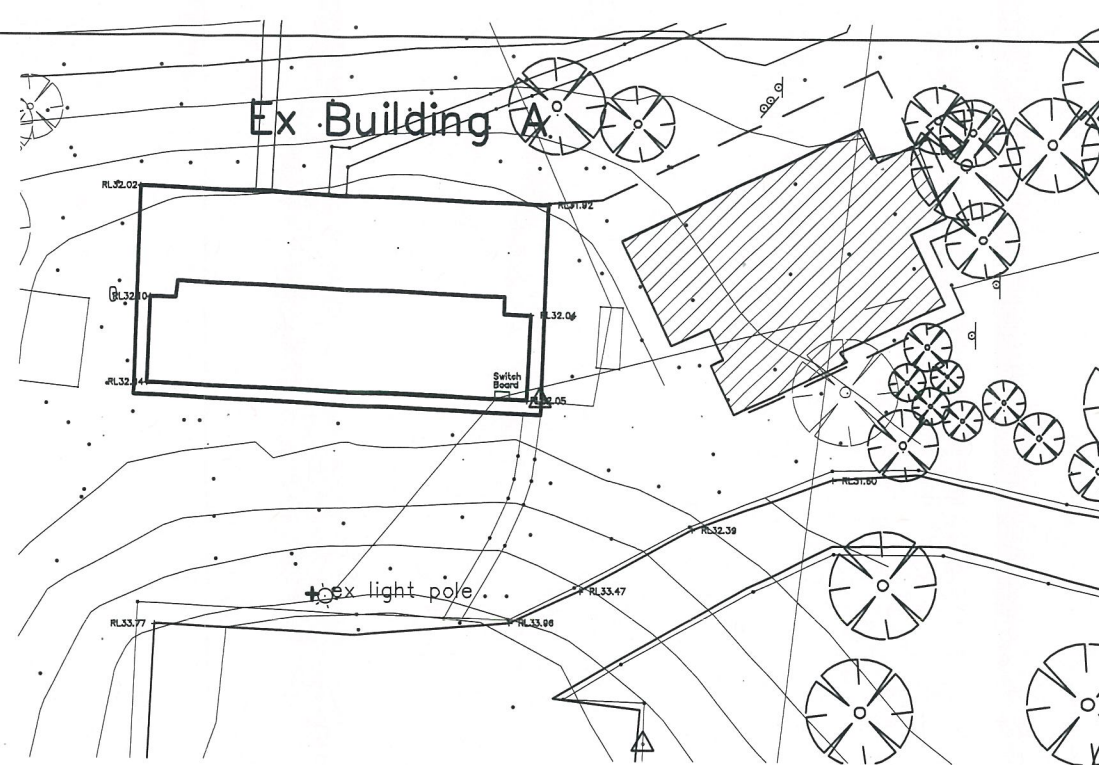
SHEET NO.  
**MP1508-623** REV [C]

INTERNAL APPROVALS	
ASSET:	RECREATION:



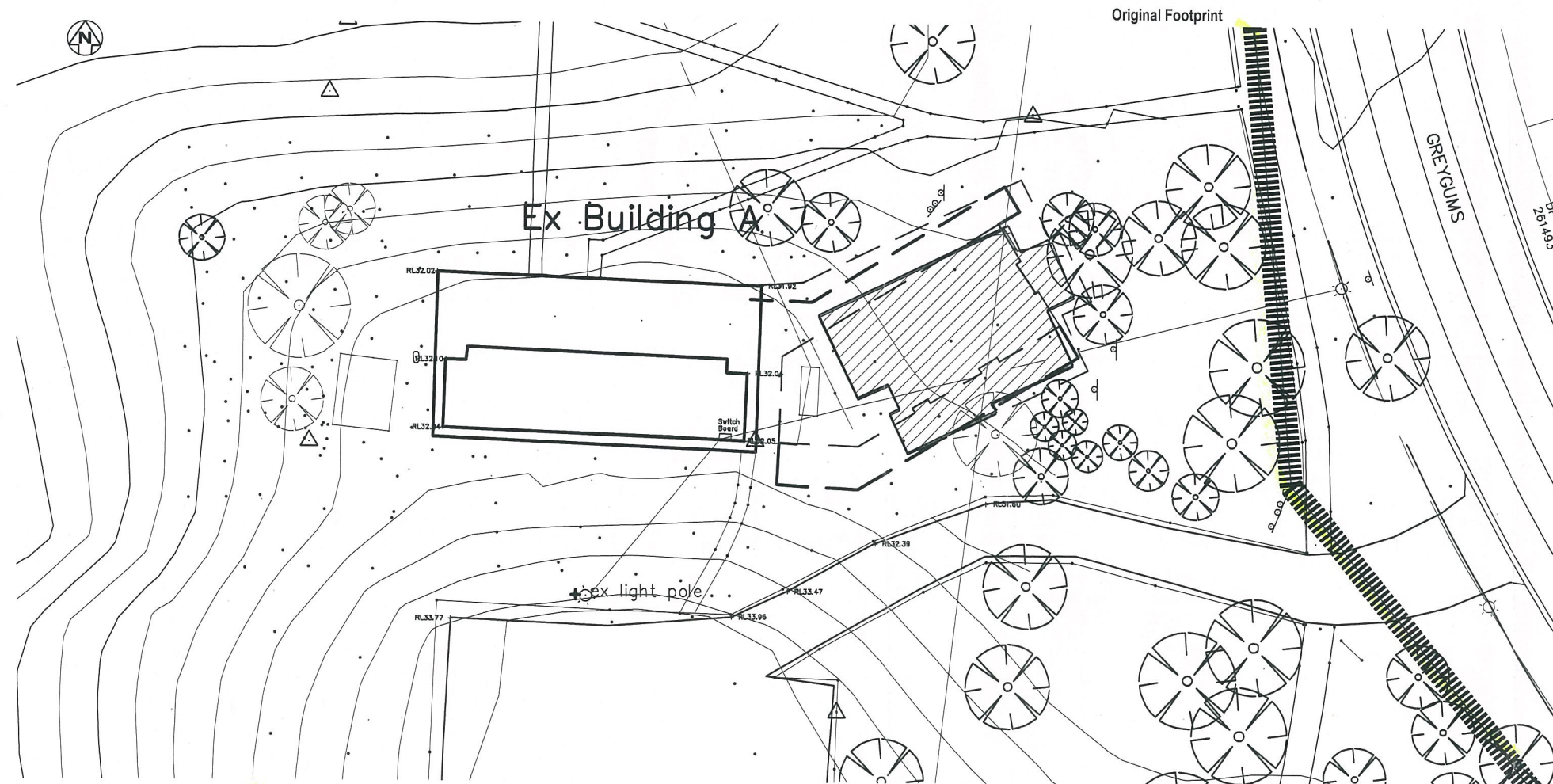


1 ORIGINAL FOOTPRINT  
1:500



2 MODIFIED FOOTPRINT  
1:500

LEGEND  
New footprint



3 OVERLAY FOOTPRINT  
1:500

LEGEND  
New footprint

REV.	DATE	DESCRIPTION	BY
A	24.05.2018	Footprint	RMC

PHASE  
FOR CONSTRUCTION

CLUB  
Growing Grey Gums Development Group  
861 Londonderry Road,  
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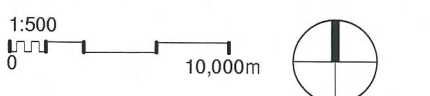
PROJECT  
Additions to Existing Community Facility  
Grey Gum Oval,  
CRANE BROOK NSW 2749

TITLE  
FOOTPATH ANALYSIS

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

SHEET NO.  
MP1508.footprint REV A ]

INTERNAL APPROVALS  
ASSET: RECREATION:



NOTE:  
Building setout point  
to be confirmed on site  
with Architect prior  
to excavation.

Levels to be confirmed prior  
to construction.

CONCRETE AND STEEL WORKS  
Cx Column  
BX Base plate

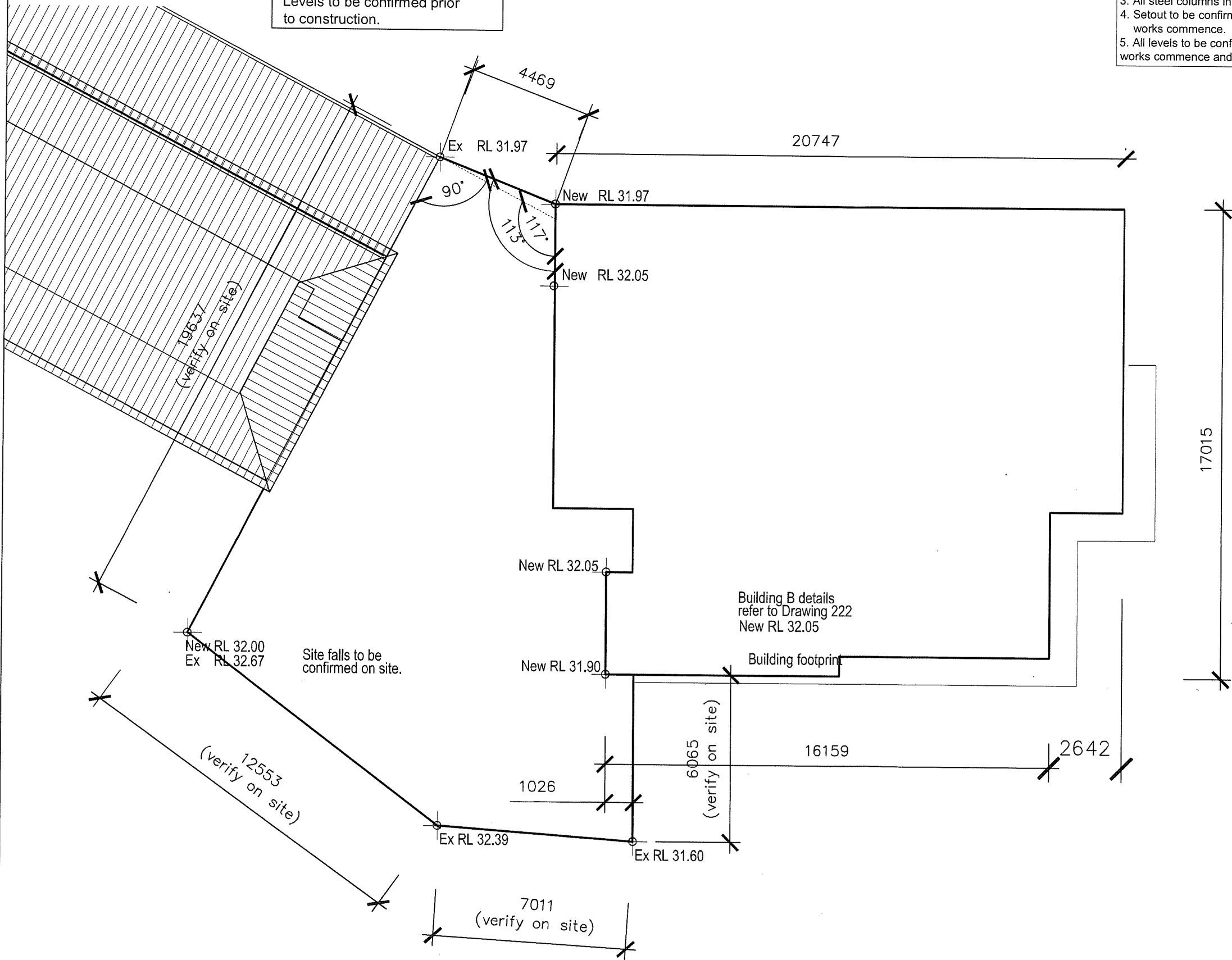
NOTE  
1. Refer to Structural Engineering documentation  
for location, setdown, and details.  
2. Base Plate types - refer to Structural Drawing  
sheet 9.  
3. All steel columns in exterior area to be setdown  
4. Setout to be confirmed with Architect prior to  
works commence.  
5. All levels to be confirmed with Architect prior to  
works commence and confirmed on site.

LEVELS  
RL Reduced level  
FFL Finished floor level  
SFL Structural floor level  
FF Finished floor

HYDRAULICS  
SV Sewer vent  
SO Sewer Inspection outlets  
VT Tap with vandal handle  
FW Floor waste  
Sx Sink/basin  
NOTE:  
1. Hydraulic Design to be carried out by Contractor,  
unless otherwise noted.  
2. All pipes to be concealed in walls  
3. Slab penetrations to be co-ordinated by builder  
5. Provide Floor waste within toilets.  
6. Provide sewer inspection outlets, for  
to each toilet pan.  
7. Provide tap with vandal resistant handle  
@300mm FFL (nominal) to Accessible, Referee,  
First Aid. BBQ Store.  
8. Refer to Floor Plan for type of Sink/basin

ELECTRICAL:  
Electrical Design to be carried out by Contractor  
unless otherwise noted.

NOTES:  
This plan to be read inconjunction with  
Architectural and Structural Package.



A 07.02.18 For Tender RMC

REV.	DATE	DESCRIPTION	BY
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PHASE

FOR TENDER

CLUB

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PROJECT

Additions to Existing Community Facility  
Grey Gum Oval, 101 Laycock Street,  
CRANE BROOK NSW 2749

TITLE

BUILDING B- SURROUNDS  
CONCRETE SETOUT PLAN

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
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DATE: 03.03.2017	ASSET #:
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SHEET NO.

MP1508- 221

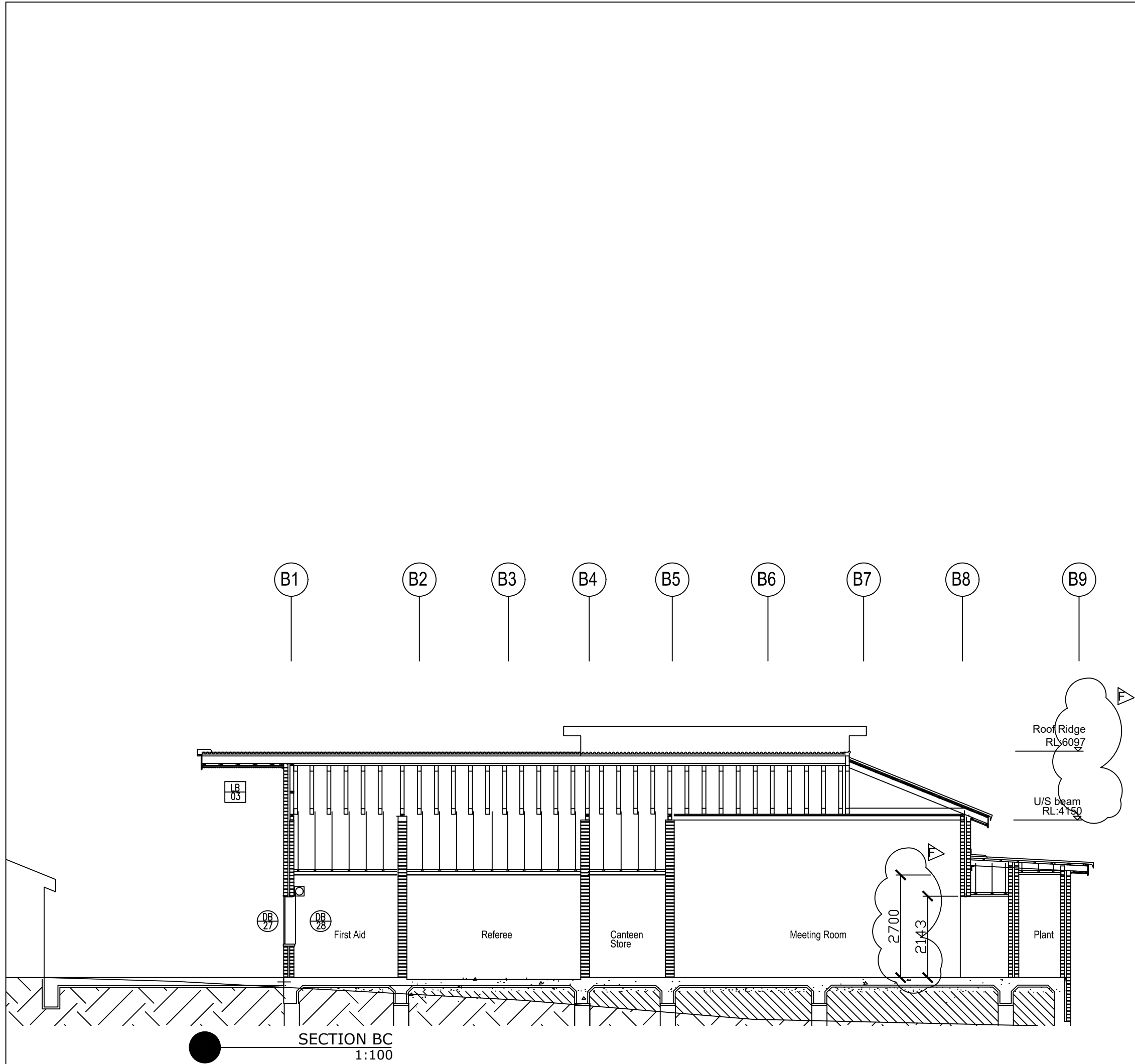
REV [A]

INTERNAL APPROVALS

ASSET:	RECREATION:
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1 CONCRETE SETOUT PLAN  
1:150





F	12.07.18	Add level info	RMC
E	5.05.18	Change address & Issue	RMC
D	17.02.18	For Tender	RMC
C	07.02.18	For Engineer	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.17	Consultants fee proposal	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE

FOR CONSTRUCTION

CLUB

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PROJECT

Additions to Existing Community Facility  
Grey Gum Oval,  
CRANEBROOK NSW 2749

TITLE

BUILDING B - SECTIONS & DETAILS  
SHEET 2 OF 3

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

SHEET NO.

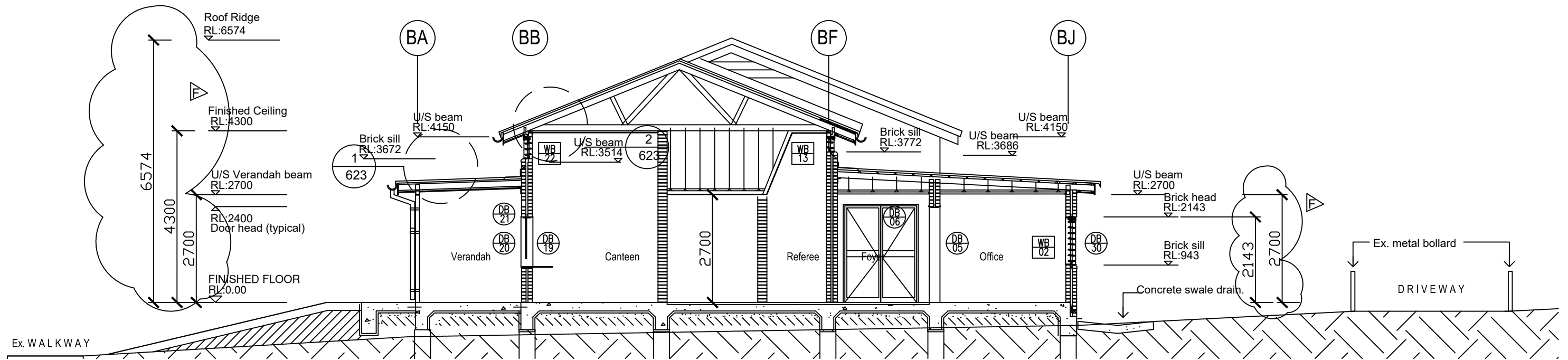
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REV [F]

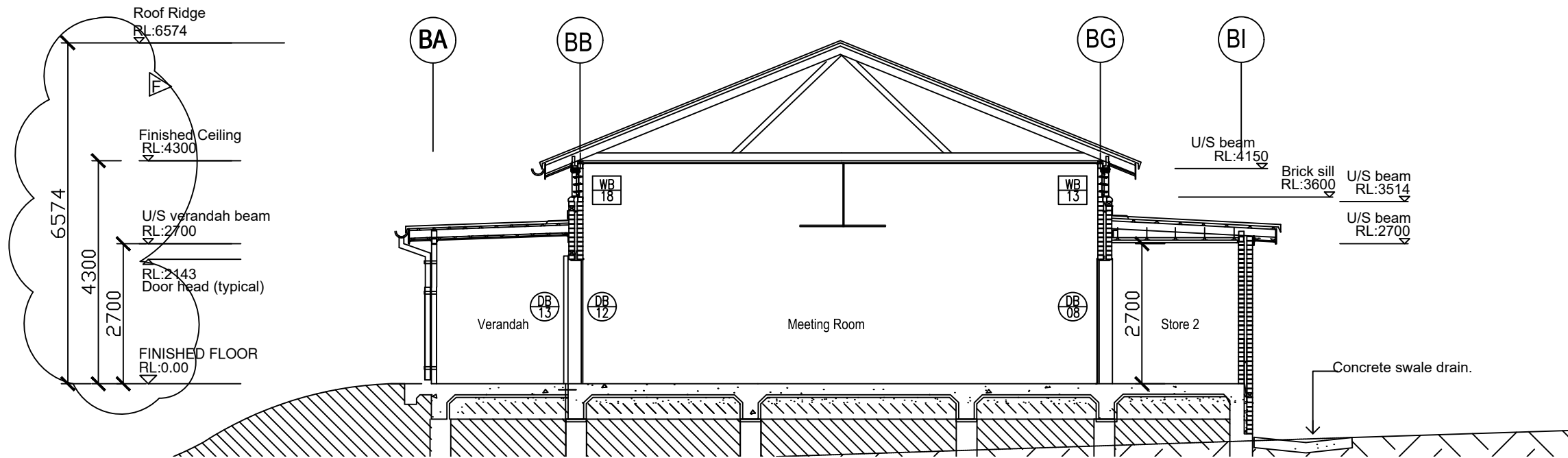
INTERNAL APPROVALS

ASSET:	RECREATION:
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SECTION BA  
1:100



SECTION BB  
1:100

F	12.07.18	Add level info	RMC
E	5.05.18	Change address & Issue	RMC
D	17.02.18	For Tender	RMC
C	07.02.18	For Engineer	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.17	Consultants fee proposal	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE  
**FOR CONSTRUCTION**

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PROJECT  
**Additions to Existing Community Facility**  
**Grey Gum Oval,**  
**CRANE BROOK NSW 2749**

TITLE  
**BUILDING B - SECTIONS & DETAILS**  
**SHEET 1 OF 3**

SCALE: (A3) DRAWN: RMC PROJECT CODE: MP1508

DATE: 03. 03. 2017 ASSET #:

SHEET NO.  
**MP1508-621** REV [F ]

INTERNAL APPROVALS  
ASSET: RECREATION:

**LEGEND**

WB1

Face brick (type 1)

WB2

Face brick (type 2)

Paint Finish

**ROOF**

SVSewer vent

RVRoof vent

DPDownpipe

**STRUCTURAL**

CxStructural post

**HYDRAULICS**

VC Tap with lockable galv cover powdercoat finish.

**LIGHTS**

F1Thorn Gladiator 600mm connected to PE cell.

**BRICKWORK**

BVBrick vent

**DOORS**

DB

XX

Building number

DC

Door Catch

**LOUVERS**

LX

XX

Building number

XX

Louver number

**WINDOWS**

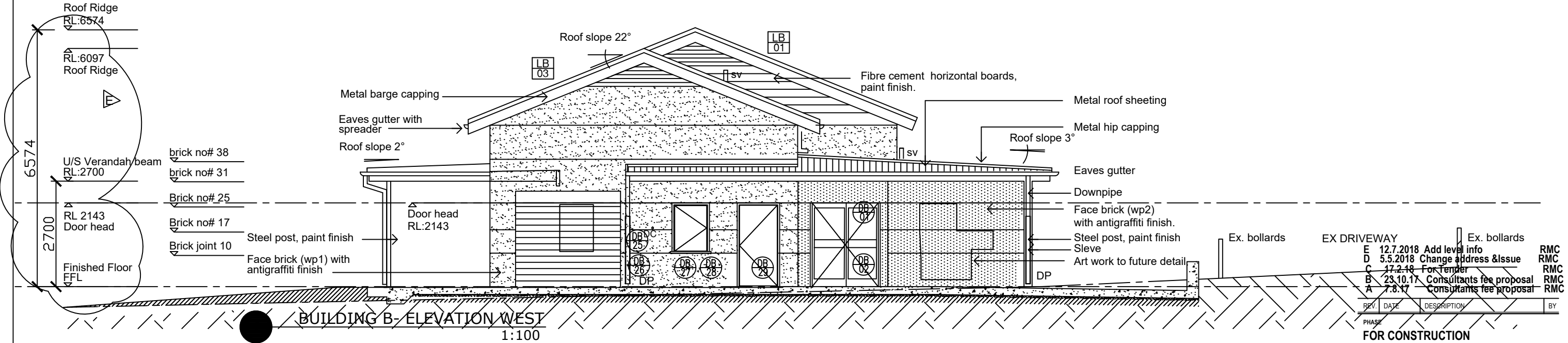
WX

XX

Building number

XX

Window number

Note:  
# All dp's to be finished 75mm clear of concrete surrounds.

E	12.7.2018	Add level info	RMC
D	5.5.2018	Change address & Issue	RMC
C	17.2.18	For Tender	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.17	Consultants fee proposal	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE  
**FOR CONSTRUCTION**

CLUB  
**Growing Grey Gums Development Group**  
**861 Londonderry Road,**  
**CRANE BROOK NSW 2749**

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PROJECT  
**Additions to Existing Community Facility**  
**Grey Gum Oval,**  
**CRANE BROOK NSW 2749**

TITLE

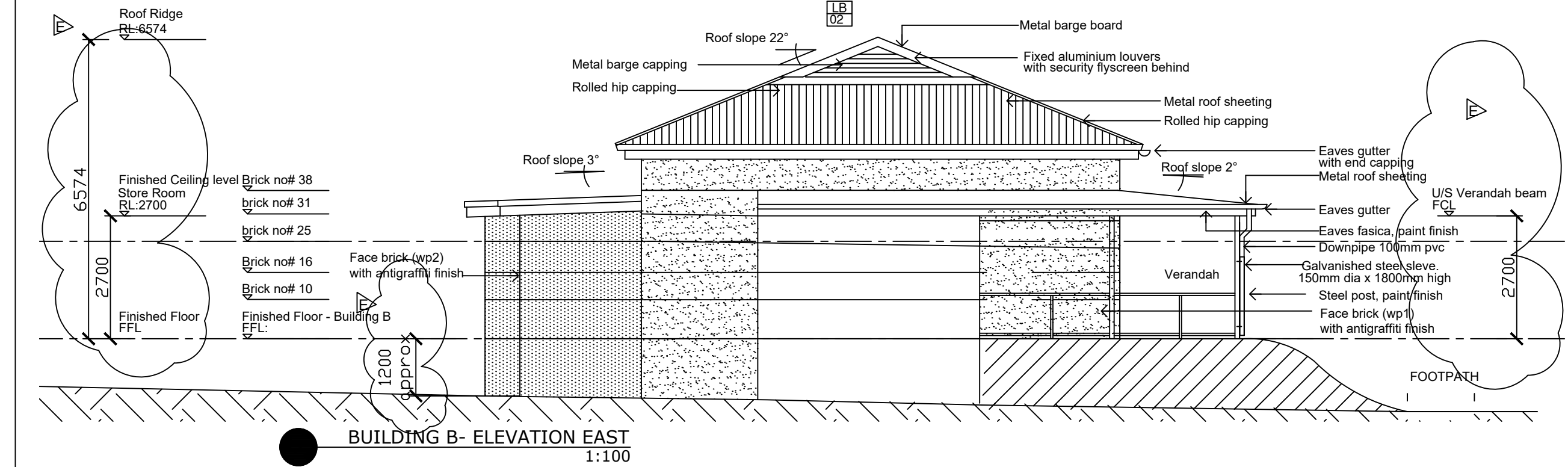
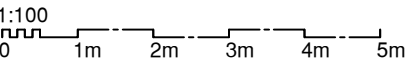
**BUILDING B - ELEVATIONS**  
**SHEET 2 OF 3**

SCALE: (A3) DRAWN: RMC PROJECT CODE: MP1508

DATE: 03.03.2017 ASSET #:

SHEET NO.  
**MP1508- 522** REV [E]

INTERNAL APPROVALS  
ASSET: RECREATION:



LEGEND

WB1 Face brick (type 1)

WB2 Face brick (type 2)

Paint Finish

ROOF

SV Sewer vent

RV Roof vent

DP Downpipe

STRUCTURAL

Cx Structural post

HYDRAULICS

VC Tap with lockable galv cover powdercoat finish.

LIGHTS

F1 Thorn Gladiator 600mm connected to PE cell.

BRICKWORK

BV Brick vent

DOORS

Building number

Window number

DC Door Catch

WINDOWS

Building number

Window number

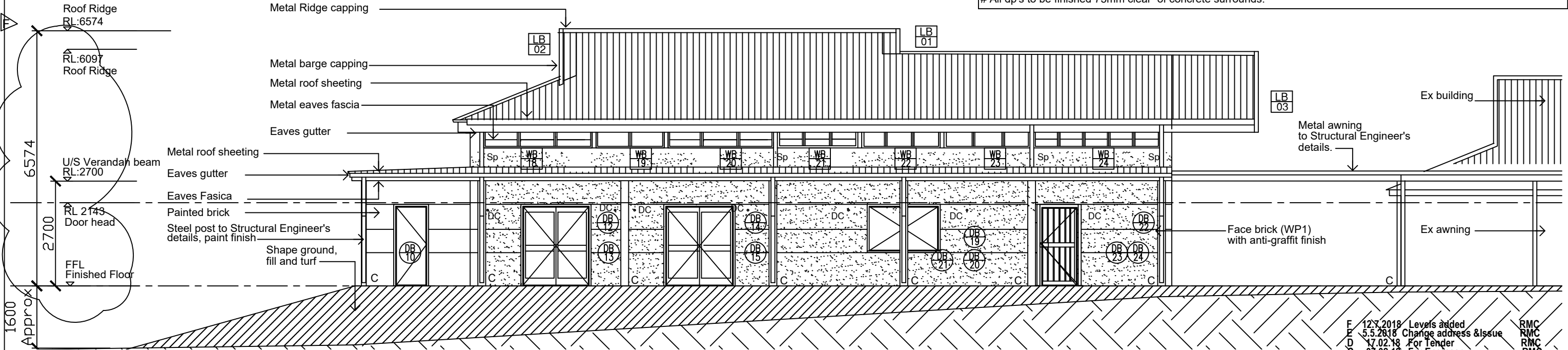
LOUVERS

Building number

Louver number

Note:

# All dp's to be finished 75mm clear of concrete surrounds.



BUILDING B- ELEVATION NORTH

1:100

F	12.7.2018	Levels added	RMC
E	5.5.2018	Change address & Issue	RMC
D	17.02.18	For Tender	RMC
C	07.02.18	For Engineer	RMC
B	23.10.17	Consultants fee proposal	RMC
A	7.8.17	Consultants fee proposal	RMC

REV.	DATE	DESCRIPTION	BY
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PHASE

FOR CONSTRUCTION

CLIENT

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PROJECT

Additions to Existing Community Facility

Grey Gum Oval,

CRANE BROOK NSW 2749

TITLE

BUILDING B - ELEVATIONS

SHEET 1 OF 3

SCALE: (A3)	DRAWN: RMC	PROJECT CODE: MP1508
DATE: 03. 03. 2017		ASSET #:

SHEET NO.

MP1508- 521

REV [ F ]

INTERNAL APPROVALS	
ASSET:	RECREATION:

