

# PENRITH CITY COUNCIL

## MAJOR ASSESSMENT REPORT

<b>Application number:</b>	DA20/0015
<b>Proposed development:</b>	Refurbishment Works to Neighbourhood Centre
<b>Property address:</b>	20 Brookfield Avenue, WERRINGTON DOWNS NSW 2747
<b>Property description:</b>	Lot 103 DP 700213
<b>Date received:</b>	15 January 2020
<b>Assessing officer</b>	Kathryn Sprang
<b>Zoning:</b>	RE1 Public Recreation - LEP 2010
<b>Class of building:</b>	Class 9b
<b>Recommendations:</b>	Approve

### Executive Summary

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Council is in receipt of a Development Application for Refurbishment Works to a Community Facility, being Werrington Downs Neighbourhood Centre, at 20 Brookfield Avenue, Werrington Downs.

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

The application has been referred to the Local Planning Panel for determination in accordance with Section 9.1 of the Environmental Planning and Assessment Act 1979 (The Act 1979), as the subject site is owned by Penrith City Council, and the applicant is also Penrith City Council. As external works are proposed, the determining authority for the application is the Local Planning Panel.

The application has been notified to adjoining properties and exhibited between 21 January and 4 February 2020. Council has received no submissions to the application.

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

### Site & Surrounds

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The site is legally described as Lot 103, DP 700213, commonly known as Werrington Downs Neighbourhood Centre at 20 Brookfield Avenue, Werrington Downs. The site is located on the east side of Brookfield Avenue and is approximately 35m north of the intersection with Bungalow Parade.

The site is an irregular shaped lot, with frontage of approximately 156m to Brookfield Avenue and a total land area of 6000m<sup>2</sup> in total. The site is relatively flat with a moderate slope down from the Brookfield Avenue to the eastern boundary with a cross fall of approximately 900m.

Currently on the site is an existing Community Facility and Child Care Centre both owned by Penrith City Council. The community centre is currently used for community purposes and has a capacity for 70 people, it comprises of a; hall, galley kitchen, kitchenette, offices x 2, male and female toilets, multiple storage spaces, external play areas and a carpark.

## Proposal

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

### Internal

- Replacing and repairing wall and ceiling linings and new floor coverings;
- Removing cupboards and operable wall doors within the hall;
- Installation of shelves within storerooms;
- Removal of water closet/toilet in existing Store 01 and remove external door and brick in;
- Reconfiguration of female water closet (number of toilets unchanged);
- Reconfiguration of male water closet and addition of a toilet;
- Creation of a parents room with baby change table and toilet;
- Creation of a unisex accessible water closet;
- Removal of kitchenette and office 02;
- Creation of a cleaners room and a hirers cleaners room and;
- Relocation and reconfiguration of Store 02.

### External

- Installation of a SWALE drain to the western side of the building;
- Replace fence and gate around building entrance;
- Reconfiguration of car park to provide a compliant accessible car parking space and share zone (this will result in a reduction of 1 car space to accommodate the proposed accessible space/share zone);
- New car park line markings and warning chevron pattern to allow for additional car park lengths proposed;
- New façade treatment of vitrapanel/cladding to be added to the western wall and a part of the southern wall;
- Replacement of guttering and downpipes;
- One (1) illuminated sign to the western façade for building/use identification;
- Replacement of existing external lights with LED downlights;
- Replacement of entry door with new aluminum glazed entry door and;
- New fixed glass window on eastern elevation to service accessible watercloset.

## Plans that apply

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- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

## Planning Assessment

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### Section 4.15 - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration:

### Section 79C(1)(a)(i) The provisions of any environmental planning instrument

#### State Environmental Planning Policy No 64—Advertising and Signage

An assessment has been undertaken of the application against relevant criteria within State Environmental Planning Policy No 64—Advertising and Signage:

The proposed signage is consistent with the aims and objectives of SEPP 64. An assessment under Schedule 1 has been undertaken below:

#### 1. Character of the Area

*Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

The proposed signage is compatible with the character of the locality, and will allow for suitable identification of the building/use.

*Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The proposed signage is consistent with the objectives for signage under the DCP and is consistent with similar signage on the site for the childcare centre.

## **2. Special Areas**

*Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The proposed signage is not anticipated to detract from any areas listed. The sign is proposed to be illuminated and conditions are recommended to ensure this does not impact on surrounding residential properties.

## **3. Views and Vistas**

*Does the proposal obscure or compromise important views?*

The signage is located on the existing building and does not comprise any views or vistas.

*Does the proposal dominate the skyline and reduce the quality of vistas?*

The signage is located on the building therefore does not dominate the sky line or reduce quality of views.

*Does the proposal respect the viewing rights of other advertisers?*

The proposed signage will not obscure any other advertising.

## **4. Streetscape, setting or landscape**

*Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*

The proposed scale, proportion and form of signage is appropriate for the streetscape.

*Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*

The proposed signage will contribute to the visual interest of the area through its integration with the built form. The presentation is uncluttered in appearance and responds well to the surrounding context. Accordingly, the signage appropriately identifies the building/use of the site.

*Does the proposal reduce clutter by rationalising and simplifying existing advertising?*

The signage will be inline with the refurbishment works and simplified in its design.

*Does the proposal screen unsightliness?*

The proposal does not screen unsightliness.

*Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*

The proposed signage is attached to the building and therefore does not protrude above structures or trees.

*Does the proposal require ongoing vegetation management?*

The proposal does not include vegetation management with respect to the visibility of the proposed signage.

## **5. Site and building**

*Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*

The signage has been designed to integrate with the built form and site characteristics.

*Does the proposal respect important features of the site or building, or both?*

The proposed signage does not detract from important features of the site or proposed building.

*Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

The proposed signage is consistent with the land owner's branding.

## 6. Associated devices and logos with advertisements and advertising structures

*Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

The proposed signage includes elements of illuminated signage.

## 7. Illumination

*Would illumination result in unacceptable glare?*

Signage will be illuminated at appropriate levels to not result in unacceptable glare.

*Would illumination affect safety for pedestrians, vehicles or aircraft?*

The illuminated signage will not provide a safety concern for pedestrians, vehicles or aircraft.

*Would illumination detract from the amenity of any residence or other form of accommodation?*

The proposed illuminated signage will not detract from the amenity of any residences.

*Can the intensity of the illumination be adjusted, if necessary?*

No, however the illumination is not expected to create any negative visual impacts or unacceptable glare.

*Is the illumination subject to a curfew?*

Yes. Illumination will be subject to a curfew as recommended in the conditions of consent.

## 8. Safety

*Would the proposal reduce the safety for any public road?*

The proposed signage will not reduce road safety. Sightlines to and from the site will not be affected and there will be no cause of distraction for drivers.

*Would the proposal reduce the safety for pedestrians or bicyclists?*

The proposed signage will not reduce existing safety for pedestrians and cyclists. All signage is contained wholly within the site and not within the road or footpath.

*Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposed signage does not obscure sightlines from public areas.

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

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

In accordance with the objective of SREP 20 to protect the Nepean river system, a condition of consent has been imposed requiring the development to comply with the Erosion and Sediment Control Plan.

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

## Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 2.3 Permissibility	Complies

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

### Development Control Plan 2014

Provision	Compliance
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies
C6 Landscape Design	Complies
C7 Culture and Heritage	Complies
C8 Public Domain	Complies
C9 Advertising and Signage	Complies
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	N/A
D5.1. Application of Certification System	N/A
D5.2. Child Care Centres	N/A
D5.3. Health Consulting Rooms	N/A
D5.4. Educational Establishments	N/A
D5.5 Parent Friendly Amenities	Complies - see Appendix - Development Control Plan Compliance
D5.6. Places of Public Worship	N/A
D5.7. Vehicle Repair Stations	N/A
D5.8. Cemeteries, Crematoria and Funeral Homes	N/A
D5.9. Extractive Industries	N/A
D5.10 Telecommunication Facilities	N/A
D5.11 Boarding Houses	N/A

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

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

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

### Context and Setting

The proposed works are of a minor nature, being internal building works, with the exception of the external finishes, signage, drainage works and carparking upgrades.

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

### Stormwater

The application includes minor drainage works or more specifically a drainage swale on the western elevation to collect overland flows. The application was accompanied by a drainage plan which shows that the site currently drains into Council's Drainage system within the open space at the rear (council park) and the new drainage works will continue to drain to per this arrangement. Council's Development Services Engineer has reviewed the proposal and was satisfied subject to recommended conditions of consent.

### Access

The application was accompanied by a *Access Report* prepared by Visa Access Architects, dated 12 November 2019, which provides a number of recommendations relating to a number of detailed design features to be incorporated into the project specifications. A recommended condition of consent will require the development to be implemented in accordance with this reports recommendations.

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

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

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

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

### Community Consultation

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

Council notified residences in the area, and the exhibition of the proposal occurred between 21 January and 4 February 2019. Council has received no submissions.

### Referrals

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

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions

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

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

- The works are a permissible land use in the zone with Council consent;
- The internal upgrades will increase the amenity and function of the community facility;
- The alterations and additions are necessary to ensure the building is accessible and complies with current Australian Standards; and
- The application did not attract any objections from neighbouring properties.

## **Conclusion**

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In assessing this application against the relevant environmental planning policies, being Sydney Regional Environmental Plan No 20 - Hawkesbury - Nepean River (No 2 -1997), State Environmental Planning Policy No 64 - Advertising and Signage, Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies.

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

## **Recommendation**

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That Development Application DA20/0015 for refurbishment works to Werrington Downs Neighbourhood Centre be approved subject to the attached conditions.

## General

### 1 A001

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

Drawing Title	Prepared By	Drawing No.	Issue	Date
Site Plan	Complete Urban	2935 -WD-001	D	09/09/19
External Works Demolition	Complete Urban	2935 -WD-002	D	09/09/19
Ground Floor Demolition	Complete Urban	2935 -WD-003	D	09/09/19
Ground Floor General arrangement	Complete Urban	2935 -WD-004	D	09/09/19
External Works	Complete Urban	2935 -WD-005	D	09/09/19
Roof Plan	Complete Urban	2935 -WD-007	D	09/09/19
Building Sections	Complete Urban	2935 -WD-008	D	09/09/19
Building Elevations (amendment in red)	Complete Urban	2935 -WD-009	D	09/09/19
Building Elevations	Complete Urban	2935 -WD-010	D	09/09/19
Signage Plan (amendments in red)	-	-	-	16/01/20
Colour Schedule	Penrith City Council	-	A	09/01/20

### 2 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

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

### 3 A039 - Graffiti

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

### 4 A046 - Obtain Construction Certificate before commencement of works

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

### 5 A Special - Compliance with Accessibility Report

The works must be carried out in accordance with the recommendations of the Access Report prepared by Vista Access Architects, issue A, dated 12 November 2019.

### 6 A Special (BLANK)

#### **Illumination of Signage**

The illumination of the signs shall be designed so as not to cause a nuisance to adjoining properties or residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Additionally the approved illuminated sign is to comply with the following requirements:

- All associated cables are to be concealed or integrated within the frame of the sign.
- The signage is not be animated, flashing or moving.
- The signage must comply with AS 4282 - 1997, Control of the obtrusive of outdoor lighting.
- The illumination of the sign is subject to a curfew of 9pm daily.

## Demolition



#### 7 [B002 - Demolition Works and Disposal of Material to Approved Landfill Site](#)

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

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

#### 8 [B003 - Asbestos Management](#)

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

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

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

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

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

#### 9 [B004 - Dust Management](#)

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

#### 10 [B005 - Mud/Soil](#)

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

## Environmental Matters

#### 11 [D001 - Implement approved sediment and erosion control measures](#)

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

#### 12 [D009 - Covering of waste storage area](#)

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

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

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

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

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

### 14 D014 - Plant and equipment noise

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

## BCA Issues

### 15 E006 - Disabled access and facilities

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

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

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

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

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

## Construction

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

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

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

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

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

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

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

## 18 H002 - All forms of construction

Prior to the commencement of construction works:

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

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

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

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

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

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

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

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

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

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

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

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

## Engineering

### 20 K209 - Stormwater Discharge – Minor Development

Stormwater drainage from the site shall be discharged to the existing site drainage system.

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority and in accordance with AS3500.3 and Penrith City Council specifications.

21 [K222 - Access, Car Parking and Manoeuvring – General](#)

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan.

## Landscaping

22 [L008 - Tree Preservation Order](#)

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

a. If works are proposed within the Tree Protection Zone of any tree it is required that a qualified Arboricultural Consultant with a minimum Level 5 qualification (AQF – Australian Qualification Framework) shall be present to supervise works.

b. If tree roots are exposed during approved works, roots with a diameter less than 25mm are to be pruned cleanly using sharp hand tools and not torn or ripped by machinery. Tree roots greater than 25mm in diameter are to be assessed by a qualified arborist - minimum Australian Qualification Framework (AQF) Level 5 or equivalent – before any pruning work is undertaken. If necessary, changes in process of works may be required.

23 [L012 - Existing landscaping \(for existing development\)](#)

Existing landscaping is to be retained and maintained at all times.

## Certification

24 [Q01F - Notice of Commencement & Appointment of PCA2 \(use for Fast Light only\)](#)

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

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

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

### Information to accompany the Notice of Commencement

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

# Appendix - Development Control Plan Compliance

## Development Control Plan 2014

### Part C - City-wide Controls

#### C10 Transport, Access and Parking

The site has an existing car park located to the south of the building for the use of the community facility. The application does amend the provision of car parking spaces currently onsite by the inclusion of a formalised accessible parking space and associated shared zone. This does remove one of the parking spaces previously provided.

There are no car parking rates specified by Council's Development Control Plan (DCP) 2014 for community facilities. Based on a merit assessment, the proposal is most similar to commercial premises in the manner by which it is to operate. Development for various types of commercial uses are subject to requirements relating to additional floor area proposed by development. Given that no additional floor area is proposed by the development, no additional car parking is considered necessary by the continued use.

As for the removal of one space, given the site has a considerable street frontage there is ample on-street parking to compensate for this loss. In addition, given there is also an operating childcare centre on the same site with separate on site car parking. There may be opportunity to use these spaces when the childcare is not in operation on the weekends.

#### D5 Other Land Uses

In accordance with Table D5.2, parent friendly amenities are required for community facilities such as neighbourhood centres and community halls. More specifically, a change table in the male and female toilets is required.

A dedicated Parents Room is proposed and includes a baby change table, toilet and sink going above the minimum requirement.





**LOCALITY PLAN**  
 WERRINGTON DOWNS NEIGHBOURHOOD CENTRE  
 20 Brookfield Avenue, Werrington Downs

MAP COURTESY OF SIXMAPS  
 Not to scale

D	Issue for Tender	JOS	09/09/19	-
C	Issue for Tender	JOS	08/08/19	-
B	Final Issue for Review	JOS	04/06/19	-
A	Preliminary Issue for Review	JOS	29/03/19	-
No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date

Scale 0 1 2 1:50  
 A1 UNREDUCED  
 1:50 AT A1  
 1:100 AT A3  
 PRELIMINARY ISSUE FOR REVIEW

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10 Regent Street  
 Chippendale NSW 2008

p 02 9282 9900  
 f 02 9282 9277

**COMPLETE**

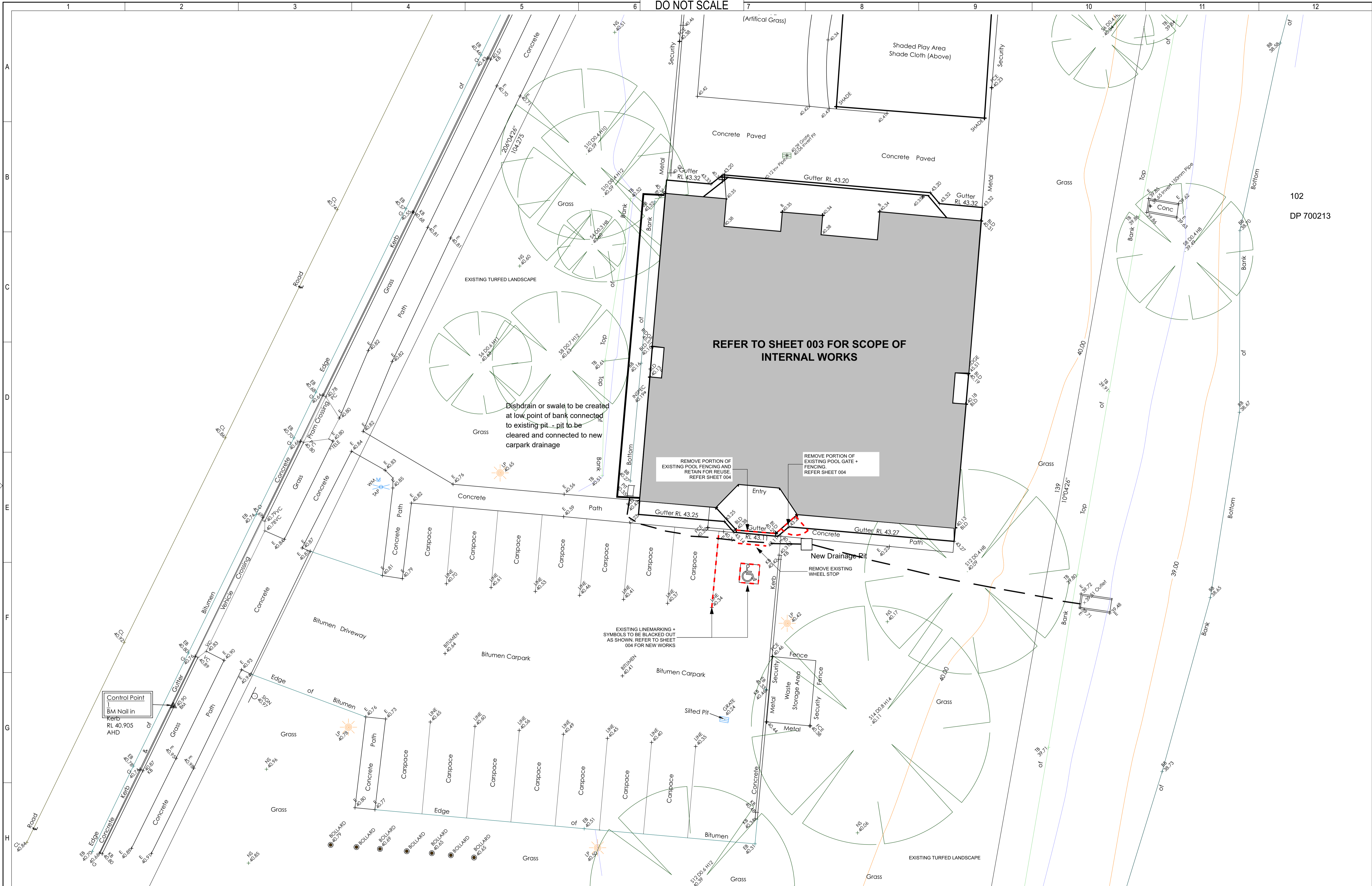
ABN 64 100 037 812  
 www.completeurban.com.au

Drawn	Designed
Drafting Check	Design Check
Approved	

Client and Job		Penrith City Council Documentation for Werrington Downs Neighbourhood Centre	
Title		WERRINGTON - SITE PLAN + SCOPE OF WORKS	
Drg. No.	2935 - WD - 001	Size	A1
Rev			D



DO NOT SCALE



102  
DP 700213

D	Issue for Tender	JOS	09/09/19	-
C	Issue for Tender	JOS	08/08/19	-
B	Final Issue for Review	JOS	04/06/19	-
A	Preliminary Issue for Review	JOS	29/03/19	-
No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date

Scale 0 1 2 1:50

A1 UNREDUCED  
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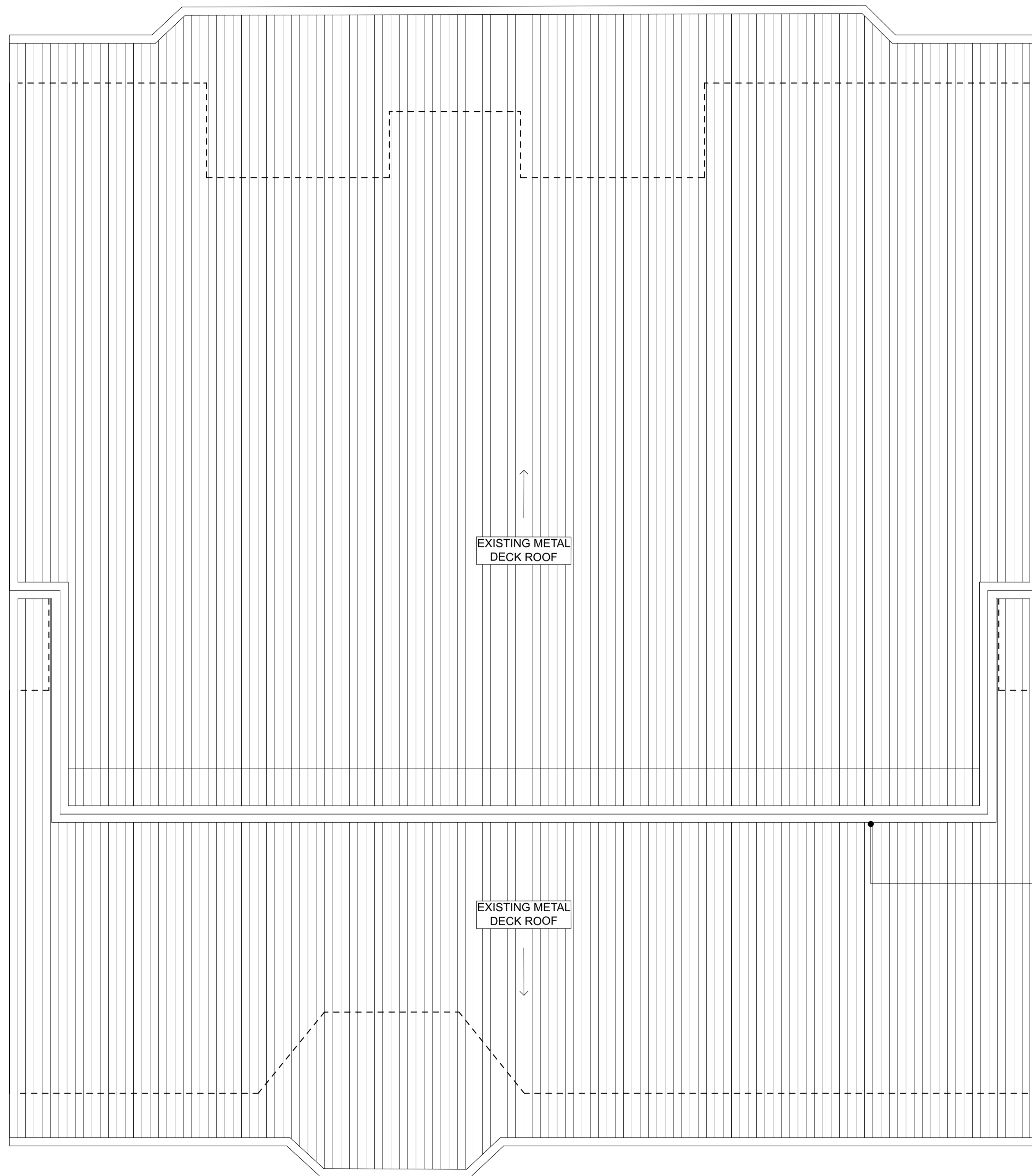
Drawn	Designed
Drafting Check	Design Check
Approved	

Penrith City Council  
Documentation for Werrington Downs Neighbourhood Centre

Client and Job  
Title  
**WERRINGTON - EXTERNAL WORKS DEMOLITION**

Drg. No. 2935 - WD - 002

Size A1  
Rev D



Generally allow to check roof and associated flashings and fixings for any damage - make good as required

Allow to clean the roof (high pressure spray) prep and re-coat with approved suitable roof paint in Woodland Grey

Replace guttering with 150mm half round gutters (Woodland Grey)

Replace downpipes with 100mm PVC with leafeater rainwater heads - no gutter guard

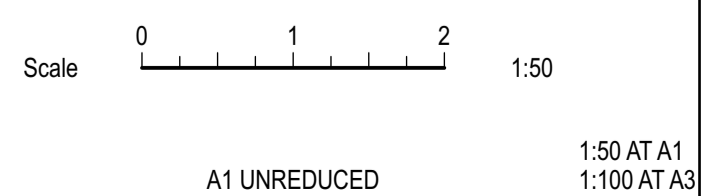
Stormwater lines to be checked and cleared as required.

EXISTING METAL DECK ROOF

EXISTING METAL DECK ROOF

EXISTING METAL DECK BULLNOSE ROOF

D	Issue for Tender	JOS	09/09/19	-
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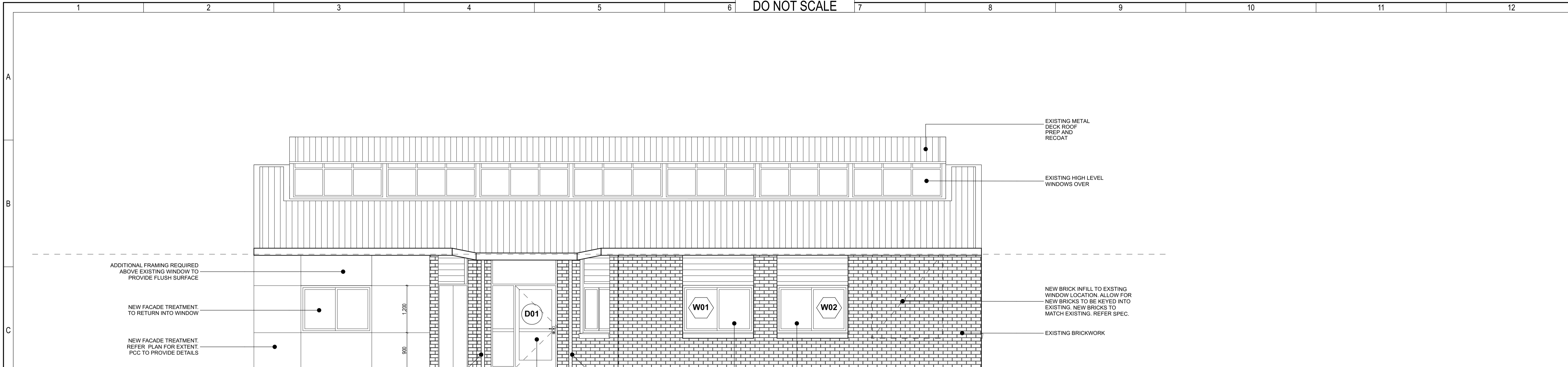
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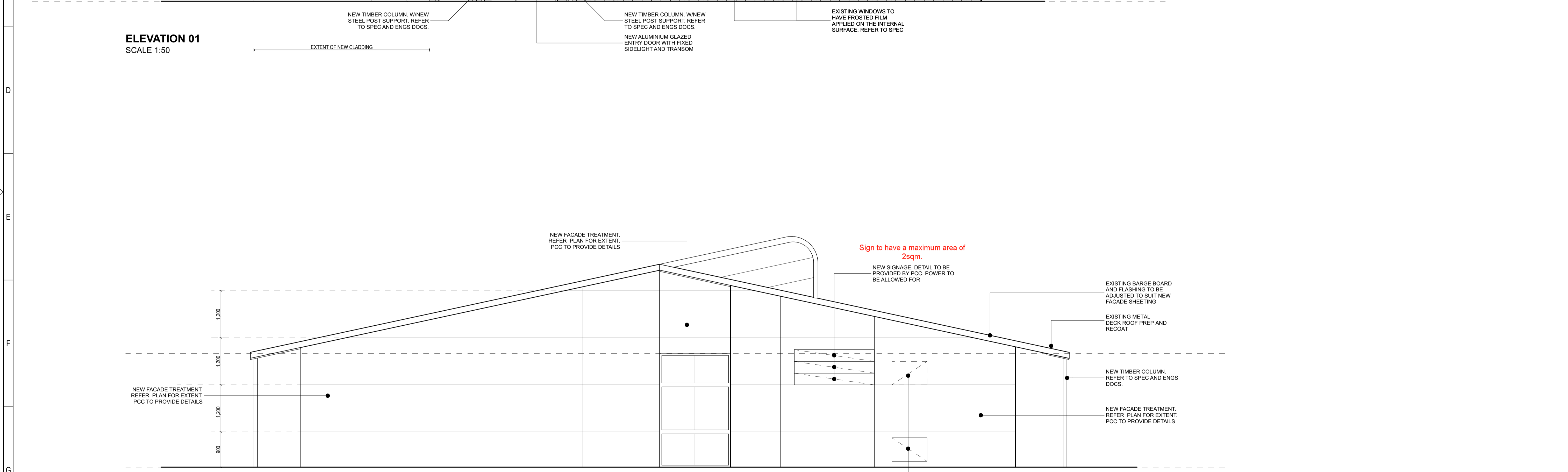
Penrith City Council	
Documentation for Werrington Downs Neighbourhood Centre	
Title: WERRINGTON - ROOF PLAN	
Drg. No. 2935 - WD - 007	Size: A1
Rev. D	



DO NOT SCALE



ELEVATION 01  
SCALE 1:50



ELEVATION 02  
SCALE 1:50

No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date	M/F/In	Status
D	Issue for Tender	JOS		09/09/19	-	PRELIMINARY ISSUE FOR REVIEW
C	Issue for Tender	JOS		08/08/19	-	
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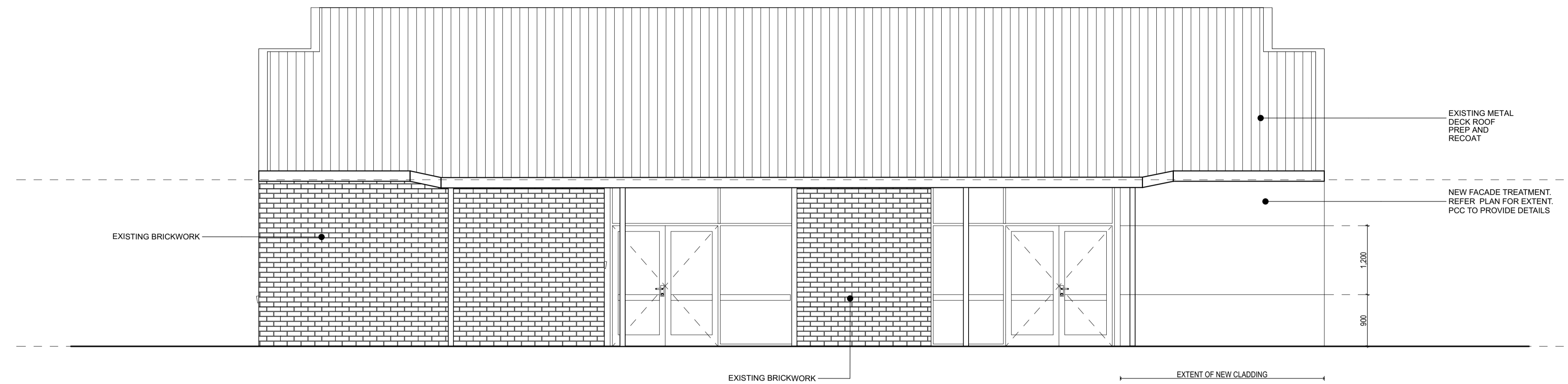
Client and Job  
Penrith City Council  
Documentation for Werrington Downs Neighbourhood Centre

Title  
WERRINGTON - BUILDING ELEVATIONS

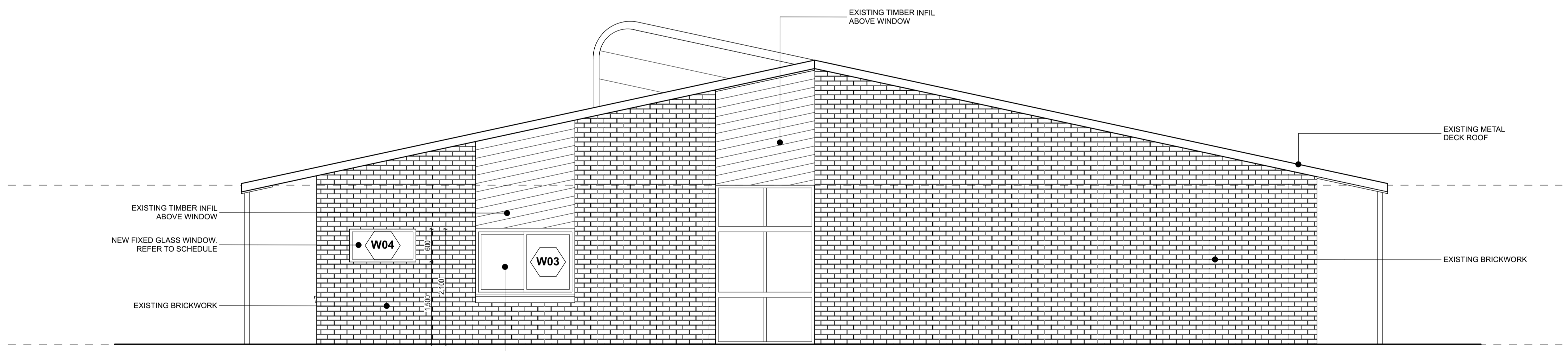
Drg. No. 2935 - WD - 009

Size A1  
Rev D

DO NOT SCALE



**ELEVATION 03**  
SCALE 1:50



**ELEVATION 04**  
SCALE 1:50

D	Issue for Tender	JOS	09/09/19	-
C	Issue for Tender	JOS	08/08/19	-
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Client and Job		Penrith City Council Documentation for Werrington Downs Neighbourhood Centre	
Title		WERRINGTON - BUILDING ELEVATIONS	
Drg. No.	2935 - WD - 010	Size	A1
Rev		Rev	D



**Layered acrylic panels with the centres name in LED backlit lettering.**

Only one sign is to be located on building, on the Western facade.

Size of sign is to be no greater than 2sqm.

Indicative sample sign as shown



-



# COLOUR SCHEDULE

**Subject:** ALTERATIONS AND ADDITIONS  
PAINT COLOUR SCHEDULE -EXTERIOR

**Project:** Werrington Downs Neighborhood Centre

**Address:** 20 Brookfield Ave Werrington Downs

**Date:** 9 January 2020

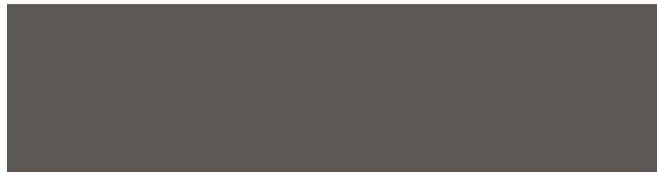
**Rev:** A

**ROOF**



Dulux Woodland Grey

**GUTTERS /FASICA  
/BARGE BOARD/  
DOWNPIPES/EXTERNAL  
TIMBER TRIM**



Dulux Woodland Grey

**EAVES SOFFITS**



Dulux Shale Grey

**WALL – SOUTH ENTRANCE  
FACADE (RETURN)**



Vitra GROUP – Soild colour palette (Fanta)

**WALL – WEST ELEVATION**



Vitra GROUP – Soild colour palette Grey Zone X036



Barbara Tarnawski Architects

# Statement of Environmental Effects

Proposed Upgrading of the Werrington Downs Neighbourhood Centre  
20 Brookfield Avenue, Werrington Downs.  
Lot 103 DP 700213

Prepared by Barbara Tarnawski Architects

P 02 45 731320

m 0409 466661

e [barbara@btarchitects.com.au](mailto:barbara@btarchitects.com.au)



**Introduction**

This Statement of Environmental Effects (SEE) accompanies a Development Application for the upgrading of the Neighbourhood Centre at Werrington Downs.

This application has been prepared for and on behalf of Penrith City Council who are the owners of this property.

**The Site**

The site is located on the eastern side of Brookfield Avenue.

The address is 20 Brookfield Avenue Werrington Downs (Lot 103 DP 700213).

The site currently contains a single storey brick veneer tiled roof building with associated carparking, driveway and pathways.

The site has an area of 6000 sq m is irregular in shape.



Source six maps

## **The Proposal**

The proposal is to repair, replace and repaint selected external and internal building elements to upgrade the Neighbourhood Centre.

The floor area will remain unchanged.

External works include the installation of a swale drain to the western side of the building, repainting line marking in carpark to reflect new accessible carparking requirements.

The entry gate and veranda posts are to be replaced.

"Vitrapanel" or similar cladding is to be added to the to the western wall and part of the southern wall.

New LED downlights are to replace existing façade lighting.

New corporate signage is to be provided by Penrith City Council on the western wall as shown on elevation 02 on the accompanying architectural plans prepared by Complete Urban.

Internal works include the upgrading of the existing toilet facilities to meet new standards.

Wall and ceiling linings are to be replaced or repaired with new floor coverings throughout.

## **Statutory Planning Controls and Compliance**

Environmental Planning Instruments:

Penrith Local Environmental Plan 2010

Penrith Development Control Plan 2014

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

The development is consistent with the zone objectives and the following clauses of this plan:  
The property is zoned RE1 Public Recreation.

#### *Zone RE1 Public Recreation*

##### *1 Objectives of 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 Permitted without consent*

*Nil*

*Statement of Environmental Effects Werrington Downs Neighbourhood Centre.*

*20 Brookfield Avenue, Werrington Downs.*

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Centre-based child care facilities; **Community facilities**; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Moorings; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures; Water storage facilities

4 Prohibited

Any other development not specified in item 2 or 3

Community Facilities are permissible with consent in this zone.

**Penrith Development Control Plan 2014**

**5.3.1 Part C City Wide Controls**

The proposal conforms to all the relevant requirements contained in this Part.

**C1** Site Planning and Design Principles

**C1.2.6**

Maximising Access and Adaptability

The proposal provides an upgrade to the existing facility to meet current accessibility standards an Access report accompanies this application.

**Part D Land Use Controls**

**5 Other Land Uses**

**C5** Waste Management

A waste management plan accompanies this application.

**C7** Culture and Heritage

The proposal will have no impact on existing Culture or Heritage

**C9** Advertising and Signage

Flush wall signage is proposed to identify the Neighbourhood centre. This will be provided by Penrith City Council.



**Other Matters**

Context & Setting

The existing building is appropriate with its setting and in the context of the locality, which is characterised by single level residential development.

Public Domain

There are no identified public domain issues relative to this application.

Heritage

There are no heritage items surrounding this proposal.

Other Land Resources

There are no land resources that would be affected as a result of this development.

Wastewater

Wastewater connections existing for this building.

Water

Existing stormwater systems exist for this the gutters and downpipes will be replaced.

Flora & Fauna

This proposal will not have any impact on native flora and fauna

Waste

Existing waste management facilities exist for the site and locality.

Noise & Vibration

The proposed works will not cause any nuisance to adjoining properties.

Natural Hazards

There are no natural hazards associated with the site.

Technological Hazards

Not applicable.

Safety, Security & Crime Prevention

Existing security systems will remain in place.

Social Impact in the Locality and in the public interest

The development will have a positive social impact by providing work during construction.

Economic Impact in the Locality

There will be no adverse economic impacts arising from the development.

*December 18, 2019*

Barbara Tarnawski **Architects**

Cumulative Impacts

There are no identified adverse cumulative impacts arising from the proposal.

The suitability of the site for the development

The site is suitable for development as is consistent with the zone objectives of the LEP provisions.

**Conclusion**

The proposal is to refurbish and repair the existing community Centre building and upgrade to meet current Access standards.

No adverse environmental impact will occur as a result of the building and its intended use.

It meets the zone objectives.

There will be no increase in floor area or changes to the building envelope as a result of this work.

The proposal is reasonable in all of the circumstances and is considered appropriate for approval by Council.