

# Statement of Environmental Effects

REFURBISHMENT TO AN EXISTING  
COMMUNITY HALL

21 PARKES AVENUE  
WERRINGTON

5 MAY 2020



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## QUALITY ASSURANCE

**PROJECT:** Statement of Environmental Effects – Alterations and Additions (Refurbishment) to the Arthur Neave Community Hall

**ADDRESS:** Lot 1 in DP124238: 21 Parkes Avenue, Werrington

**COUNCIL:** Penrith City Council

**AUTHOR:** Think Planners Pty Ltd

| Date       | Purpose of Issue   | Rev   | Reviewed | Authorised |
|------------|--------------------|-------|----------|------------|
| 5 May 2020 | DA Lodgement Issue | Final | SK/JW    | JW         |

### Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

|   |    |
|---|----|
| Fisheries Management Act 1994                     | No |
| Heritage Act 1977                                 | No |
| Mine Subsidence Act 1992                          | No |
| Mining Act 1992                                   | No |
| National Parks and Wildlife Act 1974              | No |
| Petroleum (Onshore) Act 1991                      | No |
| Protection of the Environment Operations Act 1997 | No |
| Roads Act 1993                                    | No |
| Rural Fires Act 1997                              | No |
| Water Management Act 2000                         | No |
| Concurrence                                       |    |
| SEPP 1- Development Standards                     | No |
| SEPP 64- Advertising and Signage                  | No |
| SEPP Coastal Management 2018                      | No |
| SEPP (Infrastructure) 2007                        | No |
| SEPP (Major Development) 2005                     | No |
| SREP (Sydney Harbour Catchment) 2005              | No |

## EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application that proposes to undertake alterations and additions to an existing community hall (Arthur Neave Community Hall) at 21 Parkes Avenue, Werrington.

The proposed works will have no impact on the existing plan of management nor on the current operation and management of the hall noting that its capacity which is capped at 110 people and its curfews of 1am between Friday and Saturday and 10pm between Sunday – Thursday will continue to be adhered to.

Established in 1977 and undertaken refurbishment works in 2009, the Arthur Neave Community Hall has been used for a wide range of community and private functions by the local community.

The current application seeks to undertake further refurbishment work to modernise the hall and this includes improving the toilet facilities, providing additional storage areas and a new bbq area adjacent to the existing outside awning area. It is noted that the proposed works will not increase the size of either the main hall (170.80m<sup>2</sup>) or the main office area (65.72m<sup>2</sup>). A detailed scope of works is provided within the architectural plans.

The community hall is located within the south-eastern portion of the Parkes Avenue Sporting Complex that bounds Parkes Avenue to the east and Albert Street to the South with vehicular access to associated car parking area provided from Parkes Avenue.

The sporting complex is zoned RE1 Public Recreation under the Penrith Local Environmental Plan 2010. 'Community Facilities' continue to be a permissible land use within the RE1 Zone.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts, noting the following plans and reports are provided:

- Access Report
- Stormwater Plans
- Asbestos Management Plan
- Architectural Plans
- Electrical Plans
- Mechanical Plans
- Structural Plans
- Section J Report.

As detailed further in this statement the proposed refurbishment will improve the function and operation of the community hall whilst continuing to be consistent with the planning principles and controls applying to the site and continues to represents an efficient use of well-located land.

Therefore, having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land that will contribute towards providing valuable community services, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

## SITE AND LOCALITY DESCRIPTION

### Site Analysis

The community hall resides within the south-eastern portion of the Parkes Avenue Sporting Complex that bounds Parkes Avenue to the east and Albert Street to the South with vehicular access to associated car parking area provided from Parkes Avenue.

The Parkes Avenue Sporting Complex comprise of two allotments: Lot 1 & 2 in PD124238, with the community hall residing within Lot 1 in DP124238, as illustrated by an aerial map extract below.

Image 1: Aerial Map of Subject Site (Source: Google Maps)



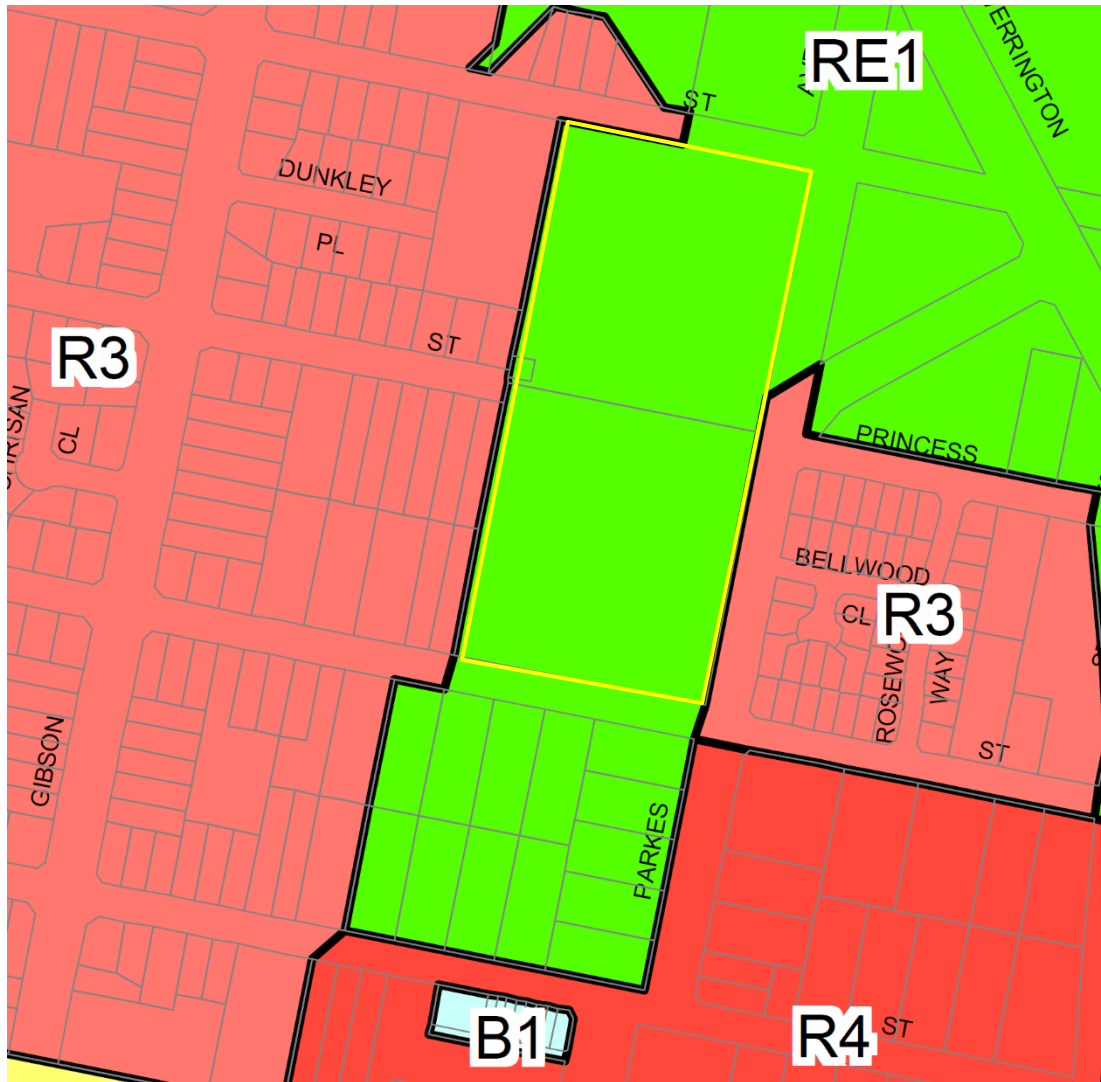
- Arthur Neave Community Hall
- Subject Site: Parkes Avenue Sporting Complex
- Lot 1 in DP 124238 (21 Parkes Avenue, Werrington)
- 2 in DP 124238 (43 Parkes Avenue, Werrington)

Zoning Controls

As illustrated by Council’s zoning map extract below, the subject site is zoned RE1 Public Recreation under the Penrith Local Environmental Plan 2010.

‘Community Facilities’ continue to be a permissible land use within the RE1 Zone.

Image 2: Zoning Map Sheet LZN\_013 Extract (Source: Penrith LEP 2010)



 - Subject Site: Parkes Avenue Sporting Complex



**Arthur Neave Memorial Hall**

Established in 1977 and undertaken refurbishment works in 2009, the Arthur Neave Community Hall has been used for a wide range of community and private functions by the local community.

The hall itself can be described as a modest circa 1980s single storey brick building that addresses Parkes Avenue to its eastern boundary and soccer field to its western boundary.

Two entry point to the site is provided from both Parkes Avenue and from existing car park with the building itself also providing two entry points from its eastern façade to Parkes Avenue and from an accessible graded ramp from the rear of the building.

Photographs of the community hall are provided below and within the following pages.

**Photograph 1: Shows the community hall, viewed from Parkes Ave looking westwards**



Photograph 2: Shows the community hall, viewed from carpark looking southwards



Photograph 3: Shows the community hall, viewed from Albert St looking northwards



Photograph 4 Shows the community hall, viewed from soccer field looking eastwards



Photograph 5: Shows the rear façade of the community building including access ramp



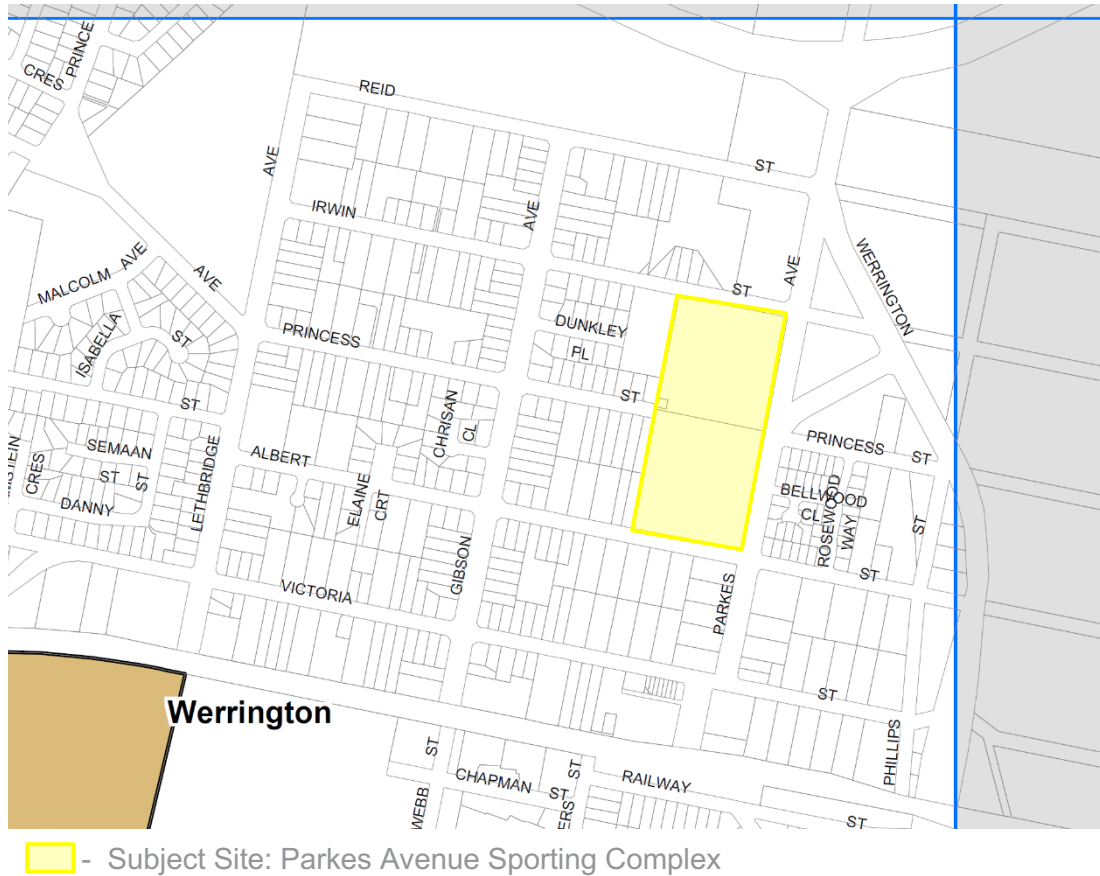
Photograph 6: Shows existing metal awning situated to the rear of the building



## HERITAGE

The site is not identified as a heritage item or is it located within a heritage conservation area nor are there any local heritage item located near the subject site, as illustrated by a heritage map extract below.

**Image 3: Heritage Map Sheet HER\_006 Extract (Source: Penrith LEP 2010)**



As a result, the subject site will not have any associated heritage restrictions.

## DESCRIPTION OF PROPOSAL

The Development Application is seeking to undertake refurbishment works to modernise the Arthur Neave Community Hall at 21 Parkes Avenue, Werrington.

It is noted that the proposed works will not increase the size of either the main hall (170.80m<sup>2</sup>) or the main office area (65.72m<sup>2</sup>).

A brief description of the proposed changes is listed below:

1. Demolition of identified internal structures include the removal of curtains and timber pelmets on identified windows, door and internal walls.
2. Identified window opening to the building's northern façade to be shortened with the opening to be infilled with common bricks.
3. Removal of identified downpipes.
4. Stage within the hall to be removed.
5. Timber floor to replace existing floor within the main hall
6. Internal reconfiguration works to the hall kitchen including the removal of the pantry and existing door to be replaced with compliant doors.
7. Reconfiguration of the Hall accessible WC.
8. Existing sink and bench area adjacent to the female WC to be converted into a new storage room.
9. Reconfiguration of the office storage rooms and office toilet area including new office storage rooms, hall chair storage room, hall cleaners closet and office WC including an accessible WC.
10. Addition of a kitchenette to the office.
11. Addition of air conditioning units including ceiling mounted air conditioning
12. New fenced utility area.
13. New fenced bin area.
14. Minor changes to façade and windows
15. Garden beds along the northern façade to be replaced with concrete to building edge.
16. A new BBQ area behind the building and situated adjacent to the rear metal awning
17. Regarding landscaping, the garden beds along the northern façade to be replaced with concrete to building edge, the two large trees along to the south are to be retained with existing garden beds along the site's frontage to Parkes Avenue to be landscaped.

18. Existing signage to be replaced with comparable business identification signage on the right hand side of the entry door.

A detailed scope of works is provided within the attached Architectural Plans.

### **Operation Details**

The proposed works will have no impact on the current plan of management nor on the current operation and management of the hall noting that its capacity which is capped at 110 people and its curfews of 1am between Friday and Saturday and 10pm between Sunday – Thursday will continue to be adhered to.

### **Parking**

No change to the vehicle access arrangement nor to the existing parking scheme within the sporting complex.

### **Signage**

The proposed works will also replace 2 x existing signage with comparable business identification signage in a single location on the building. Refer to attached Architectural Plans for details.

### **Access**

No change. An access report accompanies the application that confirms that compliance with disability access standards can be achieved.

The proposal is supported by the following plans and reports:

- Architectural Plans
- Access Report
- Electrical Report
- Hydraulics Report
- Mechanical Report
- Structural Report
- Asbestos Report
- Section J Report

## PLANNING CONTROLS

### STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy – (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No.64 Advertising
- Sydney Regional Environmental Plan (SREP) No. 20 Hawkesbury Nepean River
- Penrith Local Environmental Plan 2010

### POLICY CONTROLS

The applicable policy control documents are:

- Penrith Development Control Plan 2014



## CONSIDERATION OF PLANNING CONTROLS

A summary of the compliance of the proposal with the relevant planning controls is provided below.

### STATE ENVIRONMENTAL PLANNING POLICY NO 55 REMEDIATION OF LAND

The current application is to undertake refurbishment works to an existing community hall, noting potential contamination have been addressed in the past.

Asbestos verandah and soffit lining to be removed and as such an Asbestos Report accompanies this application that deals with how this will be managed.

### STATE ENVIRONMENTAL PLANNING POLICY– (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) was introduced in August 2017. This SEPP seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The current application is to undertake refurbishment works within an existing community hall and associated grounds, noting that the proposed works will result minor changes to the landscape scheme, however the existing landscape arrangement will be predominantly retained.

### STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

The development proposes to replace 2 x existing business identification signs.

The signage is consistent with the aims and objectives of SEPP 64 and an assessment against the requirements of SEPP No.64- Advertising and Signage including Schedule 1 criteria is provided below.

The development proposal incorporates business identification signage, and therefore Part 3 of the SEPP is not relevant to the proposal.

The proposed signage (2 x business identification signs) as shown on the plans are consistent with the objectives of the policy in that the signage:

- (i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish.*

An assessment against the criteria contained in Schedule 1 is provided below.

| Criteria   | Comment  |
|--|--|
| <b>1 Character of the area</b>   |  |
| <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>   | <p>The proposed signage (2 x business identification signage) will replace 2 x existing business identification signage.</p> <p>Considering that the community hall resides within a large sporting complex, the proposal signage is considered appropriate, noting that the signage will serve a purpose of identifying the hall and the owner of the hall (Council).</p> |
| <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>   | <p>There is no particular theme for advertising in the locality however as discussed, the signage is consistent with other similar community halls and community facilities within the Penrith LGA.</p>  |
| <b>2 Special areas</b>   |  |
| <i>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?</i> | <p>The proposed signage which will replace 2 x existing business identification signage does not detract from the amenity or visual quality of any of the mentioned aspects.</p>   |
| <b>3 Views and vistas</b>  |  |
| <i>Does the proposal obscure or compromise important views?</i>  | No   |
| <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>  | <p>The signage is contained below the existing building roof line and does not impact on the skyline or reduce the quality of vistas.</p>  |
| <b>4 Streetscape, setting or landscape</b>   |  |
| <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>  | <p>The scale, proportion and form of the proposed signage is appropriate for the streetscape noting that the development is to replace existing business identification signage.</p>   |
| <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>   | <p>The signage will assist partly with providing visual interest whilst breaking up the face of the community hall.</p>  |
| <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>   | <p>As stated previously, the proposed signage is to replace existing business identification signage, noting that the signage will serve a purpose of identifying the hall and the owner of the hall (Council).</p>  |

| Criteria   | Comment  |
|--|--|
| <i>Does the proposal screen unsightliness?</i>   | The proposed signage does not screen unsightliness, however, will contribute towards breaking up the façade associated with the existing community hall.                 |
| <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>  | No.  |
| <i>Does the proposal require ongoing vegetation management?</i>  | No.  |
| <b>5 Site and building</b>   |  |
| <i>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?</i> | The signage is compatible with the scale and proportion of the existing community hall, noting that the proposal is to replace existing business identification signage. |
| <i>Does the proposal respect important features of the site of building, or both?</i>  | Yes  |
| <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>   | proposal is to replace existing business identification signage.   |
| <b>6 Associated devices and logos with advertisement and advertising structures</b>  |  |
| <i>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?</i>       | No.  |
| <b>7 Illumination</b>  |  |
| <i>Would illumination result in unacceptable glare?</i>  | No.  |
| <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>   | No.  |
| <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>  | No.  |
| <i>Can the intensity of the illumination be adjusted, if necessary?</i>  | No.  |
| <i>Is the illumination subject to a curfew?</i>  | No.  |
| <b>8 Safety</b>  |  |
| <i>Would the proposal reduce the safety for any public road?</i>   | No.  |

| Criteria  | Comment |
|---|---------|
| Would the proposal reduce the safety for pedestrians or bicyclists?   | No.     |
| Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? | No.     |

## SYDNEY REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 HAWKESBURY NEPEAN RIVER

The development proposal relies on the existing drainage system noting no change to the building envelope.

## PENRITH LOCAL ENVIRONMENTAL PLAN 2010

As outlined via zoning map overleaf, the subject site is zoned RE1 Public Recreation under the Penrith Local Environmental Plan 2010. 'Community Facilities' continue to be a permissible land use within the RE1 Zone, with the existing community hall also continuing to be consistent with the definition contained within the LEP:

**Community facility** means a building or place -

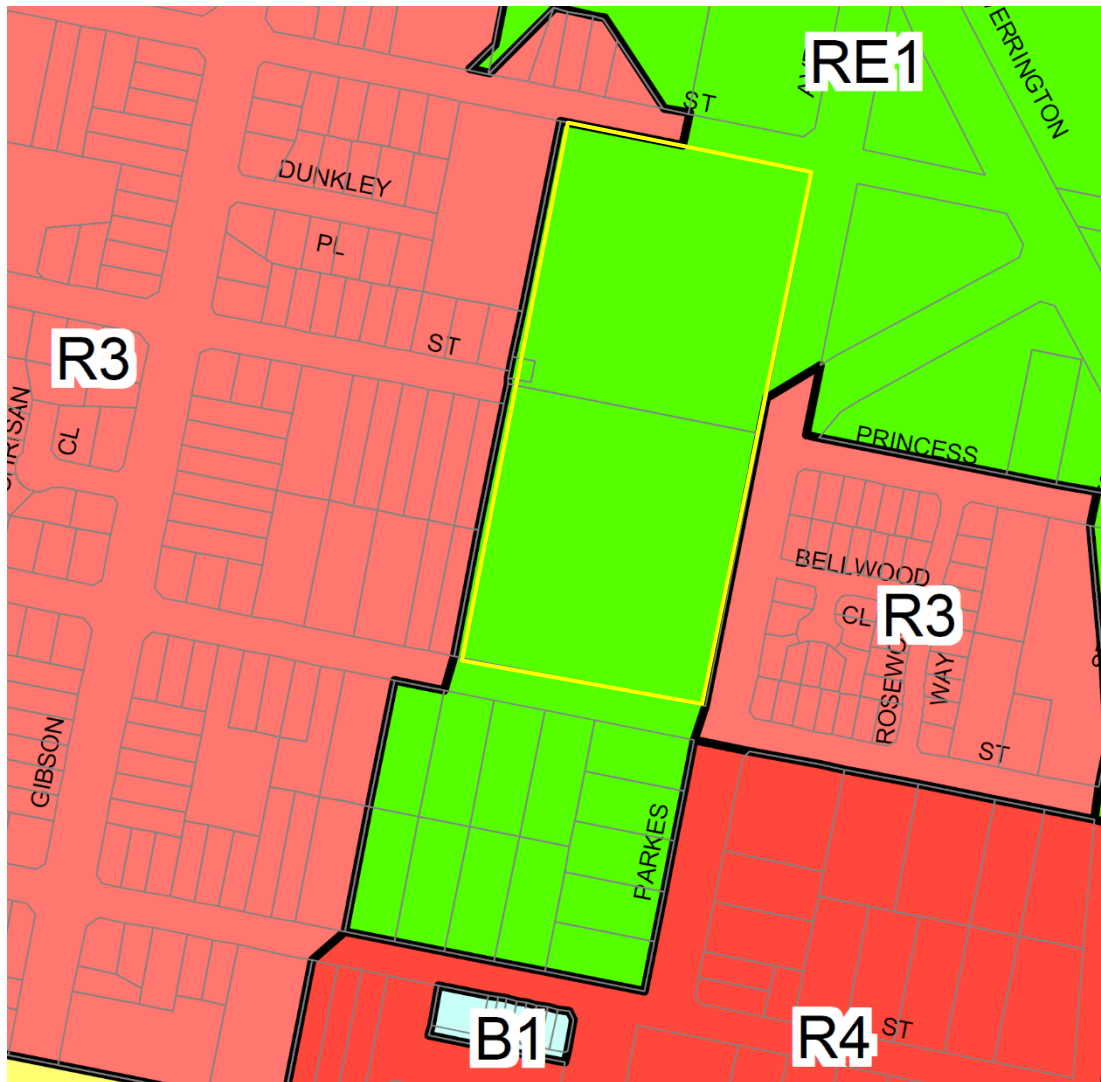
- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

*but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

The development proposal is also consistent with the prescribed zone objectives which are stipulated as:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational setting 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.

Image 4: Zoning Map Sheet LZN\_013 Extract (Source: Penrith LEP 2010)



 - Subject Site: Parkes Avenue Sporting Complex

The proposed refurbishment works to an existing community centre will improve the function and operation of the Arthur Neave Memorial Hall and will permit the hall to continue providing valuable community service to the local community.

The table below provides details on the development standards relevant to the current proposal as well as other relevant LEP provisions.

| Penrith Local Environmental Plan 2010 – Compliance Table |                                    |   |            |
|--|------------------------------------|---|------------|
| Clause   | Controls                           | Comments  | Complies   |
| <b>Zoning</b>  | RE1 – Public Recreation            | 'Community Facilities' continue to be a permissible land use within the RE1 – Zone.   | <b>Yes</b> |
| <b>Part 2 Permitted or Prohibited Development</b>        |                                    |   |            |
| <b>2.3</b>   | Zone objectives and land use table | The proposal is consistent with the zone objectives of the RE1 – Public Recreational Zone and will continue to provide valuable community services to the local community.  | <b>Yes</b> |
| <b>2.6</b>   | Subdivision – consent requirements | No subdivision is proposed.   | <b>N/A</b> |
| <b>2.7</b>   | Demolition requires consent        | <p>Consent is sought for minor demolition works associated with the proposed refurbishment of the community hall.</p> <p>There is potential for asbestos to be contained within the subject building and as such an Asbestos Report accompanies this application.</p>         | <b>Yes</b> |
| <b>Part 4 Principal Development Standards</b>            |                                    |   |            |
| <b>4.3</b>   | Height of building                 | <p>No height control applies to the subject site. Not relevant.</p> <p>However it is noted that the proposal is limited to undertake appropriate refurbishment works to an existing community hall with no change to the height of the subject building.</p>                  | <b>N/A</b> |
| <b>4.4</b>   | Floor space ratio                  | No FSR control applies to the subject site. Not relevant.   | <b>N/A</b> |
| <b>Part 5 Miscellaneous Provision</b>                    |                                    |   |            |
| <b>5.10</b>  | Heritage conservation              | <p>The site is not identified as a heritage item or is it located within a heritage conservation area nor are there any local heritage item located near the subject parent site.</p> <p>As a result, the subject site will not have any associated heritage restriction.</p> | <b>N/A</b> |

| Clause                                    | Controls  | Comments   | Complies   |
|---|---|--|------------|
| <b>Part 7 Additional Local Provisions</b> |   |  |            |
| 7.1                                       | Earthworks  | Development proposes earthworks associated with the earthworks, noting that the earthworks are of a minor nature and will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls. | <b>Yes</b> |
| 7.2                                       | Flood planning                                      | Not affected by the proposal.  | <b>N/A</b> |
| 7.3                                       | Development on natural resources sensitive land     | The subject site is not identified on the Natural Resources Sensitive Map. Not applicable.   | <b>N/A</b> |
| 7.4                                       | Sustainable Development                             | Not affected by the proposal.  | <b>N/A</b> |
| 7.5                                       | Protection of Scenic Character and Landscape Values | The site is not identified on the Land with Scenic and Landscape Values Map.   | <b>N/A</b> |
| 7.6                                       | Salinity  | Not affected by the proposal   | <b>N/A</b> |
| 7.7                                       | Servicing   | The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.   | <b>Yes</b> |

## PENRITH DEVELOPMENT CONTROL PLAN 2014

All relevant Council controls have been identified and considered in the following compliance table.

| Penrith Development Control Plan 2014 Compliance Table |                   |  |          |
|--|-------------------|--|----------|
| Clause   | Controls          | Comments   | Complies |
| <b>C1 Site Planning and Design Principles</b>          |                   |  |          |
| 1.1  | Site Planning     | <p><u>1.1.1 Site Analysis</u></p> <p>The development proposes to undertake appropriate refurbishment works to an existing community hall and as such a site analysis is not required.</p>  | N/A      |
|  |                   | <p><u>1.1.2 Key Areas with Scenic and Landscape Values</u></p> <p>The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010.</p> <p>Not applicable.</p>  | N/A      |
| 1.2  | Design Principles | <p><u>1.2.2 Built Form – Energy Efficiency and Conservation</u></p> <p>Not applicable to the current application.</p>  | N/A      |
|  |                   | <p><u>1.2.3 Building Form – Height, Bulk and Scale</u></p> <p>The development proposes to undertake refurbishment of an existing community hall, noting no changes to the height, bulk and scale of the existing building.</p>   | N/A      |
|  |                   | <p><u>1.2.4 Responding to the Site's Topography and Landform</u></p> <p>Does not affect the proposal.</p>  | N/A      |
|  |                   | <p><u>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</u></p> <p>The proposal will continue to incorporate an active façade that will permit casual surveillance to both frontages as well as common areas and landscaped areas of the proposal.</p> | Yes      |



| Clause                          | Controls   | Comments   | Complies |
|---------------------------------|--|--|----------|
|                                 |  | <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p> <p><u>1.2.6 Maximising Access and Adaptability</u></p> <p>Refer to attached Access Report for detail.</p> | Yes      |
| <b>C2 Vegetation Management</b> |  |  |          |
| 2.1                             | Preservation of Trees and Vegetation   | <p>The site is not identified as being located within the Natural Resource Sensitive Map under Penrith LEP 2010.</p> <p>The modification will result minor changes to the landscape scheme, however the existing landscape arrangement will be retained.</p>   | N/A      |
| 2.2                             | Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas | Subject site is not identified as being within a Natural Resource Sensitive Land under Penrith LEP 2010. Not applicable.   | N/A      |
| 2.3                             | Bushfire Management  | The subject site is not identified as being within Bushfire Prone Land.  | N/A      |
| <b>C3 Water Management</b>      |  |  |          |
| 3.2                             | Catchment Management and Water Quality   | Appropriate management of the site during the demolition and construction phases will contribute towards protecting the water system.  | N/A      |
| 3.3                             | Watercourses, Wetlands and Riparian Corridors  | <p>Subject site is not located within proximity to a watercourse, wetland or riparian corridor.</p> <p>Not applicable.</p>   | N/A      |
| 3.4                             | Groundwater  | <p>The proposed development is to undertake refurbishment to an existing community hall. It is therefore considered that the risk of site contamination occurring during construction and future use of the site is low.</p> <p>Not applicable.</p>  | N/A      |

|                                 |                                    |  |     |
|---------------------------------|------------------------------------|--|-----|
| 3.5                             | Flood Planning                     | Not affected by the proposal.  | N/A |
| 3.6                             | Stormwater Management and Drainage | No change to the existing stormwater management.   | N/A |
| 3.9                             | Water Sensitive Urban Design       | No change to the existing stormwater management.   | N/A |
| <b>C4 Land Management</b>       |                                    |  |     |
| 4.1                             | Site Stability and Earthworks      | Development proposes earthworks associated with the earthworks, noting that the earthworks are of a minor nature and will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls. | Yes |
| 4.3                             | Erosion and Sedimentation          | The proposed excavation work will be of a minor nature and will have negligible environmental or amenity impacts.  | Yes |
| 4.4                             | Contaminated Lands                 | The current application is to undertake refurbishment works to an existing community hall. Not applicable.   | N/A |
| 4.5                             | Salinity                           | Due to the nature and location of the site it is not likely to be affected by Saline Soils, Not relevant.  | N/A |
| <b>C5 Waste Management</b>      |                                    |  |     |
|                                 |                                    | No change to the existing waste management arrangement.  |     |
| <b>C6 Landscape Design</b>      |                                    |  |     |
|                                 |                                    | The modification will result minor changes to the existing landscape scheme, however the existing landscape arrangement will be retained.  | Yes |
| <b>C7 Cultural and Heritage</b> |                                    |  |     |
| 7.1                             | Heritage                           | The site is not identified as a heritage item or is it located within a heritage conservation area nor are there any local heritage item located near the subject parent site.<br><br>As a result, the subject site will not have any associated heritage restriction.   | N/A |

|  |   |   |     |
|--|---|---|-----|
| 7.2                                      | Aboriginal Cultural and Heritage        | N/A   | N/A |
| 7.3                                      | Significant Trees and Gardens           | N/A   | N/A |
| <b>C9 Advertising and Signage</b>        |   |   |     |
| 9.1                                      | General                                 | <p>The development proposes to replace an existing signage along the subject building's eastern elevation with a new building identification sign with 3D illuminate acrylic letters (back lit) to Council's standard specification and also to replace a second large signage along the subject building's southern elevation with a new more appropriate business identification sign with 3D illuminate acrylic letters (back lit) to Council's standard specification. Refer to attached Architectural Plans for detail.</p> <p>Furthermore, the proposed signage is designed to be visually interesting whilst exhibiting a high level of design quality and constructed of high quality and durable materials. The signage are also contained within the property and have very minimal projection from the building.</p> <p>The proposed signage will also not impact on the safety of the travelling public or to road movements.</p> | Yes |
| 9.2                                      | Signs in the Vicinity of Heritage Items | The development site is not within close proximity to heritage items. Not applicable  | N/A |
| 9.5                                      | Open Space Zones                        | <p>As stated above, the development is to replace existing signage with more appropriate and modern business identification signage.</p> <p>The signage are of an appropriate size and will not result in any amenity or visual impacts to adjoining properties, noting that the development site resides within a large sporting complex with no discernable signage theme or pattern.</p> <p>The signage serve a purpose to identify the hall and the owner of the hall (Council).</p>  | Yes |
| <b>C10 Transport, Access and Parking</b> |   |   |     |
| 10.2                                     | Traffic Management and Safety           | No changes.   | N/A |
| 10.3                                     | Key Transport Corridors                 | The subject site is not located within a key transport corridor. Not relevant.  | N/A |

|      |                               |   |     |
|------|-------------------------------|---|-----|
| 10.5 | Parking, Access and Driveways | The development proposes to undertake alteration and addition to an existing community hall, noting no change to the existing parking arrangements.   | N/A |
|      |                               | Furthermore, due to the fact that the proposed works is to be contained within the existing building and with no increase to the size of the hall or office area, the development will not result in any changes to the operation capacity of the hall and as such no additional car parking spaces that what current exist is required to be provided. |     |

## CONCLUSION

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.