

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA20/0340
Proposed development:	Refurbishment Works to an Approved Community Facility including Signage
Property address:	43 Parkes Avenue, WERRINGTON NSW 2747 21 Parkes Avenue, WERRINGTON NSW 2747
Property description:	Lot 1 DP 124238
Date received:	12 June 2020
Assessing officer	Jake Bentley
Zoning:	RE1 Public Recreation - LEP 2010
Class of building:	Class 9b
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for the refurbishment of Arthur Neave Memorial Hall at 21 Parkes Avenue, Werrington. The subject site is zoned RE1 Public Recreation and the proposed works will not impact the developments definition as a 'community facility' being a permitted with consent land use in the sites RE1 zoning under the provisions of Penrith Local Environmental Plan 2010 (PLEP).

In accordance with Council's Community Engagement Strategy 2019 the application was notified to surrounding property owners and exhibited between 29 June and 13 July, 2020. No submissions were received in response during this period.

The subject development application has been referred to the Local Planning Panel for determination in accordance with the direction given by the Minister for Planning under Section 9.1 of the Environmental Planning and Assessment Act, 1979, dated 23 February, 2018. These directions outline that development applications within the Penrith Local Government Area to which the applicant/land owner is the Council but also not development which requires internal alterations and additions to any building that is not a heritage item is to be determined by the Local Planning Panel.

As the applicant/land owner of the subject development application is Penrith Council and the proposed works involve internal and external alterations, the Local Planning Panel is to determine the subject development application.

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

Site & Surrounds

The proposed works relate to the Arthur Neave Memorial Hall located in the south-eastern corner of 21 Parkes Avenue, Werrington being legally defined as Lot 1, DP 124238. This area of the site is bounded by Parkes Avenue to the east and Albert Street to the south with a crossover in Parkes Avenue providing access to the car parking area immediately north of the hall. The site is also occupied by soccer fields to the west of the hall and tennis courts further north. It is noted that the adjoining northern property is occupied by playing fields known as Parkes Avenue Reserve.

The hall is bounded by metal security fencing with access provided via footpath connections to Parkes Avenue and from within the car park. In accordance with the documentation accompanying the application the hall has a capacity of 110 people and is subject to a curfew of 1am Friday and Saturday and 10pm Sunday to Thursday. The internal areas of the facility can be accessed via two stairs on the eastern elevation or via stairs and a concrete ramp on the western elevation. The facility includes a hall and office areas with associated features such as a kitchen, toilets, western facing verandah, storage areas, outdoor awning and landscaping.

The site is identified as being impacted by flood related development controls. The neighbouring eastern sites on the opposite side of Parkes Avenue are occupied by detached dwellings but are zoned R3 Medium Density Residential under the PLEP. The neighbouring south-eastern sites are occupied by high density residential developments and are zoned R4 High Density Residential under the PLEP. The northern and southern sites are occupied by parkland and are zoned RE1 under the PLEP. It is noted that a road barrier is present within Albert Street south of the hall preventing access from Albert Street to Parkes Avenue. It is also noted that the neighbouring eastern properties have a side boundary presentation to the hall occupied by fencing.

Site History

The site benefits from the following approvals:

BA934932 - Hall/church

Proposal

The proposed refurbishment of the existing community facility includes the following features:

External works

- New landscaping to the existing eastern and northern facing garden beds,
- Spraying existing outdoor concrete area with non-slip spray,
- New northern facing bin area,
- Northern facing garden bed to be removed and replaced with concrete hard up against the building,
- New northern facing entry pergola,
- BBQ area under the existing western facing awning,
- Western facing brick edging to be removed,
- Inclusion of a new southern facing utility area,
- Replacement of building identification signs,
- External paneling treatment to the north-eastern corner and eastern elevation of the building, and
- Infill of some windows and replaced by common bricks.

Internal works

- Demolition of some internal walls/windows and amenities to provide for improved access and compliant amenities,
- Addition of a kitchenette to the office, and
- Realignment and change of room purpose to provide increased storage.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• 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 4.15(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy No 55—Remediation of Land

Clause 7 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

A review of historical aerial views of the site and Council's systems does not indicate that any potential land contamination activities have occurred within the area of the site subject to the proposed works. The previous approvals on-site for a hall/church is consistent with available aerial images of the site. In light of the above, the site is considered to be suitable for the proposal with regard to land contamination.

State Environmental Planning Policy No 64—Advertising and Signage

In accordance with Clause 8 Granting of consent to signage the proposed building identification signage is consistent with the objectives of this Policy set out under Clause 3 (1) (a) and the signage satisfies the assessment criteria specified in Schedule 1. The proposal has been assessed against Schedule 1 Assessment criteria below:

<i>Assessment Criteria</i>	<i>Response</i>
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?	Yes.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes.
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?	No.
Views and vistas	
Does the proposal obscure or compromise important views?	No.

Does the proposal dominate the skyline and reduce the quality of vistas?	No.
Does the proposal respect the viewing rights of other advertisers?	N/A.
Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	N/A.
Does the proposal screen unsightliness?	Yes, it provides for a break up of the built form.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No.
Does the proposal require ongoing vegetation management?	No.
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?	Yes.
Does the proposal respect important features of the site or building, or both?	Yes.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Yes.
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?	Yes.
Illumination	
Would illumination result in unacceptable glare?	No.
Would illumination affect safety for pedestrians, vehicles or aircraft?	No.
Would illumination detract from the amenity of any residence or other form of accommodation?	No.
Can the intensity of the illumination be adjusted, if necessary?	No.
Is the illumination subject to a curfew?	No.
Safety	

Would the proposal reduce the safety for any public road?	No.
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 No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the proposal against relevant criteria within Sydney Regional Environmental Plan No. 20—Hawkesbury-Nepean River (No. 2—1997) and the proposal is satisfactory subject to recommended conditions of consent.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies
Clause 2.7 Demolition requires development consent	Complies
Clause 4.3 Height of buildings	Complies - See discussion
Clause 7.2 Flood planning	Complies - See discussion
Clause 7.4 Sustainable development	Complies
Clause 7.6 Salinity	Complies
Clause 7.7 Servicing	Complies

Clause 2.3 Permissibility

The proposal involves refurbishment works to an existing community facility. The extent of the proposed works will not impact the existing developments ability to be defined as a 'community facility' which is defined in the PLEP as follows:

'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.'

In this regard, the proposal remains a permitted with consent land use noting that community facilities are permissible with consent in the sites RE1 zoning. In addition, the proposed replacement of building identification signs is also a permitted with consent land use in the sites RE1 zoning.

Clause 4.3 Height of buildings

It is noted that a maximum building height has not been designated for the site as shown on the PLEP Height of Buildings Map. Nonetheless, it is noted that the proposal will not provide for any increase in height to the existing built form and none of the proposed external features (bin storage area, utilities area and the entry pergola) will extend beyond the community facility building height.

Clause 7.2 Flood planning

The proposal has been discussed with Council's Development Engineering Department which have no issues with the minor proposal in relation to flooding.

Section 4.15(1)(a)(ii) The provisions of any draft environmental planning instrument

Draft Environmental SEPP

The Draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Changes proposed include consolidating a total of seven existing SEPPs being:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

It is noted that the amendments to Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No. 2 – 1997) do not impact the proposed development. In this regard, the proposal is not inconsistent with the provisions of this Draft Instrument.

Draft Remediation of Land SEPP

The Department of Planning and Environment has announced a Draft Remediation of Land SEPP, which will repeal and replace the current State Environmental Planning Policy No 55—Remediation of Land.

The proposed new land remediation SEPP will:

- provide a state-wide planning framework for the remediation of land,
- maintain the objectives and reinforce those aspects of the existing framework that have worked well,
- require planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land,
- clearly list the remediation works that require development consent, and
- introduce certification and operational requirements for remediation works that can be undertaken without development consent.

It is also proposed that it will transfer the requirements to consider contamination when rezoning land to a direction under Section 9.1 of the Environmental Planning and Assessment Act 1979. Whilst the proposed SEPP will retain the key operational framework of SEPP 55, it will adopt a more modern approach to the management of contaminated land. Noting the above, the Draft SEPP will not alter or affect the findings in respect to contamination of the site.

Section 4.15(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies - see Appendix - Development Control Plan Compliance
C2 Vegetation Management	Complies - see Appendix - Development Control Plan Compliance
C3 Water Management	Complies - see Appendix - Development Control Plan Compliance
C4 Land Management	Complies
C5 Waste Management	Complies - see Appendix - Development Control Plan Compliance
C6 Landscape Design	Complies - see Appendix - Development Control Plan Compliance
C7 Culture and Heritage	N/A
C8 Public Domain	Complies
C9 Advertising and Signage	Complies - see Appendix - Development Control Plan Compliance
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies - see Appendix - Development Control Plan Compliance
C13 Infrastructure and Services	Complies
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 4.15(1)(a)(iv) The provisions of the regulations

The proposal has been referred to Council's Building Surveying Department which have raised no objections to the proposal subject to recommended conditions of consent. The recommended conditions will ensure the proposal is carried out in accordance with the relevant provisions of the Building Code of Australia and the regulations.

Section 4.15(1)(b) The likely impacts of the development

The proposal is of a minor nature providing for improved access and storage facilities within an existing community hall. The proposed external features such as the paneling and signage treatment will improve the built form by providing for a break up in materials and colours inline with the Penrith City Council logo. The new bin area and hardstand areas will be screened with landscaping and the common utility area will be provided with appropriate screening. The proposal is not considered to generate any adverse impacts.

Section 4.15(1)(c) The suitability of the site for the development

The site is currently occupied by the existing community hall development which is serviced by the northern car park with suitable access arrangements in place. The proposed works acknowledge existing trees and powerlines on the property and the flood prone nature of the site has been suitably addressed. In this regard, the site is considered suitable for the proposal.

Section 4.15(1)(d) Any Submissions

Community Consultation

In accordance with Council's Community Engagement Strategy 2019 the application was notified to surrounding property owners and exhibited between 29 June and 13 July, 2020. No submissions were received in response during this period.

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
Environmental - Public Health	No objections - subject to conditions

Section 4.15(1)(e) The public interest

There are no significant issues relating to the public interest envisioned as a result of the proposal.

Section 94 - Developer Contributions Plans

The development contribution plans applicable to the site trigger development contributions for proposals increasing residential density on-site. In this regard, the proposal for refurbishments to an existing community facility does not require development contributions.

Conclusion

In assessing the proposed development against the relevant environmental planning policies, being State Environmental Planning Policy No. 55 - Remediation of Land, State Environmental Planning Policy 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. The site is suitable for the proposal and there are no negative impacts envisioned as a result of the proposal. Therefore, the application is worthy of support, subject to recommended conditions of consent.

Recommendation

That DA20/0340 for the refurbishment of the Arthur Neave Memorial Hall at 21 Parkes Avenue, Werrington be approved by the Penrith Local Planning Panel, subject to the attached conditions.

CONDITIONS

General

1 [A001 - Approved plans table](#)

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	Reference No.	Revision	Date
<i>Architectural Drawings</i>				
Site Plan	Designcorp Architects	2019-156	F	4 August, 2020
Demolition and Ground Floor General Layout Plans	Designcorp Architects	2019-156	F	4 August, 2020
Elevations and Sections	Designcorp Architects	2019-156	F	4 August, 2020
Hall Accessible WC Detail	Designcorp Architects	2019-156	F	4 August, 2020
Hall Female WC Detail	Designcorp Architects	2019-156	F	4 August, 2020
Office Accessible WC Detail	Designcorp Architects	2019-156	F	4 August, 2020
Office WC Detail	Designcorp Architects	2019-156	F	4 August, 2020
Hall Kitchen Detail	Designcorp Architects	2019-156	F	4 August, 2020
Wet Area & Cabinetry Details	Designcorp Architects	2019-156	F	4 August, 2020
Window & Door Details	Designcorp Architects	2019-156	F	4 August, 2020
Miscellaneous Details	Designcorp Architects	2019-156	F	4 August, 2020
Concept Landscape Plan	Designcorp Architects	2019-156	F	4 August, 2020

- Access Report, prepared by Vista Access Architects, Reference No. 19277 and dated 1 December, 2019, and
- Waste Management Plan Construction, prepared by Design Corp Australia and dated 10 June, 2020.

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 the 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 \(BLANK\)](#)

The approved signage shall not be fitted with any flashing or moving lights or elements and shall not distract passing motorists or impact on visual amenity.

The installation of the approved signage shall be carried out strictly in accordance with the manufacturer's specifications. Any wiring or installation fixtures associated with the signage or internal illumination shall be contained wholly within the body of the signage and/or not be visible from the public domain.

6 [A Special \(BLANK\)](#)

Prior to the issue of an Occupation Certificate, a baby change table within a female, male and accessible toilet shall be provided.

7 [A Special \(BLANK\)](#)

The entry pergola and the utility services screen shall be treated with a colour complimenting the existing buildings on-site.

Demolition

8 [B002 - AS FOR DEMOLITION AND DISPOSAL 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**.

9 [B003 - ASBESTOS](#)

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 portaloos 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 Environment Protection Authority to receive asbestos wastes.

10 [B004 - Dust](#)

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

Environmental Matters

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

All construction waste materials stored on-site 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.

12 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.

13 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

14 E004 - Floor wastes

In accordance with Clause 94 of the Environmental Planning and Assessment Regulation 2000, the following works are to be carried out to ensure the fire safety of the occupants;

- All required exits are to be fitted with latching devices complying with Clause D2.21 of the Building Code of Australia (BCA).

- All essential services are to comply with Part E of the BCA.

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.

Health Matters and OSSM installations

17 F001 - General Fitout

The construction, fit out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, and AS4674-2004 *Design, Construction and Fitout of Food Premises*.

18 F008

The proprietor of the food business shall ensure that the requirements of the NSW Food Act 2003, NSW Food Regulation 2010 and the Australian and New Zealand Food Standards Code are met at all times.

19 F031 - Floor & floor waste

All fixtures, fittings and equipment in the kitchen must be finished in a smooth and impervious material which is capable of being easily cleaned and won't absorb moisture.

Utility Services

20 [G002 - Section 73 \(not for](#)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to “Your Business” section of Sydney Water’s website at www.sydneywater.com.au then the “e-developer” icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate.**

Construction

21 [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 on-site, 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.

22 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 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.

23 H041 - Hours of work (other devt)

Construction and demolition 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 that 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

24 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on-site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

25 [K209 - Stormwater Discharge – Minor Development](#)

Stormwater drainage from the site (including the entry pergola) 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.

Landscaping

26 [L001 - General](#)

All landscape works are to be constructed in accordance with the stamped approved plans and Chapter C6 Landscape Design of Penrith Development Control Plan 2014.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

27 [L003 - Report requirement](#)

Upon completion of the landscape works associated with the development and **prior to the issue of an Occupation Certificate** for the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for the development. The report is to be prepared by a suitably qualified and experienced landscape professional.

An Occupation Certificate should not be issued until such time as a satisfactory Implementation Report has been received. If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Occupation Certificate for the development.

28 [L005 - Planting of plant](#)

All plant material associated with the construction of approved landscaping is to be planted in accordance with Penrith Development Control Plan 2014.

29 [L006 - Aust Standard](#)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

30 [L007 - Tree protection measures – no TMP with DA](#)

All trees that are required to be retained as part of the development are to be protected in accordance with the minimum tree protection standards prescribed in Penrith Development Control Plan 2014.

31 [L008 - Tree Preservation Order](#)

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

Certification

32 **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 6.6 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 of site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 6.6 of the Environmental Planning and Assessment Act 1979.

33 **Q05F - Occupation Certificate for Class10**

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the use of the development.

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C1 Site Planning and Design Principles

The proposal maintains existing lighting and perimeter fencing for security purposes. The orientation of openings for casual surveillance will not be significantly impacted and the building identification signs will help identify the premises. It is noted that all the components of the proposal are located within the fenced area with the exception of the bin area however, the bin area will also be fenced and treated with locks to its gates for security purposes.

The proposal has been accompanied by an Access Report which states that the proposal can meet relevant access requirements such as accessways, handrails, slip resistance, turning space requirements and accessible toilets. It is noted that the proposal will need to demonstrate compliance with majority of the access requirements at the Construction Certificate stage due to the detailed provisions. In this regard, a recommended condition of consent will ensure the requirements of the Access Report are adhered to.

Further to the above, the hall is accessible via existing western facing stairs and a ramp which will be modified to be compliant with relevant Australia Standards if necessary. The western elevation of the building is the main entry point noting the north-western access path and gate connecting to the car park via a pram ramp. A site inspection indicates that the Parkes Avenue connection to the hall is for the purposes of bin emptying.

C2 Vegetation Management

It is noted that the proposed southern facing utilities area has a minor encroachment within the drip line of a nearby tree. The encroachment is approximately 10% of the canopy area and the remaining area around the tree is vegetated. In this regard, no adverse impacts to the tree is envisioned.

C3 Water Management

The proposed works does not include 250m² or more of hardstand and therefore does not trigger the requirement for Water Sensitive Urban Design measures.

The northern entry pergola is the only aspect of the proposal capturing additional rainwater. A recommended condition of consent will ensure a downpipe connection to the existing stormwater disposal system is provided for this aspect.

C5 Waste Management

The proposed bin storage area is slightly to the north of its existing location therefore, there are no adverse visual impacts envisioned. The opening to the bin storage area is now facing north accessible via the carpark which is considered satisfactory.

C6 Landscape Design

The proposal seeks to re-landscape the existing eastern facing garden beds acknowledging that lower height species will need to be planted below powerlines. In addition, the proposal includes landscaping to screen the new bin area and also along the northern garden bed to screen the hardstand increase immediately to its south.

C9 Advertising and Signage

The proposed replacement signage is of a suitable colour and extent which will not provide for any adverse impacts.

C10 Transport, Access and Parking

The proposal does not provide for a change of use or increase the gross floor area of the existing operation. In addition, the accompanying Statement of Environmental Effects mentions that the proposal will not amend the existing capacity or operation of the community facility. In this regard, there are no issues with the existing parking arrangement located to the north of the hall. As previously mentioned the connection between the carpark and hall is suitable.

C12 Noise and Vibration

The proposal does not increase the capacity of the hall and the proposal does not include any features which would result in additional congregation of people to the east nearby sensitive residential receivers. In addition, the proposed utility services area is suitably distanced from sensitive receivers. In this regard, there are no adverse noise impacts envisioned as a result of the proposal.

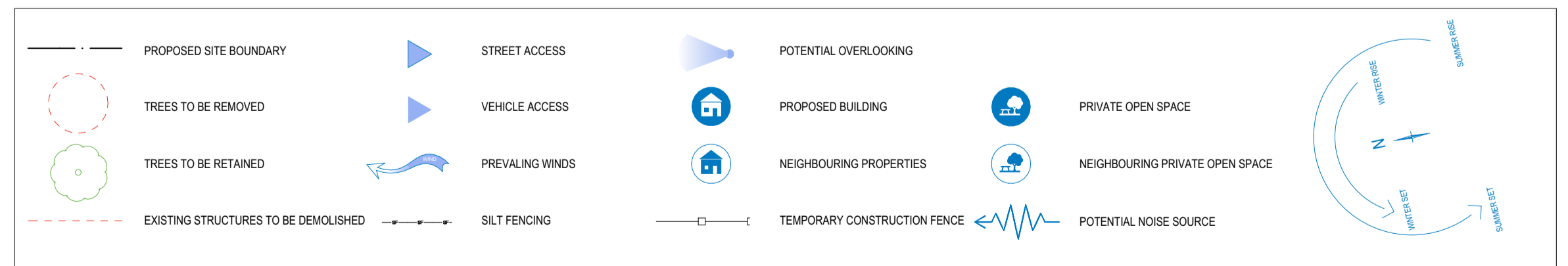
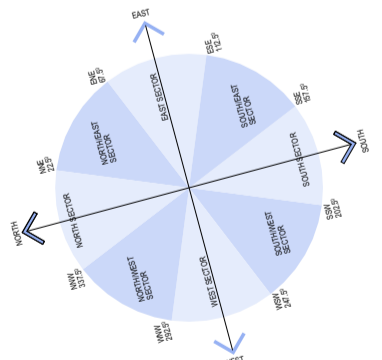
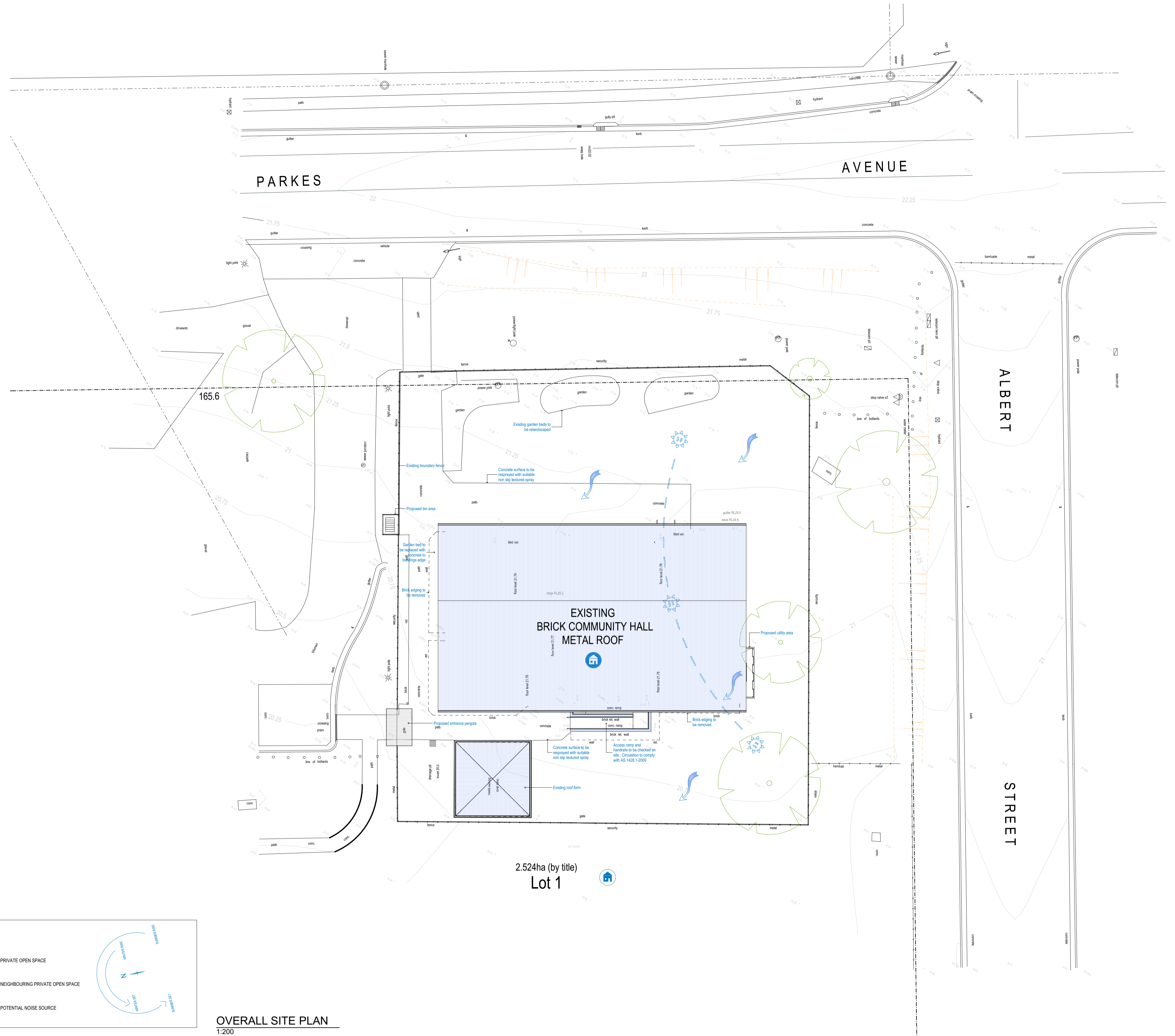
D5 Other Land Uses

D5.5 Parent Friendly Amenities

The proposal has been referred to Council's Building Surveying Department which have identified the development as being a Class 9b under the Building Code of Australia. The proposal provides for minor internal alterations to improve access, increase storage and provide compliant accessible bathrooms. In this regard, given the extent of changes, a recommended condition of consent will ensure a change table is provided in a male, female and accessible toilet.

PROPOSED COMMUNITY HALL REFURB
 @ CNR PARKS & ALBERT AVENUE
 WERRINGTON
 FOR PENRITH CITY COUNCIL,
 DEVELOPMENT APPLICATION

SHEET SCHEDULE	
SHEET	TITLE
1	SITE PLAN
2	GROUND & DEMOLITION PLAN
3	ELEVATIONS SECTIONS
4	HALL ACCESSIBLE WC DETAIL
5	HALL FEMALE WC DETAIL
6	OFFICE ACCESSIBLE WC DETAIL
7	OFFICE WC DETAIL
8	HALL KITCHEN DETAIL
9	WET AREA & CABINETRY DETAILS
10	WINDOW & DOOR DETAILS
11	MISC DETAILS
12	CONCEPT LANDSCAPE PLAN

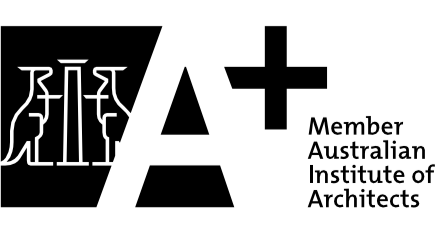


OVERALL SITE PLAN
 1:200

issue k:	
issue j:	
issue i:	
issue h:	
issue g:	
issue f: Additional Information	04/08/2020
issue e: Development Application	09/06/2020
issue d: RFI Amendments	28/04/2020
issue c: Client changes - for review	28/02/2020
issue b: Client changes - for review	03/02/2019
issue a: Initial Issue	01/07/2019



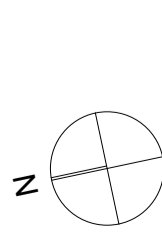
Greg Bretherton
 Project Supervisor
 E: greg.bretherton@penrith.city
 T: +612 4732 7481
 M: 0428 079 082
 PO Box 60,
 PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



consultants:
 Survey by: Vince Morgan Surveyors
 Landscape by: Designcorp Architects
 Stormwater by: NIA
 SEE by: NA

Acoustics by: NIA
 Traffic Report by: NIA
 BASIX by: NIA
 Structural by: Capital Engineering

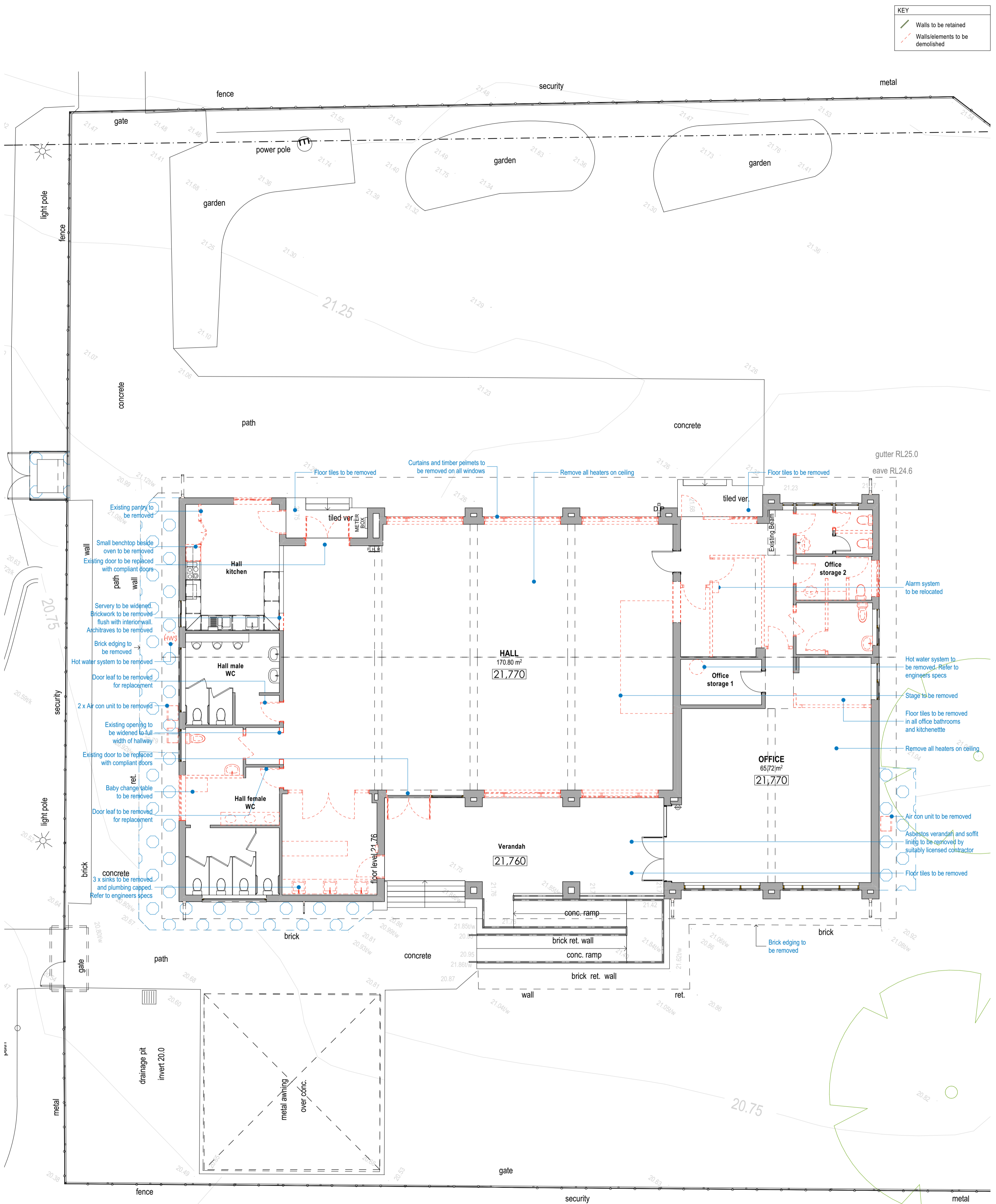
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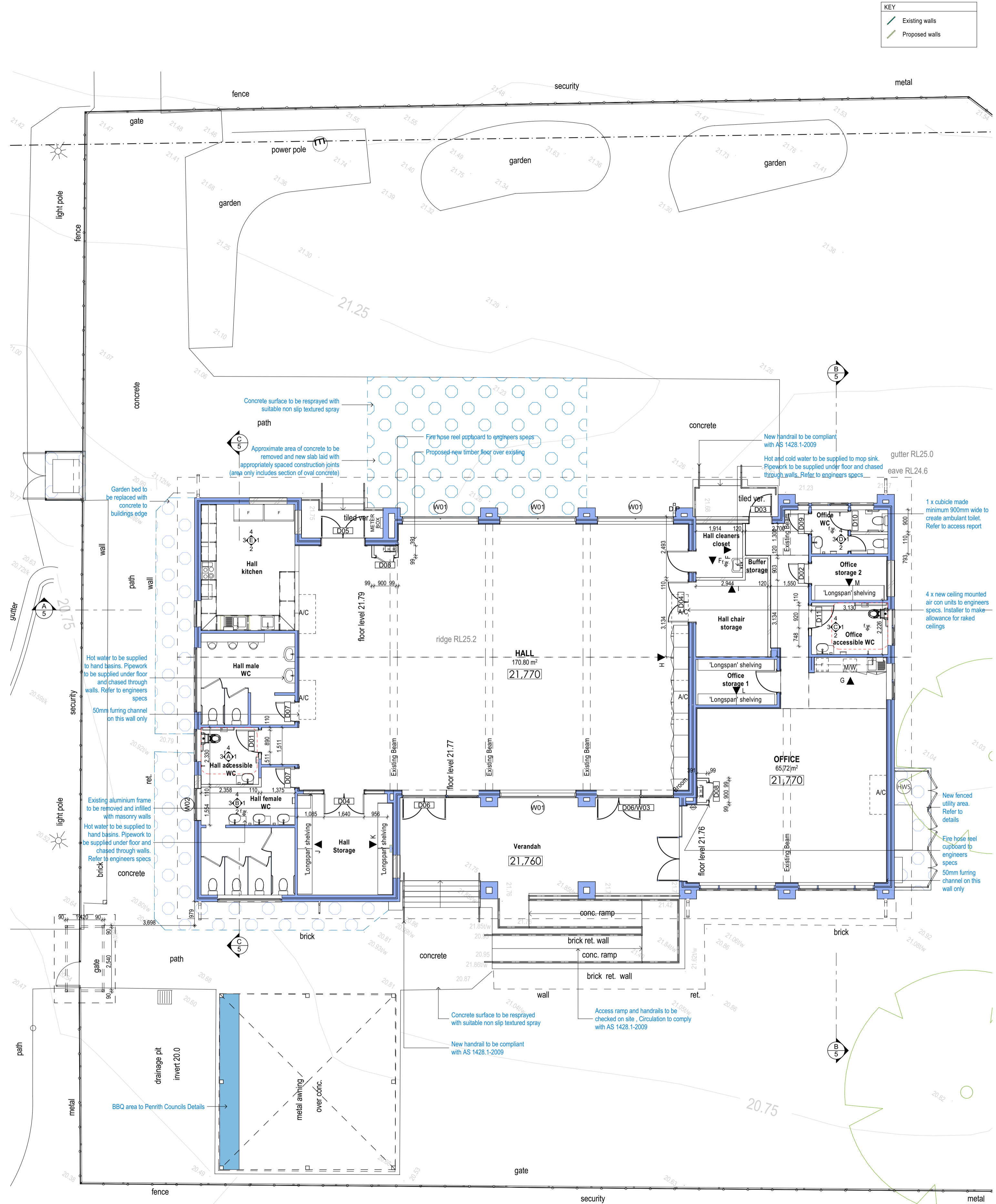
16 Dunlop Street
 North Parramatta NSW 2151
 ph: +61 2 9630 9911
 fax: +61 2 9630 9922
 m: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
 nominated architect - jae el-sabbagh 8707



project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	SITE PLAN
client:	PENRITH CITY COUNCIL
drawn:	A.M.
scale:	as shown
ref:	2019-156
checked:	J.E.
date:	AUG20
Council:	PCC
revision:	F



DEMOLITION PLAN
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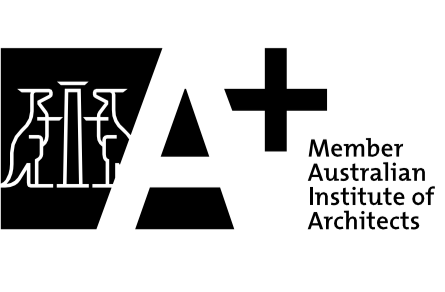


GROUND FLOOR GENERAL LAYOUT
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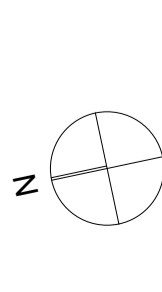
Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.nsw.gov.au
T: +61 2 4732 7481
M: 04 28 079 082
PO Box 60,
PENRITH NSW 2751
www.visitpenrith.com.au
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Landscape by: Designcorp Architects
Stormwater by: N/A
SEE by: NA

Acoustics by: N/A
Traffic Report by: N/A
BASIX by: N/A
Structurals by: Capital Engineering

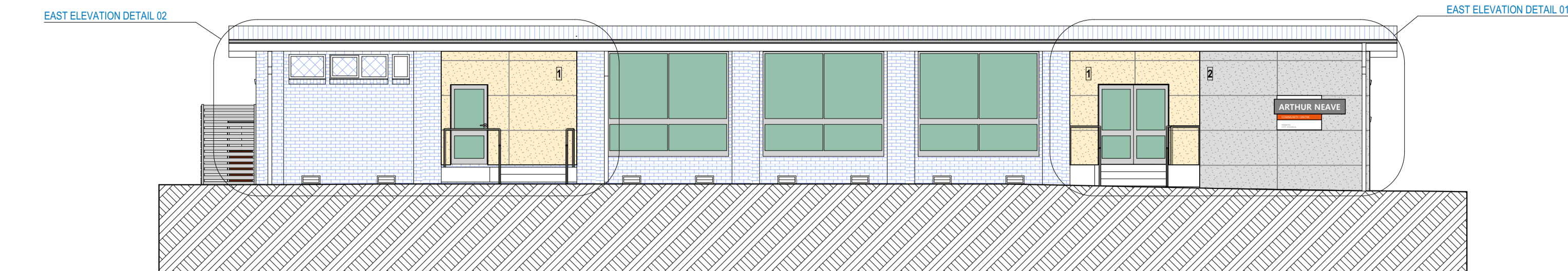
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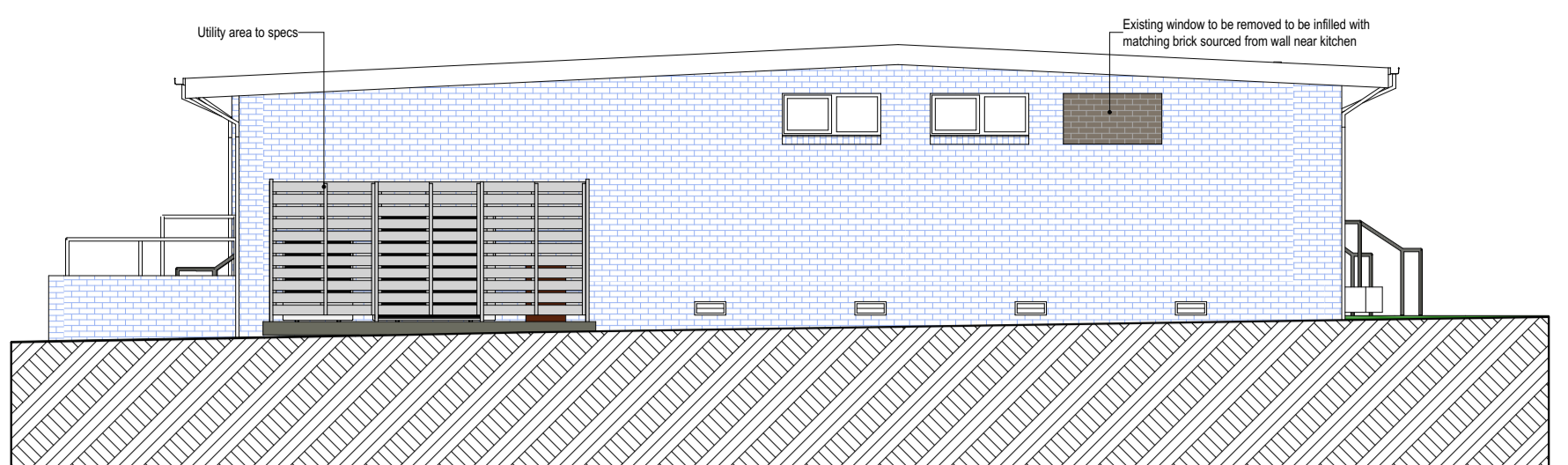
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North Parramatta NSW 2151
ph: +61 2 9630 9911
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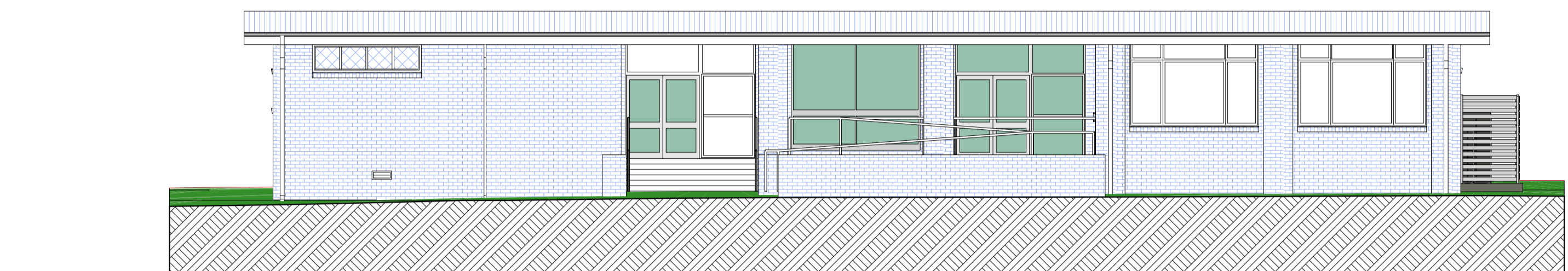
project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	GROUND & DEMOLITION PLAN
client:	PENRITH CITY COUNCIL
drawn:	A.M.
checked:	J.E.
scale:	as shown
date:	AUG20
ref:	2019-156
Council:	PCC
revision:	F



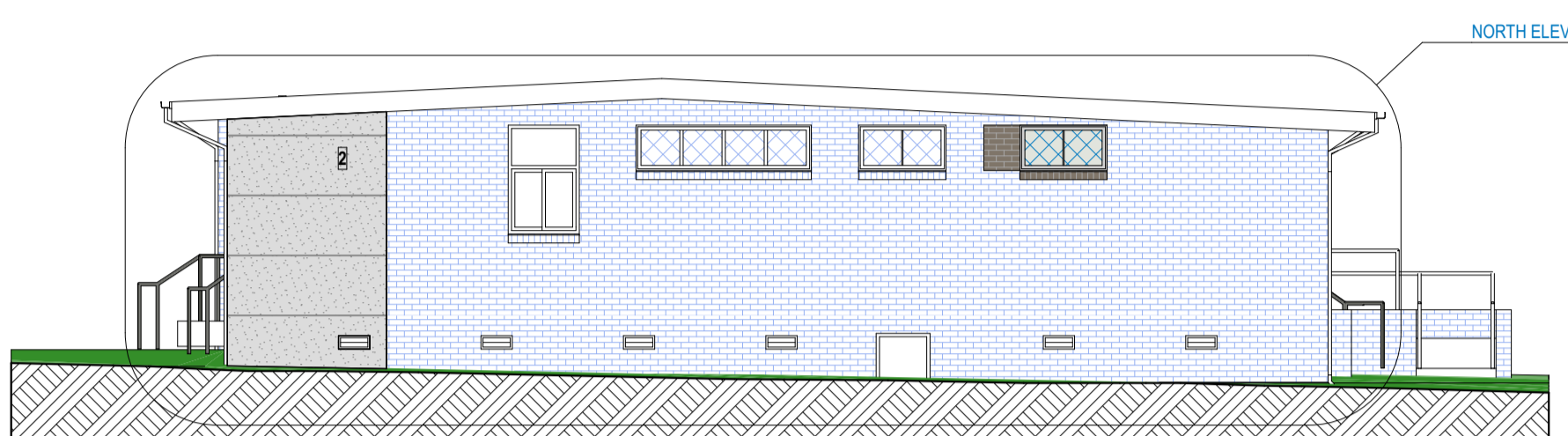
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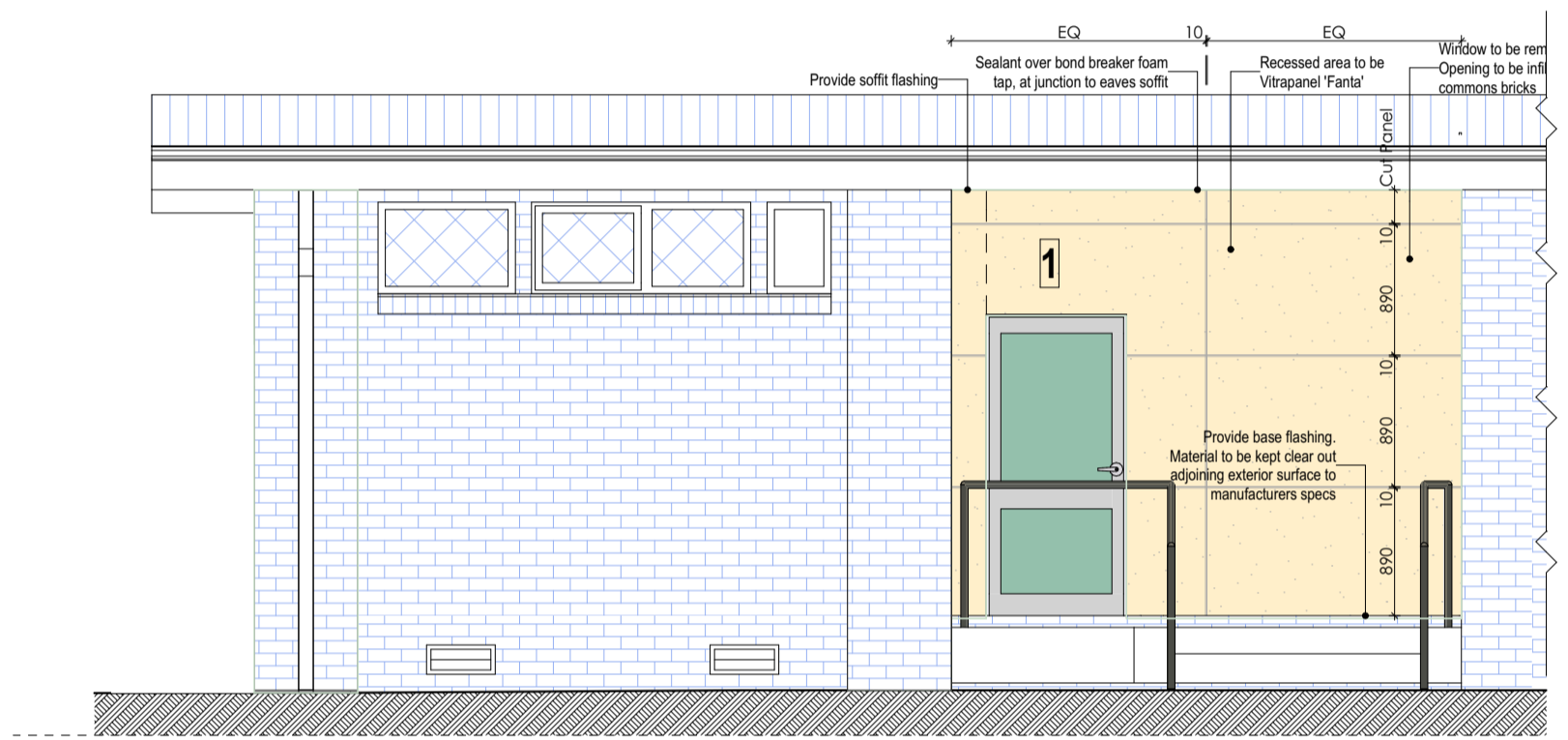
SOUTH ELEVATION
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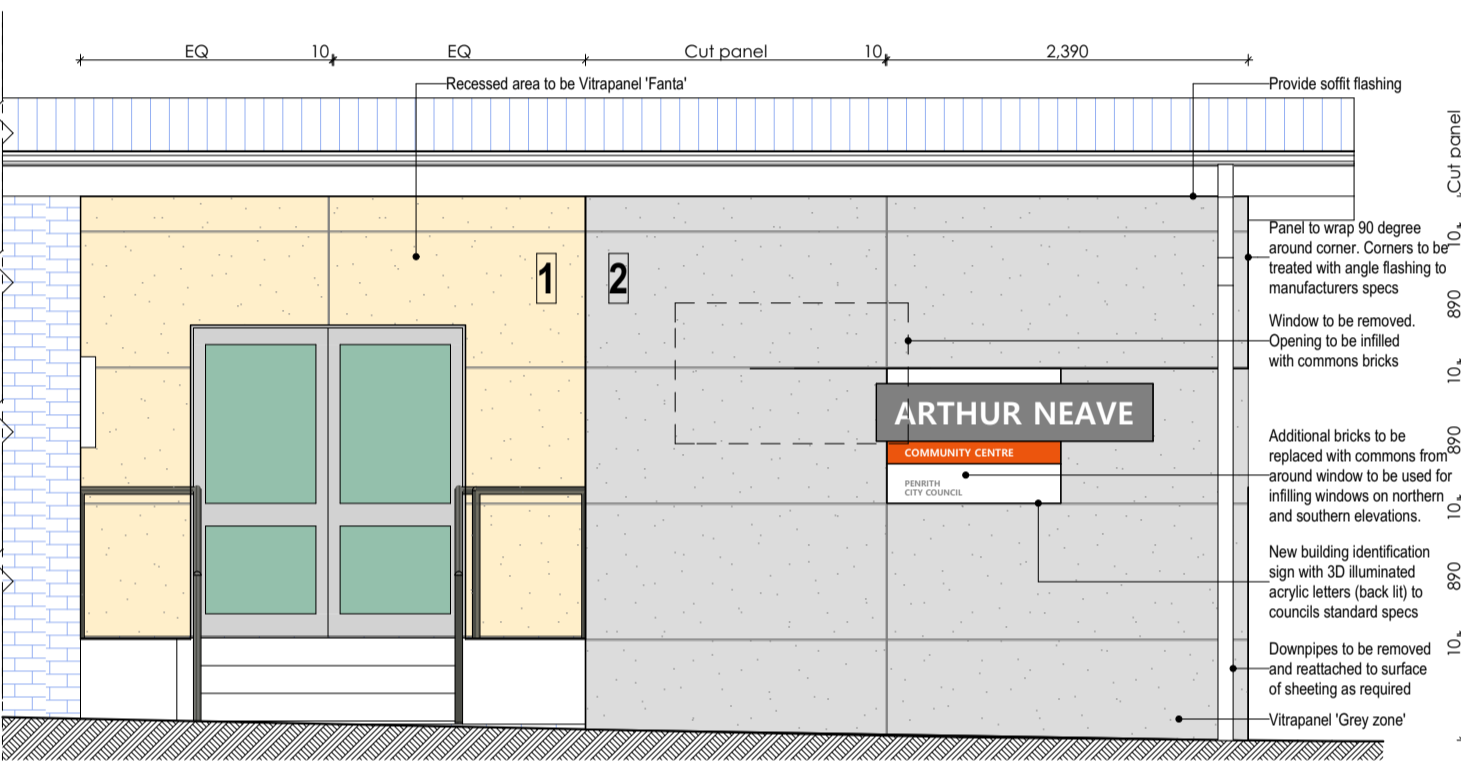
WEST ELEVATION
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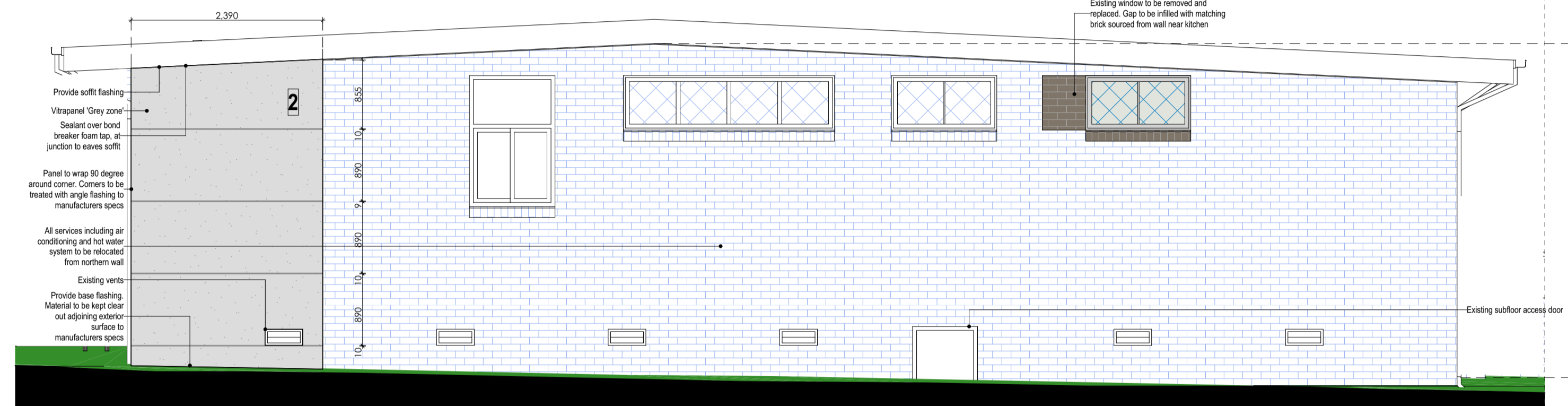
NORTH ELEVATION
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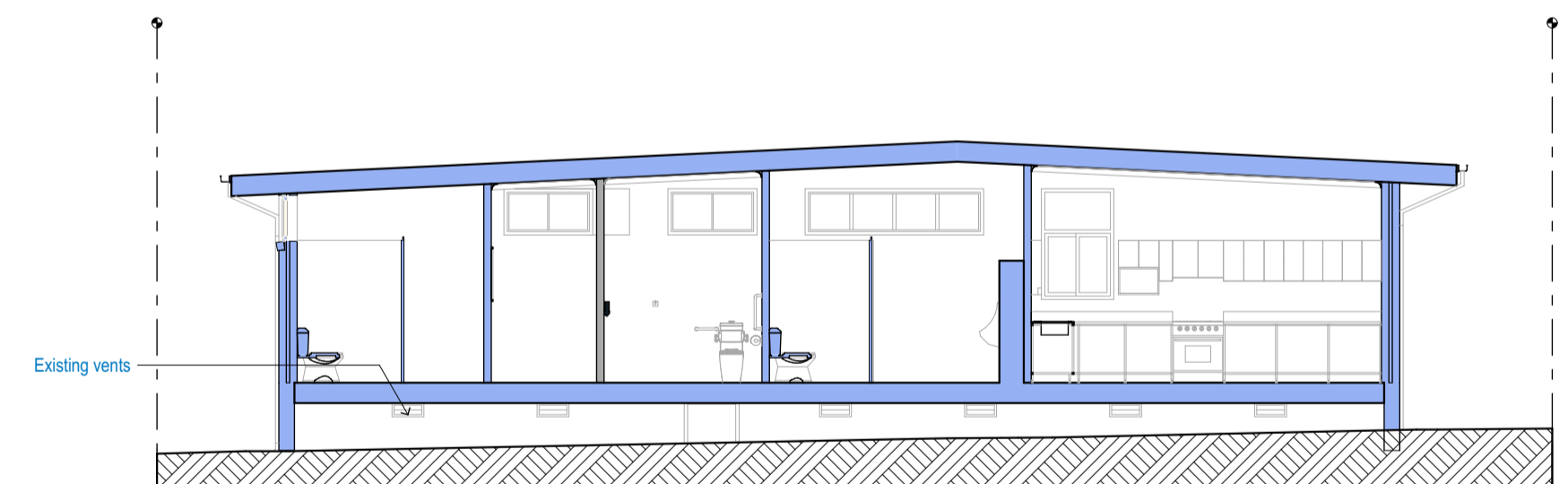
EAST ELEVATION DETAIL 02
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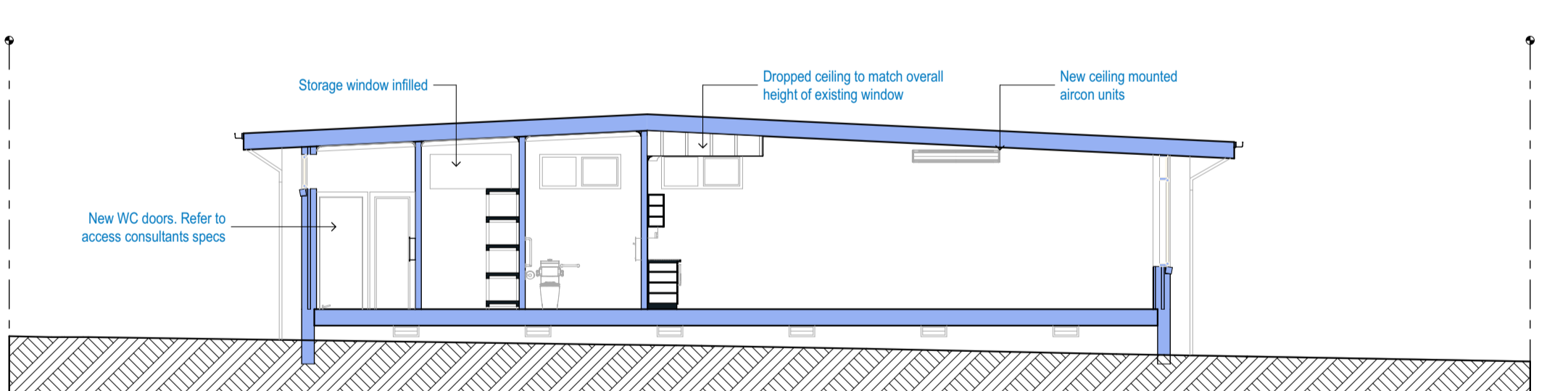
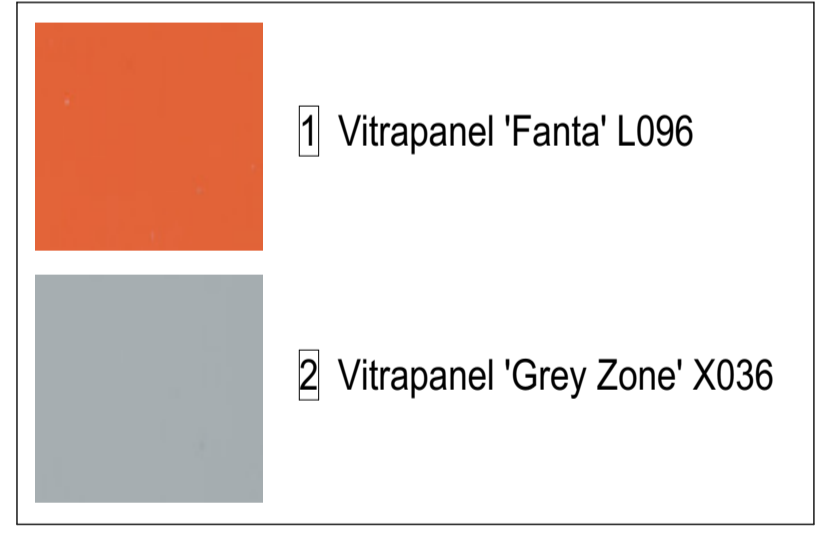
EAST ELEVATION DETAIL 01
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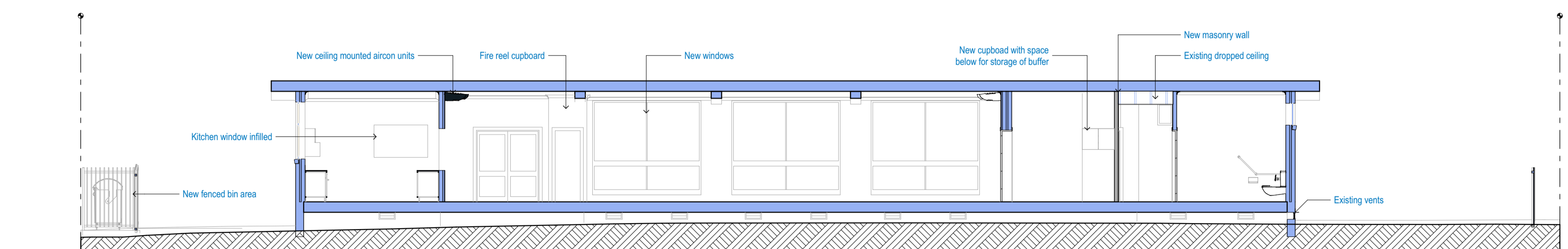
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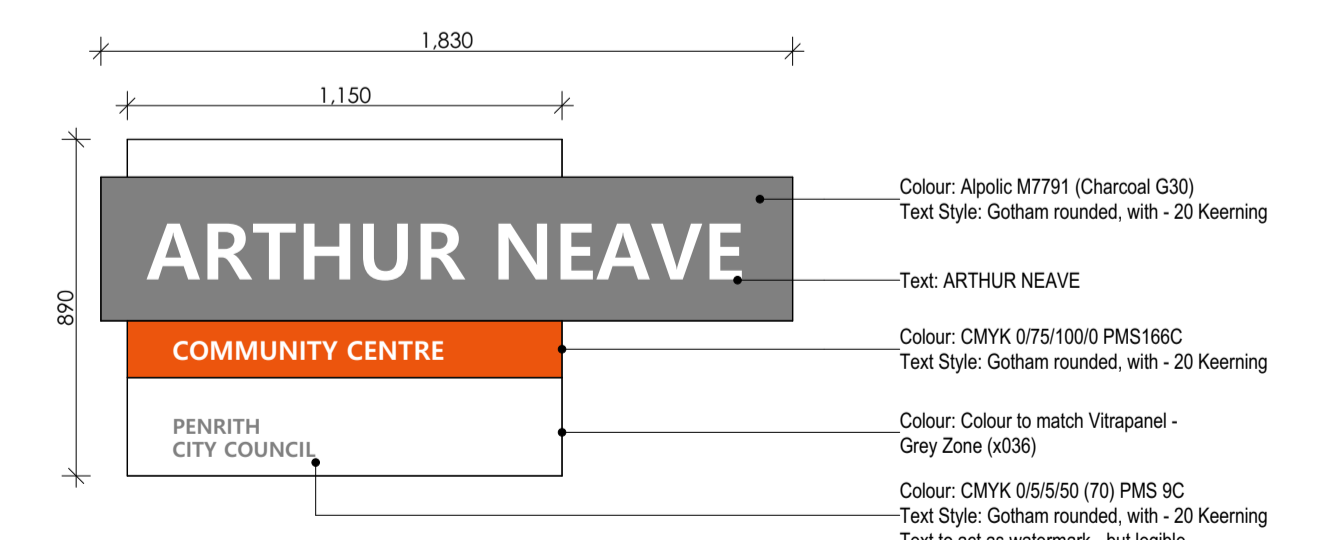
SECTION C
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SECTION B
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SECTION A
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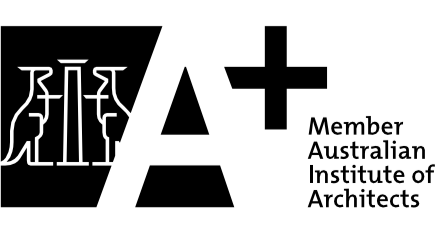


SIGNAGE DETAIL
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Issue k:	
Issue j:	
Issue i:	
Issue h:	
Issue g:	
Issue f: Additional Information	04/08/2020
Issue e: Development Application	09/06/2020
Issue d: RFI Amendments	28/04/2020
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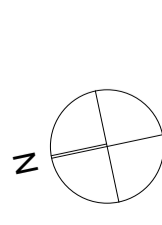
Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.nsw.gov.au
T: +61 2 4732 7481
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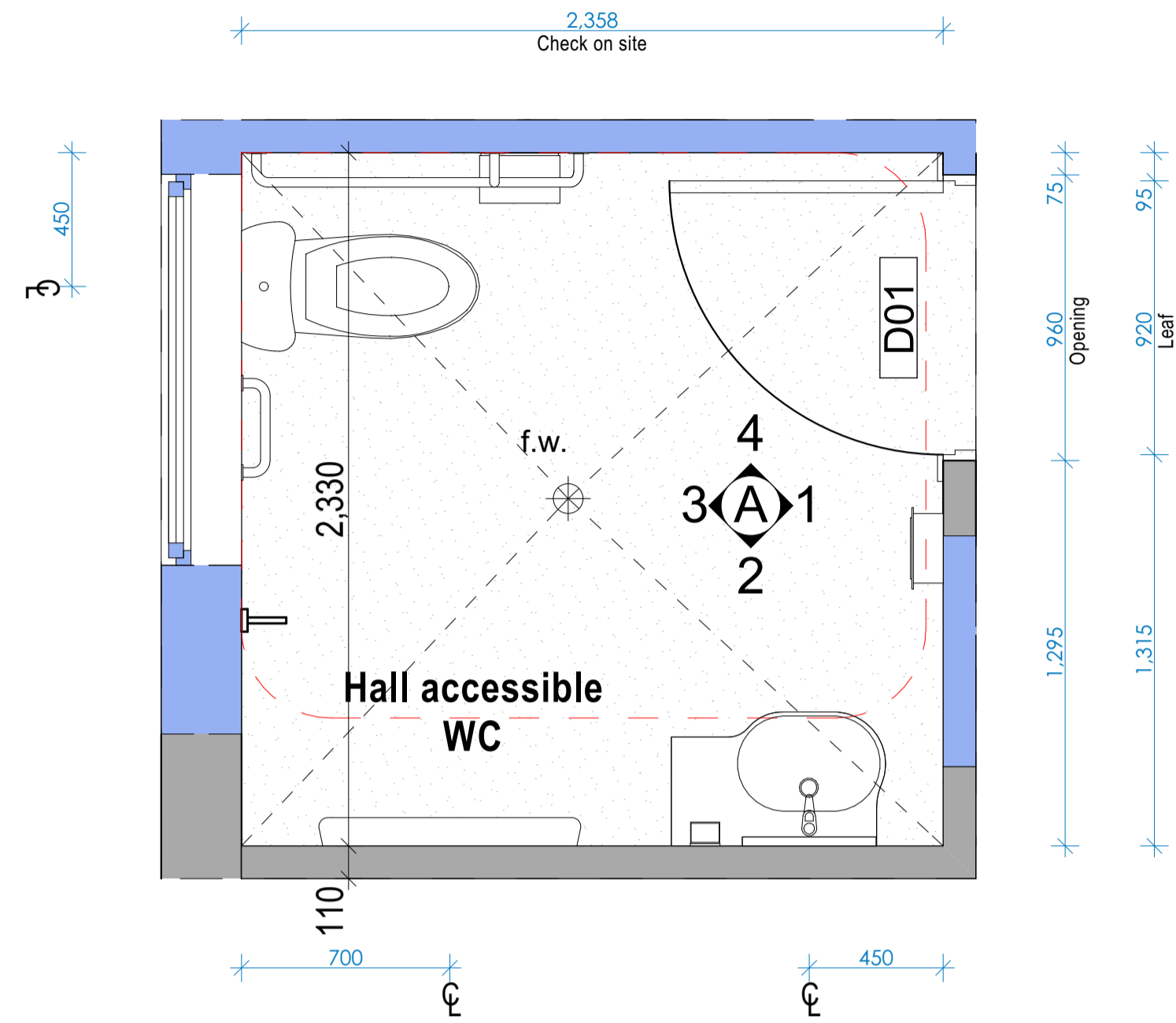


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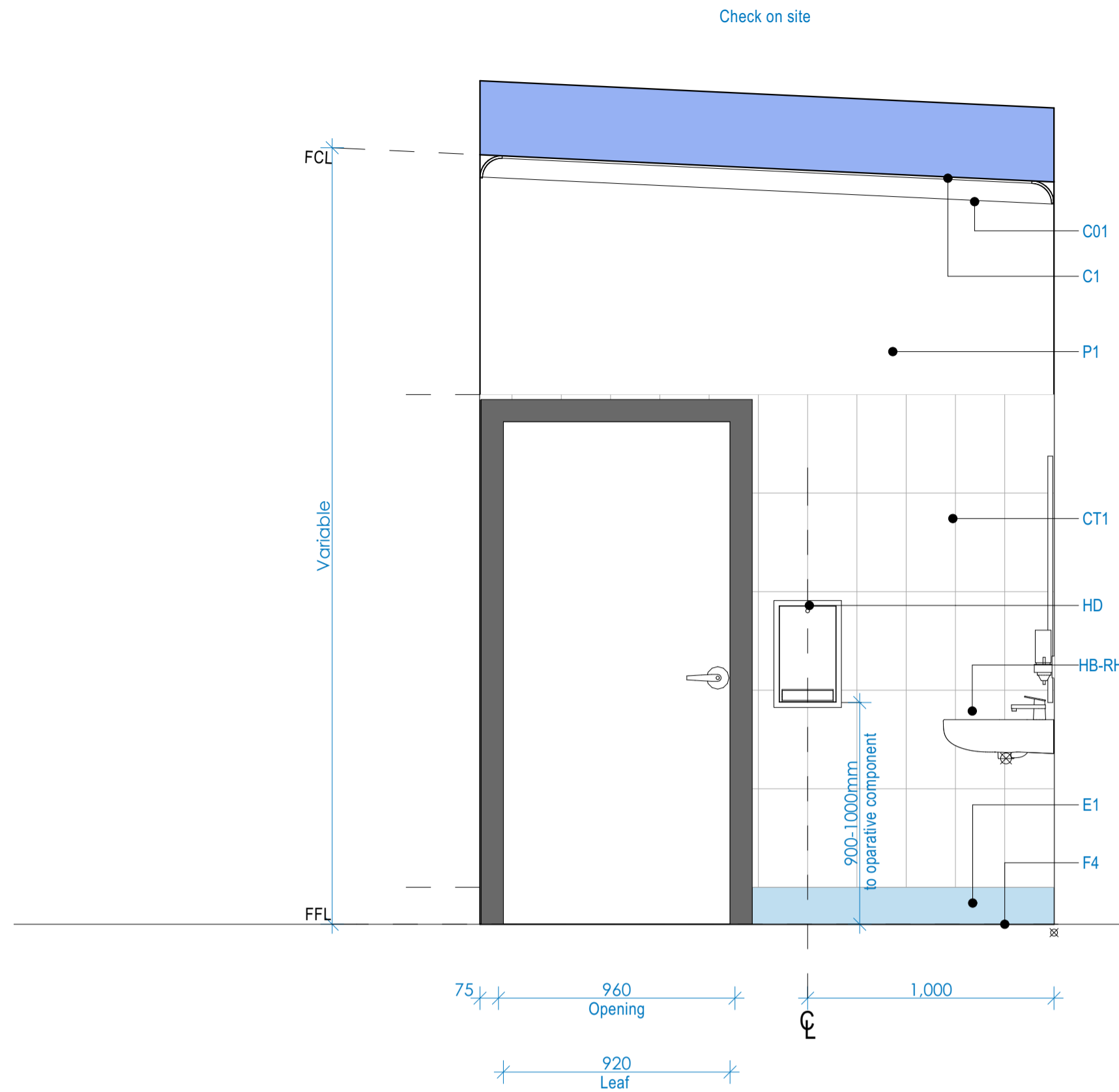


project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	ELEVATIONS SECTIONS
client:	PENRITH CITY COUNCIL
drawn:	A.M.
checked:	J.E.
scale:	as shown
date:	AUG20
ref:	2019-156
Council:	PCC
revision:	F

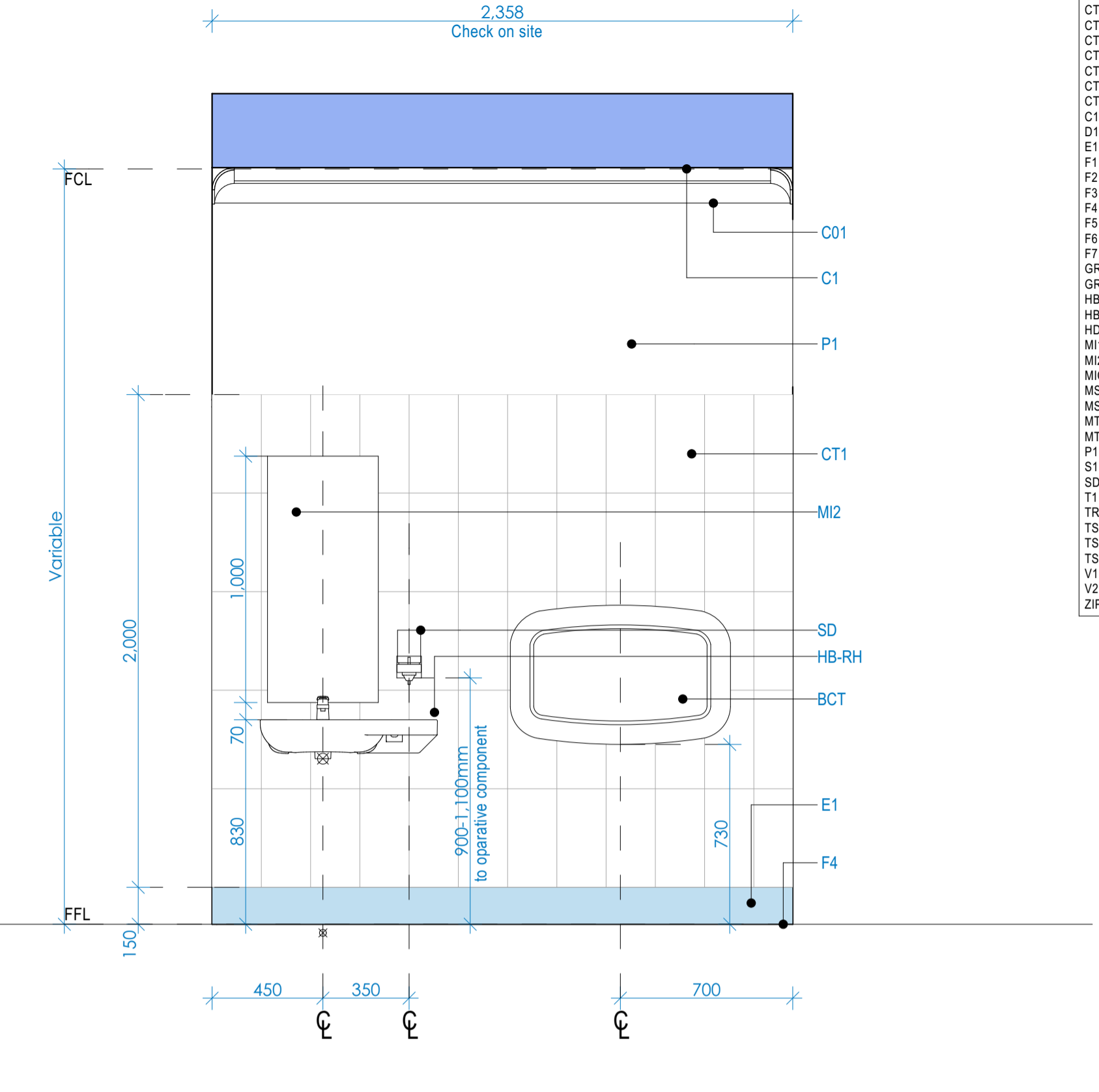
KEY	
BCT	Baby change table
CH	Clothes hook
C01	Painted cornice
CT1	Ceramic wall tiles generally
CT2	Ceramic wall tiles generally
CT3	Ceramic wall tiles to patch
CT4	Ceramic wall tiles to patch
CT5	Ceramic splashback wall tiles
CT6	Ceramic splashback wall tiles
CT7	Ceramic splashback wall tiles
C1	Painted plasterboard ceiling
D1	Painted timber doors
E1	Epoxy coved skirting
F1	Tile cleaning
F2	Vinyl flooring
F3	Epoxy flooring
F4	Vinyl flooring beneath pantry
F5	Retained ceramic floors
F6	Carpet tiles
F7	Accessible grab rails
GR1	Ambulant grab rails
GR2	Ambulant grab rails
HB-LH	Left hand side hand basin
HB-RH	Right hand side hand basin
HD	Hand dryer
M1	600x800 Mirror
M2	450x1000 Mirror
MIC	Microwave
MS	Mop sink
MST	Mop sink tap
MT1	Mixer tap
MT2	Accessible mixer tap
P1	Paint on plasterboard
S1	Kitchenette sink
SD	Soap dispenser
T1	Kitchen mixer tap
TRH	Toilet roll holder
TS1	Non ambulant toilet suite
TS2	Accessible toilet suite
TS3	Ambulant toilet suite
V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater



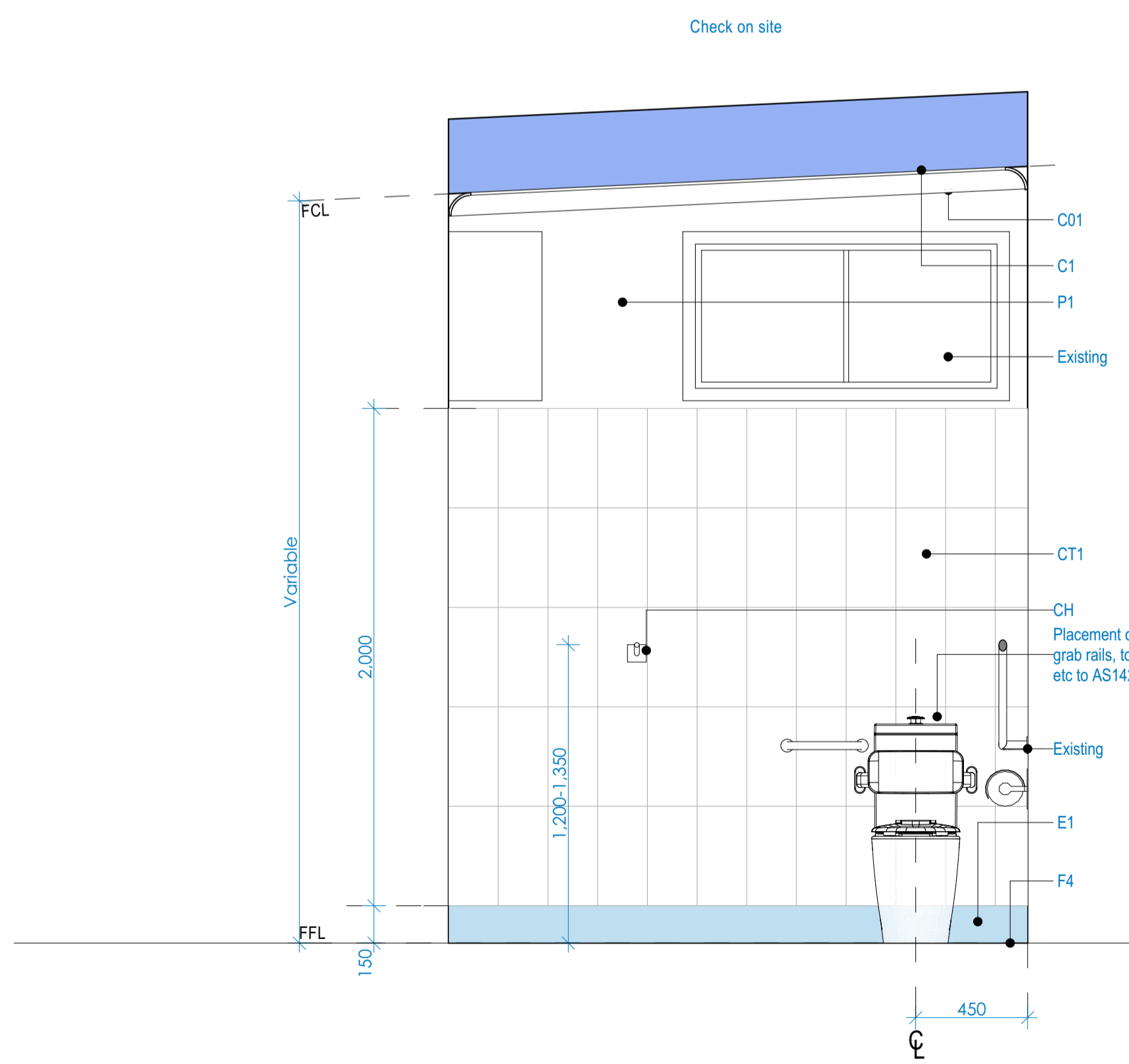
HALL ACCESSIBLE WC
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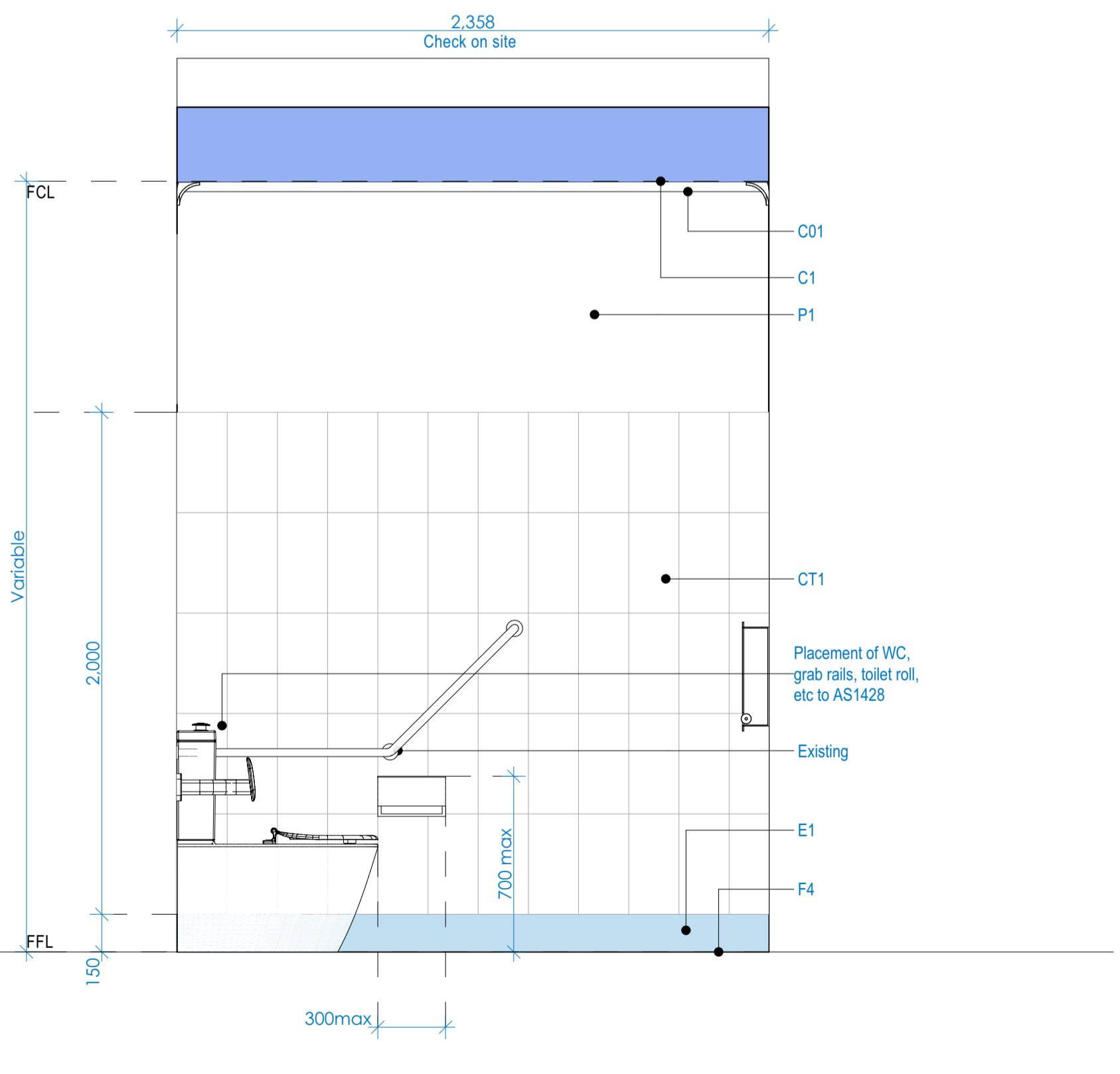
1 HALL ACCESSIBLE WC
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2 HALL ACCESSIBLE WC
1:20



3 HALL ACCESSIBLE WC
1:20

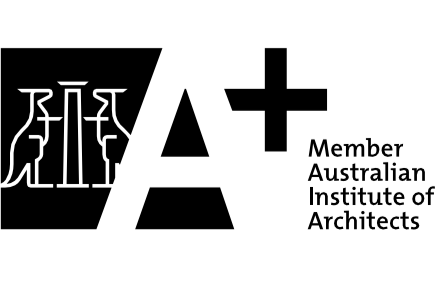


4 HALL ACCESSIBLE WC
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Issue	Date	Description
Issue a:		Initial Issue
Issue b:		Client changes - for review
Issue c:		Client changes - for review
Issue d:		Client changes - for review
Issue e:		Client changes - for review
Issue f:		Client changes - for review
Issue g:		Client changes - for review
Issue h:		Client changes - for review
Issue i:		Client changes - for review
Issue j:		Client changes - for review
Issue k:		Client changes - for review
Issue l:		Client changes - for review
Issue m:		Client changes - for review
Issue n:		Client changes - for review
Issue o:		Client changes - for review
Issue p:		Client changes - for review
Issue q:		Client changes - for review
Issue r:		Client changes - for review
Issue s:		Client changes - for review
Issue t:		Client changes - for review
Issue u:		Client changes - for review
Issue v:		Client changes - for review
Issue w:		Client changes - for review
Issue x:		Client changes - for review
Issue y:		Client changes - for review
Issue z:		Client changes - for review



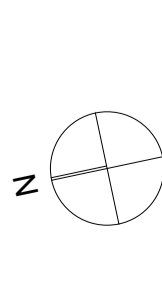
Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.city
T: +612 4732 7481
M: 0428 079 082
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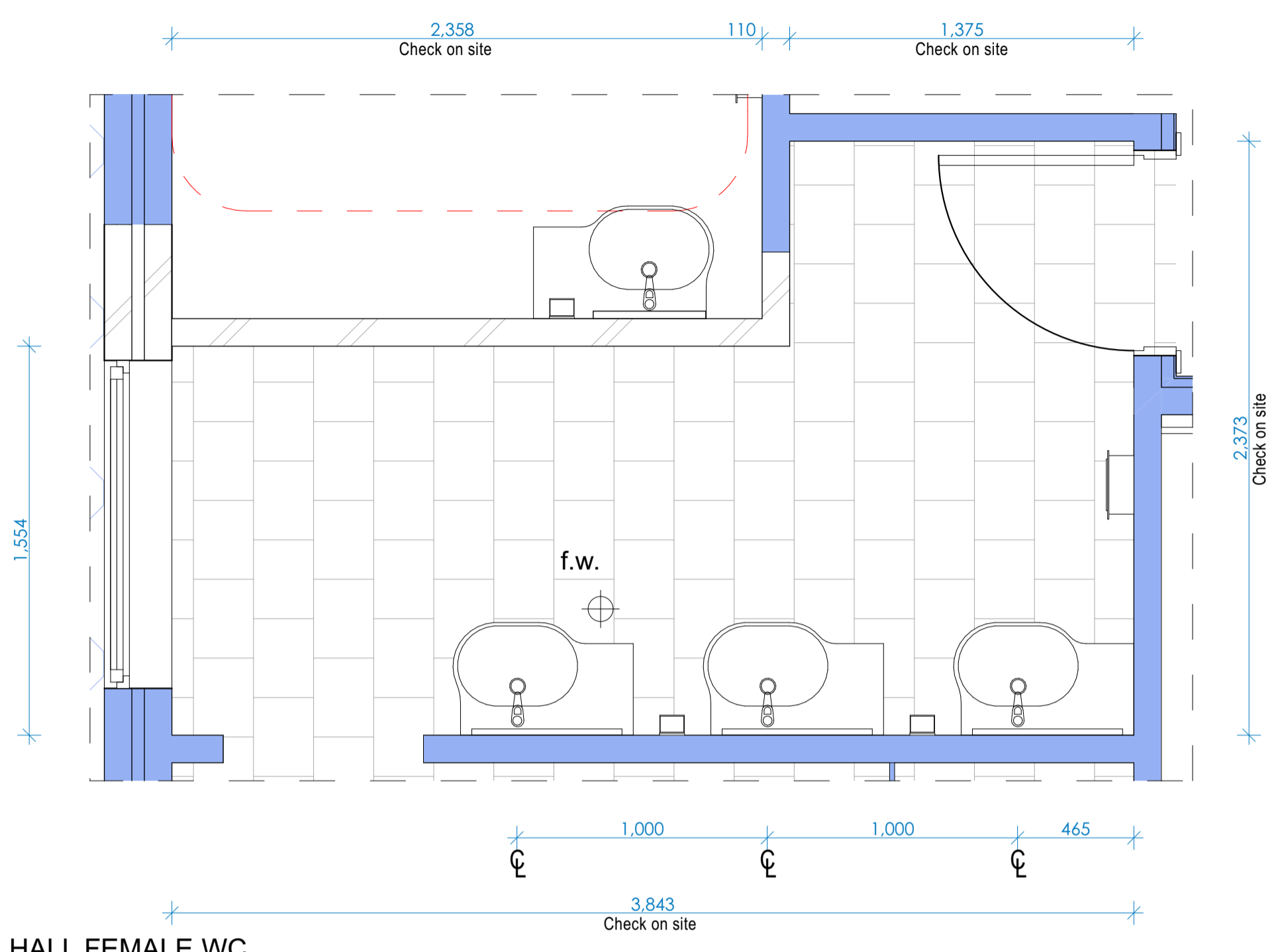


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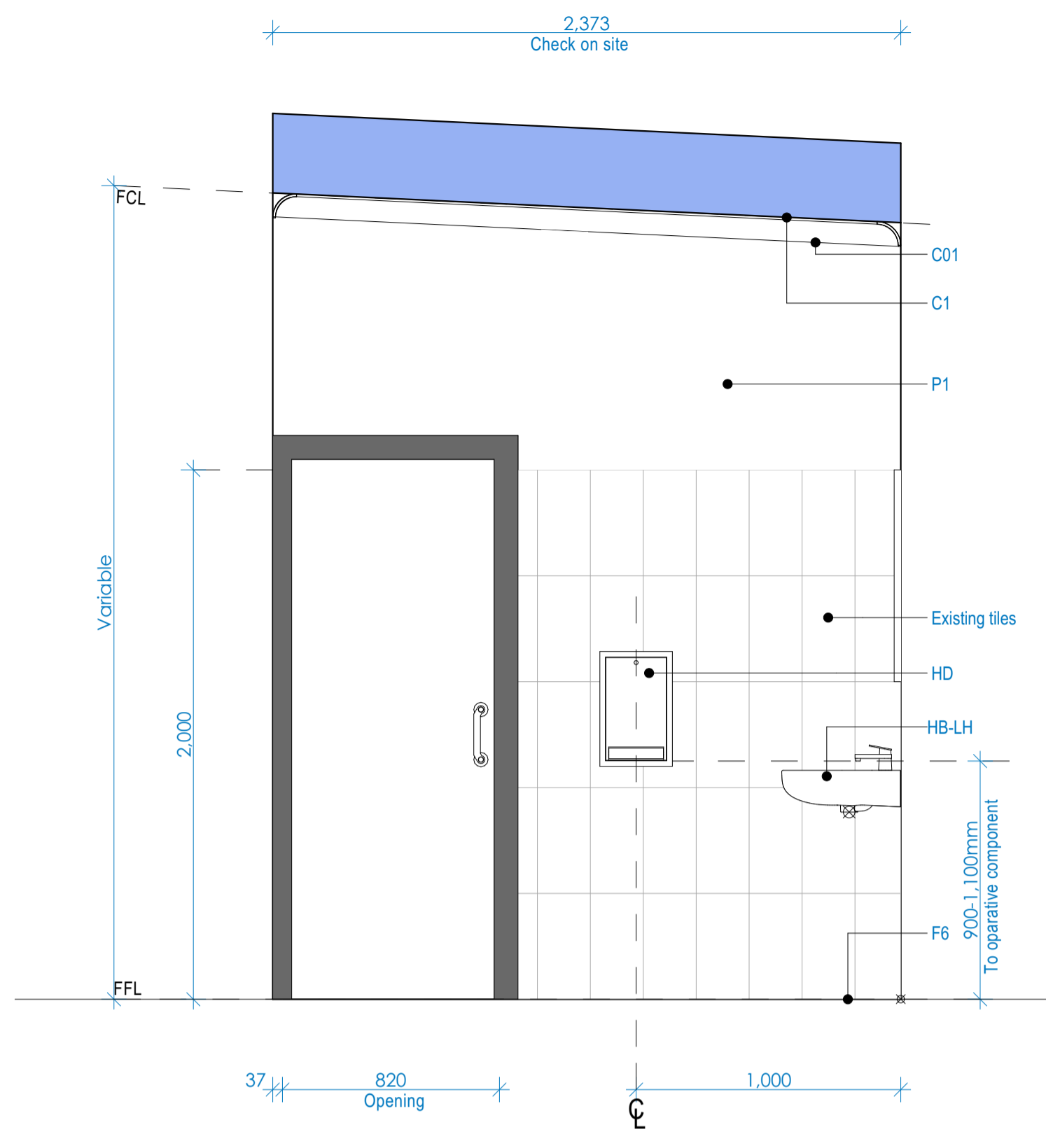


project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	HALL ACCESSIBLE WC DETAIL
client:	PENRITH CITY COUNCIL
drawn:	A.M.
scale:	as shown
ref:	2019-156
checked:	J.E.
date:	AUG20
Council:	PCC
revision:	F

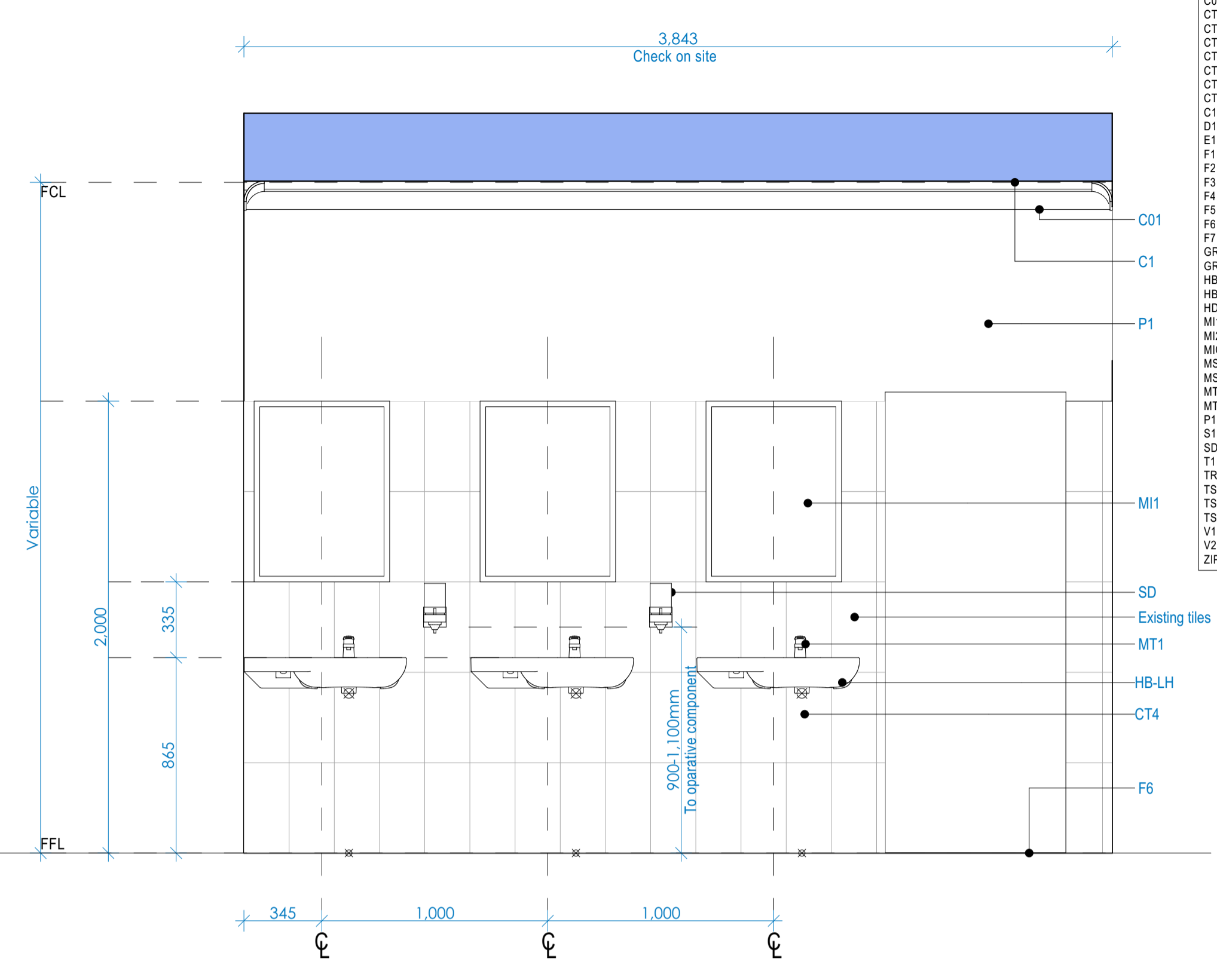
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E1	Epoxy covered skirting
F1	Timber floor
F2	Tile cleaning
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MST	Mop sink tap
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T1	Kitchen mixer tap
TRH	Toilet roll holder
TS1	Non ambulant toilet suite
TS2	Accessible toilet suite
TS3	Ambulant toilet suite
V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater



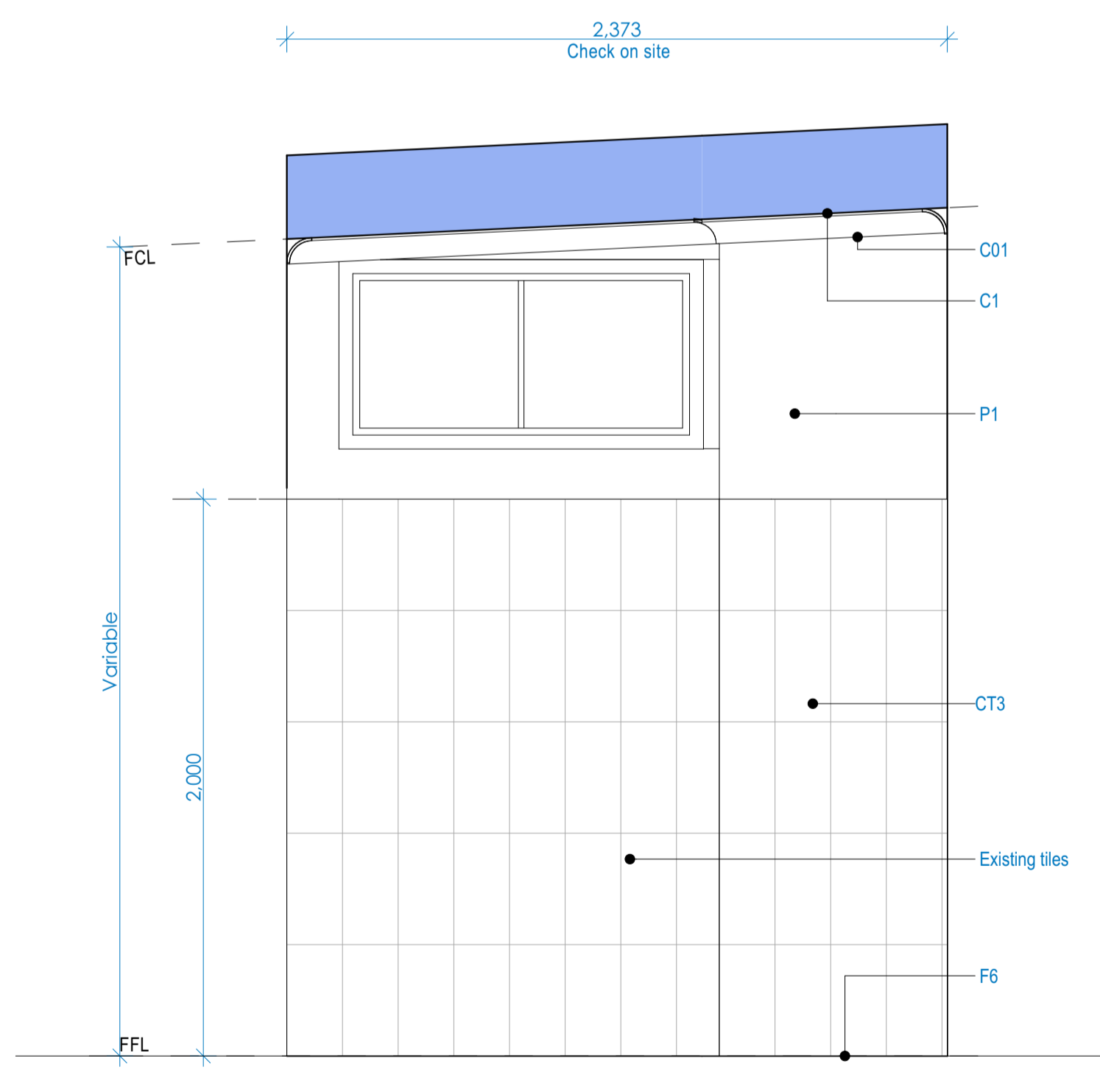
HALL FEMALE WC
1:20



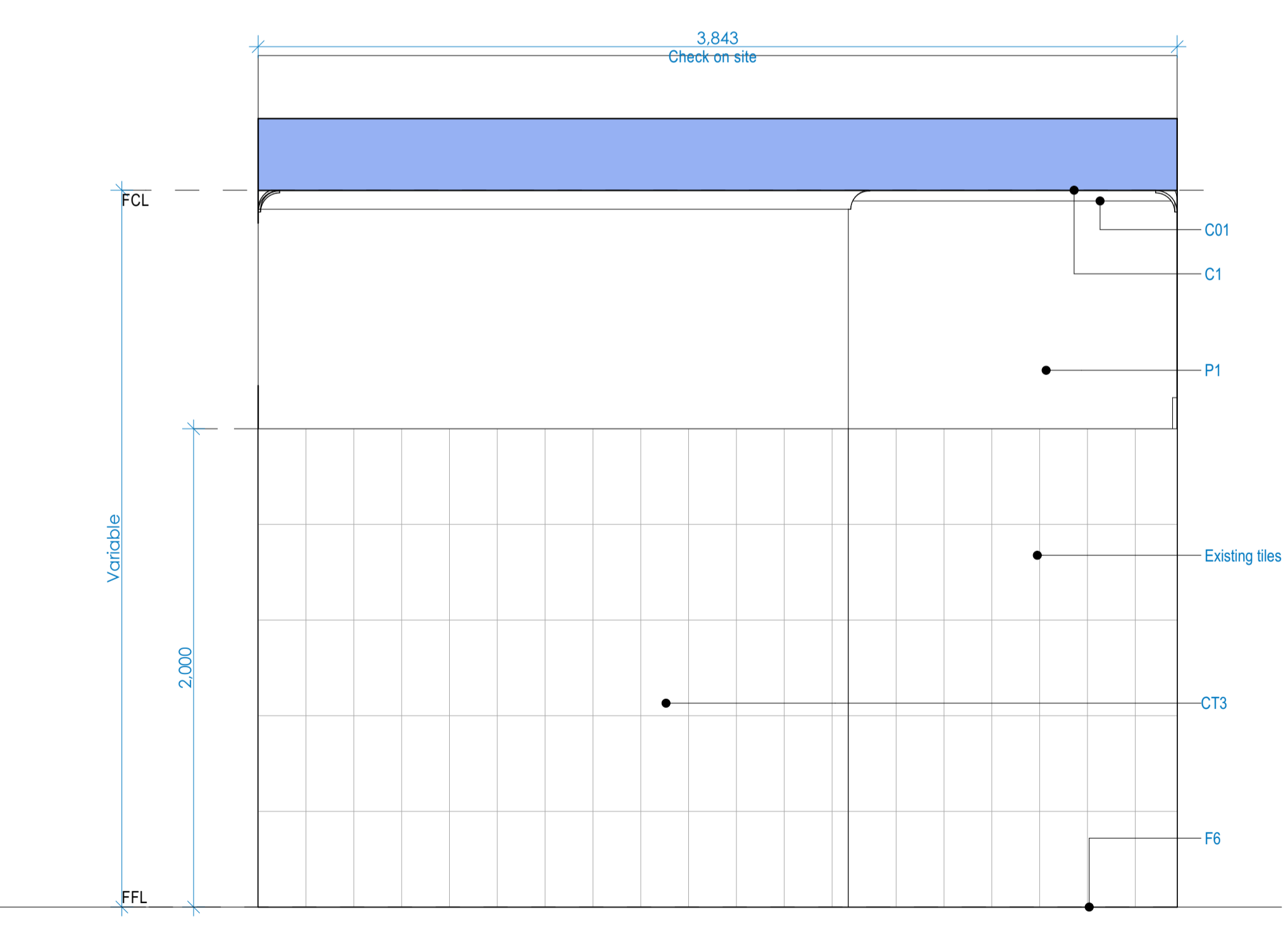
1 HALL FEMALE WC
1:20



2 HALL FEMALE WC
1:20



3 HALL FEMALE WC
1:20



4 HALL FEMALE WC
1:20

Issue	Date
Issue k:	
Issue j:	
Issue i:	
Issue h:	
Issue g:	
Issue f: Additional Information	04/08/2020
Issue e: Development Application	09/06/2020
Issue d: RFI Amendments	28/04/2020
Issue c: Client changes - for review	26/02/2020
Issue b: Client changes - for review	03/02/2019
Issue a: Initial Issue	01/07/2019

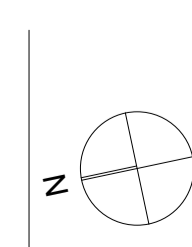


Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.city
T: +612 4732 7481
M: 0428 079 082
PO Box 60,
PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



consultants:
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Landscape by: Designcorp Architects
Stormwater by: NIA
SEE by: NA
Acoustics by: NIA
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BASIX by: NIA
Structurals by: Capital Engineering

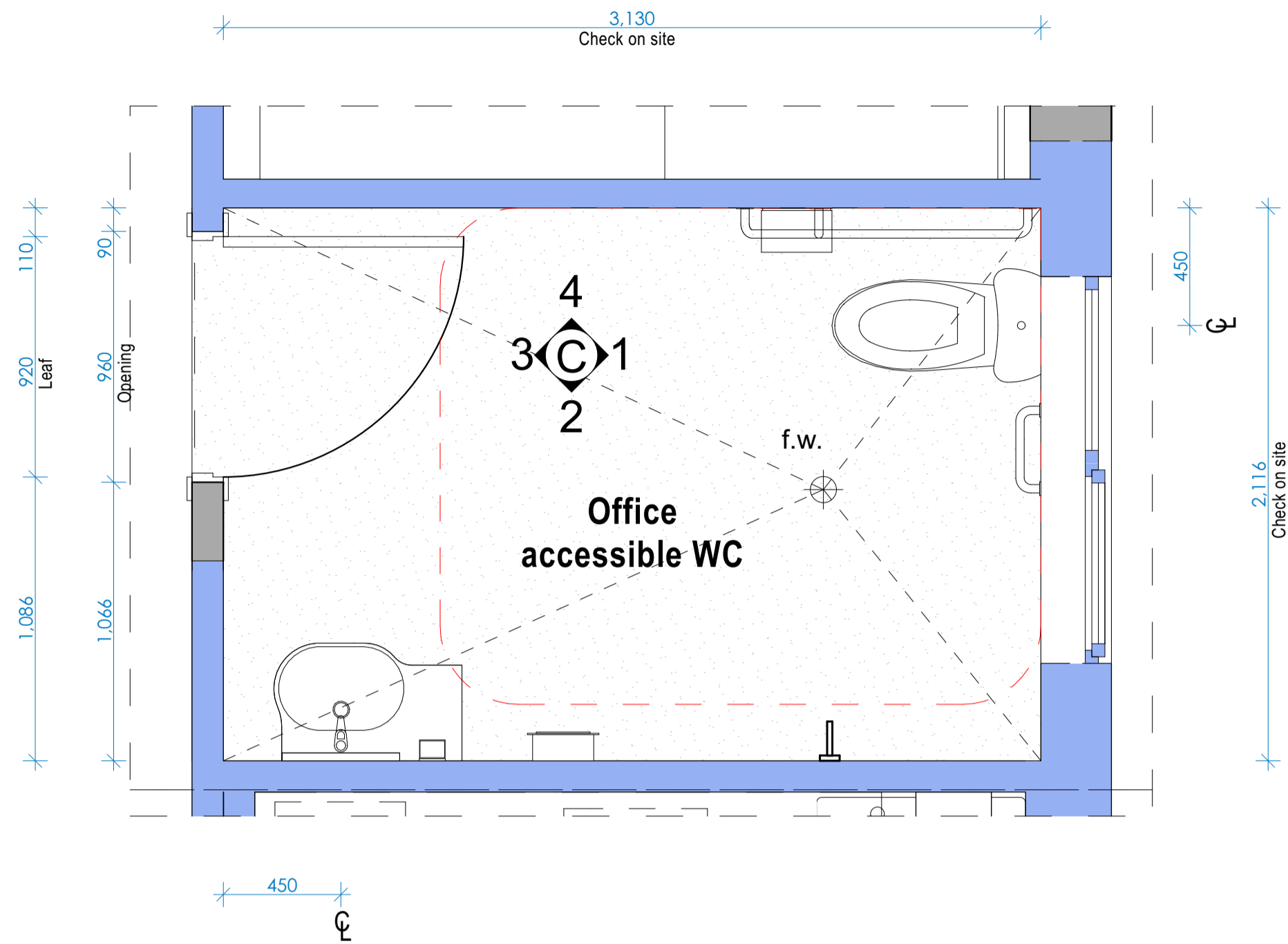
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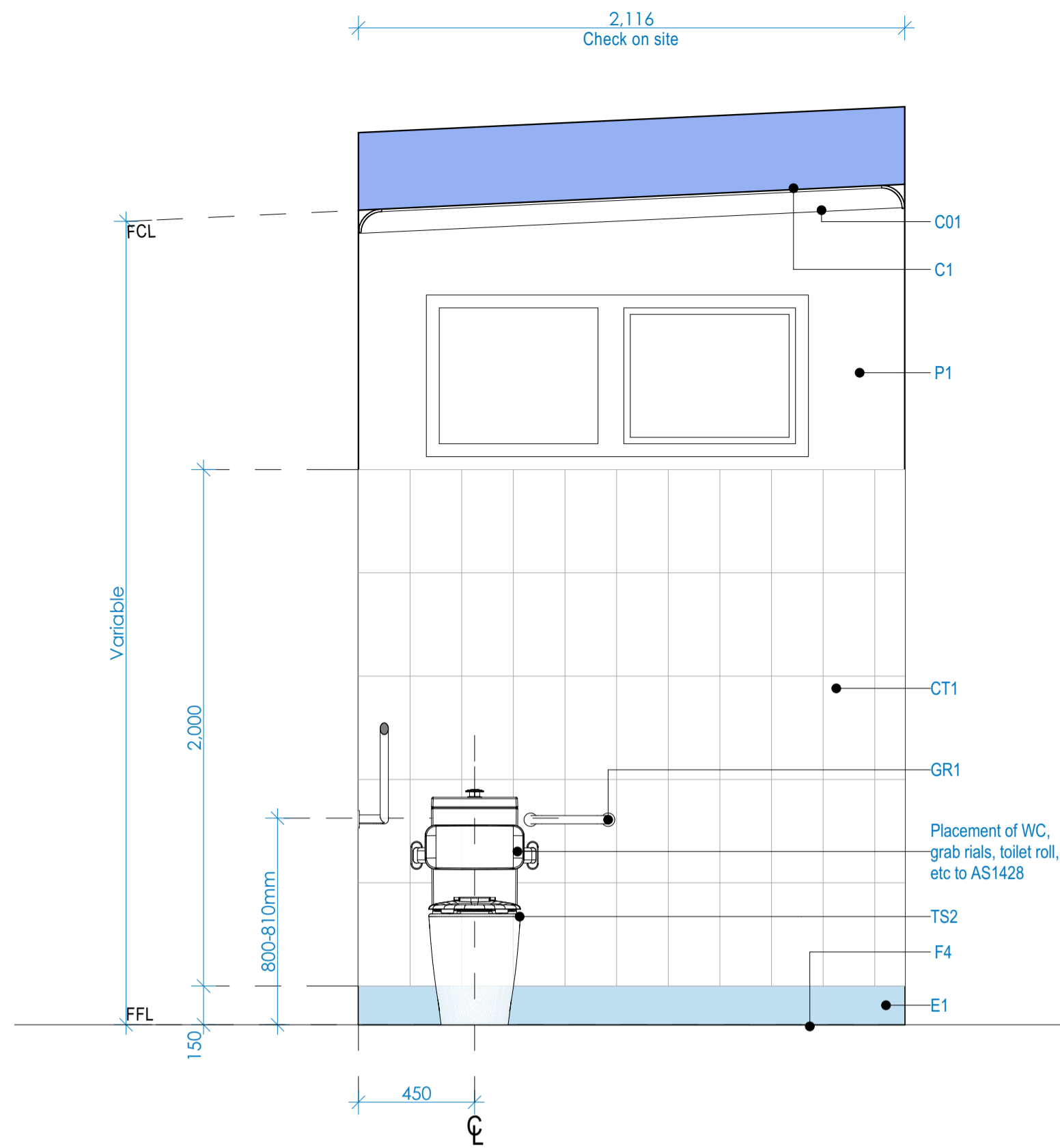
16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
fax: +61 2 9630 9922
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - joe el-sabbagh 8707



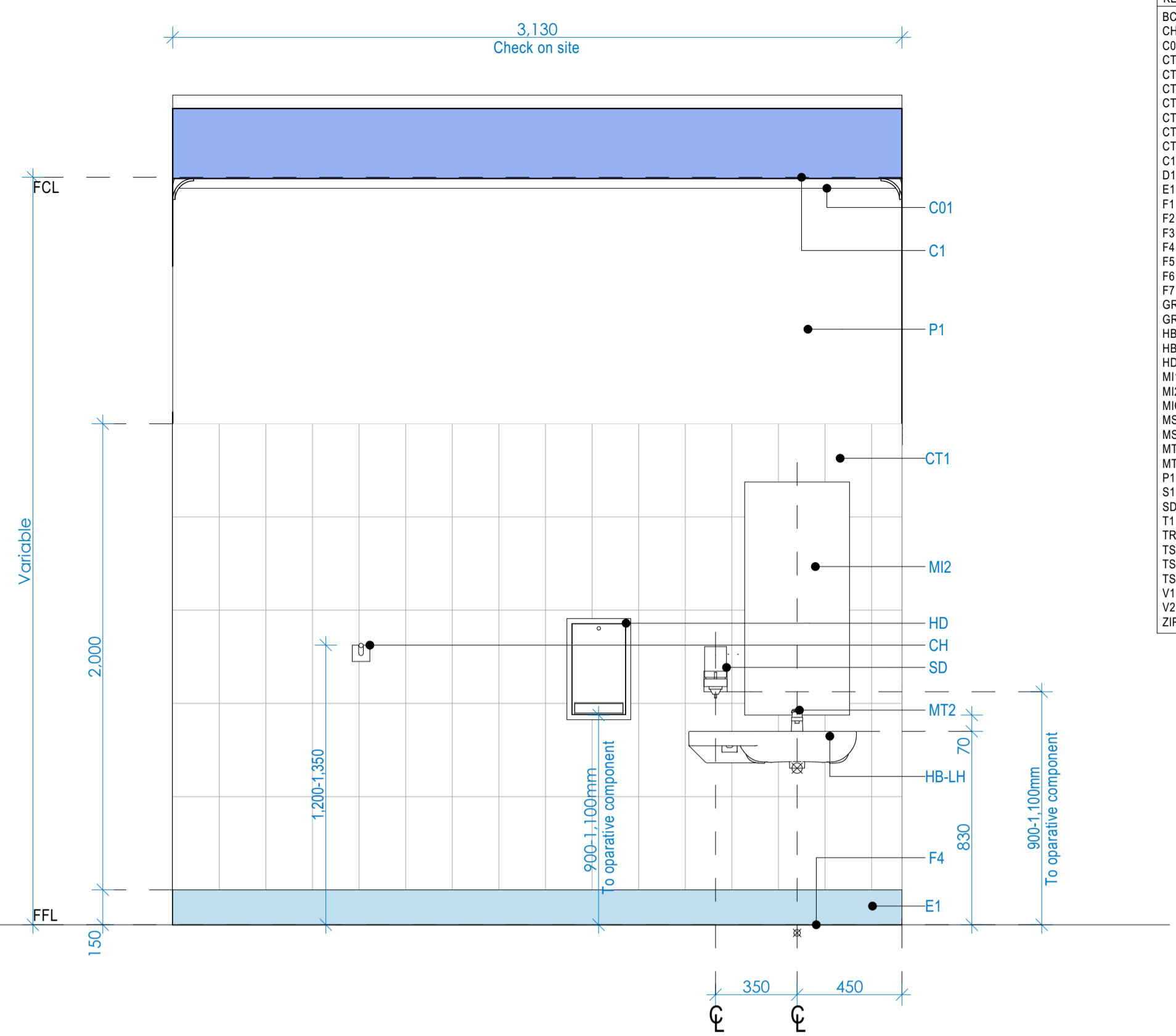
project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	HALL FEMALE WC DETAIL
client:	PENRITH CITY COUNCIL
drawn:	A.M.
checked:	J.E.
scale:	as shown
date:	AUG20
ref:	2019-156
Council:	PCC
revision:	5



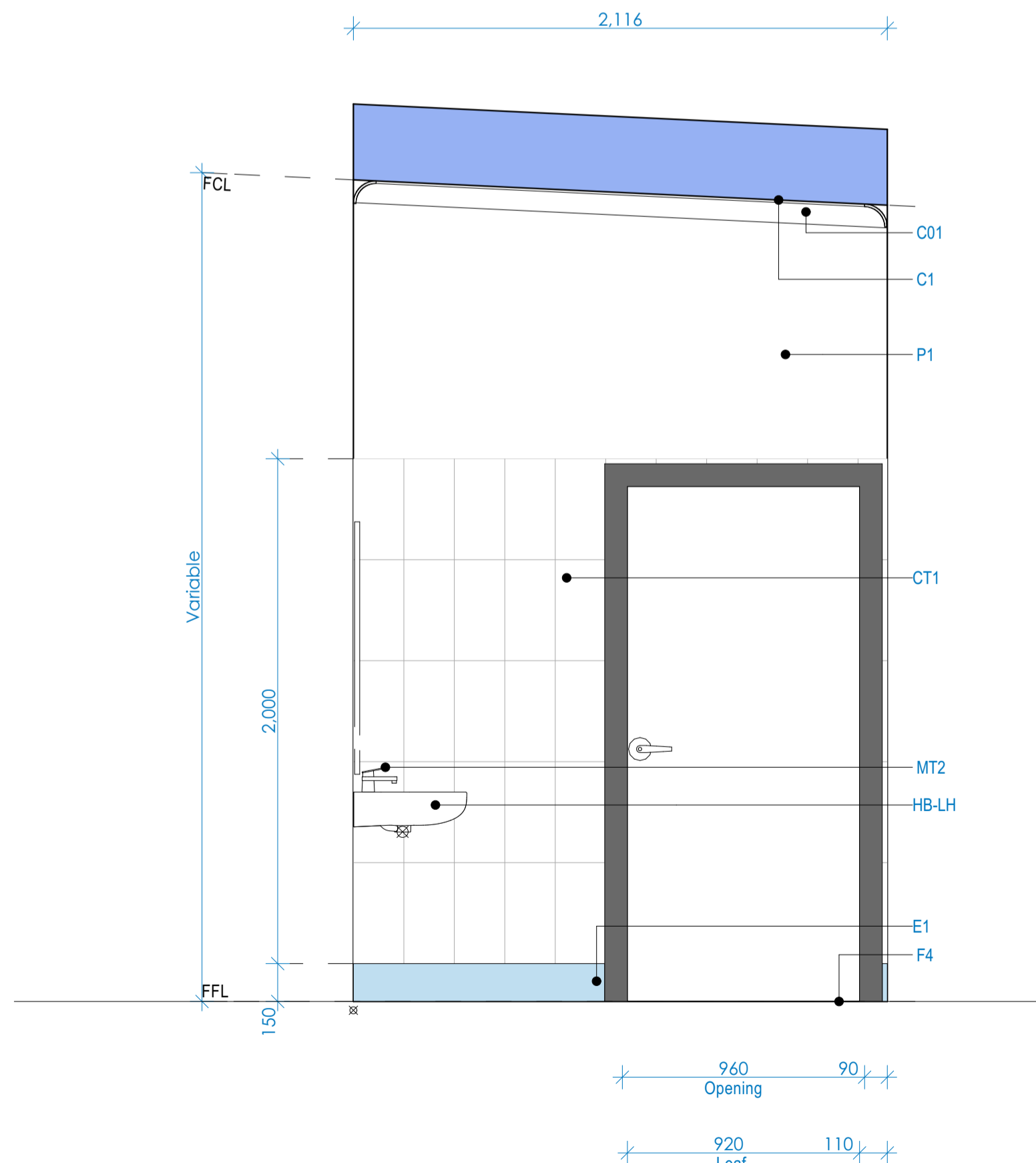
OFFICE ACCESSIBLE WC
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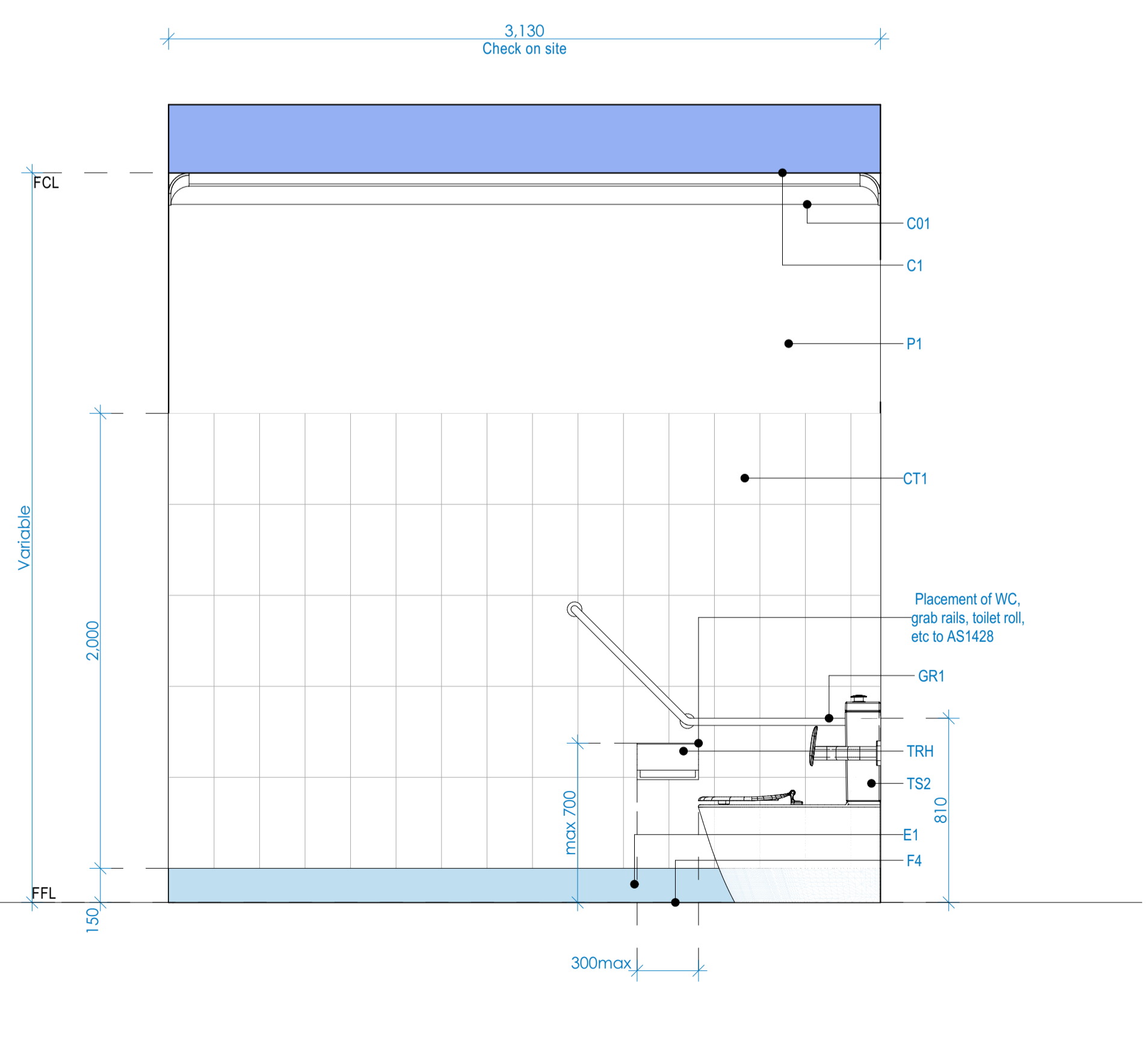
1 OFFICE ACCESSIBLE WC
1:20



2 OFFICE ACCESSIBLE WC
1:20



3 OFFICE ACCESSIBLE WC
1:20



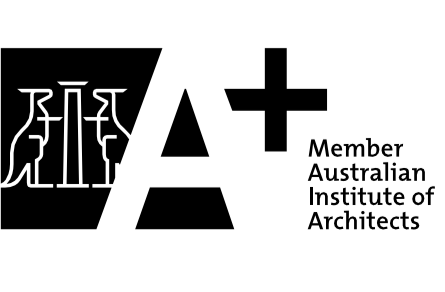
4 OFFICE ACCESSIBLE WC
1:20

KEY	
BCT	Baby change table
CH	Clothes hook
C01	Painted cornice
CT1	Ceramic wall tiles generally
CT2	Ceramic wall tiles generally
CT3	Ceramic wall tiles to patch
CT4	Ceramic wall tiles to patch
CT5	Ceramic splashback wall tiles
CT6	Ceramic splashback wall tiles
CT7	Ceramic splashback wall tiles
C1	Painted plasterboard ceiling
D1	Painted timber doors
E1	Epoxy covered skirting
F1	Timber floor
F2	Tile cleaning
F3	Vinyl flooring
F4	Epoxy flooring
F5	Vinyl flooring beneath pantry
F6	Retained ceramic floors
F7	Carpet tiles
GR1	Accessible grab rails
GR2	Ambulant grab rails
HB-LH	Left hand side hand basin
HB-RH	Right hand side hand basin
HD	Hand dryer
MI1	600x800 Mirror
MI2	450x1000 Mirror
MIC	Microwave
MS	Mop sink
MST	Mop sink tap
MT1	Mixer tap
MT2	Accessible mixer tap
P1	Paint on plasterboard
S1	Kitchenette sink
SD	Soap dispenser
T1	Kitchen mixer tap
TRH	Toilet roll holder
TS1	Non ambulant toilet suite
TS2	Accessible toilet suite
TS3	Ambulant toilet suite
V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater

Issue	Date
Issue a: Initial Issue	01/07/2019
Issue b: Client changes - for review	03/02/2019
Issue c: Client changes - for review	28/02/2020
Issue d: RFI Amendments	28/04/2020
Issue e: Development Application	09/06/2020
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Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.city
T: +61 2 4732 7481
M: 0428 079 082
PO Box 60,
PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



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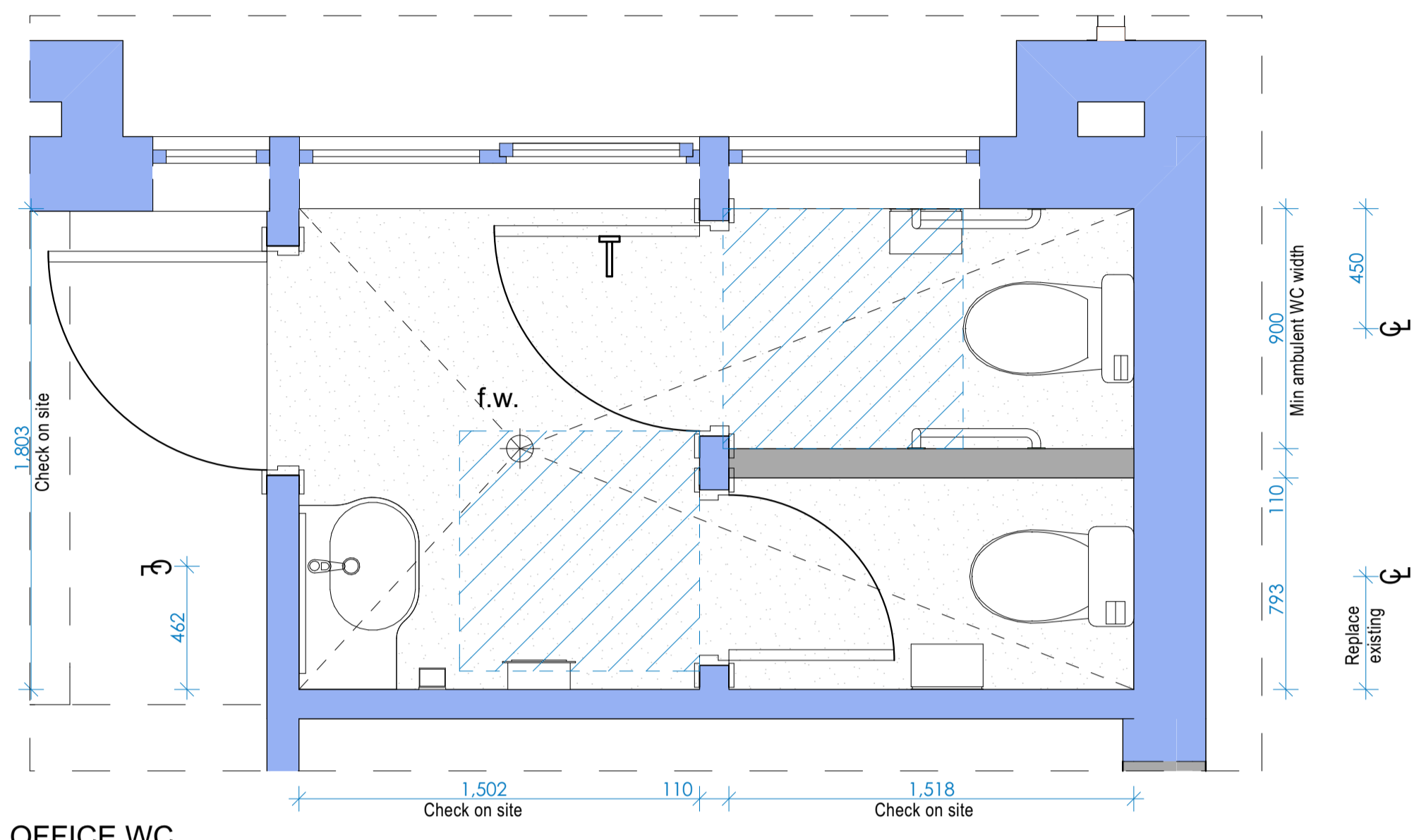
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16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
fax: +61 2 9630 9922
mobile: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - jae el-sabbagh 8707

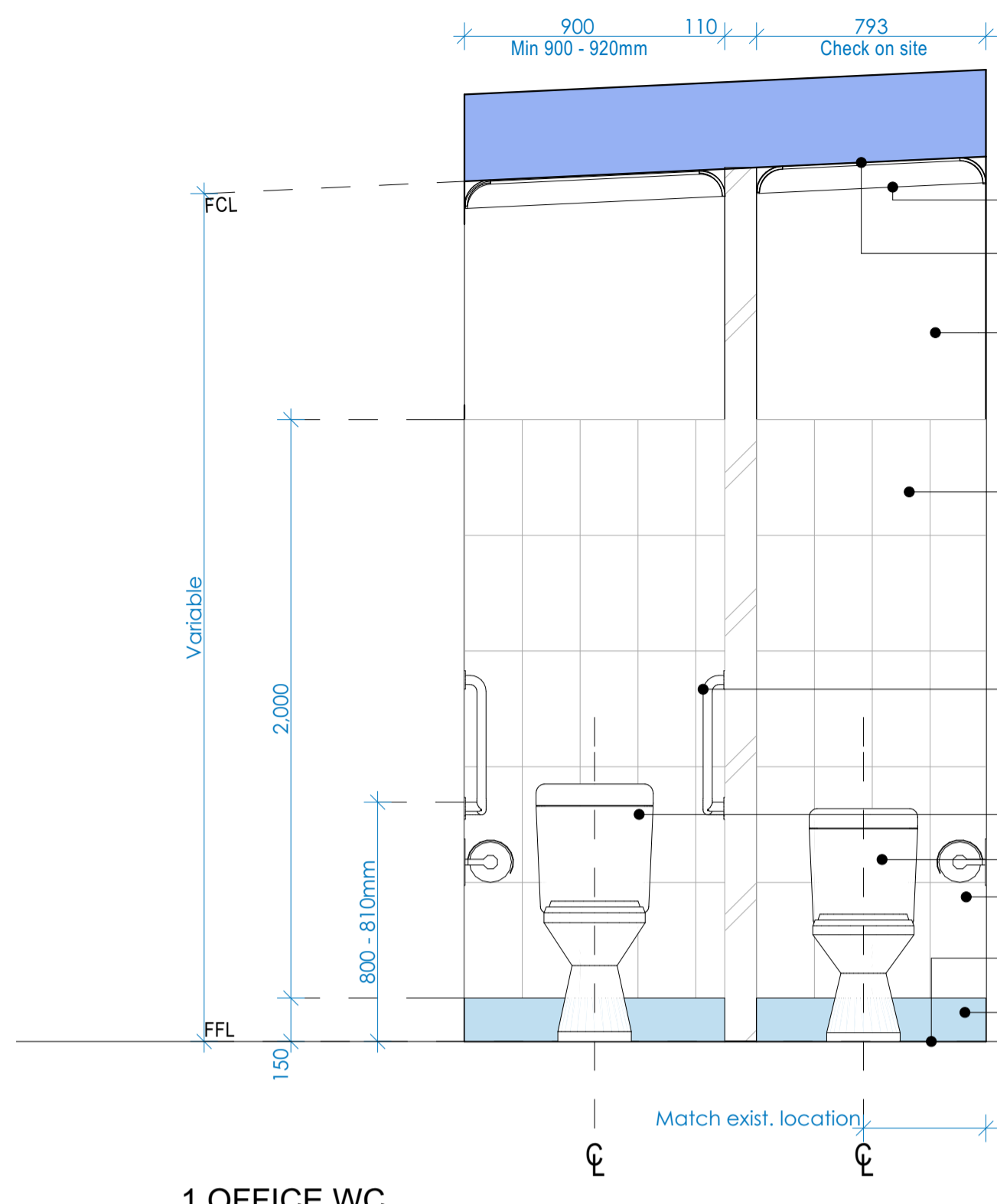


project: PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing: OFFICE ACCESSIBLE WC DETAIL
client: PENRITH CITY COUNCIL
drawn: A.M. scale: as shown ref: 2019-156
checked: J.E. date: AUG20 Council: PCC
revision: F

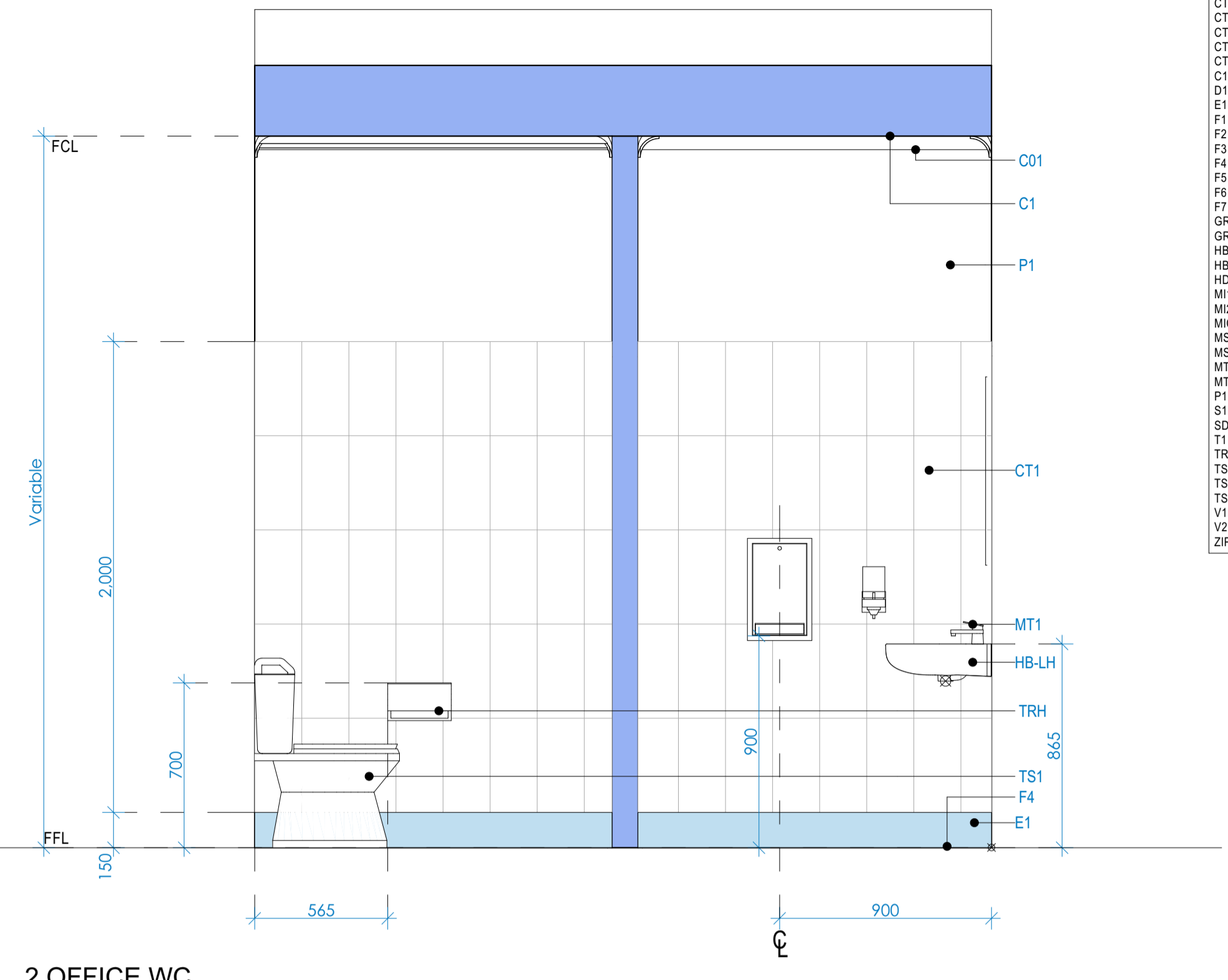
KEY	
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CO1	Painted cornice
CT1	Ceramic wall tiles generally
CT2	Ceramic wall tiles generally
CT3	Ceramic wall tiles to patch
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TS1	Non ambulant toilet suite
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V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater



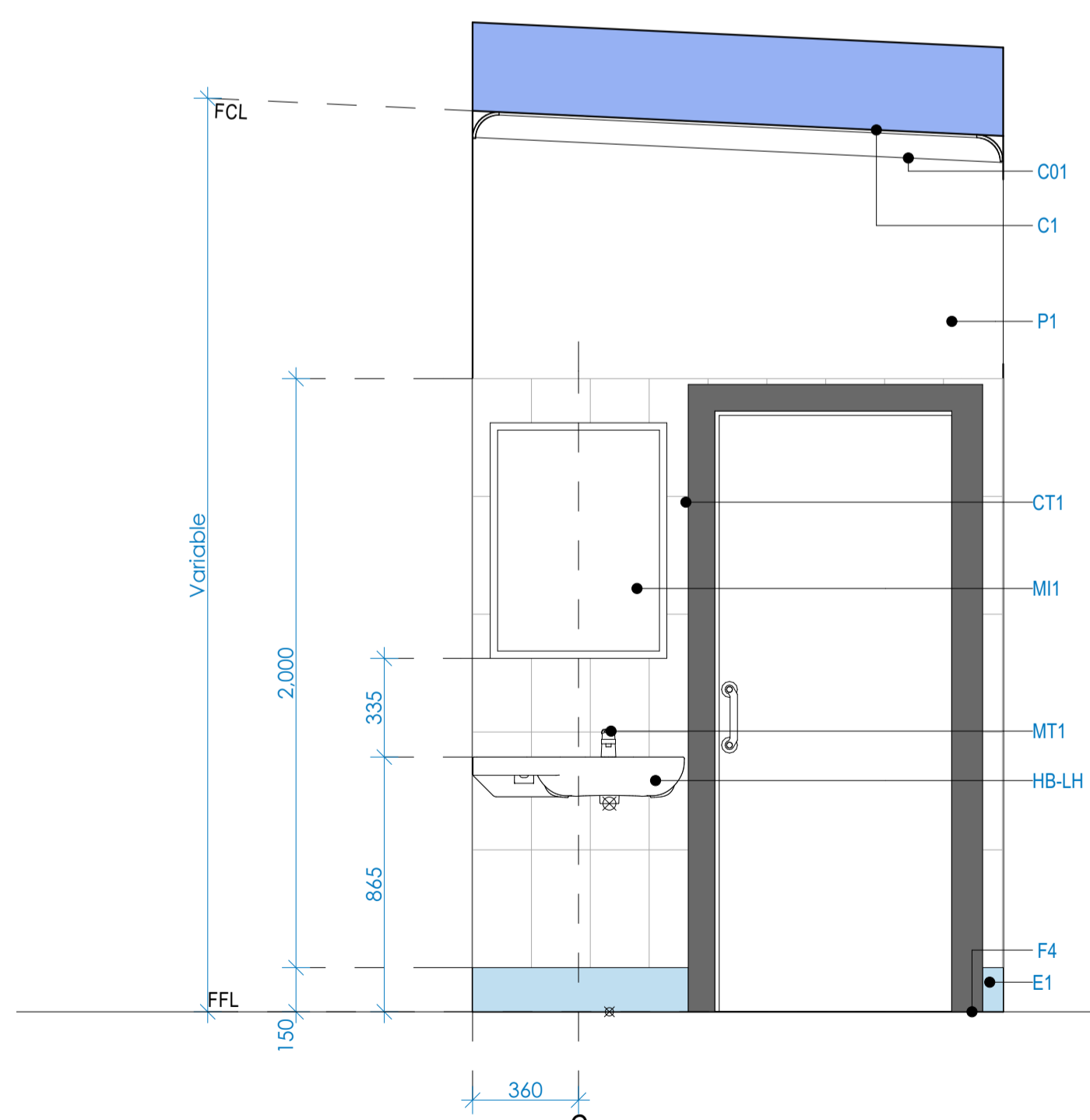
OFFICE WC
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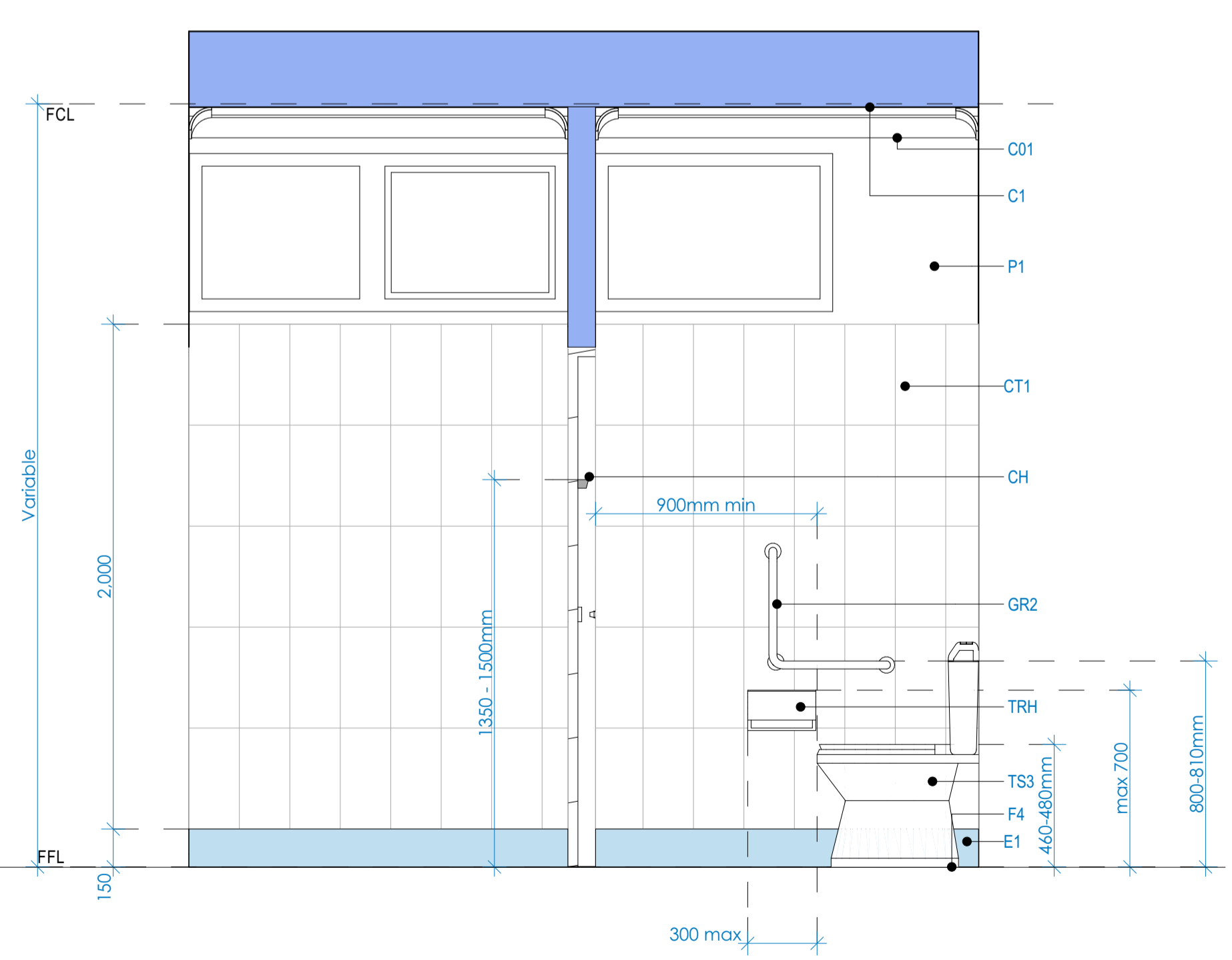
1 OFFICE WC
1:20



2 OFFICE WC
1:20



3 OFFICE WC
1:20



4 OFFICE WC
1:20

Issue	Date
Issue a: Initial Issue	01/07/2019
Issue b: Client changes - for review	03/02/2019
Issue c: Client changes - for review	28/02/2020
Issue d: RFI Amendments	28/04/2020
Issue e: Development Application	09/08/2020
Issue f: Additional Information	04/08/2020

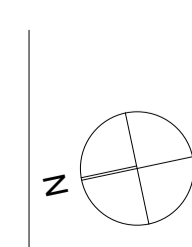


Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.city
T: +612 4732 7481
M: 0428 079 082
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BASIX by: N/A
Structurals by: Capital Engineering

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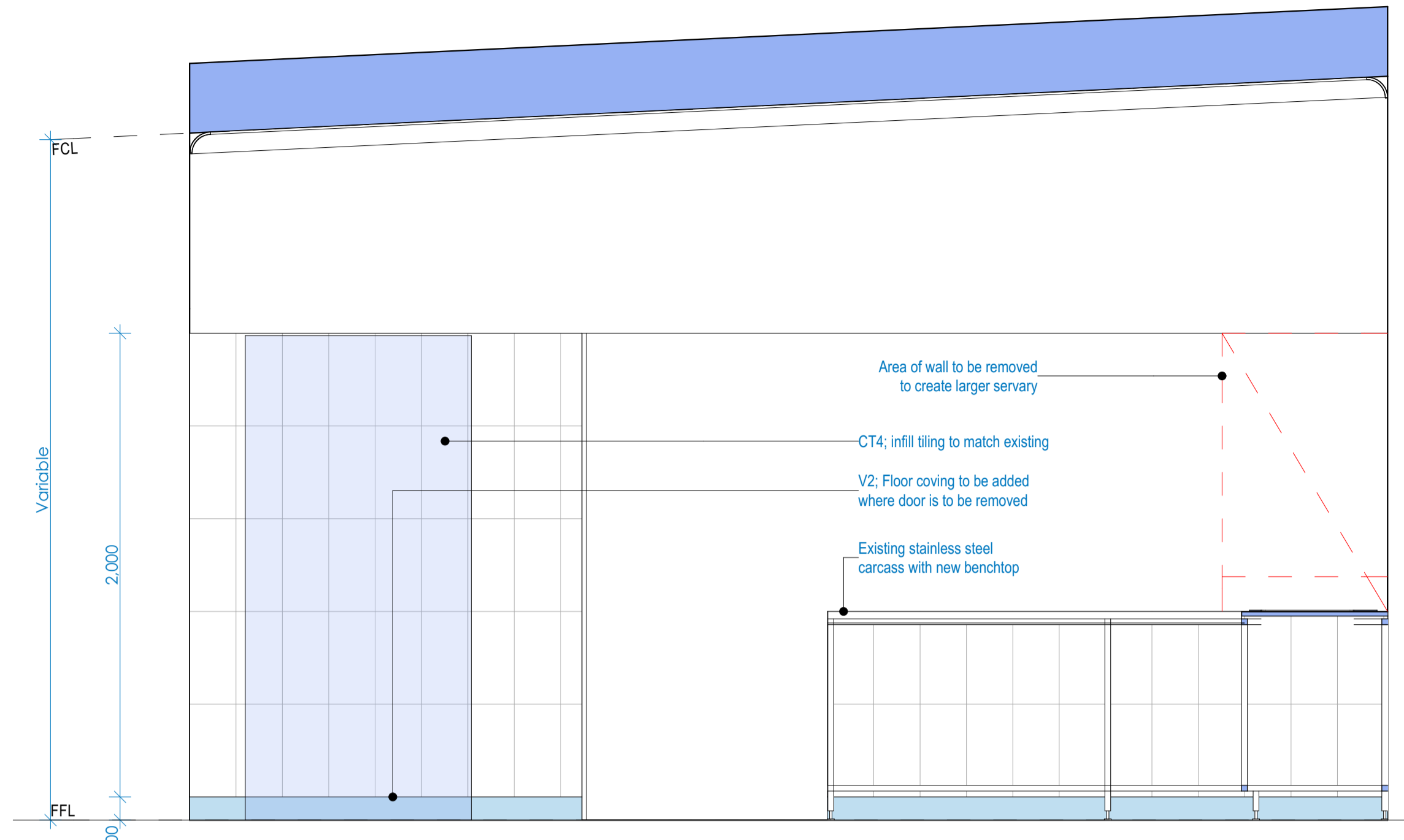


16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
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nominated architect - jae el-sabbagh 8707

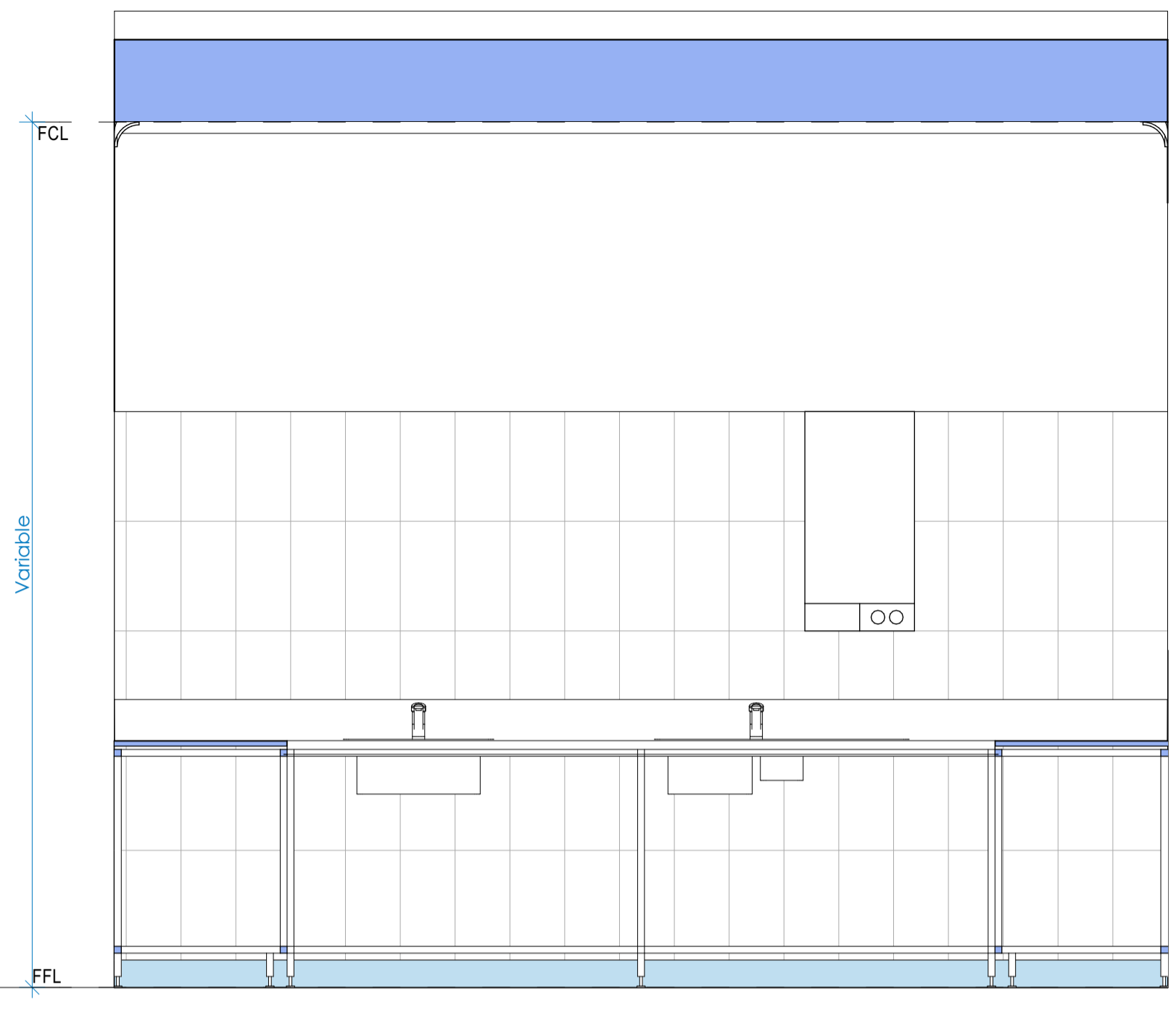


project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	OFFICE WC DETAIL
client:	PENRITH CITY COUNCIL
drawn:	A.M.
scale:	as shown
ref:	2019-156
checked:	J.E.
date:	AUG20
Council:	PCC
revision:	F

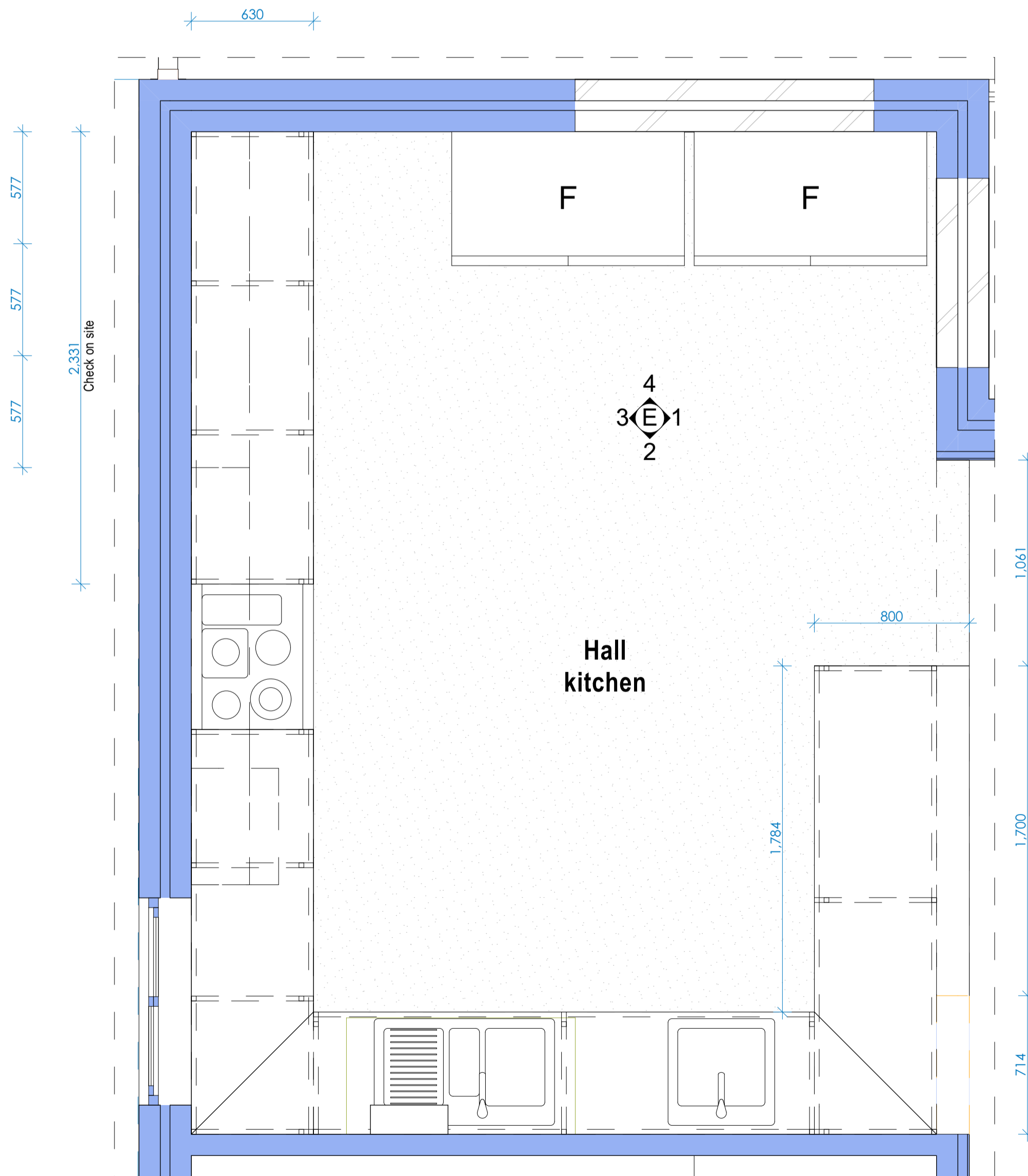
KEY	
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CH	Clothes hook
C01	Painted cornice
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TS2	Accessible toilet suite
TS3	Ambulant toilet suite
V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater



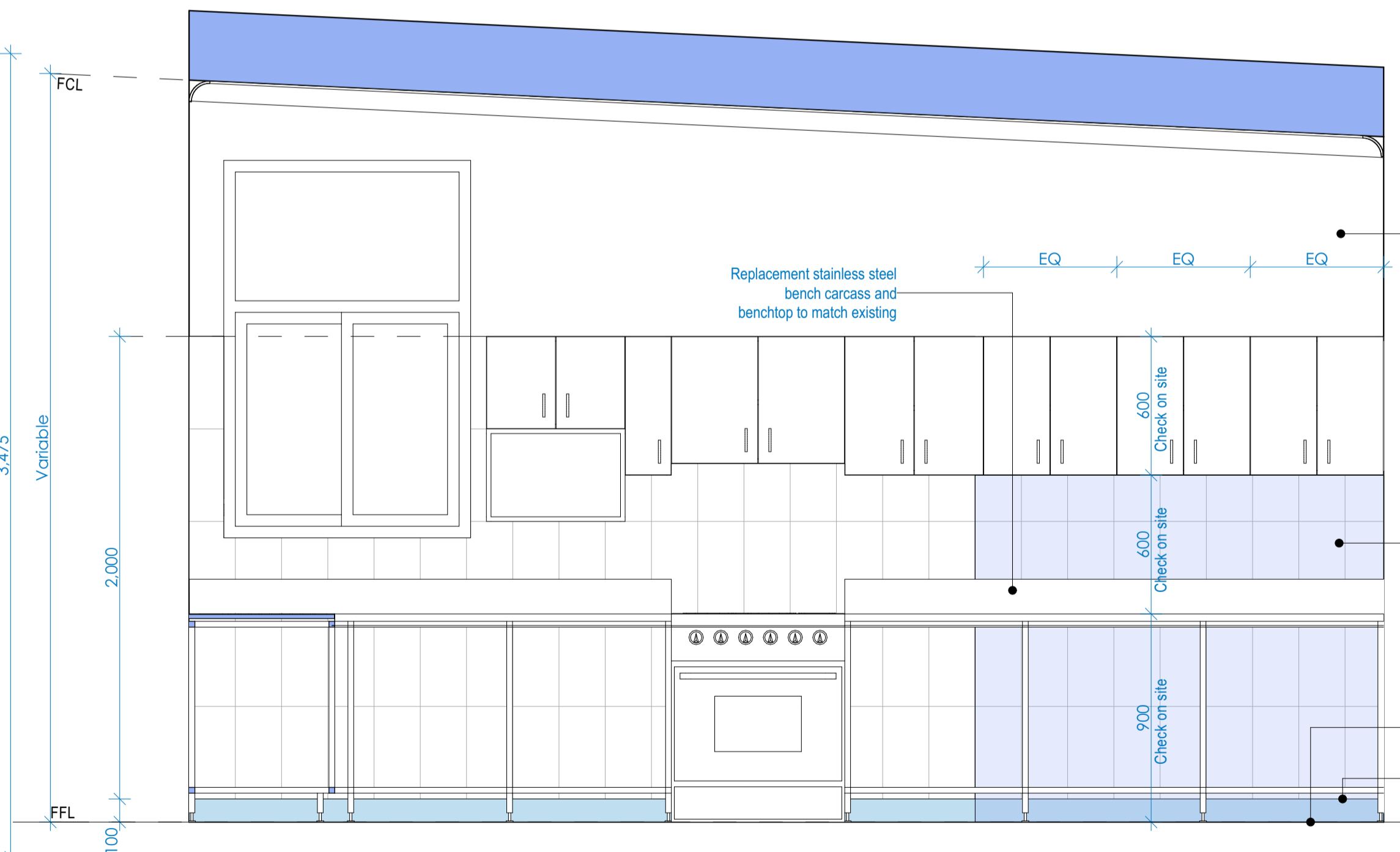
1 HALL KITCHEN
1:20



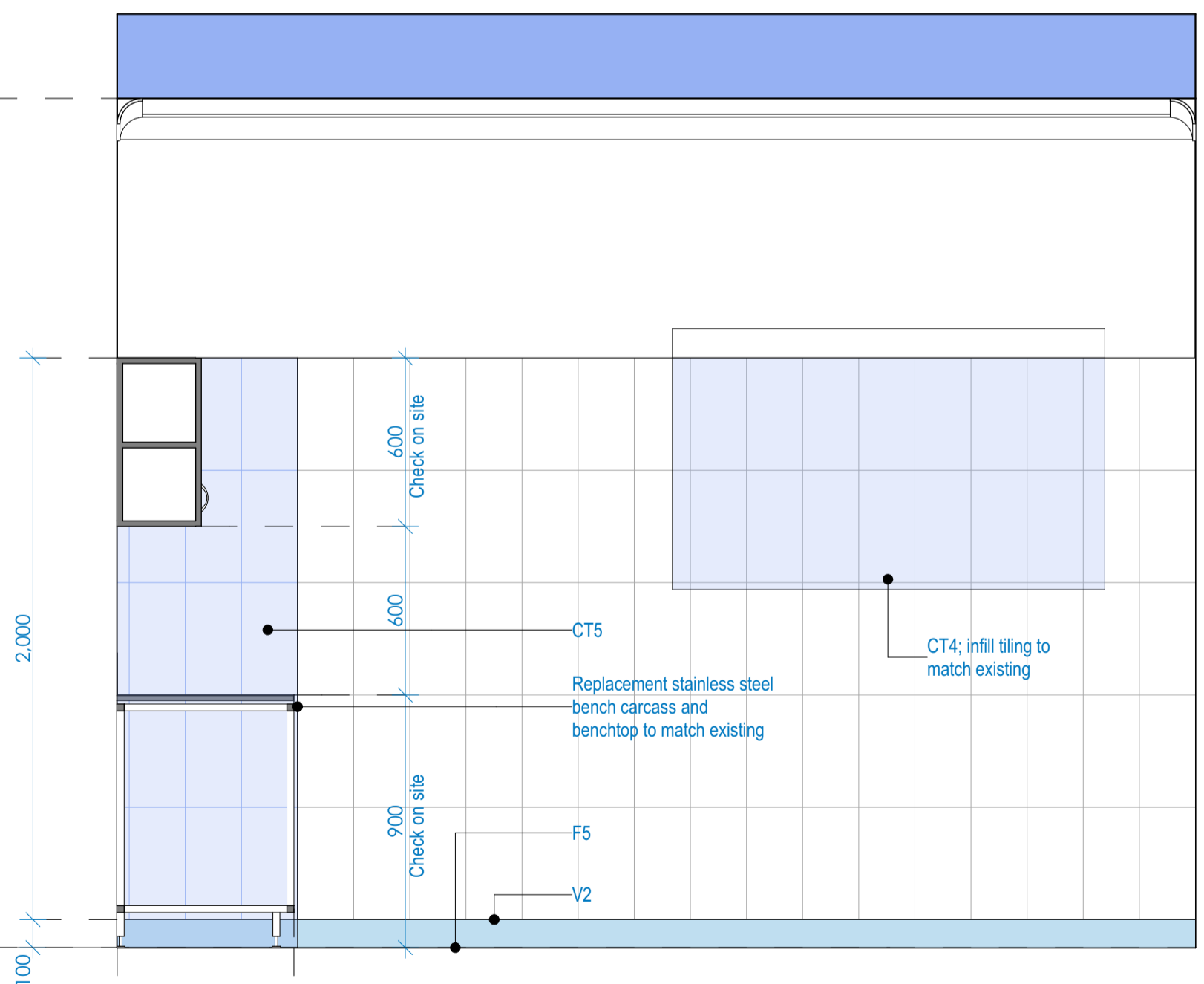
2 HALL KITCHEN
1:20



HALL KITCHEN
1:20



3 HALL KITCHEN
1:20

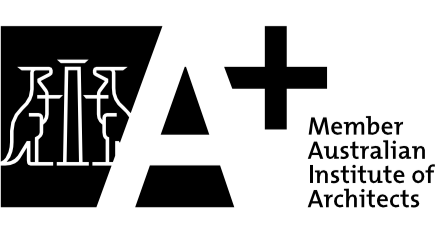


4 HALL KITCHEN
1:20

Issue	Date
Issue a: Initial Issue	01/07/2019
Issue b: Client changes - for review	03/02/2019
Issue c: Client changes - for review	28/02/2020
Issue d: RFI Amendments	28/04/2020
Issue e: Development Application	09/06/2020
Issue f: Additional Information	04/08/2020

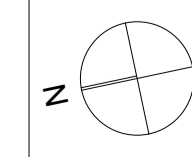


Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.city
T: +612 4732 7481
M: 0428 079 082
PO Box 60,
PENRITH NSW 2751
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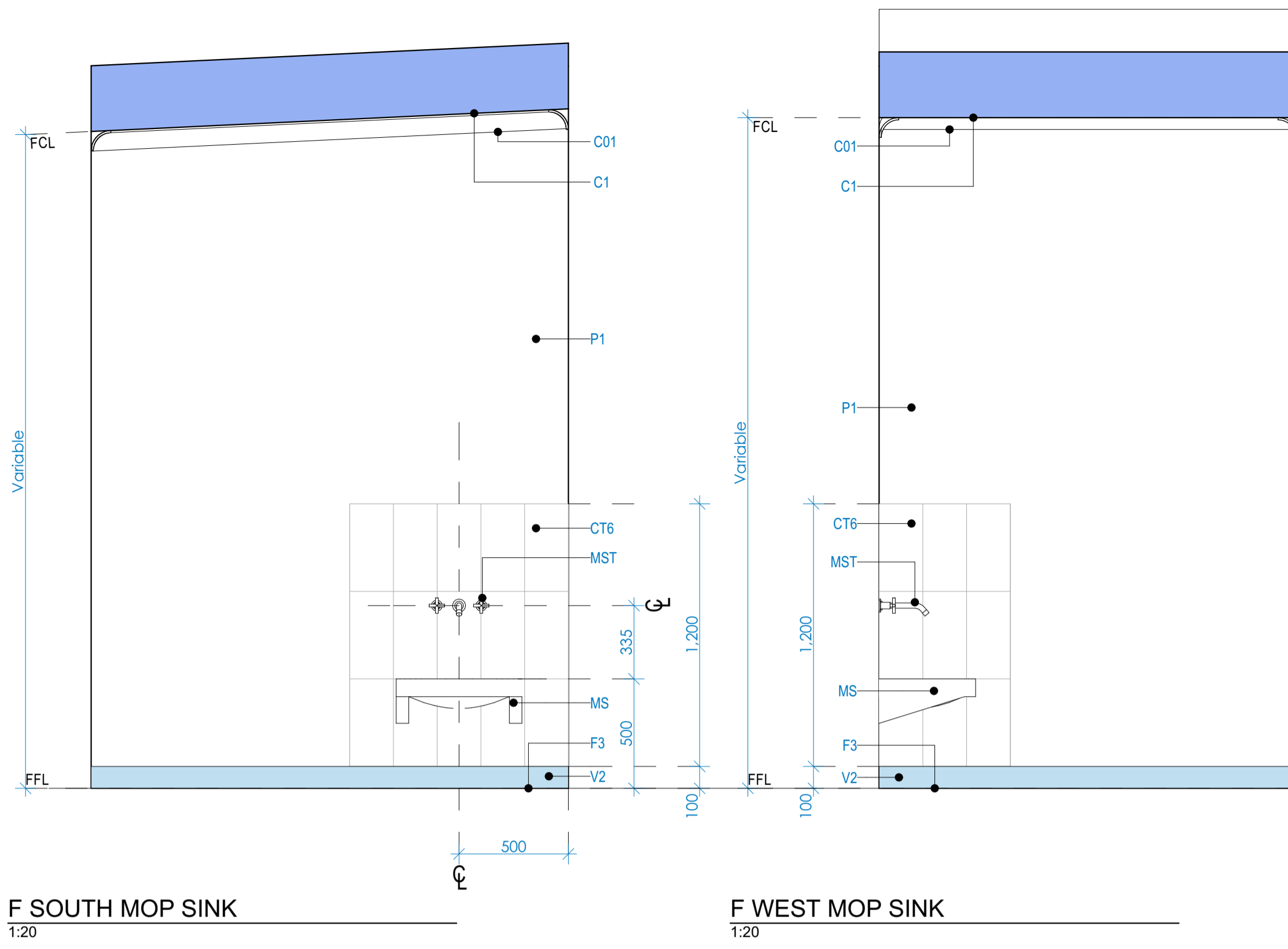
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ph: +61 2 9630 9911
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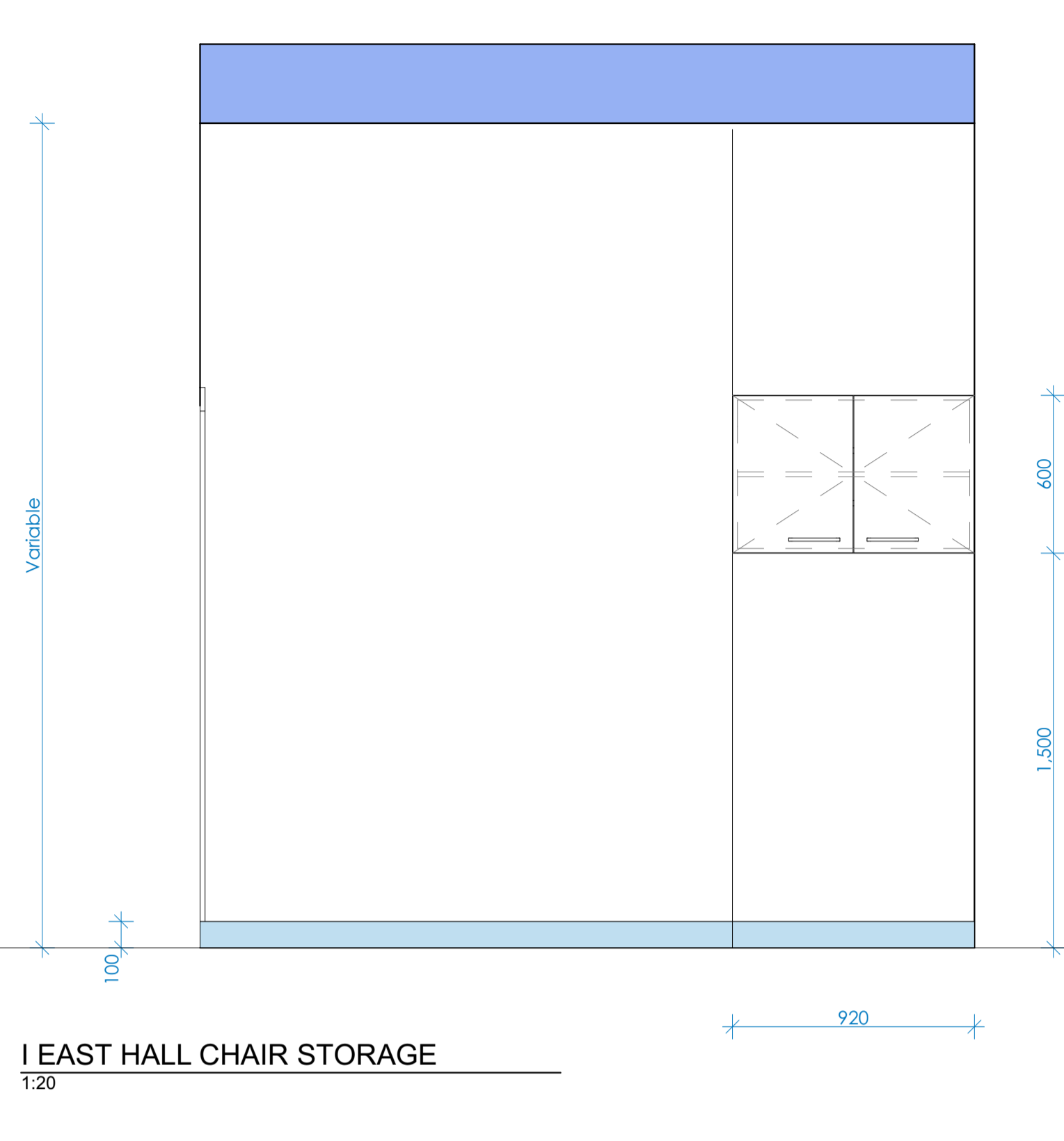


project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	HALL KITCHEN DETAIL
client:	PENRITH CITY COUNCIL
drawn:	A.M.
scale:	as shown
ref:	2019-156
checked:	J.E.
date:	AUG20
Council:	PCC
revision:	8

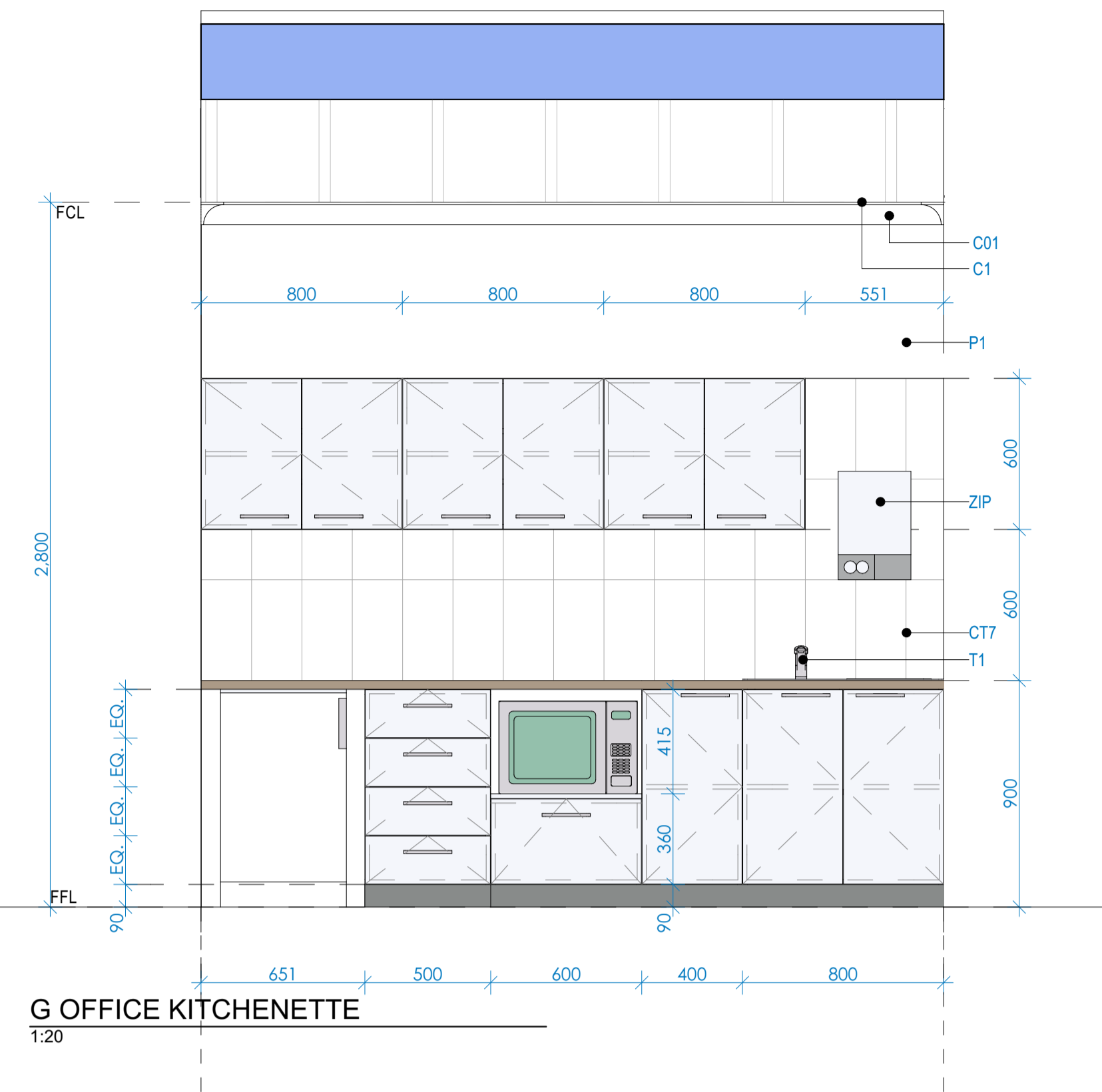


F SOUTH MOP SINK
1:20

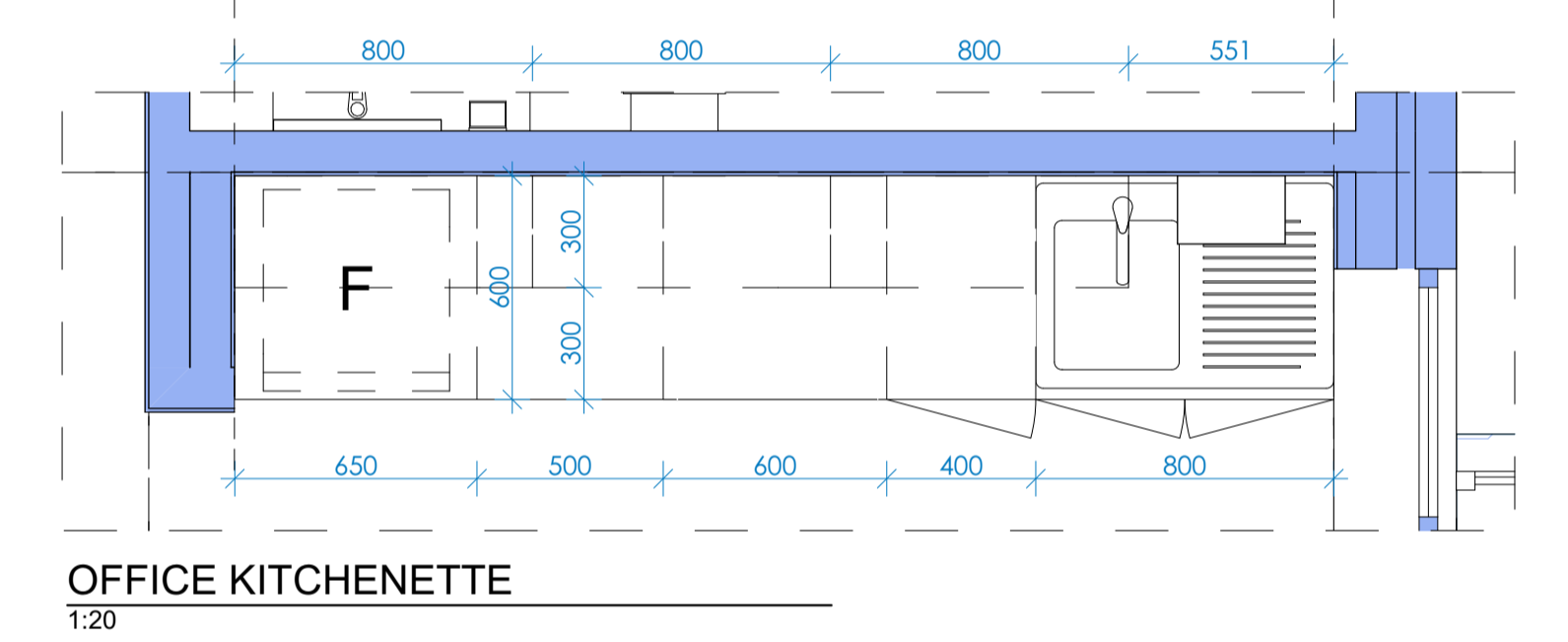
F WEST MOP SINK
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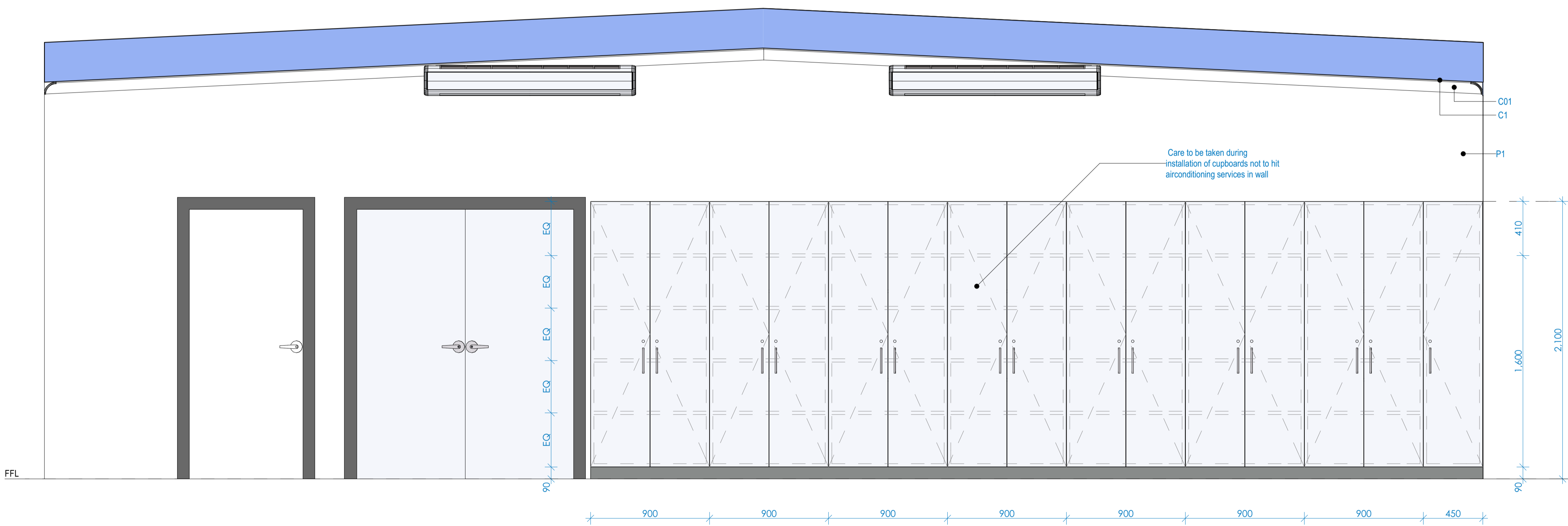
I EAST HALL CHAIR STORAGE
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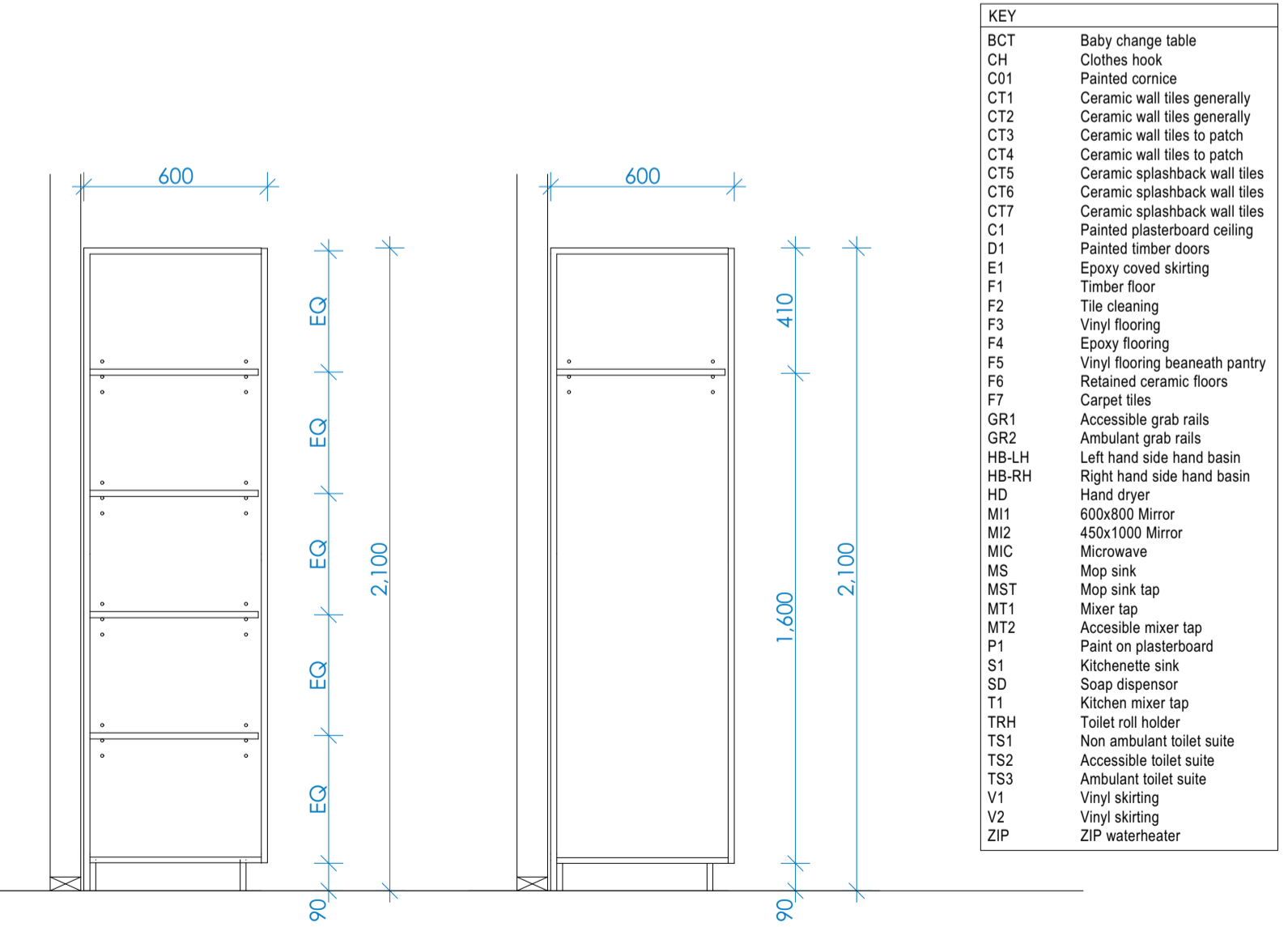
G OFFICE KITCHENETTE
1:20



OFFICE KITCHENETTE
1:20



H HALL SOUTH WALL
1:20

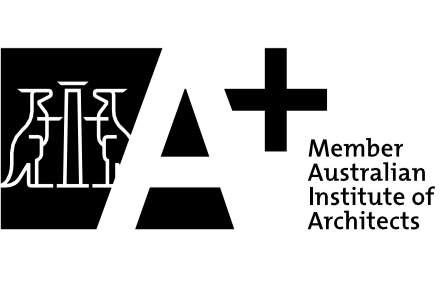


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BCT	Baby change table
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C01	Painted cornice
C1	Ceramic wall tiles generally
CT2	Ceramic wall tiles generally
CT3	Ceramic wall tiles to patch
CT4	Ceramic wall tiles to patch
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CT6	Ceramic splashback wall tiles
CT7	Ceramic splashback wall tiles
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D1	Painted timber doors
E1	Epoxy coved skirting
F1	Timber floor
F2	Tile cleaning
F3	Vinyl flooring
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F5	Vinyl flooring beneath pantry
F6	Retained ceramic floors
F7	Carpet tiles
GR1	Accessible grab rails
GR2	Ambulant grab rails
HB-LH	Left hand side hand basin
HB-RH	Right hand side hand basin
HD	Hand dryer
M1	600x900 Mirror
M2	450x1000 Mirror
MIC	Microwave
MS	Mop sink
MST	Mop sink tap
MT1	Mixer tap
MT2	Accessible mixer tap
P1	Paint on plasterboard
S1	Kitchenette sink
SD	Soap dispenser
T1	Kitchen mixer tap
TRH	Toilet roll holder
TS1	Non-ambulant toilet suite
TS2	Accessible toilet suite
TS3	Ambulant toilet suite
V1	Vinyl skirting
V2	Vinyl skirting
ZIP	ZIP waterheater

Issue	Date
Issue a: Initial Issue	01/07/2019
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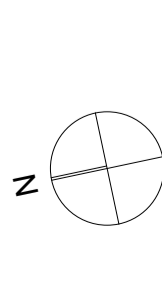
Greg Bretherton
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E: greg.bretherton@penrith.city
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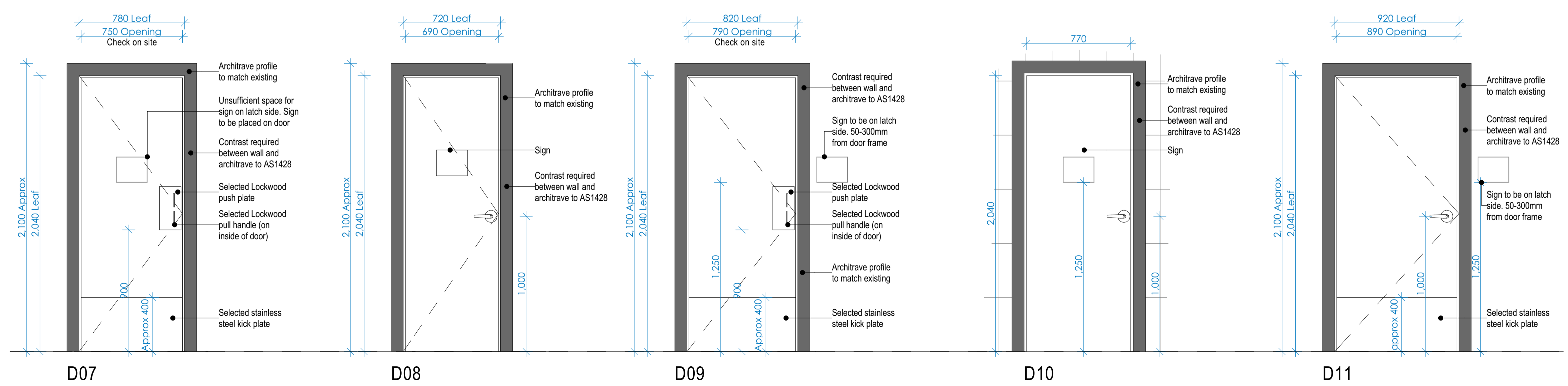
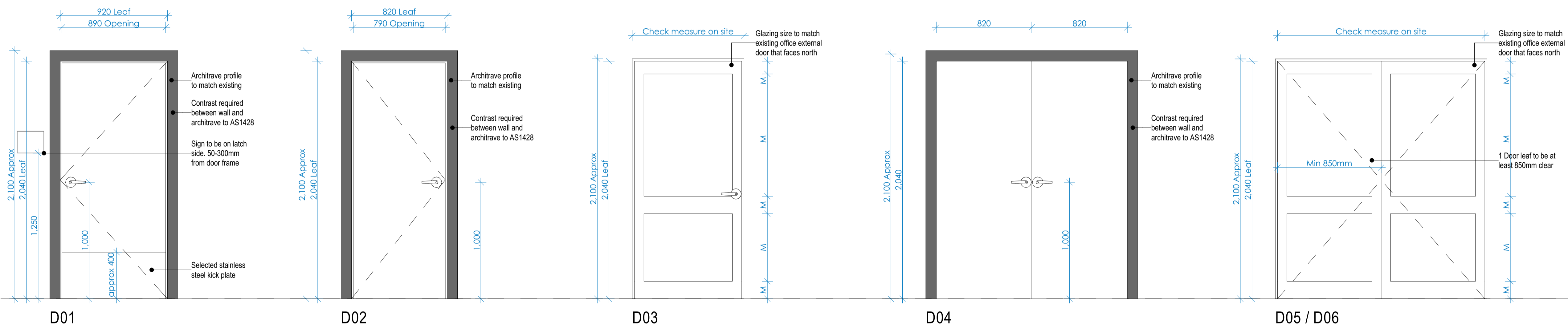
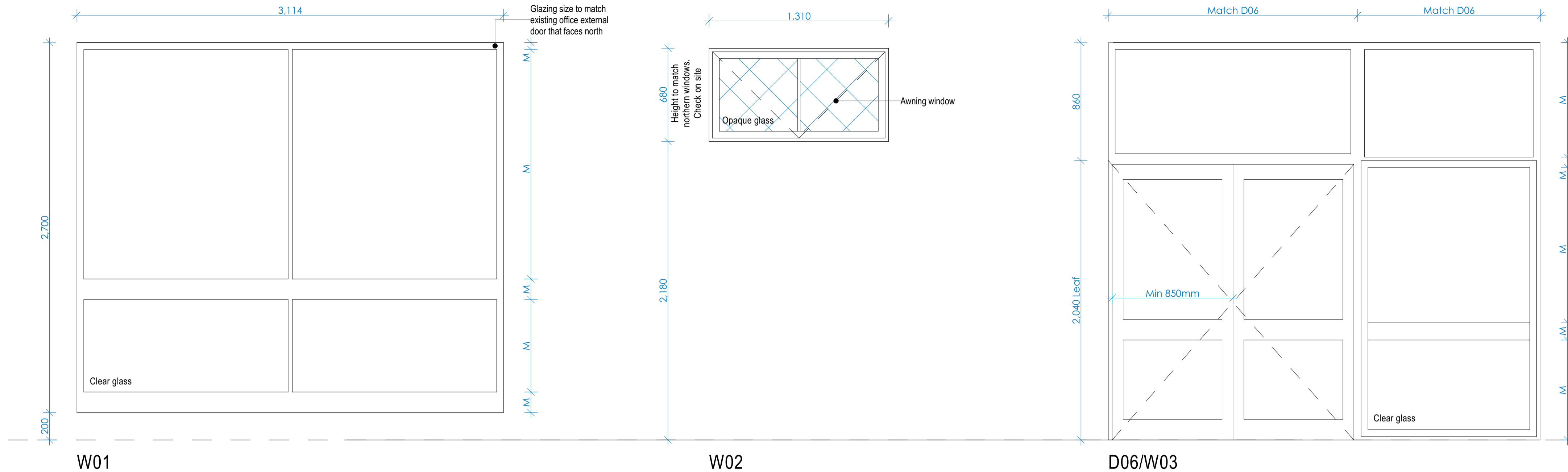
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nominated architect - jae el-sabbagh 8707



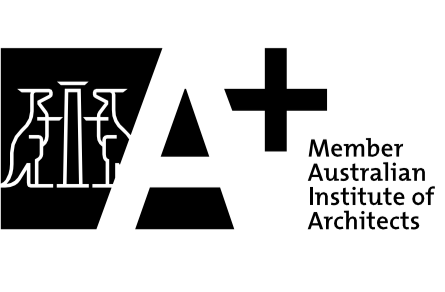
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drawing:	WET AREA & CABINETS DETAILS
client:	PENRITH CITY COUNCIL
drawn:	A.M.
checked:	J.E.
scale:	as shown
date:	AUG20
ref:	2019-156
Council:	PCC
revision:	9



Issue k:	
Issue j:	
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Issue g:	
Issue f: Additional Information	04/08/2020
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Issue a: Initial Issue	01/07/2019



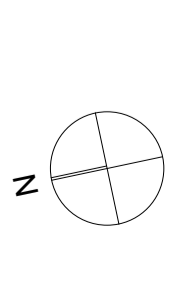
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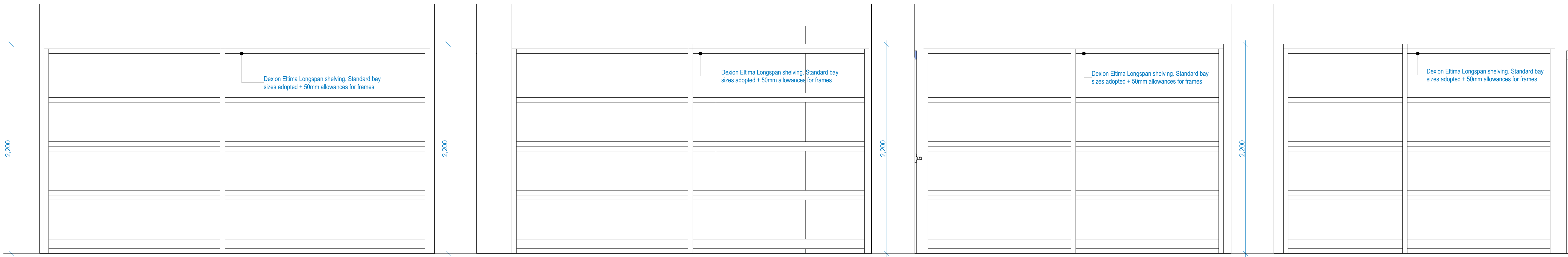
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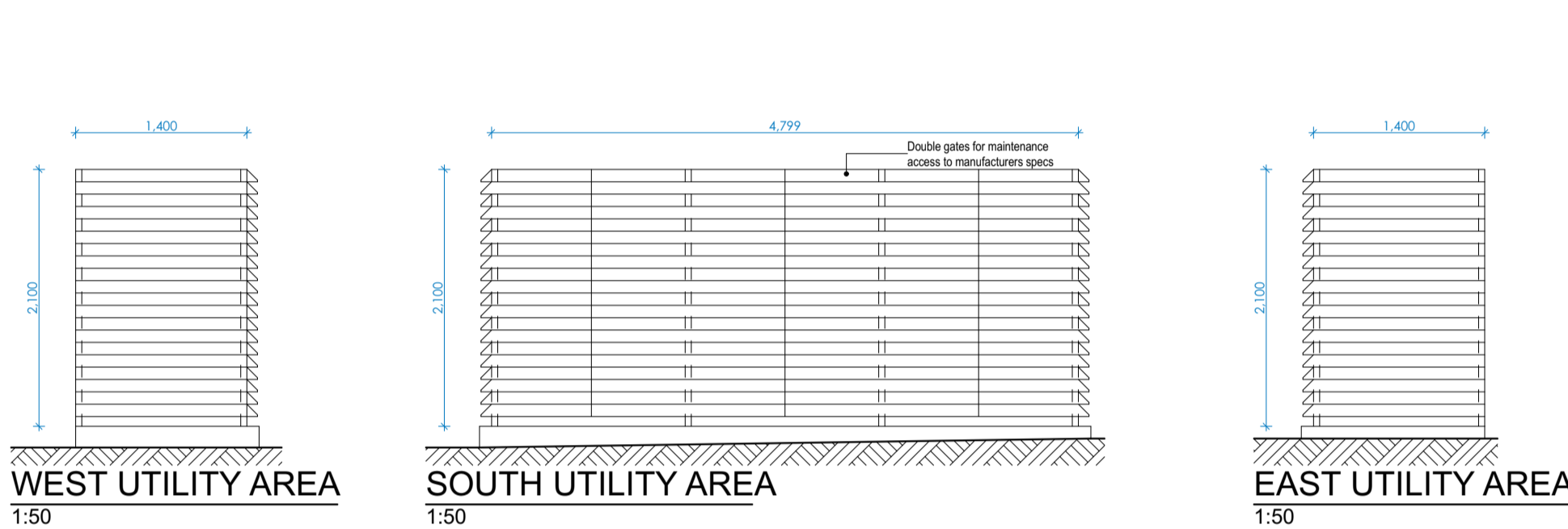
16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
fax: +61 2 9630 9922
mobi: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - je e-sabbagh 8707



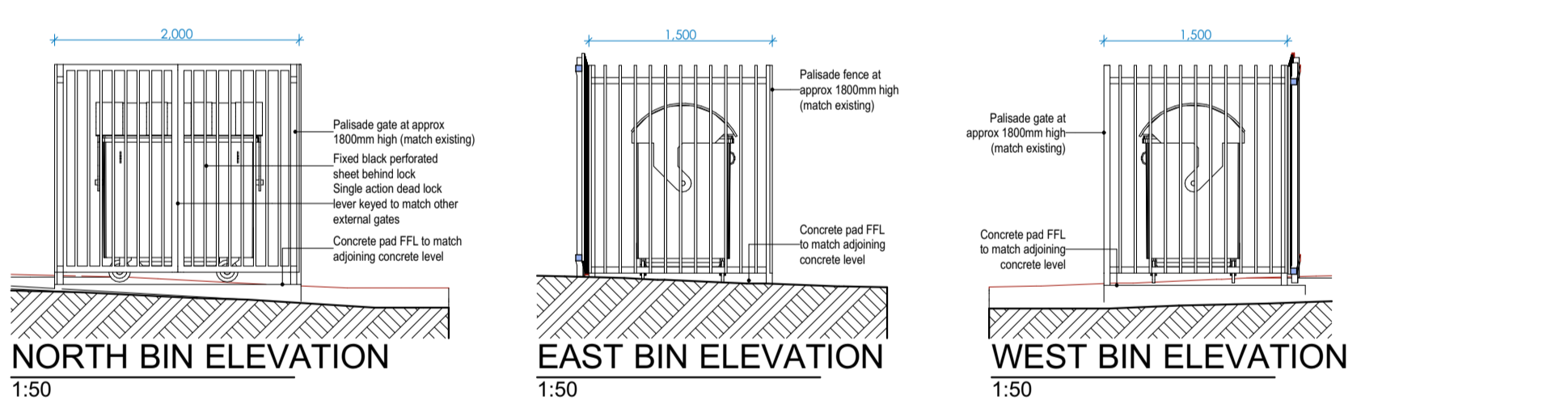
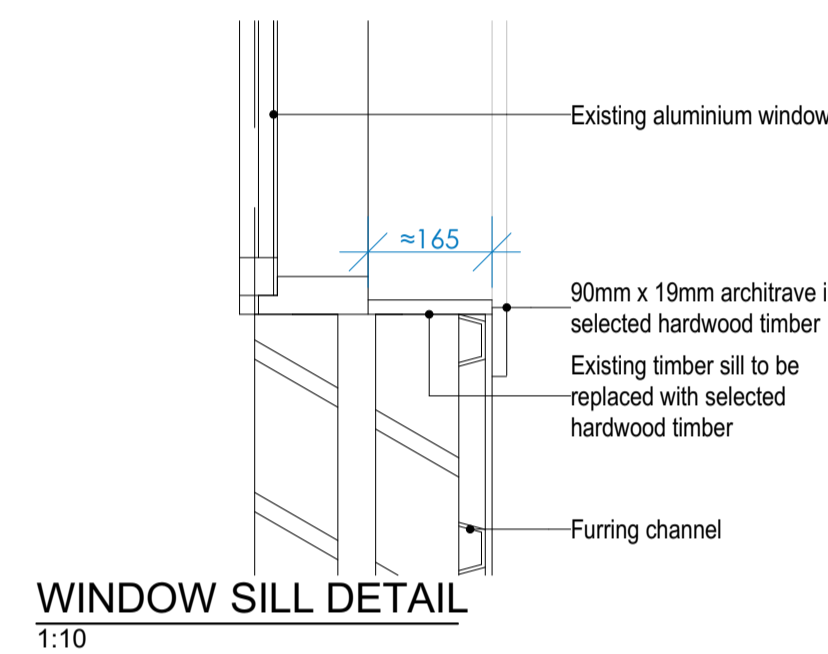
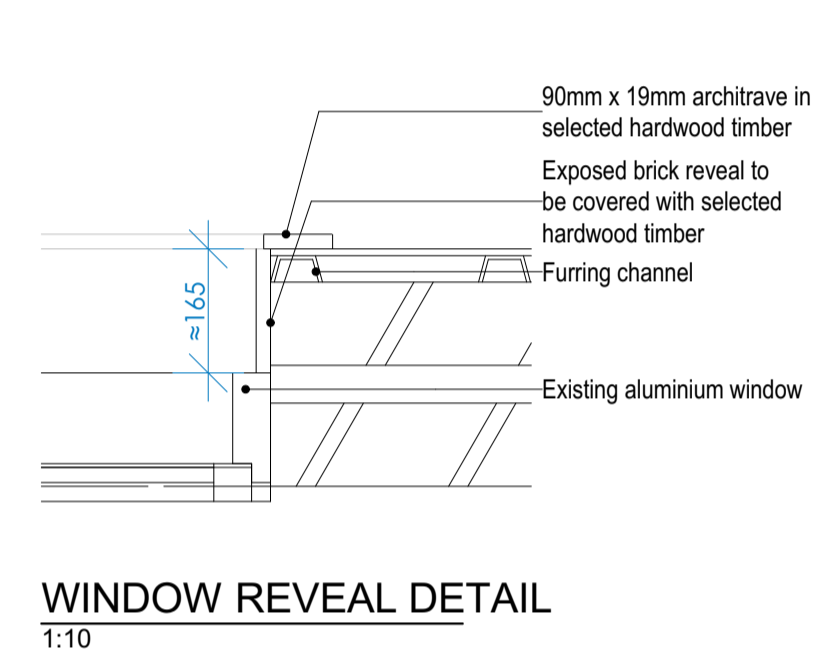
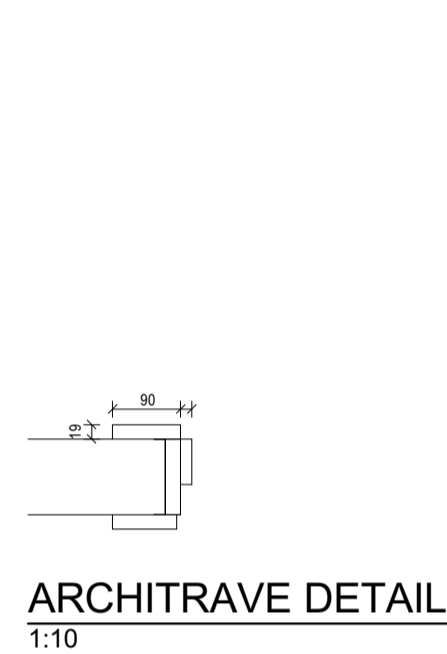
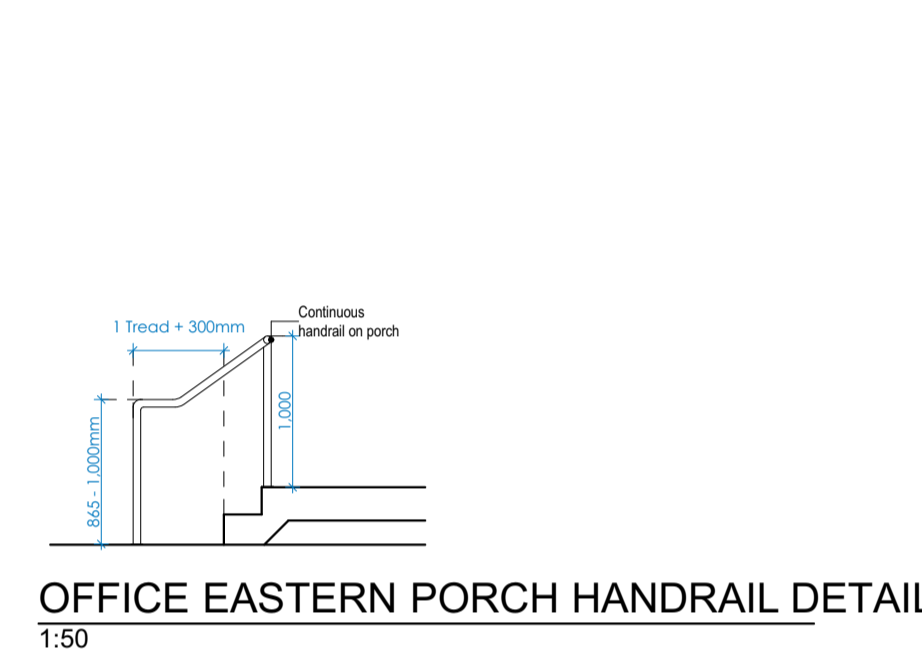
project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
drawing:	WINDOW & DOOR DETAILS
client:	PENRITH CITY COUNCIL
drawn:	A.M.
scale:	as shown
ref:	2019-156
checked:	J.E.
date:	AUG20
Council:	PCC



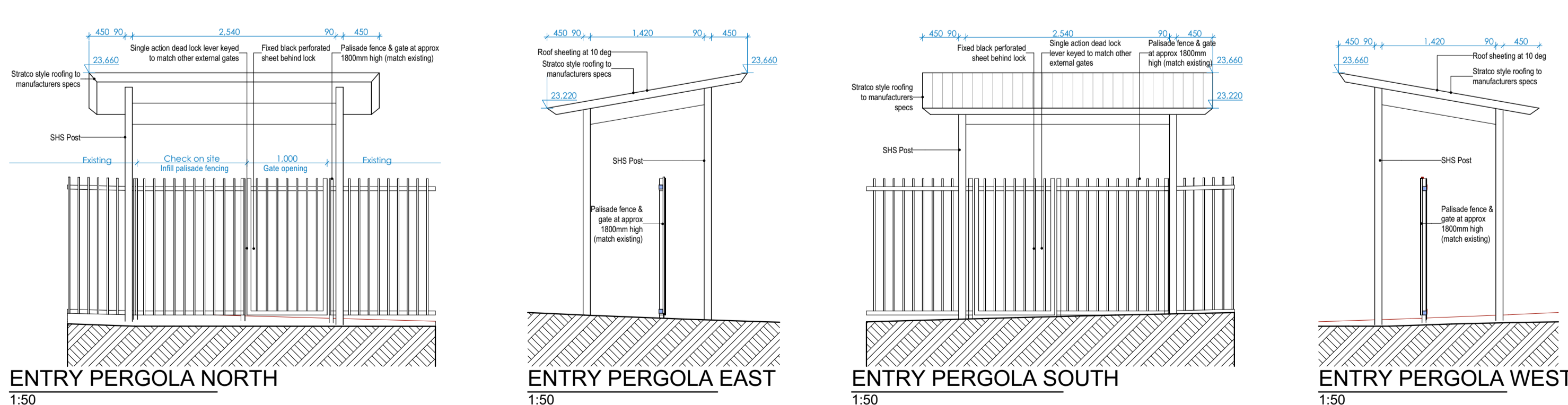
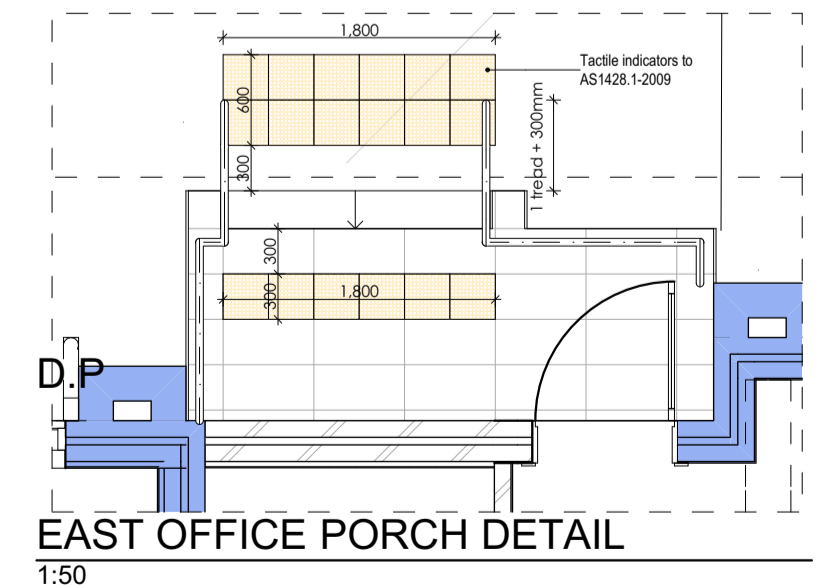
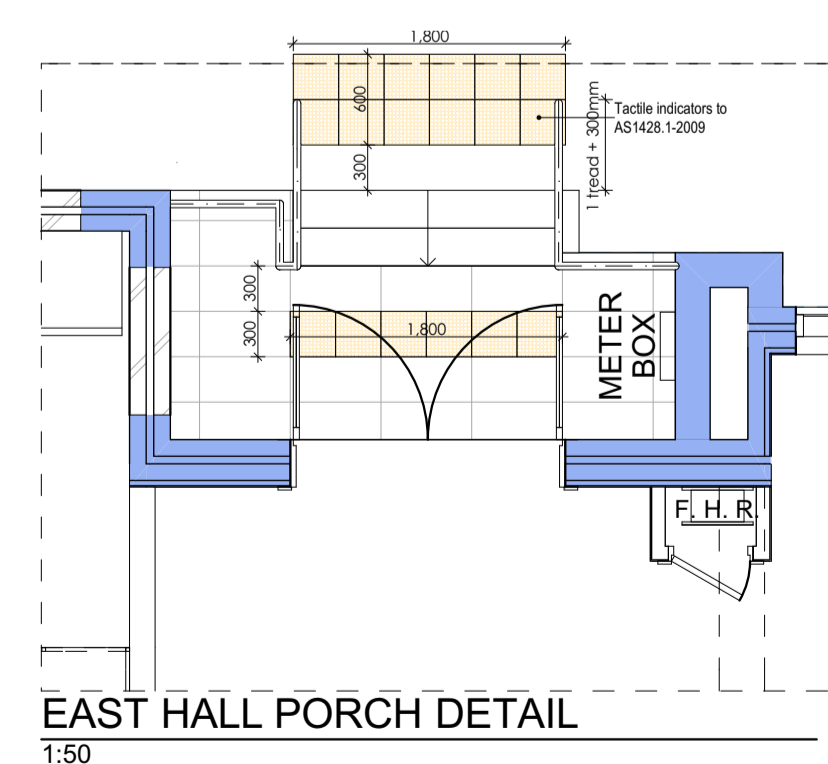
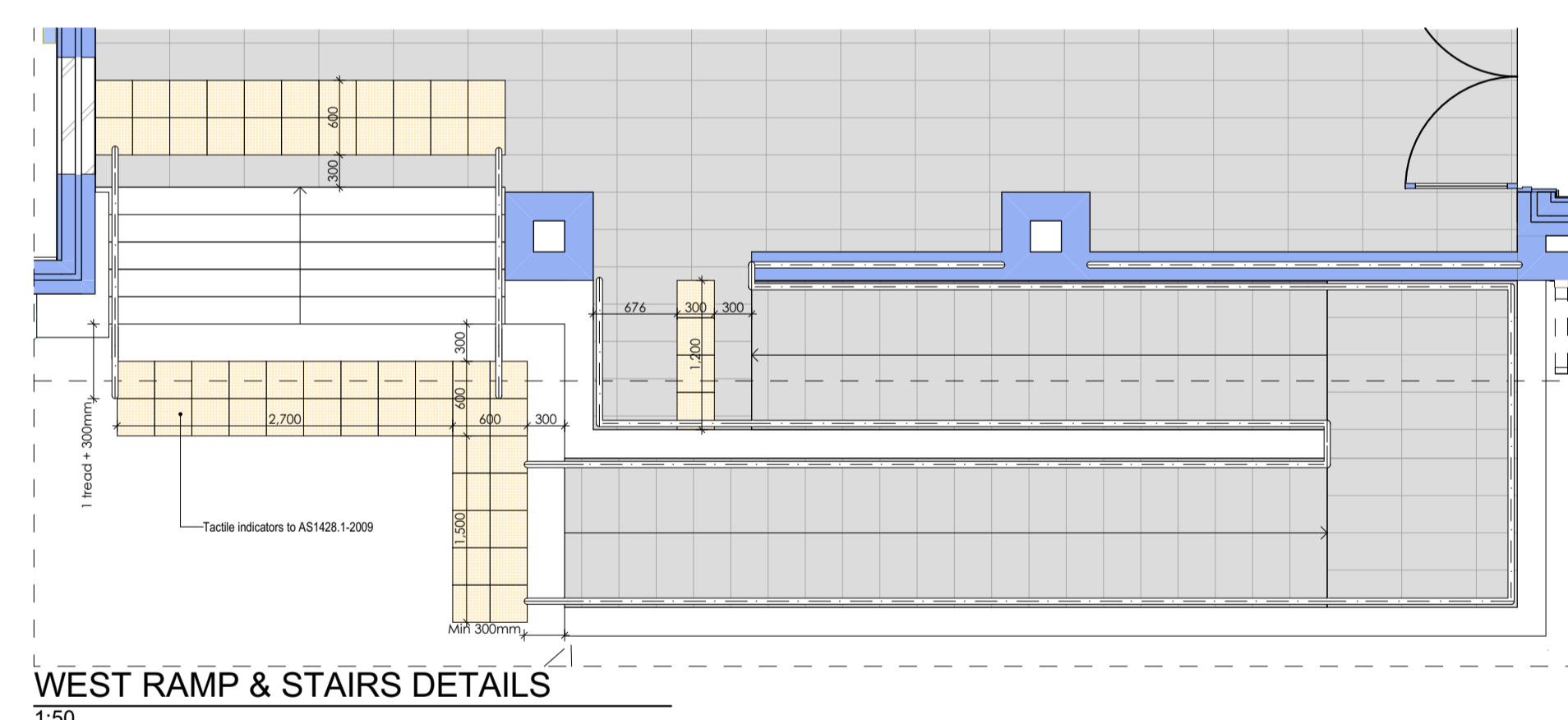
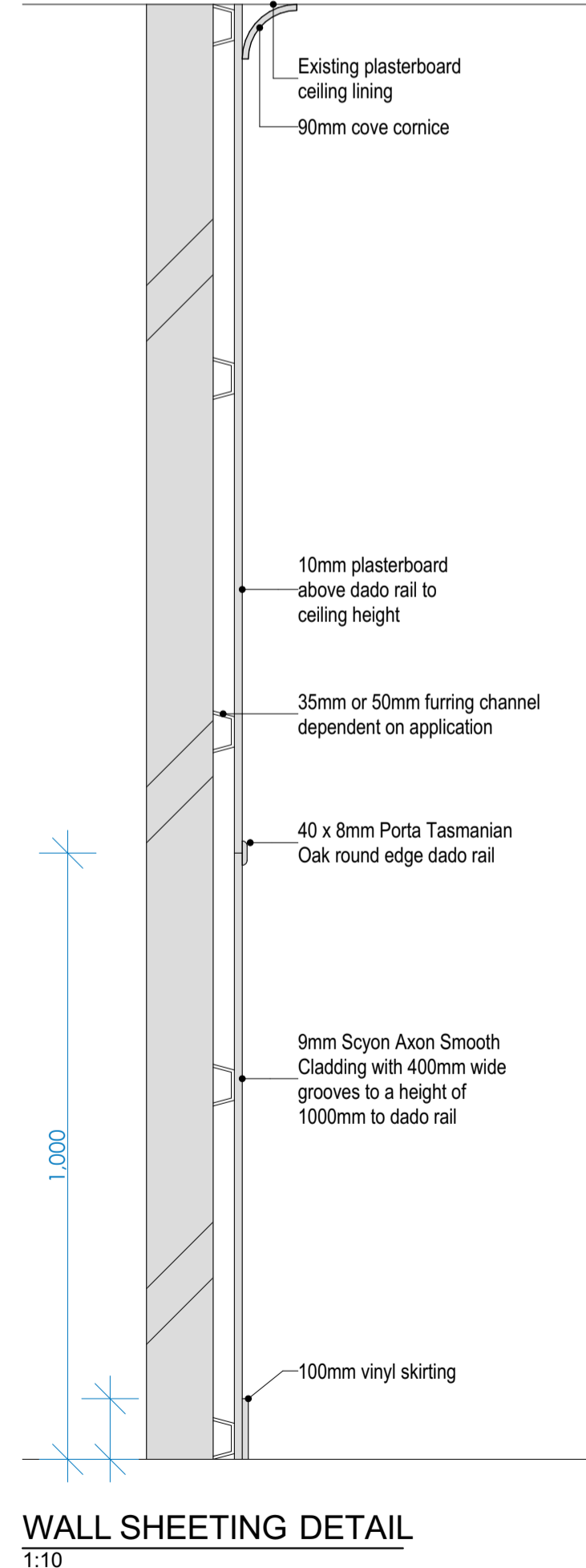
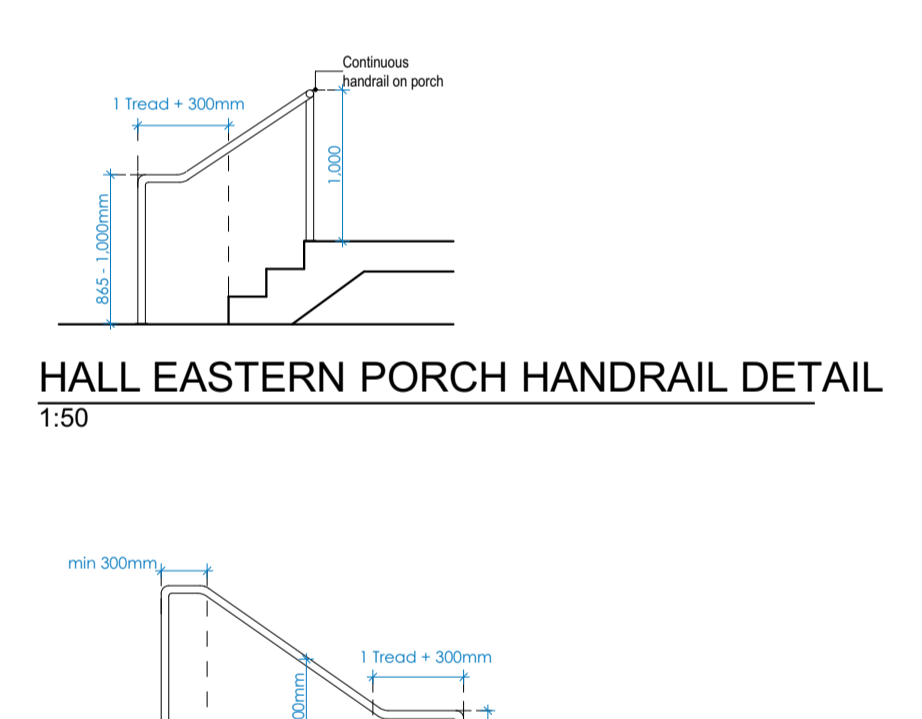
J HALL STORAGE NORTH 1:20 **K HALL STORAGE SOUTH** 1:20 **L OFFICE STORAGE 1 EAST AND WEST** 1:20 **M OFFICE STORAGE 2 WEST** 1:20



WEST UTILITY AREA 1:50 **SOUTH UTILITY AREA** 1:50 **EAST UTILITY AREA** 1:50



NORTH BIN ELEVATION 1:50 **EAST BIN ELEVATION** 1:50 **WEST BIN ELEVATION** 1:50

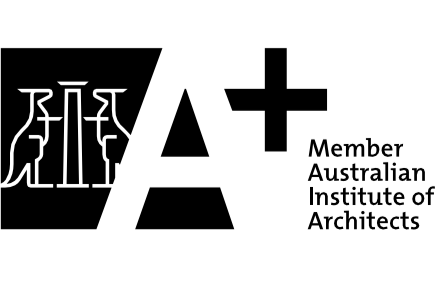


ENTRY PERGOLA NORTH 1:50 **ENTRY PERGOLA EAST** 1:50 **ENTRY PERGOLA SOUTH** 1:50 **ENTRY PERGOLA WEST** 1:50

Issue k:	
Issue j:	
Issue i:	
Issue h:	
Issue g:	
Issue f:	Additional Information 04/08/2020
Issue e:	Development Application 09/06/2020
Issue d:	RFI Amendments 28/04/2020
Issue c:	Client changes - for review 28/02/2020
Issue b:	Client changes - for review 03/02/2019
Issue a:	Initial Issue 01/07/2019

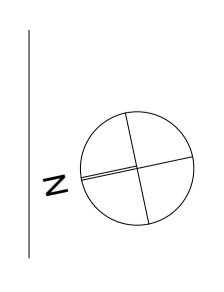


Greg Bretherton
Project Supervisor
E: greg.bretherton@penrith.nsw.gov.au
T: +61 2 4732 7481
M: 0428 079 082
PO Box 60,
Penrith NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



consultants:
Survey by: Vince Morgan Surveyors
Landscape by: Designcorp Architects
Stormwater by: N/A
SEE by: NA
Acoustics by: N/A
Traffic Report by: N/A
BASIX by: N/A
Structurals by: Capital Engineering

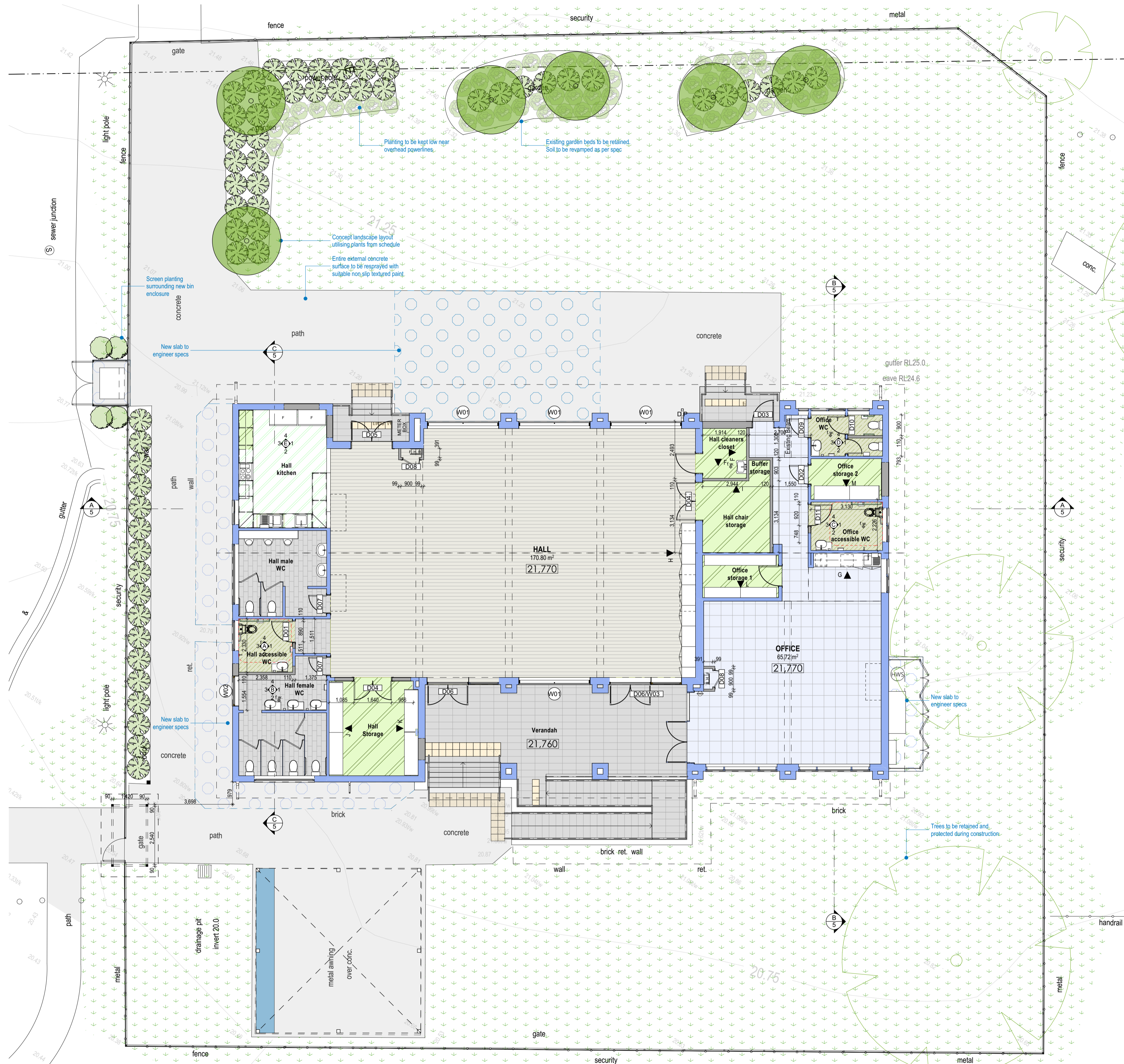
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16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
fax: +61 2 9630 9922
mobi: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - jae el-sabbagh 8707



project:	PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON
client:	MISC DETAILS
drawing:	PENRITH CITY COUNCIL
drawn:	A.M.
checked:	J.E.
scale:	as shown
date:	AUG20
ref:	2019-156
Council:	PCC
revision:	F



BOTANICAL NAME	COMMON NAME	HEIGHT	POT
Pennisetum alopecuroides	Swamp Foxtail	600mm	150mm
Lomandra longifolia	Spiry Head Mat-Rush	700mm	150mm
Westringia fruticosa	Coastal Rosemary	900mm	150mm
Callistemon 'Better John'	Better John Bottlebrush	1000mm	150mm
Murraya paniculata	Orange Jasmine	2500mm	150mm
Elaeocarpus reticulatus	Blueberry Ash	6000mm	25L

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Any minor levelling, whether cutting or filling shall be undertaken by the landscape contractor so that areas are left ready for final finishes. Adequate watering points shall be provided to enable the landscape contractor to maintain planted areas throughout construction and the maintenance period. Weeds are to be sprayed with 'Roundup' or similar, to manufacturer's directions and must be dead before being disturbed.

2. WORKS BY OTHERS

The following works shall be undertaken by others prior to the commencement of the landscape works:

-All approved trees to be removed (refer to DA stamped plans and DA consent)

-Tree protection fencing installed to all applicable trees

-Stripping and stock piling site topsoil

-Erosion control measures and siltation devices as per stormwater/hydraulics plans

3. DRAINAGE WORKS

In general the mass planted areas are to be built atop existing levels to improve drainage and to deflect water runoff around the site, if the contractor considers that certain areas require drainage then the principal's representative should be immediately notified for an inspection. Drainage works are to be carried out in accordance with the stormwater/hydraulics plans. Care is to be taken that levels do not deviate significantly.

4. TIMBER EDGING

Edging to be 100x38 F7 Rougher header H4 treated pine. Tanalith E treatment - chromium and arsenic free timber treatment that use copper and an organic azole co-biocide as active ingredients. Posts to be 25 x 25 x 450mm long hardwood. Nails to be galvanised timberlock twist nails - 50mm x 3.75mm. Install edging to finish flush with adjoining grass levels and secure with posts spaced at maximum 1200mm intervals placed on the garden side of the edging. All exposed edges of timber to be bevelled to prevent splintering.

5. REPEAL

6. MASS PLANTING

Soil mix to be suitable for improving depleted soils such as Botany Humus Mix from Australian Native Landscapes or similar. Samples to be shown to principal's representatives for approval before installation, written breakdown of contents, pH and trace elements and suitability for improving existing soils is to be provided. Soil mix to comply with AS 3743-2003: Potting mixes, AS 4419-2003: Soils for landscaping and garden use; and AS 4454-2003: Compost, soil conditioners and mulches. Water crystals to be Garden King Wettasol Granular deep watering agent form Amgro or similar.

Trees and plants shall be true to name and variety, substitutes in size or variety shall not be made without the approval of the principal's representative. Reference is to be made to the plant schedule.

All plants shall be true in size in well-developed healthy condition, free from insects, pests and disease, with well-established root systems. Sample of each species to be shown to principal's representative for approval before installation.

Installation to occur by the following method:

-Preparation of base levels by builder

-After construction of the buildings, apply additional gypsum at the rate of 200g/m² (if clay is encountered)

-Deep rip area below mass planted areas to a depth of 300mm

-Place 300mm layer of imported soil mix to all garden areas

-Apply 100g/m² of a complete native plant food to all garden areas

-Work fertiliser in with a rake and leave for one week prior to planting

Planting shall not be carried out in dry soil or in extreme weather conditions. The root systems must be moist before planting to ensure longevity. Plants shall be removed from their containers with as little disturbance as possible to the root ball. Plants should be planted at the same depth as in their respective pot to allow for a shallow saucer of soil to be formed around the plant to aid water penetration.

Avoid hilling up of top soil around young plant stems. Firm soil around the root ball and thoroughly soak the areas after planting. On completion, cultivate, rake and leave all garden areas in a neat and tidy condition. Remove old containers and plant labels from the site.

Fertiliser with an approved nine months formulation general slow release fertiliser such as 'Nutricole' or 'Osmocote' that is mixed into the prepared planting space just prior to planting. Fertiliser is to be applied at the rate as specified by the manufacturer for the plant size and type. Maintain all plants and ties and provide adequate watering for the duration of the contract.

Trees that are to be staked require two x 50x50mm x 1800mm long hardwood stakes secured either side of the trunk at 1000mm centres

7. GARDEN MULCH

Mulch to comprise a maximum 25mm fresh hardwood chips such as Eucalyptus Mulch from Australian Native Landscapes or similar. Samples to be shown to the principals representative before installation. Mulch to comply with AS 4454-2003; Composts, Soils Conditioners and Mulches.

Following planting, rake all garden areas and tamp lightly to give an even graded surface. Spread a 75mm layer of mulch over the surface of the garden beds and cover down to finish flush with top of pavements and garden edging. Care shall be taken not to mix soil and mulch together.

8. NEW LAWN AREAS

Turf shall be cultivated 'Sir Walter' Buffalo obtained from an approved commercial grower that is weed and disease free. Topsoil to be a turf topdressing with a high performance turf top-dressing such as Nitro-Top from Australian native Landscapes or similar. Samples to be shown to the principal's representative for approval before installation. Also provide written breakdown of contents, pH and trace elements and suitability for improving existing soils. Topsoil to comply with AS 4419-2003; Soils for landscaping and garden use.

Installation to occur by the following method:

-Preparation of base levels by builder

-After construction of the buildings, apply additional gypsum at 200g/m² (if clay is encountered)

-Deep rip area below lawn areas to a depth of 300mm

-Place 100mm layer of imported topsoil mix to all lawn areas

-Level and lightly compact topsoil to ensure a smooth surface

-Prior to final raking add fertiliser such as Dynamic Lifter to manufacturers details

-Turf to finish flush with adjoining pavements and edging. Top dress edges or low areas to ensure even surface

OTHER GENERAL NOTES

1. Contractors to verify all dimensions on site before commencing work

2. Do not scale off drawing. If in doubt all dimensions are to be verified by designer

3. This drawing is to be read in conjunction with the approved architectural, hydraulic, arborist and survey plans

4. All trees to be retained shall be protected as per arborist report and/or council requirements. All pruning shall be in accordance with A.S. 4373

5. All landscape works shall comply with all council DA & CC conditions and all relevant Australian Standards. Any deviation from the approved design is not authorised under the development consent. Any alteration to design and plant material must be approved by the accredited certifier

6. Irrigation system - If required, shall be designed & installed to comply with AS 2698.1-1994; AS 2698.2-1985; AS 2698.3-1990; water board and other relevant authority regulations

7. All landscape works are to be maintained for a period of 12 months after final completion. All plants that fail are to be replaced with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds

8. Minimum BASIX requirement in relation to native landscaped area to be met

MAINTENANCE SCHEDULE
To ensure the rapid establishment and long term success of the landscape works the contractor shall undertake a six month maintenance period after practical completion. During this time the contractor shall be responsible for the replacement of any failed plants or other materials. The following general maintenance tasks shall also be undertaken:

-Hand watering of plants on a regular basis equating to four times per week for the first two months (dependent on weather conditions and subject to water restrictions)

-Mowing of turfed areas every two weeks from October to March and every month from April to September (dependent of maintenance period)

-Checking of plants, stakes and ties every month

-Spraying of weeds every month

-Replacement of failed plants every three months

-Topping up of mulch after six months to maintain a 100mm cover

-Re-application of water crystals around plants after six months

-Analysing soil after six months and applying fertiliser in accordance with the recommendations of the soil analysis

CONCEPT LANDSCAPE PLAN

1:100

Issue k:	
Issue j:	
Issue i:	
Issue h:	
Issue g:	
Issue f:	04/08/2020
Issue e:	09/06/2020
Issue d:	28/04/2020
Issue c:	28/02/2020
Issue b:	03/02/2019
Issue a:	01/07/2019

client

PENRITH CITY COUNCIL

Greg Bretherton
Project Supervisor

E: greg.bretherton@penrith.city
T: +612 4732 7481
M: 0428 079 082
PO Box 60,
PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

www.dialbeforeyoudig.com.au

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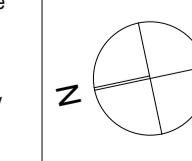
consultants:

Survey by: Vince Morgan Surveys
Landscape by: Designcorp Architects
Stormwater by: N/A
SEE by: NA

Acoustics by: N/A
Traffic Report by: N/A
BASIX by: N/A
Structurals by: Capital Engineering

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16 Dunlop Street
North Parramatta NSW 2151
ph: +61 2 9630 9911
fax: +61 2 9630 9922
mob: 0431 111 777
admin@designcorp.com.au
www.designcorp.com.au
nominated architect - joe el-sabbagh 8707

project: PROPOSED COMMUNITY HALL REFURB @ CNR PARKS & ALBERT AVENUE WERRINGTON

drawing: CONCEPT LANDSCAPE PLAN

client: PENRITH CITY COUNCIL

drawn: A.M. scale: as shown ref: 2019-156

checked: J.E. date: AUG20 Council: PCC

12 revision: F

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 (170.80m²) or the main office area (65.72m²). 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)



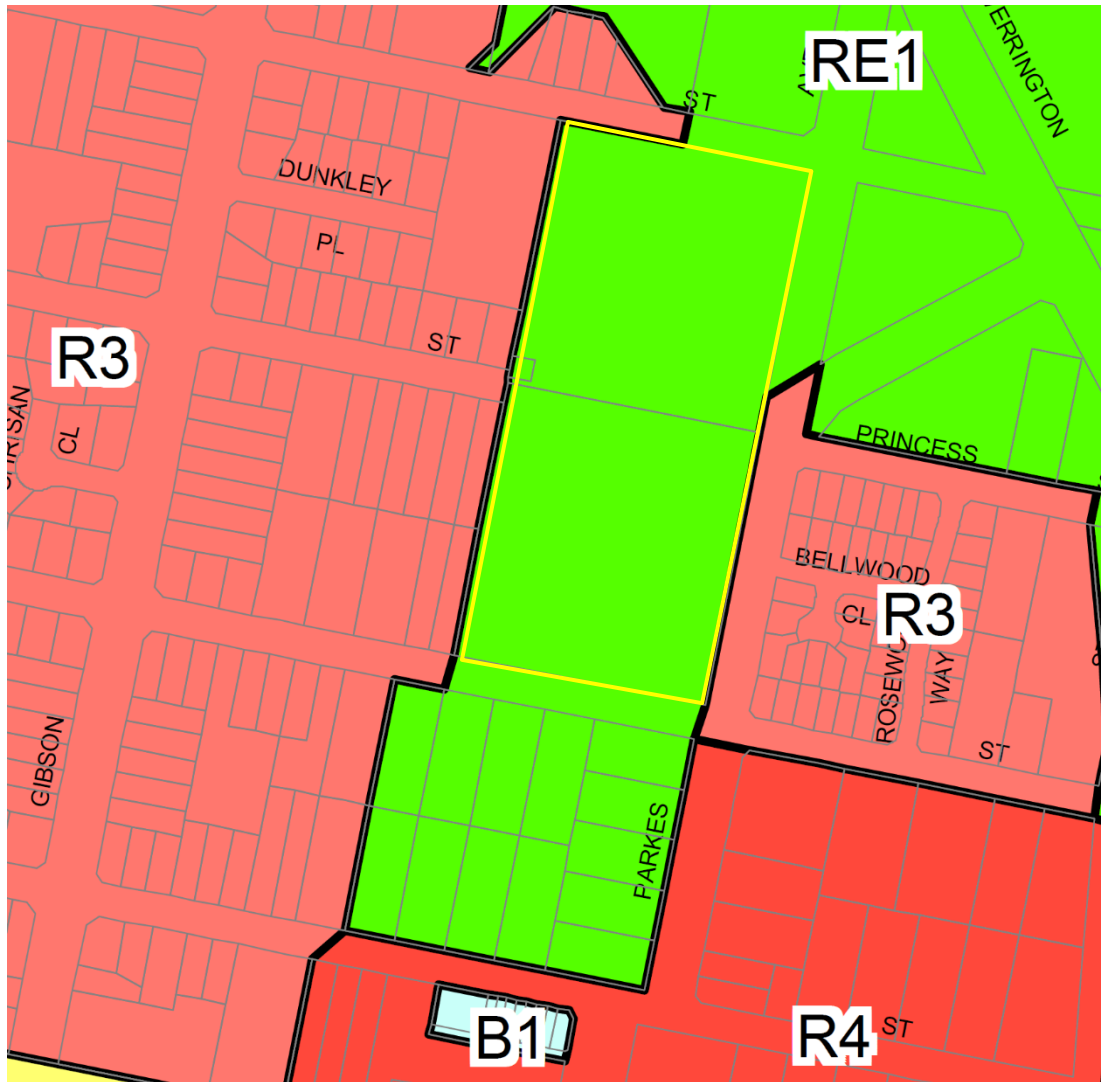
- Arthur Neave Community Hall
- Subject Site: Parkes Avenue Sporting Complex
- Lot 1 in DP 124238 (21 Parkes Avenue, Werrington)
- 2 in DP 124238 (43 Parkes Avenue, Werrington)

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



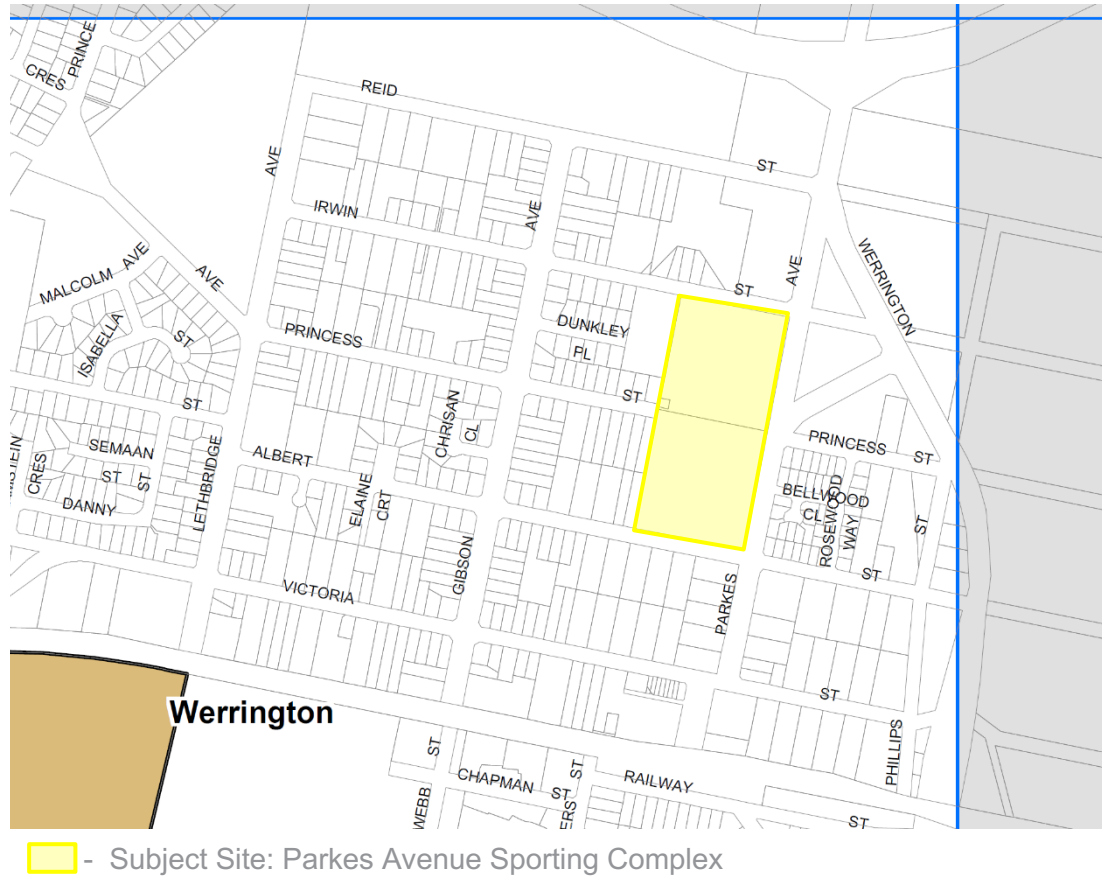
Photograph 6: Shows existing metal awning situated to the rear of the building



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 (170.80m²) or the main office area (65.72m²).

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
1 Character of the area	
<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>	The proposed signage (2 x business identification signage) will replace 2 x existing business identification signage. 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).
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	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.
2 Special areas	
<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>	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.
3 Views and vistas	
<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>	The signage is contained below the existing building roof line and does not impact on the skyline or reduce the quality of vistas.
4 Streetscape, setting or landscape	
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	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.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	The signage will assist partly with providing visual interest whilst breaking up the face of the community hall.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	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).

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.
5 Site and building	
<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.
6 Associated devices and logos with advertisement and advertising structures	
<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.
7 Illumination	
<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.
8 Safety	
<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 -

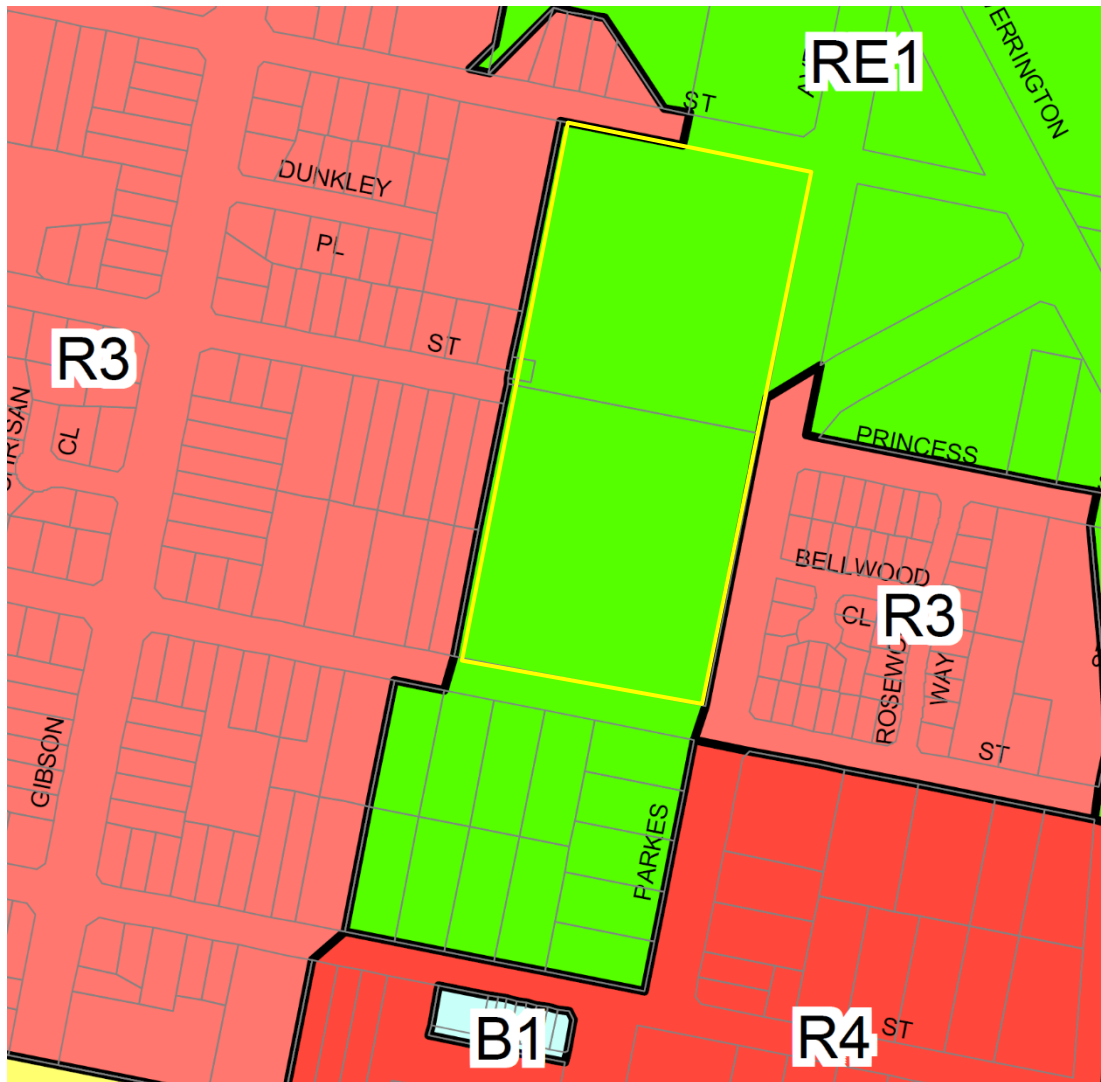
- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

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
Zoning	RE1 – Public Recreation	'Community Facilities' continue to be a permissible land use within the RE1 – Zone.	Yes
Part 2 Permitted or Prohibited Development			
2.3	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.	Yes
2.6	Subdivision – consent requirements	No subdivision is proposed.	N/A
2.7	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>	Yes
Part 4 Principal Development Standards			
4.3	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>	N/A
4.4	Floor space ratio	No FSR control applies to the subject site. Not relevant.	N/A
Part 5 Miscellaneous Provision			
5.10	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>	N/A

Clause	Controls	Comments	Complies
Part 7 Additional Local Provisions			
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.	Yes
7.2	Flood planning	Not affected by the proposal.	N/A
7.3	Development on natural resources sensitive land	The subject site is not identified on the Natural Resources Sensitive Map. Not applicable.	N/A
7.4	Sustainable Development	Not affected by the proposal.	N/A
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map.	N/A
7.6	Salinity	Not affected by the proposal	N/A
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.	Yes

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
C1 Site Planning and Design Principles			
1.1	Site Planning	<u>1.1.1 Site Analysis</u>	
		The development proposes to undertake appropriate refurbishment works to an existing community hall and as such a site analysis is not required.	N/A
		<u>1.1.2 Key Areas with Scenic and Landscape Values</u>	
		The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010.	N/A
		Not applicable.	
1.2	Design Principles	<u>1.2.2 Built Form – Energy Efficiency and Conservation</u>	
		Not applicable to the current application.	N/A
		<u>1.2.3 Building Form – Height, Bulk and Scale</u>	
		The development proposes to undertake refurbishment of an existing community hall, noting no changes to the height, bulk and scale of the existing building.	N/A
		<u>1.2.4 Responding to the Site's Topography and Landform</u>	
		Does not affect the proposal.	N/A
		<u>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</u>	
		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.	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
C2 Vegetation Management			
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
C3 Water Management			
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
C4 Land Management			
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
C5 Waste Management			
		No change to the existing waste management arrangement.	
C6 Landscape Design			
		The modification will result minor changes to the existing landscape scheme, however the existing landscape arrangement will be retained.	Yes
C7 Cultural and Heritage			
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. 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
C9 Advertising and Signage			
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
C10 Transport, Access and Parking			
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.


WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL
Site Address: Corner Parkes Avenue & Albert Street Werrington
Applicants name and address: <u>Designcorp Australia Pty Ltd</u> <u>16 Dunlop Street North Parramatta NSW 2151</u>
Phone: <u>9630 9911</u> Fax: <u>9630 9922</u>
Buildings and structures currently on the site: <u>Single storey brick community hall</u>
Brief description of proposal: <u>Minor internal alterations and general update of facilities</u>
<p>The details provided on this form are the intentions of managing waste relating to this project.</p> <p>Signature of applicant  Date: <u>10/06/2020</u></p>

STAGE ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.

Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- green waste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- Destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- Vehicle access to the site and to storage and container areas.

Demolition Stage One – To be completed for proposals involving demolition

Materials on Site		Destination		
		Reuse & recycling		Disposal
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	e.g.. 2m3	e.g. clean and reuse for footings and broken bricks behind retaining walls	e.g. sent by XYZ Demolishes to ABC Recycling Company	e.g. nil to landfill
Excavation material	0m3			
Green waste	0m3			
Bricks	4m3		Hallinans Recycling	
Tiles	0m3			
Concrete	0m3			
Timber – please specify	5m3			Waste Mulgoa Tip
Plasterboard	2m3			Waste Mulgoa Tip
Metals	2m3		Sims Metal 43 Ashford Avenue Milperra	
Asbestos	2m3			Waste Mulgoa Tip
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	2m3			Waste Mulgoa Tip

STAGE TWO – CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

- Consider the following measures that may also save resources and minimise waste at the construction stage:
 - Purchasing Policy – i.e. Ordering the right quantities of materials and prefabrication of materials where possible;
 - Reusing formwork;
 - Minimising site disturbance, limiting unnecessary excavation;
 - Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling;
 - Co-ordination/sequencing of various trades.

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:

- ii. Quantify materials for the project
- iii. Use margin normally allowed in ordering
- iv. Copy these amount of waste into your waste management plan

- When estimating waste the following percentages are building “rule of thumb” and relate to renovations and smallhomebuilding:

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m²
Concrete = 2.4 tonne per m³
Bricks = 1.0 tonne per m³
Tiles = 0.75 tonne per m³
Steel = 2.4 tonne per m³

- To improve provide more reliable figures:
- Compare your projected waste quantities with actual waste produced;
- Conduct waste audits of current projects;
- Note waste generated and disposal methods;
- Look at past waste disposal receipts;
- Record this information to help estimate future waste management plans.
- On a waste management plan amounts of waste may be stated in – m² or m³ or tonnes (t).

Construction Stage Two – for proposals involving construction

Materials on Site		Destination		
		Reuse & recycling		Disposal
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	e.g.. 2m3	e.g. clean and reuse for footings and broken bricks behind retaining walls	e.g. sent by XYZ Demolishes to ABC Recycling Company	e.g. nil to landfill
Excavation material				
Green waste				
Bricks	1m3		Hallinans Recycling	
Tiles	1m3		Hallinans Recycling	
Concrete	1m3		Hallinans Recycling	
Timber – please specify	1m3			Waste Mulgoa Tip
Plasterboard	1m3			Waste Mulgoa Tip
Metals				
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	1m3 Inc. cladding & glazing			Waste Mulgoa Tip

STAGE THREE – DESIGN OF FACILITIES

- The following details should be shown on your plans:
 - Location of temporary storage space within each dwelling unit;
 - Location of Waste Storage and recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage & Recycling Room;
 - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
 - Location of communal composting area.
 - Access for vehicles.
- Every builder shall be provided with a Waste Storage and Recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Stage 3 – Design of Facilities – To be completed if designing waste facilities for the proposed development

Type of waste to be generated	Expected volume per week	Proposed on site storage and treatment facilities	Destination
Please specify. For example: glass, paper, food waste, offcuts etc	Litre of m3	For example: • waste storage & recycling area • garbage chute • on-site composting • compaction equipment	• recycling • disposal • specify contractor
Commercial Recyclables 1. Home paper and cardboard waste 2. Glass, aluminium and plastic (bottles)	1. 240L 2. 240L	240 Litres waste bin for paper, cardboard, glass, plastic and aluminium	Paper/cupboard to recyclers Glass/aluminium & plastic to collected by council appointed contractor
Total	2 Bins		
Commercial Non-recyclables 1. Food scraps etc. 2. Other plastics e.g. wrapping 3. Unrecyclable waster	1. 240L 2. 240L 3. 240L	240 Litres waste bin	To be collected by Council appointed contractors
Total	3 Bins		

Note: details of on-site waste management facilities should be provided on plan drawings accompanying your application.

Report Type: DA Access Report
Reference Number: 19277
Client: Designcorp
Site Address: Arthur Neave Community Hall, Werrington, NSW



ACCESS REPORT

Vista Access Architects



Company Details

Vista Access Architects Pty. Ltd
ABN 82 124 411 614 ARN 6940
ACAA 281, CP 006, LHA 10032

Postal Address

POBox 353
Kingswood
NSW 2747

Contact details

www.accessarchitects.com.au
admin@accessarchitects.com.au
Farah Madon 0412 051 876

Project Summary:

This Access Compliance Report is to accompany a Development Application for the development proposed at Arthur Neave Community Hall, Werrington, NSW.

This development proposes Additions and Alterations to an Existing building for Community Centre. The development is within Penrith Council LGA.

The development has building classification as detailed below;

- Class 9b (assembly building, school)

This Access report is based on the relevant components of;

- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access relevant sections of Building Code of Australia 2019.

ASSESSED BY



Jenny Desai

*ACAA Associate Access Consultant
ACAA Membership number 572*

PEER REVIEWED BY



Farah Madon

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032*

Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-9492 dated 05-11-2019. Fee proposal was accepted by Client on 05-11-2019.

Assessed Drawings:

The following drawings by Designcorp Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
C2	K	20-08-2019	Ground floor- General layout
C3	C	20-08-2019	Demolition plan

Document Issue:

Issue	Date	Details
Draft 1	06-11-2019	Issued for Architect's review
A	01-12-2019	Issued for DA

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this project.

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction. Assessment is based on classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder is to allow for construction tolerances. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regards to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

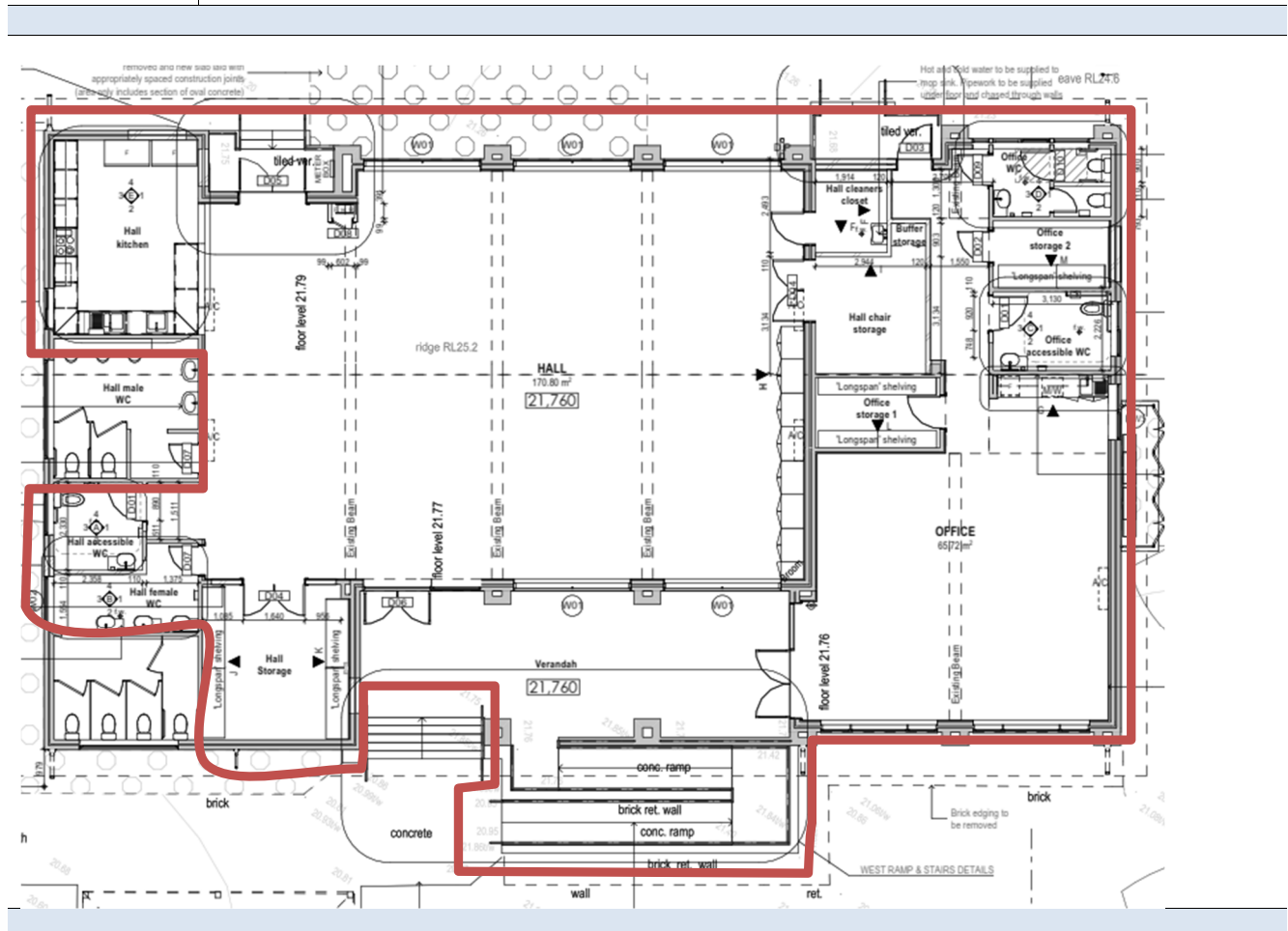
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that the requirements listed in this report are met and the construction to be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

A report issued for DA (development application) is not suitable for use for CC (construction certificate) application.

Compliance assessment with Disability (Access to Premises-Building) Standards 2010 (APS) for Existing Buildings

Affected part upgrades

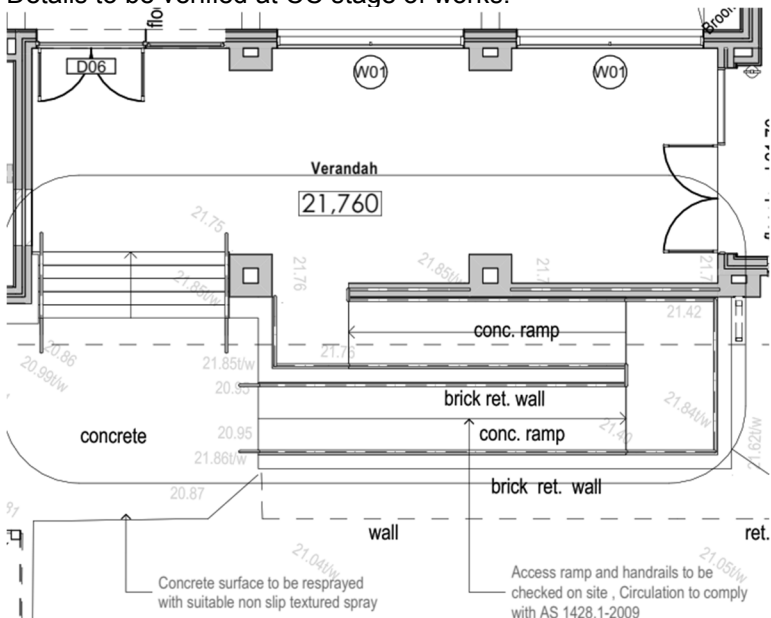
<p>Requirement</p>	<ul style="list-style-type: none"> - In general, APS covers new building work to existing buildings, such as an extension or an upgrade. - APS only applies to the part of the building that is the subject of the building approval application (i.e. new and modified works) and the 'affected part' of works. - Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application. - The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work. - When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel. - Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.
<p>Compliance Comments</p>	<p>Capable of compliance.</p> <p>As stated in the above requirements, APS only applies to,</p> <ul style="list-style-type: none"> - New works, - Modified works and - Works within the 'affected part' <p>In this development, the new works, modified works and works within the 'affected part' have been shown in the plan below with a red boundary.</p> <p>Details to be verified at CC stage of works.</p>



Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

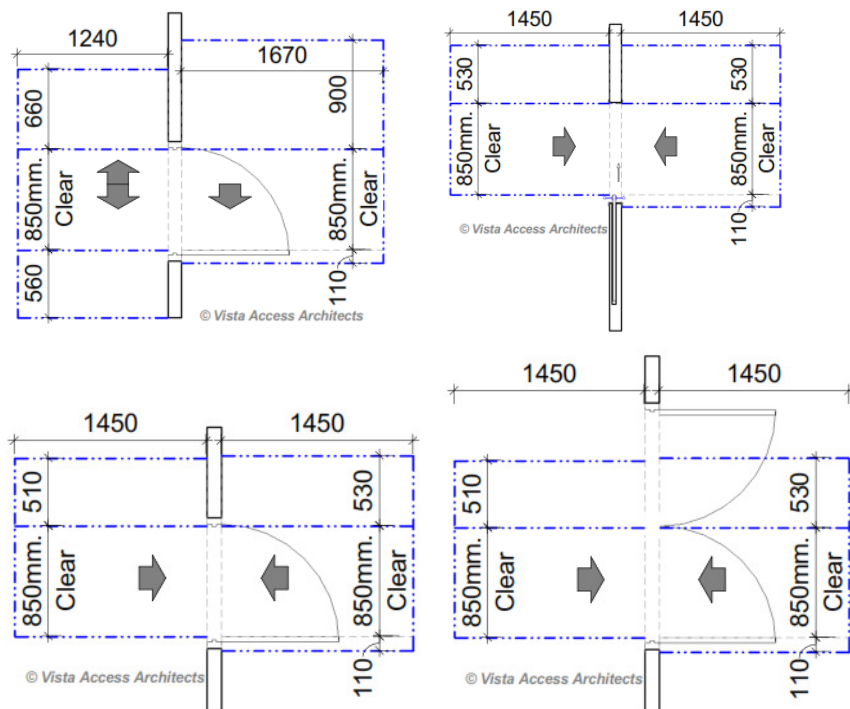
Henceforth the access requirements in this report only apply to the new areas, modified areas and areas within the affected path as noted earlier in the report.

BCA Part D3 Access for People with a Disability

	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	Class 9b- Assembly building not being a schools and early childhood centres. <ul style="list-style-type: none"> - To wheelchair seating spaces (if applicable have been assessed further on in the report). - To all areas except tiers that do not contain wheelchair seating spaces.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible. Wheelchair seating requirements have been discussed in detail further on in the report. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings. - Main pedestrian entry door for existing buildings (as per APS). - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Access by means of 1:14 grade ramps has been provided to the main entry doorway. <p>The existing ramp may require updated to ensure full compliance with AS1428.1 Details to be verified at CC stage of works.</p> 
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Accessway is required through: <ul style="list-style-type: none"> - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies. The building has only 1 pedestrian entry, which has been designed to be accessible. Details to be verified at CC stage of works.

Requirement	Where accessible pedestrian entry has Multiple doorways: <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
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Compliance Comments	Capable of compliance. In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.
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Note that the circulation spaces (other than doorway threshold ramp) to have a maximum floor grade of 1:40. Where there is a level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp. This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D3.3 Parts of buildings required to be accessible

Requirement	Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with: <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
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Compliance Comments	Capable of compliance. Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.
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Requirement	Step ramp if provided is to be compliant with: <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
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Compliance Comments	N/A No step ramps have been identified within the new works, modified works or within the affected path.
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Requirement	Kerb ramp if provided is to be compliant with: <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
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Compliance Comments	N/A No kerb ramps have been identified within the new works, modified works or within the affected path.
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Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with: <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586. 																	
Compliance Comments	N/A No stairways have been identified within the new works, modified works or within the affected path.																	
Requirement	Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009. <ul style="list-style-type: none"> - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc. 																	
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.																	
Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects: <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and - Slip resistance to comply with BCA Table D2.14. 																	
Compliance Comments	N/A No stairways have been identified within the new works, modified works or within the affected path.																	
Requirement	Slip resistance requirements as per BCA BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586: <table border="1" data-bbox="347 1115 1458 1312"> <thead> <tr> <th rowspan="2">Application</th> <th colspan="2">Surface conditions</th> </tr> <tr> <th>Dry</th> <th>Wet</th> </tr> </thead> <tbody> <tr> <td>Ramp steeper than 1:14</td> <td>P4 or R11</td> <td>P5 or R12</td> </tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Tread or landing surface</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Nosing or landing edge strip</td> <td>P3</td> <td>P4</td> </tr> </tbody> </table> <p>HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11																
Tread or landing surface	P3 or R10	P4 or R11																
Nosing or landing edge strip	P3	P4																
Compliance Comments	Capable of compliance. For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.																	
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.																	
Compliance Comments	N/A. No lifts identified within the new works, modified works or within the affected path.																	
Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.																	
Compliance Comments	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.																	

Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	Complies. - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. Details to be verified at CC stage of works.
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance Comments	Capable of compliance if carpets are provided. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.
BCA Part D3.4 Exemption	
Requirement	Access is not required to be provided in the following areas: - Where access would be inappropriate because of the use of the area - Where area would pose a health and safety risk - Any path which exclusively provides access to an exempted area
Compliance Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns. Where a care taker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.
BCA Part D3.5 Accessible Carparking	
Requirement	Class 9b School - 1 Accessible car parking space per 100 spaces provided Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	N/A No changes have been proposed to the parking spaces and therefore no accessible parking space requirements are triggered by this application.
BCA Part D3.6 Signage	
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities  Signage must incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a SOU unit in a Class 3 or Class 9c building. Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.
Compliance Comments	Capable of compliance. Unisex accessible LH transfer toilet has been provided near the bank of toilets Unisex accessible RH transfer toilet has been provided near office area. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement	<p>Braille and Tactile signage is required to identify Ambulant Sanitary facilities Place sign on ambulant toilet cubicle door.</p> 
Compliance Comments	<p>Capable of compliance One new unisex accessible ambulant toilet has been provided. The above signage will be required to the same. Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p> <p>Note: BCA requires female and male ambulant facilities. However, in this case, it is our opinion that a unisex ambulant facility is suitable.</p>
Requirement	<p>Braille and Tactile signage is required to identify Hearing Augmentation International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used.</p> 
Compliance Comments	<p>Capable of compliance. If Hearing augmentation is provided, the signage for the same will be required. Details of selected signage to be verified at CC stage of works.</p>
Requirement	<p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> - The floor level number or - Floor level descriptor or - A combination of both of the above. <p>Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. Image of the running person is optional.</p> 
Compliance Comments	<p>Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>
Requirement	<p>Signage is required to a non-accessible pedestrian entrance</p>
Compliance Comments	<p>N/A The development has only 1 entry which has been designed to be accessible.</p>
Requirement	<p>Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.</p>
Compliance Comments	<p>N/A</p>
Requirement	<p>All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.</p>
Compliance Comments	<p>Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.</p>

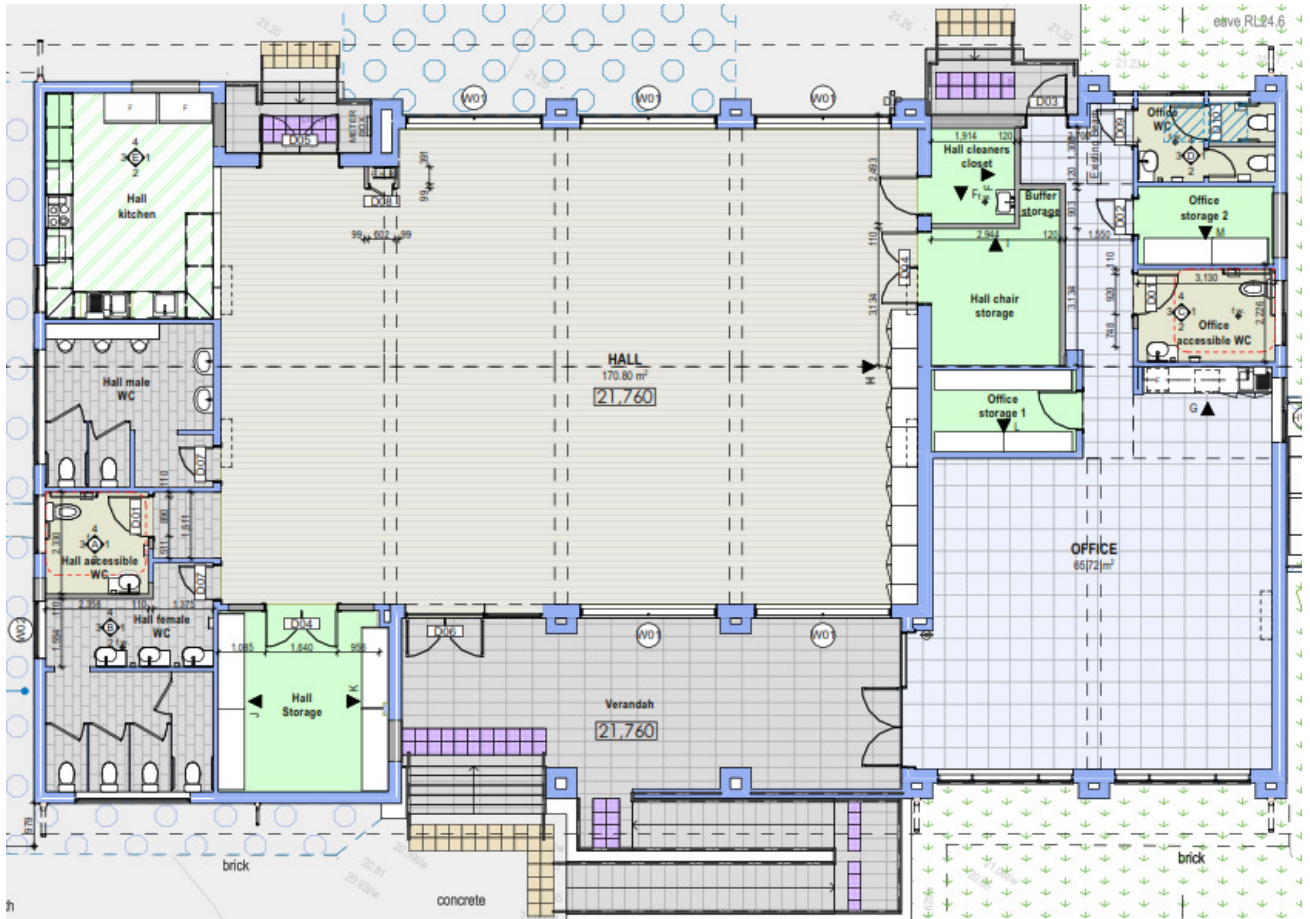
	BCA Part D3.7 Hearing Augmentation
Requirement	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.
Compliance Comments	Capable of compliance. If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided. This will be verified at the CC stage of works.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	TGSIs are required when approaching: <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	Capable of compliance. TGSIs selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part D3.11 Limitations on Ramps
Requirement	On an accessway: <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	Complies.
	BCA Part D3.12 Glazing on Accessways
Requirement	Glazing requirements: Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	Complies. Unisex accessible LH transfer toilet has been provided near the bank of toilets Unisex accessible RH transfer toilet has been provided near office area.

Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1-2009
Compliance Comments	<p>Capable of compliance. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <p><i>RH transfer toilet shown above</i> <i>LH transfer toilet shown above</i></p> <p>Note: Location of door is indicative only.</p>
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	<p>Complies The following Ambulant facilities have been provided 1 Unisex Ambulant use toilet for office staff use. Details to be verified at CC stage of works.</p>
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	<p>Capable of compliance. Detailed features of the Ambulant use toilets will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>
BCA F2.4(a) Accessible unisex sanitary compartments	
Requirement	Class 9b - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	<p>Complies 1 Unisex accessible LH transfer toilet has been provided near the bank of toilets 1 Unisex accessible RH transfer toilet has been provided near office area.</p>
BCA F2.4(b) Requirements for Accessible unisex showers	
Requirement	Class 9b - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	<p>N/A No common use shower facilities have been identified in the development.</p>

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	<p>The following accessibility requirements apply only to:</p> <ul style="list-style-type: none"> - New areas, modified areas and areas within the 'affected part' of works as identified earlier in the report
Requirement	<p>Accessway width requirements</p> <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	<p>Complies. Details to be verified at CC stage of works.</p>
Requirement	<p>Doorway requirements</p> <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	<p>Capable of compliance. Details to be verified at CC stage of works.</p>
Requirement	<p>Door hardware requirements</p> <ul style="list-style-type: none"> - Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	<p>Capable of compliance. Door hardware selections generally take place at CC stage of works. Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	<p>Luminance contrast requirements for doorways.</p> <ul style="list-style-type: none"> - All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	<p>Capable of compliance. Painting schedule is generally developed at the CC stage of works. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements. Selection details are to be verified at CC stage of works.</p>
Requirement	<p>Floor or ground surfaces</p> <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	<p>Capable of compliance. Floor surface selections generally take place at CC stage of works. Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	<p>Switches, Controls and Lighting requirements</p> <ul style="list-style-type: none"> - All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	<p>Capable of compliance. Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.</p>



Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non-provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

For new kitchens it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, Livable Housing & Changing Places Registered Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. License no 10032
- Registered Assessor of Changing Places Australia. Registration no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting
- Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Vice President of Association of Consultants in Access Australia
- Convener of the ACAA's Access related Practice and Advisory Notes
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member
- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.

Meet our team

Vanessa Griffin- Access Consultant

ACAA Accredited Access Consultant & Livable Housing Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 500
 - Member of AIBS – Australian Institute of Building Surveyors
- Vanessa's Educational Profile and Qualifications include:
- Diploma of Surveying and Diploma of Health and Building Surveying
 - Certificate IV in Access Consulting

Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting





17 August 2020

General Manager
Penrith City Council
P O Box 60
PENRITH NSW 2751

Attn: Peter Wood - Development Services Manager

Dear Peter,

Re: Peer Review – Development Application No. DA 20/0340 – Refurbishment Works to an Approved Community Facility – 21 & 43 Parkes Ave, Werrington

I refer to the above development application, which includes land owned by Penrith City Council for Refurbishment Works to an Approved Community Facility, including signage.

I have reviewed the development application documentation and the draft Council Officer's Report prepared by your Development Assessment Planner Jake Bentley. I concur with the findings and recommendations of the draft Report.

It is understood that the existing Community Facility and proposed refurbishment works are on Council's land and Council is the applicant and as such determination is required by the Local Planning Panel.

Notification of the proposal was undertaken to surrounding properties and no submissions were received.

The site is primarily zoned RE1 Public Recreation under Penrith Local Environmental Plan 2010 and the proposal is permissible with Council's consent as a Community Facility. The proposal is compatible with the zone objectives and the existing centre, residential area and areas of open space. The proposed works do not alter the height of the building.

There is no change proposed to the capacity of the facility, nor the hours of operation or car parking. The proposed refurbishment works, and new signage will improve the appearance and functionality of the existing facility. An Access Report was submitted to address access requirements and works are proposed in this regard including modification to an existing ramp to comply.

The provisions of the relevant environmental planning policies including SEPP 64 relating to signage and DCP 2014 relevant to the proposal have been suitably addressed.

The aesthetic, functionality and community benefits of the refurbishment works are far reaching, with minimal works required. The works are away from residential properties, and the changes to the centre will benefit the surrounding residents with respect to the appearance of the facility. In terms of amenity impacts, no increase in noise impacts from the proposed works is envisaged and the

colours and materials are compatible with the existing development and surrounds. New landscaping is also proposed which screens the bin area and softens any hardstand areas.

I consider that the proposal for Refurbishment Works to an Approved Community Facility, including signage is well founded and has had regard to the constraints of the site and amenity impacts.

It is concluded that the proposed works are permissible under Penrith Local Environmental Plan 2010 and is in keeping with the zone and objectives and has minimal impact upon the nearby residential dwellings and that the assessment has suitably considered the key considerations of Section 4.15 of the Environmental Planning & Assessment Act, 1979. The recommendation and proposed conditions are considered to be appropriate.

Yours faithfully,



Town Planning Consultant

Bachelor of Environmental Planning

Member Planning Institute of Australia, CPP

0411 692 662

landmarkplanning@outlook.com

ABN: 38603647150 ACN: 603647150