



Barbara Tarnawski Architects

# Statement of Environmental Effects

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

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**Introduction**

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

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

**The Site**

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

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

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

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



Source six maps

## **The Proposal**

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

The floor area will remain unchanged.

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

The entry gate and veranda posts are to be replaced.

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

New LED downlights are to replace existing façade lighting.

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

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

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

## **Statutory Planning Controls and Compliance**

Environmental Planning Instruments:

Penrith Local Environmental Plan 2010

Penrith Development Control Plan 2014

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

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

#### *Zone RE1 Public Recreation*

##### *1 Objectives of zone*

- To enable land to be used for public open space or recreational purposes.*
- To provide a range of recreational settings and activities and compatible land uses.*
- To protect and enhance the natural environment for recreational purposes.*
- To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.*
- To provide land for the development of services and facilities by public authorities for the benefit of the community.*

##### *2 Permitted without consent*

*Nil*

*Statement of Environmental Effects Werrington Downs Neighbourhood Centre.*

*20 Brookfield Avenue, Werrington Downs.*

3 Permitted with consent

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

4 Prohibited

Any other development not specified in item 2 or 3

Community Facilities are permissible with consent in this zone.

**Penrith Development Control Plan 2014**

**5.3.1 Part C City Wide Controls**

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

**C1** Site Planning and Design Principles

**C1.2.6**

Maximising Access and Adaptability

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

**Part D Land Use Controls**

**5 Other Land Uses**

**C5** Waste Management

A waste management plan accompanies this application.

**C7** Culture and Heritage

The proposal will have no impact on existing Culture or Heritage

**C9** Advertising and Signage

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

## **Other Matters**

### Context & Setting

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

### Public Domain

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

### Heritage

There are no heritage items surrounding this proposal.

### Other Land Resources

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

### Wastewater

Wastewater connections existing for this building.

### Water

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

### Flora & Fauna

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

### Waste

Existing waste management facilities exist for the site and locality.

### Noise & Vibration

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

### Natural Hazards

There are no natural hazards associated with the site.

### Technological Hazards

Not applicable.

### Safety, Security & Crime Prevention

Existing security systems will remain in place.

### Social Impact in the Locality and in the public interest

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

### Economic Impact in the Locality

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

*December 18, 2019*

Barbara Tarnawski **Architects**

Cumulative Impacts

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

The suitability of the site for the development

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

**Conclusion**

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

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

It meets the zone objectives.

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

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