PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

DA 40/0000
DA19/0220
Alterations and Additions to an existing community facility
4 Lawson Street, EMU PLAINS NSW 2750
Lot 7042 DP 93967 Lot 1 DP 650753
26 March 2019
Jake Bentley
RE1 Public Recreation - LEP 2010
Class 9b
Approve

Executive Summary

Council is in receipt of a development application for the internal and external alterations and additions to improve access to and within an existing converted school building being a locally listed heritage item under the Penrith Local Environmental Plan 2010 (PLEP) at 4 Lawson Street, Emu Plains. The subject site's are zoned RE1 Public Recreation and the proposed works are considered ancillary to the existing building's approved use as a before and after school service, family history centre and community hall.

In accordance with Clause 4.4 of Appendix F4 in the Penrith Development Control Plan (DCP) 2014 the application was notified to surrounding property owners and exhibited between 11 April and 25 April, 2019. In addition, due to the proposed works being to a heritage item and ownership of the subject site's the proposal was advertised in the Western Weekender newspaper. 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 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 of the subject development application is Penrith Council and the proposed works involve internal and external alterations to a locally listed heritage item, 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 subject sites are legally defined as Lot 1, DP 650753 and Lot 7042, DP 93967 and are located on the northern side of The Great Western Highway with a collective site area of 14,265m². It is noted that Lot 7042, DP 93967 (being the eastern lot) primarily relates to the proposed works with a small portion of the subject building within it's north-eastern corner encroaches Lot 7042, DP 93967.

The subject site is occupied by numerous trees and buildings as well as two internal car parking areas. The site is zoned RE1 Public Recreation under PLEP 2010, is identified as being a low flood island and therefore impacted by flood related development controls. The building relating to the proposed works is identified as local heritage item number 76 'Emu Plains Public School (former) and trees' under Schedule 5 Environmental Heritage of PLEP 2010.

The adjoining eastern and southern sites are publically owned and occupied by Dukes Oval and Hunter Fields whilst the neighbouring north-western sites are zoned R2 Low Density Residential and occupied by detached dwellings. The neighbouring western site is zoned B2 Local Centre and occupied by the Lennox Shopping Centre.

The subject sites benefit from a number of previous approvals as follows;

- DA20/84 Neighbourhood Centre
- DA12/88 Conversion of School Building (Before & After School Service, Family History Centre, Community Hall)
- DA001109 Community Centre Addition & Alteration
- DA143/88 Additions to Amenities Building
- DA184/84 A Recreational Area
- DA318/86 A Branch Library
- DA308/82 Child Care Centre
- DA993145 Sign
- DA00/1109 Community Centre Addition & Alteration
- DA08/0638 Sail Shade Structure

Proposal

The proposed development involves the following external and internal works to the subject building:

- Alterations to the north-eastern portion of the building to provide for a new accessible water closet and removal of a ramp to be replaced with new concrete steps,
- Construction of a new deck to the northern elevation of the building including a ramp,
- Removal of storage area north of storage area, conversion of storage area to a kitchen and removal of window within the existing storage area to provide for a new kitchen door,
- Reconstruction of area north of western hall to provide for a new store room, new ambient water closet, new ante room and new accessible water closet,
- New concrete steps to the south of the western hall,
- Removal of two western trees, directly adjoining the subject building,
- Removal of AC split units and tree west of the central hall,
- New external plant area to the east of the building,
- Internal refurbishment works including flooring, painting and works to some doorways to create better access,
- Replace picket fence,
- Repair and replace south-eastern deck,
- Raise floor level of store room to match adjoining kitchen,
- New windows to new western bathrooms and replacement of AC condensers with windows above the new bathroom windows.
- Northern elevation roof north of kitchen and bathrooms to be demolished and reconstructed to a compliant height.

It is noted that the proposal was referred to Penrith City Council's Access Committee on the 3 April, 2019 with the following matters identified for consideration;

- Ensuring that persons parking in the rear parking from Lawson Street can provide for equitable access to the proposed rear ramp, and
- To ensure that persons accessing the building from the Great Western Highway frontage via the new steps and handrail to Hall 2 is in accordance with the relevant regulations.

The application was also referred to Penrith City Council's Heritage Committee on the 17 April, 2019.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55—Remediation of Land
- 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 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Infrastructure) 2007

101 Development with frontage to classified road

It is noted that the subject sites provide for a frontage to The Great Western Highway (Classified Road) however, the proposed works do not provide for any additional vehicle access points from the existing which are maintained via Lawson Street. In addition, the proposed works are considered minor and are not envisioned to generate a significant traffic demand therefore, there are minimal impacts envisioned to The Great Western Highway. In this regard, the proposed development is considered to improve access to the existing building only and will not result in the building being located closer to The Great Western Highway.

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. Historical views of the site using Council's mapping systems identify the site as being used previously as a before and after school care service. In addition, a review of the approvals on-site detail that the subject building benefits from an approval for the use as a family history centre and community hall. Historical views of the site and the subject building's approval history do not indicate that any potential contamination activities have occurred on-site. In this regard, the land is considered not to be contaminated.

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 - See discussion
Clause 2.7 Demolition requires development consent	Complies
Clause 4.3 Height of buildings	Complies - See discussion
Clause 5.10 Heritage conservation	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 proposed development is considered to be ancillary to the approved building use being for a before and after school care service, family history centre and community hall. It is noted that the Statement of Environmental Effects submitted in support of the proposal states that the building is currently occupied by the Nepean Family History Society.

The previous and current use of this building may be defined as a 'community facility' which is a permissible use under the subject site's RE1 Public Recreation zoning.

Clause 2.3 Zone objectives

The proposed development is considered to adhere to the RE1 Public Recreation zone objectives as mentioned below considering the proposed works improve accessibility for the public to the existing building.

- 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.

Clause 4.3 Height of buildings

The proposed works will not alter the existing building height.

Clause 5.10 Heritage conservation

The subject development application is seeking consent for the proposed works to the local heritage item number 76 'Emu Plains Public School (former) and trees' as identified within Schedule 5 Environmental Heritage of PLEP 2010. It is noted that the subject development application has been referred to Council's Heritage Advisor who has raised no objections to the proposal and included commentary regarding the screening of the external air conditioning plant to the east of the building. In this regard, should development consent be forthcoming a condition of consent is recommended ensuring that suitable screening is provided to proposed external plant to minimise its impact on the above mentioned heritage item.

Clause 7.2 Flood planning

The subject site is identified as being affected by flooding however, the proposed works relate to building improvements to provide for a more accessible building with the only external works being the provision of new steps and a deck including a ramp. In addition, the store room floor level is being raised and the proposed works will provide for improved egress from the building in the possible scenario of flooding. In this regard, there are no adverse flooding impacts envisioned as a result of the proposal.

In addition, the external air conditioning plant location has been discussed with Council's Development Engineering Department who have raised no concerns from a flooding perspective.

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

It is noted that an Annual Update Amendment Planning Proposal is in the process of being created by Council. The Annual Update Amendment Planning Proposal's only relevance to the proposed development is that the Planning Proposal seeks to amend a minor detail to the property description of the subject heritage item. Other than the above mentioned the Planning Proposal has no impact to the proposed development.

Section 79C(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
C6 Landscape Design	N/A
C7 Culture and Heritage	Complies - see Appendix - Development Control Plan Compliance
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies
C11 Subdivision	Complies
C12 Noise and Vibration	Complies - see Appendix - Development Control Plan Compliance
D5.1. Application of Certification System	N/A
D5.2. Child Care Centres	N/A
D5.3. Health Consulting Rooms	N/A
D5.4. Educational Establishments	N/A
D5.5 Parent Friendly Amenities	Complies - see Appendix - Development Control Plan Compliance
D5.6. Places of Public Worship	N/A
D5.7. Vehicle Repair Stations	N/A
D5.8. Cemeteries, Crematoria and Funeral Homes	N/A
D5.9. Extractive Industries	N/A
D5.10 Telecommunication Facilities	N/A
D5.11 Boarding Houses	N/A

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

In accordance with Section 145 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary. In this regard, the subject development application has been referred to Council's Building Surveying Department which raised no objections to the proposal subject to recommended conditions of consent. In this regard, the proposal will comply with the provisions of the Building Code of Australia and the regulations subject to recommended conditions of consent.

Furthermore, the development application has been notified, exhibited and advertised in accordance with the requirements of the Regulations.

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

The proposed development provides for improved access and toilet facilities whilst being sympathetic to the heritage significance of the publically owned building. Plans have identified an external air conditioning plant to the east of the existing building. In this regard, it is considered appropriate that this work be provided with further details to Council's satisfaction prior to any works commencing to clarify its impact on the heritage items significance.

Furthermore, the proposed works include replacing doors, scrolls and picket fencing with colours matching the existing which is an appropriate design solution. In addition, the metal fence surrounding the western portion of the building and playground area will be removed providing unrestricted access. While two trees are nominated for removal this is considered acceptable in this instance noting their proximity to the heritage item and potential to create future damage either to the roof or foundations if their growth were to become excessive. The majority of the proposed works are located at the northern elevation of the building screened from view from The Great Western Highway.

In this regard, the proposed development is not considered to generate any adverse impacts with particular emphasis on heritage significance but rather provide for a more accessible building.

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

The site if of a suitable zoning for the proposed development to the existing building and the proposed development is considered sympathetic to the heritage significance of the existing building subject to the proposed works. The flood prone nature of the site does not significantly impact the proposed development noting the existing building form. It is noted that existing brick paved footpaths on-site provide for suitable access to the building. In this regard, the site is considered suitable for the proposed development.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Clause 4.4 of Appendix F4 in the Penrith Development Control Plan (DCP) 2014 the application was notified to surrounding property owners and exhibited between 11 April and 25 April, 2019. In addition, due to the proposed works being to a heritage item and ownership of the subject site's the proposal was advertised in the Western Weekender newspaper. 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
Heritage	No objections - subject to conditions
Environmental - Public Health	No objections - subject to conditions
Tree Management Officer	No objections - subject to conditions

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

The public interest is best served by the orderly and economic use of the land for purposes permissible under the relevant planning regime and in accordance with the prevailing planning controls. In this regard, the proposed works are considered to be consistent with the relevant planning provisions. Subject to compliance with conditions of any development consent and modifications to the development design as outlined within this report, the proposal is considered worthy of support.

Section 94 - Developer Contributions Plans

Section 7.11 contributions do not apply to the proposed development.

Conclusion

In assessing the proposed development against the relevant environmental planning policies, being State Environmental Planning Policy (Infrastructure 2007), State Environmental Planning Policy No 55 - Remediation of Land, 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 DA19/0220 for the internal and external alterations and additions to an existing community facility at 4 Lawson Street, Emu Plains, be approved subject to the attached conditions.

General

1 A001

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

Drawing Title	Prepared By	Drawing No.	Issue	Date
Architectural Plans				
Title Page, General Notes & Schedule of External Finishes	Justin Long Design	A00	TD	14/3/2019
Proposed Ground Floor Plan	Justin Long Design	A02	TD	14/3/2019
Northern & Western Elevations	Justin Long Design	A03	TD	14/3/2019
Southern & Eastern Elevations	Justin Long Design	A04	TD	14/3/2019
Proposed Sections	Justin Long Design	A05	TD	14/3/2019
Proposed Sections	Justin Long Design	A06	TD	14/3/2019
Proposed Site Plan	Justin Long Design	A07	TD	1/3/2019
Demolition Plan	Justin Long Design	A08	TD	1/3/2019
Windows & Doors Schedule	Justin Long Design	A09	TD	14/3/2019
Windows & Doors Schedule	Justin Long Design	A10	TD	14/3/2019
Security Doors Schedule	Justin Long Design	A10A	TD	14/3/2019

- Waste Management Plan dated 5 February 2019, prepared by Penrith City Council,
- Design Specification Accessibility Report, dated 8 January, 2019, prepared by Trevor R Howse, Reference No. J18174(a)/2 Issue 1.
- 2 A019 OCCUPATION CERTIFICATE (ALWAYS APPLY)

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

3 A038 - LIGHTING LOCATIONS

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that a lighting system is installed for the development to provide uniform lighting across common areas. The exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

4 A039 - Graffiti

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

5 A046 - Obtain Construction Certificate before commencement of works

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

6 A Special (BLANK)

Prior to the issue of an Occupation Certificate, the air conditioning plant to the east of the building is to be appropriately screened with the screening provided with green finish and surrounded by native shrubs to the satisfaction of Penrith City Council. Details of Council's concurrence are to be provided to the Principal Certifying Authority.

7 A Special (BLANK)

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that the new picket fence is located wholly within the site.

8 A Special (BLANK)

The existing building is to operate only in conjunction with the approved existing use(s) provided.

9 A special BLANK

Food prepared in the kitchenette is to be for staff only. No food is to be prepared in the kitchenette for the sale of food on the premises or for retail purposes.

Demolition

10 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**.

11 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 portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

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

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

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

12 B004 - Dust

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

13 B005 - Mud/Soil

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

Heritage/Archaeological relics

14 C003 - Uncovering relics

If any archaeological relics are uncovered during the course of the work no further work shall be undertaken until further directed by Penrith City Council or the NSW Heritage Office.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be recommenced in that area of the site.

Environmental Matters

15 D001 - Implement approved sediment& erosion control measures

Erosion and sediment control measures shall be installed **prior to the commencement of works on-site** including approved clearing of site vegetation. The erosion and sediment control measures are to be in a location to prevent impacts on downstream properties and buildings.

16 D007 - Cut and fill of land requiring Validation Certificate –limited to footprint

Cut and fill operations on the property are only permitted in conjunction with the building works as detailed on the approved plans and specifications, and shall not extend more than two (2) metres past the defined building footprint.

Before any fill material is imported to site, a validation certificate issued by an appropriately qualified person is to be provided to the Principal Certifying Authority. The validation certificate must demonstrate that the fill material is free from contaminants and weeds, that it is suitable for its intended purpose and land use, and that it will not pose an unacceptable risk to human health or the environment.

If Penrith City Council is not the Principal Certifying Authority, a copy of the validation certificate is to be submitted to Council for their reference.

<u>Note:</u> Penrith Development Control Plan 2014 defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."

17 D009 - Covering of waste storage area

All 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.

18 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.

19 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.

20 D Special (BLANK)

Where an intruder alarm is installed on the premises, it shall be fitted with a timing device in accordance with the requirements of the *Protection of the Environment Operations Act 1997.*

BCA Issues

21 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.

22 E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

(a) deal with each essential fire safety measure in the building premises, and

(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

23 E01A - BCA compliance for Class 2-9

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

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

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

Construction

24 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.

25 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.

26 H011 - Engineering plans & specifications

Detailed engineering plans and specifications relating to the work shall be submitted for consideration and approval prior to the issue of a Construction Certificate.

27 H041 - Hours of work (other devt)

Demolition and construction 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 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.

Landscaping

28 L007 - Tree protectionmeasures—no TMPwith DA

Trees to be removed: On-site

Approval is granted for the removal of the following trees:

- Celtis sp (Hackberry) located at the western end of and directly adjacent to the old school house; and
- (b) Melia sp (White Cedar) located at the western end of and directly adjacent to the old school house

All tree removal works must comply with the Amenity Tree Industry - Code of Practice, 1998 (WorkCover, NSW) and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

All other vegetation not specifically identified above, and protected by Chapter C2 Vegetation Management of the Penrith Development Control Plan 2014 is to be retained and protected from construction damage and pruning.

29 L008 - Tree PreservationOrder

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

30 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 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.

31 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 occupation 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.

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Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C1 Site Planning and Design Principles

Built Form

The majority of the proposed works are located on the northern elevation of the building therefore minimising the overall visual impact when viewed from The Great Western Highway. It is noted that a recommended condition of consent will ensure that the external air conditioning plant will be suitably screened to also assist in this manner.

Access

It is noted that a series of brick paved paths are located on-site connecting the buildings to the internal parking area. In addition, the proposed works will provide for improved access to the existing building through the provision of a new deck and ramp to the northern elevation as well as the inclusion of new steps to the north-eastern portion of the building and the western hall and the internal doorway works which is considered an acceptable design solution.

C2 Vegetation Management

The proposed works include the removal of two trees to the western side of the building. It is noted that the Statement of Environmental Effects submitted in support of the proposal suggests that the proposed tree removal is due to the potential risk of damaging the building as well as to improve general access across the site.

It is noted that Council's Tree Management Officer conducted an inspection of the subject site in lieu of the two identified trees to be removed and has raised no objection to their removal citing their location adjoining the building, potential for damage to be created and the existing nature of the subject site which provides for a number of trees therefore diminishing the impact of their removal. The removal of these trees is therefore acceptable noting the retention of remaining significant trees on the subject site.

C3 Water Management

The proposed development does not provide for a change of use to the existing building but rather provides for minor internal and external works to improve access to the building. In this regard, there are no adverse flood planning impacts envisioned as a result of the proposed development as previously mentioned within this report.

The proposed development will not alter the existing stormwater drainage lines as noted on the plans submitted in support of the proposal. It is also noted that the proposed ramp and deck will be located within an existing hardstand space therefore the total impervious area is not being increased.

C7 Culture and Heritage

A Statement of Heritage Impact has been submitted in support of the proposed development and the development application has been referred to Council's Heritage Advisor who raised no objections to the proposal subject to the external air conditioning unit being suitably screened which will be conditioned. The application was also reported to Council's Heritage Committee who raised no issue of concern.

It is also noted that the proposal provides for new external cladding works, new roofing, new windows and doors, new gutters and barge scrolls, barge boards and timber trims, new picket fence and internal walls to match the colour of the existing.

It is noted that the external air conditioning unit area will be located within the vicinity of the nearby north-eastern building on the adjoining lot. In this regard, a condition of consent is recommended to ensure the unit does not exceed 5dB(A) above the background noise level when measured at the boundary of the premises.

D5 Other Land Uses

D5.5 Parent Friendly Amenities

The proposed development is not considered to provide for substantial alterations and additions to the existing building considering the proposal provides for a new external deck and ramp and the majority of internal changes relate to providing new toilet facilities. It is noted that the proposed unisex accessible water closet within the north-eastern portion of the building has included a fold down nappy change table which is considered an appropriate response to present day social demands.

ISSUE FOR TENDER - MARCH 2019

ARCHITECTURAL DRAWINGS

JUSTIN LONG DESIGN

P: 02 9516 5010 E: JUSTIN@JLADESIGN.COM.AU

A00 TITLE SHEET

A01 EXISTING GROUND FLOOR PLAN A02 PROPOSED GROUND FLOOR PLAN A03 PROPOSED FLEVATIONS

A04 PROPOSED FLEVATIONS A05 PROPOSED SECTIONS A06 PROPOSED SECTION A07 SITE & ROOF PLAN

A09 WINDOW & DOOR SCHEDULE A10 WINDOW & DOOR SCHEDULE

A08 DEMOLITION PLAN A10A SECURITY DOOR SCHEDULE A11 UNISEX / ACCESS WC DETAIL A12 UNISEX / ACCESS WC DETAIL A13 UNISEX / ACCESS WC DETAIL A14 UNISEX / ACCESS WC DETAIL A15 UNISEX / ACCESS WC DETAIL A16 UNISEX / ACCESS WC DETAIL A17 UNISEX AMBULANT WC DETAIL A18 UNISEX AMBULANT WC DETAIL A19 UNISEX AMBULANT WC DETAIL

A20 UNISEX AMBULANT WC DETAIL

A21 KITCHENETTE 1 DETAIL

A22 KITCHENETTE 1 DETAIL A23 KITCHENETTE 2 DETAIL A24 KITCHENETTE 2 DETAIL A25 ACCESS RAMP DETAIL A26 GROUND FLOOR RC & ELECTRICAL PLAN

SCHEDULE OF FINISHES PROJECT SPECIFICATION

COMPLIANCE NOTES

STANDARD OF WORK & REGULATIONS ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH:

BUILDING CODE OF AUSTRALIA

AUSTRALIAN STANDARDS - CONDITIONS OF COUNCIL

CONDITIONS OF SERVICE SUPPLY AUTHORITIES

RELEVANT AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO THE STANDARDS THE STANDARDS LISTED BELOW.

DEMOLITION & RECYCLED MATERIAL DEMOLITION IN ACCORDANCE WITH METRO WASTE BOARD GUIDE.

SITE MANAGEMENT NO BUILDING ACTIVITIES ON COUNCIL

ESTABLISH SEDIMENT CONTROLS AS REQUIRED BY ALL AUTHORITIES.

EARTHWORKS & EXCAVATION

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.1.1

- AS 2870

STORMWATER DISPOSAL

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

BCA PART 3.1.2 & BCA PART 3.5.2

- AS/NZ 3500.3.2

TERMITE PROTECTION ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

BCA PART 3.1.3 - AS 3660 1

FOOTINGS, SLAB DESIGN & RETAINING WALLS

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND THE FOLLOWING:

- BCA PART 3.2 - AS 2870

MASONRY CONSTRUCTION

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.3

- AS 3700

STRUCTURAL STEEL FRAMING

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, SPECIFICATIONS AND THE

BCA PART 3.4.2

- AS 1250 & AS 3623

TIMBER FRAMING

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 3.4.3

- AS 1684 ALL TIMBER IS TO BE FROM SUSTAINABLE SOURCES (PLANTATION &/OR RECYCLED TIMBERS) AS

ALL FRAMING SHOULD BE IN PLANTATION RADIATA PINE OR NZ

DOUGLAS FUR ALL STRUCTURAL TIMBER SHALL BE PLANTATION GROWN GLUE

LAMINATED TIMBER ALL FLOORING SHALL BE FROM RECYCLED TIMBER OR BAMBOO T+G FLOORING

ROOF CLADDING

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 3.5.1

AS 1562 1

GUTTERS & DOWNPIPES

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.5.2

- AS 3500.3.2 WALL CLADDING

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.5.3

EXTERNAL WINDOWS & DOORS ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- BCA PART 3.5.4 & BCA PART 3.6 - AS 2047

INSTALLATION OF GLAZING ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

BCA PART 3.6 - AS 1288 OR AS 2047

VENTILATION OF EXHAUST FANS

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 2.4 & BCA PART 3.8.5 - AS 1668.2

CONSTRUCTION OF ROOF, WALLS &

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 3.5 & BCA PART 3.12

HOT WATER SUPPLY SYSTEM ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

AS/NZ 3500.4 OR AS 3500.5

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.7.1

SMOKE ALARMS

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: - BCA PART 3.7.2

BUILDING FABRIC THERMAL INSULATION ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

BCA PART 2.3.1 AS/N7 4859 1

BASIX COMPLIANCE SPECIFICALLY THE INSULATION VALUES SHALL BE A MINIMUM TOTAL OF R3.0 FOR ALL ROOFS & CEILINGS & R1.5

SOUND INSULATION

FOR ALL WALLS

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- BCA PART 3.8.6

WATERPROOFING OF WET AREAS ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 3.8.1

AS 3740

FACILITIES (HEALT & AMENITY)

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING: BCA PART 3.8.3

AS 1668.2

ALL TAPWARE & PLUMBING FIXTURES SHALL BE AAA RATED HOT WATER SERVICE PIPES SHALL BE PROVIDED WITH INSULATION IN ACCORDANCE WITH:

- BCA PART 3.12.1 - AS 3500

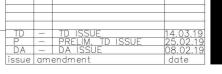
SCHEDULE OF FINISHES

AREA	FINISH	COMMENT	IMAGE
EXTERNAL CLADDING	SELECTED HORIZONTAL TIMBER CLADDING TO MATCH EXISTING		
NEW ROOFING	SELECTED METAL ROOFING TO MATCH EXISTING	COLOUR: TO MATCH EXISTING	
EXTERNAL DECKING	INEX MAXIDECK 140 X 19MM DECKING BOARDS OR SIMILAR APPROVED FIXED TO JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS	COLOUR: MERBAU	
NEW RAMP	RC SLAB & INEX MAXIDECK 140 X 19MM DECKING BOARDS OR SIMILAR APPROVED FIXED TO STEEL FRAME IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS		
NEW WINDOWS & DOORS	TIMBER FRAMED, PAINT FINISH	FRAME COLOUR: TO MATCH EXISTING	
GUTTERS & BARGE SCROLLS	PAINT FINISH	COLOUR: TO MATCH EXISTING	
BARGE BOARDS & TIMBER TRIMS	PAINT FINISH	COLOUR: TO MATCH EXISTING	
AC UNIT LOUVRE ENCLOSURE	ALUMINIUM LOUVRE ENCLOSURE	COLOUR: COLORBOND 'PAPERBARK' OR 'DEEP OCEAN' TBC	
NEW FENCE	NEW PICKET FENCE TO MATCH EXISTING	COLOUR: TO MATCH EXISTING OR PREVIOUSLY USED HERITAGE COLOUR UPON IDENTIFICATION ON SITE, TBC	
INTERNAL WALLS	NEW PAINT FINISH THROUGHOUT	DULUX WASH & WEAR ACRYLIC LOW SHEEN 2 COATS + UNDERCOAT. COLOURS 'ANTIQUE WHITE USA'	



FS 1:100 14.03.19 TD -	•				
drawing: TITLE PAGE, GENERAL NOTES &					

SCHEDULE OF EXTERNAL FINISHES





GENERAL NOTES

REFER ALL QUERIES & DISCREPANCIES TO THE ARCHITECT. ALL MEASUREMENTS ARE IN MM UNLESS OTHERWISE NOTED.

BUILDING WORK THAT INVOLVES RESIDENTIAL BUILDING WORK (WITHIN THE MEANING AND EXEMPTIONS PROVIDED IN THE HOME BUILDING ACT 1989) MUST NOT BE CARRIED OUT UNLESS THE PRINCIPAL CERTIFYING AUTHORITY FOR THE DEVELOPMENT TO WHICH THE WORK RELATES HAS GIVEN COUNCIL WRITTEN NOTICE OF THE FOLLOWING:

IN THE CASE OF WORK FOR WHICH A PRINCIPAL CONTRACTOR IS REQUIRED TO BE APPOINTED — THE NAME AND LICENCE NUMBER OF THE PRINCIPAL CONTRACTOR AND THE NAME OF THE INSURER BY WHICH THE WORK IS INSURED UNDER PART 6 OF THAT ACT IN THE CASE OF WORK TO BE DONE BY AN OWNER—BUILDER — THE NAME OF THE OWNER—BUILDER AND IF THE OWNER—BUILDER IS REQUIRED TO HOLD AN OWNER-BUILDER PERMIT UNDER THAT ACT, THE NUMBER OF THE OWNER-BUILDER PERMIT.

IF ARRANGEMENTS FOR DOING RESIDENTIAL BUILDING WORK ARE CHANGED WHILE THE WORK IS IN PROGRESS SO THAT THE INFORMATION SUBMITTED TO COUNCIL IS OUT OF DATE, FURTHER WORK MUST NOT BE CARRIED OUT UNLESS THE PRINCIPAL CERTIFYING AUTHORITY FOR THE DEVELOPMENT TO WHICH THE WORK RELATES (NOT BEING THE COUNCIL), HAS GIVEN THE COUNCIL WRITTEN NOTICE OF THE UPDATED INFORMATION.

FOR THE PURPOSES OF SECTION 80A (11) OF THE ACT, IT IS A PRESCRIBED CONDITION OF DEVELOPMENT CONSENT THAT IF THE DEVELOPMENT INVOLVES AN EXCAVATION THAT EXTENDS BELOW THE LEVEL OF THE BASE OF THE FOOTINGS OF A BUILDING ON ADJOINING LAND, THE PERSON HAVING THE BENEFIT OF THE DEVELOPMENT CONSENT MUST, AT THE PERSON'S OWN EXPENSE:

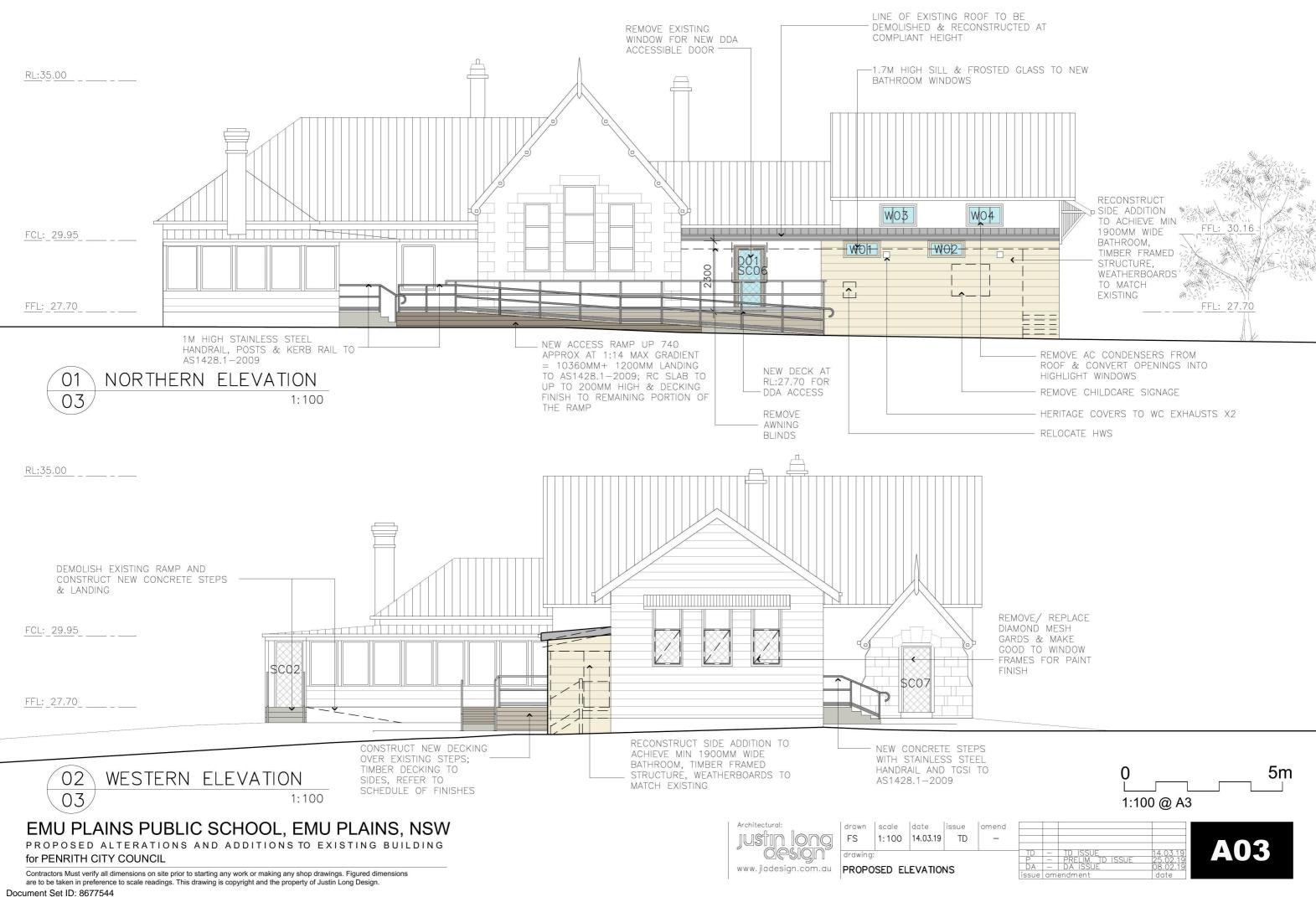
PROTECT AND SUPPORT THE ADJOINING PREMISES FROM POSSIBLE DAMAGE FROM THE EXCAVATION

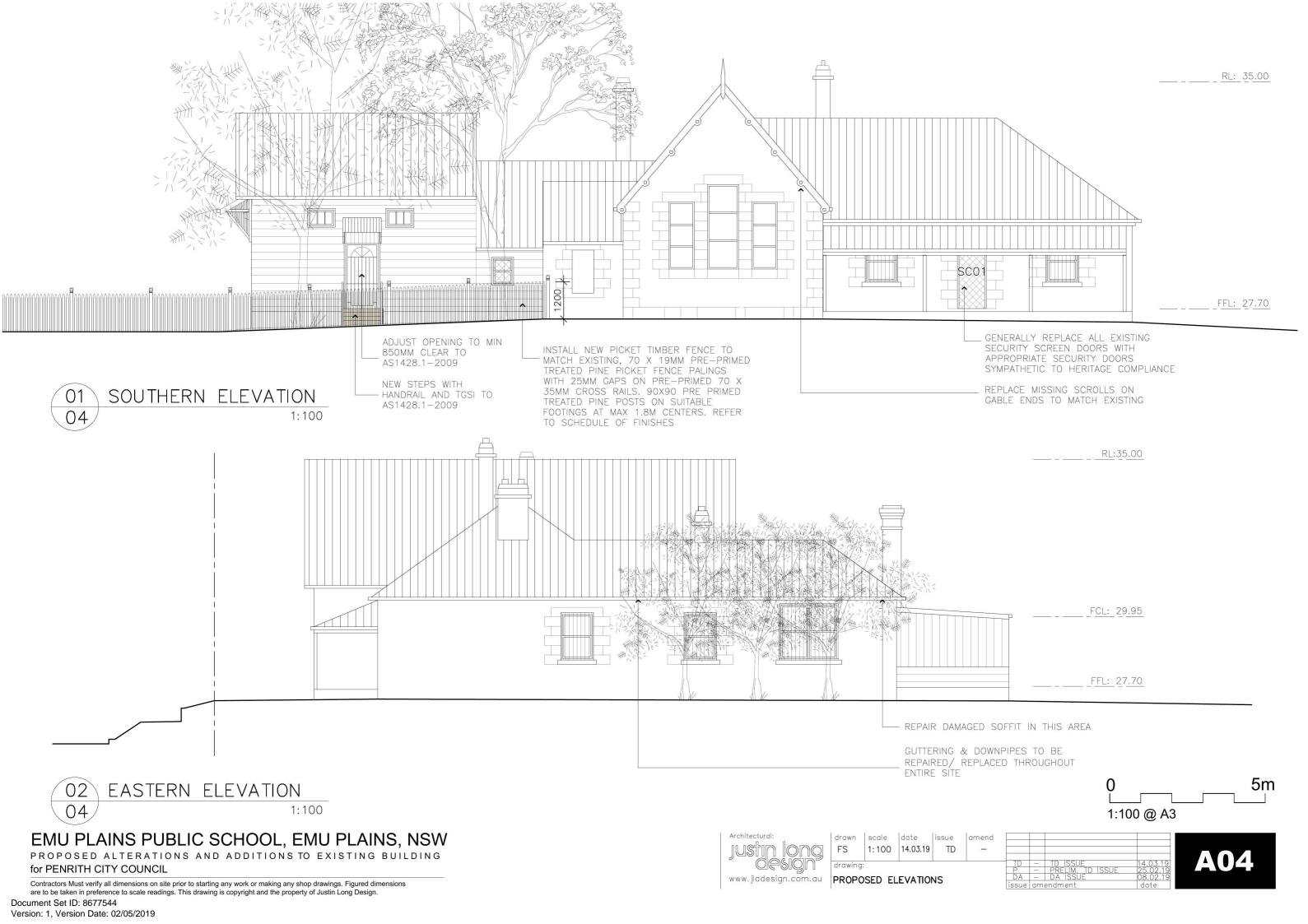
WHERE NECESSARY, UNDERPIN THE ADJOINING PREMISES TO PREVENT ANY SUCH DAMAGI

EMU PLAINS PUBLIC SCHOOL, EMU PLAINS, NSW

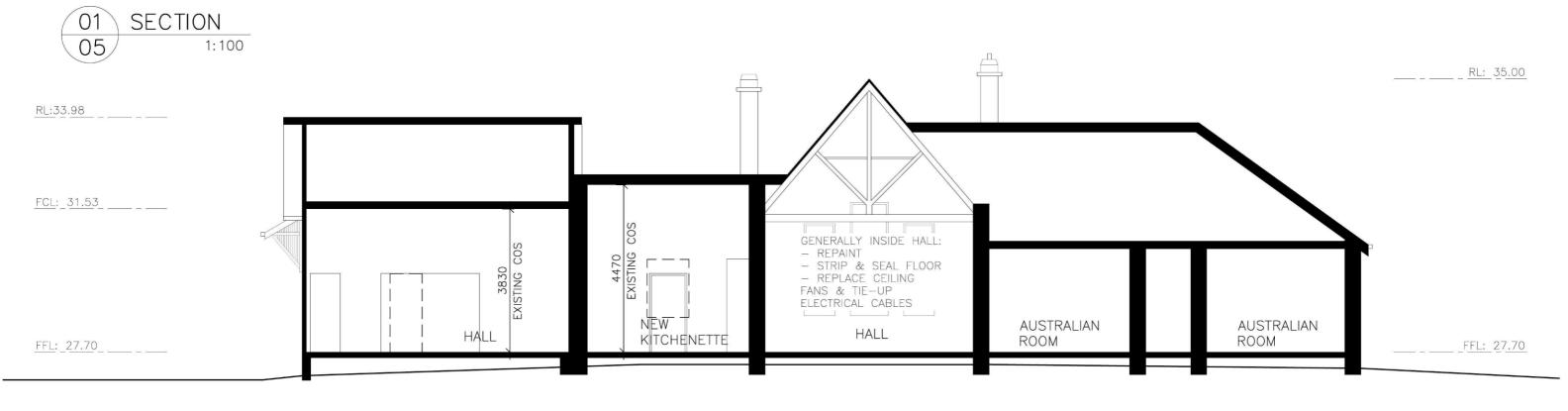
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING for PENRITH CITY COUNCIL

Contractors Must verify all dimensions on site prior to starting any work or making any shop drawings. Figured dimensions are to be taken in preference to scale readings. This drawing is copyright and the property of Justin Long Design.











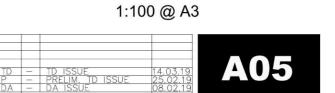
EMU PLAINS PUBLIC SCHOOL, EMU PLAINS, NSW

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING for PENRITH CITY COUNCIL

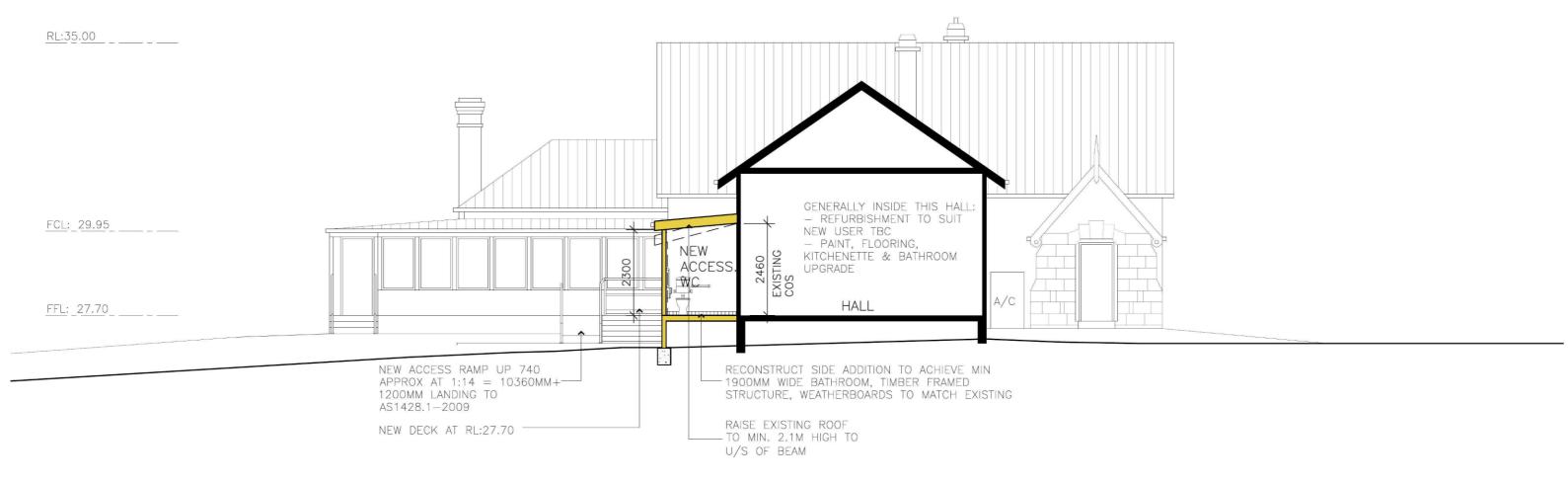
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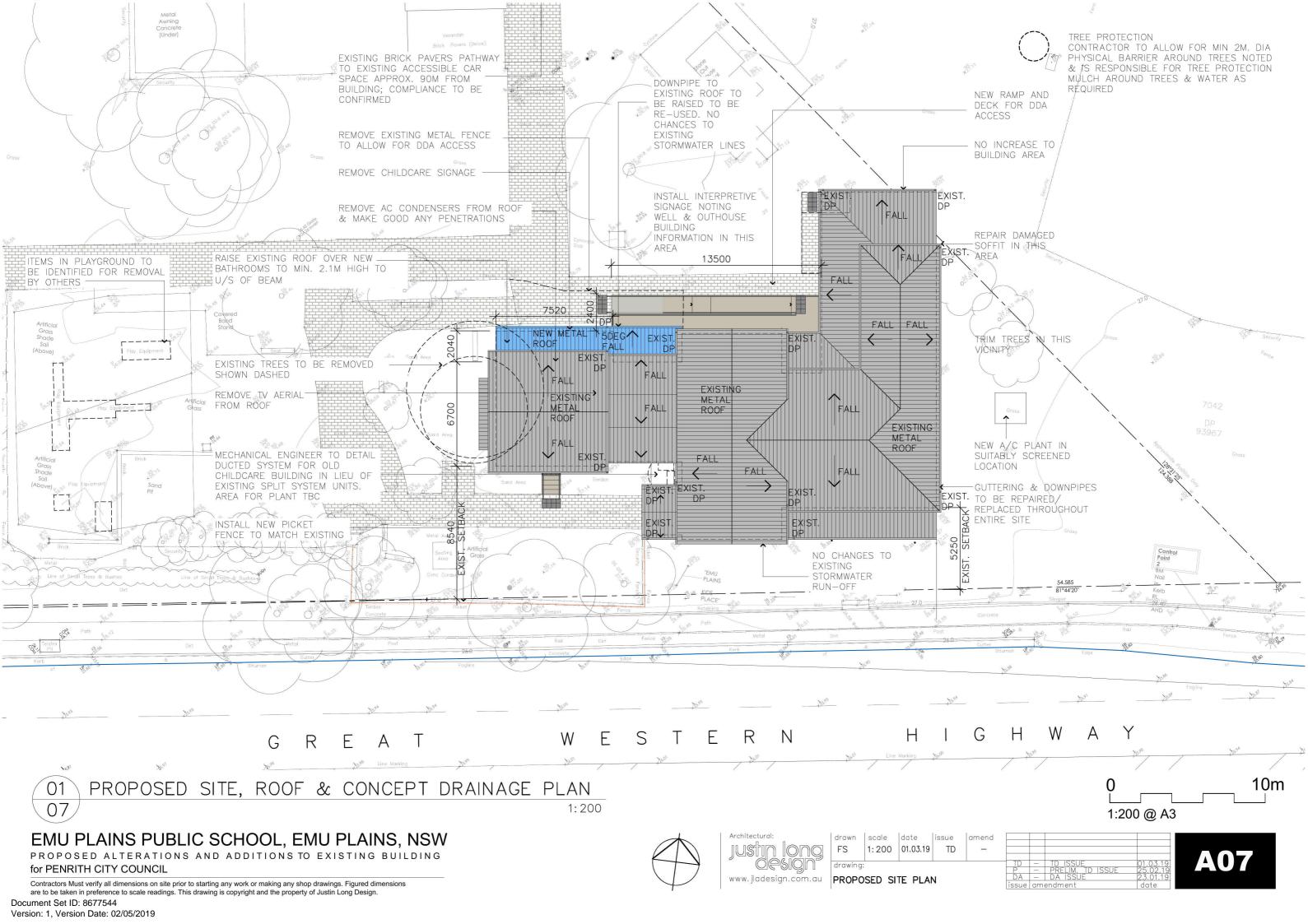
for PENRITH CITY COUNCIL

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Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019 Architectural: FS www.jladesign.com.au PROPOSED SECTIONS

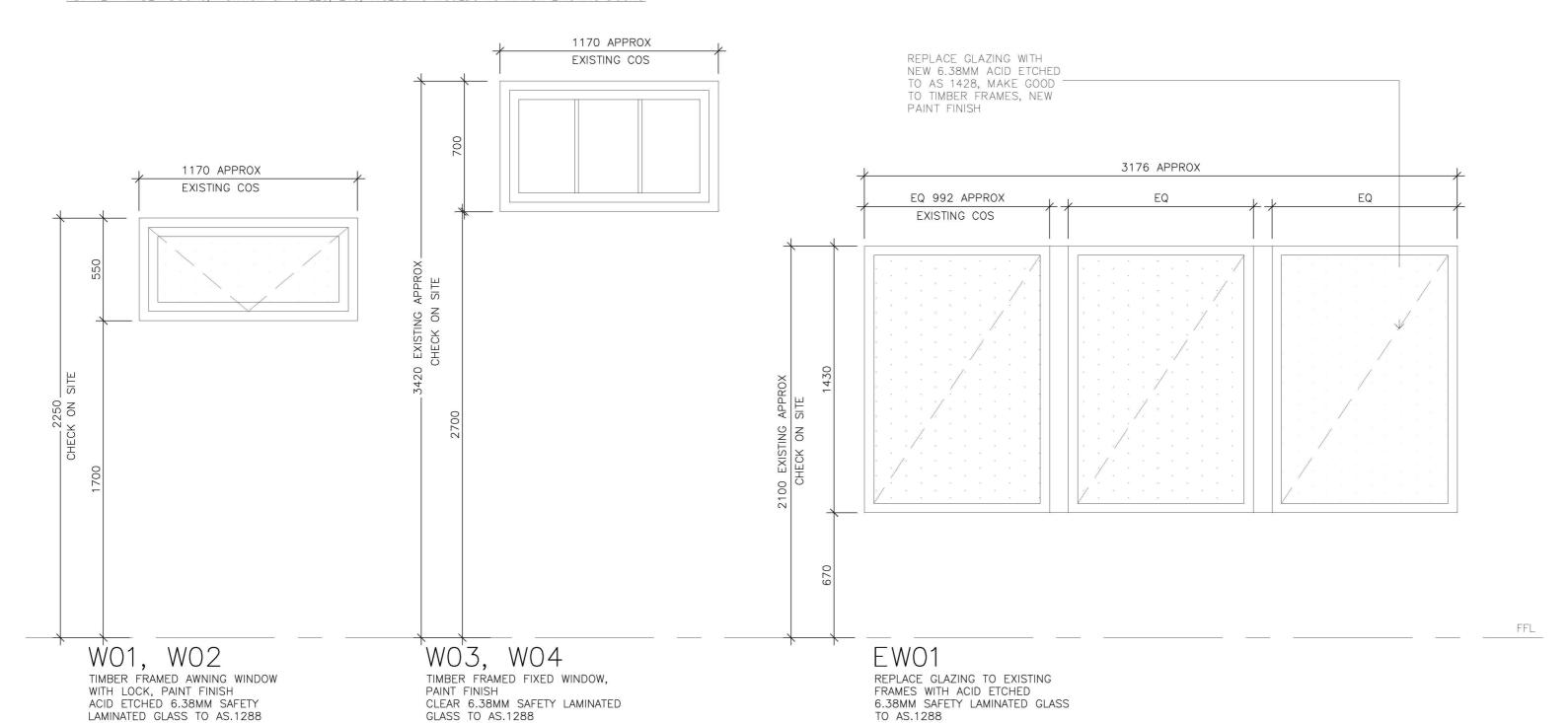
drawn scale date issue 1:100 14.03.19 TD 1:100 @ A3 **A06**

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DOOR & WINDOW NOTES

- ALL DOORS & WINDOWS ARE VIEWED FROM OUTSIDE
- DIMENSIONS SHOWN ARE ACTUAL FRAME SIZES, CONFIRM DIMENSIONS ON SITE ALL GLAZING TO BE IN ACCORDANCE WITH A.S 1288-1994: GLASS INSTALLATION CODE & THE BCA
- VERIFY INTERNAL FINISHES TO WINDOW SURROUNDS PRIOR TO BUILDING IN OF ANY FRAMES
- ALL DOORS & WINDOWS TO BE DELIVERED WITH AN APPROVED FINISH AND ADEQUATELY PROTECTED PRIOR TO AND AFTER INSTALLATION REFER TO INDIVIDUAL WINDOW DESCRIPTION
- WINDOW MANUFACTURER'S NAME AND DETAILS TO BE APPROVED PRIOR TO FABRICATION
- CONFIRM ALL DOOR SILL DETAILS PRIOR TO MANUFACTURE
- ALL HINGES TO BE STAINLESS STEEL BUTTS & ALL SCREWS TO BE STAINLESS STEEL ALL TIMBER FRAMED DOORS & WINDOWS TO BE WESTERN RED CEDAR & PRIMED FOR PAINT FINISH
- NB: NEW TIMBER DOORS, PORTION OF STILES, ETC, INCLUDING MOULDS TO MATCH EXISTING DOORS



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PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING for PENRITH CITY COUNCIL

are to be taken in preference to scale readings. This drawing is copyright and the property of Justin Long Design.

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Contractors Must verify all dimensions on site prior to starting any work or making any shop drawings. Figured dimensions

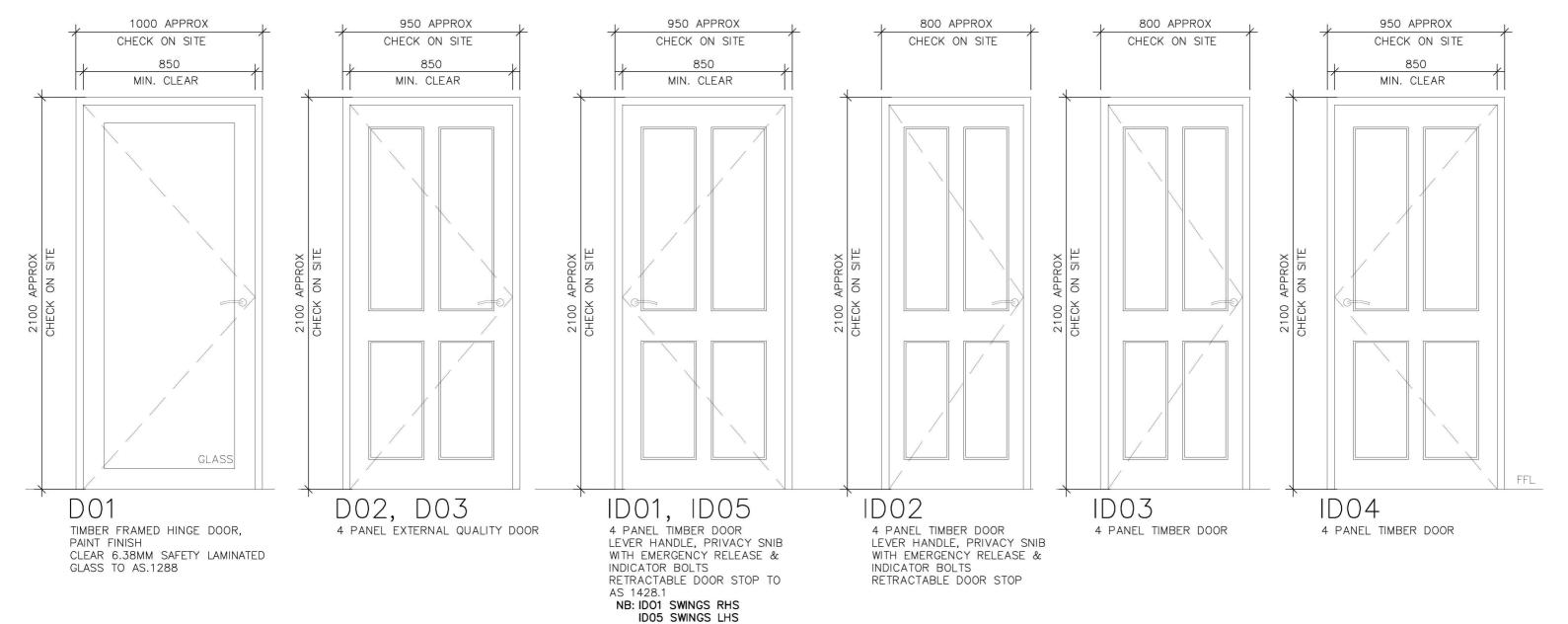


HARDWARE

- REFER TO DOOR HARDWARE SCHEDULE FOR ALL DOOR HARDWARE

DOOR & WINDOW NOTES

- ALL DOORS & WINDOWS ARE VIEWED FROM OUTSIDE
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EMU PLAINS PUBLIC SCHOOL, EMU PLAINS, NSW PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING

for PENRITH CITY COUNCIL

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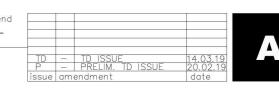
Architectural: www.jladesign.com.au

issue date drawn 1: 20 14.03.19 FS TD

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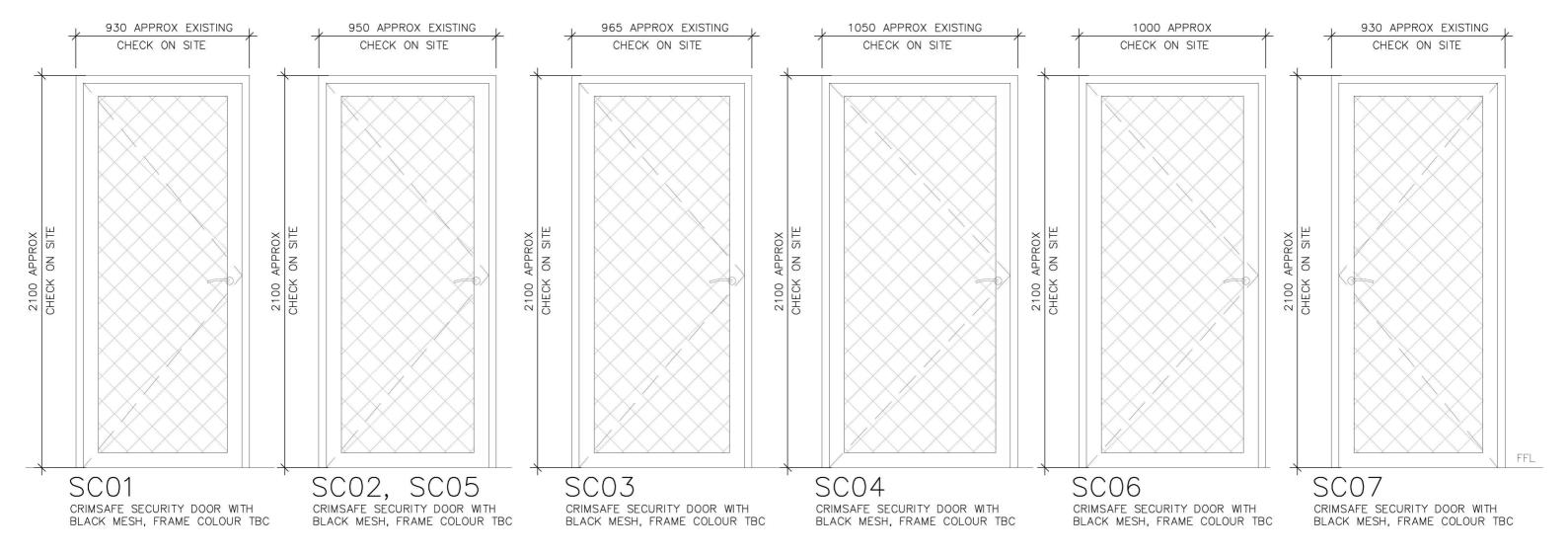




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EMU PLAINS PUBLIC SCHOOL, EMU PLAINS, NSW PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING

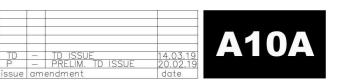
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STATEMENT OF ENVIRONMENTAL EFFECTS

For

Alterations and additions to and existing community facility

At

207-219 Great Western Highway, Emu Plains

for

Penrith City Council

prepared by Kim Burrell

Burrell Threlfo Pagan Pty Ltd 48 Victoria Road, Rozelle 2039 phone: 9818 8333 fax: 9818 8356

email: kim@btpplan.com.au

February 2019

1. INTRODUCTION

This Statement of Environmental Effects is submitted in support of a proposal for alterations and additions to the former Emu Plains Public School, currently used the Nepean Family History Society in accordance with plans submitted with the development application prepared by Justin Long Design, identified as Dwg No. A02-06 and dated 23.01.19.

Submitted with this development application are the following:

- Partial Detail, Levels & Contour Survey, prepared by Matthew Freeburn, Dwg Ref: 36505, Sheets 1-3 and dated 29.08.18
- Title Page, General Notes & Schedule of external finishes, Dwg No A00, prepared by Justin Long Design and dated 21.01.19.
- Existing ground floor plan, Dwg No. A01, prepared by Justin Long Design and dated 21.01.19
- Proposed site plan, Dwg No. A07, prepared by Justin Long Design and dated 23.01.19.
- Existing ground floor plan, Dwg No. A01, prepared by Justin Long Design and dated 21.01.19
- Landscape plan, Dwg No A08, prepared by Justin Long Design and dated 23.01.19.
- Sediment & Erosion control plan, Dwg No. A09, prepared by Justin Long Design and dated 23.01.19
- Demolition plan, Dwg No. A10, prepared by Justin Long Design and dated 23.01.19
- Waste Management Plan
- Heritage impact statement, prepared by Archnex Designs and dated 12.12.18

The Statement addresses the relevant matters for consideration under section 4.15, Evaluation, of the Environmental Planning and Assessment Act, 1979 No 203.

2. LOCALITY AND SITE

The site known as 207-219 Great Western Highway, Emu Plans, is situated on its northern side at its junction with Pyramid and Lawson Street (see Locality Plan overleaf).

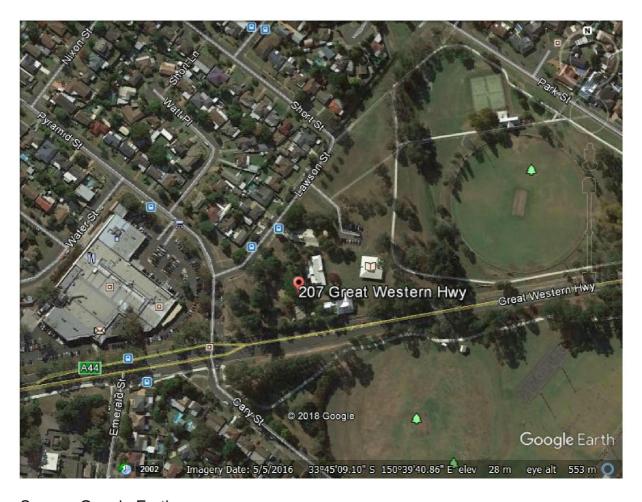
The site consists of Part Lot 1, DP 650753, is irregular in shape with frontages to Great Western Highway as well as Pyramid and Lawson Streets and Dukes Oval to the east, a site 809.4m² in size. The site is relatively flat.

The property is occupied by a single-storey brick building with a metal roof, which is commonly known as the former Emu Plains Public School. It is currently occupied

Burrell Threlfo Pagan Pty Ltd Town Planning Consultants by the Nepean Family History Society. The building is identified in the Penrith Local Environmental Plan (the LEP) as a heritage item.

Off-street parking for the premises is found at the rear of the site with access via Lawson Street. Adjoining and nearby development is mixed and includes Emu Park, including Dukes Oval to the east and Darcy Smith Oval on the opposite side of the Great Western Highway, Centro Lennox on the western side of Pyramid Street. Residential development is removed to the north, south, east and west of the site.

Locality Plan



Source: Google Earth

3. PROPOSAL

The application involves carrying out alterations and additions to the existing building including replacing the existing addition on the western side of the hall with a new timber clad addition providing WCs with ante room, renovating a kitchenette, as well

as providing a unisex WC and kitchen in the northern wing of the existing building. A new timber deck is also proposed on the northern side of the building including accessible ramp. The work also involves minor improvements including a raised floor in store, new internal doors, restoration works in hall as well as a new door opening to the hall's southern elevation.

The work also involves the demolition of minor structures including ramps and playground equipment, steps, a fence and signage.

It is also proposed to remove two trees on the western side of the existing building.

4. STATUTORY CONTROLS

4.1 Environmental Planning and Assessment Regulation 2000

The following information additional to that on the development application form is provided in accordance with clause 50 and Schedule 1 of the *Environmental Planning and Assessment Regulation*:

The land the subject of the application is not critical habitat or part of critical habitat. The site is within a built-up suburban area and no threatened species, populations or ecological communities or their habitats are likely to be significantly affected by the proposed development.

The application is accompanied by this Statement of Environmental Effects and the additional documents listed under 1.

4.2 Sydney Regional Environmental Plan No. 20 Hawksbury/Nepean River

The Sydney Regional Environmental Plan No. 20 Hawksbury/Nepean River aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

There are no specific relevant development controls applicable to the proposal, however, it is considered that the proposal will not have any unreasonable impact on the future land uses in the region.

4.3 Penrith Local Environmental Plan 2010

The Penrith Local Environmental Plan 2013, the LEP came into force on 22 September 2010.

The relevant aims, objectives of the Penrith LEP are to:

4

- (a) to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,
- (b) to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,
- (c) to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,
- (d) to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,
- (e) to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,
- (f) to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,
- (g) to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,
- (h) to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.

Clause, 2.3, Zone objectives and Land Use Table provides zone objectives and a Land use table.

The property is zoned RE1 Public Recreation. The property is owned by Penrith Council and it is currently used by the Nepean Family History Society. It is a defined as a community facility 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.

The alterations and additions to the existing community are permissible with Council consent under the zoning of the land. The objectives of the zone are:

- 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.

The assessment of the proposal against the standards of the LEP and the controls in Council's Development Control Plans (DCP) as discussed later in this statement, confirms that it is consistent with the objectives of the zone.

Clause 5.10, Heritage conservation, provides matters for consideration with respect to heritage conservation and objectives. The objectives for heritage conservation are:

- (a) to conserve the environmental heritage of Penrith,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Sub-clause 2 requires Council consent for carrying out alterations to a heritage item. Under the LEP, the site is identified as a heritage item, *the Emu Plains Public School (former) and trees.*

Subclause (4), Effect of proposed development on heritage significance, requires Council in respect of a heritage item or heritage conservation area to consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The proposal involves minor alterations and additions to the existing building which are not only designed to improves its amenity but also in a manner that is compatible with the character, materials and finishes of the existing building as confirmed in the heritage impact statement prepared under separate cover by Mr. Greg Patch, Archnex Designs.

Subclause (5), Heritage assessment, states that Council may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The requirement for a heritage management document is not mandatory. However as previously stated a heritage impact statement prepared by Mr. Greg Patch, Archnex accompanies this application. This statement concludes as follows:

The proposed works are intended to conserve the existing fabric of the place and to render the building useful in terms of affording disabled access and general maintenance. Without a used, that portion of the building that is not currently used by the Nepean Family History Society will undoubtedly fall into disrepair and its future conservation will be compromised.

In my opinion, the proposed works will facilitate necessary repairs and maintenance of the fabric and enhance the prospect of ongoing use of the building, both of which will ensure its conservation into the future.

It is noted that the item is described as containing trees. The heritage document refers to Stone Pines which are believed to be heritage items. The proposal also includes the removal of two trees on the western side of the hall. These trees are believed not to be Stone Pines and will be removed because of the potential risks of damaging the heritage building and to improve general access around the site.

Clause 7.1, Earthworks, provides an objective for the clause and matters for consideration. The objective of the clause is:

to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, waterways and riparian land, neighbouring land uses cultural heritage items or features of the surrounding land.

Consent for *earthworks* (defined as "excavation or filling") is not required unless the proposed earthworks are exempt development or ancillary to development for which consent has been given. The proposed alterations and additions involve minor excavation for footings.

In relation to the matters specified by clause 6.2(3) for consideration:

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development

<u>Comment</u>: As shown in the stormwater drainage and sediment control plans (Dwg No. DA09) accompanying the application, the proposal is designed and construction will be managed to improve drainage patterns and soil stability on the site.

(b) the effect of the proposed development on the likely future use or redevelopment of the land

<u>Comment</u>: The proposed excavation is ancillary to the proposed development in accordance with the zoning.

(c) the quality of the fill or the soil to be excavated, or both

<u>Comment</u>: Any soils removed from the site will be disposed in accordance with industry standards.

(d) the effect of the development on the existing and likely amenity of adjoining properties

<u>Comment</u>: The proposal will maintain levels within 1m of existing levels at the site boundaries and will have no adverse impact on the amenity of adjoining properties.

(e) the source of any fill material and the destination of any excavated material

Comment: Any excavated material will be disposed of appropriately.

(f) the likelihood of disturbing relics

<u>Comment</u>: The applicant is not aware of any evidence that would suggest the site is likely to contain relics.

(g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area

<u>Comment</u>: The site is not within close proximity to any water way. It will not have any impact on a drinking water catchment or environmentally sensitive area.

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

<u>Comment</u>: Construction in accordance with the application documentation and Council's standard conditions of approval can be expected to avoid or acceptably minimise any adverse impacts while the works are in progress.

5 POLICY CONTROLS

5.1 Penrith Development Control Plan 2014

The *Penrith Development Plan 2014* supplements the provisions of the Penrith LEP 2013. The DCP came in effect on 17 April 2015. The DCP provides detailed objectives and controls for new development. The Policy contains several Parts that apply to various locations or design elements of development. The assessment of the proposal against relevant sections of the policy is discussed overleaf.

PART B DCP PRINCIPLES

It is considered that the sensitively designed alterations and additions to the existing building which is identified as a heritage item is an acceptable form of environmentally sustainable development and consistent with the DCP principles.

PART C CITY-WIDE CONTROLS

The relevant controls are addressed as follows:

C1 SITE PLANNING AND DESIGN PRINCIPLES

C1.2.5Safety and security (Principles of Crime Prevention through Environmental Design)

The proposed development is considered to suitably respond to CPTED principles in relation to appropriate lighting, locations, site and building layout, presentation and carparking.

C1.2.6Maximising access and adaptability

The proposal's design which incorporates and improved standard of accessibility is considered to be consistent with the objectives and controls of this part of the DCP.

C2 VEGETATION MANAGEMENT

The application also includes the removal of 2 trees on the western side of the building. The trees to be removed are not stone pines (which are believed to be those listed as heritage items). The proposed tree removal is acceptable because the more significant trees in the vicinity remain to provide an appropriate setting for the existing building whilst also generally improving general access around it. The removal of the trees will also assist to reduce places of concealment and improve pedestrian movement around the building. Therefore, the proposed removal of the trees is considered to be acceptable.

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C5 WASTE MANAGEMENT

A waste management plan has been prepared in accordance with council requirements.

C7 CULTURE AND HERITAGE

As stated earlier in this statement, the site is identified as a heritage item. The application has been accompanied by a heritage impact statement prepared under separate cover and in accordance with Council requirements.

PART D LAND USE CONTROLS

D.5 OTHER LAND USES

5.5 Parent Friendly Amenities

The objectives of this section are:

- a) To ensure that all developments likely to be frequented by parents and children have suitable parenting facilities in public places that support and encourage breastfeeding;
- b) To ensure that safe and accessible toilets are provided in developments that cater for young children and their parent(s);
- c) To ensure that parent friendly amenities are suitable for use by both male and female carers;
- d) To provide parent friendly toilets that are appropriately located to minimise likelihood of embarrassment to all users:
- e) To ensure that all baby care rooms are of an adequate design and size, and are appropriately equipped.
- f) To ensure that all baby care rooms are maintained to appropriate standards.
- g) To ensure that approved baby care rooms continue to be used in accordance with development consent.

This section of the DCP include a requirement for a 10m² Parenting Room and where public sanitary facilities are required or provided, the facilities should be designed to incorporate parent friendly accessible toilets.

The provision of a 10m² Parenting room inside the existing heritage listed building is a heritage item is not possible because space within it is limited. One half is used by the Nepean Family History Society and the remaining components are used for two halls, a kitchenette and a storeroom.

The proposed facilities are nonetheless considered to incorporate parent friendly accessible toilets.

Burrell Threlfo Pagan Pty Ltd Town Planning Consultants The parent friendly accessible toilets will be appropriately sign posted, with the signage to be approved by Council.

Details of the minimum standards, as described in Table D5.2, have been shown on the plans submitted with the development application.

The applicant has submitted a cleaning procedure, routine and schedule.

6. OTHER MATTERS FOR CONSIDERATION

Other relevant matters for consideration not addressed above are -

6.1 Applicable Regulations

None applicable.

6.2 Likely Impacts

6.2.1 CONTEXT & SETTING

The context is described in part 2 and potential impacts on adjacent properties and the locality are addressed elsewhere in this statement.

6.2.2 ACCESS, TRANSPORT & TRAFFIC

Not applicable.

6.2.3 PUBLIC DOMAIN

The proposed development will have no impact on public recreational opportunities, on the amount, location, design, use or management of public spaces, or on pedestrian linkages.

6.2.4 UTILITIES

The proposed development will have no significant impact on the capacity of water, sewer, electricity or gas services.

6.2.5 HERITAGE

Heritage issues have been addressed earlier in statement.

6.2.6 LAND RESOURCES

No productive or valuable land resources will be affected.

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6.2.7 WATER

Discussed elsewhere in this statement.

6.2.8 SOILS

The proposal will not have any unreasonable impact on the soil of the site, the majority of which will be retained on site.

6.2.9 AIR & MICROCLIMATE

The proposal will have no appreciable impact on air quality or microclimatic conditions.

6.2.10 FLORA & FAUNA

The proposal will have no impact on the maintenance of biodiversity or on remnant native plants or animals.

6.2.11 WASTE

Discussed elsewhere in this statement.

6.2.12 ENERGY

Discussed elsewhere in this statement.

6.2.13 NOISE & VIBRATION

The site is not subject to any unreasonable noise and vibration impacts.

6.2.14 NATURAL HAZARDS

The site is not subject to risk from geotechnical instability, flooding or bushfire.

6.2.15 TECHNOLOGICAL HAZARDS

Not relevant.

6.2.16 SAFETY, SECURITY & CRIME PREVENTION

Discussed elsewhere in this statement.

6.2.17 SOCIAL IMPACT

By providing additional improved amenities for the existing building in an attractive location with good access to facilities and services, the proposal will have a positive social impact.

6.2.18 ECONOMIC IMPACT

The proposal will have a small and positive economic impact as a result of the construction activity on the site.

6.2.19 SITE DESIGN & INTERNAL DESIGN

Discussed earlier in this statement.

6.2.20 CONSTRUCTION

The additions to the building will be constructed in accordance with industry standards.

6.2.21 CUMULATIVE IMPACTS

Hydrological impacts are addressed elsewhere in this Statement and the proposal will not generate any other cumulative impacts.

6.2.22 DEMOLITION

The demolition work at the rear of the building required to implement the proposal will be carried out in accordance with the provisions of *Australian Standard AS 2601* – 1991: The Demolition of Structures.

6.2.23 BUILDING UPGRADING

The proposal will comply with the deemed-to-satisfy provisions of the *Building Code* of *Australia* (BCA).

6.2 Access, Transport and Traffic

The proposal will not have any unreasonable impact on daily and peak traffic volumes on Great Western Highway and will maintain local amenity.

6.3 Utilities

Electricity, gas, water, sewerage, drainage and telephone services are available to the site.

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6.3 Likely Impacts

All potential impacts are identified elsewhere in this Statement.

6.4 Suitability of the Site

As demonstrated in the relevant parts of this Statement, the site is suitable in physical, locational, transport and service utility terms for the proposed development.

7. CONCLUSION

The proposed alterations and additions to the existing community facility are permitted under the RE1 Public Recreation zoning of the land pursuant to the Penrith Local Environmental Plan 2010.

The site is identified as a heritage item in the LEP. A heritage impact statement accompanies the development application and concludes:

The proposed works are intended to conserve the existing fabric of the place and to render the building useful in terms of affording disabled access and general maintenance. Without a used, that portion of the building that is not currently used by the Nepean Family History Society will undoubtedly fall into disrepair and its future conservation will be compromised.

In my opinion, the proposed works will facilitate necessary repairs and maintenance of the fabric and enhance the prospect of ongoing use of the building, both of which will ensure its conservation into the future.

The proposal is generally consistent with the qualitative guidelines and the quantitative controls and performs well when assessed against Council's Development Control Plan.

In summary, the proposed development is consistent with the relevant objectives of the RE1 Public Recreation zone including the following:

- 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.

Burrell Threlfo Pagan Pty Ltd Town Planning Consultants The proposal is therefore suitable for approval.

Kim Burrell B. App. Sc. DURP MPIA RPIA Town Planner

12 February 2019

Burrell Threlfo Pagan Pty Ltd Town Planning Consultants

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

If you need more space to give details, you are welcome to attach extrapages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans. We will take into account the types and volumes of waste that could be produced as a result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- · store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name

Penrith City Council

Contact phone number

Postal Address

Street No.

Street name

601

High Street

Suburb

Post code

penrith

2750

Email address

ex 7481

greg.bretherton@penrith.city

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.

Street name

4

Lawson St

Suburb

Post code

Emu Plains

2749

What buildings and other structures are currently on the site?

Community Hall

Briefly describe your proposed development

Alterations and Additions

PENRITH CITY COUNCIL

Applicant Signature

SECTION 1: DEMOLITION

Materials		Destination		
		Re-use and rec	ycling	Disposal
Material	Estimated volume (m² or m³)	ON-SITE* Specify proposed re- use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	soil			Erskine Park Transfer Station
Green waste	1m3	Mulch		
Bricks	1m3		Bingo Recycling Centre - St Marys	
Concrete	0.5m3		Bingo Recycling Centre - St Marys	
Timber (Please specify type/s)	nil			
Plasterboard	nil			
Metals (Please specify type/s)	nil			200 Land Control Contr
Other				And district of the control of the c

*Please include details on the plans you submit with this form, for example location of on-site storage areas/ containers, vehicle access point/s

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SECTION 2: CONSTRUCTION

Materials Destination Re-use and recycling Disposal Material Estimated ON-SITE* OFF-SITE Specify volume contractor and Specify Specify landfill site (m² or m³) proposed recontractor and use or on-site recycling facility recycling Excavation 1m2Erskine (eg soil, rock) Park Transfer Station Green waste 1m2 Mulch Bricks 1m2 Bingo Recycling Centre - St Marys Concrete na na na nil Timber 1m2 Bingo (Please specify Recycling type/s) Centre - St Marys Plasterboard na Metals 1m2 Bingo (Please specify Recycling type/s) Centre - St

Marys

*Please include details on the plans you submit with this form, for example location of on-site storage areas/ containers, vehicle access point/s.

	E	N	Common of the Co	ζ.	a.d.	-				
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Other

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)
na No change from existing	NAME (*** - CHIEF FAR AND

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

No change to existing

PENRITH CITY COUNCIL

Statement of Heritage Impact

Emu Plains Public School (Former)

for

Penrith Council



Former Emu Plains Public School
© Paul Davies Pty Ltd

Prepared by:

Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

January 2019

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019

Emu Plains Public School (Former)

(Proposed Alterations and Additions)

Statement of Heritage Impact Table of Contents

Statement:

A .	Purpose of Statement	Page 1.
B.	Grounds of Statement	Page 1.
C.	Limits of Statement	Page 1.
D.	Location	Page 1.
E.	Context	Page 2.
F.	Proposed Development	Page 5.
G.	Heritage Impacts	Page 6.
H.	Conclusion	Page 10.

Appendix: Documents

- (i) Inventory Sheets: Emu Plain Public School
- (ii) Extract: Penrith Heritage Study 2007

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019



Nominated Architect: Greg Patch (Reg. No. 4820) Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs Architects, Heritage Building Consultants, Interior Designers

STATEMENT OF HERITAGE IMPACT [SoHI]:

Date: 12 January 2019

Premises: 207-219 Great Western Highway Emu Plains

Property Description: Part 1, Lot 1, DP 650753

Prepared By: Greg Patch

B Sc Arch, B ARCH (Hons), M Herit Cons (Hons), AIA

14 Winchcombe Ave, Haberfield NSW 2045

For: Penrith Council

A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of a proposed alterations and additions to the above premises.

B. GROUNDS OF STATEMENT

The former Emu Plains Public School is listed as a heritage item. This has been established through a search Schedule 5 of Penrith LEP 2010.

C. LIMITS OF STATEMENT

This statement is based on SHI data sheet 2260076, the material at Part E1and an inspection of the site in October 2018.

D. LOCATION



1. Location of the former Emu Plains Public School (Source: SIX Maps © NSW Lands 2019).

 Phone: 9716 0541/0425 228176
 14 Winchcombe Ave, Haberfield NSW 2045
 Fax: 9716 6083

 Former Emu Plains Public School- SoHI
 Issue: (09/02/19)
 Page: 1

E. CONTEXT

E1. DOCUMENTARY

State Heritage Inventory Sheet 2260076

The item is described as:

Located on ground higher than the surrounding flood plains, the item is a public school comprising grounds originally acquired for school use excised from the Emu Park reserve. The building includes classroom block attached to the teacher's residence. The classroom block is representative of school buildings of the era in its steep pitched gabled roof now sheeted in Colorbond corrugated metal. The building is constructed in sandstone with rough hewn blocks contrasting with fine chiselled quoins and window and door margins. The attached former teacher's residence is similarly constructed in stone masonry. The school building has an asymmetrical front elevation with a prominent gabled projecting bay and flanking gabled and half-hipped roofs with contrasting entry porch and verandah. The complex of buildings is prominently sited on the Great Western Highway and forms a bookend with Melrose Hall to the east. Set within Emu Park the school provides a sense of entry into the town and is part of a collection of community related structures and uses in the park complex. The grounds of the school reserve are in part lined (on Lawson Street) with an avenue of mature stone pines which appear to be contemporary with the early years of the school. The weatherboard classroom block was constructed around 1910 and includes a gabled roof.

A history of the place is given as:

A stone school building was erected in 1877 to a design by George Mansfield.

Its significance is stated as:

The school complex provides the focus for appreciating the development of a village centre at Emu Plains over the nineteenth century with the construction of public buildings to serve the community. The original building is an excellent example of a medium sized rural school building design developed by George Allen Mansfield, the architect of the Council of Education, and there is a later c.1910s weatherboard addition. The complex demonstrates the emergence of the provision of public education within the LGA following the Public Schools Act of 1866. While there are other school buildings of comparable date in the LGA, this school building is the only example constructed in sandstone and has a setting embellished by the nearby park reserve and mature stone pines in the school grounds that appear to date from the 1880s.

Images are provided:





Community Arts Centre Images by: Paul Davies Pty Ltd; Images copyright owner: Paul Davies Pty Ltd

Penrith Heritage Study 2005

The former school is described at p85, Vol. 3 of the Study as:

An excellent example of a large government public school of the 1870s inclusive of school hall and teacher's residence. The building demonstrates nineteenth century rural settlement in the region as well as the emergence of public education following the reforms of 1866. The school grounds are fringed by stone pines which seem to date from the 1880s.

Issue: (09/02/19)

Former Emu Plains Public School- SoHI

George Allen Mansfield (1934-1908)

A brief biography of the architect attributed to the design of the former Emu Plains Public School is given at Wikipedia [https://en.wikipedia.org/wiki/George Allen Mansfield]:

Born in 1834 in Sydney, his father, the Reverend Ralph Mansfield, had been a Methodist missionary. He was educated at the privately- run school of Mr. W. T. Cape and then articled with the architect John Fredrick Hilly.

He married Mary Emma Allen, third daughter of prominent politician and solicitor George Allen, and had seven children. The family lived in Tranby, Glebe, which was designed by Mansfield. They then lived at Oakwood in Bridge Road From 1864 to 1869, and Lynedoch in Glebe Road from 1870 to 1879.

Mansfield was a lieutenant in the Glebe branch of the New South Wales Militia, a commissioner for Peace and an alderman for Glebe Council. Mansfield was also a member of the Royal Institute of British Architects, and the founder and first president of the Institute of Architecture NSW (now Australian Institute of Architects).

He died in 1908 and he is remembered in the name of Mansfield Street Glebe, New South Wales.

Mansfield is also attributed the design of the following heritage listed schools:

- Castle Hill Public School, Sydney
- Cleveland Street Public School
- Crown Street Public School
- The Old School, Darlington
- Mudgee Public School (part)
- Newcastle East Public School
- North Sydney Technical High School (1876–1877)
- Pyrmont Public School
- Redfern Public School (now demolished)
- Rosebank College
- Sussex Street Primary School, Sydney

E2. PHYSICAL

The place as inspected on 30th October 2018, when the following photographs were taken:



2. Verandah to residence, gable to school room beyond.



3. Rear of former residence & school (beyond).



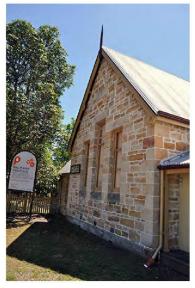
4. Rear outbuildings.



5. Name/ date stone to gable.

Former Emu Plains Public School- SoHI

Issue: (09/02/19) Page: 3



5. Gable to former schoolroom.



6.Part fence post and former school & residence from south-west.



7. West window to south verandah.



8. Entry door.



9. East Window.



10. East wall of former residence.



11. Rear lean-to.

The earlier school room portion is of a *Gothic-revival* influenced design, the residence portion in vernacular Colonial and the later timber schoolroom (see below) in the vernacular Georgian style.

The rear addition to the residential portion shown in image 11, above, was most probably added around the time of the construction of the timber school room, with the deep rusticated weatherboards typically in redwood.

Issue: (09/02/19)





34. Existing fence to the south boundary.

35. Enclosed verandah.



36. Window hood and trough.

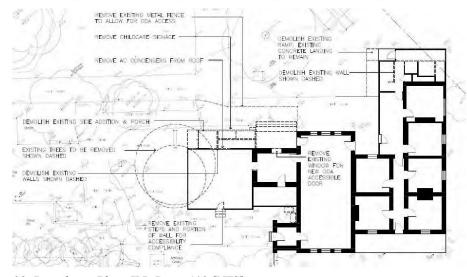


37. Well cap- to the rear of timber classroom.

F. PROPOSED DEVELOPMENT

I have examined drawings Nos. A00 to A10 (inclusive) prepared by Justin Long Design [JLD] dated 23.01.19.

They depict proposed alterations and additions to the premises to bring he place into accessibility compliance including (please refer to larger scale drawings for notes clarity):



38. Demolition Plan. JLD Dwg. A10 [NTS].

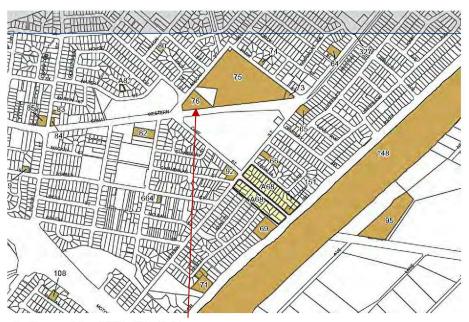
Former Emu Plains Public School- SoHI Issue: (09/02/19) Page: 8

Schedule 5 Environmental heritage

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Emu Plains	Emu Plains Public School (former) and trees	207–219 Great Western Highway	Part 1, Lot 1, DP 650753	Local	76

It is mapped as:



42. Extract Map HER 006. Subject property.

The relevant provision of the Penrith LEP 2010 are:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the <u>Heritage Map</u> as well as being described in Schedule 5.

Issue: (09/02/19)

Clause Comment

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Penrith,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,

The proposed development entails altering the exterior of a building that is a heritage item.

object, exterior of a building that is a heritage item.

Former Emu Plains Public School- SoHI

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019

- (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

It is proposed to make minor changes to the interior of the item. Nothing is specified in Schedule 5.

- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not Consent is required. required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

Former Emu Plains Public School- SoHI

Issue: (09/02/19)

- (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The significance of the item is recounted at p. 2, above. The proposed development will have little/ no impact on the stated significance of the item.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The proposed development is to land on which a heritage item is located.

This document has been prepared having general regard to the guideline document "Statements of Heritage Impact" as published by the Heritage Branch of the NSW Office of Environment & Heritage.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The proposed development is to a local item. preparation of a Conservation Management Plan is not warranted by the nature of the existing building nor the proposed development.

The subject place is not identified as being of

archaeological significance.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is

Issue: (09/02/19)

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

The subject place is not identified as being of

Aboriginal significance.

Former Emu Plains Public School- SoHI

Page: 12

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item: The subject place is not identified as being of State significance.

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Penrith Development Control Plan

Part C7- Culture and Heritage

7.1.2. Heritage Items

B. Objectives

- a) To encourage the retention of existing heritage items and their significant elements;
- b) To ensure development is based on the understanding and conservation of the heritage significance of the item;
- c) To encourage heritage items to be used for purposes that are appropriate to their heritage significance;
- d) To maintain the setting of the heritage item including the relationship between the item and its surroundings;
- e) To encourage the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and

Conservation incentives are not sought.

Former Emu Plains Public School- SoHI Issue: (09/02/19) Page: 13

f) To protect and conserve built heritage in accordance with the principles of the Burra Charter.

C. Controls

1) Development Application

- a) Any Heritage Impact Statement for development that may impact on a heritage item must address the following (at a minimum):
 - a) The heritage significance of the item as part of the environmental heritage of Penrith;

Comment: the significance of the item is stated at p. 2 (above).

b) The impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features;

Comment: the proposed development is aimed at bringing the place up to accessibility compliance and rectifying/ maintaining the fabric of the item. There will be some minor impacts on the rear of the building in relation to the provision of an accessible ramp and associated handrails/ fencing, decking and re-configuration/reconstruction of the northern enclosed verandah to the c. 1910 timber classroom. The reduction of the cill to the proposed Kitchenette room is also proposed to provide disabled access to the interior of the building.

There are no identifiable landscape or horticultural features of significance that will be affected. The existing trees to the south-east and north remain to provide ongoing amenity.

c) The measures proposed to conserve the heritage significance of the item and its setting;

Comment: various works, such as replacement of the verandah deck to the verandah of the residence and refurbishment of the c. 1910 schoolroom, works to the interior of the former residence, and repainting of spaces as noted on the drawings will assist in the conservation of the fabric.

d) Whether any archaeological site would be adversely affected by the proposed development;

Comment: the place is not identified as an archaeological site *per se*. The ground disturbing works are restricted to areas that have been previously disturbed in the past. Should relics be discovered, they are necessarily subject to the "at large" provisions of the NSW Heritage Act 1977 in terms of notification.

e) The extent to which the carrying out of the proposed development would affect the form of any significant subdivision pattern; and

Comment: not applicable- there is no proposed change to the subdivision pattern.

f) The issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.

Comment: this remains to be seen, subject to the notification period.

- b) Development of a heritage item must:
 - a) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;
- Comment: there is no known Conservation Management Plan for the item.
 - b) Be consistent with the information on the State Heritage Inventory for that heritage item;

Comment: State Heritage Inventory information is included at the Appendix. Data Sheets N°. 2290026 contain no recommendations as to management of the item.

c) Protect the setting of the heritage item;

Comment: the proposed works will have minor impact on the setting of the item when viewed from the rear (north) as a consequence of the fencing and modifications to the enclosed north verandah of the c.1910 schoolroom. There will also be a minor impact as a result of the proposed steps/ landing to the southern entry to the schoolroom, and replacement fencing. These are considered minor intrusions on the appearance of the item in terms of its outward presentation and are not considered adverse, given that they largely replace similar structures in a more sensitive and less intrusive manner.

Former Emu Plains Public School- SoHI Issue: (09/02/19) Page: 14

d) Retain significant internal and external fabric and building elements;

Comment: significant fabric is retained, with the exception of some minor adjustments to door openings, and the reduction of a window cill to the proposed Kitchenette space to enable the introduction

of a glazed door to afford disabled access.

Comment: the significant spaces are maintained, with some very minor alterations as outlined above.

Remove unsympathetic alterations and additions;

e) Retain significant internal and external spaces;

Comment: the proposal entails the removal of the existing high steel palisade fencing to the front and rear of the building dating from the time of use of the premises as a childcare facility. It is also proposed to remove various pieces of air-conditioning paraphernalia and associated conduits and electrical cabling and the like which will clean up the outward and inward appearance of the item.

Reinstate missing details and building elements; and

Comment: it is proposed to replace missing elements such as the quatrefoils to the 1877 schoolhouse barges.

h) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.

Comment: the proposed materials and finishes are indicated to match existing on the drawings (see schedule to JLD dwg. A00) and ostensibly to match the existing colours, subject to investigation of prior colour schemes.

c) Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.

the proposed works essentially maintain what appear to be the original room layouts Comment: (notwithstanding what appear to be subsequent spaces created by verandah infills and the like.)

If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.

Comment: see C1. (d) above.

H. CONCLUSION

The 1877 schoolhouse and residence is something of a landmark when travelling along the Great Western Highway, and the c. 1910 timber classroom addition is evidence of the burgeoning population of the area in the later 19th/ early 20th century.

The proposed works are intended to conserve the existing fabric of the place and to render the building useful in terms of affording disabled access and general maintenance. Without a use, that portion of the building that is not currently used by the Nepean Family History Society will undoubtedly fall into disrepair and its future conservation will be compromised.

In my opinion, the proposed works will facilitate necessary repairs and maintenance of the fabric and enhance the prospect of ongoing use of the building, both of which will ensure its conservation into the future.

The proposal is, then, eminently supportable in terms of potential heritage impacts

Prepared by

Greg Patch

Architect/Heritage Consultant

Former Emu Plains Public School- SoHI Issue: (09/02/19) Page: 15

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019

Appendix: Documents

Emu Plains PS (former)- SoHI

App.

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019

State Heritage Inventory

BHI Number 2260076 Shiely Humber **EP-23**

Name: Emu Plains Public School (Former) & Trees

Location: 207-219 Great Western Highway, Emu Plains [Penrith]

Address: 207-219 Great Western Highway

DUAP Region: Sydney West

Suburb / Nearest Town: Emu Plains 2750

Historic region: Sydney

Local Govt Area: Penrith

Parish:

State: NSW

County: Comberland

Address: Lawson Street

DUAP Region: Sydney West Historic region: Sydney

Suburb / Nearest Town: Emu Flains 7750 Local Govt Area: Penrith

Parish:

State: NSW

County:

Other/Former Names: Emu Plains Public School.

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Hem Type: Built

Group: Education

Category: School - State (public)

Owner: Local Government

Admin Codes: 39612

Code 2:

Code 3: Current LEP Item

Current Use: Community Arts Centre

Former Uses: Public School

Assessed Significance: Local

Endorsed Significance:

Statement of Significance:

The school complex provides the locus for appreciating the development of a willage centre at Emu Plains over the nineteenth century with the construction of public buildings to serve. the community. The original building is an excellent example of a medium sized rural school building design developed by George Alien Mansfield, the architect of the Council of Education, and there is a later c 1910s weatherboard addition. The complex demonstrates the emergence of the provision of public education within the LGA following the Public Schools Act of 1866. While there are other school buildings of comparable date in the LGA. this school building is the only example constructed in sandstone and has a setting embellished by the nearby park reserve and malure stone pines in the school grounds that

appear to date from the 1880s.

Historical Notes or Provenance: A slone school building was erected in 1877 to a design by George Mansfield.

Themes: National Themes

State Thurse

Local Them

3 Economy

industry

(none)

6. Educating

Education

Rural Wilages

Date: 27/03/2017

State Hentage Inventory Full Report with Images

Page 1

Document Set ID: 8677544

Version: 1, Version Date: 02/05/2019

State Heritage Inventory

2260076 Stuty Humber EP-23

Name: Emu Plains Public School (Former) & Trees

Location: 207-219 Great Western Highway, Ernu Plains [Penrith]

Designer: George Allen Mansheld

Maker / Builder:

Year Started: Year Completed, 1877 Circa; No

Physical Description:

Localed on ground higher than the surrounding flood plains. The item is a public school comprising grounds originally acquired for school use excised from the Emu Park reserve. The building includes classroom block attached to the teacher's residence. The classroom block is representative of school buildings of the erain its steep pitched gabled roof now sheeled in Colorband corrugated metal. The building is constructed in sandstone with rough hewn blocks contrasting with fine chiselled quoins and window and door margins. The attached former teacher's residence is similarly constructed in stone masonry. The achoolbuilding has an asymmetrical front elevation with a prominent gabled projecting bay and flarking gabled and half-hipped roofs with contrasting entry porch and verandalt. The complex of buildings is prominently sited on the Great Western Highway and forms a bookend with Melrose Half to the east. Set within Emu Park the school provides a sense of entry into the town and is part of a collection of community related structures and uses in the park complex. The grounds of the school reserve are in part lined (on Lawson Street) with an avenue of mature stone pines which appear to be contemporary with the early years of the school. The wealtherboard dissroom block was constructed around 1910 and includes a gabled roof.

Physical Condition: Excellent condition

Modification Dates:

Recommended Management:

Management:

Further Comments: Listing includes trees and brick folials

interies a) The school complex demonstrates the emergence of the provision of public education within the LGA over the falter decades of the nineteenth century following the Public Schools Act of

YERR

The school complex demonstrates the emergence of a rural and village community at Erru Plans over the nineteenth century and the development of a village centre with schools to cater for the needs of this community.

Criteria b)

Critima c) The diastroom block and teacher's residence are excellent examples of a numit school

State Heritage Inventory
Full Report with Images Page 2

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Document Set ID: 8677544

Date: 27/93/2917

Version: 1, Version Date: 02/05/2019

State Heritage Inventory

2260076 Study Humber EP-23

Ism Name: Emu Plains Public School (Former) & Trees

Location: 207-219 Great Western Highway, Emu Plains [Penrith]

building design developed by George Allen Mansfield, the architect of the Council of Education. While the buildings reflect the Council's model design for rural schools the buildings is perfectler notable for the use of sendstone in its construction.

The quality of the early buildings in their construction and elaborated stylistic features present on ensemble of high note in general area, and complement other contemporary public buildings in the town such as the railway station. The stone pines provide a scenic setting to the school reserve.

The location of the school near the park reserve and adjacent to the Grent Wastern Highway provides sense of entry into the town.

Criteria d) The building continues to function in a community related use.

Criteria e)

Criteria f) The complex of school buildings is rare in the LGA to consideration of its sandstone construction.

Criteria g) The school is one of a number of structures in Emu Plains erected over the nineteenth century and early part of the twentieth century which collectively demonstrate the pattern of a village settlement at this important location at the footbills of the Blue Mountains. Collectively these structures imbue the area with high historic and aesthetic values.

Integrity / Intactness: High externally

Author

References:

Studies: Author Title Humber Year Paul Device Phy. Lot Periodi Heritage Study Review EP-25 2005

Title

Parcels: Parcel Code Lathumber Section Plan Code Plan Number

PARTLOT I DF 650752

Latitude: Longitude

Location validity: Spatial Accuracy:
Map Name: Map Scale:

AMG Zone: Easting: Northing:

Name: Title: Number: Date

Penuth Local Environmental Plan 1991

Local Environmental Plan ## EP-23 2010/1991

Hertage mudy 2260076 1/11/2507

164/1897 184/1897 EP-23 1/04/1897

State Heritage Inventory
Date: 27/03/2017 Full Report with Images Page 3

was been assumed the proposed from the form of the first control from

State Heritage Inventory

SHI Number 2260076 Study Number

EP-23

1/04/1987

Emu Plains Public School (Former) & Trees

Location: 207-219 Great Western Highway, Emu Plains [Penrith]

Heritage study EP-23(a)

National Trust of Australia Register

18/04/1989 Register of the National Estate Community Arts Centre 14612

Built Form:

Allotment and Setback:

Height:

Fences:

Driveways and Garages:

Building Materials:

Data Entry: Date First Entered: 15/12/1999 Date Updated: 28/11/2007

Status: Partiel

State Heritage Inventory **Full Report with images**

Page 4

Date: 27/03/2017

Version: 1, Version Date: 02/05/2019

State Heritage Inventory

SHI Humber 2260076 Study Humber EP. 23

hem Name: Emu Plains Public School (Former) & Trees

Location: 207-219 Great Western Highway, Emu Plains [Penrith]

Imagels:



Caption: Community Arts Centre

Copyright: Paul Davies Pty Ltd Image by: Paul Davies Pty Ltd

Image Date: 7/11/2004

Image Number:

Image Path:

Image File: 2260076a jpg

Thumb Nail Path: Thumb Nail File:

> State Heritage Inventory Full Report with Images

Page 5

Emu Plains Public School (Former) & Trees

Item details

Name of item: Emu Plains Public School (Former) & Trees

Other name/s: Emu Plains Public School

Type of item: Built Group/Collection: Education

Category: School - State (public)

Primary address: 207-219 Great Western Highway, Emu Plains, NSW 2750

County: Cumberland Local govt. area: Penrith

All addresses

Street Address	Suburb/town	LGA	Parish	County	Туре
207-219 Great Western Highway	Emu Plains	Penrith		Cumberland	Primary Address
Lawson Street	Emu Plains	Penrith			Alternate Address

Statement of significance:

The school complex provides the focus for appreciating the development of a village centre at Emu Plains over the nineteenth century with the construction of public buildings to serve the community. The original building is an excellent example of a medium sized rural school building design developed by George Allen Mansfield, the architect of the Council of Education, and there is a later c.1910s weatherboard addition. The complex demonstrates the emergence of the provision of public education within the LGA following the Public Schools Act of 1866. While there are other school buildings of comparable date in the LGA, this school building is the only example constructed in sandstone and has a setting embellished by the nearby park reserve and mature stone pines in the school grounds that appear to date from the 1880s.

Date significance updated: 25 Feb 05

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH copyright and disclaimer.

Description

Designer/Maker: George Allen Mansfield

Physical description: Located on ground higher than the surrounding flood plains, the item is a public school

comprising grounds originally acquired for school use excised from the Emu Park reserve. The building includes classroom block attached to the teacher's residence. The classroom block is representative of school buildings of the era in its steep pitched gabled roof now sheeted in Colorbond corrugated metal. The building is constructed in sandstone with rough hewn blocks contrasting with fine chiselled quoins and window and door margins. The attached former teacher's residence is similarly constructed in stone masonry. The school building has an asymmetrical front elevation with a prominent gabled projecting bay and flanking gabled and half-hipped roofs with contrasting entry porch and verandah. The complex of buildings is prominently sited on the Great Western Highway and forms a bookend with Melrose Hall to the east. Set within Emu Park the school provides a sense of entry into the town and is part of a collection of community related structures and uses in the park complex. The grounds of the school reserve are in part lined (on Lawson Street) with an avenue of mature stone pines which appear to be contemporary with the early years of the school. The weatherboard classroom block was constructed around 1910 and includes a gabled roof.

Physical condition

and/or

Excellent condition.

Archaeological

potential:

Date condition updated: 25 Feb 05 Further information: Listing includes trees and brick toilets

Current use: Community Arts Centre

Public School Former use:

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019 History

Historical notes: A stone school building was erected in 1877 to a design by George Mansfield.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local
		theme
3. Economy-Developing local, regional	Industry-Activities associated with the manufacture, production	(none)-
and national economies	and distribution of goods	
6. Educating-Educating	Education-Activities associated with teaching and learning by	Rural
	children and adults, formally and informally.	villages-

Assessment of significance

SHR Criteria a) [Historical significance]

The school complex demonstrates the emergence of the provision of public education within the LGA over the latter decades of the nineteenth century following the Public Schools Act of 1866.

The school complex demonstrates the emergence of a rural and village community at Emu Plains over the nineteenth century and the development of a village centre with schools to cater for the needs of this community.

SHR Criteria c) [Aesthetic significance]

The classroom block and teacher's residence are excellent examples of a rural school building design developed by George Allen Mansfield, the architect of the Council of Education. While the buildings reflect the Council's model design for rural schools the buildings is particular notable for the use of sandstone in its construction.

The quality of the early buildings in their construction and elaborated stylistic features present an ensemble of high note in general area, and complement other contemporary public buildings in the town such as the railway station. The stone pines provide a scenic setting to the school reserve.

The location of the school near the park reserve and adjacent to the Great Western Highway provides sense of entry into the town.

SHR Criteria d)
[Social significance]

The building continues to function in a community related use.

SHR Criteria f)
[Rarity]

The complex of school buildings is rare in the LGA in consideration of its sandstone construction.

SHR Criteria g)
[Representativeness]

The school is one of a number of structures in Emu Plains erected over the nineteenth century and early part of the twentieth century which collectively demonstrate the pattern of a village settlement at this important location at the foothills of the Blue Mountains. Collectively these

structures imbue the area with high historic and aesthetic values.

Integrity/Intactness: Assessment criteria:

High externally

Items are assessed against the State Heritage Register (SHR) Criteria to determine the

level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Penrith LEP 2010	76	22 Sep 10		
Local Environmental Plan		EP-23	20 Dec 91	180	
Heritage study		EP-23(a)	01 Apr 87		
Heritage study		2260076	01 Nov 07		
Heritage study		EP-23	01 Apr 87		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
	0	EP-23			No
Penrith Heritage Study Review	2005	EP-23	Paul Davies Pty. Ltd.		Yes

References, internet links & images

Туре	Author	Year	Title	Internet Links
Written				

Note: internet links may be to web pages, documents or images.









(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

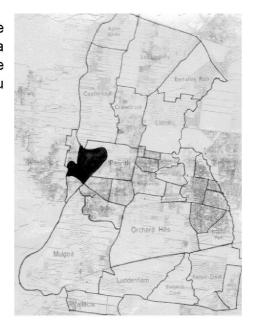
Database number: 2260076

Document Set ID: 8677544 Version: 1, Version Date: 02/05/2019

11.0 Emu Plains

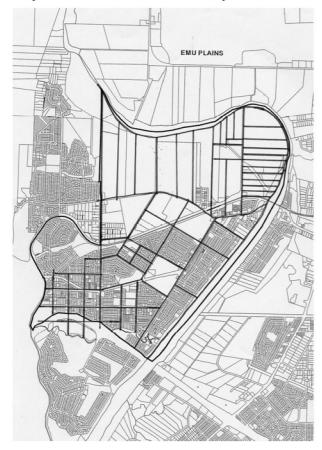
11.1 Location

The suburb of Emu Plains is located at the western extremity of the local government area on the western bank of the Nepean River. The suburb is historically associated with Emu Heights, Leonay, the Nepean River and Penrith.



Town Grants

Major boundaries are shown only



11.3 Historical Background



The sparsely populated nature of Emu Plains prior to the suburban development of the post 1960s is dramatically illustrated in this photograph of the Nepean River in the 1940s. Emu Plains is at right of picture and the view is looking south of Victoria Bridge. A cluster of houses straggles along the highway but elsewhere it is orchard and farmland. Source: Stacker, L., *Pictorial History: Penrith and St Marys*, Alexandria, Kingsclear Books, 2002, p.7

The historical development of Emu Plains is unique in the region in consideration of its establishment as a convict agricultural station in 1819 and the subsequent dedication in the 1830s of a town reserve.

During the convict era the Great Dividing Range proved to be an effective natural barrier to convicts wishing to abscond from their servitude. The lush grasslands of the western banks of the river were highly prized by Europeans for stock pasture but the value of the land to the government was soon realized by the governors and applications for grants of land by George Johnston, Dr. Robert Townson, Edward Lord, and Sir John Jamison were refused. The reasons why the applications to obtain land at Emu Plains were rejected are not clear, but it may have had to do with the presence of the wild cattle at the Cowpastures, the need to establish a defined boundary of settlement, or even with the need to allow the Aborigines access to the river in this vicinity.

The exploration of a route over the mountains and opening of the track to Bathurst made by William Cox in 1815 necessitated improved forms of supervision and the development of a government station at Emu Plains as a base camp for the mountain crossing, stockyard for government cattle (EP-17), and administrative centre in it being the last natural barrier to free movement. Some 3,000 acres (1,200 ha) were reserved for government use in 1814 which in 1819 became the Emu Plains Agricultural Establishment (the area had originally been called Emu and Emu Island, but was changed to Emu Plains in 1814).

The agricultural farm was established by Governor Macquarie as part of a strategy to deal with the increasing numbers of transported convicts arriving in the colony following the cessation of the Napoleonic wars in 1815. Macquarie himself chose the site for the Superintendent's house, for the barracks and for the convicts on a rise, nearly in the centre of the plains. This site was in the vicinity of St Paul's church and

graveyard (EP-24). The farm processed hundreds of convicts in either re-assigning them to outlying stations and/or training in agricultural work. The first superintendent was Robert Fitzgerald, a highly respected ex-convict, who enjoyed the support of Governor Macquarie but was removed from his position shortly after the governor's return to England. The subsequent superintendents came free to colony – Lieutenant Peter Murdoch (1822-1824), father and son Alexander and James Kinghorne (1825-1826 and 1826-1829), John Maxwell (1830-1831), and James Smith (1831-1832). Through the 1820s the work of the station with its increased numbers of resident convicts concentrated on the production of wheat and other crops, and the sight of the paddocks at harvest time rarely failed to impress visitors. Frenchman Rene Lesson's account of Emu Plains in 1824 noted:

It was once covered with great trees, while at the present time it is very bare ... What attracts the attention of as soon as the plain is reached is the residence of the Superintendent of the Crown Farm, situated on an eminence, and not far from which are located the many convict huts, that surrounded by trees, form a kind of pleasant little village in the midst of the regularity of the plain. Most of the bark huts that served to shelter the workmen when the land was being cleared still stand. The farm buildings, the stables, the cattle shed and the gardens have been located near the river. The wheat from the year's harvest was in high stacks ... set out methodically and over sixty in number.

By 1830 the role of the station had shifted from agriculture to stock and with the broader changes occurring in the colony, the decision was taken in 1831 to close down the station. A government town was surveyed by H.F. White in 1832 and the town and farm allotments were offered for sale at public auction in July 1832. The early town had mixed success in being removed from the main centres of population on the eastern bank of the Nepean River. In addition to town allotments, the town plan provided reserves for each of the major denominations and public recreation. The first church erected is St Paul's Anglican (EP-02) with its foundation stone laid in June 1847 by Bishop Broughton and licenced in 1848. The Wesleyan Methodist church was built in 1860 (EP-27).

The town proved popular with operators of road side inns on completion in 1833 of Surveyor-General Major Thomas L. Mitchell's new line of ascent of the eastern side Lapstone Hill with its improved grade and road surface (inclusive of David Lennox's bridge at Lapstone Creek), and newly opened punt crossing of the river. Mitchell's road gangs were billeted in the old government farm buildings at Emu Plains while they laboriously built this road. The coaching inns of Emu Plains ran a vigorous trade initially catering to travellers and settlers such as the eminent naturalist Charles Darwin who stayed over-night at an inn on his way to Bathurst in 1826. In the 1850s and 1860s people from all walks of life heading to the western goldfields passed through the town, Cobb and Co. maintained a coach service to Emu Plains while the government's gold escort was also based in the town. The names and dates of opening of these inns is often not clear but included Henry Hall's Emu Inn by 1836, Jonathon Strange's Mountaineer (1837), John Mortimer's Arms of Australia (1841) (EP-13), George Turner's Lord Byron (c.1838).

By 1868, with the completion of the first railway bridge over the Nepean River in 1867 (NR-04), the railway station (EP-10) served as the terminus of the western line until the opening of Bowenfels station. Construction of the bridge had commenced in 1862

under the direction of John Whitton, chief engineer of the NSW Railways. Stone for the piers was quarried from the mouth of Glenbrook Creek, supplied by John Tyler and transported by barge to the site. It was a dual-purpose bridge, designed to carry both rail and road traffic. In 1907 the present railway bridge (NR-04) was opened and the older structure was converted for road traffic exclusively. After the building of the Victoria Bridge a long zigzag was used to ascend the ridge west of the river and a second bridge, the Knapsack Viaduct, was built with seven stone arches, to carry the line across Knapsack Gully. The line was deviated again at the turn of the century. Arthur Streeton, one of Australia's most important painters, painted *Fire's On Lapstone Tunnel* depicting the construction of the Emu Plains tunnel in 1891.

Other opportunities for investment in the town included cloth milling. A tweed mill was established at Emu Plains by brothers Abraham and John Rayner. Abraham Rayner was the most experienced wool manufacturer in the colony initially commencing business at Simeon Lord's factory at Botany in 1836. In 1839 he went into partnership with Sir John Jamison managing the steam tweed mill at Regentville until 1844. Rayner carried-on his business in Goulburn Street, before returning to the Nepean River in the 1851 utilizing the old police station at Emu Plains. This factory was destroyed by fire in 1861, but Rayner recommenced operations under difficult circumstances. By the late 1860s the factory was situated within the same two-storey building on the banks of the river, although manufacturing was confined to the first floor. An account of Rayner's operations in 1868 noted the wool was washed and dyed on the banks of the river and fellmongering was also undertaken. The skins were sourced locally but also brought in from Sydney by rail. The stages of manufacture included: removal of dirt; teasing to separate the wool fibres; working the wool into a yarn; spinning the yarn; and weaving the tweed in the power looms. There were 12 power looms worked by girls of 14 to 18 years of age. In total the factory employed 20 girls, the youngest being 10 years of age. The factory produced between 400 and 500 yards of tweed per week. 71 By 1882 the factory with 36 acres on the Old Bathurst Road was on the market for either sale of lease. 72 and the building was demolished in 1902.73 John Rayner died at Emu Plains in 1888 at the age of 76 years.74

Another local identity of this era was James 'Toby' Ryan who was born (1818) and raised at Castlereagh. In the 1850s he headed a consortium of investors wanting to erect a toll bridge over the Nepean River. The scheme failed, but Ryan, the MLA for Nepean in the 1860s, survived to recount his life in region. Between 1851 and 1854 Ryan built Emu Hall (EP-1) as his place of residence. Ryan died at Woolloomooloo in 1899 and his body was returned to St Paul's Emu Plains to be interred in the family vault (EP-24).⁷⁵ Huntington (Tailby) Hall (EP-19), also built in 1850s by Rylstone grazier George Tailby, is another example of this type of development. Tailby Hall was rented by Sir George Gibbs in 1880s while he was premier and renamed Riverside.

The gravel and sands of the western bank of the Nepean River were opened up for commercial quarrying in the nineteenth century. In 1882, T R Smith took up the

Penrith Heritage Study Vol. 3 - Locality Assessment November 2007

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⁷¹ Sydney Morning Herald 20/10/1868

⁷² Nepean Times 21/10/1882, p.2

⁷³ Nepean Times 14/6/1902, p.4

⁷⁴ Nepean Times 15/9/1888, p.4

⁷⁵ Nepean Times 21/10/1899, p.1

western portion of the Water Reserve to mine for gravel and bluestone on a commercial basis. Aside from the natural resource, the proximity of the quarries to the main western line was a definite advantage for the larger commercial concerns with T.R. Smith's Emu Gravel and Road Metal Company securing land for a connecting light railway in 1884 (EP-08). Gravel extraction continues as a major local industry. During the building of Warragamba Dam, from 1946, an overhead cableway was built from Emu Plains to Warragamba.

The neighbouring McGraths' wool wash was also established around 1894 to utilize the rail access and water reserve. The McGraths' operation imported wool from Sydney transporting the fleece by rail to its siding. The company was originally established at Windsor in 1880, relocating to Emu Plains because of recurrent flooding.⁷⁸

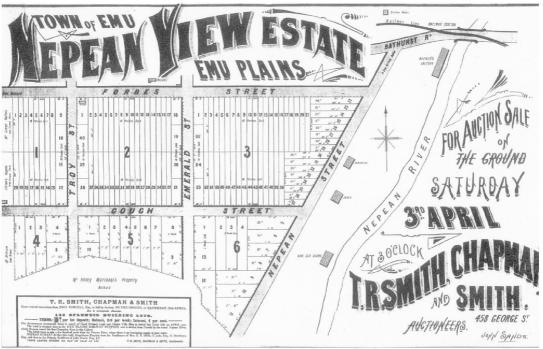
The Emu Plains gaol was opened in December 1914 within an area of 102 acres to supply vegetables and other farm produce (poultry, pigs and milk, etc.) to government institutions. For a time the gaol was jointly managed by the Department of Agriculture and the prison authority and known as the Emu Plains Irrigation Farm. The first prisoners were received in the autumn of 1915 and lived in tents. The inmates were first time offenders under the age of 25, and the gaol operated in conjunction with Goulburn Gaol as part of a rehabilitation program. Given the proximity to Sydney and rail access the gaol developed into a home for delinquent youth. The original tents were replaced by huts in the 1920s, and Inverleigh, an adjoining farm of 89 acres, was acquired in 1936. Through the 1943/44 the number of accommodation huts increased to 100. The gaol was rebuilt in the early 1950s and reopened in 1957as the Emu Plains Training Centre with 120 brick huts, training blocks, etc. and a centre for weekend detention.

In the second half of the twentieth century, with an improved fast rail link to Sydney brought through the electrification of the line in 1955 and the emergence of a local light industrial base at Penrith from the early 1960s, Emu Plains developed into an outer metropolitan suburb of Sydney. While the grid of the old town's streets remained intact, the surrounding original farm allotments of about 50 acres were subdivided for residential housing. Many of these allotments through the first half of the twentieth century contained orange orchards. With increasing numbers of new families living residing in the town a new high school was completed in 1963.

⁷⁶ Nepean Times 30/6/1882, p.4

⁷⁷ Nepean Times 23/8/1884, p.2

Nepean Times 20/8/1898, p.6



This early subdivision plan illustrates the pattern of subdivision in the town with successive cutting-up of the original farm sized grants. Note the sparsely settled nature of the riversides and lack of public reserve here. Source: Penrith City Library.

11.4 Description

The residential suburb of Emu Plains is located on the western bank of the Nepean River, west of Penrith. The suburb is bounded by the course of the river to the north and east, the Western Freeway to the south, and an irregular line to the west, which also forms the boundary between the local government areas of Penrith and City of Blue Mountains. The suburb is dissected by the Great Western Highway (PC-04b) and Great Western Railway established at various times in the nineteenth century (PC-05) which are historic transport routes that have influenced settlement patterns.

Located at the foothills of the Blue Mountians, the topography of the suburb is characterized by the level flood plain rising sharply along the western margin. The highly urbanized residential, civic and commercial heart of the suburb is located in the area south of the Great Western Railway. The area north of the railway is formed by the gravel company's works (EP-8) to the east and prison grounds to the west. There are small pockets of resident housing in this area around Railway Street and Russell Street which retain some historic housing stock (EP-9).

The form of Mitchell's town plan of Emu Plains is still evident with its church (EP-24 and EP-27) and public reserves, and grid of streets straggling along the alignment of Mitchell's line of road (The Great Western Highway). Mitchell's plan provided small town allotments surrounded by large (40 acre plus) rural blocks. While later, mostly late twentieth century subdivision, has eroded the original symmetry, cohesiveness of the town plan is retained through the original street alignments and park reserve. The riverside reserve is a later, c.1960s, appendage to the town plan.

Associated with this evolving subdivision pattern, are layers of residential, commercial and civic buildings and landscaped elements. While these historic features are dispersed across the suburb, there is a concentration along the Great Western

Highway with a high number of former coaching inns (EP-06 ruin only, EP-12, EP-13, and EP-14) and at or near the crossing of the Nepean River (EP-01, EP-02, EP-03 site only, EP-05, EP-11). There are remnants of the old farm estates that relied on the river for irrigation (EP-15, EP-16, EP-18, EP-19) and farms elsewhere (EP-21, EP-25) Civic buildings are generally located around the expansive Emu Park including EP-21, EP-22, EP-23, and closely related church reserves church (EP-24 and EP-27). A group of rural houses originally associated with small landings is located around the intersection of Russell Street and the highway where it begins its ascent of the foothills of the Blue Mountains (EP-28, EP-29, EP-30, and EP-31).

11.5 Existing Heritage Items

The following items were identified in the inventory of the heritage study prepared in 1987, and listed in Schedule 2 of the *Penrith Local Environmental Plan 1991*:

EP-01 Emu Hall, 2-26 Great Western Highway SHI 2260051 Emu Hall was built around 1851 for Toby Ryan and demonstrates a mid-nineteenth century homestead within the government planned town of Emu Plains. The prominent siting of the house adjacent the Nepean River is an important landmark and has historical associations with Ryan's attempts to bridge the river

EP-02
Former police station and residences,
4 Punt Road

SHI 2260052

This simple weatherboard cottage was erected in 1908 as the police station for Emu Plains. Historically, the site is associated with the older police station (EP-3 and now demolished) on the corner of Punt and River Roads.

EP-05 Cottage, 14 York Street SHI 2260055 This building was listed because it is a cottage which by its form, location and materials provides insight into the mid-nineteenth century rural setting of Emu Plains.

EP-06 Former Union Inn and trees, 36 Great Western

Highway SHI 2260063 The former Union Inn was established around 1850 and was an example of the once thriving inn trade associated with the crossing of the Blue Mountains by the Western Road. The building is now a ruin.





EP-09 Concrete house 2-20 Railway Street SHI 2260058

This precast concrete paneled building was erected next to the gravel works in 1909. The building was listed for its historic association with the gravel works and innovative construction technology.

EP-10

Emu Plains railway station group, Main Western railway

SHI 2260059

The picturesque Tudor style brick railway station was completed in 1883 and demonstrates the important role of the railway in the history of the development of Emu Plains and the longer standing significance of the town in the crossing of the Blue Mountains.

EP-11

Weatherboard house, 66 Great Western Highway SHI 2260060

This building was listed because it is a cottage which by its form, location and materials provides an insight into early twentieth century residential development in the town along the highway.

EP-12

Former Australian Arms Inn.

113 Great Western Highway SHI 2260061

The former Australian Arms Hotel was established around 1850 and is an example of the once thriving inn trade associated with the crossing of the Blue Mountains by the Western Road.

The former Arms of Australia was established around 1841, but the inn may have been built

around the time of the initial sale of the town

allotments in the early 1830s possibly being

licenced as the Mountaineer in 1837. The former inn is the earliest extant example of the

once thriving inn trade associated with the crossing of the Blue Mountains by the Western

EP-13

Arms of Australia Inn, 127 Great Western

Highway SHI 2260327

EP-14 This building was listed because it is a cottage which by its form, location and materials provides insight into the mid-nineteenth century townscape of Emu Plains.

Road.

Stone House, 143 Great Western Highway SHI 2260064

EP-15 Westbank house, 2-6 Nepean Street SHI 2260065

This building was listed because it is a cottage which by its form, location and materials provides insight into the nineteenth century rural setting of Emu Plains and as a former farmhouse once set within an orchard of 40 acres with frontage to the Nepean River.



Penrith Heritage Study Vol. 3 - Locality Assessment November 2007

Paul Davies Pty. Ltd. Architects Heritage Consultants

EP-16 & EP-16(a) Yodalla house and garden,

26-28 Nepean Street SHI 2260066 This building was listed because it is a cottage which by its form, location and materials provides insight into the nineteenth century rural setting of Emu Plains and as a former farmhouse once set within land with frontage to the Nepean River. The evolution of the house is demonstrated through its garden setting remodeled in the 1930s.

EP-18 & EP-18(a)

Lewers houses and garden,

86-88 River Road SHI 2260069 The former Lewers' family home houses the Lewers Bequest of sculptor Gerald Lewers and painter Margo Lewers. The houses were erected in the early twentieth century and in 1960, the latter by architect Sydney Ancher. The garden setting includes remnants of the original cottage garden adapted by Margo Lewers.

EP-19 & EP-19(a)

Huntington Hall and garden,

52 Beach Street SHI 2260071 Huntington Hall was built in the 1850s for grazier George Tailby and later occupied by merchant and parliamentarian George Dibbs. The house demonstrates a mid-nineteenth century homestead within the government planned town of Emu Plains. The prominent siting of the house adjacent the Nepean River provides a garden setting with a number of mature trees.

EP-20

Melrose Hall,

169 Great Western

Highway SHI 2260073 Melrose Hall was built in the depression era 1930s with government assistance. The hall provided a focus for local community activities, and today demonstrates a phase in the evolution of the town.

EP-21

Orange Grove cottage, 15 Park Street

SHI 2260074

This building was listed because it is a cottage which by its form, location and materials provides insight into the nineteenth century rural setting of Emu Plains and as a former farmhouse.

EP-22

War Memorial, Emu

Park,

Park Street

SHI 2260075

The local memorial to the sacrifice of local residents in the first world war is located with Emu Park.

EP-23 & EP-23(a)

Community Arts
Centre and trees.

217-219 Great Western Highway

SHI 2260076

An excellent example of a large government public school of the 1870s inclusive of school hall and teacher's residence. The building demonstrates nineteenth century rural settlement in the region as well as the emergence of public education following the reforms of 1866. The school grounds are fringed by stone pines which seem to date from the 1880s.





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EP-24

St. Paul's Anglican Church Cemetery and **Emu Plains General** Cemetery,

23-25 Nixon Street SHI 2260078

The sandstone St. Paul's demonstrates the emergence of an official town at Emu Plains in the mid-nineteenth century. This fine Gothic building was erected for the Anglican Church in 1847. The elevation of the church on a low hill provides views of neighbouring areas. The rural setting of the church is enhanced by clusters of shade trees and the graveyard. The site has historical and archaeological significance in being the location of the prison quarters and kitchen garden of the convict station established in 1819.

EP-25 Yamba Cottage, 32 Nixon Street SHI 2260080

This building was listed because it is a cottage which by its form, location and materials provides insight into the nineteenth century rural setting of Emu Plains and as one of the few houses of the era located away from the main road.



EP-27 Uniting Church, 46 Emerald Street SHI 2260082

The sandstone Uniting Church demonstrates the emergence of a village centre at Emu Plains in the mid-nineteenth century. This simple Gothic building was erected for the Wesleyan Methodist Church in 1862. The church demonstrates the development of the town of Emu Plains and the reserves of the original town plan.

EP-28 Edwardian cottage, 46 Russell Street SHI 2260083

This building was listed because it is a cottage which by its form, location and materials provides insight into early twentieth century residential development in the village.



EP-29 Cottage, 281 Great Western Highway SHI 2260084

This building was listed because it is a cottage which by its form, location and materials provides insight into mid-nineteenth century residential development in the village. The building has historical associations with the Raynor brothers.



EP-30 Emu Plains Assembly Hall.

283 Great Western Highway SHI 2260085

The sandstone Assembly Hall demonstrates the development of the town centre at Emu Plains in the late-nineteenth century. This simple building was erected in 1885.



EP-34 Gwandalan cottage and garden,

11 Nepean Street SHI 2260092 This item is a listed because of its c.1930s garden, but retains a representative example of an inter-war brick bungalow, which provides context to the garden. The tree canopy provides a backdrop to Emu Park.

NR-02 Penrith Weir SHI 2260848 The weir is associated with the provision of reticulated town water for Penrith.



NR-03

Little Manly,

Western side Nepean River

SHI 2260145

NR-04 + NR-10

Victoria Bridge, Rail and Road bridges Great Western Highway

SHI 2260146 SHI2260668 This bank of the Nepean River has historic associations with inter-war era tourism in the region. The once sandy bank is no longer. The area is recommended for removal from the heritage list as former sites of actrvity are now difficult to discern.

The third Victoria Rail Bridge, completed in 1867 and the fourth rail bridge from 1907 when the line was duplicated are both on this isting. The earlier bridge, now a road bridge, demonstrates foremost mid Victorian engineering practice. It also has historic associations with mid-nineteenth century attempts to bridge the river and formed a crucial link in the opening up of land for agriculture, pastoralism and mining west of the

Blue Mountains Escarpment. The 1907 railway bridge is also of considerable significance as part of the extensive rail contruction to upgrade the crossing of the Blue Mountains.

It is recommended that separate listings be made for these two adjacent items (new item to be NR-10).

NR-05 Ferry crossing, Ferry Road SHI 2260147 The approaches to the nineteenth century punt crossing of the river demonstrate both the important role of the ferry crossing prior to completion of the first successful bridge and the river as a natural barrier on the route west.

NR-06 Rowing course, Nepean River SHI 2260148 The rowing course demonstrates the role of the river as a place for organized water sports, since the late nineteenth century. The area is recommended for removal from the heritage list as the various former sites of actrivity are now difficult to discern.



Penrith Heritage Study Vol. 3 - Locality Assessment November 2007 Paul Davies Pty. Ltd. Architects Heritage Consultants NR-09

Site of early water mill, Nepean River

The site of a water mill which demonstrates historical associations with the agricultural economy of the region. The area is recommended for removal from the heritage list as the various former sites of actrivity are now difficult to discern.



The following item was identified in the inventory of the heritage study prepared in 1987, and listed in Schedule 2 of the Penrith Local Environmental Plan 1991, but has since been destroyed by fire:

EP-03 – Police Station (potential as archaeological site)

Existing Nominated Heritage Items

The following items were identified in the inventory of the heritage study prepared in 1987, but not listed in Schedule 2 of the Penrith Local Environmental Plan 1991:

EP-08 Gravel Works, Railway Street

The gravel works were established in the early 1880s and has provided local employment. This is a major industrial enterprise which has been upgraded until the present day. This large site requires further investigation and is not recommended for listing.

EP-17 Site of Government

This site was listed for its historical association with the government convict station of the 1820s, later used for Rayner's tweed mill factory

Stockyard, **Hunter Street**

The site is now recommended for listing for its

SHI 2260068

EP-26

EP-31

archaeological value only.

Site of Dungarth and

This listing is associated with the old government convict station which is marked by a plane tree whilst the site of the house is marked by a remaining fig tree.

plantings, 4 Stockade Street

The site is now recommended for listing for its

SHI 2260081

archaeological value only.

Forbes Street Village Precinct.

This collection of late nineteenth century houses of brick and weatherboard demonstrate a phase in the development of the rural village of Emu Plains. The buildings are dispersed and no. 73 Forbes Street is recommended as a heritage item

Forbes St and Walkers Crescent

SHI 2260087





39 Grey Street

SHI 2260143

NR-01

55 Brougham Street

73 Forbes Street SHI 2260669

Ford over river, Longs Lane

The location of the first ford crossing of the Nepean River is believed to be in the vicinity of Longs Lane. The location has historic associations with the early years of European settlement in the district.

The location of the ford is not known

No photo as location not known

Penrith Heritage Study Vol. 3 - Locality Assessment November 2007

Paul Davies Pty. Ltd. Architects Heritage Consultants consequently listing of the area is not proposed.

NR-07/08

Riverscape, Nepean River

SHI 2260149

A river landscape characterized by mature nineteenth century plantings of Bunyas, and later inter-war era poplars, palms, and teatrees. Areas of the foreshore remain with stands of Casuanna (river She Oaks) as the dominant species.

The area is not recommended as a heritage item as the former sites of activity are now difficult to discern.

NR-07(a)

River Frontage, 40 River Road & Francis Street

SHI 2260150

A garden of mature trees and shrubs which are landmark elements along the River Road streetscape. However, the house is also significant for being a large and early example of riverside housing which developed from around 1940.

NR-07(b)

River Frontage, 80 River Road SHI 2260151

Jacaranda and palms which are important as a remnant garden showing an theme of planting which has been modified by shrub removal. However, the house is also significant for being a large and early example of riverside housing which developed from around 1930.

PC-04(c)

Magnolia plantings, Great Western Highway

A street planting of Magnolia grandiflora of the

The tree should be in the significant tree register but not a heritage item.

PC-04(b)

Old Great Western Highway

SHI 2260265

The various routes of the ascent of the Blue Mountains from the Emu Plains provide important evidence of the role of the mountains as a barrier to the agricultural, pastoral and mineral resources of the west.

The route is not recommended as a heritage item.



PC-04(d) Avenue Planting, Great Western Highway

SHI 22600

The avenue of Eucalyptus spp now mature trees and form a very strong axis along the roadway. Eucalyptus saligna planted c1939 for bees/honey.

The trees are in the significant tree register and should not be listed as a heritage item.

PC- 05 Western Railway SHI 2260267 The western railway is of historic interest as an early colonial road which played an important role in the development of the colony and the county of Cumberland.

The current formation has been significantly upgraded and is not recommended for listing as a whole precinct or heritage item.



The following items were identified in the inventory of the heritage study prepared in 1987, but have since been destroyed either through fire or demolition:

- EP-04 Timber Cottage, 14 River Road
- EP-07 Roseneath Cottage, 43 Great Western Highway

The Register of Significant Trees and Gardens DCP adopted by Council 17 August 1992 identifies the following items, they are appropriately located within this register and are not recommended to be added as heritage items:

EP-36 Culturally Significant Melia Azedarach

Western end of Victoria Bridge

EP-37 Culturally Significant Brachyton populneus

41 Great Western Highway

EP-38 Eucalyptus saligna

Great Western Highway opposite Emu Oval Nos 1 & 2

11.7 Government Agency Registers

The following properties have been listed in the Section 170 Register maintained by Railcorp:

- Emu Plains Railway Station Footbridge (a modern reinforced concrete structure)
- Emu Plains Station Group (EP-10)

The following property has been listed in the Section 170 Register maintained by the Department of Infrastructure, Planning and Natural Resources:

• Old Police Station, Great Western Highway (EP-03 – now demolished)

11.8 State Heritage Register

The following property has been entered in the State Heritage Register:

• Emu Plains Railway Station Group, Great Western Railway (EP-10)

11.9 Potential Heritage Items

The following items were identified through fieldwork undertaken for the preparation of this review and/or nominated by the community:

EP-43 108 Forbes Street SHI 2260663 A representative example of a modest cottage of the late nineteenth century which provides insight into the diversity of house scale and quality of the era.

EP-39 24 Forbes St SHI 2260664 A very good example of a weatherboard cottage with bay window.



EP-40 9 Railway Row SHI 2260665 One of the few historic residences around the railway station, this rendered brick Federation house is a god example of its type located in an area underrepresented in this part of Emu Plains.



EP-41 10 River Road SHI 2260666 An example of the International style of architecture dramatically set on the bank of the Nepean River and within a developed garden.



EP-42 Sandstone railway

culvert
Lamrock Street
SHI 2260667

An example of nineteenth century stone masons craft.

An item which appears in the thematic history and was considered in fieldwork is:

Emu Plains prison

11.10 Planning Codes, Guidelines and Studies

Existing statutory controls for heritage items are contained in the Penrith Local Environmental Plan 1991 (Environmental Heritage Conservation).

11.11 Comment

Emu Plains has historic significance for its association with the official town reserve established in the 1830s, the earlier convict agricultural station, and subsequent rural and village development inclusive of its role in coach traffic over the Blue Mountains. The evolution of rural, urban and mining uses and historic associations with the community supported by these are demonstrated in the collection of extant former farmhouses, coaching inns and cottages established in the nineteenth century, the local public school, church and cemetery reserves, original park reserve, cultural plantings, the prison farm, the gravel works, and the Great Western Highway and Great Western Railway.

Nestled between the broad flowing river and treed backdrop of the Blue Mountains Escarpment the suburb has high scenic values which are expressed especially along the river bank.

Emu Plains is associated with themes such as convict, transport, towns, villages and suburbs, and environment – natural, mining, persons, industry, law and order.

11.12 Recommendations

The existing heritage listings derived from the study of 1987 are comprehensive and recognise the core heritage values of the suburb. Most of these items are of local significance but a number contribute to an understanding of the development of the state and should be entered in the State Heritage Register. These items are associated in some form with colonial road and rail transportation are NR-04, EP-13, while EP-01 and EP-18 are houses of different eras associated with individuals who made contributions to the development of the region and state.

The Forbes Street Village Precinct (EP-31) listing is compromised by the extent of post 1950 residential development. There are individual houses of note in this area which should however be listed as individual items

The riverside setting of River Road has brought residential development from the late 1930s; NR-07a/b are two of the best examples of this phase of development with mature garden settings which should be listed.

The railway line and road alignments are not recommended for listing.

The former police station (EP-03) has been removed and the site marked by interpretative signage. It is recommended for de-listing.

11.13 Policy

Retain gazetted LEP heritage item listing:	Remove gazetted heritage item listing:	List as heritage items:	Nominate listing on State Heritage Register:
EP-01	EP-03	EP-17 (archaeological site)	EP-01
EP-02	NR-03 (precinct)	EP-26 (archaeological site)	EP-12
EP-05	NR-06 (precinct)	EP-31 (108 Forbes St)	EP-13
EP-06	NR-09	EP-31 (separate items)	EP-18
		73 Forbes St	
		39 Grey Street	

Penrith Heritage Study Vol. 3 - Locality Assessment November 2007 Paul Davies Pty. Ltd. Architects Heritage Consultants

	55	Brougham St	
		Walkers Cres	
	34	Walkers Cres	
EP-09	EF	P-39	EP-19
EP-10	EF	P-40	NR-04 (1867 bridge)
EP-11	EF	P-41	
EP-12	EF	P-42	
EP-13	EF	P-43	
EP-14	NF	R-07A	
EP-15	NF	R-07B	
EP-16/16A	NF	₹-10	
EP-18/18A			
EP-19/19A			
EP-20			
EP-21			
EP-22			
EP-23/23A			
EP-24			
EP-25			
EP-27			
EP-28			
EP-29			
EP-30			
EP-34 (inc house)		·	
NR-02			
NR-04			
NR-05			



DESIGN SPECIFICATION

ACCESSIBILITY

PREPARED FOR

Penrith City Council C/- Justin Long Design

REGARDING

Emu Plains Village - 4 Lawson Street, Emu Plains

BUILDING REGULATIONS • FIRE SAFETY ENGINEERING • LEGAL SERVICES

Report Register

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of Trevor R Howse Pty Limited.

Our Ref.	Issue No.	Remarks	Issue Date
J18174(a) / 2	1	Accessibility Specification completed	8.1.2019

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Contents Page

Summa	ry & Recommendations	4
1.1	Summary	4
1.2	Recommendations	5
Introduc	tion	6
2.1	General	6
2.2	Specification Purpose	6
2.3	Specification Basis	7
2.4	Exclusions	7
2.5	Limitations	7
Building	Description	9
3.1	General	9
3.2	Rise in Storeys	9
3.3	Building Classification	9
3.4	Effective Height	9
3.5	Type of Construction	9
3.6	General Floor Area Limitations	.0
Disability	y Standard 2010 – Background1	.1
4.1	General	.1
NCC 20	16 Vol. 1 – Specification	.7
4.1	General	.7
4.2	Section D – Access & Egress	.7
4.3	Section F – Health & Amenity	:0
The Acc	ess Code – Specification2	4
5.1	General2	4
5.2	Part D3 – Access for people with a disability	4
5.3	Part D4 – Braille and tactile signs	:5
5.4	Part D5 – Accessible water entry / exit for swimming pools	:6
5.5	Part E3 – Lift installations	:6
5.6	Part F2 – Sanitary and other facilities	.7

Summary & Recommendations

1.1 Summary

This "Design Specification – Accessibility" has been prepared at the request of Penrith City Council C/- Justin Long Design.

It relates to the **Building Works Package** associated with the undertaking of alterations and additions to the existing building located at 4 Lawson Street, Emu Plains.



Figure 1.1.1 - Existing aerial photo

The purpose of this Design Specification is to -

- Identify those primary accessibility requirements of the National Construction Code 2016, Volume 1 (NCC 2016 Vol. 1) applicable to the proposed building work; and
- Identify those primary requirements contained within Schedule 1 of the Disability [Access to Premises] Standard 2010 (The Access Code) applicable to the proposed building work; and

 Form part of the overall package of approved documentation under a Building Application against which the works shall be undertaken, and inspected and certified at completion.

In reviewing the content of this report, it is highlighted that Compliance Structure of the NCC is as depicted in figure 1.1.2 below.

As this excerpt from the NCC 2016 Vol. 1 illustrates, a proposed design <u>must</u> comply with the applicable performance requirements.

It is a common misconception that a proposed design must comply with the deemed-to-satisfy provisions in the Code. The deemed-to-satisfy provisions are simply but one method of complying with the applicable performance requirements.

Compliance Solutions

PERFORMANCE REQUIREMENTS

PERFORMANCE REQUIREMENTS

PERFORMANCE and/or DEEMED-TO-SATISFY SOLUTION

Figure 1.1.2 – NCC Compliance Structure

1.2 Recommendations

Undertake the proposed works in accordance with -

- The nominated documentation (item 2.3 of this report); and
- The NCC 2016 Vol. 1 prescribed requirements in Section 5 of this report; and
- The Access Code prescribed requirements in Section 6 of this report.

Particular attention is drawn to Clauses D3.3 and F2.4 in Section 5 of this report.

 Form part of the overall package of approved documentation under a S109R Design Certificate against which the works shall be undertaken, and inspected and certified at completion.

2.3 Specification Basis

The content of this Specification ONLY reflects and relies upon -

- The Disability (Access to Premises) Standard 2010 ("Access Standard");
- The accessibility provisions of Parts D3 and F2 of the National Construction Code Volume 1 ("NCC 2016 Vol. 1"); and
- Architectural documentation prepared by Justin Long Design –

DA DA issue 19.12.2018

2.4 Exclusions

This Specification should also not be construed to infer that an assessment for compliance with the following has been undertaken –

- Structural design documentation;
- Mechanical, Hydraulic and Electrical services design documentation;
- The operational capacity / compliance of building services;
- The requirements of service providers (i.e. Telstra, Sydney Water, AGL);
- The requirements of the Work Cover Authority;
- The Disability Discrimination Act (DDA); and
- The non-accessibility provisions of NCC 2016 Vol. 1.

2.5 Limitations

It is conveyed that this Specification does not relieve any other party, including but not limited to architect, structural engineer, services consultant, authorities, and builder, from their responsibility to ensure the design and construction of the proposed works complies with the relevant Codes and Standards.

Additionally, while this Specification has been prepared to identify the *primary* prescriptive provisions of the NCC 2016 Vol. 1 and The Access Code applicable to the proposed design, it has NOT been compiled to document every individual detail (requirement) of those prescriptive provisions.

For more detailed information in respect of the design requirements of any prescriptive provisions listed (or not listed) in this Specification, project stakeholders need consult with our office or the relevant reference in the NCC 2016 Vol. 1 and The Access Code.

Building Description

3.1 General

The overall site is located at 4 Lawson Street, Emu Plains, and is bounded by -

- Great Western Highway (to the south)
- Lawson Street (to the north)
- Pyramid Street (to the west)
- Dukes Oval (to the east)

For the purposes of the NCC 2016 Vol. 1, the subject building is described within items 3.2 - 3.6 below.

3.2 Rise in Storeys

The existing building has a rise in storeys of one (1)

3.3 Building Classification

The existing building contains a single classification, namely –

Class 9b – assembly

The proposed use is of a single classification, namely –

• Class 9b – assembly

3.4 Effective Height

This report is based upon the premise that the existing building has an effective height of less than 25-metres.

3.5 Type of Construction

The existing building is subject to the Type C Construction requirements of the BCA.

3.6 General Floor Area Limitations

The building in which the subject floors are contained are restricted to the following floor area and volume limitations for individual fire compartments –

• Class 9b - Floor area - 3,000 m²

Volume – 18,000 m³

Disability Standard 2010 – Background

4.1 General

The Disability [Access to Premises] Standard 2010 was, like the National Construction Code, formulated at the Commonwealth government level, to be applied in all States and Territories of Australia.

Consequently, in broad terms, the compliance standards now applied to a building project includes –

- The National Construction Code
- Development Consent / Complying Development conditions
- The Disability Standard 2010

The Disability Standard 2010 was promulgated under Section 31 of the "Disability Discrimination act 1992" (DDA), and took effect on 1 May 2011.

Building projects to which the Disability Standard 2010 are applicable, can be divided into three (3) categories, namely –

- A new building;
- A <u>new part</u>, and any <u>affected part</u>, of an existing building; and
- An <u>existing public transport building</u> that is still in use on any of the target dates mentioned in the table in Section 3.1 (Disability Standard 2010).

While each of these (and other) terms are defined within Part 1 of the Disability Standard 2010, several are summarised below –

"New building: Is a new building if -

- (i) it is not a part of a building; and
- (ii) either:
 - an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or

Page 12 of 27

- 2. all of the following apply:
 - A. it is constructed for or on behalf of the Crown;
 - B. the construction commences on or after 1 May 2011;
 - C. no application for approval for the construction is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

<u>New Part</u>: A part of a building is a <u>new part</u> of the building if it is an extension to the building or a modified part of the building about which –

- (i) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
- (ii) all of the following apply:
 - 1. the building work is carried out for or on behalf of the Crown;
 - 2. the building work commences on or after 1 May 2011;
 - 3. no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

Affected part: An affected part is -

- (i) the principal pedestrian entrance of an existing building that contains a new part; and
- (ii) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part."

Building projects performed in any of these categories must comply with The Access Code.

The Access Code is contained within Schedule 1 of the Disability Standard 2010 and, like the access (disabled) provisions of the BCA, essentially provides specific criteria / characteristics required for inclusion within the proposed design for building works.

It is reasonable to conclude that compliance with the Deemed-to-Satisfy provisions in the Building Code of Australia (as is currently NCC 2016 Vol. 1) will ensure compliance with the Access Code in the Premises Standards. [1]

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¹ Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

Page 13 of 27

However, it is important to note that there are differences in the application of the "Premises Standard" and the access (disabled) provisions of the NCC 2016 Vol. 1; these differences may be summarised as follows –

"The Premises Standards apply to the construction of new buildings and new parts of existing buildings. Unlike the Building Code of Australia (BCA), the Premises Standards also apply to a specified path of travel in an existing building (the 'affected part') and require a mandatory upgrade where that part does not comply with the Premises Standards.

The technical disability access requirements, which mirror the current disability access provisions of the BCA, are set out in Schedule 1 of the Premises Standards and are referred to as the Access Code for Buildings.

The Premises Standards do not apply to Class 1a buildings, or to a Class 10 building if it is associated with a Class 1a or a Class 4 building.

The Premises Standards also differ from the BCA with respect to how each applies to Class 1b and Class 2 buildings." [2]

There are two methods for achieving compliance with the Performance Requirements of the Access Code, as there are for achieving compliance with the NCC 2016 Vol. 1, namely –

- by using a 'Deemed-to-Satisfy' approach, or
- by meeting the Performance Requirements by using an alternative approach

Importantly, the Disability Standard 2010 also contains a number of exceptions and concessions. These are described in Part 4 of the Disability Standard 2010 and encompass the following categories –

- Unjustifiable hardship
- Acts done under statutory authority
- Lessees
- Lift concession
- Toilet concession

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² Building Professionals Board – BPB Practice Advice PS11-001 – December 2011

Page 14 of 27

The extent to which the content of these exceptions and concessions apply to a specific building project should be assessed on a project-specific basis. However, the following provides some general commentary relevant to application –

Unjustifiable hardship

Where compliance with the Standards would impose an unjustifiable hardship on a person, the person does not have to comply with the Standards.

However, the person must comply with the Premises Standards to the maximum extent that does not involve unjustifiable hardship.

The circumstances which may constitute unjustifiable hardship are set out in Part 4.1 of the Disability Standard 2010 and include –

- (i) the financial position of the person required to comply with the requirement;
- (ii) any exceptional technical factors (such as the effect of load bearing elements on the structural integrity of the building) or geographic factors (such as gradient or topography);
- (iii) whether the costs of alterations to make a premises accessible is disproportionate to the value of the building;
- (iv) the benefits to the building owner or people with a disability to either comply or not comply with the Premises Standards.

Unjustifiable hardship does not apply to non-compliance with the Building Code of Australia, nor to non-compliance with a condition of development consent in relation to access or facilities for people with a disability. [3]

Acts done under statutory authority

Section 4.2 of the Disability Standard 2010 preserves the general exemption under the DDA in relation to anything done in direct compliance with, for example, an order of a court or another law that has been prescribed under the DDA. ^[4]

Lessees

Where an existing building is upgraded or extended in a way that triggers the requirement for a building approval, the Disability Standard 2010 will generally require an upgrade of the 'affected part' of the building.

This will entail the provision of a continuous accessible path of travel between the principal pedestrian entrance and the new part of the building.

Section 4.3 of the Disability Standard 2010 provides a limited concession from this requirement.

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³ Building Professionals Board – BPB Practice Advice PS11-004 – December 2011

⁴ Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

Page 15 of 27

Where a building is occupied by a number of lessees (i.e. by 2 or more lessees), and an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement on the lessee or any other person to provide a continuous accessible path of travel to the area of new work which the person leases.

For example, if one of a number of lessees to a building applies for an approval for a renovation of the sixth level of an existing multi-storey building, and this approval triggers the application of the Disability Standard 2010, then the lessee would only need to upgrade the area subject to the building approval.

That is, the lessee would not need to provide an accessible path of travel from the entrance to the building to the sixth floor (the affected part).

If the application for the renovation of the sixth floor included renovation of the toilets within the leased area, the lessee would be required to upgrade those toilets to meet the Disability Standard 2010 requirements (subject to any other concession which might apply to existing accessible toilets below).

This concession recognises that the lessee generally has no control over those parts of a building which they do not lease, such as the common areas of a building.

If the building application extends beyond the area of the building leased by the applicant, the concession will not apply to the path of travel to those areas.

The concession will not apply if the building is leased to only one person or entity or if the application for building approval is made by the owner of the building. [5]

Lift concession

Section 4.4 of the Disability Standard 2010 provides a concession from the requirements of Table E3.6 (b) of the Access Code in relation to lift dimensions for existing lifts.

Where an existing lift travels more than 12 metres and has a lift floor of not less than 1100 mm by 1400 mm (i.e. if it complies with access requirements imposed by the BCA prior to the commencement of the Disability Standard 2010), it does not have to meet the usual Access Code requirements.

The Premises Standards would otherwise require the floor space of a lift that travels more than 12 metres to be a minimum of 1400 mm by 1600 mm.

This concession recognises that the earlier access requirements for lifts under the BCA only required floor dimensions of 1100 mm by 1400 mm and that rebuilding a lift shaft to house the larger lift floor dimensions could impose an unreasonable cost.

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⁵ Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

Page 16 of 27

Other access features on a lift undergoing upgrade required by Table E3.6 (b), such as requirements for accessible lift controls and provision of audible information are not affected by this concession and must be provided.

It is intended that this concession will be addressed through changes to state and territory building legislation or regulation. ^[6]

Toilet concession

Section 4.5 of the Disability Standard 2010 provides a concession for existing accessible sanitary compartments. The concession states that certain existing accessible sanitary compartments do not have to comply with AS 1428.1–2009 as generally required by the Access Code.

The concession, however, is available only where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001 and is in a 'new part', or an 'affected part', of an existing building.

If an existing accessible sanitary compartment is in a 'new part' or 'affected part' of a building (and triggers a requirement for upgrading) and does not meet the requirements of AS1428.1–2001, it would be required to upgrade to meet the requirements of AS 1428.1–2009.

This concession recognises that the significant cost of upgrading the circulation space in existing sanitary facilities would not be justified where those facilities meet previous accessibility requirements. ^[7]

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 $^{^{6}}$ Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

⁷ Australian Human Rights Commission – Guideline on the application of the Premises Standard – 2011

NCC 2016 Vol. 1 – Specification

4.1 General

The following accessibility prescriptive provisions of the NCC 2016 Vol. 1 are applicable to the proposed building works.

In each instance, the *primary* requirements of these prescriptive provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in the NCC 2016 Vol. 1 should be consulted by the project team / stakeholders.

4.2 Section D – Access & Egress

Clause D3.3 – Parts of buildings to be accessible

AS 1428.1-2009 compliant access for people with a disability is to be provided to and within all parts.

This necessitates the provision of the following characteristics -

- (a) An unobstructed opening width to all new doorways, of not less than 850-mm
- (b) Floor surfaces, including changes in level, must be AS 1428.1-2009 compliant in terms of being non-slip;
- (c) New door hardware must be installed as per AS 1428.1-2009 (i.e. located between 900-1100-mm above the floor, have a gap between the back of the handle and the face of the door leaf of 35-45-mm);
- (d) AS 1428.1-2009 compliant turning spaces within 2-metres of dead-ends in accessways, where it is not possible to continue along the accessway;
- (e) All new non-power operated swing and sliding door leafs must be provided with AS 1428.1-2009 compliant circulation space to both sides of the opening.
- (f) All new doorways must have a minimum luminance contrast of 30% provided between either the
 - 1. door leaf and door jamb;
 - 2. door leaf and adjacent wall;
 - 3. achitrave and wall;
 - 4. door leaf and architrave; or

5. door jamb and adjacent wall.

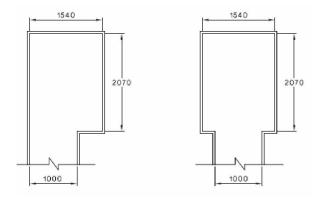
The minimum width of the area of luminance contrast must not be less than 50-mm.

(g) Power operated doors must be operated by automatic sensor or push button controls installed as per clause 13.5.3 and 13.5.4 of AS 1428.1-2009.

Such manual controls must be -

- 1. located on the continuous accessible path of travel
- 2. no closer than 500 mm from an internal corner
- 3. between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

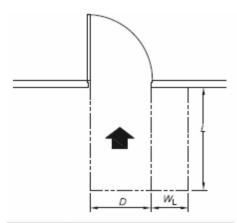
The following excerpt from AS 1428.1-2009 illustrates the dimensions of the turning space referred to in item (d) above



Having regard to this, the following observations are extended -

- (a) Whilst a compliant doorway opening is proposed between the new kitchenette and the deck area, the existing doorway opening from the hall into the new kitchenette space has not been provided with latch side circulation space, on the kitchenette side of the doorway opening
- (b) The proposed ramp shall have a length longer than 9-metres without an intermediate landing
- (c) No solid pathway is depicted between the base of the proposed ramp to the deck and any accessible car space or pedestrian entries to the site from the allotment boundaries
- (d) The balustrade to perimeter of the new deck and the ramp need be designed and constructed to AS 1428.1-2009, as includes the provision of kerb rails
- (e) The clear space inside the kitchen at the north-eastern corner of the floor appears less than 1540-mm wide (see above excerpt from AS 1428.1-2009)

(f) Neither of the existing door openings from the new deck into the main hall space are depicted as having compliant latch side circulation space, on the new deck side of the doorway openings (see below excerpt from AS 1428.1-2009)



Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(g) The wall enclosing the kitchen in the north-east corner of the floor, shall encroach upon the circulation space required for the modified doorway opening between that area and the office (see above excerpt from AS 1428.1-2009)

Clause D3.6 – Signage

- (a) The proposed accessible and ambulant sanitary facilities must be provided with BCA Specification D3.6 compliant tactile and braille signage incorporating the International Symbol of Access;
- (b) The exit doors from the building must be provided with BCA Specification D3.6 compliant signage stating "EXIT" and "LEVEL" followed by the floor level number or floor level descriptor.



Clause D3.8 – Tactile indicators

AS/NZS 1428.4.1 compliant tactile ground surface indicators are to be provided to the top and bottom of the new stairs and the ramp.

Clause D3.12 – Glazing on an accessway

All frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

Markings must be solid, non-transparent and contrasting, and must extend the full width of the glazing panel(s).

The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel.

The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

4.3 Section F – Health & Amenity

Clause F2.4 – accessible sanitary facilities

The proposed works depict the provision of two (2) new accessible sanitary facilities, and one (1) new ambulant cubicle. It is not stated, but it is assumed that the new ambulant cubicle shall be unisex.

Both the proposed ambulant and accessible cubicles need comply with AS 1428.1-2009 (see also figures 4.3.1 and 4.3.2 below).

Having regard to this, the following observations are extended –

- (a) The doorway opening into the new cubicles opening directly into the hall space need be redesigned so as to be screened from view (from persons inside the hall)
- (b) The ambulant cubicle opening into the hall space does not comply with AS 1428.1-2009 (see figure 4.3.1 below) given the width of the enclosure exceeds 920-mm and grab rails are not provided to both sides of the WC pan
- (c) Ensure that the doorway opening to the new accessible toilet adjacent to the kitchen is not recessed more than 300-mm back from the line of the wall behind the wash basin

Diagram 4.3.1

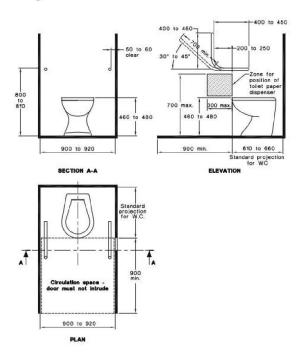
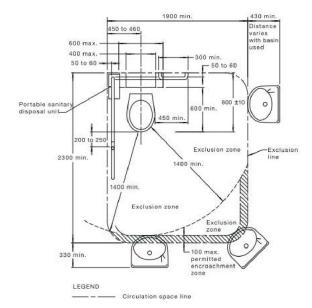
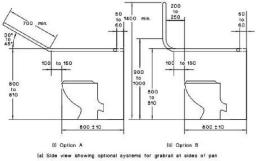
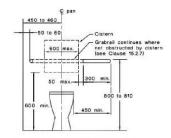


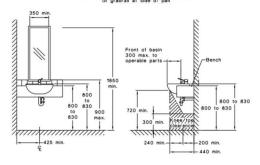
Diagram 4.3.2



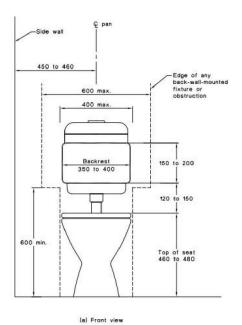


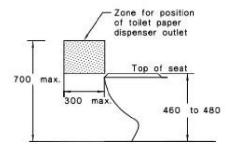


(b) Grabrall at back of pan and sectional view of grabrall at side of pan



ELEVATION A ELEVATION B





DIMENSIONS IN MILLIMETRES

The Access Code – Specification

5.1 General

The following accessibility prescriptive provisions of The Access Code are applicable to the proposed building works.

In each instance, the *primary* requirements of these prescriptive provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in The Access Code should be consulted by the project team / stakeholders.

5.2 Part D3 – Access for people with a disability

Clause D3.3 – Parts of buildings to be accessible

As per Clause D3.3 in item 4.2 of this report above.

Clause D3.6 – Signage

As per Clause D3.6 in item 4.2 of this report above.

Clause D3.8 – Tactile indicators

As per Clause D3.8 in item 4.2 of this report above.

Clause D3.12 – Glazing on an accessway

As per Clause D3.12 in item 4.2 of this report above.

5.3 Part D4 – Braille and tactile signs

Clause D4.2 – location of braille and tactile signs

In respect of the signage described in NCC 2016, Vol 1 Clause D3.6 above, the symbols, numbering and lettering must be designed and installed as follows –

- (a) braille and tactile components of a sign must be located not less than 1 200 mm and not higher than 1600 mm above the floor or ground surface;
- (b) signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not more than 1350 mm above the floor or ground surface;
- (c) signs identifying rooms containing features or facilities listed in clause D3.6 must be located:
 - 1. on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and
 - 2. where 1 above is not possible, the sign may be placed on the door itself.

Clause D4.3 – braille and tactile sign specification

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters; and
 - upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm; and
 - lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.

Tactile text must be Arial typeface.

Clause D4.4 – luminance contrast

The following apply to luminance contrast:

- (a) the background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%;
- (b) tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted;
- (c) luminance contrasts must be met under the lighting conditions in which the sign is to be located.

Clause D4.5 – lighting

Braille and tactile signs must be illuminated to ensure *luminance contrast* requirements are met at all times during which the sign is required to be read.

Clause D4.6 – braille

The following applies to braille -

- (a) braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority;
- (b) braille must be raised and domed;
- (c) braille must be located 8 mm below the bottom line of text (not including descenders);
- (d) braille must be left justified;
- (e) where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers;
- (f) on signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.

5.4 Part D5 – Accessible water entry / exit for swimming pools

Not applicable to the proposed works.

5.5 Part E3 - Lift installations

Not applicable to the proposed works.

5.6 Part F2 - Sanitary and other facilities

• Clause F2.4 – accessible sanitary facilities

As per Clause F2.4 in item 4.3 of this report above.