

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA16/0215
Proposed development:	JRPP Reference No. 2016SYW060 - Construction of a Community Facility with a Community Hall, Meeting Rooms, Multi Purpose Spaces & Associated Parking & Landscaping Works
Property address:	2 - 6 Cullen Avenue, JORDAN SPRINGS NSW 2747
Property description:	Lot 6 DP 1176874
Date received:	4 March 2016
Assessing officer	Donna Clarke
Zoning:	URBAN ZONE (SREP30 - ST MARYS)
Class of building:	Class 9b
Recommendations:	Deferred Commencement

Executive Summary

Council is in receipt of a Development Application for the construction of a Community Facility with a Community Hall, Meeting Rooms, Multi Purpose Spaces & Associated Parking & Landscaping Works.

The site is zoned Urban under the provisions of Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30). The proposal can be defined as a "community facility" which is a permissible land use in the zone.

The provision of community facilities is required in accordance with the Voluntary Planning Agreement for Jordan Springs (Western Precinct) and provides a facility for the current and future residents of Jordan Springs and beyond. The single storey building integrates into the town centre by way of material choice, including timber and neutral colours, as well as provision of open space on the site and landscaping through the site and along the public domain (road reserve).

The Environmental Planning and Assessment Act 1979 (EP&A Act) further classifies the proposal as Regional Development as development with a CIV over \$5 million and is Council related and community facilities. As a result, the Joint Regional Planning Panel (JRPP) – Sydney West Region is the consent authority pursuant to Section 23G and Schedule 4A(3) of the EP&A Act.

This application was advertised, notified and exhibited from 18 March 2016 to 6 April 2016. Council has not received any submissions to the proposal.

The application has been assessed with respect to the Environmental Planning and Assessment Act, 1979 (EP&A Act). Having regard to the relevant statutory provisions, it is recommended that the application be approved.

Site & Surrounds

The site is described as Lot 6 in DP1176874 and is located within the village centre of Jordan Springs. The site is located on the corner of Cullen Avenue and Lakeside Parade and is rectangular in shape, with an area of approximately 4,000m².

The site is generally flat, with a minimal slope from a high point at the north towards the south and is cleared of all vegetation and located approximately 500m to the east of The Northern Road.

The Western Precinct as a whole is bounded by Regional Park to the north, east and south and The Northern Road and established residential to the west. The site has been remediated as part of the former ADI site. Validation Reports and Site Audit Statements have been issued.

The heritage items identified in the REP are located outside the site and are not in the immediate vicinity. Similarly, Aboriginal sites are not in close proximity to the proposed community hub.

The entire Western Precinct is located outside of the Probable Maximum Flood Level of South Creek.

Background

The St Marys site was endorsed by the NSW Government for inclusion on the Urban Development Program in 1993. The St Marys Site has a total site area of approximately 1,545 hectares comprising six (6) precincts including the Western Precinct, Central Precinct, North and South Dunheved Precincts, Ropes Creek Precinct and Eastern Precinct. A Regional Park surrounds the Precincts, which has an area of approximately 900ha.

Precinct Plans have been prepared in accordance with Part 3 of SREP 30 for each of the six (6) precincts subsequently. The Western Precinct Plan was adopted by Penrith City Council on 23 March 2009.

The site is located within the southern portion of the Western Precinct, which is now known as Jordan Springs. The Jordan Springs Concept Plan which identifies the location of a community facility within the Precinct.

Proposal

The proposed development is for the construction and use of a single storey community centre development comprising:

- a community hall (with a capacity of 220 people), including associated training kitchen and storage spaces;
- a multi purpose space (with a capacity of 70 people), including associated storage;
- IT training room (with a capacity of 15 people);
- 3 x small meeting rooms (with a capacity of 15 people in each room);
- a central courtyard for the purposes of outdoor recreation;
- construction of an at grade car park, comprising 41 spaces (including 3 accessible spaces, and 1 loading space); and
- associated landscaping and public domain works.

The proposal is a joint collaboration between Maryland Development Company and Penrith City Council. In accordance with the Planning Agreement, the completed development will be handed over to Council who will operate the centre at a day-to-day level. The proposed community centre will be a Council asset in the Jordan Springs town centre and the spaces identified above will be available for hire.

The proposed hours of operation of the community facility are:

Sunday to Thursday	7am - 10pm
Friday to Saturday	7am - 1am

The actual hours of operation vary depending on the hiring of the spaces, however they remain within the specified hours.

The proposed materials will primarily comprise a mixture of concrete, timber, glazing and sheeting, within a natural palate. The single storey building has a modern appearance, with angled flat roofs.

The proposed car park will be embellished with landscaping including trees. The proposed courtyard comprises lawn, perimeter garden beds and trees for shade. The areas around the building will be landscaped with garden beds and street trees are proposed to both frontages.

Two main pedestrian entries are provided to the building. The first provides access from Lakeside Parade via an entry forecourt. The second entry is from the carpark on the eastern side of the building. A pedestrian crossing is proposed to ensure safe access from all spaces into the building. An outdoor shaded area will be provided as an entrance element to the site, at the corner of Lakeside Parade and Cullen Avenue.

Vehicular access is proposed from Lakeside Parade. Vehicles will move through the development in a one way direction and exit onto Cullen Avenue. Car parking is provided for a total of 41 spaces and 18 bicycle spaces.

Drainage will be connected to the existing system on Cullen Avenue and all other services are available to the site.

Plans that apply

- Western Precinct
- Western Precinct
- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River
- Sydney Regional Environmental Plan No.30 - St Marys

- **Section 79C - Evaluation**

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act), and having regard to those matters; the following issues have been identified for further consideration.

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

State Environmental Planning Policy No 55—Remediation of Land

The site has been remediated as part of the former ADI site. Validation Reports and Site Audit Statements have been issued. Therefore the proposal would pose a negligible risk to the public and the environment. Accordingly, as the site has been remediated and deemed suitable for development, the proposal is satisfactory with respect to SEPP 55.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

SREP No. 20 applies to the subject land and stipulates that the consent authority shall not grant consent to an application unless it is of the opinion that the carrying out of the development is consistent with any relevant, general and specific aim of SREP 20. The general aims and objectives of the plan are directed towards improving the amenity of the river and protecting the lands within the river valley, including scenic quality.

The proposal will have minimal impacts and is considered to not compromise the water or scenic qualities of the river environment and proposed erosion and sediment control measures to be employed during construction.

Sydney Regional Environmental Plan No.30 - St Marys

In 2009, SREP 30 - St Marys was gazetted and included establishment of a regional park, dedicating areas of regional open space and allocating land for urban uses. The proposal is in keeping with aims and objectives of the plan, providing facilities for the community, integrated into the Jordan Springs town centre.

The subject site is zoned is 'Urban' under the provisions of SREP 30 - St Marys. The proposed development is defined as:-

"community facility means a building, place or any other facility, whether or not provided by the relevant council, provided for use by groups having similar physical, cultural, social, recreational, ethnic or other interests or beliefs, but (in Part 6) does not include a club which is registered under the Registered Clubs Act 1976 or a building or place specifically defined elsewhere in this Schedule".

Under Clause 40 of the REP, the proposal is a permissible form of development within the zone subject to development consent from Council.

SREP No. 30 also requires consideration of ecological sustainable development, air quality, energy efficiency, water cycle and soils, which have all been suitably addressed within the proposal. The site was previously deemed suitable for development in terms of land contamination.

Waste management of the development both during construction and ongoing is acceptable.

The location of the community centre encourages walking and bicycle parking is also provided in addition to car parking.

The site does not contain a heritage item, nor in close proximity.

The urban form of the building is aesthetically pleasing being modern in appearance and integrates into the town centre by way of material choice, including timber and neutral colours, as well as provision of open space on the site and landscaping through the site and along the public domain. The functions of the proposed building is in direct response to community consultation and is expected to meet the various needs of the Jordan Springs community.

The entire Jordan Springs area is outside of the PMF level of South Creek and as such not affected by flooding.

No tree removal is necessary to facilitate the development, and a well considered landscaping plan is proposed, including planting within the open car park and along both frontages.

The proposed community facility is in accordance with the requirements of SREP No. 30.

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

Western Precinct

Provision	Compliance
Western Precinct Plan	Complies - see Appendix - Development Control Plan Compliance

Section 79C(1)(a)(iiia) The provisions of any planning agreement

The Jordan Springs Community Resource Hub ('the Hub'), funded by Lend Lease through a Voluntary Planning Agreement, will provide a multifunctional space for community strengthening services and activities for residents within Jordan Springs and the wider community.

The notional value of Lend Lease's contributions to the building of the Hub amount to \$3,808,971 (as at 2008/09), with an additional \$665,000 provided in 2015/16 when the resident population of Jordan Springs was planned to be increased. 64.5% of the original funds are intended for the building and fitting out of the Hub and the remaining 35.5% is intended as a 'library contribution', which will be incorporated into the Hub.

Lend Lease commissioned Elton Consulting to produce the 'Jordan Springs Community Resource Hub: Concept Planning Report' (Feb 2014) outlining lessons learned from other community hubs, outcomes of consultation about the Hub with stakeholders, leading practice directions for community hubs and libraries and a vision for the Hub. In their report Elton Consulting lists key trends in library provision, stating that "libraries are moving from a focus on books and borrowing to a much stronger emphasis on lifelong learning, community building and on being places for social interaction and community engagement." They state and reiterate that the purpose and use of community hubs and libraries is overlapping more and more, so it is difficult to delineate between community hub activities and library service activities. However, the report does describe key trends for libraries of the future recommending that libraries provide space:

- as destinations for learning, leisure and social activities
- as "third places", a place outside of home and work where people can gather and interact on neutral ground
- for collaborative learning
- for community engagement and participation
- for partnering with other organisations to provide programs
- for lifelong learning, and
- for access to information technology

After consultation with Penrith City Council Library Services, Penrith City Council Children's Services, NSW Health, Lendlease, who are currently working with community groups in Jordan Springs, and U3A, a not-for-profit group who will provide services in the Hub while staffing the Hub's customer service desk, it is expected that the Hub will accommodate the following services:

Service/Activity	Average Estimated hrs/week
pink cells indicate services that WOULD NOT usually be delivered by a library	
Blue cells indicate services that will be delivered by the PCC Library Service	
Mums and Bubs Group Meeting	3
Jordan Springs Anglican Church Service	3.5
Novel Conversations book club meeting	0.5
50+ Social Club meeting	0.75
Jordan Springs Women's Group meeting	0.75
Bollywood Dance & Fitness Class	5
Birthday Parties, Baby Showers, Wedding Receptions, Naming Day/Baptisms	4
Lendlease Events (welcome nights, Harmony Day, Christmas in July)	1
Lendlease information sessions (safety information evenings, sustainability evenings etc.)	0.3
TAFE Learning Programs	8
Room hire for business meetings	0.75
Lendlease Small Business Program	0.3
Homework Club	3
Chinese Resident Group	1

Craft Group	1
Human Services, such as a Baby Health Clinic	1
'Pop Up' library (an information display outlining library services, possibly including a PC/iPad stand with the library's catalogue and splash screen with library services/events)	30
Library item return bin	Permanent feature, available all hours
School holiday programs for children (e.g., cartooning workshops)	0.4
HSC forums	0.4
Presentations by library staff (themes could include Local History, Family Histories, electronic library services etc)	0.7
Paint the Town REaD	0.4
Adult Learning courses delivered by U3A, such as History, Philosophy, Practical Psychology etc.	30
Total Hours of Services/Activities per week	95.75

18 of the 23 services expected to be delivered in the Hub are services a library would typically offer, and 6 of those services will be delivered by the Penrith City Council Library Service. Without including the all-hours library item return bin, library-like services will equate to roughly 85% of the hours of service in the Hub and Penrith City Council's Library services will equate to 33.3%. This data confirms the findings within Elton's Concept Planning Report that the purpose and use of community hubs and libraries increasingly overlap. It also confirms that the proportion of Penrith City Council Library services within the hub, along with the provision of an all-hours library item return bin, is in line with the proportion of funding by Lendlease's library contribution for services in the Hub.

Summary

The VPA states that Lend Lease is to provide a community facility to the value of \$3,808,971 (as at 2008/09). 64.5% of that contribution is towards the facility itself and 35.5% is a library contribution, towards library services to be delivered from the Hub.

As shown in the table of services and activities, most hours of activities to be provided in the Hub (85%) are those that would typically delivered by a library and one third of hours of activities in the hub (33.3%) will be delivered directly by Penrith City Council's Library Service. The Library Item Return Bin will also be a permanent feature in the Hub, provided by Penrith City Council's Library Service not calculated in the hours of activities provided.

The planned activities for the Hub therefore satisfy the requirement of the VPA that the library contribution be spent on the Hub.

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

Fire safety

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary.

The application has been referred to Council's Building Surveyors for assessment and subject to conditions complies with the requirements of the Regulations.

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

Building Design

The subject site sits on a site identified for use as a community hub and within an area comprising a mixture of residential, educational, retail and child care uses. The single storey scale and layout of the buildings is considered to be appropriate in relation to the future development likely to occur in the area. The buildings have been designed such that sufficient solar access is available to all rooms, and the location of each building does not impact the solar access of another.

The proposal ensures that passive surveillance is available throughout the development and no hiding or enclosed spaces are likely for areas of entrapment. The proposed landscaping provides an attractive streetscape without compromising safety and security.

Environmental Sustainability

The proposed development will incorporate a number of sustainability initiatives for reduced water and energy consumption. These include passive solar design and orientation of all buildings to minimise heating requirements in winter and cooling requirements in summer. The proposal incorporates rainwater retention and re-use system for stormwater collection.

The proposal will generate an increase in traffic volume, however the site is located in the town centre and it is envisaged that local residents and users could walk to the facility in many instances and off-street parking spaces are provided. Sight distances of the proposed driveway would be clear when in view from the street and vehicles can enter and leave in a forward direction.

Water Pollution

The stormwater runoff from the development is treated by a gross pollutant trap unit before being discharged into Jordan Springs Lake.

Air Quality

There is the potential for minor localised air pollution impacts to occur during the construction phases of development, mostly in the form of dust and particulate matter. These impacts, however, can be managed through the recommended conditions of consent.

Noise Management

There exists a range of noise sensitive receivers/premises in proximity to the proposed development site. These receivers are outlined below:

- Residential block building to the south, across Cullen Avenue; directly opposite the site and 18 m from the boundary.
- Residential dwellings to the west, across lakeside Parade directly opposite the site, and 20 m from the boundary.
- Commercial premises over the east boundary. This premises is currently operating as a childcare facility.

An Acoustic Impact Assessment accompanied the application. The application proposes hours of operation, which extend until 1am, which is beyond the scope of the Acoustic Report, which is until 10pm. Council have been liaising with the applicant to obtain an updated Acoustic Report to address the additional hours and other associated impacts and provide additional information regarding plant and the child care next door. A deferred commencement condition has been recommended for submission of the report and a separate condition of consent which allows the reduced hours should the deferred commencement not be satisfied.

The above noise considerations have been suitably addressed through Deferred Commencement development consent conditions. The applicant is working to resolve these issues.

Social

The provision of community facility, close to the developing Town Centre and Western Precinct infrastructure, is supported from a social planning perspective. The proposed development will provide

essential social infrastructure for the new community at Jordan Springs. Provision of a community centre in this new release area is an essential feature of a holistically planned community and will contribute to overall community well-being. The proposed hall, meeting room and multi purpose spaces will play an important role in bringing people together, developing social capital, maintaining quality of life and developing the skills and resilience essential to strong communities. By providing places for social interaction, cooperation and the development of place or 'sense of community' it is anticipated this development will provide an essential focal point that is particularly important in new communities where links between neighbours are still being forged.

From a social planning perspective, the proposed development is in an accessible and convenient location to the local population, clustered with other activity centres. The multi-purpose nature of the facility is consistent with best practice social infrastructure design and ensures flexibility so it can respond and change to meet evolving community needs. From concept through to detailed design, significant independent community consultation and social needs analysis has been undertaken in the development of this facility, including with relevant Council Officers, to ensure input from key stakeholders informed planning and design.

Car Parking

There is no car parking rate within the SREP, Western Precinct Plan or Strategy. Within Council's DCP there is no specific rate for a community facility, however there is a rate for function centres. This rate is not entirely appropriate for this development, however it can be considered on merit as a guide. Based on the DCP requirements for function centres, 75 spaces are required. The proposal contains 41 car parking spaces.

The proposed car parking is considered acceptable in this instance for the following reasons:

- The Community Hub is centrally located in the town centre with good pedestrian and public transport (bus) links.
- It is anticipated that a mini bus will also be provided as part of the centre (accommodating approx 20-25 people).
- Due to the multi-purpose nature of facility, the demand for parking will fluctuate, rarely will all spaces be used simultaneously or the site at full capacity.
- 23 additional car parking spaces are available within 100m of the site within the town centre in the instance the facility is at full capacity.
- 18 bicycle spaces have been proposed to encourage alternate means of transport.

A balance has been achieved on site is providing sufficient car parking for the anticipated every day use of the community hub, with the larger functions unlikely to occur in peak times and therefore will have access to alternate parking within the town centre, e.g. the hall may be hired on a Saturday night for a function and overflow parking on the street can easily be accommodated.

The function centre rate appears to be excessive in this instance given the location of the site and the nature of the use. There will be some large functions within the community hall (with a capacity of 220 people), however this is not on a daily basis, with the smaller meeting and training rooms and multi-purpose spaces likely to be used on a daily or weekly basis. The car parking is considered to be ample for the use of the smaller areas.

Waste Management

The application was accompanied by a waste management plan regarding construction and on-going waste.

The current swept paths of the SITA vehicle shows multiple pinch points during the heavy rigid vehicles path of travel. A greater tolerance is required at these points to ensure at no point is the buffer zone of the vehicle to encroach the parking spaces. The required buffer zone is 0.5m. Amended plans are required to be submitted. The applicant has been requested to give consideration should be made to reducing the size of the vegetation bays, to allow the car spaces to be shifted without the need to remove further car spaces.

Accessibility

The application was considered by the Access Committee, who raised no objection. However, confirmation was sought from the applicant that the change table room is also intended / designed to accommodate a DDA compliant toilet facility in addition to the identified DDA facility on western side of the central external corridor. A condition has been recommended to ensure this occurs.

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

The proposed development is considered to be compatible with the future desired character of the surrounding area and the Urban zoning which allows community facilities. The site is generally cleared of vegetation and does not contain constraints which preclude development. The site is suitable for the proposed development for the following reasons:

- The location of the land facilitates a permissible land use under SREP 30.
- It is consistent with aims of the REP and zone objectives.
- It is identified in the Western Precinct Plan for development as a community hub.
- It provides a facility for the residents and visitors of Jordan Springs, reducing the demand on existing resources and the need to travel long distances.

Section 79C(1)(d) Any Submissions

Referrals

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

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Landscape Architect	No objections
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	No objections - subject to conditions
Waste Services	Not supported
Traffic Engineer	No objection
Community Safety Officer	No objections - subject to conditions
Social Planning	No objections

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

The proposed development is in keeping with the desired built environment and is consistent with the relevant planning instruments and future plans applicable to the site. The proposal is therefore considered to be in the general interest of the public, and will not conflict with the character or amenity of the surrounding region.

The proposal involves the construction of a community hub, which would contribute to the local demands of the growing community in Jordan Springs. The area will ultimately consist of a variety of housing types and the proposed development would provide opportunity for more choice of facilities for the new residents.

The proposed development is consistent with the objectives of the EP&A Act in so far as it promotes the coordinated and orderly, and economic use and development of the land. As a result Council can be satisfied that the development subject to conditions is consistent with the public interest.

In view of the above, it is considered that development of the site as proposed would create public benefit.

Conclusion

The proposed development is appropriately located within the Urban zone under the provisions of SREP 30 and is generally consistent with the aims and objectives of the REP and other relevant strategies.

Furthermore, the development performs adequately in terms of its relationship to the surrounding built and natural environment, particularly in relation to likely impacts upon surrounding properties. Consequently, the proposal is supported from an environmental planning perspective.

The proposed Community Hub is consistent with the desired future character, design and function as identified in SREP 30 and Western Precinct Plan.

Recommendation

That DA16/0215 for Construction of a Community Facility with a Community Hall, Meeting Rooms, Multi Purpose Spaces & Associated Parking & Landscaping Works at Lot 6 DP 1176874, 2 - 6 Cullen Avenue JORDAN SPRINGS NSW 2747 be approved subject to the attached conditions:

General

1 A001

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

Plan / Document	Prepared by	Dated
Cover Page	Davenport Campbell	26/2/16 Issue B
Site Plan	Davenport Campbell	26/2/16 Issue B
Proposed Plan	Davenport Campbell	26/2/16 Issue C
Proposed Roof Plan	Davenport Campbell	26/2/16 Issue C
External Elevations	Davenport Campbell	26/2/16 Issue C
Sectional Views	Davenport Campbell	26/2/16 Issue B
External Finishes Sample Board	Davenport Campbell	26/2/16 Issue A
Site Analysis Plan	Davenport Campbell	26/2/16 Issue B
Landscape Plan	Clouston Associates	23/2/16 Issue B
Irrigation Plan	Clouston Associates	23/2/16 Issue B
Sign Posting & Line Marking Plan	J Wyndam Prince	26/2/16 Issue A
Vehicle Turning Paths	J Wyndam Prince	26/2/16 Issue A
Soil & Water Management Plan	J Wyndam Prince	26/2/16 Issue A
Village Centre Plan	Lend Lease	24/2/16 Issue C
DA Package (7 sheets)	Clouston Associates	23/2/16
Proposed Car Park & Drainage Works	J Wyndam Prince	26/2/16 Issue A

This includes compliance with the documentation submitted to and approved by Council to satisfy the requirements of the Deferred Commencement Notice.

2 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

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

3 A026 - Advertising sign (not for residential)

A separate development application for the erection of a sign or advertising structure, other than an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan-Advertising Signs.

4 [A029 - HOURS OF OPERATION AND DELIVERY TIMES](#)

The operating hours are restricted to the following if the requirements of the deferred commencement are satisfied:-

- Sunday to Thursday: 7.00am - 10.00pm; and
- Friday to Saturday: 7.00am - 1.00am

Where the deferred commencement requirements are not satisfied, the following restricted hours of operation are imposed:-

- 8:00am - 10:00pm (Monday to Sunday)

5 [A036 - Baby care room](#)

A baby care room shall be provided and maintained in accordance with Penrith City Council's Baby Care Rooms Development Control Plan 2002. Details are to be submitted to Penrith City Council as part of the Construction Certificate application.

6 [A038 - LIGHTING LOCATIONS](#)

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).

7 [A039 - Graffiti](#)

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

8 [A046 - Obtain Construction Certificate before commencement of works](#)

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

9 [A CPTED Graffiti/Vandalism](#)

Graffiti/Vandalism

- Graffiti resistant coatings must be used to external surfaces where possible, including signage, furniture, walls etc.
- Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the buildings, fencing, commercial tenancies and common areas. This includes reporting incidents to police and/or relevant authorities.

10 **A CPTED Lighting**

The CPTED measures outlined within the Statement of Environmental Effects are to be complied with as well as the following additional safer by design requirements. Evidence of compliance is to be provided **prior to the issue of an occupation certificate**:-

Lighting

- Pedestrian pathways, laneways and access routes in outdoor public spaces is to be lit to the minimum Australian Standard of AS1158. Lighting is to be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting.
- All lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly.

Parking Design

- All surfaces in the car park are to be painted in light colour paint or finished in light coloured concrete to reflect as much light as possible.
- Gates to the car park are to be fitted with appropriate locks to enable locking outside of operational hours. Both gates are to be locked at the same time to prevent entrapment.

Building Identification

- Street numbers should be at least 7cm high, and positioned between 1m and 1.5m above ground level on the street frontage.
- Street numbers and building identification signs are to be made of durable materials preferably reflective or luminous, and should be unobstructed (e.g. by foliage).

Building Security & Access Control

- Intercom, code or card locks or similar must be installed for main entries to the building and car park to limit access to authorised persons only.
- A monitored alarm system must be installed within this development.
- Provide lockable gates/doors on all side and rear access points. Signage is to be displayed advising users not to prop open the 'service access' door leaving the site vulnerable to unauthorised access during operational hours.

Amenities

- Toilet and change room cubicle doors are to have have spring-opening hinges to allow doors to remain open when not in use.
- Rear of toilet and shower doors are to have hooks located half way down to ensure handbags cannot be accessed over the top of the door.
- There is to be a gap between the toilet door and floor and door and ceiling.

Graffiti/Vandalism

- Graffiti resistant coatings must be used to external surfaces where possible, including signage, furniture, walls etc.
- Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the buildings, fencing, commercial tenancies and common areas. This includes reporting incidents to police and/or relevant authorities.

11 **A Special (BLANK)**

The change table room is to be designed to accommodate a DDA compliant toilet facility in addition to the identified DDA facility on western side of the central external corridor.

12 **A Special (BLANK)**

Prior to the issue of the construction certificate, all recommendations contained within the Access Report dated 29 February 2016, prepared by Accessibility Solutions (NSW) Pty Ltd are to be incorporated into the development.

Demolition

13 **B004 - Dust**

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

14 **B005 - Mud/Soil**

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

15 **B006 - Hours of work**

All construction works that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties, are restricted to the following hours in accordance with the NSW Department of Environment and Climate Change's "Interim Construction Noise Guideline" 2009:

- 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.

In the event that the construction relates to works inside the building and does not involve external walls or the roof, and does not involve the use of equipment that emits noise, then the construction works are not restricted to the hours stated above. The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Heritage/Archaeological relics

16 **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

17 **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 maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

18 **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 installed and maintained in accordance with Soil and Water Management Plan: Jordan Springs Community Centre, prepared by J. Wyndham Prince (file: Plan number: 110172/DA06A, 26 February, 2016) and Landcom's "Managing Urban Stormwater: Soils and Construction" 2004.

{Note: Visit www.urbangrowth.nsw.gov.au to obtain a copy of the publication.}

The approved sediment and erosion control measures are to be installed prior to and maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development.

19 **D006 - No filling without prior approval (Use always, except for bulk earthworks/ major fill operations)**

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to, considered and approved by Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

{Note: Penrith Contaminated Land Development Control Plan 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."}.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

20 **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 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.

{Note: Penrith Contaminated Land Development Control Plan 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."}

21 **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 are to be fully enclosed when the site is unattended.

22 **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.

23 **D013 - Approved noise level 1**

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the report submitted to satisfy the Deferred Commencement condition.

The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be **shown on plans accompanying the Construction Certificate application**.

A certificate is to be obtained from a qualified acoustic consultant certifying that the development (including mechanical plant) has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate**.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

24 **D Special BLANK**

A Noise Management Plan (NMP) is to be prepared and submitted to Penrith City Council for consideration and approval **prior to the issue of an Occupation Certificate**. If Council is not the certifying authority, a copy of Council's approval is to be provided to the Principal Certifying Authority.

The NMP shall be prepared by suitably qualified person, and may need to be amended to include any comments provided by Council. The NMP is to:

- address all noise related aspects of the development's operational phases, including how outdoor activities will be managed.
- address the relevant conditions of this consent; and
- recommend any systems/controls to be implemented to minimise the potential for any adverse noise impact(s); and
- incorporate a program for ongoing monitoring and review to ensure that the NMP remains contemporary with relevant environmental standards.

The approved Noise Management Plan is to be implemented and complied with at all times.

BCA Issues

25 **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.

26 **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.

Utility Services

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

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

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

28 [G004 - Integral Energy](#)

Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

Construction

29 [H001 - Stamped plans and erection of site notice](#)

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

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

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

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

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

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

30 H002 - All forms of construction

Prior to the commencement of construction works:

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

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

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

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

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

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

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

31 H041 - Hours of work (other devt)

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

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

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

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

Engineering

32 K101 - Works at no cost to Council

All roadwork, stormwater, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

33 K201 - Infrastructure Bond

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to the issue of any Construction Certificate. The bond and applicable fees are in accordance with Councils adopted fees and charges.

An application form together with an information sheet and conditions are available on Councils website.

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

34 K202 - S138 Roads Act – Works and Structures - Minor Works in the public road DRIVEWAYS ROAD OPENINGS

Prior to the issue of any Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Penrith City Council. Penrith City Council is the Roads Authority for any works required in a public road. These works may include but are not limited to the following:

1. Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
2. Concrete footpath or cycleways
3. Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)
4. Road occupancy or road closures
5. The placement of hoardings, structures, containers, waster skips, signs etc. on the road reserve

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Penrith City Council's specifications, Guidelines and best engineering practice.

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

Note:

1. Where Penrith City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
2. Separate Approvals may also be required from the Roads and Maritime Service for classified roads.
3. All works associated with the Roads Act approval must be completed prior to the issue of an Occupation Certificate or Subdivision Certificate as applicable.
4. On completion of any awning over the road reserve a certificate from a practising structural engineer certifying to the structural adequacy of the awning is to be submitted to Council before Council will inspect the works and issue its final approval under the Roads Act

35 K209 - Stormwater Concept Plan

The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by (J. Wyndham Prince), Plan numbers 110172/ DA01, DA02 & DA03 Revision A dated 26/2/2016 and Plans prepared by Devonport Campbell Partners Pty Ltd, Job Number 15007 Drawing number DA00 – DA07 Issue B dated 26/2/2016.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate. The rainwater tanks shall be connected for reuse of open space irrigation.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy.

36 **K209 - Stormwater Discharge – Minor Development**

Stormwater drainage from the site shall be discharged to the:

- a) Street drainage system

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

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

37 **K210 - Stormwater Management**

The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by J Wyndham Prince, reference number 110172/DA02, revision A, dated 28/02/2016.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

38 **K222 - Access, Car Parking and Manoeuvring – General**

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

39 **K301 - Sediment & Erosion Control**

Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

40 **K301 - Sediment & Erosion Control**

Prior to commencement of any works associated with the development sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the office of Environment and Heritage.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

41 **K302 - Traffic Control Plan**

Prior to commencement of any works associated with the development a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Service's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

1. A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

42 [K405 - Turf to Verge](#)

Upon completion of all works in the road reserve all verge areas fronting and within the development are to be turfed. The turf shall extend from back of kerb to the property boundary with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.

43 [K501 - Penrith City Council clearance – Roads Act/ Local Government Act](#)

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

44 [K501 - Penrith City Council clearance – Roads Act/ Local Government Act](#)

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

45 [K510 - Entry/ Exit signage](#)

Prior to the issue of an Occupation Certificate signage which is clearly visible from the public road shall be placed within the development site.

The signage shall indicate that the Lakeside Parade vehicular access is to be used for ingress purposes only and appropriately signposted "Entry Only". The Cullen Avenue vehicular access is to be used for egress purposes only and appropriately signposted "No Entry".

46 [K511 - Directional signage](#)

Prior to the issue of an Occupation Certificate directional signage and linemarking shall be installed indicating directional movements and the location of customer parking to the satisfaction of the Principal Certifying Authority.

Landscaping

47 [L001 - General](#)

Prior to the issue of the Construction Certificate, a revised landscape plan is to be submitted to the satisfaction of Council's Landscape Architect, including amendments to species.

All landscape works are to be constructed in accordance with the amended landscape plan, Sections F5 "Planting Techniques", F8 "Quality Assurance Standards" and F9 "Site Management Plan" of Penrith Council's Landscape Development Control Plan.

Landscaping shall be maintained:

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

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

Payment of Fees

48 [P001 - Costs](#)

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

Certification

49 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

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

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

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

Information to accompany the Notice of Commencement

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

Schedule 1 (Deferred Commencement)

50 **S Special (Deferred commencement condition)**

- A. The Acoustic Report is to be amended and resubmitted to Council which addresses the issues raised within Council's letter dated 15 April 2016, to the satisfaction of Council's Environmental Management Officer. These issues include revised calculations and any associated design changes or acoustic measures with respect to:

- 1. Adjoining child care centre
- 2. Maximum 220 persons in the hall
- 3. Hours of operation extending until 1am
- 4. Plant unit
- 5. Driveway and car park

Appendix - Development Control Plan Compliance

Western Precinct

The subject site is located within the Western Precinct, one of the six precincts established under SREP No. 30. The Western Precinct Plan and accompanying Development Control Strategy Guide development within this precinct.

Western Precinct Plan

The Framework Plan within the Western Precinct Plan identifies a village centre which contains a variety of retail, commercial, community, open space and residential uses in the southern portion of the precinct. The proposed community hub sits within this village centre and was envisaged throughout the planning to provide social infrastructure for the precinct and a focus point for the community. The design including a landscaped courtyard and planting integrates the built form into the town centre, as well as pedestrian pathways and bicycle parking.

This proposed facility is in response to Clause 4.15 of the Western Precinct Plan, providing a range of community services for the use of the Jordan Springs Community and beyond, locating the facility in a central location with access to other facilities to provide a framework for cultural, educational and community resources. The site is located centrally within the town centre, surrounded by future educational uses, existing retail and residential uses and on a main intersection providing good and safe access by way of lights. The location and design of the community hub is considered to foster the development of the social dimensions within Jordan Springs and will be an easy accessible and highly utilised facility for the Jordan Springs community.

The development includes good use of landscaping to integrate the development into the public domain. Street trees are proposed along both Lakeside Parade and Cullen Avenue and garden beds, grassed area and limited paved areas adjoin the public domain, with the car parking located at the rear of the building. Council's Landscape Architect has reviewed the proposal and has raised no objections.

The site is located within the Village centre character area, with community uses identified as being typical of this location. Whilst it is indicated that a 2-4 storey height form is likely, the proposed single storey design has resulted in the provision of all necessary facilities identified as part of the community consultation and remains appropriate in terms of size and scale. The facility is accessible by pedestrian and cyclists in addition to travel by private car and is within walking distance of a bus stop.

In terms of the built form of the development, it has been divided into two distinct building forms separated by a central courtyard. This in conjunction with the single storey height, is unlikely to result in any adverse amenity impacts for surrounding properties. Further, there is opportunity for good casual surveillance throughout the development and onto the street. The community hub will form part of a mixture of uses which will contribute to the vibrancy of town centre of Jordan Springs and be a welcomed facility for residents and visitors to the area.

Control Strategy Guide

Section 8 of the Strategy provides guidelines for development of the precincts established under SREP No. 30 and the proposal meets these requirements. Specifically, with respect to urban form, the buildings are considered to contribute positively to the town centre, as well as providing a safe environment to users and integration with the public domain by way of pathways and landscaping.