



THE PLANNINGHUB

*by Hawes & Swans*

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Child Care Centre and Associated  
Works,  
110-112 Mount Vernon Road, Mount Vernon

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## 1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to Penrith Council. This DA proposes a 118-place childcare centre at 110-112 Mount Vernon Road, Mount Vernon.

This SEE provides a detailed description of the site and the proposal and provides an assessment of the proposal against the relevant heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. That assessment has found that the proposal:

- Meets the current objectives of the LEP and DCP where applicable;
- Will not result in significant negative impacts on surrounding land uses and environment;
- Is responsive to site context and presents a positive visual relationship with surrounding uses; and
- Is strongly in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-T**.

## 1.1 Project Context

The site is located to the north of Mount Vernon Road and is located in the local government area of Penrith Council. The land is described as No's. 110-112 Mount Vernon Road, Mount Vernon. The site is rectangular in shape, covering an area of approximately 10,330m<sup>2</sup>.

This application proposes a 118-place childcare centre for children aged between 0-5 years of age. The proposed development will aim to contribute to the community of the Mount Vernon locality, by providing a child care service that caters to the increasing demand in the local area.

The key aims of this project can be summarised as follows:

- The provision of a well designed child care centre that provides a service to meet the needs of young families within the Mount Vernon locality; and
- The design of the child care centre will be compatible with the existing residential context, ensuring that the built form of the centre will be compatible with the streetscape.

## 1.2 Pre-Application Consultation

A Pre-DA meeting was held with Council on the 20<sup>th</sup> of November 2018 between Council and the proponent. The matters discussed at the meeting were documented in the formal response from Council received on the 27<sup>th</sup> of November 2018 (**Appendix T**). Council's advice has been taken into consideration in the formulation of this Development Application. The requirements have been addressed as follows:

Table 1: Response to Pre-DA Requirements	
Pre-DA Requirement	Response
<b>Site Coverage</b> - There is a maximum footprint of 600 square metres permitted on any one allotment. The site has an approval under DA17/1331, approved a site coverage of 891.6 square metres of the site. A variation in exceedance of 891.6 will not be supported.	The building footprint for the proposed development is 890.5m <sup>2</sup> which is 1.1m <sup>2</sup> less than the maximum site coverage as per the previous approval under <b>DA17/1331</b> and Council's Pre-DA comments.
<b>Noise</b> - An Acoustic Report is required to be submitted by a suitably qualified acoustic consultant, and is to consider:	An Acoustic Report has been prepared by a suitably qualified acoustic consultant (Acoustic Logic), and can be found within <b>Appendix F</b> .
<b>On-Site Sewerage Management</b> - As the site is not serviced by Sydney Water's sewerage system, and a non-domestic use is proposed, a Wastewater Assessment Report is required to be submitted with the application to demonstrate that the site can effectively manage all wastewater produced	An On-Site Wastewater Assessment Report has been prepared and detailed within <b>Appendix N</b> . This Report demonstrates how the site will effectively manage all wastewater produced.
<b>SEPP 55 – Remediation of Land</b> - The application is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55).	As can be seen in <b>Section 4.1.1</b> of this report, State Environmental Planning Policy 55 Remediation of Land (SEPP 55) has been addressed, detailed by a Phase 2 Contamination Report ( <b>Appendix O</b> ) and a Remediation Action Plan ( <b>Appendix P</b> ) prepared by Envirotech.
<b>Waste</b> - A Waste Management Plan will need to be provided to address the waste produced during the demolition, construction and operational phases of the development.	A Waste Management Plan has been provided and can be found within <b>Appendix Q</b> .
<b>General Construction Impacts</b> - The environmental impacts associated with the construction phase of the development will also need to be addressed, such as water quality, noise, dust, and sediment and erosion control.	Environmental Impacts including water quality, noise, dust and sediment and erosion control have been addressed within <b>Appendix D</b> – The Penrith Development Control Plan 2014 Compliance Table.
<b>Engineering – General</b> - All engineering works must be designed and constructed in accordance with Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Council's Engineering Construction Specification for Civil Works.	All engineering works have been designed and constructed to be in accordance with Council's Design Guidelines for Engineering Works and Civil Works.
<b>Stormwater</b> – A stormwater concept plan, accompanied by supporting report and	As can be found in <b>Appendix I</b> , a Stormwater Concept Plan has been prepared by Australian Consulting Engineers.

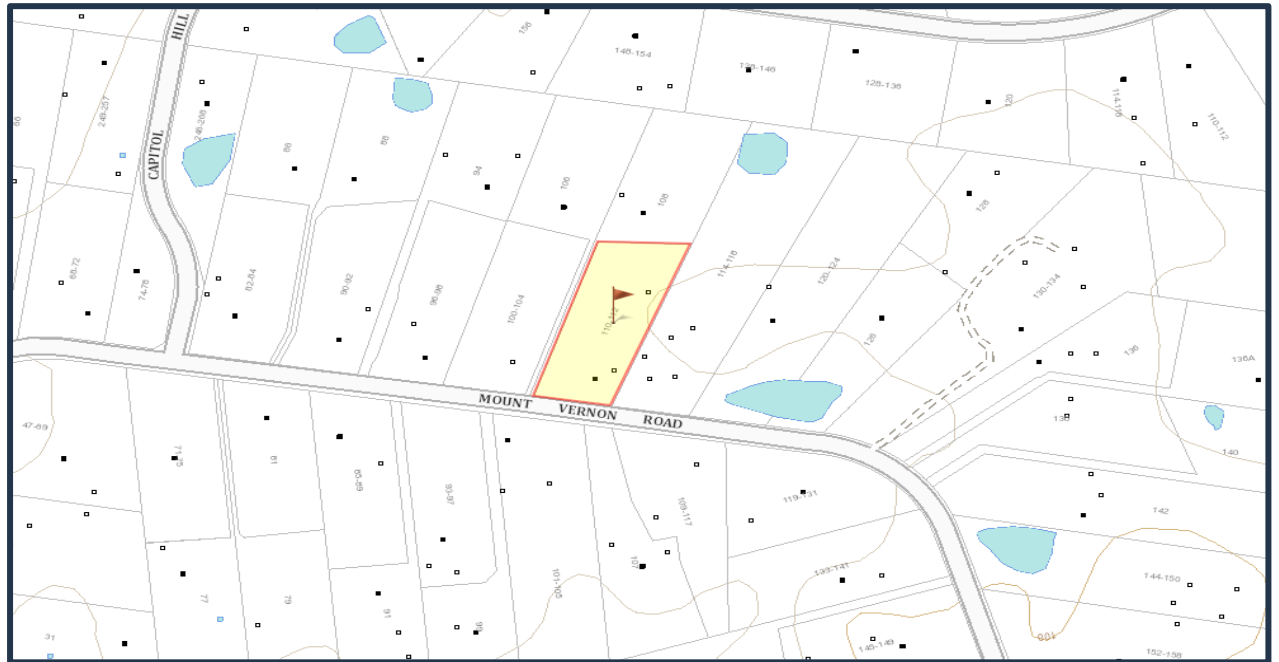
Table 1: Response to Pre-DA Requirements	
Pre-DA Requirement	Response
calculations, shall be submitted with the application.	
<b>Traffic</b> - A Traffic and Parking Report is to be submitted.	A Traffic and Parking Report has been prepared by GTK Consulting and found within <b>Appendix G</b> . The report details how the road networks will not be affected, whilst detailing how the proposed car park meets the requirements for a 118-place child care centre.
<p><b>Earthworks –</b></p> <ul style="list-style-type: none"> <li>No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site;</li> <li>Earthworks and retaining walls must comply with Council’s Development Control Plan; and</li> <li>Proposed fill material must comply with Council’s Development Control Plan.</li> </ul>	Minimal earthworks are proposed on site, due to how flat the site is. The majority of proposed earthworks are for the On-site Sewerage Management System. All proposed cut and fill will comply with Council’s Development Control Plan.
<b>Building</b> - Ensure construction and essential services provided comply with the provisions of Volume 1 of the Building Code of Australia.	Construction and essential services comply with the provisions of Volume 1 of the Building Code of Australia. Refer to <b>Appendix L</b> for the BCA Report.
<p><b>Commercial Waste Management</b> - To allow for the safe and efficient collection of a various waste streams within commercial developments.</p> <p>All development applications to be submitted with an accompanying ‘Plan of Operations’.</p>	<p>Collection of waste will be via a driveway that leads to a waste storage area. In order to ensure safety, waste collection will be undertaken outside of working hours.</p> <p>Refer to <b>Appendix Q</b> for the Waste Management Plan.</p>
<p><b>Social Planning –</b> calculating unencumbered space for outdoor areas should not include areas of dense hedges or plantings along boundaries.</p> <p>An emergency and evacuation plan should be submitted with a DA.</p>	<p>Areas of dense hedges or planting along boundaries have not been included when calculating unremembered outdoor space.</p> <p>An Emergency and Evacuation Plan has been prepared and is provided in <b>Appendix S</b>.</p>

## 2.0 Site Analysis

### 2.1 Location and Context

The site is located in Mount Vernon within the Penrith LGA and is located approximately 56km from the Sydney CBD. The area is characterised as predominantly as rural and rural residential land uses with the immediate context being predominantly for large lot residential purposes. The site is subject to the provisions of the Penrith Local Environmental Plan (LEP) 2010.

The site is located nearby to the Westlink M7 Motorway, which provides ease of access for residents to surround suburbs and regions, including the Sydney CBD. The site's locational context is demonstrated in **Figures 1 & 2** below.



**Figure 1:** Locality Plan demonstrating the site outlined in red (Source – Sixmaps).



**Figure 2:** Location Plan demonstrating the site area outlined in red (Source: Nearmap).



## 2.2 Site Description

The site is commonly known as 110-112 Mount Vernon Road, Mount Vernon and is legally described as Lot 4, DP 865818. The site has a total area of 10,330m<sup>2</sup> and has a frontage of 61.7m to Mount Vernon Road. The site is currently vacant with access provided from Mount Vernon Road to the south.

## 2.3 Existing Site Conditions

Specific details on analysis is provided as follows:

<b>Landform</b>	The subject site has a gentle slope from the south west corner of the site to the north east.
<b>Existing Structures</b>	Land currently has no existing structures.
<b>Access</b>	Vehicular access is provided via Mount Vernon Road.
<b>Vegetation</b>	The site has previously been cleared and only some vegetation remains in the form of ground cover.

## 3.0 Proposed Development

This proposal seeks consent for the construction of a single storey child care centre at 110-112 Mount Vernon Road, Mount Vernon. Specifically, the development will comprise of:

- Construction of a single storey 118 place child care centre;
- Construction of at grade car park to accommodate 34 car spaces (including 2 disabled spaces). The car park is to be accessed from Mount Vernon Road via a one-way entry and one-way exit driveway facilitating safe and efficient vehicular movements;
- The composition of the children in the centre will consist of:
  - Aged 0-2 = 32;
  - Aged 2-3 = 20; and
  - Aged 3-5 = 66.
- The hours of operation for the centre will be 7:00am – 6:00pm Monday to Friday;
- The development proposes a total of 1,316m<sup>2</sup> of unencumbered outdoor play space that will incorporate a number of play areas and features that will create an active an effective outdoor learning space.

The Architectural Plans provided in **Appendix A** show indicative locations for future signage. These areas are indicative only and approval for the signage will be sought under separate applications.

### 3.1 Access and Car Parking

#### Access

Access to the site will be provided via Mount Vernon Road, via a one-way entry and one way exit driveway facilitating safe and efficient vehicular movements. A Traffic Report prepared by GTK Consulting has been submitted with this application and is included as **Appendix G** which provides further details on the proposed access and vehicle circulation onsite.

#### Car parking

A total of 34 car parking spaces are proposed within the at grade car park located at the front of the proposed centre. As part of these spaces, two disabled parking spaces are proposed, along with an additional space for a mini bus. Based on the number on the number of children (118) and staff required (19), a total of 31 spaces are required. Therefore, the proposed development provides a surplus of car spaces to service the development.

### 3.2 Geotechnical Works

A Geotech report has been prepared by Greywacke Geotechnics and can be found as part of **Appendix H**. Minor earthworks are proposed as part of this development, with the construction of an on-site detention system that is to be located at the rear of the site, away from any activities.

### 3.3 Infrastructure & Services

The site is capable of being serviced by appropriate public utility infrastructure, with appropriate provisions of public utility infrastructure to be made, ensuring that essential utilities are made available to service the site.

The development will be reliant on an On-Site Wastewater Management system, which has been detailed within the On-Site wastewater Management Report by Envirotech (**Appendix N**). To suitably treat the on-site wastewater, pressure does absorption beds have been proposed towards the rear of the site. These beds are setback a suitable distance of 10m from the maximum extent of the outdoor play space, which is bounded by a 2.4m high timber fence.

### 3.4 Landscaping

Appropriate landscaping is proposed throughout the development site. A Landscape plan has been provided, that details the landscape concept, prepared by Tessa Rose Playscape and Landscape Design and is included as **Appendix K**.

### 3.5 Built Form and Design

Key Principles integrated into the design are:

- Provision of a built form that is legible, articulated and of high-quality design;
- Opportunities for play spaces that provides high quality amenity for children, whilst ensuring that the amenity for neighbouring residents is maintained;
- Convenient access between the indoor and outdoor spaces;
- The creation of welcoming spaces; and
- Minimal overshadowing/privacy impacts on adjoining residents.

The design of the proposed childcare centre has been based on the National Quality Framework (NQF), including the National Quality Standard (NQS). These requirements have been met and are detailed within the plans prepared by Project Works Design (**Appendix A**).

The palette of materials used has been selected to reflect the surrounding streetscape, whilst softening the built form of the child care centre.

Potential noise from the proposed development has been considered and the development has been oriented to address this issue. Equipment and plant have also been designed to be away from neighbouring properties, minimising their exposure to these elements.

### 3.6 Safety and Security

The following section outlines Crime Prevention through Environmental Design (CPTED) principles and uses these to assess the Architectural Drawings for the proposed development. This assessment has been undertaken in accordance with the NSW Government's CPTED principles (outlined below), and the requirements of the Penrith DCP 2010. The following section also outlines recommended mitigation measures to be considered in the final design.

There are a number of criteria to be considered when assessing CPTED as part of a development application. As stated by the NSW Government, CPTED aims to influence the design and management of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and Capture.
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended.

- Reducing the potential rewards of crime by minimising, removing or concealing ‘crime benefits’.
- Removing conditions that create confusion about required norms of behaviour.

To that end, the four key principles to minimise the opportunity for Crime are outlined in **Table 2** below:

Table 2: CPTED Key Principles		
No.	PRINCIPLE	DEFINITION
1	<b>Natural Surveillance</b>	Involves maximising opportunities for passers-by or residents to observe what happens in an area (the ‘safety in numbers’ concept). This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space. Higher risk locations can also benefit from organised surveillance, which involves the introduction of formal measures such as on-site security guards or CCTV.
2	<b>Access Control</b>	Control of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences, grills etc.
3	<b>Territorial Reinforcement /Ownership</b>	People are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping. Territoriality relates to the way in which a community has ownership over a space.
4	<b>Space Management</b>	Ensures that space is appropriately utilised and cared for. Space management strategies include: activity coordination (i.e. having a specific plan for the way different types of activities are carried out in space), site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

### Car Parking Areas

Car parking areas are typically common spaces for offences against property or persons. Relevant CPTED considerations for car parks include: access control, providing visibility, ensuring safe access for cars and pedestrians, and discouraging loitering. The following points provide a description of the sites proposed car parking area:

- Adequate open space surrounding the car parking space and within the spaces to ensure that cars and pedestrians have safe access to the site, with clear visibility between pedestrian pathways and parking spaces;
- Clear demarcation of pedestrian walkways throughout the car park and adjacent to the proposed building;
- To avoid conflicts with vehicles will be provided through line marking and signage; and
- Safe parking signage throughout car park.

### Entry and Exit Points

Entry and exit points are a key consideration for CPTED assessments because of the interface they provide with the surrounding area. Relevant CPTED considerations for entry and exit points include: access control, providing visibility, ensuring safe access for cars and pedestrians, and discouraging loitering. The subject DA proposes the following measures:

- Adequate lighting at all entry and entry points will be provided in accordance with the relevant Australian Standards;
- All entry/exit points are aesthetic and inviting and the landscaping, building position and activities are all orientated to maximise natural surveillance on entry/exist.

### Internal Layouts

Key internal layout considerations in regard to CPTED include interfaces between public and private space; and the existence of 'dead space', 'areas of entrapment' and 'areas of concealment'. The subject DA proposes the following measures:

- The design of new internal spaces does not create 'areas of entrapment or concealment';
- All entries have good sight lines, are well lit and are in areas with ample room for access;
- Clear definition between public and private access areas are created using signage and secure doors; and
- Hallways provide for clear separation and space between rooms.

### External Areas

Key external layout considerations in regard to CPTED include visibility, activation and prevention of vandalism and graffiti. The subject DA proposes the following measures:

- All external areas of the building are proposed to be well lit, particularly at night.

- No opportunities for concealment are provided by external building design or landscaping based on the design of the proposal.

As identified above, the proposed development has been designed with regard to the principles of Crime Prevention Through Environmental Design. Landscaped areas within the development site will be maintained to a good standard. Clear delineation between public and private areas is proposed. Lighting that complies with AS1158 will be used.

The proposed development is therefore considered compliant with the requirements of CPTED.

## 4.0 Assessment of Environmental Impacts

### 4.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. These are:

- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy No. 64 – Advertising and Signage;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River;
- Penrith Local Environmental Plan 2010; and
- Penrith Development Control Plan 2014.

#### 4.1.1 State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 requires Council to consider whether the subject land of any development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

A Stage 2 Detailed Site Investigation has been prepared by Envirotech which is provided in **Appendix O**. The investigation details that Asbestos was detected in four samples taken from the site and recommends that a suitably trained professional is engaged to prepare a Remedial Action Plan to determine the remediation of the asbestos contamination within the contaminated areas and appropriate remedial action. Subject to the above, it is considered that the site can be remediated for the proposed works.

As can be found within **Appendix P**, a Remediation Action Plan (RAP) has been prepared by Envirotech detailing suitable measures to address contamination on site. As part of this development, the recommendations of the RAP will be incorporated to ensure that any impacts from contamination are rectified prior to the operation of the proposed child care centre.

#### 4.1.2 State Environmental Planning Policy No.64 – Advertising and Signage

State Environmental Planning Policy No. 64 applies to the entire state to ensure that signage is compatible with the desired amenity and character of an area, whilst ensuring that signs provide effective communication in suitable locations.

The Architectural Plans provided in **Appendix A** show indicative locations for future signage. These areas are indicative only and approval for the signage will be sought under separate applications.

Under SEPP 64, business identification signs are defined as:

*“means a sign:*

(a) *that indicates:*

(i) *the name of the person or business, and*

(ii) *the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*

*(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.”*

The specifications for the building identification signs are not proposed as part of this development application, with details of the signs being provided closer to the occupation of the site as a child care centre.

An Assessment of SEPP No. 64 Advertising and Signage is provided below:

<b>Schedule Clause</b>	<b>Assessment Criteria</b>	<b>Comment</b>
<b>Character of the Area</b>	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Proposed signage will be compatible with the future character of the area.
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The specifications of the proposed sign will be detailed as part of a future application.
<b>Special Areas</b>	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other	The proposed indicative signage will enhance the overall amenity of the area, through its design and materials incorporated. The sign will not impact on

	conservation areas, open space areas, waterways, rural landscapes or residential areas?	surrounding landscapes and residential areas.
<b>Views and Vistas</b>	<p>Does the proposal obscure or compromise important views?</p> <p>Does the proposal dominate the skyline and reduce the quality of vistas?</p> <p>Does the proposal respect the viewing rights of other advertisers?</p>	<p>No important views will be impacted by signage.</p> <p>None of the indicative sign will not dominate the skyline or reduce the quality of vistas.</p> <p>The indicative sign will respect the viewing rights of other advertisers within the vicinity of the site.</p>
<b>Streetscape, Setting or Landscape</b>	<p>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</p> <p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p> <p>Does the proposal screen unsightliness?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p> <p>Does the proposal require ongoing vegetation management?</p>	<p>The scale of the indicative sign will complement the surrounding setting and streetscape, through the siting and materials incorporated.</p> <p>The future signs will contribute to the visual interest of the streetscape, whilst not being designed to conflict with the surrounding character of the area.</p> <p>No existing advertising exists on site.</p> <p>The future signage will complement its setting, not screening any unsightliness.</p> <p>The future signage will not protrude above buildings and will not adversely impact on surrounding buildings.</p> <p>Ongoing vegetation management will not be required for future signage.</p>
<b>Site and Building</b>	<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p>	<p>The proposed signage is compatible with other existing building advertising signs in the area, whilst also being compatible with the DCP size restrictions for signage.</p> <p>The future signage will compliment the building through its design and materials used.</p>



	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal will complement the site and will be designed in an innovative manner that acts as a feature for the proposed child care centre.
<b>Associated Devices and Logos with Advertisements and advertising structures</b>	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The future signage will be designed as an integrated product.
<b>Illumination</b>	Would illumination result in unacceptable glare?	No illumination is proposed as part of the indicative signage. If illumination is proposed under future applications, it will comply with the relevant controls and standards.
<b>Safety</b>	<p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>The indicative signage will not impact on safety of motorists travelling on adjoining public roads.</p> <p>The indicative signage will not result in safety concerns for pedestrians or bicyclists.</p> <p>No adverse safety impacts will be generated for pedestrians from public areas.</p>

#### 4.1.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The SEPP Educational Establishments and Child Care Facilities was implemented on the 1st of September 2017. The SEPP has been introduced to facilitate the effective delivery of educational establishments and early education and care facilities across the State of NSW.

Clause 23 of the SEPP details that “before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.”

An assessment of the proposal against the relevant controls and considerations of the guideline applying to the proposed development is provided in **Appendix B**.

#### 4.1.4 Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River

The proposed development is consistent with the aim of the SEPP that is to protect the environment of the Hawkesbury-Nepean River system, as well as all of its planning controls. Given the distance between this proposed child care centre and the Hawkesbury-Nepean River system and the implementation of soil erosion and sediment controls measures in accordance with the requirements of Council's Engineering Specifications, no issues will be encountered as part of this DA.

#### 4.1.5 Penrith Local Environmental Plan (LEP) 2010

##### Permissibility

The site is situated within the Penrith Local Government Authority (LGA) and is subject to the provisions of the Penrith LEP 2010.

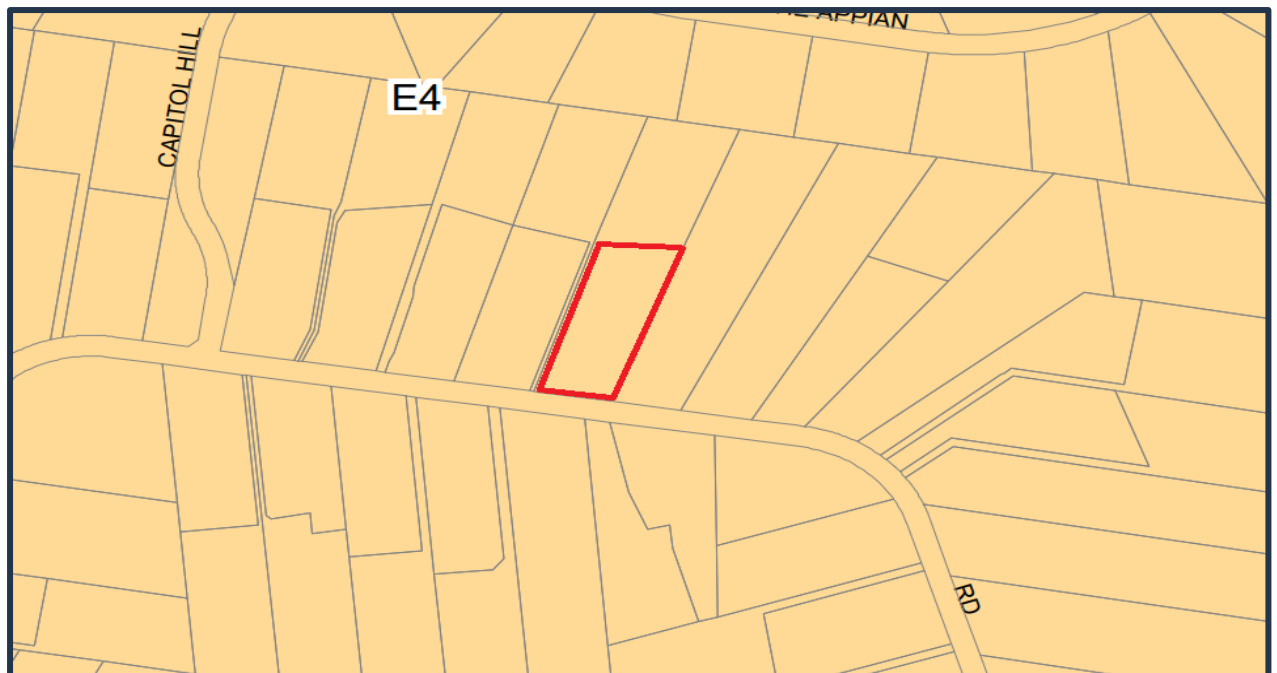


Figure 3: Land Zoning Map demonstrating the subject site as outlined in red (Source – PLEP).

The site is zoned E4 – Environmental living, under the provisions of the Penrith LEP. Centre-based child care facilities are permissible within the E4 zone.

##### Zone Objectives:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values;
- To ensure that residential development does not have an adverse effect on those values;
- To minimise conflict between land uses within the zone and land uses within adjoining zones;

- *To ensure land uses are compatible with the available infrastructure, services and facilities and with the environmental capabilities of the land; and*
- *To preserve and improve natural resources through appropriate land management practices.*

**Comment:**

The proposal is consistent with the relevant objectives of the E4 zone in that the proposed development will provide a land use that is compatible with the site's characteristics and capabilities and will provide a service for the existing and future community.

**Relevant Clauses**

A full assessment against the relevant clauses of the Penrith LEP 2010 is provided in **Appendix C**.

**4.1.6 Penrith Development Control Plan (DCP) 2014**

The Penrith DCP (PDCP 2014) provides detailed provisions to supplement the Penrith LEP 2010. Part 5 of the Penrith DCP 2014 provides the specific controls for Child Care Centres within the Penrith LGA.

The proposal is consistent with the relevant controls of the Penrith DCP 2014, through the overall design of the child care centre, ensuring that minimal adverse impacts on neighbouring dwellings will result from this development. The built form of the child care centre is designed to complement the streetscape and will furthermore provide the community with a child care facility that responds to an increasing demand in the area.

An assessment of the proposal against the relevant development controls applying to the proposed development and site is provided in **Appendix D**.

**4.2 Noise Impacts**

An Acoustic Assessment has been prepared by Acoustic Logic (**Appendix F**), which details the potential noise impacts of the proposed development on surrounding land uses. Following the result of noise monitoring undertaken on site, the Acoustic Assessment provides a series of recommendations to ensure any adverse noise impacts on the adjoining properties are minimized.

The recommendations provided in the report have been included in the design and management of the development.

**4.3 Social and Economic Impacts**

The construction of the proposed development will bring with it a number of important environmental benefits for the local and wider community as outlined below.

- The development will provide a child care centre within an area where demands outstrip supply;
- Promote enhanced neighbourhood safety and security through casual surveillance generated by the presence of a permanent new development and activity within the site;
- Provide short-term economic benefits through construction expenditure and employment; and
- Positively complements the envisaged streetscape, character, amenity of the area.

#### 4.4 Site Suitability

Having regard to the characteristics of the site and its location in Mount Vernon, the proposed development is considered appropriate in that:

- The zoning of the site permits the proposed uses;
- The size and dimensions of the land are appropriate for accommodating the proposal;
- It will deliver a child care centre that positively responds to the streetscape and is compatible in size and siting with surrounding existing developments;
- The site is considered suitable for that development as it satisfies the need for an additional child care facility in the area; and
- It is consistent with the site-specific objectives and provisions of the Penrith Development Control Plan 2014 and Penrith Local Environmental Plan 2010.

#### 4.5 Public Interest

The proposal will facilitate the development of the site by providing a new high-quality child care centre which achieves good design. It is in the public interest to reinforce the importance of this location for an additional child care centre. Generally, the proposal provides the following public benefits:

- The development has been designed that enhances and responds sensitively to its setting, creating a space that reflects the desired scale and significance of the immediate precinct;
- The proposed development provides a built form that presents as high-quality design that fits within the envisaged character of the area and responds to the site attributes and development controls applicable;

- The development is located on close proximity to range of planned services and amenities and;
- There are no significant adverse impacts on surrounding properties in terms of sunlight access, views, visual and acoustic privacy.

## 5.0 Conclusion

This proposal seeks approval for a proposed 118-place child care centre on land at 110-112 Mount Vernon Road, Mount Vernon.

The proposal is generally consistent with the relevant environmental planning instruments, including the Penrith Local Environmental Plan 2010 and the Penrith Development Control Plan 2014.

The proposed development has significant planning merit in the following respects:

- The scale, massing and height of the building is appropriate for the site and will complement the surrounding context; and
- There are no significant adverse impacts on the surrounding properties in terms of sunlight access, views, visual and acoustic privacy.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.



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