



Barbara Tarnawski Architects

Statement of Environmental Effects

Proposed Upgrading of the Platypus Playground Childrens centre
61 Wardell drive, South Penrith

Lot 22 DP 703827 and Lot 322 DP 260398

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Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application for the upgrading of the Platypus Playground Childrens centre at 61 Wardell Drive, South Penrith.

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

The Site

The site is located on the Northern side of Wardell Drive, South Penrith.

The address is 61 Wardell Drive South Penrith (Lot 88 DP 703021 and Lot 322 DP 260398).

The site currently contains a Childcare centre and a playground with associated carparking, driveways and pathways.

The site has an area of approximately 1.355 ha and is irregular in shape.



Source six maps

The Proposal

The proposal is to upgrade the centre and update the exterior of the facility.

The proposed changes are as follows:

Interior

Demolish the existing accessible bathroom and make compliant with AS1428.1, upgrade the existing staff room, office, entry foyer and children's bathrooms.

Upgrade internal lighting and ducted air conditioning.

Exterior

Upgrade the existing pathways and carpark to provide accessible carparking and access to the facility.

Provide new corporate signage.

"Vitrapanel" or similar cladding is to be added to the to the western wall as shown on the accompanying plans.

New LED downlights are to replace existing façade lighting.

New corporate signage is to be provided by Penrith City Council on the southern wall as shown on elevation sheet 07 on the accompanying architectural plans.

The floor area will remain unchanged.

Statutory Planning Controls and Compliance

Environmental Planning Policies that apply to this property:

State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application

n/a

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application

BASIX is not applicable a Section J report accompanies this application

State Environmental Planning Policy (Concurrences) 2018: Land Application

n/a

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application

10 Consultation with councils—development with impacts on council-related infrastructure or services

The proposal will not have any impact on council related infrastructure or services

11 Consultation with councils—development with impacts on local heritage

The proposal will not have any impact on local heritage

25 Centre-based child care facility—non-discretionary development standards

(i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the [Education and Care Services National Regulations](#) applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or

(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the [Children \(Education and Care Services\) Supplementary Provisions Regulation 2012](#) applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause

Part 3 Early education and care facilities—specific development controls

The existing facility is licenced for up to 40 children per day. It is proposed to increase the number of children to 48 all over the age of 3.

The Education and Care Services National Regulation

Part 4.3 Physical environment

Division 1 Centre-based services and family day care services

Childcare Planning Guidelines

4.1 Indoor space requirements

A. INTERNAL PHYSICAL ENVIRONMENT

Regulation 107

Education and Care Services National Regulations

Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.

Unencumbered indoor space excludes any of the following:

- *passageway or thoroughfare (including door swings) used for circulation*
- *toilet and hygiene facilities*
- *nappy changing area or area for preparing bottles*
- *area permanently set aside for the use or storage of cots*
- *area permanently set aside for storage*
- *area or room for staff or administration*
- *kitchens, unless the kitchen is designed to be used predominately by the children as part of an educational program e.g. a learning kitchen*
- *on-site laundry*
- *other space that is not suitable for children*

The proposal provides the required indoor space requirements for 45 children providing 146.33 sq m of unencumbered indoor space.

Storage

Storage areas including joinery units are not to be included in the calculation of indoor space. To achieve a functional unencumbered area free of clutter, storage areas must be considered when designing and calculating the spatial requirements of the facility. It is recommended that a child care facility provide:

- *a minimum of 0.3m³ per child of external storage space*
- *a minimum of 0.2m³ per child of internal storage space*

Internal Storage

Storage facilities consist of movable accessible safe low height shelving for books, toys and bag store. Internal storage recommendations of 0.2 m³ per child and 8.64 m³ in total is available.

External storage

A minimum of 0.3 sq m of external storage space is required per child. 12.9 m³ is required and are available externally on the veranda in the form of shelving and other storage areas.

4.2 laundry and hygiene facilities

A laundry storage area is provided for the storage of soiled clothing, nappies and linen and is located securely away from child access areas.

The proposal meets these requirements the laundry is not requiring an upgrade.

4.3 Toilet and Hygiene Facilities Regulation 109

Education and Care Services National Regulations

A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities

enable safe use and convenient access by the children.
Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code Design Guidance

Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants (refer to Figure 3). Design considerations could include:

- junior toilet pans, low level sinks and hand drying facilities for children
- a sink and handwashing facilities in all bathrooms for adults
- direct access from both activity rooms and outdoor play areas
- windows into bathrooms and cubicles without doors to allow supervision by staff
- external windows in locations that prevent observation from neighbouring properties or from side boundaries.

The proposal meets these design requirements

4.4 Ventilation and natural light Regulation 110

Education and Care Services National Regulations
Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.
Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility

The proposal meets these requirements for light and ventilation.

4.5 Administrative space Regulation 111

Education and Care Services National Regulations
A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.

The administration space is to be extended to allow for staff and parents to meet. There will be no increase in staffing levels as a result of this application.

4.6 Nappy change facilities Regulation 112

Education and Care Services National Regulations
Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.
Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.

The existing nappy change area provides adequate nappy change facilities and meets these requirements.

4.7 Premises designed to facilitate supervision Regulation 115

Education and Care Services National Regulations

A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.

Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the *National Construction Code*

The existing facility layout and the proposed changes are designed to facilitate supervision to all indoor and outdoor spaces as per the regulation.

4.8 Emergency and evacuation procedures Regulations 97 and 168

Education and Care Services National Regulations

Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.

Regulation 97 sets out the detail for what those procedures must cover including:

- instructions for what must be done in the event of an emergency
- an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit
- a risk assessment to identify potential emergencies that are relevant to the service.

The facility meets these regulations as it is currently a working facility.

B. EXTERNAL PHYSICAL ENVIRONMENT

4.9 Outdoor space requirements Regulation 108

Education and Care Services National Regulations

An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.

Unencumbered outdoor space excludes any of the following:

- pathway or thoroughfare, except where used by children as part of the education and care program
- car parking area
- storage shed or other storage area
- laundry
- other space that is not suitable for children.

When calculating outdoor space requirements, the area required for any additional child may be waived when the child is being cared for in an emergency circumstance as set out in regulation 123(5) or the child is being educated or cared for in exceptional circumstances as set out in regulation 124(5) and (6) of the *National Regulations*

There is no change to the existing outdoor area proposed under this application.

The outdoor area requirements exceeds the minimum requirement per child as there is approximately 874 sq m available.

4.10 Natural environment Regulation 113

Education and Care Services National Regulations

The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.

The existing outdoor space provides this.

4.11 Shade Regulation 114

Education and Care Services National Regulations

The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.

The existing outdoor space provides this

4.12 Fencing Regulation 104

Education and Care Services National Regulations

Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.

This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.

Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.

The existing outdoor space provides this.

4.13 Soil assessment Regulation 25

Education and Care Services National Regulations

Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.

With every service application one of the following is required:

- *a soil assessment for the site of the proposed education and care service premises*
- *if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken*
- *a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.*

The proposal will have no impact on soil within the facility

- **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application**
n/a
- **State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application**
n/a
- **State Environmental Planning Policy (Infrastructure) 2007: Land Application**
n/a
- **State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application**
n/a
- **State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application**
n/a
- **State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application**
n/a
- **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land**
n/a
- **State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application**
n/a
- **State Environmental Planning Policy No 1—Development Standards: Land Application**
n/a
- **State Environmental Planning Policy No 21—Caravan Parks: Land Application**
n/a
- **State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application**
n/a
- **State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application**
n/a
- **State Environmental Planning Policy No 50—Canal Estate Development: Land Application**
n/a
- **State Environmental Planning Policy No 55—Remediation of Land: Land Application**
n/a
- **State Environmental Planning Policy No 64—Advertising and Signage: Land Application**

· **State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application**

n/a

· **State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application**

n/a

· **Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997): Land Application**

The proposal will have minimal impact on the Hawkesbury Nepean River System

· **Sydney Regional Environmental Plan No 2**

The proposal will have no impact on the Georges River System

Local Planning Policies that apply to this property:

Penrith Local Environmental Plan 2010

Penrith Development Control Plan 2014

Penrith Local Environmental Plan 2010

The development is consistent with the zone objectives and the following clauses of this plan:

The property is zoned RE1 Public Recreation.

Zone RE1 Public Recreation

1 Objectives of zone

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

2 Permitted without consent

Nil

3 Permitted with consent

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

4 Prohibited

Any other development not specified in item 2 or 3

Childcare facilities are permissible with consent in this zone.

Penrith Development Control Plan 2014

5.3.1 Part C City Wide Controls

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

C1 Site Planning and Design Principles

C1.2.3. Building Form - Height, Bulk and Scale

The proposal will not change the building form in regards to height, bulk and scale.

Building Façade Treatment:

The proposal is to add to the existing southern and western exterior walls panelling which will provide the building with the new corporate colours of Penrith City Council.

It will also add to the building to improve the visual presentation to the façade to enhance the public domain and street character.

C1.2.5. Safety and Security

The existing external lighting is proposed to be replaced with LED lighting. This lighting will be orientated to ensure lighting will provide safe and secure lit pathways to the centre from the carpark. The lighting will not impact on adjoining properties due to the distance between these properties and the centre.

Access control

A new security gate and fencing to control access to the centre is proposed as shown on the accompanying plans.

New accessible parking spaces will be provided and will be clearly identified by signage.

C1.2.6 Maximising Access and Adaptability

The proposal is to upgrade to the existing facility, carparking and access from to meet current accessibility standards against AS 1428.1, an Access Report accompanies this application.

C5 Waste Management

A waste management plan accompanies this application.

C7 Culture and Heritage

There is no cultural or heritage issues associated with this site.

C9.1 General requirements for Signs

The proposed signage will be located on the southern wall as shown on the accompanying plans. This will enable the signage to be seen from the carpark.

The proposal generally meets the aims and objectives of the DCP.

The sign will be approximately 2 x 1 m acrylic signs backlit with the name of the centre in clear acrylic lettering lit with a low voltage led strip light to councils' details.

C10.5 Carparking, access and driveways

Existing carparking and access driveways exist for this site. It is proposed to extend the carparking to provide an additional 13 spaces including a new accessible car space as shown on the accompanying plans.

Other Matters

Context & Setting

The existing building and the proposed works will maintain its relationship with the existing context of the locality, which is characterised by single level residential development.

Public Domain

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

Heritage

There are no heritage items surrounding this proposal.

Other Land Resources

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

Wastewater

Wastewater connections existing for this building.

Water

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

Flora & Fauna

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

It is proposed to remove one tree as shown on the site plan to allow for additional parking.

Waste

Existing waste management facilities exist for the site and locality.

Noise & Vibration

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

Natural Hazards

There are no natural hazards associated with the site.

Technological Hazards

Not applicable.

Safety, Security & Crime Prevention

Existing security systems will remain in place external lighting will be replaced as previously discussed.

Social Impact in the Locality and in the public interest

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

Economic Impact in the Locality

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

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Cumulative Impacts

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

The suitability of the site for the development

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

Conclusion

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

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

It meets the zone objectives.

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

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