

# Statement of Environmental Effects

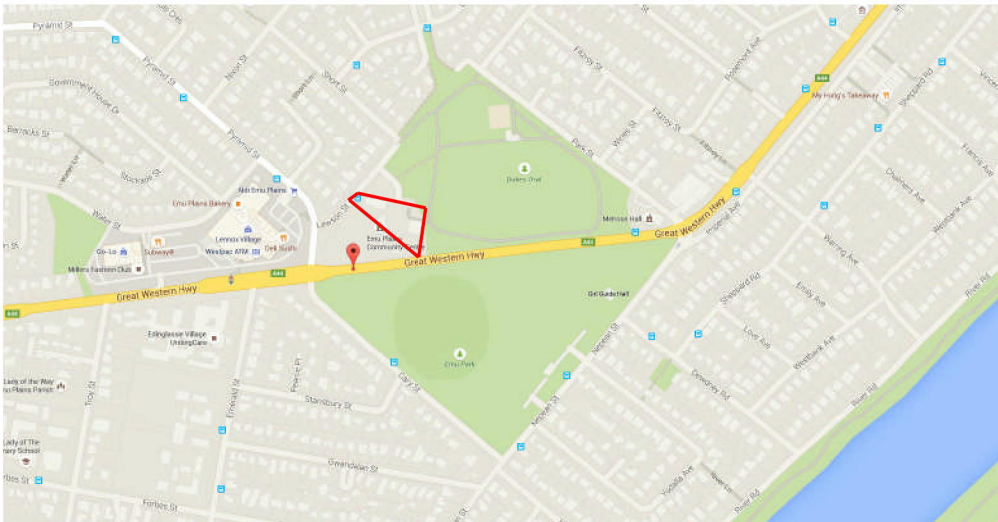
proposed change of use from a library to a  
before and after school children's care  
including internal alterations

|            |   |
|------------|---|
| property:  | Lot 7042 & 7051 D.P. 93967, 1055094 &<br>650753<br><br>207-249 Great Western Highway Emu Plains |
| council:   | Penrith City Council  |
| applicant: | Designcorp Australia Pty.Ltd.   |
| client:    | Penrith City Council  |
| date:      | July 2015   |
| job no:    | 2015-143  |

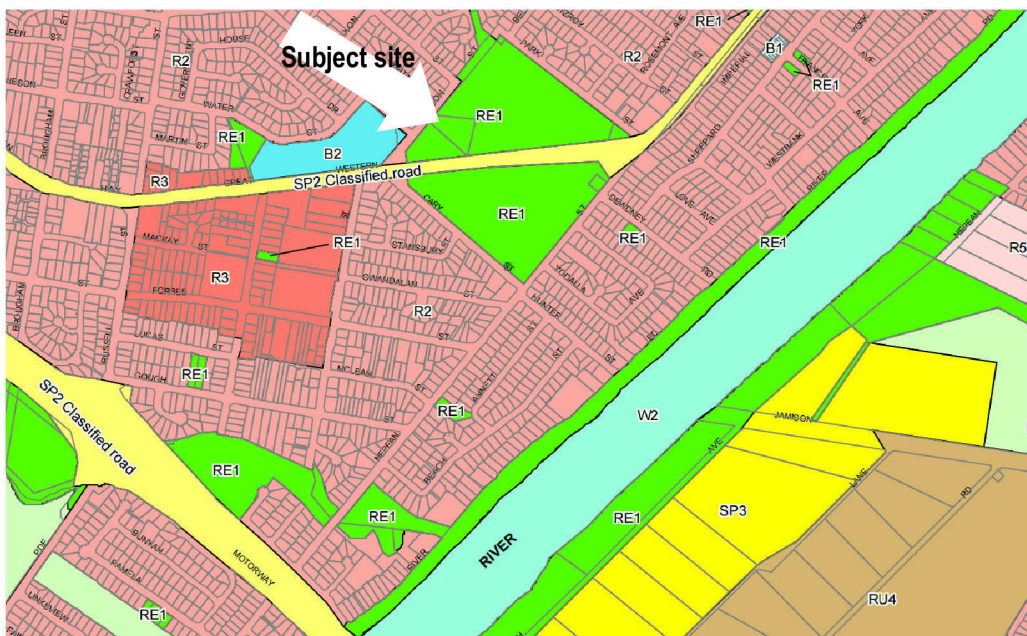
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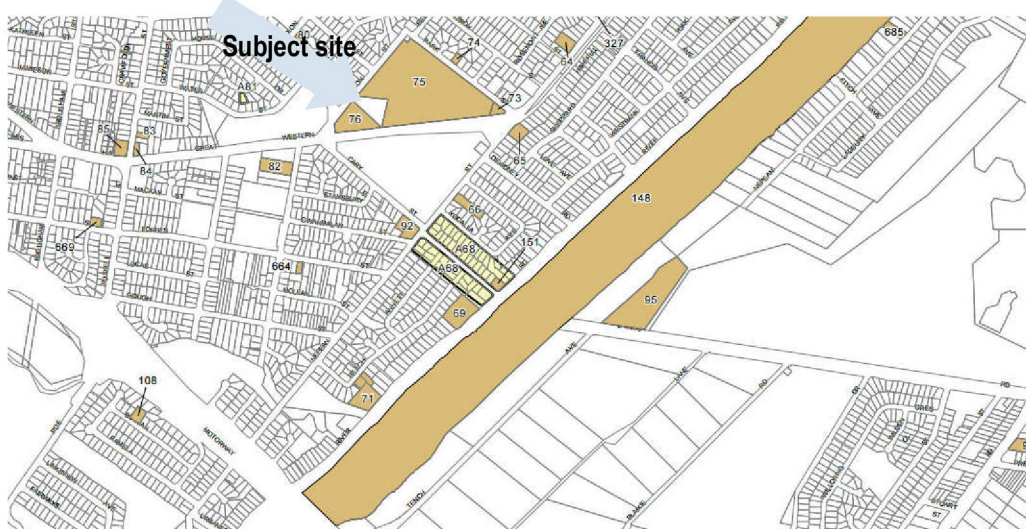
## 1.0 LOCALITY PLAN



### Aerial Map



Zoning Map, Penrith Local Environmental Plan 2010



Heritage Map, Penrith Local Environmental Plan 2010



## 2.0 LOCATION

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The site is located within a residential area close to two main highways. The site is zoned RE1 – Public Recreation under the Penrith Local Environmental Plan. The subject building is one of four to the western side of the site. The building is south east from the existing car parking and closest to Dukes Oval. The site is situated in the middle of heritage land and buildings.

## 3.0 EXISTING LAND USE

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At present the subject building is currently vacant but has an approved use of a library

## 4.0 SIZE AND DIMENSIONS

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The site is located on the corner of Great Western Highway and Lawson Street. Access is via a small road of Lawson Street to a shared carpark.

## 5.0 ZONING

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The proposal meets the requirements set out in both of Penrith Council's LEP 2010 and DCP 2014, which clearly set out the parameters for the proposal.

## 6.0 TOPOGRAPHY

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Generally, the site has a gradual fall from the west to the east.

## 7.0 THE PROPOSAL

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The Development Application proposes the change of use of a library to a before and after school child's care centre for a total of 60 children. The proposal includes minor internal alterations to the existing structure to achieve the required facilities needed and security fencing around the building and proposed outdoor play area. The proposed centre is to be open plan in nature, providing a large play area with facilities such as an office, kitchen, art room and toilets to one side. The centre will be open from 6.30am-9am and 3pm-6pm and over school holidays 6.30am-6pm. The activities within the building will strictly be for the operation, use of an out-of-school-hours child care.

## 8.0 CAR PARKING PROVISIONS & LOADING/UNLOADING

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The existing carpark has a total of 16 car spaces servicing all four buildings. This parking area has direct access off Lawson Street. Councils DCP require 1 car space per 10 children + 1 per employee. There will be a total of 60 children and 4 staff making the total number of spaces required 10.

The peak hours for use of the car park for the three buildings in practice will not conflict with each other making the existing spaces adequate. The peak hours are as follows;

Childcare Centre: 8am-10am & 3pm-5pm mon-fri

Community Hall: is only used on the weekends

Proposed Out-of-school hours: 6.30am-8am & 5pm-6pm for cars. Bus only pick up and drop off at approximately 8.30am and 3.30pm. The bus will use the provided bus bay not impacting on the car parking spaces.

## 9.0 PLANNING CONTROLS

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The application and its proposal have been examined against Councils DCP 2014 and LEP 2010 and comply in full. BCA controls have also been assessed and comply in full. The proposal offers a total of 5 unisex toilets, one being disabled. As per BCA table F2.3 under 9b, it is assumed that the staff will predominately be female requiring one toilet and four toilets required for 60 children as per >30 require 1 per 15.

## 10.0 ENVIRONMENTAL IMPACT

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The proposal is permissible under the current zoning and in conjunction with the use of the surrounding heritage items. The proposal intends to remain compatible with the surrounding built environment. The alterations have no impact on the building so not to impact on the neighbouring heritage items. The black palisade fencing proposed is also consistent with the heritage items.

## 11.0 HOURS OF BUSINESS

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As mentioned above the proposal will operate 6.30am-9am & 3pm-6pm as well as 6.30am-6pm during school holidays (vacation care) Monday to Friday. These hours are consistent with the neighbouring childcare centre of 6.30am-6pm.

## 12.0 NUMBER OF EMPLOYEES

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The proposal will require 4 staff sometimes 5 if the amount of children reaches the maximum.

## 13.0 SOCIAL & ECONOMIC CONSIDERATIONS

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The proposal is not anticipated to cause any detrimental social or economic consequences. The proposal will offer positive influence in:

- reinforcing the character of the area
  - Improving what is offered to those who live in and around the area.
- In our opinion, the proposal is void of any social costs to the community.

## 14.0 PUBLIC TRANSPORT

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Regular and frequent bus services are within a 5 minute walk of the site. The site is within easy walking distance of recreational and community facilities.

## 15.0 UTILITY SERVICES

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All utilities will be connected as existing.

## 16.0 CONCLUSIONS

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The Development Application proposes alterations and occupation of an existing approved Library use building for the purposes of a Out-of-school-hours childcare which falls under the definition of 'Child care centre' premises, a use permitted with consent in the zone. Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of relevant planning documents. It is considered that the proposed use is consistent with the LEP zone objectives and relevant DCP controls.

Kind regards,



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