



PENRITH
CITY COUNCIL

Proposed Shade Structure at Cafe at Glenmore Park Child and Family Centre

**31 Blue Hills Drive, Glenmore Park
Lot 8100, DP 876748**

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by:
Penrith City Council
3 June, 2013

1.0 BACKGROUND

This Statement of Environmental Effects accompanies a development application to Penrith City Council for the development of the new shade structure at the existing café at Glenmore Park Child and Family Centre, 31 Blue Hills Drive, Glenmore Park.

Penrith City Council owns and manages a number of Community and Child Care Centres. As a part of an ongoing review of shading provisions, Glenmore Park Child & Family Centre has been identified as needing new shade structure at café to meet current requirements.

Glenmore Park Child & Family Centre has been constructed few years ago. The old DA No DA07/0431 on Lot 8100 DP 876748 was approved on 31 October 2007 for Community Facilities including Child Care Centre, Café and Playground Facilities. The proposed shade structure will be constructed over existing outdoor café area.

2.0 THE PROPOSAL

The site is classified as zoned no 2 in LEP 188 and comes under stage 1 DCP Glenmore Park. The proposed shade structure will be constructed over already approved permissible outdoor café area and new shade will be ancillary to main building and café.

The proposed development includes the construction of a new permanent shade structure on the northern side of existing café. The owner of the property, Property Manager, Penrith City Council, has given owners consent to lodge a development application for the proposed use.

The proposed shade structure is approximately 69 sqm will provide shade to the existing café out seating area.

3.0 DESIGN & EXTERNAL FINISHES

The form and profile of proposed shade structure will match with existing building for design consistency. Shade structure consists of metal posts, beams, roof, fibre cement ceiling lining and recycled timber louvers slats, which are specified as follows:

ITEM	COLOUR	REMARKS
Posts, Beams, Facia plates (All exposed steelwork)	Dulux 'Natural Steel Grey' MIO.	Paint on steel Dulux Ferreko #3 two-pack epoxy micaceous iron oxide on steel
Roof Sheeting	Colorbond 'Cortex' Metallic	Pre-finished steel Fielders 'Spanform' profile
Gutter	Colorbond 'Cortex' Metallic	Pre-finished powder coated Fielders special supply 200mm Half Round gutter
Downpipe	Dulux Duratec 'Eternity Nickel Pearl' 88395 Matt	Dulux Duratec architectural grade powder coat – 25 microns 10 year colour warranty finish, 10 year film Integrity warranty finish.
Ceiling Lining	Paint on FC Dulux Weathershield X10 Low Sheen Acrylic Dulux 'Contemporary White' 20YY 66/066	

4.0 BUILT FORM

The proposed development comprises a shade structure facing north of the existing café building of Glenmore Park Child & Family Centre. All sides of proposed shade structure sit away from main buildings. The surrounding area includes café, general playgrounds, play equipments and sand pit.

The proposed shade will have winter sunlight access to ensure that the outdoor seatings are comfortable to use throughout the year. The shade structure is designed in sympathy with the existing architectural building profile and finishes.

5.0 SETBACKS

The proposed structure will have set backs approximately 1.9 – 2.9 M (approx) from main café building on North West and approximately 8.5M (minimum) from the existing fence on West.

6.0 VISUAL IMPACT

The proposed development comprises of metal shade structure, which will complement the visual quality of the existing area. The overall built form will enrich the landscape experience from surroundings.

The colours of proposed structure will reflect the colours of the existing building and surrounding will allow the structure to blend in. The proposed development is not considered to have any adverse visual impact.

7.0 OVERSHADOWING

The proposed development is located well away from and does not cast shadow on existing surrounding buildings.

8.0 VIEWS

The proposed shade structure will be installed over the existing outdoor seating area of cafe to replace the temporary umbrellas shades and approximately 2.5 M away from the main existing café building on the North and Northwest. There will be no significant obstruction to views enjoyed across the site from existing development.

9.0 MICROCLIMATIC IMPACT

The proposed development is unlikely to result in any adverse impact on the micro-climatic environment of the area.

10.0 SUMMARY

The proposed development has been considered in light of Penrith City Council's Shading Policy: Minimum Shade Provisions in Public Places, 1992 and relevant planning controls. The proposed development relates well to the site and is appropriate in terms of its location in relation to neighbouring developments.

The design and external appearance is appropriate in its context and is not likely to cause any significant adverse impact on the natural or built environment. The site is well situated for this type of development. The proposed shade structures will serve the Child and Family Centre's best interest by providing an essential service and is therefore likely to have a significant positive impact on the amenity.