

Description of Proposal

To get DA Approval to run a commercial business (Kip McGrath Education Centre) from an upstairs office (Suite 1).

Usage

This would involve tutoring small groups of clients with a maximum of 5 per teacher within the space. Under current set up conditions a maximum of 3 teachers would be able to work within the space at any given time. Lessons are 80 minutes long.

Online tuition will also be run from the centre which involves one teacher working with students at a remote location.

This means that during operation we have a maximum of 15 clients (students) within the centre and a staff of 5 (4 teachers and a possible admin assistant)

Operating hours

Operating hours would be Monday to Saturday 8:30 am to 9pm. Students will mainly be attending Monday through Friday from 3:00pm to 8:30pm and Saturdays from 9:00am to 1:00pm. Owners may use the space outside these periods but it would not be open to the public outside these hours.

Proposed work on building

Work on the building would involve painting internal walls, removing and replacing existing external signage, adding a small sign next to entrance, adding window signage, adding internal signage, getting telephone and internet, minor repairs to walls, recarpeting and adding internal power outlets as required. Pictures of existing signage are attached plus basic proposed signage concepts.

Photos showing existing signage.



The existing sign will be replaced with kip McGrath signage of approximately the same size as shown. It may have to be marginally larger to cover the area.

Signage will be added to shown windows to indicate the location of business.





Signage will also be added next to the entrance to indicate to the public where to enter the building.

Signage will be added under the Turning point training and counselling sign.

Proposed signage

Sign to cover existing sign



Size: 1250X1800mm
Existing Sign is
1220mmx1780mm

Small sign to be place next to door. (Sign will be adjusted to add address)



Size: 700mm x 800mm

Example of reception waiting area sign, background colour may change.



Size: 1600mm x 800mm



KMEC_reception_wall

Reception area sign.

The above sign will be placed on the wall in the reception area. The sign consists of vinyl lettering and a spectrum attached to clear acrylic. The acrylic panel should be pin fixed out from the reception wall. The colours of the lettering and the wall will be reversed (i.e. blue lettering and white wall) as the area is to be painted white.

Size 2150 mm x 350 mm

Statement of Environmental impact

We are intending to run a commercial business from this premises. The business will be providing tuition on a commercial basis. The environment impact on the area will be minimal as the change in usage will not change the amount of street traffic in the area, or increase noise. All garbage from the running of the business (mainly paper) will either be recycled where possible or disposed of in the required manner. Changes made to the building itself will only involve minor repairs or maintenance such as change of locks, installation of phones, painting interior walls, and changes to existing signage on the exterior of the building.

Parking and Traffic

It is expected that clients and staff will get to the premises via Public Transport or private vehicle. Public transport available in the area include buses and trains as the premises is in short walking distance from Penrith's Bus and Train interchange. For clients using private vehicles, parking is available in Judges Carpark which is located at the rear of the building. As lessons are 80 minutes in duration parking will not be required for longer than this period.