



STATEMENT OF ENVIRONMENTAL EFFECTS

Advertising Panel
at
Platypus Childrens Childcare
63 Wardell Drive,
SOUTH PENRITH

Revision	Date	Approved by
DA	18/4/2017	RMC

STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED SIGNAGE
at
Platypus Children's Centre
61-63 Wardell Drive, South Penrith

INTRODUCTION

This Statement of Environmental Effects has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., Architectural Supervisor from Penrith City Council.

The statement has been prepared to accompany a Development Application for:
Proposed Signage illustrated below:



SITE

Property Description: Lot 22, DP703827, Lot 22 DP260398
Street Address: 61 & 63 Wardell Drive, South Penrith.

The site is defined by two parcels of land that create a rectangular allotment. Lot 22 DP703827 a rectangular shape land with a triangle void with a site area of 1.355 hectares and Lot 22 DP260398 a triangular shaped land parcel with a site area of 443msq.

The land is contained to the north by Lot 322 DP 550907, 150 Fragar Road, to the east by Lot 7 DP258836 (No # 19 Brockamin Rd) , Lot 6 DP258836 (No # 21 Brockamin Rd), Lot 5 DP258836 (No # 23 Brockamin Rd), Lot 4 DP258836 (No # 25 Brockamin Rd), Lot 3 DP258836 (No # 27 Brockamin Rd) , Lot 2 DP258836 (No # 29 Brockamin Rd) , Lot 1 DP258836 (No # 31 Brockamin Rd) , to the south by Wardell Road, and to the west by Lot 211 DP 814009 (158-160 Fragar Road) and SP65513 (162-164 Fragar Road)

The subject site which contains:

- 1) Platypus Playground Children Centre
- 2) Carpark



Figure 1: Aerial
Subject site-
highlighted
Source: PCC
Exponare,
Date: 27March
2017



Figure 2:
Source:
nearmap
Date: 27March
2017

EXISTING SITE AND SIGNAGE

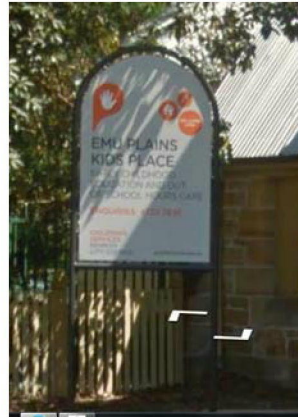
The Platypus Children’s Centre is located approximately 18m from the street boundary. The site has no existing signage other than a sign on the building.

PROPOSED SIGNAGE

The proposed sign will be located on the grass area in front of the Carpark and behind the property boundary providing way finding for the site.

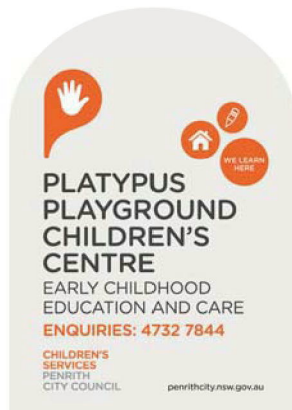
The sign will be similar to other existing Children Centre Signs following Council’s corporate branding, colours and fonts.

A similar sign is located along Great Western Highway, Emu Plains Kids Place



Existing sign
Emu Plains Kids Place
Great Western Highway, Emu Plains

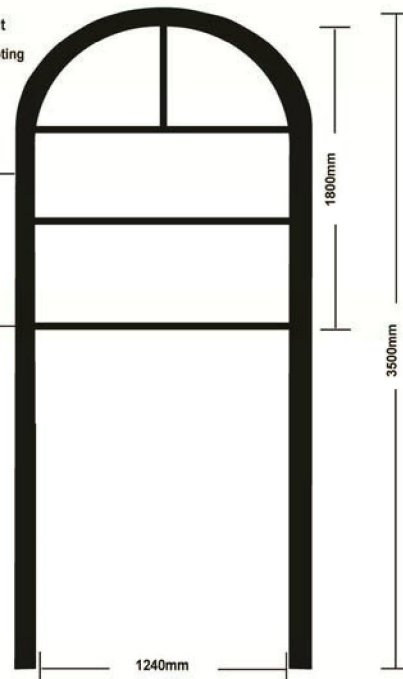
The proposed new sign will be secured in metal frame standing 1240mm x 3500mm high, located at the boundary near the driveway entrance to the site.



Dimensions show out of ground height
Additional 700mm needed for ground footing

Post : 60mm OD gal steel x 3mm wall thickness

Support rails : 30mm x 30mm x 2mm
Duragal square steel



PLANNING POLICIES AND CONTROLS

The proposed development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following documents have been reviewed, with a number of matters addressed:

Penrith Local Environment Plan 2010

The Penrith Local Environmental Plan 2010 is now in force and applies to most of the City. It replaces most of the existing Local Environmental Plans and Interim Development Orders that applied to Penrith, along with the Penrith Planning Scheme.

The proposed work has been reviewed against the Penrith Local Environment Plan 2010 for compliance.

COMPLIANCE TABLE			
Penrith Local Environment Plan 2010			
ITEM	DESCRIPTION	COMMENT	COMPLIANCE Y/N
Part 1	Preliminary	Na	Na
Part 2	Permitted or Prohibited developments	Na	Na
2.1	Land use zone	Land is identified as RE1 Public Recreation	Y No change to existing
Land Use Table	<p>RE1 Public Recreation</p> <p>1. Objectives of zone</p> <ul style="list-style-type: none"> • 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. <p>2. Permitted without consent Nil</p> <p>3. Permitted with consent Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Charter and tourism boating facilities; Child care centres; Community facilities; Environmental facilities; Environmental protection</p>	No change to change of use.	Y No change to existing use.

	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		
Part 3	Exemption and Complying development	Na	Na
Part 4	Principle development standards	Na	Na
Part 5	Miscellaneous	Na	Na
5.10	Heritage Conservation	Na	N
Part 6	Urban release areas	Na	Na
Part 7	Additional Local Provisions	Na	Na
Part 8	Local Provisions - Penrith City Centre	Na	Na
Part 9	Penrith Panthers site	Na	Na

PENRITH DEVELOPMENT CONTROL PLAN 2014

The Penrith Development Control Plan 2014 was adopted by Council on 23 March 2015
 The proposed work has been reviewed against the Penrith Development Control Plan 2014 for compliance.

COMPLIANCE TABLE PENRITH DEVELOPMENT CONTROL PLAN 2014			
ITEM	DESCRIPTION	COMMENT	COMPLIANCE Y/N
Part A	Introduction	Na	Na
Part B	Development Control Principles	Na	Na
Part C	City Wide Controls		
C1	Site planning and Design Principles	The proposed work will be contained within the site	Y
C2	Vegetation management	Na No change to existing	Na
C3	Water Management	Na No Change to existing	Na
C4	Land Management	Na No change to existing	Na
C5	Waste Management	Na No change to existing	Na
C6	Landscape design	Na No Change to existing	Na
C7	Culture and heritage	Na No heritage in vicinity	NA
C8	Public Domain	Na No Change to existing	Na
C9	Signage and Advertising	New Way finding sign Consistent with Objects of DCP C9	Y

		Advertising panel structure 3.5m high 1.240mm wide sitting within property boundary, setback from street boundary.	
C10	Transport Access and Parking	Na No change to existing	Na
C11	Subdivision	Na No change to existing	Na
C12	Noise and Vibration	Na No change to existing	Na
C13	Infrastructure services	Na No change to existing	Na
D	Land use		
D1	Rural	Na No change to existing	Na
D2	Residential	Na No change to existing	Na
D3	Commercial and retail development	Na No change to existing	Na
D4	Industrial	Na No change to existing	Na
D5	Other Land uses - childcare		
Part A	Background	Na No change to existing	Na
Part B	Objective	Na No change to existing	Na
Part C	Controls		
C.1	Work based Child Care Centre	Na No change to existing	Na
C.2	Location	Na No change to existing	Na
C.3	Design, scale and site frontage	Na No change to existing	Na
C.4	Built form	Na No change to existing	Na
C.5	Vehicle Access, circulation and parking	Na No change to existing	Na
C.6	Noise	Na No change to existing	Na
C.7	Shade	Na No change to existing	Na
C.8	Landscaping	Na No change to existing	Na
C.9	Private dwelling	Na No change to existing	Na
C.10	Out of School Care	Na No change to existing	Na
C.11	Lifting the Bar	Na No change to existing	Na
E	Key Precincts	Na No change to existing	Na
F	Other relevant info	Na No change to existing	Na
F4.1	Plans and drawings	Na No change to existing	Na
F4.2	Statement of Environmental Effects	Na No change to existing	Na

F4.3	Building sustainability	Na No change to existing	Na
F4.4	Landscape	Na No change to existing	Na
F4.5	Erosion Sediment Control	Na No change to existing	Na
F4.6	Stormwater Drainage	Na No change to existing	Na
F4.7	Waste management	Na No change to existing	Na
F4.8	Transport and Traffic Impact Assessment	Na No change to existing	Na
F4.9	Works to Trees	Na No change to existing	Na
F4.10	Bush Fire Assessment	Na No change to existing	Na
F4.11	Flood Study	Na No change to existing	Na
F4.12	Visual Impact	Na No change to existing	Na
F4.13	Heritage	Na No change to existing	Na
F4.15	Contamination	Na No change to existing	Na
F4.16	Noise Impact Statement	Na No change to existing	Na
F4.17	Requirements relating to land stability, excavation and filling	Na No change to existing	Na
F4.18	Water management	Na No change to existing	Na
F4.19	Dust Suppression	Na No change to existing	Na
F4.20	Odour Suppression	Na No change to existing	Na
F4.21	Social Impact	Na No change to existing	Na
F4.22	Economic Impact	Na No change to existing	Na
F4.23	Environmental Impact	Na No change to existing	Na
F4.24	Urban Design	Na No change to existing	Na
F4.25	Infrastructure delivery	Na No change to existing	Na
F4.26	3d Modelling	Na No change to existing	Na

NATIONAL CONSTRUCTION CODE

The proposed sign is not a structure therefore its association with the National Construction Code (NCC) is not relevant.

EDUCATIONS AND CARE SERVICES NATIONAL REGULATIONS

The proposed sign is not a structure therefore its association with the Education and Care Services National Regulations 2012 is not relevant.

CONCLUSION

The proposed development has been considered in light of Penrith City Council's planning controls.

The Environmental Impact of the proposed development is minor and has negligible effect on the built environment and surrounds.

The proposed sign to be located within the site of 63 Wardell Drive, Platypus Childrens' Centre and will have a negligible impact on the site, its associated building and surrounds.

The sign will provide a positive impact to the site provide wayfinding for visitors to the site, identifying the site and contact details.

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