

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA19/0669
Proposed development:	Alterations and Additions to Exterior Facade, Landscaping, Carpark, Footpaths, and Tree Removal to an existing Child Care Facility
Property address:	23 Strauss Road, ST CLAIR NSW 2759
Property description:	Lot 201 DP 622358
Date received:	1 October 2019
Assessing officer	Jacqueline Klincke
Zoning:	RE1 Public Recreation - LEP 2010
Class of building:	Class 9a
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application from Penrith City Council (the applicant) proposing external alterations and additions to an existing child care centre (known as Strauss Road Children's Centre) at 23 Strauss Road, St Clair. The proposed external works include the renewal of fixtures and finishes to the porch entrance and exterior facade of the existing building, an illuminated building identification sign, provision of an accessible pedestrian ramp and stair entrance, landscaping works, and line marking of the existing car park to create seventeen car parking spaces with one accessible space. No interior alterations or additions or modifications to the operations of the existing child care centre are proposed.

The subject site is zoned RE1 Public Recreation under the *Penrith Local Environmental Plan 2010* and the proposal is defined as a *centre-based child care facility* which is a permissible land use in the zone with consent.

Key issues identified for the proposed development include:

- Non-compliant widths of car parking spaces in accordance with AS2890.1,
- Provision of narrow accessible footpaths,
- Clarification on signage details, and
- No Access Report submitted.

The applicant was advised on a number of these issues and subsequently, Council received additional information and amended plans that are considered to have adequately addressed the issues raised above.

In addition, due to the nature of the proposal, the application was referred to Council's Access Committee for review and comment. The issues raised have formed part of this assessment.

In accordance with Appendix F4 - Notification and Advertising of the *Penrith Development Control Plan 2014*, the application was notified to sixteen nearby and adjoining residents and exhibited between 14 October and 28 October 2019. During this period, one submission was received and the issues raised were regarding the proposed 'fanta' colour not aesthetically pleasing to the streetscape, and also requested the row of bollards running along the front of the car park fronting Strauss Road to remain in place for safety and security concerns. These issues raised in the submission have formed part of this assessment. Correspondence was provided to this objector dated 11 December 2019 addressing the concerns raised. In this regard, the submission received is considered resolved.

The application has been referred to the Local Planning Panel for determination in accordance with the direction given by the Minister for Planning under Section 9.1 of the *Environmental Planning and Assessment Act 1979* dated 23 February 2018, as the subject site is owned by Penrith City Council, and the applicant is also Penrith City Council.

An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval, subject to conditions.

Site & Surrounds

The subject site is legally described as Lot 201 DP 622358 and located on the northern side of Strauss Road at 23 Strauss Road, St Clair. Owned by Penrith City Council, the site is 2.669 hectares in size and is currently occupied by Strauss Road Children's Centre in the south-east corner of the property.

The existing child care centre, operated by the Children Services Division of Penrith City Council, was originally constructed in 1984 and is a single storey face brick building with cladding with a metal tin gable roof. The building has a south facing verandah set under the building roof which leads into a central corridor with rooms to the north, east and west, and amenities in the centre.

The facility caters for a maximum of 40 children aged 0-5 years during 7am to 6pm, with 7 educators and a Director (who works across two centres). In addition, the centre is provided with 19 off-street car parking spaces with vehicular access from Strauss Road

The surrounding locality is characterised by residential properties to the east and south, and public open space to the north and west.

Site Constraints:

The subject site is identified as being affected by local overland flow flooding to the western boundary of the property.

Site History:

- BA19/84 - Child Care Centre (1984)
- BA021263 - Garage/Carport (1989)
- BA383/91 - Construction of Playing Fields (1991)
- BA946289 - Other Residential Building (1994)
- DA05/1607 - Awning (2005)

Proposal

The subject application proposes external alterations and additions to an existing child care centre (Strauss Road Children's Centre). The proposed works include the following:

- Line marking of the existing car park to create 17 car parking spaces including the provision of 1 accessible car parking space,
- Removal of 14 Cocos Palm Trees (exempt species),
- Demolition of existing footpaths and construction of an accessible pedestrian ramp and stair entrance with associated footpaths,
- Additional landscaping to front setback,
- Renew fixtures and finishes to porch entrance and exterior facade of building. The materials and finishes will comprise of grey coloured cladding on the western and southern facades and a woodlands grey coloured roof. Penrith City Council's corporate colours (brown, orange and grey) will also be utilised, particularly under the porch entrance,
- Installation of new child safety entry gate,
- Provision of a hardstand infill area to form a connected driveway and footpath to the bin storage area, and
- Installation of one business identification sign on the western elevation, with 3D illuminated acrylic letters (back lit) with the wording 'Strauss Road Children's Centre', 'Penrith City Council', and the Council logo.

The application does not include any interior alterations or additions, modify the number of children or staff members, or amend the hours of operation. In addition, the proposal will not alter the existing gross floor area, building height or existing amount of outdoor play areas.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 4.15 - Evaluation

The proposal has been assessed in accordance with the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

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

Part 3 of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities)* details the development standards that are applicable to early education and care facilities, including the following:

Clause 22 Centre-based child care facility - concurrence of Regulatory Authority required for certain development

As the proposal is for external alterations and additions only, with no modification to the operations of the facility and unencumbered indoor and outdoor spaces or outdoor covered areas, the provisions of this clause do not apply to the subject application.

Clause 23 Centre-based child care facility - matters for consideration by consent authorities

'Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline in relation to the proposed development.'

It is noted that the above mentioned Child Care Planning Guideline 2017 provides extensive controls and requirements predominately relating to new centre-based child care facility developments, but while so, the proposed alterations and additions are assessed against the relevant controls to ensure design quality principles are upheld and maintained.

Those provisions relevant to the current proposal are addressed below:

Part 2 - Design Quality Principles

Principle 1 - Context

The existing single storey building will be retained and therefore, the bulk, scale, height and external detailing of the development will remain compatible with the character of the surrounding locality. The proposal is only for external alterations and additions which include the construction of an accessible pedestrian ramp, stair entrance and associated footpaths, landscaping, line-making of existing car park, installation of an illuminated building identification sign, and the renewal of the external fixtures, finishes and colours of the south and west facades of the building. It is envisioned that there will not be any adverse impacts on the amenity of neighbouring properties in regards to overshadowing, privacy, excess noise, or loss of views.

Principle 2 - Built Form

The proposal will not alter the height or scale of the existing building and therefore, the structure will not conflict with the desired future character of the area or visually dominate the surrounding residential development or streetscape. The proposed alterations will result in the building displaying a variety of finishes and materials on the front and western facade including vitrapanel cladding. The contrast of the material and colours will provide aesthetic interest and a more contemporary appearance of the facility. In addition, the proposed schedule of external colours and finishes are considered to complement and integrate with the existing residential streetscape and not create any adverse impacts.

Principle 3 - Adaptive Learning Spaces

No changes are proposed to the learning areas.

Principle 4 - Sustainability

The proposal will result in positive environmental, social and economic outcomes. In addition, the additional landscaping will aid in mitigating the urban heat island effect.

Principle 5 - Landscape

As further discussed within the appendix of this report, the proposal includes the demolition and removal of the existing landscaping and footpaths located in the front setback to accommodate an accessible pedestrian ramp and stair entrance with associated footpaths, new garden beds and additional landscaping. The landscaping will comprise of a variety of shrub and tree species that are considered to enhance the amenity and visual quality of the site and complement the streetscape and surrounding residential character of the locality.

Principle 6 - Amenity

The proposed alterations and additions will improve the accessibility for children, staff and all community members of various physical abilities.

Principle 7 - Safety

The proposed alterations will maintain natural surveillance from adjoining properties. The front entrance and new fencing will ensure child safety and allow for staff to observe visitors entering and exiting the premises.

Part 3 - Matters for Consideration

Part	Considerations	Comment
3.1 Site selection and location	C1 To ensure that appropriate zone considerations are assessed when selecting a site	The existing child care facility is located within a RE1 Public Recreation zone in which a child care centre is permissible. It is noted that the child care facility is already in existence and is suitably located for a Council operated facility. The proposal is considered to be compatible with the operation of the nature of the zone and is unlikely to impact the low density residential amenity of the surrounding area.
	C2 To ensure that the site selected for a proposed child care facility is suitable for the use	The proposal will not alter the number of children or staff and is therefore unlikely to negatively impact the acoustic amenity or result in increased traffic generation or parking impacts within the locality.
	C3 To ensure that sites for child care facilities are appropriately located	The existing centre is well located and frequented. The alterations and additions allow for enhanced accessibility through the provision of an access ramp and stair entrance which will improve the overall function and amenity of the facility.

	C4 To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards	The proposed development is not located in proximity to heavy or hazardous industry, waste transfer depots, landfill sites, LPG tanks or service stations, or water cooling/warming systems.
3.2 Local character, streetscape and public domain interface	C5 To ensure that the child care facility is compatible with the local character and surrounding streetscape	By incorporating vitrapanel cladding to the front and western elevations and renewing the external finishes and colours of the building, the updated façade treatment will provide an attractive and contemporary addition to the streetscape and surrounding residential area.
	C6 To ensure clear delineation between the child care facility and public spaces	Landscaping is provided to appropriately delineate the child care facility from the public space.
	C10 To ensure that front fences and retaining walls responds to and complement the context and character of the area and do not dominate the public domain	Fencing is provided to the main entry area to provide child safety when entering and exiting. It is considered that the open style fencing and its location will not dominate the public domain.
3.3 Building orientation, envelope and design	C11 To respond to the streetscape and site, while optimising solar access and opportunities for shade	The existing single storey building will be retained and therefore, the bulk, scale, height and external detailing of the development will remain compatible with the character of the surrounding locality. The proposal is only for external alterations and additions which include the construction of an accessible pedestrian ramp, stair entrance and associated footpaths, landscaping, line-making of existing car park, installation of an illuminated building identification sign, and the renewal of the external fixtures, finishes and colours of the south and west facades of the building. The proposal will not alter the existing height or scale of the existing building and therefore, the structure will not conflict with the desired future character of the area or visually dominate the surrounding residential development or streetscape. The proposed alterations and will result in the building displaying a variety of finishes and materials on the front and western facade including vitrapanel cladding. The contrast of the material and colours will provide visual interest and a more contemporary appearance of the facility. In addition, the proposed schedule of external colours and finishes are considered to complement and integrate with the existing residential streetscape and not create any adverse impacts. It is envisioned that there will not be any adverse impacts on the amenity of neighbouring properties in regards to overshadowing, privacy, excess noise, or loss of views.
	C12 To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised	
	C13 To ensure that setbacks from the boundary of the child care facility are consistent with the predominant development within the immediate context	
	C16 To ensure that buildings are designed to create safe environments for all users	
	C17 To ensure that childcare facilities are designed to be accessible by all potential users	

3.4 Landscaping	C18 To provide landscape design that contribute to the streetscape and amenity	Extensive landscaping is proposed within the front setback of the site. A variety of shrub and tree species are to be provided which is considered to enhance the amenity and visual quality of the site and complement the streetscape and surrounding residential character of the locality.
3.5 Visual and acoustic privacy	C21 To protect the privacy and security of children attending the facility	The proposal is for the external alterations and additions to an existing child care facility. In this regard, no visual or acoustic privacy impacts are envisioned.
3.6 Noise and air pollution	C25, C26 To ensure that outside noise levels on the facility are minimised to acceptable levels	The proposal is for the external alterations and additions to an existing child care facility. In this regard, no noise or air pollution considerations are deemed warranted.
	C27, C28 To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads or industrial development	
3.7 Hours of operation	C30 To minimise the impact of the child care facility on the amenity of neighbouring residential developments	The existing hours of operation are not proposed to be modified. In this regard, the existing hours of operation are considered acceptable in relation to its existing use and minimal acoustic impact on neighbouring residential properties.
3.8 Traffic, parking and pedestrian circulation	C31 To provide parking that satisfies the needs of users and demands generated by the centre	The proposal includes line-marking the existing car park to provide for 17 car parking spaces, including 1 accessible car parking space. In addition, each space is 2.6m wide in accordance with the AS2890.1 user class 3.

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

The non-discretionary development standards which, if complied with, prevent a consent authority from requiring more onerous standards. These matters relate to location, indoor and outdoor space, site area and dimensions, and the colour of building materials and shade structures which as stated in the appendix of this report are considered compliant.

Clause 26 Centre-based child care facility - development control plans

The SEPP includes provisions in development control plans that cannot be applied to development of child care centres, such as hours of operation, demonstrated need for services, proximity to other facilities, or any other matter set out in the *Child Care Planning Guideline*. Council's DCP does not contain specific development controls relating to the matters described in Clause 25 and 26 which are rendered obsolete by the function of the SEPP.

State Environmental Planning Policy No 55—Remediation of Land

As the site is currently being used for the proposed activity, there is considered to be no issues regarding land contamination for the proposed development which is for minor alterations and additions and not a change of land use or major extension.

State Environmental Planning Policy No 64—Advertising and Signage

An assessment has been undertaken of the proposed signage against the relevant criteria within the *State Environmental Planning Policy No. 64 - Advertising and Signage*.

The proposed signage is consistent with the aims and objectives of SEPP 64. An assessment of the

Criteria	Assessment	Compliance
<p>1. Character of the Area</p> <ul style="list-style-type: none"> · Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? · Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>The proposed sign is sympathetic to the building architecture, general built environment and surrounding character of the area. The design of the sign is complementary to the streetscape and surrounding residential character of the locality.</p>	<p>Yes</p>
<p>2. Special Areas</p> <ul style="list-style-type: none"> · Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<p>The proposed sign does not detract from the amenity or visual quality of any heritage areas, any environmentally sensitive areas, natural/conservation areas, open space areas, waterways, landscapes or residential areas.</p>	<p>Yes</p>
<p>3. Views and Vistas</p> <ul style="list-style-type: none"> · Does the proposal obscure or compromise important views? · Does the proposal dominate the skyline and reduce the quality of vistas? · Does the proposal respect the viewing rights of other advertisers? 	<p>The sign will not compromise or obscure important views or vistas. The proposed sign is mounted to the wall and will not dominate the skyline and are respectful of other business' viewing and advertising rights.</p>	<p>Yes</p>
<p>4. Streetscape, setting or landscape</p> <ul style="list-style-type: none"> · Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? · Does the proposal contribute to the visual interest of the streetscape, setting or landscape? · Does the proposal reduce clutter by rationalising and simplifying existing advertising? · Does the proposal screen unsightliness? · Does the proposal protrude above buildings, structures or tree canopies in the area of the locality? · Does the proposal require ongoing vegetation management? 	<p>The proposed sign is designed in a satisfactory scale, proportion and form and is in keeping with the character of the streetscape. The proposed sign will contribute to the visual interest of the building and the local area. The proposed sign does not protrude above any buildings, structures or tree canopies in the area.</p>	<p>Yes</p>
<p>5. Site and building</p> <ul style="list-style-type: none"> · Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? · Does the proposal respect important features of the site or building, or both? 	<p>The proposed sign is in proportion with the scale of the building, are compatible with the building's characteristics, and enhance its features and appearance. It is considered that the design of the sign shows innovation and imagination in order to improve the relationship between the signage and the building itself.</p>	<p>Yes</p>
<p>6. Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> · Have any safety devices, platforms, lighting devices or logos been design as an integral part of the signage or structure on which it is to be displayed? 	<p>The proposed building identification sign will display the 'Strauss Road Children's Centre', 'Penrith City Council', and the Council logo.</p>	<p>Yes</p>

<p>7. Illumination</p> <ul style="list-style-type: none"> · Would illumination result in unacceptable glare? · Would illumination affect safety for pedestrians, vehicles or aircraft? · Would illumination detract from the amenity of any residence or other form of accommodation? · Can the intensity of the illumination be adjusted, if necessary? · Is the illumination subject to a curfew? 	<p>Illumination of the sign is proposed, with backlit acrylic letters. Given the location of the sign and its open surrounds, there is not expected to be light spill issues from the sign.</p>	<p>Yes</p>
<p>8. Safety</p> <ul style="list-style-type: none"> · Would the proposal reduce the safety for any public road? · Would the proposal reduce the safety for pedestrian and cyclists? · Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>As the proposed sign is wall mounted, it is envisioned that the sign will not reduce the safety to roads, pedestrians or cyclists on Strauss Street, public recreation area or car park during the installation process and in perpetuity.</p>	<p>Yes</p>

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

The *Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)* (SREP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The plan applies to all parts of the catchment in the Sydney region (15 local government areas, including Penrith), except for land covered by *Sydney Regional Environmental Plan No. 11 - Penrith Lakes Scheme*. SREP 20 is supported by an Action Plan which includes actions necessary to improve existing conditions.

The development proposal is in accordance with the general planning considerations set out in Clause 5 of SREP 20 and the relevant specific planning policies and related recommended strategies set out in Clause 6. In particular, provision will be made for adequate erosion and sediment control measures with any Development Consent granted. Council's Development Engineers have reviewed the application and subject to recommended conditions of consent relating to stormwater, erosion and sediment controls have no objections to the proposal.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies - See discussion
Clause 4.3 Height of buildings	N/A
Clause 4.4 Floor Space Ratio	N/A
Clause 5.10 Heritage conservation	N/A
Clause 7.2 Flood planning	Complies - See discussion
Clause 7.4 Sustainable development	Complies
Clause 7.6 Salinity	Complies
Clause 7.7 Servicing	Complies

Clause 2.3 Permissibility

The subject site is zoned RE1 under the *Penrith Local Environmental Plan 2010*. The proposal is defined as follows:

'centre-based child care facility' means:

(a) a building or place used for the education and care of children that provides any one or more of the following:

- (i) long day care,
- (ii) occasional child care,
- (iii) out-of-school-hours care (including vaccination care),
- (iv) preschool care, or

(b) an approved family day care venue (within the meaning of the *Children (Education and Care Services) National Law (NSW)*)

In this regard, as the proposal is for minor external alterations and additions to an existing child care centre, the proposal is a permissible land use in the zone.

Clause 2.3 Zone objectives

The objectives of the RE1 Public Recreation zone are:

- *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.*

The proposed use is considered compliant with the objectives of the RE1 zone, with the existing and modified child care centre being of benefit for the local community.

Clause 7.2 Flood planning

The subject site is marginally affected by local overland flow flooding along the western boundary. However, the proposed development is sufficiently clear of this affection and therefore, no impacts from a flood planning perspective are envisioned. The application was also referred to Council's Development Engineer who raised no objections to the proposal.

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

It is noted that both the *Draft Environmental SEPP* and *Draft Remediation of Land SEPP* apply to the subject site but while so, do not affect or alter the recommendation of this report.

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies - see Appendix - Development Control Plan Compliance
C2 Vegetation Management	Complies - see Appendix - Development Control Plan Compliance
C3 Water Management	Complies
C4 Land Management	Complies - see Appendix - Development Control Plan Compliance
C5 Waste Management	Complies
C6 Landscape Design	Complies - see Appendix - Development Control Plan Compliance
C7 Culture and Heritage	N/A
C8 Public Domain	Complies - see Appendix - Development Control Plan Compliance
C9 Advertising and Signage	Complies - see Appendix - Development Control Plan Compliance
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies - see Appendix - Development Control Plan Compliance
C13 Infrastructure and Services	Complies
D5.1. Application of Certification System	N/A
D5.2. Child Care Centres	Complies - see Appendix - Development Control Plan Compliance
D5.3. Health Consulting Rooms	N/A
D5.4. Educational Establishments	N/A
D5.5 Parent Friendly Amenities	N/A
D5.6. Places of Public Worship	N/A
D5.7. Vehicle Repair Stations	N/A
D5.8. Cemeteries, Crematoria and Funeral Homes	N/A
D5.9. Extractive Industries	N/A
D5.10 Telecommunication Facilities	N/A
D5.11 Boarding Houses	N/A

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to the subject site.

Section 79C(1)(a)(iv) The provisions of the regulations

The application is assessed as being capable of complying with the applicable provisions and requirements outlined within the Building Code of Australia, the relevant Australian Standards and the *Environmental Planning and Assessment Regulation 2000*. No concerns are raised in this regard and standard conditions of consent are recommended.

In addition, the proposal complies with the relevant provisions outlined in the *Education and Care Services National Regulations*.

Section 79C(1)(b) The likely impacts of the development

The likely impacts of the proposed development are discussed below:

Context and Setting:

The proposal is for external alterations and additions to an existing child care centre (known as Strauss Road Children's Centre) to improve accessibility for community members and provide additional landscaping with renewed finishes and colours to the existing building to the front setback to enhance the visual appearance of the property from Strauss Road. The external finishes, proposed colours and cladding material provides a more contemporary frontage presentation to the building and is compatible with the streetscape and residential character of the locality. Amenity impacts to neighbouring developments regarding privacy, views, solar access and overshadowing are substantially the same as that of the approved development.

Access, Transport and Traffic:

The revised link marking and resulting car parking provision is compliant with Council's parking requirements for child care centres and the relevant Australian Standards. In addition, it is envisioned that the proposal will not result in detrimental impacts to the local road network or generate additional traffic.

Noise and Vibration:

As the operations of the existing child care centre will remain unaltered, an acoustic report was not required to be submitted. To maintain the existing acoustic privacy and amenity of the surrounding area, a standard condition restricting construction work hours is recommended.

Natural Environment:

The proposal does not involve the removal of any significant flora and fauna species. 14 Cocos Palm Trees are proposed to be removed, however, no concern is warranted as the Cocos Palm Tree is classified as an exempt species. It is also noted that the 14 Cocos Palm Trees identified for removal on the submitted Landscape Plan have already been removed.

Socio-Economic Impacts:

The proposal seeks to improve the accessibility of the Child Care Centre which will be of benefit to the local community. Given that the proposed development will provide for accessible pedestrian ramps, stair entrance and association footpaths, the proposal is considered to be a positive contribution to the locality.

Section 79C(1)(c) The suitability of the site for the development

The site is considered suitable for the proposed development as the proposal is minor in scale, does not involve the removal of any significant flora and fauna and is sympathetic to the residential character of the surrounding area. Furthermore, the subject site will preserve the use of a site as a child care centre. In this regard, it is considered that the site is suitable for the intended use and proposal.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Appendix F4 of the *Penrith Development Control Plan 2014*, the proposed development was notified to sixteen nearby and adjoining properties. The application was exhibited between 14 October and 28 October 2019. One submission was received in response.

The following issues were raised in the submission received and have formed part of the assessment:

Issue Raised	Comment
<i>Requesting the row of bollards running along the front of the car park fronting Strauss Road remain in place due to safety and security concerns.</i>	As identified on the architectural and landscape plans, the bollards that run along the front of the existing car park fronting Strauss Road are not proposed to be removed. The only change occurring within the car park area is the amendment to the line marking of the provided car parking spaces. Notwithstanding this, a condition of consent is recommended to ensure the bollards remain.
<i>The proposed south entrance porch wall cladding colour (fanta) is not visually pleasing to the streetscape.</i>	The proposal seeks to modernise the external facade of the existing child care centre building. Clause 25 of the <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> states that a development application for a centre-based child care facility cannot be refused by a consent authority on the colour or colour scheme of a building. In this regard, the proposed variety of materials, colours and textures is considered acceptable and enhances the visual interest of the streetscape of the locality whilst also reflecting the Penrith City Council corporate colours. Furthermore, the 'fanta' (orange) coloured cladding will be located on the back wall of the porch entrance under the existing awning and will therefore not be in direct sunlight which is considered to not result in any glaring or unappealing aesthetic impacts to the locality and streetscape.

Correspondence was provided to this objector dated 11 December 2019, addressing the concerns raised in the submission and in this regard, the objection received is considered to be resolved.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions

Section 79C(1)(e) The public interest

Given the nature and scale of the proposal, the proposed development is not considered to generate any significant issues of public interest. In this regard, the public interest is best served by the orderly and economic use of the land for purposes permissible under the relevant planning provisions and in accordance with the prevailing planning controls, which is considered to be achieved in this instance.

Section 94 - Developer Contributions Plans

Section 7.11 Development Contributions do not apply to this proposal.

Conclusion

In assessing the proposed development against the relevant environmental planning policies being the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2007*, *State Environmental Planning Policy No. 55 - Remediation of Land*, *State Environmental Planning Policy No. 64 - Advertising and Signage*, *Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)*, *Penrith Local Environmental Plan 2010* and *Penrith Development Control Plan 2014*, the proposal is considered to satisfy the aims, objectives and provisions of these policies. The site is suitable for the proposal and there are no negative impacts envisioned. Therefore, the application is worthy of support, subject to recommend conditions of consent.

Recommendation

1. That DA19/0669 for the alterations and additions to an existing child care centre (Strauss Road Children's Centre) at 23 Strauss Road, St Clair, be approved subject to the attached conditions.
2. That the person making the submission is notified of the determination.

General

1 [A001 - Approved plans table](#)

The development must be implemented substantially in accordance with the following stamped approved plans issued by Council, the application form, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing No.	Revision	Prepared By	Dated
General Specification Notes	2915-GE-002	C	Complete Urban	14/11/2019
General Finishes + Fixtures Schedule	2915-GE-003	C	Complete Urban	14/11/2019
Site Plan + Scope of Works	2915-STR-001	C	Complete Urban	14/11/2019
External Works Demolition	2915-STR-002	C	Complete Urban	14/11/2019
Ground Floor Demolition	2915-STR-003	C	Complete Urban	14/11/2019
Ground Floor General Arrangement	2915-STR-004	C	Complete Urban	14/11/2019
External Works	2915-STR-005	C	Complete Urban	14/11/2019
Reflected Ceiling Plan	2915-STR-006	C	Complete Urban	14/11/2019
Roof Plan	2915-STR-007	C	Complete Urban	14/11/2019
External Elevations	2915-STR-008	C	Complete Urban	14/11/2019
Landscape Plan	2915-LS-001	E	Complete Urban	22/11/2019
Landscape Details	2915-LS-002	C	Complete Urban	26/9/2019
Colour Schedule	-	B	Penrith City Council	20/9/2019

- Waste Management Plan, prepared by Penrith City Council, dated 19/9/2019
- Access Report, prepared by Vista Access Architects, Issue A, dated 28/11/2019

2 [A019 - OCCUPATION CERTIFICATE \(ALWAYS APPLY\)](#)

The development shall not be used or occupied until an Occupation Certificate has been issued.

3 [A039 - Graffiti](#)

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

4 [A046 - Obtain Construction Certificate before commencement of works](#)

A **Construction Certificate** shall be obtained prior to commencement of any building works.

5 [A Special \(BLANK\)](#)

The approved illuminated sign under this consent shall not be illuminated outside the hours of operation of the centre. The lighting shall be installed and maintained in accordance with AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting. Any wiring or installation fixtures associated with the sign or internal illumination shall be contained wholly within the body of the sign and/or not be visible from the public domain.

6 [A Special \(BLANK\)](#)

The installation of the approved sign shall be carried out in accordance with the manufacturer's specifications and shall not unduly compromise the structural integrity of the building.

Demolition

7 [B004 - Dust](#)

Dust suppression techniques are to be employed during demolition to reduce any potential nuisances to surrounding properties.

8 [B005 - Mud/Soil](#)

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

9 [B006 - Hours of work](#)

Demolition works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm if inaudible on neighbouring residential premises, otherwise 8am to 1pm
- No demolition work is permitted on Sundays and Public Holidays.

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above.

The provisions of the *Protection of the Environment Operations Act 1997* in regulating offensive noise also apply to all construction works.

Environmental Matters

10 [D001 - Implement approved sediment& erosion control measures](#)

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation.

Certification that erosion and sediment control measures have been implemented shall be obtained and issued a minimum 2 days before any other site works are to commence, including earthworks and clearing of the site.

The sediment and erosion control measures are to be installed **prior to and maintained throughout the construction phase of the development**. These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

11 [D005 – No filling without prior approval \(may need to add D006\)](#)

No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with *Sydney Regional Environmental Plan No.20 (Hawkesbury- Nepean River) (No.2-1997)*. No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

12 [D010 – Appropriate disposal of excavated or other waste](#)

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

13 [D014 - Plant and equipment noise](#)

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the *Protection of the Environment Operations Act 1997* apply to the development, in terms of regulating offensive noise.

BCA Issues

14 [E006 - Disabled access and facilities](#)

Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.

15 E01A - BCA compliance for Class 2-9

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Construction

16 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

17 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

18 H041 - Hours of work (other devt)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the *Protection of the Environment Operations Act 1997* in regulating offensive noise also apply to all construction works.

Engineering

19 K101 - Works at no cost to Council

All roadworks, stormwater drainage works, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

20 [K201 - Infrastructure Bond](#)

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council **prior to commencement of any works on site or prior to the issue of any Construction Certificate**, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

An application form together with an information sheet and conditions are available on Council's website.

Contact Penrith City Council's City Works Department on (02) 4732 7777 or visit Penrith City Council's website for more information.

21 [K209 - Stormwater Discharge – Minor Development](#)

Stormwater drainage from the site shall be discharged to the:

- a) Street drainage system

The proposed development and stormwater drainage system shall be designed to ensure no adverse impact on adjoining properties by the diversion, damming or concentration of stormwater flows.

The proposed method of stormwater discharge shall be detailed in the Construction Certificate issued by the Certifying Authority.

22 [K222 - Access, Car Parking and Manoeuvring – General](#)

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and the *Penrith Development Control Plan 2014*.

23 [K Special \(BLANK\)](#)

All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc.

24 [K Special \(BLANK\)](#)

The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.

25 [K Special \(BLANK\)](#)

All vehicles are to enter/exit the site in a forward direction.

26 [K Special \(BLANK\)](#)

Appropriate signage and pavement markings are required to reinforce the direction of vehicle circulation.

Landscaping

27 [L001 - General](#)

All landscape works are to be constructed in accordance with the stamped approved plans and Section C2 and C6 of the *Penrith Development Control Plan 2014*.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

28 [L005 - Planting of plant](#)

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.

29 [L006 - Aust Standard](#)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

30 **L008 - Tree Preservation Order**

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

31 **L Special (BLANK)**

The row of bollards running along the front of the car park fronting Strauss Road shall not be removed.

Certification

32 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

(a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and accompanying Regulation, and

(b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the *Environmental Planning and Assessment Act 1979*.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the *Environmental Planning and Assessment Act 1979*.

33 **Q05F - Occupation Certificate for Class10**

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works.

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

The proposal has been assessed against the applicable provisions of Part C of the *Penrith Development Control Plan 2014*, relevantly as follows:

C1 Site Planning and Design Principles

The proposed alterations and additions are considered generally desirable as they have minimal physical and visual impacts on the surrounding development. The proposed alterations will result in a modification to the existing external facade of the child care centre with the proposed external colours and materials considered to be harmonious with the predominantly warm toned face brick buildings and residential dwellings within the locality. The additional landscaping to the front setback is also considered to enhance the amenity and visual interest of the site and complement the streetscape and existing residential character of the area. The proposal will not alter the height of the existing building and does not include any internal modifications. As such, the external alterations and additions are considered to not conflict or visually dominate surrounding development and satisfies the objectives and controls of the DCP.

C2 Vegetation Management

The proposal includes the removal of fourteen Cocos Palm Trees which are classified as an exempt species. It is noted that during the course of the assessment of this application that the Cocos Palm Trees were removed. In addition, the existing canopy trees within/adjacent to the child care centre and adjacent to the car parking area will be retained. In this regard, no impacts on significant tree removal are envisioned.

C4 Land Management

The proposed external works include minor demolition and construction works which are unlikely to negatively impact the natural landform or result in contamination of land. A condition of consent is recommended to ensure appropriate erosion and sedimentation control measures are installed during works. In addition, by viewing Council records and aerial photography of the site, it is unlikely that the land is contaminated. Therefore, no concerns are raised in this regard. Lastly, the alterations and additions will not result in significant cut or fill and is generally regarded to satisfy the objectives of Part C4 of the Penrith DCP.

C6 Landscape Design

As identified on the provided Landscape Plan, the proposal includes the demolition of the existing landscaping and footpaths to the front setback to accommodate an accessible pedestrian ramp and stair entrance with associated footpaths and new garden beds with additional landscaping. The plans indicate the landscaping will comprise of a variety of shrub and tree species that are considered to enhance the amenity and visual quality of the site and complement the streetscape and surrounding residential character of the locality. Standard conditions of consent are recommended ensuring the proposed landscaping be implemented as identified on the stamped approved plans.

C8 Public Domain

The proposal includes the provision of a new entrance to the child care facility which will help clearly define the entry of the facility and enhance the safety, security and accessibility. The proposed alterations will increase opportunities for natural surveillance and also increases safety by providing a new gate at the entrance of the facility which will be in accordance with AS2820. Accessibility will be improved for members of the community, particularly those with mixed physical abilities through the provision of an access ramp and wide footpaths in accordance with AS1428. In addition, an accessible car parking space with a compliant shared area will be provided on site in accordance with AS2890.6 and will improve accessibility and mobility to the site.

C9 Advertising and Signage

The proposal includes a new building identification sign on the western elevation, with 3D illuminated acrylic letters (back lit) with the wording 'Strauss Road Children's Centre', 'Penrith City Council', and the Council logo. The total sign is approximately 2.2m² in total size. It is noted that the proposed sign is considered exempt development under the Part 2 Division 2 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* but while so, as the subject building is a community facility, it is considered that an assessment against the Penrith DCP 2014 controls is warranted.

Part C9 of the Penrith DCP requires consideration be given on the main building facade near the entrance of the building. Given the simplistic style, size and location of the proposed illuminated building identification sign, it is considered the proposal will not result in any adverse impacts on the locality. Furthermore, the sign achieves a high degree of compatibility with the architectural design of the supporting building and is sympathetic to the existing character of the area, thereby meeting the objectives and controls of the Penrith DCP. In the absence of details regarding illumination, a condition of consent is recommended ensuring the illumination of the sign be in accordance with the appropriate Australian Standards.

C10 Transport, Access and Parking

The Penrith DCP requires car parking for child care centres to be provided at a rate of *1 space per 10 children plus 1 per employee plus provision for any dwelling*. In this regard, the child care facility accommodates a maximum of 40 children with 7 educators, thereby requiring a minimum of 11 car parking spaces to be provided. The proposed car parking spaces with amended line marking results in 17 car parking spaces, including 1 accessible car parking space which exceeds the minimum requirement outlined in the Penrith DCP. In addition, amended plans were provided which ensured all car parking spaces were a minimum of 2.6m wide in accordance with AS2890.1 user class 3. The proposal was also referred to Council's Traffic Engineer who raised no objections, subject to the recommended conditions of consent.

C12 Noise and Vibration

The proposal does not seek to increase the number of children attending the centre or alter the current operating hours. Notwithstanding this, acoustic impacts during demolition and construction may impact the nearest sensitive receptors (surrounding residential properties) located directly across Strauss Road and to the east of the property. In this regard, a standard condition of consent is recommended restricting the hours of construction work and operating noise levels of plant and equipment.

D5 Other Land Uses

D5.2 Child Care Centres

Part 5.2 of the Penrith DCP described a number of controls that apply to child care centres, however, the operation of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities)*, which includes the application of the Child Care Planning Guidelines, effectively mitigates the application of a number of the DCP controls.

The Child Care Planning Guidelines include reference to local character, streetscape and the public domain interface, building form and scale which have previously been addressed within this report.

The proposed external alterations and additions to the existing child care centre will not alter the services provided by the centre.

The scale and character of the development will remain consistent with the surrounding development. The DCP controls require the external facade of child care centres to incorporate building materials and colours that complement the surrounding development and discourages the use of bright or garish colours. In this regard, the proposal seeks to modernise the exterior facade and the use of a variety of materials, colours and textures to enhance visual interest. The centre will predominantly complement the surrounding land uses. The proposal will also include the installation of an illuminated building identification sign with the wording 'Strauss Road Children's Centre', 'Penrith City Council', and the Council logo, which will improve the public domain.

The proposal also incorporates CPTED design principles and the entry is limited to one secure point.

Documentation for Strauss Road Childcare Centre

ARCHITECTURAL DRAWING SCHEDULE

DRAWING No.	DESCRIPTION	REV
GE - 001	GENERAL COVERSHEET	C
GE - 002	GENERAL SPECIFICATION	C
GE - 003	GENERAL FINISHES + FIXTURES SCHEDULE	C
	STRAUSS ROAD CHILDCARE CENTRE	
STR - 001	STRAUSS ROAD - SITE PLAN + SCOPE OF WORKS	C
STR - 002	STRAUSS ROAD - EXTERNAL WORKS DEMOLITION	C
STR - 003	STRAUSS ROAD - GROUND FLOOR DEMOLITION	C
STR - 004	STRAUSS ROAD - GROUND FLOOR GENERAL ARRANGEMENT	C
STR - 005	STRAUSS ROAD - EXTERNAL WORKS	C
STR - 006	STRAUSS ROAD - REFLECTED CEILING PLAN	C
STR - 007	STRAUSS ROAD - ROOF PLAN	C
STR - 008	STRAUSS ROAD - EXTERNAL ELEVATIONS	C
LS - 001	STRAUSS ROAD - LANDSCAPE PLAN	D
LS - 002	STRAUSS ROAD - LANDSCAPE DETAILS	B

GENERAL ABBREVIATIONS

CL	Centre Line
COL.	Column
CONC.	Concrete
COS	Check on site
CT	Ceramic Tile
DOCS.	Documentation
ENG.	Engineer
EQ	Equal
EX.	Existing
SPEC.	Specification
SS	Stainless Steel
TAP	Tap



1:50 AT A1
1:100 AT A3

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PENRITH CITY COUNCIL

10 Regent Street
Chippendale NSW 2008 | p 02 9282 9900
f 02 9282 9277

COMPLETE

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Penrith City Council
Strauss Road Childcare Centre

Drawn	Designed
Drafting Check	Design Check
Approved	

Title
GENERAL COVER SHEET

Drg. No. 2915 - GE - 001

Size
A1

Rev
C

Status
ISSUE FOR TENDER / CONSTRUCTION CERTIFICATE

No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date	M/F/Im
C	Issue for Tender and CC	JOS		14/11/19	-
B	Issue for Comment	JOS		05/09/19	-
A	Issue for Comment	JOS		13/08/19	-

FINISHES + FIXTURES SCHEDULE

FLOORS

CT. FLOOR SURFACE – CERAMIC TILES OUTDOOR

Description	Ceramic Tile
Size	300x600 mm
Colour	TBC BY CLIENT
Setout	As shown on drawings
Grout	Cement based Grout – Black
Note	Provide colour match caulking to all corners Ensure correct slip rating in accordance with Australian Standard. Slip rating certificate to be submitted to PCC manager prior to ordering
Waterproofing	ARDEX WPM 001 one part acrylic modified fibre reinforced membrane installed in accordance with manufacturer's recommendations

CONC. CONCRETE STAIRS AND PATHWAYS

Description	Reinforced concrete slab
Thickness	Refer landscape documentation
Finish	Plain w/Coving Finish + Paint finish
Note	Ensure correct slip rating in accordance with Australian Standard

PAINTING SCHEDULES

WALLS CFC – NEW EXTERNAL CLADDING

System	Pre-painted by supplier
Colour	Dulux – Colorbond Monument
Notes	Pre-finished by supplier using manufacturer's coating system

WALLS EXISTING CLADDING

1 st coat	Dulux Wash & Wear Plus Low Sheen.
2 nd coat	Dulux Wash & Wear Plus Low Sheen.
Preparation	In accordance with manufacturer's printed specifications
Colour	Dulux – Colorbond Shale Grey

CONCRETE OUTDOOR PATHWAYS - CLEAR COAT

System	CCS Streetscape penetrating silane-siloxane sealer.
Preparation	In accordance with manufacturer's printed specifications
Colour	Clear

CONCRETE OUTDOOR SPACE 01 - COLOUR COAT

System	CCS Colour Master Sealer.
Preparation	In accordance with manufacturer's printed specifications
Colour	TBC BY CLIENT

ROOF FASICA, GUTTERS, DOWNPIPES

System	AcraTex Roof Membrane Satin
Preparation	In accordance with manufacturer's printed specifications
Colour	Dulux – Colorbond Monument

METAL AWNING ROOFS

System	AcraTex Roof Membrane Satin
Preparation	In accordance with manufacturer's printed specifications
Colour	Dulux – Colorbond Windspray

MISC. NEW WINDOW TRIMS

System	Paint: Dulux Aquanamel Semi Gloss. 3 coats. Apply primer, sealer or undercoat to suit substrate in accordance with manufacturer's recommendations.
Preparation	In accordance with manufacturer's printed specifications

Colour	Dulux – Colorbond Shale Grey
Notes	Generally coat all new work with one base coat and two top coats allowing for suitable preparation work and sanding between coats as required. Extend new paintwork into the nearest practical corners/junctions when blending into existing work. Ensure clean up carried out in a suitable location away from stormwater drains.

MISC. EXTERNAL COLUMNS, RAFTERS AND BEAMS

System	Paint: Dulux Aquanamel Semi Gloss. 3 coats. Apply primer, sealer or undercoat to suit substrate in accordance with manufacturer's recommendations.
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Preparation In accordance with manufacturer's printed specifications

Colour	Dulux – Colorbond Shale Grey
Notes	Generally coat all new work with one base coat and two top coats allowing for suitable preparation work and sanding between coats as required. Extend new paintwork into the nearest practical corners/junctions when blending into existing work. Ensure clean up carried out in a suitable location away from stormwater drains.

MISCELLANEOUS ITEMS

MISC. TACTILE GROUND SURFACE INDICATORS – REFER LANDSCAPE DOCS.

Manufacturer	Tactile Systems Australia or EQUAL
Description	300 x 300 x 40mm Concrete Tactile Paver
Finish	Yellow
Fixing	Recessed in concrete. Finished height in accordance with AS1428
Note	Tactile Ground Surface Indicators to achieve 30% luminance contrast to surrounding surfaces. Provide written evidence of luminance contrast prior to ordering product Slip resistance to be 'Class V'

MISC. STAIR NOSINGS – REFER LANDSCAPE DOCS.

Manufacturer	Tactile Systems Australia or EQUAL
Description	78mm with 10mm return Aluminium stair nosing. P5 aluminium oxide tape insert
Finish	Yellow
Fixing	Fixed to concrete stairs. Finished height in accordance with AS1428
Note	To achieve 30% luminance contrast to surrounding surfaces. Provide written evidence of luminance contrast prior to ordering product Slip resistance to be 'P5'

MISC. STAIR HANDRAIL – REFER LANDSCAPE DOCS.

Description	Fabricated Handrail
Size	38.01 OD 1.6mm Thick 316 SS Satin Finish Handrails. Provide SS handrail bracket pin between stanchion and handrail in accordance with AS1428 50 x 12 Galvanised steel stanchions edge fixed to slab.
Material	Galvanised and Stainless Steel
Fixing	Fixed to concrete stairs. Finished height in accordance with AS1428. Refer to drawings
Shop Drawings	Provide Shop Drawings
Note	To comply with NCC and AS1428 Balustrade system to be designed and certified by manufacturer

MISC. BOLLARDS – AS1428 COMPLIANT

Description	Bollards to DDA Carpark
Notes	Type and specification to be provide by Council

MISC. 1200H FENCING + GATE – FRONT ENTRY

Manufacturer	Penrith Wrought Iron
Description	Black 1200H fencing to PCC details
Fixing	As per manufacturers details
Colour	To match existing
Notes	Provide pool latch and self closing hinges to AS2820. Gate to provide a min. 1m clear opening

A
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G
H

No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date	M/Fim
C	Issue for Tender and CC	JOS		14/11/19	-
B	Issue for Comment	JOS		05/09/19	-
A	Issue for Comment	JOS		13/08/19	-

Scale 0 1 2 1:50
A1 UNREDUCED
1:50 AT A1
1:100 AT A3

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ISSUE FOR TENDER / CONSTRUCTION CERTIFICATE

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10 Regent Street
Chippendale NSW 2008
p 02 9282 9900
f 02 9282 9277
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ABN 64 100 037 812
www.completeurban.com.au

Client and Job
Penrith City Council
Strauss Road Childcare Centre

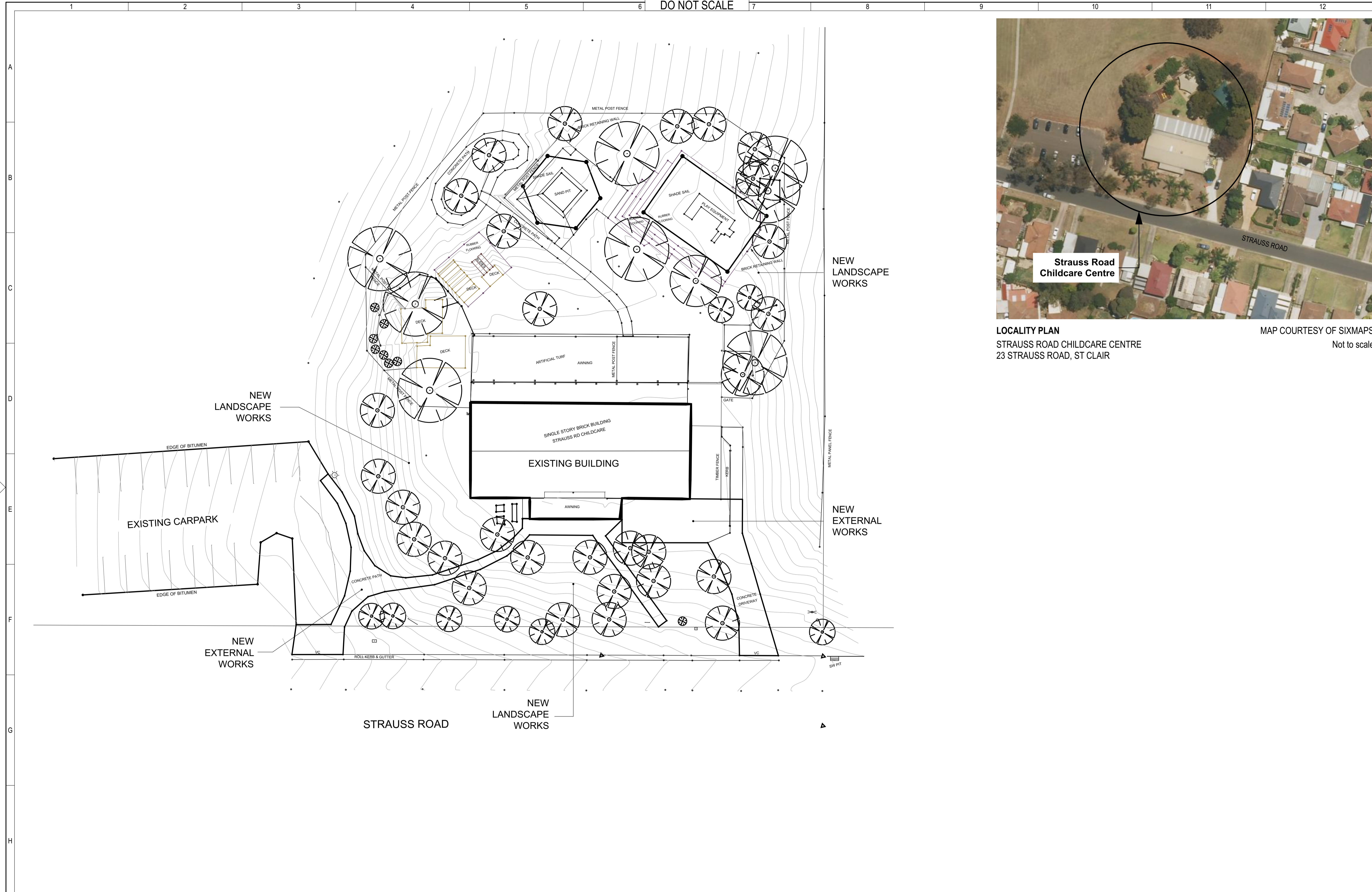
Title
GENERAL FINISHES + FIXTURES SCHEDULE

Drg. No. 2915 - GE - 003

Size A1
Rev C

This Drawing must not be used for Construction unless signed as Approved

DO NOT SCALE



LOCALITY PLAN
 STRAUSS ROAD CHILDCARE CENTRE
 23 STRAUSS ROAD, ST CLAIR

MAP COURTESY OF SIXMAPS
 Not to scale

C	Issue for Tender and CC	JOS	14/11/19	-
B	Issue for Comment	JOS	05/09/19	-
A	Issue for Comment	JOS	13/08/19	-
No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date

Scale 0 1 2 1:50
 A1 UNREDUCED
 1:50 AT A1
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ISSUE FOR TENDER / CONSTRUCTION CERTIFICATE

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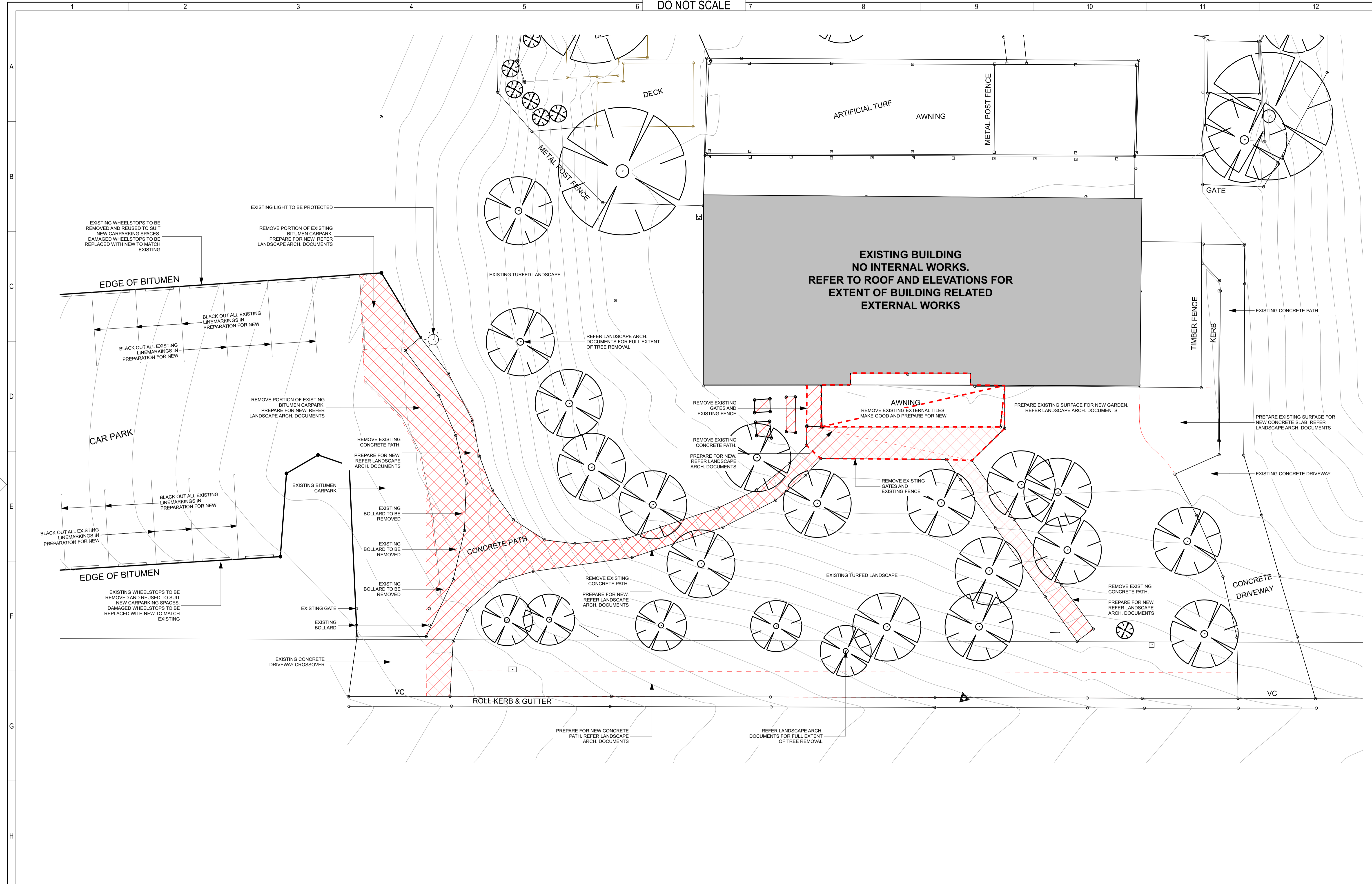
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Drafting Check	Design Check
Approved	

Client and Job		Penrith City Council Strauss Road Childcare Centre	
Title		STRAUSS ROAD - SITE PLAN + SCOPE OF WORKS	
Drg. No.	2915 - STR - 001	Size	A1
Rev		Rev	C

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C	Issue for Tender and CC	JOS	14/11/19	-
B	Issue for Comment	JOS	05/09/19	-
A	Issue for Comment	JOS	13/08/19	-
No.	Revision - Revise on CAD do not amend by hand	Checked	Approved	Date
			M/Fim	Status

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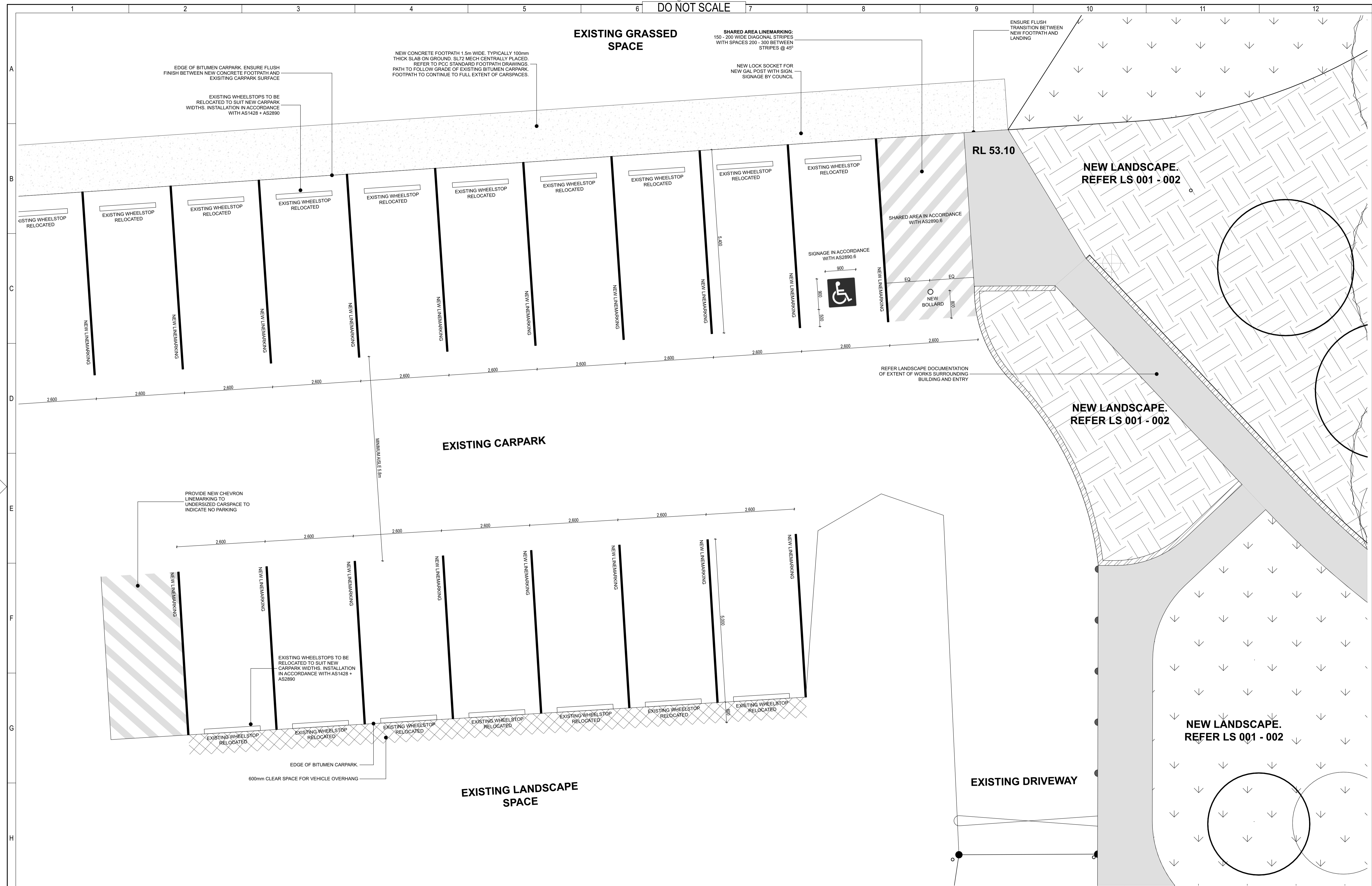
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Approved	

Client and Job
 Penrith City Council
 Strauss Road Childcare Centre

Title
 STRAUSS ROAD - EXTERNAL WORKS DEMOLITION

Drg. No. 2915 - STR - 002

Size A1
 Rev C



No.	Revision	Checked	Approved	Date	M/Fim
C	Issue for Tender and CC	JOS		14/11/19	-
B	Issue for Comment	JOS		05/09/19	-
A	Issue for Comment	JOS		13/08/19	-

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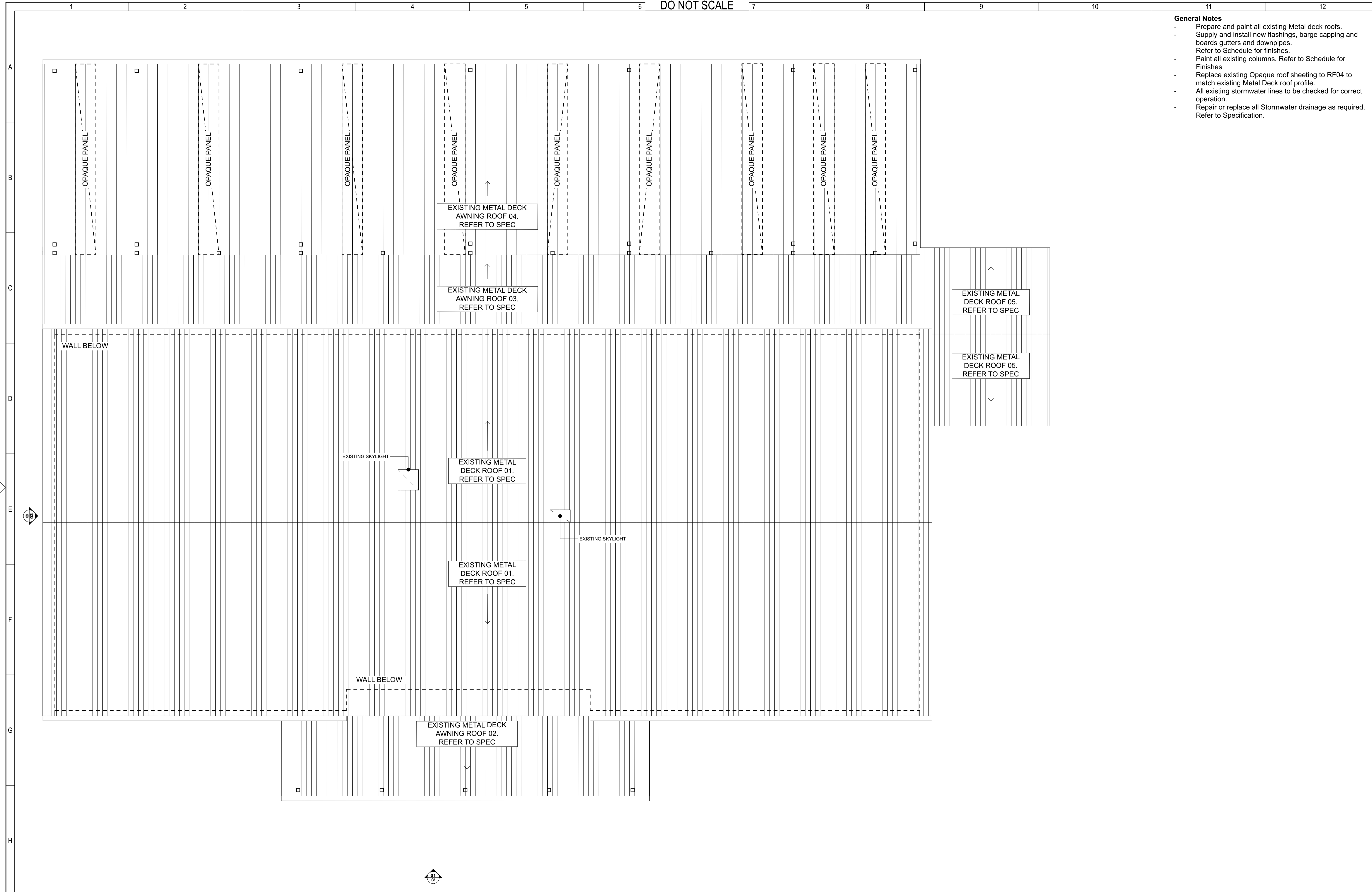
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Client and Job		Penrith City Council Strauss Road Childcare Centre	
Title		STRAUSS ROAD - EXTERNAL WORKS	
Drg. No.	2915 - STR - 005	Size	A1
Rev		Rev	C

DO NOT SCALE

General Notes

- Prepare and paint all existing Metal deck roofs.
- Supply and install new flashings, barge capping and boards gutters and downpipes. Refer to Schedule for finishes.
- Paint all existing columns. Refer to Schedule for Finishes
- Replace existing Opaque roof sheeting to RF04 to match existing Metal Deck roof profile.
- All existing stormwater lines to be checked for correct operation.
- Repair or replace all Stormwater drainage as required. Refer to Specification.



C	Issue for Tender and CC	JOS	14/11/19	-
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Title		STRAUSS ROAD - ROOF PLAN	
Drg. No.	2915 - STR - 007	Size	A1
Rev			C

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DO NOT SCALE

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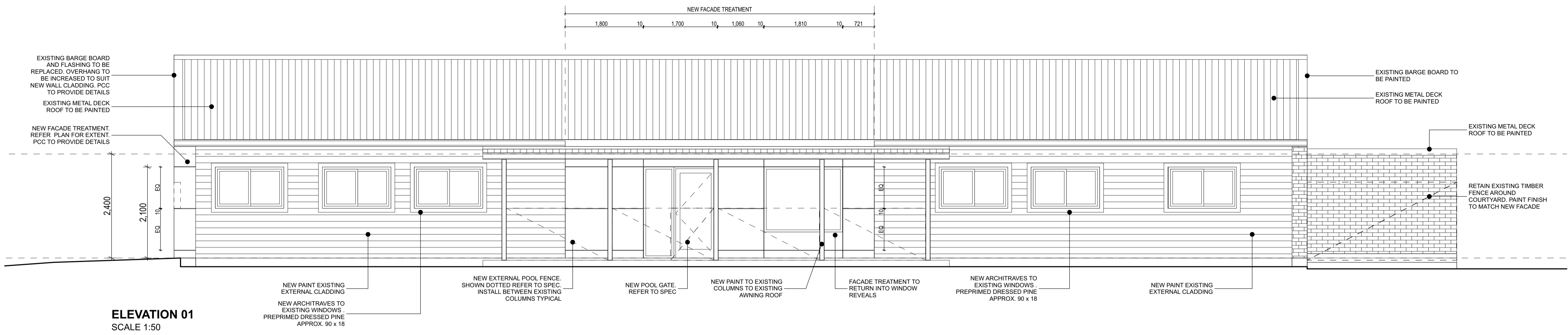
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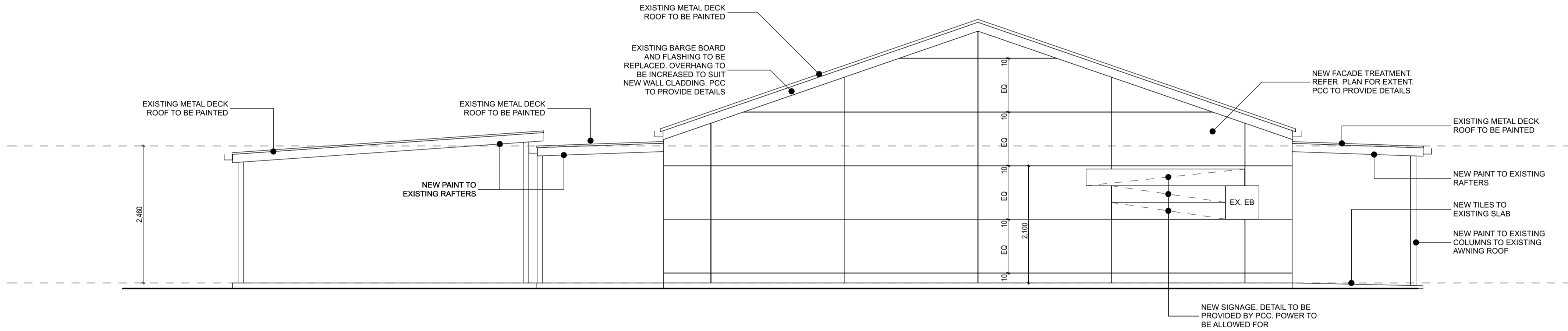
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ELEVATION 01
SCALE 1:50



ELEVATION 02
SCALE 1:50

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B	Issue for Comment	JOS		05/09/19	-
A	Issue for Comment	JOS		13/08/19	-

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Client and Job	Penrith City Council Strauss Road Childcare Centre
Title	STRAUSS ROAD - EXTERNAL ELEVATIONS
Drg. No.	2915 - STR - 008
Size	A1
Rev	C

PLANTING SCHEDULE

TREE							
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM POT SIZE	SPACING	QUANTITY	REQUIRED HEIGHT AT TIME OF PLANTING	ADDITIONAL COMMENTS
Ar	Acer rubrum 'Brandywine'	Red Maple	200mm	6m	3	2000mm	TREE GUARD - 3x1800x40x40 HARDWOOD STAKES; 2x50 WIDE HESSIAN STRAPS STAPLED ALL ROUND.
SHRUBS/GRASSES/GROUNDCOVERS							
Di	Dianella revoluta	Blue Flax Lily	140mm	6/m²	852	-	PLANT IN GROUP OF 20
Dr	Dichondra repens	Kidney Weed	TUBE	4/m²	520	-	PLANT IN GROUP OF 10
Oj	Ophiopogon japonicus	Mondo Grass	TUBE	6/m²	768	-	PLANT IN GROUP OF 30
Vd	Viola hederacea	Native Violet	TUBE	4/m²	570	-	PLANT IN GROUP OF 10
TURF							
	Stenotaphrum secundatum	Sir Walter Buffalo	-	-	246.1m²	-	-

FURNITURE SCHEDULE

SYMBOL	ITEM	NO.	SUPPLIER
B	BOLLARD AS SPECIFIED	5	LANDMARK
	SANDSTONE LOG (500MM X 500MM X 2000MM) AS SPECIFIED	5	-
HR	HANDRAIL REFER TO HANDRAIL DETAIL ON DRAWING 2915-LS-002	10.8LM	-

LEGEND- GENERAL

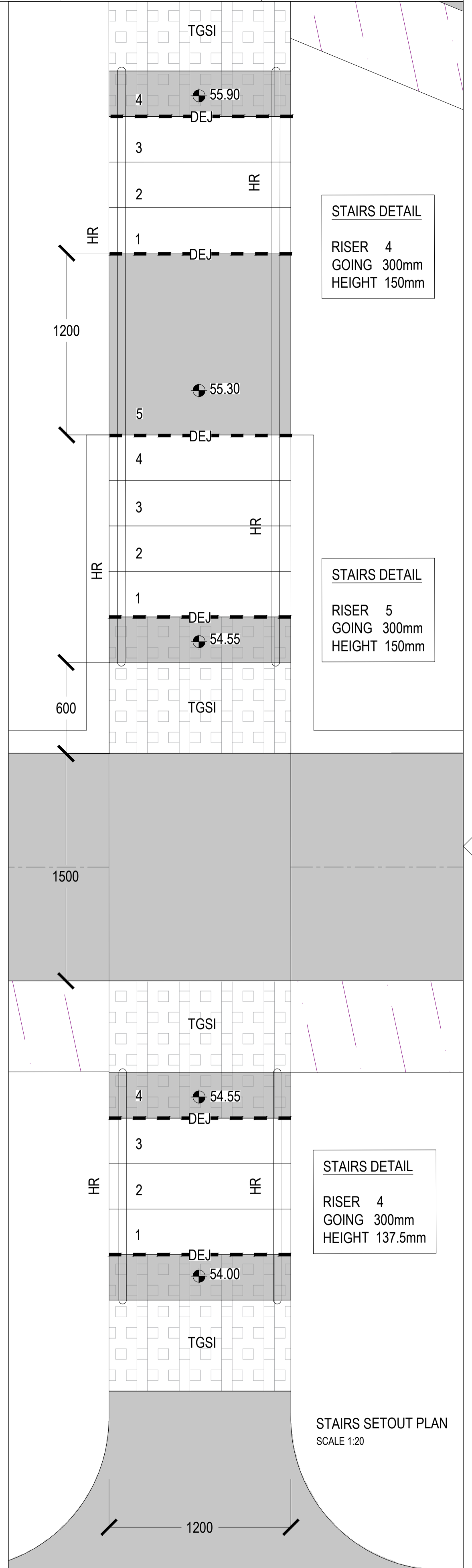
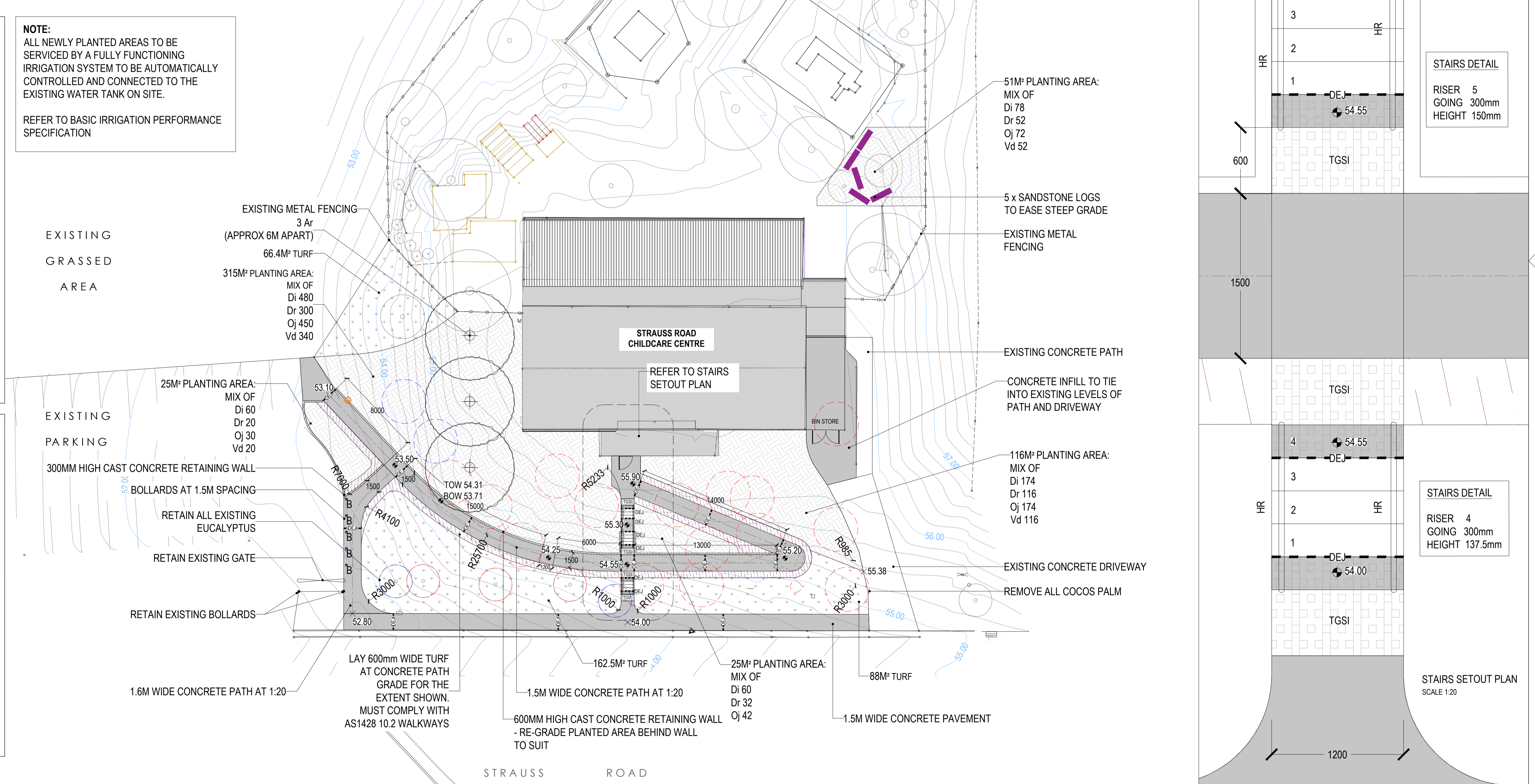
- EXISTING MAJOR CONTOURS FROM SURVEY
- EXISTING MINOR CONTOURS FROM SURVEY
- 45.50 PROPOSED LEVELS
- 45.50 EXISTING LEVELS
- EXISTING LIGHT POLE
- EXISTING METAL FENCE
- EXISTING TREE TO BE RETAINED
- EXISTING COCOS PALM TO BE REMOVED
- EXISTING EUCALYPTUS TO BE RETAINED
- PROPOSED TREE

NOTE:
ALL NEWLY PLANTED AREAS TO BE SERVICED BY A FULLY FUNCTIONING IRRIGATION SYSTEM TO BE AUTOMATICALLY CONTROLLED AND CONNECTED TO THE EXISTING WATER TANK ON SITE.

REFER TO BASIC IRRIGATION PERFORMANCE SPECIFICATION

LEGEND - PAVEMENT, MATERIALS AND FURNITURE

- DOWELLED EXPANSION JOINT
- CONCRETE PAVEMENT
- PROPOSED TURF
- WIDE TURF AT PATH GRADE
- PROPOSED MIXED MASS PLANTING AREA
- 150MM THICK CAST CONCRETE RETAINING WALL
- SANDSTONE LOG
- BOLLARD



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E	ISSUED FOR CONSTRUCTION CERTIFICATE	PK	PK	22/11/19
D	ISSUED FOR CONSTRUCTION CERTIFICATE	PK	PK	13/09/19
C	PRELIMINARY TENDER	PK	PK	26/03/19
B	PRELIMINARY TENDER	PK	PK	11/03/19
A	PRELIMINARY CONCEPT	PK	PK	23/10/18

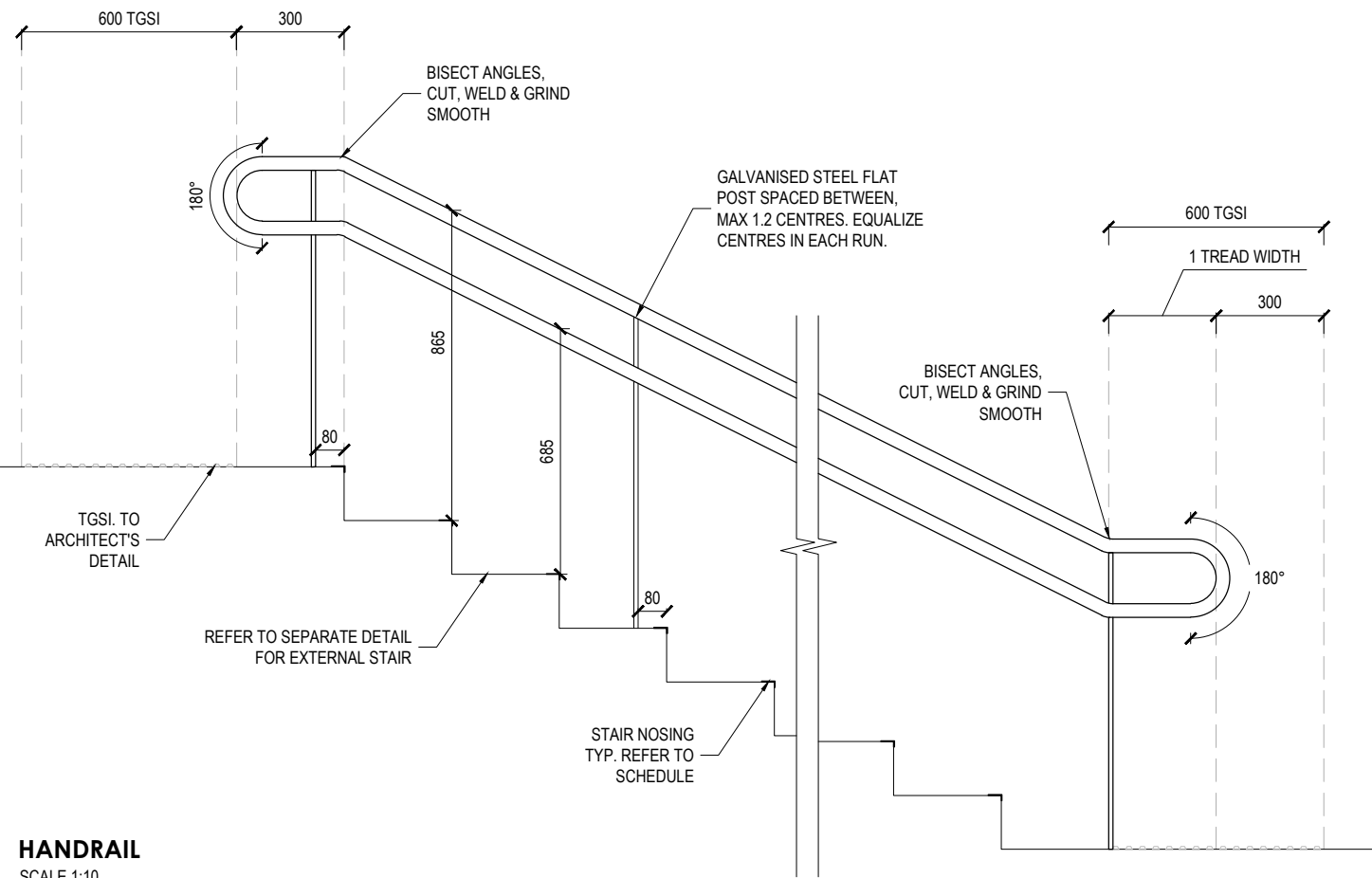
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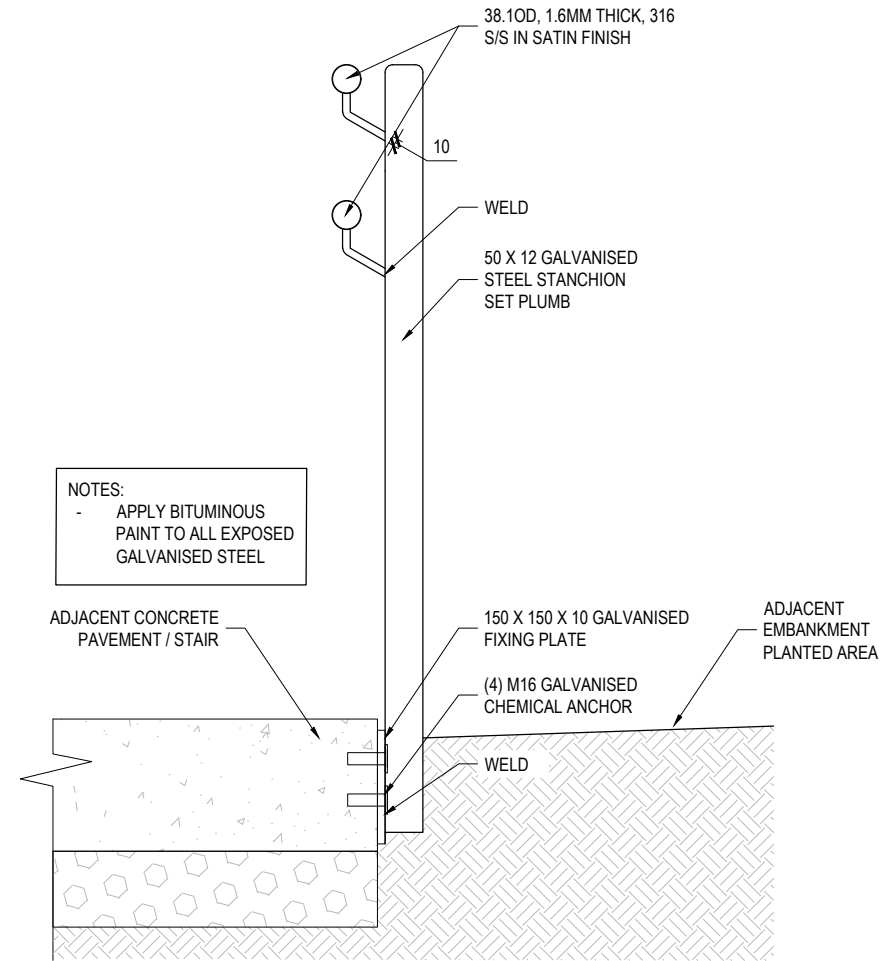
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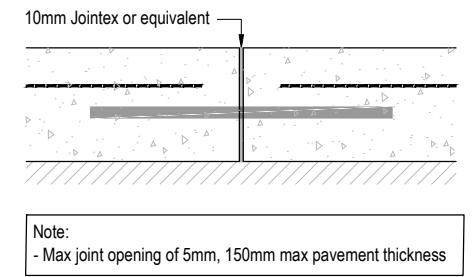
Penrith City Council
Strauss Road Childcare Centre
LANDSCAPE PLAN
Drg No. 2915-LS-001
Scale 1:200 @ A1
Size A1
Rev E



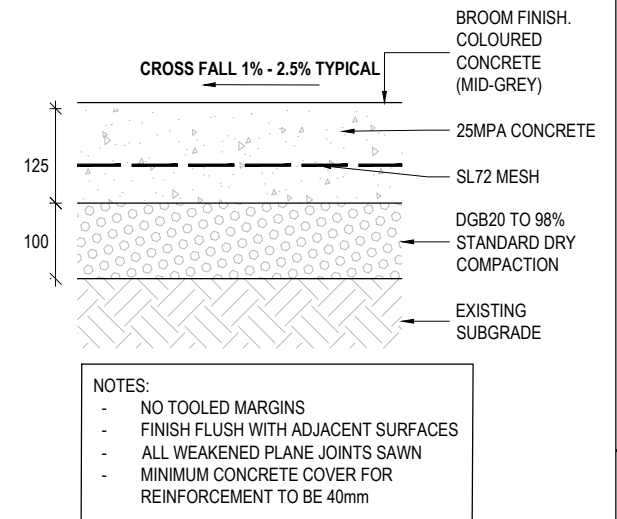
HANDRAIL
SCALE 1:10



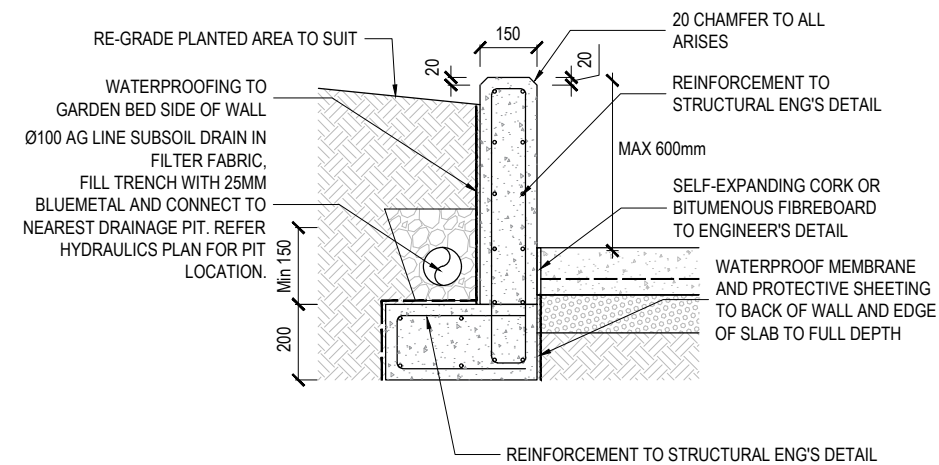
INTERMEDIATE POST AND FIXING DETAIL
SCALE 1:5



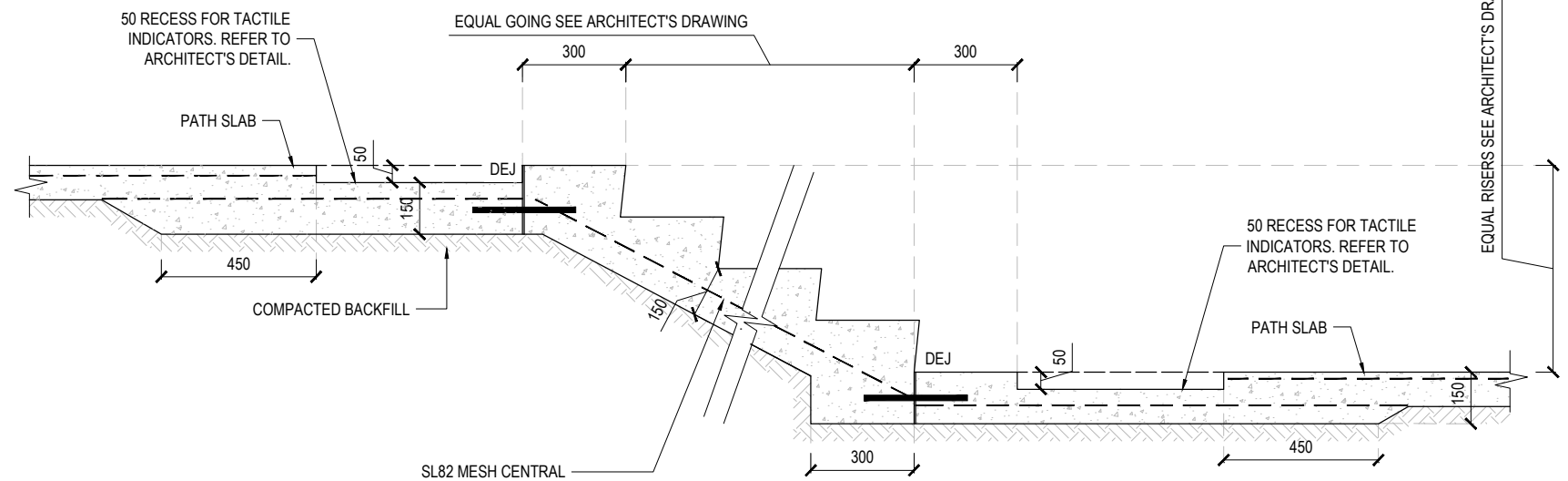
DOWELLED EXPANSION JOINT (DJ)
SCALE 1:5



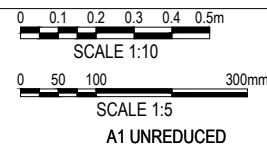
CONCRETE PAVEMENT
SCALE 1:5



CAST CONCRETE WALL
SCALE 1:10



EXTERNAL STAIR DETAIL
SCALE 1:10



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Client and Job
Penrith City Council
Strauss Road Childcare Centre

Title
LANDSCAPE DETAILS

Drg. No. 2915-LS-002

Size
A1

Rev
C



**STATEMENT
OF
ENVIRONMENTAL EFFECTS**

**External Works
Alterations & Additions
for
Strauss Road Children Centre
23 Strauss Road
ST CLAIR**

**Prepared by
Design and Projects
Penrith City Council**

Revision	Date	Approved by
B	9.09.2019	RMC

STATEMENT OF ENVIRONMENTAL EFFECTS
STRAUSS ROAD CHILDREN'S CENTRE
Exterior Works – Alterations and Additions.

INTRODUCTION

This Statement of Environmental Effects has been to accompany a Development Application for Exterior Works - Alterations and Additions to Strauss Road Children's Centre, St Clair.

The State of Environmental Effects has been prepared by Rosemarie Canales, BArch., M.Herit.Cons., (Registered Architect NSW #7769) Architectural Supervisor from Penrith City Council.

The Architectural drawings have been prepared by Complete Urban Pty Ltd.

SITE

Address:

Strauss Road, Children's Centre, has a street address of 23 Strauss Road, St Clair. The land is identified as Lot 201, DP 622358 contained within an irregular shaped land with a site area of 2.669000 hectares. The land is contained to the north by Walkers Lane, to the west by a number of residential properties facing Blackwell Avenue (Lot 102/DP1020740, Lot 101/DP102040, Lot 3/DP1030740, 104/DP1020740, Lot 103/DP1020740, Lot 259/DP705503, Lot 258/DP705503, Lot 257/DP705503, Lot 256/DP705503, Lot 254/DP705503, Lot 253/DP705503, and Lot 252/DP705503) to the south Strauss Road, and to the east, Lot 1/Dp263784, Lot 2/DP263784, Lot 3/DP263784, Lot 4/DP263784, Lot 8/DP708474, Lot 7/DP708474, Lot 6/DP708474, Lot 5/DP709005, Lot 4/DP709005, Lot 3/DP709005, and Lot 251/DP705503.

The subject site is predominately surrounded by residential properties, with the subject building located in the south east corner of very wide frontage.

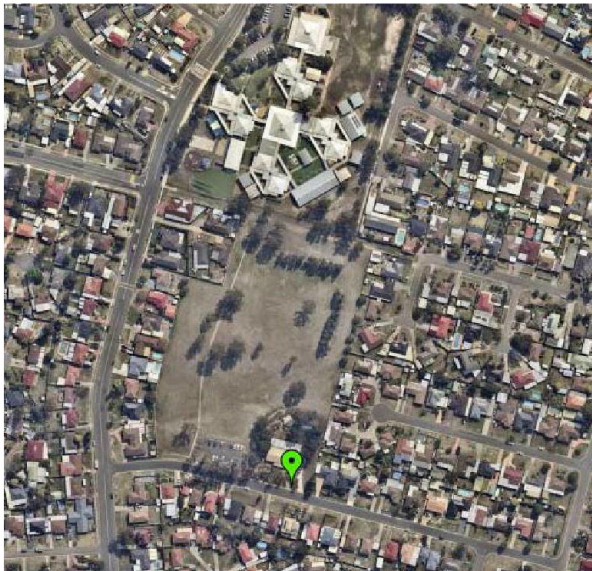


Figure 1:
Aerial – Subject site
Source: Near map 18 10 2018



Figure 2:
Street view – Vehicular entrance to Subject site (view from west)
Source: Near map 18 10 2018



Figure 3:
Street view – Vehicular entrance to Subject site (view from east)
Source: Near map 18 10 2018

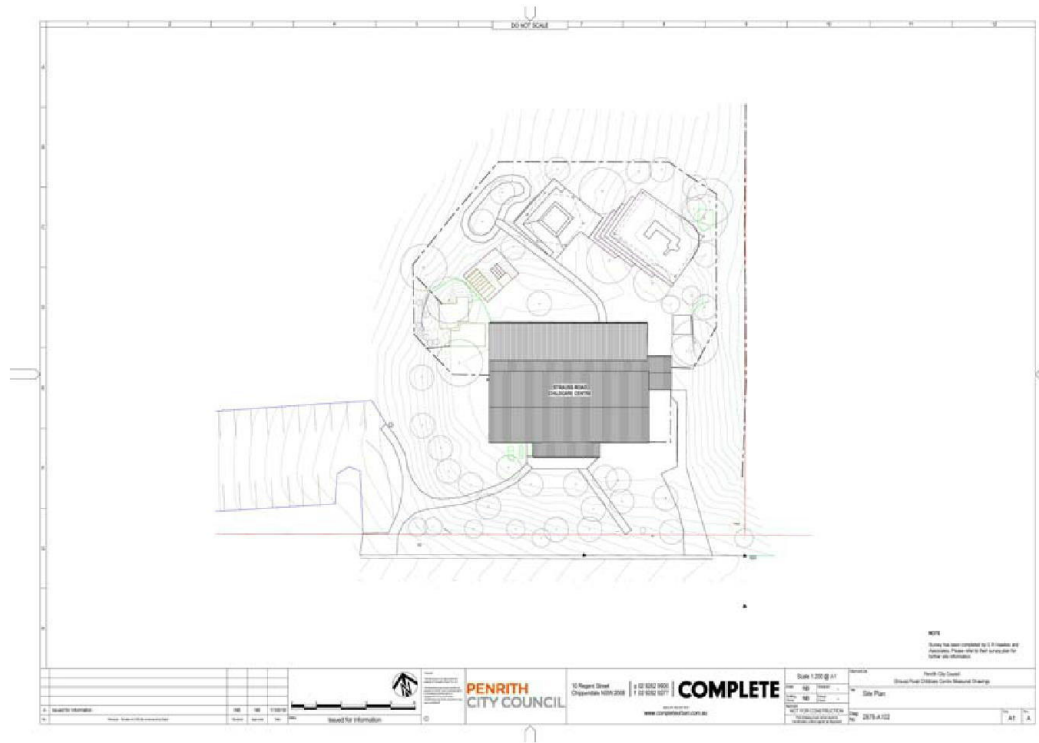


Figure 4:
Existing Site Survey – Subject site
Source: Complete Urban Pty Ltd

SITE OWNERS

The site is owned by Penrith City Council.

SITE LAND ZONING

The site is zoned Public Recreation RE1

EXISTING BUILDING

The existing building was constructed in the 1980's. The building is a single storey face brick structure with a concrete tiled gable roof. The building interior has a central corridor running east west with rooms to the north, east, west with amenities in the centre.

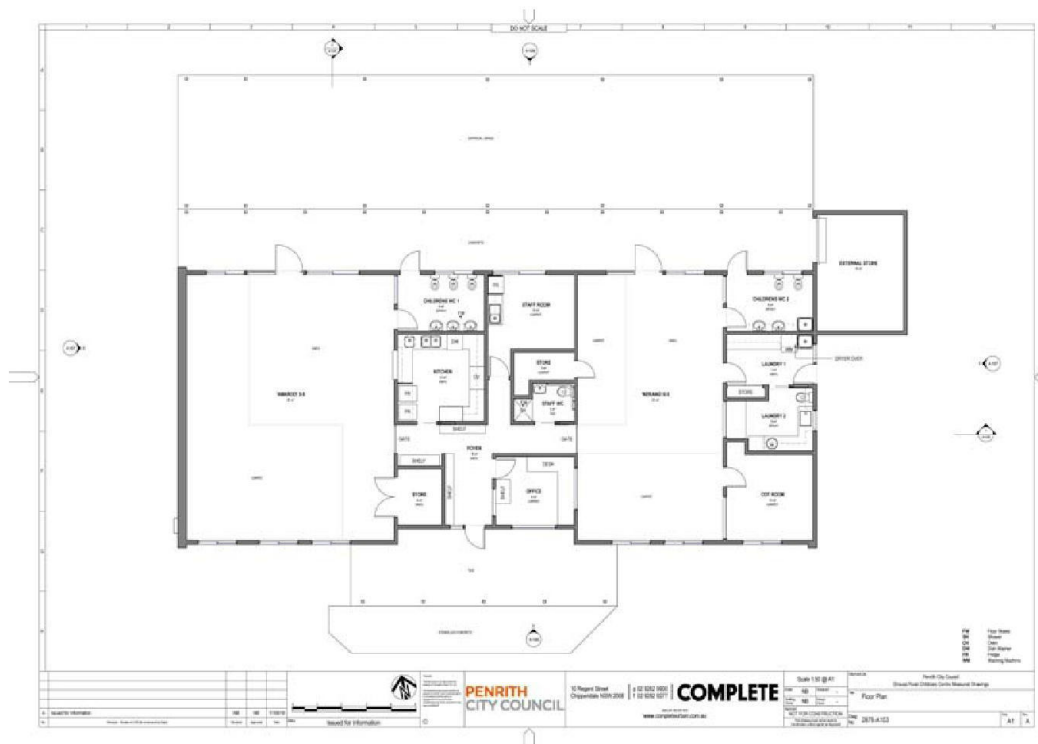


Figure 4:
Existing Floor plan – Subject site
Source: Complete Urban Pty Ltd

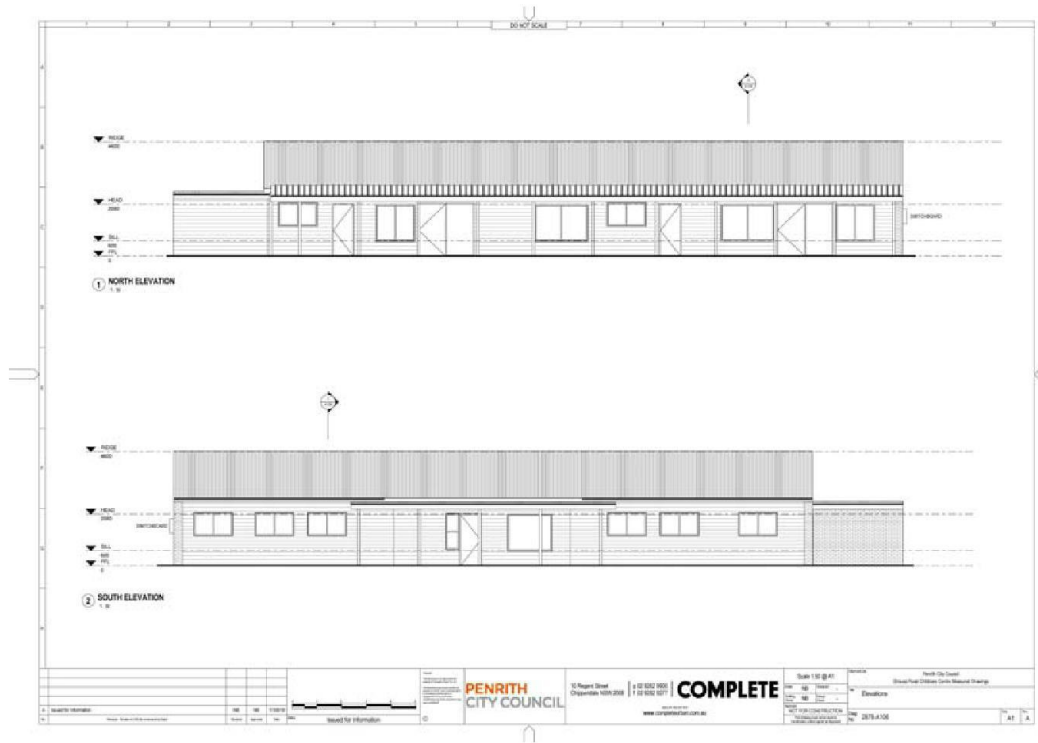


Figure 5:
 Existing Elevations 01 – Subject site
 Source: Complete Urban Pty Ltd

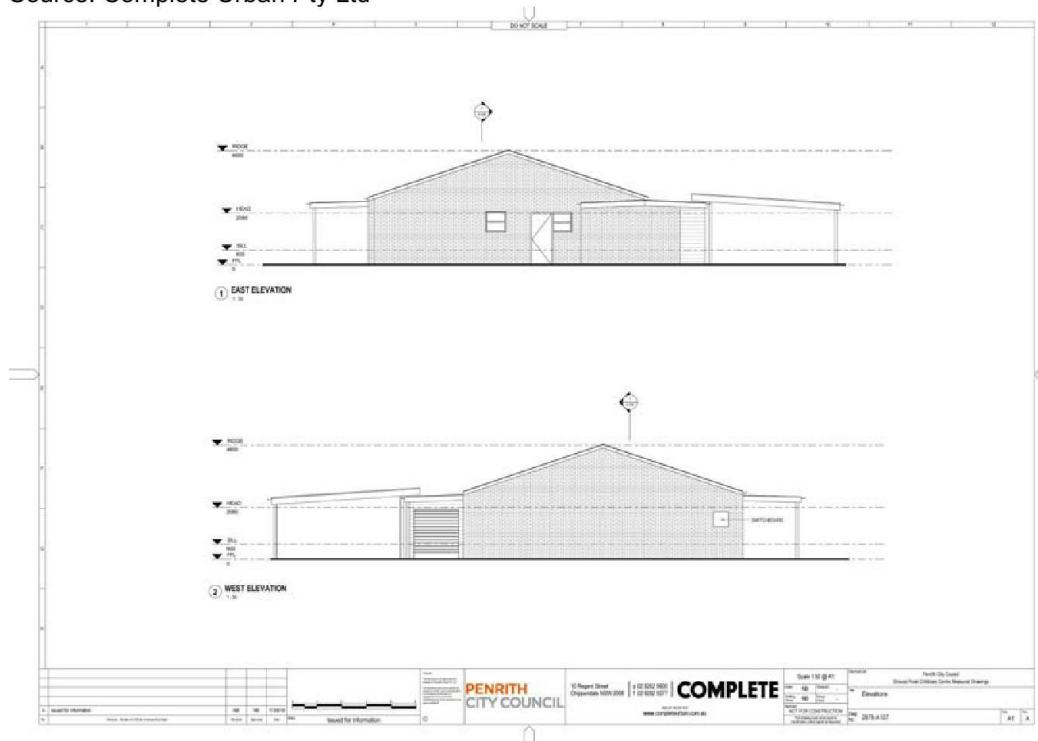


Figure 6:
 Existing Elevations 02– Subject site
 Source: Complete Urban Pty Ltd

EXISTING USE

Strauss Road Childcare Centre currently operates as a Childcare Centre, run by Penrith City Council Children Services. The works will not impact the existing use of the building.

The facility is licensed under NSW Education and Communities (Office of Education – Early Childcare and Care)

The centre current caters for:

- 0 - 5 years

CHILDREN NUMBERS

- The Centre has an approved maximum of children is 40.
The works will not impact the children numbers.

HOURS OF OPERATION

- 7am-6pm
The works will not impact the hours of operation.

SERVICES PROVIDED

- An all inclusive fee – no add ons
- Qualified staff
- Transition to school
- A curriculum that is relevant to every child

STAFFING

- The centre operates with 7 educators + 1 Director (who works across 2 x sites)
- The required educators for this site:

Ages group	Children no#	Educators ratio	Staff
0-24 months	8	1:4	2
24 month – 36 months	8	1:5	2
36 months +	24	1:10	3
TOTAL	40		7

Note: The Centre complies with the current child staff ratios.

PARKING

- Strauss Road Children Centre has on-site parking facilities
The on-site parking facilities has:

18 vehicle spaces including staff parking

Parking requirements	Ratio	Required No#
Children / parent	1:10	4
Staff	1:1	7
Total		11

Note: The Centre complies with the current parking requirements for the site.

BUILDING CLASSIFICATION

Under the National Construction Code, the building use defines the building as a Class9b.

FIRE CLASSIFICATION

The Fire Classification of the building under the National Construction Code defines it as a Type C. The proposed works will not alter the existing fire classification.

PROPOSED WORKS

Strauss Road Children's Centre will continue to operate as a Childcare facility.

The proposed works will include:

- Line mark carpark
- Provide Accessible carpark space and signposting
- Provide accessible walkway access from the Carpark to the Childcare entrance.
- Alterations and addition to exterior façade.
- Landscape works to street front garden.
- Signage to façade
- Painting to roof and facade

DESIGN

The proposed works are illustrated below:

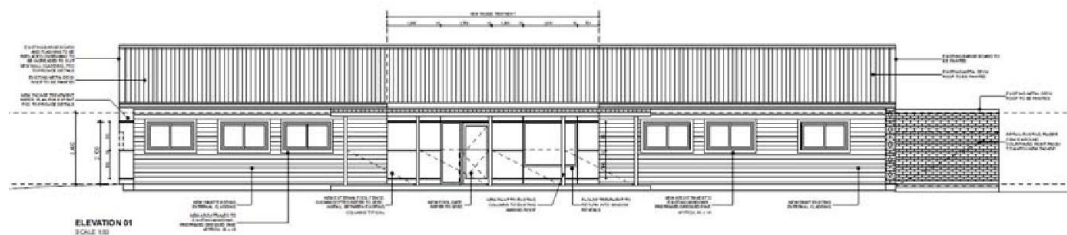


Figure 7:
Proposed Elevation -south
Source: Complete Urban Pty Ltd

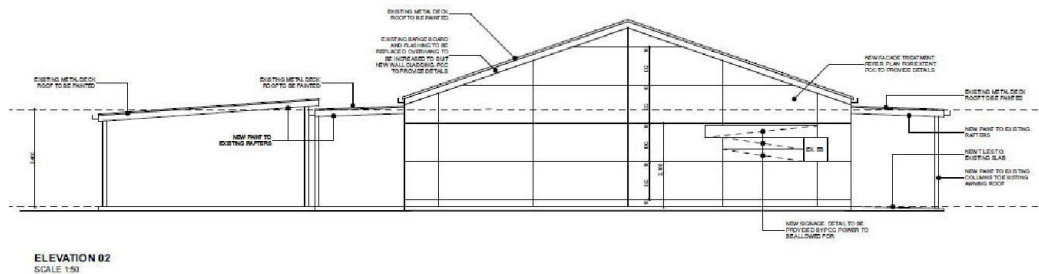


Figure 8:
Proposed Elevation - west
Source: Complete Urban Pty Ltd

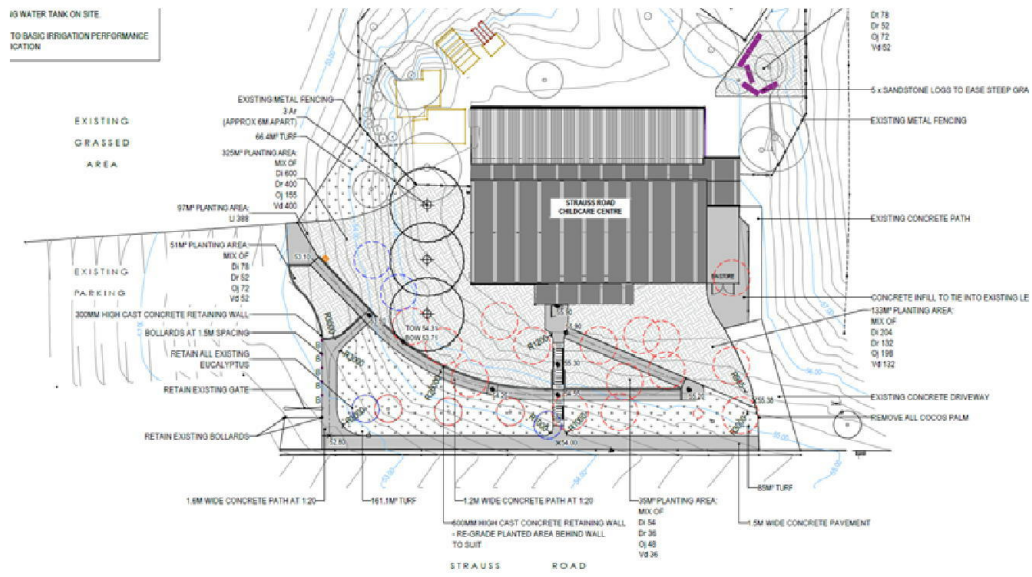


Figure 9:
Proposed Landscape plan
Source: Complete Urban Pty Ltd

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	No change to existing
Land Use Table	<p>RE1 Public Recreation</p> <p>1. Objectives of zone</p> <ul style="list-style-type: none"> <input type="checkbox"/> • To enable land to be used for public open space or recreational purposes. <input type="checkbox"/> • To provide a range of recreational settings and activities and compatible land uses. <input type="checkbox"/> • To protect and enhance the natural environment for recreational purposes. <input type="checkbox"/> • 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. <input type="checkbox"/> • 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 works; Flood mitigation works;</p>	<p>No change to land use.</p> <p>Centre based Childcare facility permitted to operate on site.</p>	No change to existing.

	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
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	<p>The works will not alter the existing buildings siting, orientation or overall height.</p> <p>The works will not alter the existing parking arrangements. Although line marking will be incorporated to identify accessible parking.</p> <p>The works will address pedestrian access to and from the site.</p> <p>The works will also address building identification and security access.</p>	<p>No change to existing</p> <p>Existing parking arrangements comply.</p> <p>Y DDA compliance</p> <p>Y (security into the site and building identification will also be upgraded)</p>
C2	Vegetation management	The landscape area facing the street will be beautified.	Y
C3	Water management	The landscaped works will incorporate an upgraded irrigation system linked to the existing water tanks.	Y
C4	Land Management	Minor works to the exterior will require soil erosion measures which will be incorporated into the works.	Y
C5	Waste Management	<p>No change to existing</p> <p>During the works construction waste will be separated and collected in a skip bin located within the site (south elevation) with direct access to an existing driveway and collection point.</p>	Na
C6	Landscape design	Landscape works will be contained to the front garden area facing the street.	Y
C7	Culture and heritage	<p>Na</p> <p>The subject site is not in the vicinity of any known heritage items or landscapes.</p>	Na
C8	Public Domain	The building façade and street address will be updated and renewed to provide an active frontage, and connectivity with the street level.	Y

		Footpath at the street verge will be incorporated into the works linking into existing pedestrian footpaths.	
C9	Signage and Advertising	The proposed works will incorporate building identification signage, ie (illuminated LED) flush wall sign) the signs will identify the use and activity of the building.	Y
C10	Transport Access and Parking	<p>The existing transport access and parking for the site will not be altered. The site is facilitated by an existing car park on the site with vehicular access from Strauss Road</p> <p>There is an existing bus stop located 300m south east along Cook Parade. The new footpath in-front of the site will facilitate pedestrian access.</p> <p>The site has an existing 19 carpark.</p> <p>The Penrith City DCP2010 requires 1x x 10 child and 1x employee.</p> <p>The existing facility caters for 40 children = 4 car spaces + 7 x educators = total of 11 car spaces. The existing parking area is well in-excess of the requirements.</p> <p>No bicycle parking will be been provided.</p>	Y
C11	Subdivision	Na	Na
C12	Noise and Vibration	No additional increase in child numbers or staff. No additional noise other than during construction. Construction noise managed by Council construction hours.	Y
C13	Infrastructure services	Na	Na
D	Land use		
D1	Rural	Na	Na
D2	Residential	Na	Na
D3	Commercial and retail development	Na	Na
D4	Industrial	Na	Na
D5	Other Land uses - childcare		
Part A	Background	Na	Na
Part B	Objective	Na	Na
Part C	Controls		
C.1	Work based Child Care Centre	No change to existing	Na
C.2	Location	No change to existing	Na
C.3	Design, scale and site frontage	No change to existing	Na
C.4	Built form	The built form will not be altered. Exterior works will be contained to improve access from the street/carpark	Y

		accessible walkway.	
F4.13	Heritage	Na No heritage items in the immediate vicinity	Na
F4.15	Contamination	Na	Na
F4.16	Noise Impact Statement	No change to existing	Na
F4.17	Requirements relating to land stability, excavation and filling	No changes to building footprint, minor works for new external awning to south elevation	Y
F4.18	Water Management	Existing irrigation system to front garden to be renewed.	Y
F4.19	Dust Suppression	Na	Na
F4.20	Odour Suppression	Na	Na
F4.21	Social Impact	Signage - facade: The existing building sign clearly define the site function and provides wayfinding for the public – new sign will update and corporate information/branding. Street address The new accessible walkway and entrance steps along with the landscape works aims to provide closer interaction with the public and users of the site. Interior work: No interior works.	Y
F4.22	Economic Impact	The exterior works will permit access for all , while the landscape works will beautify the site and immediate area.	Na
F4.23	Environmental Impact	Works will not impact the precinct or natural environment	Y
F4.24	Urban Design	Na	Na
F4.25	Infrastructure delivery	Na	Na
F4.26	3d Modelling	Na	Na

NATIONAL CONSTRUCTION CODE

The proposed work has been reviewed against the National Building Construction Code for compliance.

COMPLIANCE TABLE NATIONAL CONSTRUCTION CODE				
ITEM		NOTE	COMMENT	COMPLIANCE
Section A	Building Classification	Class 9b Childcare facility	Existing facility catering for Childcare facilities	Na No change to existing
Section B	Structural Provisions	Existing structure	No changes to existing structure. All structural works to exterior.	Y No structural change to existing all cosmetic.
Section C	Fire Resistance and stability	Type of construction required Type C	No change to existing External façade non combustible	Na No change to structure
	Compartment and separation	Fire compartment well under 2000msq Existing car parking located within allotment	No change to building interior. No changes to existing carpark facilities	NA Well under 2000msq
	Protection of openings	n/a	No change to existing. Security screens will be renewed	Na
Section D	Provision for Escape	No change to existing.	Location of exits will not be altered.	Y
	Construction of Exits	No change to existing	No change to existing	Y
	Access for people with a Disability	Existing Entrance ramp does not comply.	New walkway incorporated into works. Required entrance to and from carpark will provide 1:20 walkway.	Y
Section E	Fire Fighting equipment	Existing firefighting location and equipment to previous regulations.	No change to interiors	NA
	Smoke hazard management	Existing smoke hazard management to previous regulations.	No change to existing	Y
	Smoke detection and alarm system	Existing smoke detection and alarm to regulations.	No change to existing	Y
	Lift Installation	Na	Na	Na
	Emergency lighting, exit signs and warning	Not applicable	Na	Na
Section	Damp and	Not applicable	Na	Na

F	waterproofing			
	Sanitary and other facilities	Not applicable	Na	Na
	Room size	Not applicable	Na	Na
	Light and ventilation	Not applicable	Na	Na
	Sound transmission and insulation	Not applicable	Na	Na
Section G	Minor Structures and Components	No change to existing structure, only exterior cladding	Non combustible cladding.	Y
	Heating Appliances, fire places, chimneys and Flues	Not applicable	Na	Na
	Atrium Construction	Not applicable	Na	Na
	Construction In Alpine Areas	Not applicable	Na	Na
	Construction in Bushfire prone areas	Not applicable	Na	Na
Section H	Theatres, Stages and Public Halls	Not applicable	Na	Na
	Public Transport Buildings	Not applicable	Na	Na
Section I	Equipment and safety installations	Not applicable	Na	Na
	Energy efficient installation	Not applicable	Na	Na
Section J	Energy Efficient		Na	Na
	Building Fabric	No changes to structure, decorative cladding only	Y	Y
	Glazing	Not applicable	Na	Na
	Building Sealants	Not applicable	Na	Na
	Air-conditioning and ventilation systems	Not applicable	Na	Na
	Artificial lighting and power	Not applicable	Na	Na
	Hot water supply and swimming pool and spa pool plant	Not applicable	Na	Na
	Access for maintenance and facilities for monitoring	Not applicable	Na	Na

EDUCATIONS AND CARE SERVICES NATIONAL REGULATIONS

The proposed work has been reviewed against the Education and Care Services National Regulations for compliance.

COMPLAINTS TABLE: Education and Care Services National Regulations				
ITEM	DESCRIPTION		COMMENT	COMPLIANCE Y/N
Chapter 1	Preliminary		No Change	Na
Chapter 2	Approvals and Certificates		No Change	Na
Chapter 3	Assessment and ratings		No Change	Na
Chapter 4 Operations Requirements				
Part 4.1	Educational program		No Change	Na
Part 4.2	Children's health and safety		No Change	Na
Part 4.3	Physical Environment		No Change	Na
Division 1	103	Premises, furniture	No change to existing	Na
Division 1	104	Fencing	Gated entrance to be renewed. Child proof gate to be incorporated into works.	Y
Division 1	105	Furniture	No change to existing	Na
Division 1	106	Laundry	No change to existing	Na
Division 1	107	Space – indoor	No change to existing	Na
	108	Space-outdoor each child	No change	Na
	109	Toilet and hygiene	No change to existing	Na
	110	Ventilation and natural light	No change to existing	Na
	111	Administrative space	No change to existing.	NA
	112	Nappy Change Facility	No change to existing	Na
	113	Outdoor natural environment	No change to existing	Na
	114	Outdoor space - shade	No changes	Na
	115	Premises designed to facilitate supervision	No change to existing	Na
	116	Assessment of family day care	Na	Na
	117	Glass	No change to existing	Na
Part 4.4	Staffing arrangements		No Change to existing	Na
Part 4.5	Relationships with Children		No Change	Na
Part 4.6	Collaborative partnerships with families and communities		Na	Na
Part 4.7	Leadership and service management		No Change to existing	Na
Chapter 5 Review, enforcement and compliance				
Part 5.1	Internal review		Na	Na
Part 5.2	Enforcement and compliance		No Change to existing	Na
Chapter 6 Administration				

Part 6.1	Australian Children's Education and Care Quality		No Change to existing.	Na
Part 6.2	Information, records and privacy		No Change to existing.	Na
Part 6.3	Fees		No Change to existing.	Na
Part 6.4	Delegations		No Change to existing.	Na
Chapter 7 Jurisdiction – specific and transitional and saving provisions				
Part 7.1	General Transitional and saving		No Change to existing.	Na
Part 7.2	ACT		Na	Na
Part 7.3	NSW			
Division 1	270	Application of Part 7.3	No Change to existing.	Na
Division 2	Minimum number of educators and qualifications and training required			
	271	Educator to child ratios	No change to existing.	Na
	272	Early childhood teachers	No Change to existing.	Na
Division 3	Additional ongoing requirements			
Division 3	273	Course in child protection	No Change to existing	Na
Division 3	274	Swimming pools	Na	Na
Division 4	Transitional and savings provisions – staffing arrangements			
Division 4	275	Educator to child ratio – centre based service	No change to existing	Na
	276	Number of children ... family day care educator	No change to existing	Na
	277	Qualifications for educators – centre based services	No change to existing	Na
	278	Qualifications for primary contact	Na	Na
	279	Early childhood teacher – centre based fewer than 30 children	Na	Na
Subdivision 2	280	Qualifications for family day-care educators	Na	Na
	281	Qualifications for family day care co-ordinators	Na	Na
Subdivision 5	282	Definition of early childhood teacher interim policy	Na	Na
	283	Early childhood interim policy approval	Na	Na
	284	Application for early childhood teacher interim policy approval	Na	Na
Subdivision 6	285	Space Requirements	Na	Na
	286	School based children's services before 1 July 2008	Na	Na
	287	Declaration out of scope service	Na	Na

Part 7.5	Queensland	Na	Na
Part 7.6	South Australia	Na	Na
Part 7.7	Tasmania	Na	Na
Part 7.8	Victoria	Na	Na

IMPACTS

Site Suitability

The site is an existing Childcare Centre. The proposed works will retain the site as a Childcare Centre. There will be no impacts with regards to the Suitability of the site.

Access and Traffic

The site is accessed from Strauss Road through to an existing carpark. New Line marking will provide clear defined spaces and sign post accessible car space.

Hence there will be a positive impact as a result of the proposed works.

Streetscape and Design

The existing Childcare Centre is setback from the front building alignment (Strauss Road). The building is a single storey structure, with a gable metal roof.

The proposed works will address the building presentation and public domain from the street, incorporating access and building identification. Access from the carpark up to the entrance will be improved along with the experience with new landscaping.

These two elements will provide a positive impact to the streetscape and enhance the existing building design.

Privacy Views and Overshadowing

The proposed works will not alter the privacy, views or overshadowing of the existing site.

Social and Economic Effects

The existing Childcare Centre provides child care facilities for the local area. The centre assist with the children's, families and staff social and economic development providing a safe education centre for children.

The proposed alterations and additions will improve access and presentation of the childcare facility, providing a positive impact to the social and economic development of the children, parents and staff and locality.

Flora and Fauna

The proposed works will provide improve the flora to the public domain addressing the landscape to the street. The new landscaped garden aims to be a selection of native species to assist with low maintenance and to attract local Fauna of the site.

The renewed vegetation will provide a positive impact for local flora and fauna.

CONCLUSION

The proposed development has been considered in light of Penrith City Council's planning controls (LEP and DCP), NSW Education Department and National Construction Code.

The proposed external alterations and additions to the facility will have a positive impact to the existing structure and positive impact the use of the building

The exterior alterations and additions will provide a positive impact to the public domain aiding in pedestrian activity to and from the facility and increase the accessible access for all

Hence the Environmental Impact of the proposed development is negligible and will provide a positive impact and contribute to the growth of Penrith City.



Rosemarie Canales
Penrith City Architectural Supervisor
Architect Registered NSW #7769



COLOUR SCHEDULE

Subject: ALTERATIONS AND ADDITIONS
PAINT COLOUR SCHEDULE - EXTERIOR

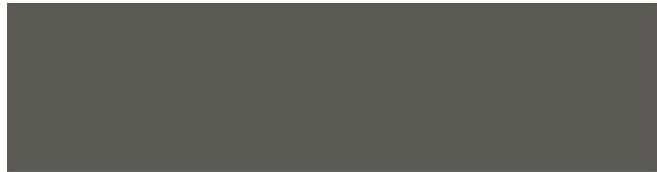
Project: Strauss Road Children Centre

Address: 23 Strauss Road, ST CLAIR

Date: 20 September 2019

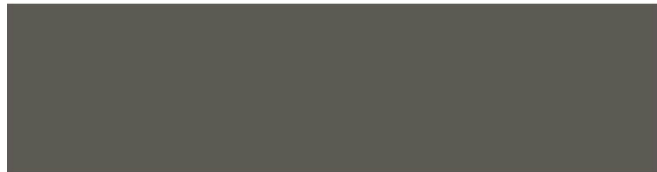
Rev: B

ROOF



Dulux Woodland Grey

GUTTERS /FASICA /BARGE BOARD WINDOW SURROUNDS/ PORCH POST / ENTRANCE GATE



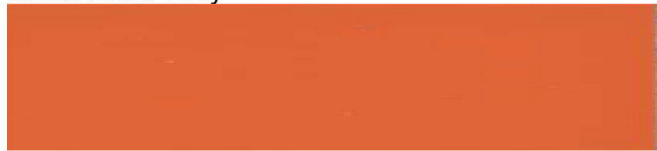
Dulux Woodland Grey

DOWNPIPES & WALL – SOUTH ELEVATION



Dulux Shale Grey

WALL – SOUTH ENTRANCE PORCH



Vitra GROUP – Soild colour palette (Fanta)

WALL – WEST ELEVATION



Vitra GROUP – Soild colour palette Grey Zone X036

EAVES SOFFIT



Dulux Surfmist