



**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.

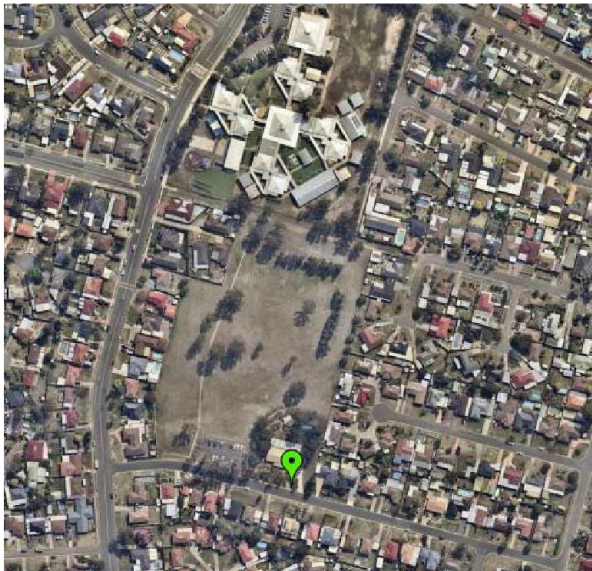


Figure 1:
Aerial – Subject site
Source: Near map 18 10 2018



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

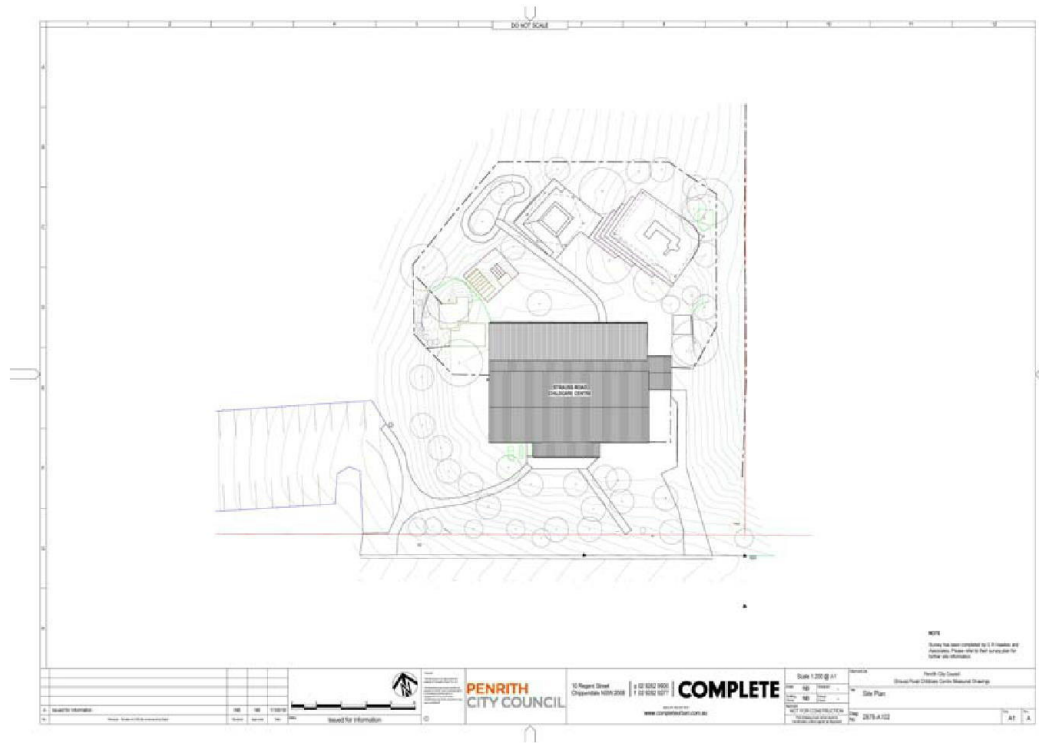


Figure 4:
Existing Site Survey – Subject site
Source: Complete Urban Pty Ltd

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.

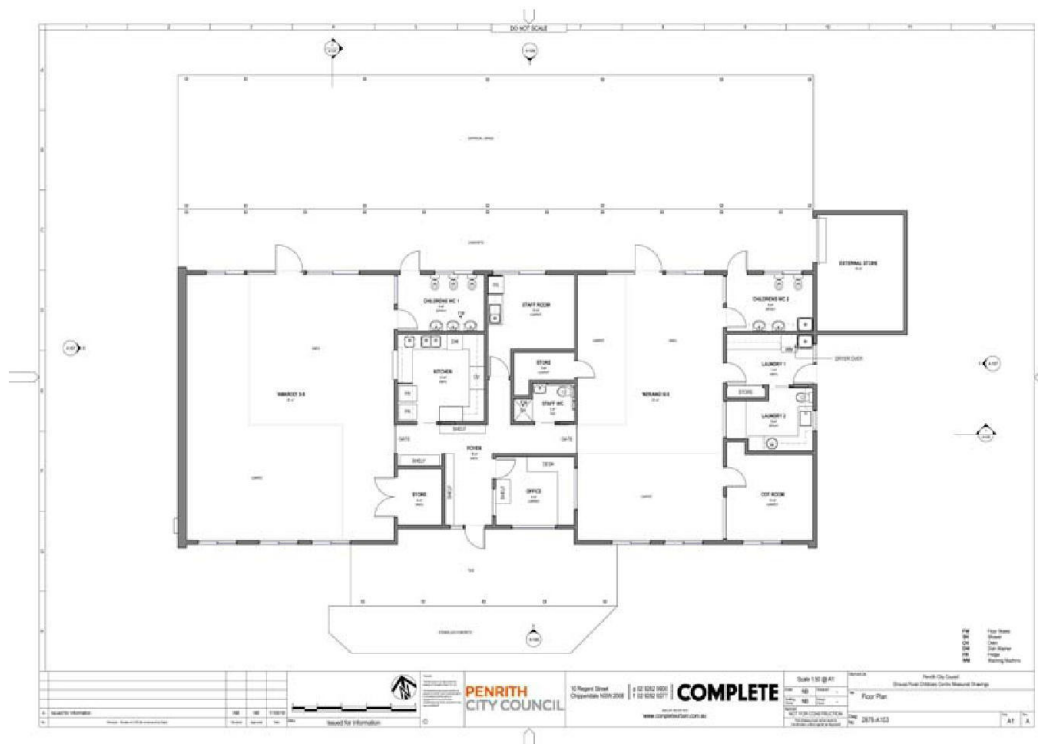


Figure 4:
Existing Floor plan – Subject site
Source: Complete Urban Pty Ltd

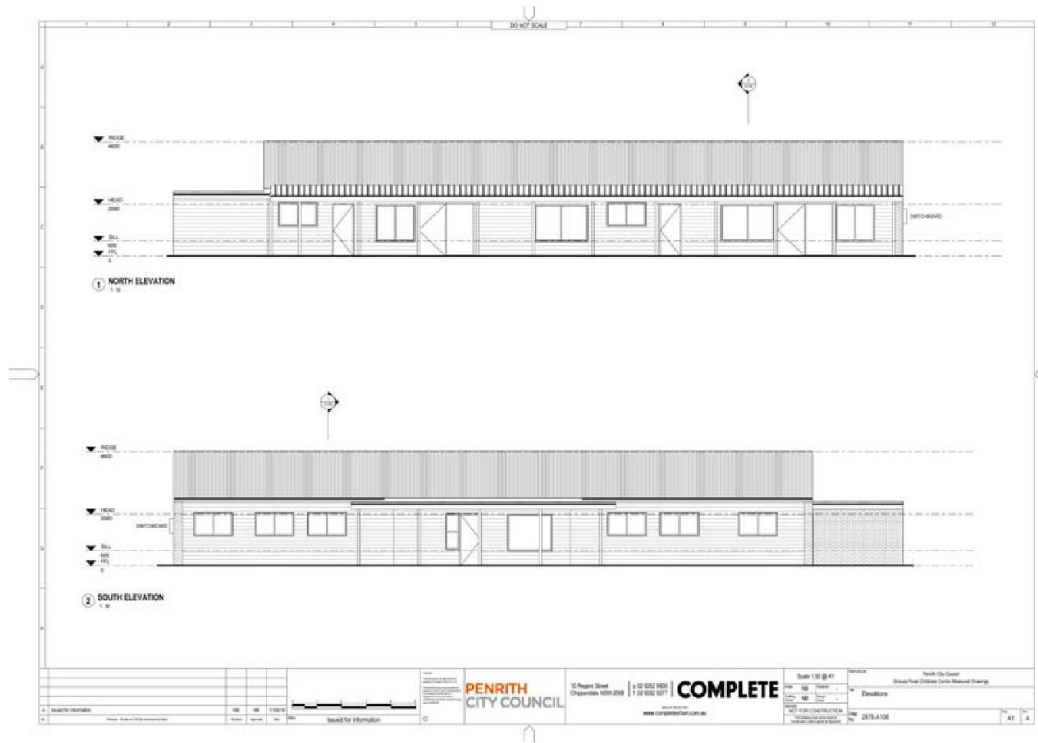


Figure 5:
Existing Elevations 01 – Subject site
Source: Complete Urban Pty Ltd

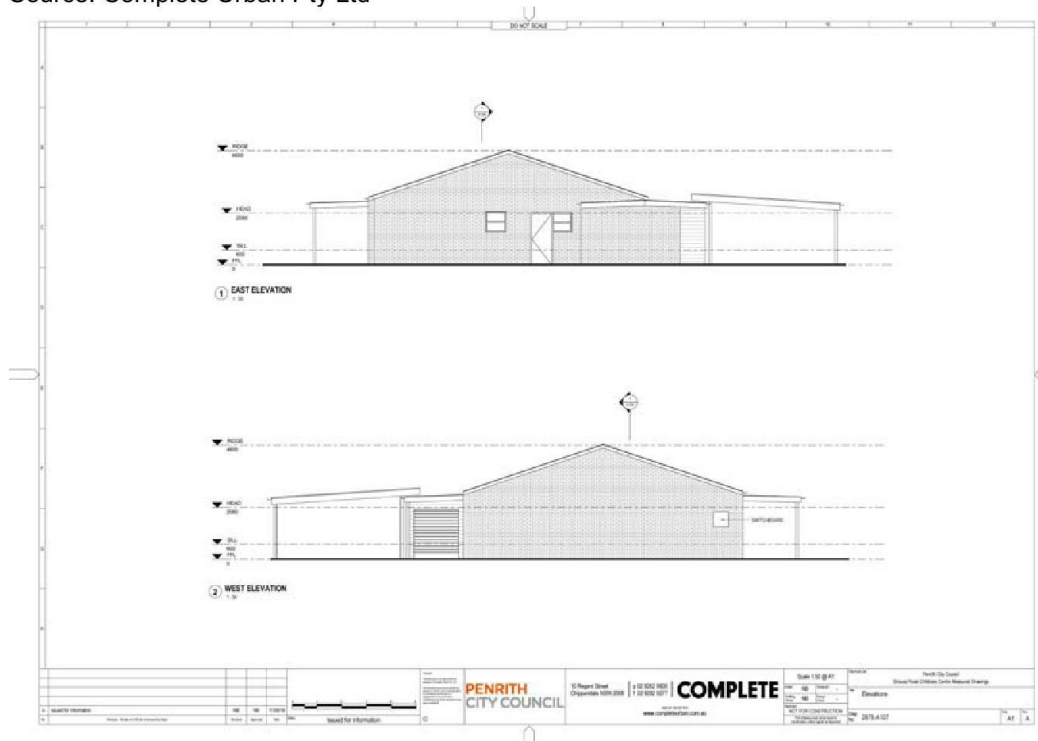


Figure 6:
Existing Elevations 02– Subject site
Source: Complete Urban Pty Ltd

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:

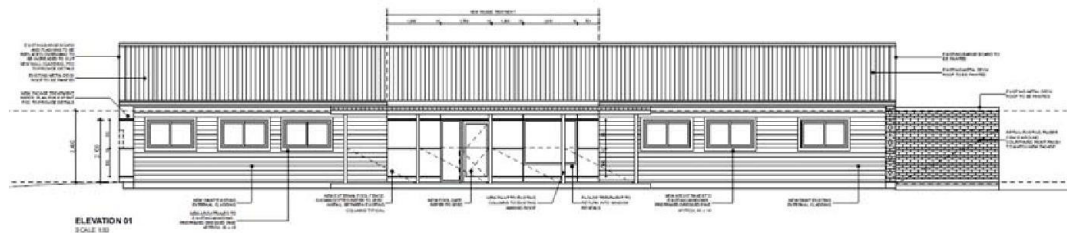


Figure 7:
Proposed Elevation -south
Source: Complete Urban Pty Ltd

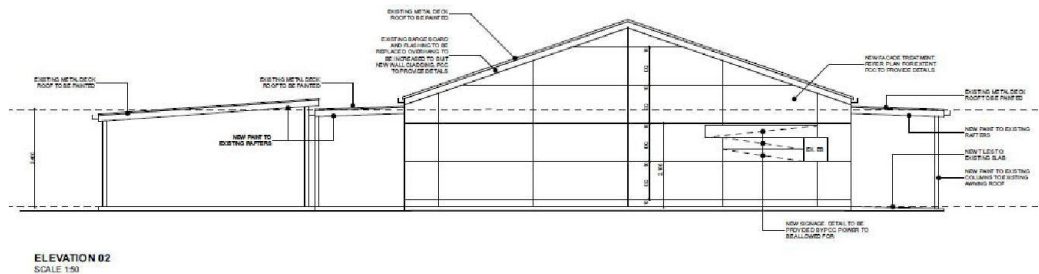


Figure 8:
Proposed Elevation - west
Source: Complete Urban Pty Ltd

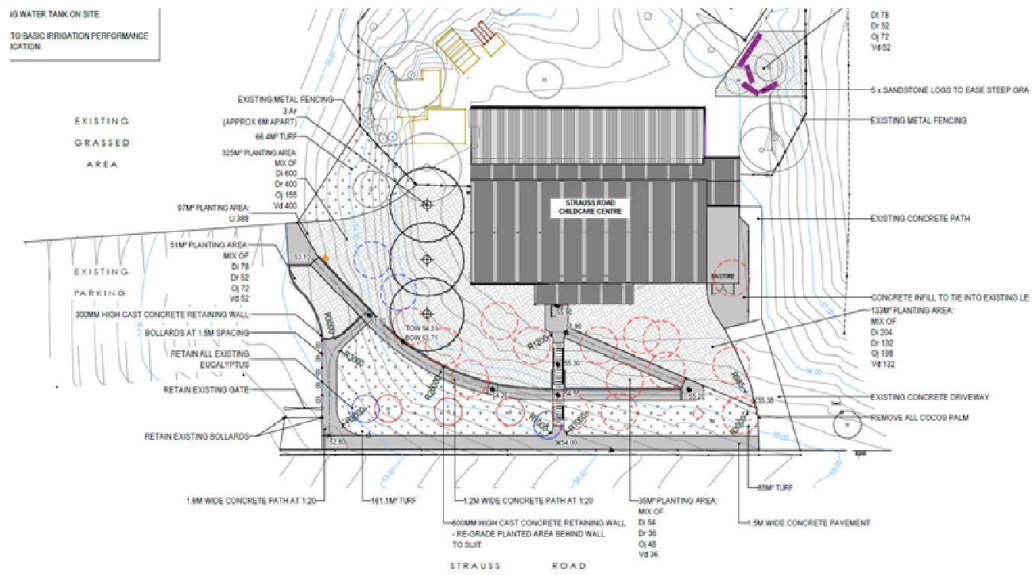


Figure 9:
Proposed Landscape plan
Source: Complete Urban Pty Ltd

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

		to the entrance and recladding to the façade.	
C.5	Vehicle Access, circulation and parking	No change to existing vehicular parking or access, with the exception of line marking to existing parking and signposting.	Y
C.6	Noise	No change to existing facility. No increase in child numbers.	Na
C.7	Shade	No change to existing.	Na
C.8	Landscaping	Changes to landscape, new walkway to entrance and street frontage.	
C.9	Private dwelling	Na	Na
C.10	Out of School Care	Na	Na
C.11	Lifting the Bar	The front garden will be renewed. Accessibility path of travel to be provided to and from the carpark.	Y
E	Key Precincts	Na	Na
F	Other relevant info	A compliance table has been prepared with regards to Educations and Care Services National Regulations	Y
F4.1	Plans and drawings	The architectural and landscape drawings for the works have been prepared by Complete Urban Pty Ltd	Y
F4.2	Statement of Environmental Effects	Prepared	Y
F4.3	Building sustainability	Na	Na
F4.4	Landscape	Landscaping incorporated around new 1:20 walkway.	Y
F4.5	Erosion Sediment Control	Retaining walls have been included in design to limit erosion sediment control	Na
F4.6	Stormwater Drainage	Na	Na
F4.7	Waste management	Na Waste management plan for construction provided No change to existing facility during operations.	Na
F4.8	Transport and Traffic Impact Assessment	No impact to parking, vehicular access or transport	Na
F4.9	Works to Trees	A number of existing palm trees will be removed and replace with new species as noted on landscape plan.	Na
F4.10	Bush Fire Assessment	Na	Na
F4.11	Flood Study	Na	Na
F4.12	Visual Impact	Signage - facade: The existing signage will be replaced with new branded signage, increase in size will only marginally increase visual impact. External façade The existing external faced will be partially reclad with non combustible cladding and new exterior colour palette. External structures: The existing ramp will be demolished and renewed with a complying	Y Y 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	<p>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.</p> <p>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.</p> <p>Interior work: No interior works.</p>	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	
Division 4	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	
	280	Qualifications for family day-care educators	Na	Na	
Subdivision 2	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