

# Statement of Environmental Effects

## Proposed Change of use of Existing residential building to 39-Place Centre-Based Childcare Facility

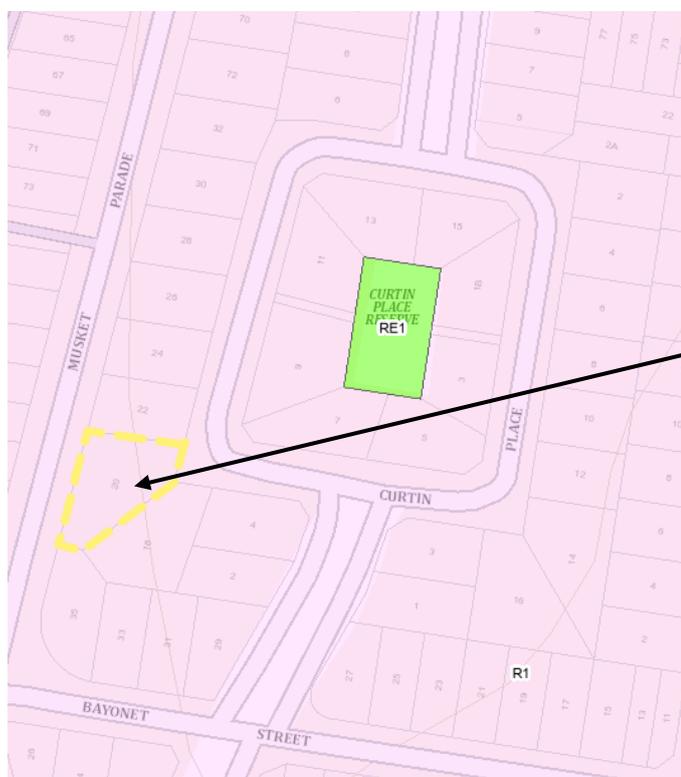
20 Curtin Place, Lithgow NSW

March 12<sup>th</sup>, 2025

**Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?**

- Coal Mines Subsidence Compensation Act 2017 **No**
- Fisheries Management Act 1994 **No**
- Heritage Act 1977 **No**
- Mining Act 1992 **No**
- National Parks and Wildlife Act 1974 **No**
- Petroleum (Onshore) Act 1991 **No**
- Protection of the Environment Operations Act 1997 **No**
- Roads Act 1993 **No**
- Rural Fires Act 1997 **No**
- Water Management Act 2000 **No**

**As per Council zoning map extract below, the development site is zoned R1 General Residential under the provisions of the Lithgow Local Environmental Plan**



*Proposed Centre-based Childcare centre  
at 20 Curtin Place, Lithgow NSW*

*Zone: R1, Lithgow Council*

*'Centre-Based Child Care Facilities'* are permissible with consent within the R1 General Residential zone. The current application is made pursuant to Part 3.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

## **SEPP Comment**

### **3.1 Aims of Policy**

The aims of this Policy are as follows:

(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and

(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impacts as exempt development), and,

(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivery and to minimise impacts on surrounding areas, and

(d) allowing for the efficient development,

redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and

(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and

(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services,

(g) ensuring that proponents of new developments or modified premises meet the applicable requirements

**The proposal will result in an addition of valuable child care places within Lithgow area.**

### **Potential Conflicts with Adjoining Land Users**

It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.

This is achieved through;

- Providing drive-in / drive-out, on-site carpark; to avoid the use of on-street parking and disruption to traffic on Curtin Place.
- 1.8m solid fencing to boundary of outdoor play area to minimise noise and visibility;- Standard colourbond colour as to retain residential aesthetics for neighbours
- Entire rear Boundary (west) Perimeter fence, enclosing the Centre's outdoor play environment, runs parallel to Musket Parade and not adjacent to any residential dwellings; minimising noise impact to surrounding residents.
- Hours of operation will be set to Weekdays, 7am – 6pm; there will be no noise omitted from the property outside of these hours – this is in line with Childcare Planning Guidelines (Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays)
- Property remaining a single-level building; no over-shadowing to neighbouring properties.

- No large business signage and the maintaining of the appearance of a residential property from Curtin Place to maintain a residential streetscape appearance.
- Educators knowing their role in calming and settling upset children; reducing the impact of noise produced from the property during business hours.
- Existing trees on North and South-East boundary fences to remain; no impact of foliage removal to neighbouring properties.
- Potted plants installed along veranda at the front. Small plants and neutral-coloured 900mm picket fence installed at the front to keep visual appeal to neighbouring properties.
- Simple and attractive residential-style letterbox install at the front of the property; minimising the impact of the business to neighbouring properties.

## 1. Introduction

This Statement of Environmental Effects (SEE) is submitted in support of a Development Application (DA) for the change of use of an Existing residential building to a 39-place Centre-Based Childcare Facility at 20 Curtin Place, Lithgow. The proposal has been designed in accordance with the Lithgow Council Development Control Plan (DCP) and relevant statutory requirements. This SEE outlines the environmental, social, and economic impacts of the development and demonstrates compliance with planning policies.

### 1.1 Operation

The proposed Centre-based Childcare facility will be operated by the property owners, Monique Wilson and Denise Read. Denise Read is an authorised Approved Provider and Justice of the Peace; Monique Wilson is a University Qualified Early Childhood Teacher and Multi-Award winning Educational Leader. Monique and Denise have owned and operated a successful 42 place Centre-based Childcare facility in NSW since 2017. That facility is rated by the Department of Education as Exceeding the National Quality Standards for the delivery of Early Childhood Education and Care. It operates under the approval of Penrith City Council with no complains or breaches recorded in its entirety if operation. The proposed facility at 20 Curtin Place Lithgow will operate under the same Provider Approval Number and replicate the current successful Operational Plan of Management, employing local Lithgow residents and enrolling local Lithgow families that need high quality Early Education and Care for their children. Risk Assessments, Risk minimisation, Policies and Procedures will be created in line with Regulatory Authorities before applying for Service Approval from the Department of Education.

The proposed facility will have 2 Indoor Plays rooms

1 room x 10 children aged 2 – 3 years (2 educators)

1 room x 29 children aged 3 – 5 years (3 educators)

This includes 1 x full time Director (Early Childhood Teacher)

Total 5 staff per day

## 2. Site Description

- **Location:** 20 Curtin Place, Lithgow, NSW
- **Lot and DP:** Lot 1 DP 568331

- **Zoning:** R1 General Residential
- **Site Area:** 1328 sqm
- **Current Use:** Residential
- **Surrounding Land Uses:** Residential

### 3. Proposal Overview

The proposal seeks consent for the operation of a 39-place Centre-Based Childcare Facility, using the existing building and property which consists of;

- Indoor play areas that accommodate a maximum of 39 children at one time
- staff facilities; bathroom, staff room and kitchen
- Outdoor play space with 2 shade structures, sandpit, play equipment
- On-site car parking to standards, marked on the existing driveway; 5 car spaces including 1 Disabled space for families and 3 x off-street staff parking
- Landscaping and fencing in accordance with safety standards;
- Operating hours from 7am – 6pm, Monday to Friday. Minimum 50 weeks per year and closed public holidays

### 4. Compliance with Planning Controls

#### 4.1 Lithgow Local Environmental Plan (LEP)

- The proposed childcare facility is permissible with consent under the relevant zoning.
- The proposal meets the objectives of the zone by providing an essential community service.
- No heritage constraints or biodiversity concerns impact the development as identified by council.

#### 4.2 Lithgow Council Development Control Plan (DCP)

- **Parking & Traffic:** Off-street parking for families provided in accordance with the DCP's requirements for childcare centres. 1 space : 10 children.
- **Staff parking :** 3 marked off-street parking spaces are provided for the staff as per the DCP 1 space :2 staff.
- **Noise & Acoustic Considerations:** Acoustic treatments will be implemented to mitigate potential noise impacts on surrounding properties. This includes a routine for the childcare centre where by the children are split into groups to be taken outside for play equating to not all 39 children are outside playing at one time. Additionally, Educators will be trained to calm children / take them inside if they are crying loudly. All windows at the side and front of the building can be closed to minimise the noise omitted to neighbouring properties and the street.

- **Landscaping & Open Space:** Outdoor play areas will be provided with appropriate landscaping and comply with safety requirements. Landscaping on the property is marked on the accompanying plans.
- **Fire Safety and Emergency Management:** A fire-safety contracting company (Lithgow Fire and Safety) will perform the initial and the ongoing annual fire compliance checks that will be submitted to council. As per the plans, 2 x emergency exit routes are provided – with associated off-street Emergency Assembly area

## 5. Environmental Impacts

### 5.1 Traffic & Parking

Curtin Place is a dual direction roadway with access available by either Methven St or Bayonet St (via Enfield Aves). Cars are not required to stop or U-Turn on Curtin place at any time; cars will enter and exit 20 Curtin place always in a forward direction.

### 5.2 Noise & Amenity

- Operating hours to remain at 7.00am – 6.00pm, Monday to Friday only, as not to impact surrounding properties.
- Operating hours are consistent with surrounding land uses to avoid disruption.

### 5.3 Waste Management

- Waste storage – as marked on plan, a dedicated bin storage area in the carpark – Recycling and landfill waste.
- Collection processes – weekly by contracted Waste company (JR Richards & Sons Lithgow) to ensure minimal environmental impact. No council bin collection service will be required.

### 5.4 Stormwater & Drainage

- No additional water run-off will be produced by the Childcare centre. Stormwater will continue to drain to the existing street stormwater. Existing Stormwater Plan is provided
- Any additional storm water that can be collected from rainfall to the roof of the building will be directed to and collected into a 3000L Stormwater catchment tank and used to water the garden at the centre; this will reduce the current stormwater produced by the property to Curtin Place.

### 5.5 Social & Economic Benefits

- The childcare centre will provide high-quality early childhood education and care.
- It will create local employment opportunities including traineeships.
- The facility will enhance the liability of the area by supporting families and working parents.
- Educators at the facility at Mandatory Reporters and will monitor all children; reporting child protection and potential abuse concerns.

- The facility will provide Education and Care under the Priority of Access Guidelines - under Family Assistance Law
- The facility will be approved to apply Child Care Subsidy
- The facility will apply to be a Cancer Council Sun Safe Centre
- The facility will focus on Inclusion and make connections with community resources to support families living with disability and access barriers.
- The facility will run a School-Readiness (Pre-school) program for all enrolled children who will attend Kindergarten the following year
- The facility will make positive Community Connections, including working closely with local Public Schools to ensure successful transition for enrolled children to Primary school
- The facility will apply for the NSW Government Fee Relief 'Start Strong Program' to provide additional financial support to local families needing pre-school education
- The facility will initiate an Early Literacy Program to ensure enrolled children have access to and engagement with reading, writing and the Lithgow Council Library

## **6. Crime Risk Assessment**

To minimise risk of crime the following is proposed:

- Back to Base Security Alarms on exterior windows and Doors
- 1.8m fencing to rear and sides of property boundary
- CCTV installed to monitor perimeter of the building
- Locks to all windows and doors
- All sensitive child information locked in cabinets overnight
- No cash accepted on premises (as per Education Dept policy.)
- All financial information held online only, and password protected

## **7. Sustainability Measures to be implemented**

- Low Energy consumption rated appliances
- Use of natural light and ventilation to lower electricity usage
- Existing solar panel to be used
- Recycling children's water bottles back into the gardens

## **8. Proposed work to be completed**

As the nature of this Application is a Change of Use, it is acceptable that there is no plan for any construction work to be completed.

The proposed application will require the installation of the access ramp to the entry of the building which is shown on the Site plans. The Proposed outdoor play area does not require construction – there will be synthetic grass, a sand pit and an age-appropriate play structure will be installed by Playscapes Pty Ltd. No earthworks / construction work is required for this installation.

## **9. Conclusion**

The proposed 39-place Centre-Based Childcare Facility at 20 Curtin Place, Lithgow, is consistent with Lithgow Council's LEP, DCP & the SEPP (2021). It has been designed to minimize environmental impacts while providing an essential service to the local community. Given the merits of the proposal, we seek Council's approval for this development application.

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**Prepared by:** Monque Wilson

**Date:** 12/3/2025