

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	28 April 2021 10.00am to 10.34am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSCC-220 - SPP-21-00001 – Blacktown - 54 Westminster Street, Schofields – Childcare Centre - Construction of a 120 place 2 Storey Childcare Centre with basement parking and demolish existing structures.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Noni Ruker - Acting Chair Ken McBryde Kathie Collins Chris Quilkey
<b>APOLOGIES</b>	Abigail Goldberg and Gabrielle Morrish
<b>DECLARATIONS OF INTEREST</b>	David Ryan advised that this as an indirect conflict for him. Although not involved with this application, his company has several ongoing projects with the applicant.

**OTHER ATTENDEES**

<b>COUNCIL STAFF</b>	Judith Portelli Kelly Coyne
<b>OTHER</b>	Suzie Jattan – Planning Panel Secretariat

**KEY ISSUES DISCUSSED:**

- Requirements to provide a fire evacuation plan.
- Requirements under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the Child Care Planning Guidelines.
- There is concern that 120 students are over and above that able to be accommodated on the site.
- The DCP does not allow student facilities to be located on the 2<sup>nd</sup> storey of the building.
- Requirements to addressing site and urban context.
- Requirements to provide adequate amount, location and configuration of open space per student.
- Ensuring adequate daylighting to rooms is also required.
- Concerns regarding years 0-3 on the second level of the building, without direct access to outdoor spaces and concerns regarding the current layout indicating 0-3 and 3-5 will have to share the same outdoor spaces.

- The internal circulation system needs refinement to ensure there is generous space to meet the circulation needs of students, carers, parents and servicing. Clarifying view lines particularly through the centre of the building to outdoor spaces to the rear and increasing the width of hallways can provide a central communal spine to the building.
- The panel notes the building has only one standard sized lift to provide direct access vertically from the basement to level 2. With 120 students, staff, parents, visitors and strollers it is envisaged that a much larger lift, plus a generously sized stair will be required as the main circulation system. A central stair would greatly improve circulation, create a sense of generosity and bring daylight into the centre of the building.
- Privacy and noise for outdoor spaces is to be addressed.
- The panel notes pedestrian safety concerns resulting from on-grade parking and pedestrian movements being located together. Vehicles reversing in and out of carpark and making three-point turns is an unacceptable level of safety for children and pedestrians. Vehicular and pedestrian movement patterns must be clearly differentiated.
- A clearly delineated pedestrian entry from the street to the building is to be provided, that includes generous landscaping.
- The facility's presentation to the street and street setback entry is currently given over to carparking and is dominated by bitumen. Alternative more appealing & engaging landscape paving finishes, typical of high-quality shared zones should be developed.
- Panel notes that there is limited architectural acknowledgement of the building as a childcare centre (decorative aluminium coloured batons), it lacks architectural delight, and offers no encouragement to engage in curiosity or learning opportunities for those visiting.
- The panel requires streetscape elevations, thought given to the proposal in the context of the street and relationship to neighbouring buildings.