



# Steven Murray Architect

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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **REVISION NO.3: 8-2-23**

**PROPOSED PRESCHOOL CENTRE AT LOTS 17 & 18, SECTION 9, DP 759003, CORNER YORK AND KING STREETS, TUMBARUMBA NSW**

## **1 PROPOSED DEVELOPMENT**

### **Overview**

#### Existing Conditions:

The site is located on the corner of King and York Streets, having a total area to lots 17 and 18 of approximately 4,049 square metres. Council records reveal that storm water and sewer infrastructures are located within the site, including an open storm water swale drain that gravity falls through the site from east to west. The site is vacant with mature trees and shrubs located to the perimeter areas to all boundaries. The existing site conditions including general fall of the land are shown on the submitted drawings.

Proposed development: shall be for the construction of a new single storey building for the purpose of a preschool facility, a storage shed, playground areas, landscaped areas and on site vehicular parking for staff and the general public. All details are shown on the submitted drawings.

#### **Operational Use - Rev.3**

The operational use of the proposed development shall be for a preschool facility for 40 children. However, each playroom space has been sized for a future total of 25 children each, giving a grand total of 50 children for the facility. Currently it is anticipated that 40 children (20 per each playroom) will cater for current demand.

## **2 APPLICABLE DEVELOPMENT STANDARDS**

The Tumbarumba Local Environmental Plan 2010 (TLEP 2010) and the Snowy Valleys Development Control Plan 2019 (DCP 2019) are relevant to the site for the proposed development.

The introductory details of TLEP 2010 are as follows: -

### **1.1 Name of Plan**

*This Plan is [Tumbarumba Local Environmental Plan 2010](#).*

#### **1.1AA Commencement**

*This Plan commences on the day on which it is published on the NSW legislation website.*

### **1.2 Aims of Plan**

*(1) This Plan aims to make local environmental planning provisions for land in Tumbarumba in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*

*(2) The particular aims of this Plan are as follows—*

*(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*

*(a) to develop local planning controls that manage human settlement, rural activities and the natural environment in a manner that contributes to the unique quality of Tumbarumba,*

*(b) to encourage development that supports the long term economic viability of the local community,*

*(c) to ensure development is undertaken in a manner that mitigates impacts on the natural environment,*

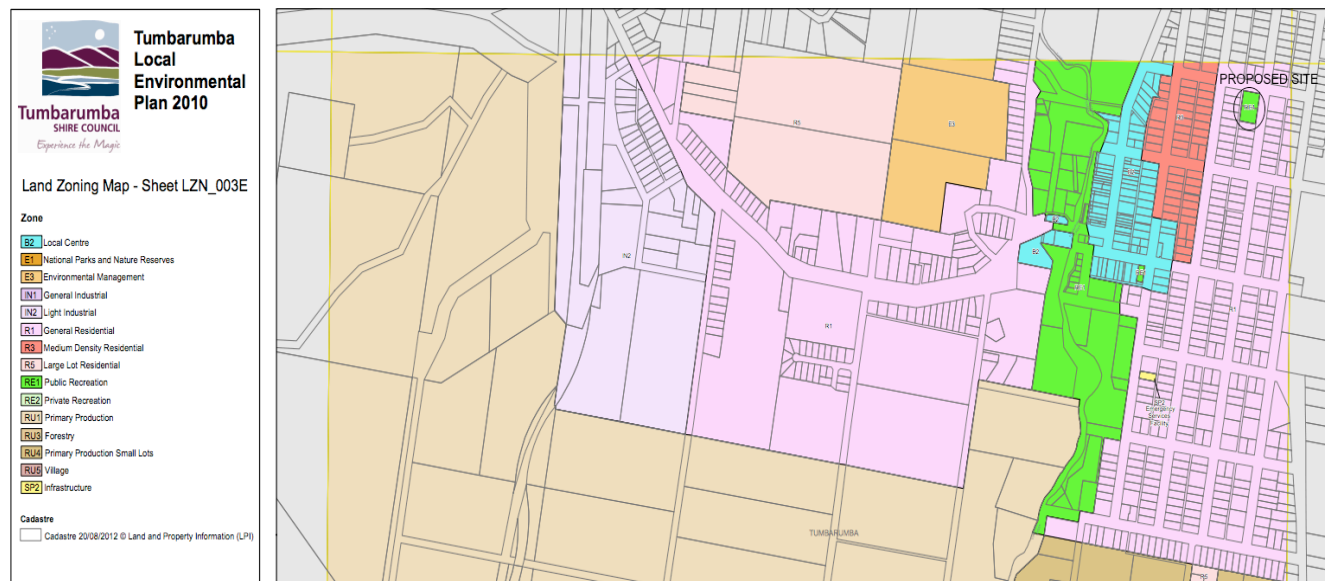
*(d) to encourage development that promotes positive social outcomes for the local community.*

#### **1.3 Land to which Plan applies**

*This Plan applies to the land identified on the [Land Application Map](#).*

### **3 SITE SUITABILITY AND DEVELOPMENT DETAILS**

The site is located within Zone RE1 Public Recreation of the TLEP 2010 Land Zoning Map, where circled:



The matters relating to the zone are as follows: -

#### ***Zone RE1 Public Recreation***

##### ***1 Objectives of zone***

- *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.*

##### ***2 Permitted without consent***

*Nil*

##### ***3 Permitted with consent***

*Advertising structures; Air transport facilities; Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Helipads; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Sewerage systems; Water supply systems*

##### ***4 Prohibited***

*Any development not specified in item 2 or 3*

The proposed development meets the objectives of the zone and is considered permissible with consent under 'Community Facilities'.

DCP 2019 issues are as follows: -

Application: The DCP applies to the whole of the Snowy Valleys Local Government Area. It is noted in the 'Application of the Development Control Plan (DCP)' that... *'In the event of a conflict between this DCP and Council's Local Environmental Plans the relevant Local Environmental Plans prevail'*.

Objectives:

**The overall objectives of the Snowy Valleys Development Control Plan 2019 are to:**

- achieve the aims and standards in Council's Local Environmental Plan by providing more detailed controls for development;
- outline Council policies, standards and identify the preferred future direction for development design within the Snowy Valleys Council area; and
- assist with the preparation of development proposals by providing proponents a guide to the community's expectation for development

General Principles for Developments are as follows: -

- **Consider the character of the neighbourhood** - When designing your development, take into account where appropriate the style and character of the neighbourhood including landscaping, building setbacks, materials and roof forms.
- **Maintain the quality of the streetscape** - Attractive streetscapes, comprising trees, gardens, building facades (i.e. the exterior of the building), fences and walls need to be maintained and where possible enhanced.
- **Use the site's attributes to your advantage** - Take advantage of the attributes of the site; use its slope, its orientation, its established visual or landscape quality to enhance the development.
- **Ensure appropriate building height, bulk and form** - The scale and form of new buildings should be in keeping with the predominant surrounding buildings. Roof forms and building heights should match those of neighbouring buildings. Minimise building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours.
- **Protect Heritage** - Protect existing heritage buildings, streetscapes or the curtilage of heritage buildings. Use related building forms, matching materials and window and door proportions to complement existing heritage buildings. Keep any new building as far as possible from any heritage gardens. New work should not dominate the streetscape.
- **Ensure landscape qualities are retained** - Retain established trees and vegetation where possible. Limit the extent of hard paving, car parking and driveways to prevent increased stormwater run-off.
- **Provide for good solar access** - Provide for good solar access in all new developments and avoid overshadowing of neighbours.
- **Maximise views, however respect privacy** - Maintain views and privacy as well as to those of your neighbours. Use screens, planting and walls, to maintain visual privacy to neighbours and to reduce noise.
- **Safer by Design** – focus on the planning and design of developments to provide safety and security to the wider community. This is achieved by creating environmental and social conditions that aim to create the perception or reality of capable guardianship within the built environment.

The above matters are addressed in the following documentation.

#### **4 DESIGN**

##### **Development proposal**

It is intended that the whole of the site be utilised for the proposed development. Included in the proposal shall be an area set aside for 'community' gardens and additional landscaping where shown on the submitted drawings.

##### **Setbacks**

The building works are to be located within the existing boundaries of the allotments. The set back dimensions are considered to be generous and are shown on the submitted drawings – proposed site plan.

##### **Design, context and setting**

###### Preschool building design:

The building appearance shall be of a 'domestic' contemporary nature, in keeping with the general surrounding residential design character of the neighbourhood. The scale of the building has been kept as 'low-key' with pitched roofs at lower pitches in order to reduce the overall visual bulk. The location of the buildings and pavement works have been positioned to retain most of the existing perimeter trees and plantings to the site, which further reduces the visual impact of the building from the surrounding streets. The building design shall incorporate 'passive' solar design principles (use of winter sunlight into the two children's play areas with north facing windows and protection from summer sun using verandahs and generous roof overhangs). 3-D renders of the proposed building from the northeast and southeast corners are included on the submitted drawings to highlight the building design and the likely material finishes and colours.



Likely material finishes' are as follows: -

- Roofing – 'Colorbond' finish 'Windspray' corrugated profile metal;
- Fascias, gutters and steel posts – 'Colorbond' finish 'Shale Grey';
- External walls – Combined timber 'natural colour boarding and 'off-white' colour finish compressed fibre cement cladding;
- Windows and doors – 'Colorbond' finish 'Monument' to all aluminium frames including hinged glass door panels;

Photovoltaic roof panels shall be located to the northern, and western side of roofs.

Storage Shed - Revision1: 21-11-22:

A low pitched gable ended roofed shed shall be located to the western side of the preschool building for the storage of files, general storage and site activity equipment. The shed height shall be lower than the adjoining preschool building. Walls and roof areas shall be of 'Colorbond' 'Pale Eucalypt' colour finish metal profile, which will 'blend' in with the surrounding trees and plants.

Rainwater storage tanks - Revision1: 21-11-22:

Two rainwater storage tanks shall be located to the southern end of the proposed shed, 'Colorbond' 'Pale Eucalypt' colour finish, to blend in with the shed and screened by plants.

Summary:

The buildings have been designed to comply with the 'General Principles for Development' as set out within DCP 2019.

Site fencing - Revision1: 21-11-22: In order to maintain security within the site, fencing is required to the boundaries.

Picket style fencing, 1.8 metres high, black colour finish, shall be located to the east, north and part west perimeter boundaries to the site where shown on the submitted site plan drawing. The below photo is indicative of the fence style and colour.



A 'Colorbond' solid screen fence with gates, 1.8 metres high shall be located to part of the western side boundary, where shown on the submitted site plan drawing. The fence shall be 'Colorbond' finish 'Pale Eucalypt', to match the existing fence to the southern boundary.

Access to and egress from the site for vehicular and pedestrian use shall be through hinged gates, of the same style of the adjoining fences.

Site landscaping Revision 3: 8-2-23

The 'General Principles for Development' as set out within DCP 2019 shall be adhered to. Cut and fill to modify existing levels are shown on the revised elevation drawings as submitted to the Portal.

Existing trees and shrubs that are considered 'high' value shall be kept, however the removal some trees, shrubs and tree stumps are to be removed as proposed by the landscape designer for the reasons noted on their 'Site Analysis' drawing as submitted to the Portal. A revised proposed landscape plan is also provided and submitted to the Portal that includes additional plantings to the revised car parking area. Other landscape areas include: entrance gardens; recycled mulching to the western side of the building; a community garden area to the eastern side of the side of the building; and a playground area to the northern side of the building for the preschool. The proposed landscape plan shall enhance the streetscape.

The site levels shall be modified to alleviate water logging to the existing swale drain, located to the northern end of the site. This matter is further addressed hereafter under Item 14 – 'Storm water Drainage'.

## **5 HERITAGE**

The site is not within a heritage conservation area.

## **6 PRESENT AND PREVIOUS ISSUES**

There are no issues that would prohibit or restrict the proposed development.

## **7 OPERATIONAL DETAILS**

The hours of operation shall be within the hours 8am – 5pm, Monday – Friday inclusive, although children drop-off would most likely be at a later time and pick-up at an earlier time.

The anticipated staff numbers shall be four (4) persons.

## **8 VEHICULAR AND PEDESTRIAN ACCESS, PARKING AND LOADING** Revision 3: 8-2-23

### **Vehicular access and egress**

Passenger and small delivery vehicles shall access the site in a forward direction of travel via a new concrete crossover from King Street and exit the site via a new concrete crossover onto Church Lane. The one-way traffic movement pattern and ninety degree parking is considered to be the safest method for child drop off since all pedestrian movement after disembarking shall be forward of parked vehicles.

### **Vehicular on site parking and pedestrian access to the preschool centre**

On site vehicle parking has been provided in accordance with the relevant Standards and DCP 19 for 'Child Care Centres' at a rate of one (1) space per four (4) children 'in attendance' plus 'sufficient parking for staff'. Based upon forty (40) children in attendance plus four (4) staff, a total of fourteen (14) on site vehicle parking spaces shall be provided. One (1) space shall be allocated for 'accessible' users and one (1) space for pram disembarkment. Both will share the 'disembarkment' zone.

Staff parking shall be allocated to the parallel parking bays where shown including informal areas.

Pedestrian access to the entrance of the preschool from the car park shall be via a concrete finish pathway fronting the vehicle spaces where shown, at a slope suitable for 'able' and 'Accessible' persons.

Maneuvering patterns from the driveway into the ninety-degree parking spaces shall be in a forward direction, then by back out and then in a forward direction to the Church Lane exit. Parallel spaces shall be accessed and exited in a forward direction. All 'formal' parking and driveway areas shall be concrete sealed finish where shown, with appropriate line marking in accordance with Australian Standards.

'Informal' parking areas shall be finished as noted on the submitted proposed landscape plan.

### **Loading and unloading**

Access into the site shall be available for occasional deliveries if a vacant parking space permits. Most deliveries would be made using small vans or the like outside of normal preschool operational hours.

### **Road reserve pedestrian access**

In addition to pedestrian access via vehicular parking, a footpath shall be included alongside the proposed driveway for pedestrian access to the building, as some children may be 'walked' to the centre.

All of the above details are shown on the submitted drawings.

## **9 FLOOR LEVEL**

The proposed floor level shall be approximately 450mm above the existing ground level at the highest point to allow for drainage of storm water from and around the building.

## **10 PRIVACY, VIEWS AND OVERSHADOWING FROM THE CENTRE**

There will be no impact on the adjacent properties with respect to the above due to the generous boundary setback distances in addition to having roads located on three (3) sides of the site. The building to the southern boundary is well set back due to the location of the car park.

## **11 AIR AND NOISE**

**Air:** There will be no sources of air pollution emanating from the development.

**Noise:** Due to the generous setbacks of the centre and the playgrounds as mentioned above, noise emanating from child activities shall be mitigated by distance to 'acceptable' levels.

## **12 PROVISION OF UTILITY SERVICES**

Utility services such as water, sewer, telephone and electrical services appear to be currently available to the site and it is anticipated that they can cater for the demand required by this development.

## **13 NCC-BCA PROVISIONS AND ENERGY EFFICIENCY**

Compliance with NCC-BCA will be fully addressed at Construction Certificate application stage for a building of 'Type C' construction including 'Section J' provisions. Details shall be provided with a Construction Certificate application.

## **14 STORM WATER DRAINAGE Revision 3: 8 -2-23**

Stormwater from the buildings shall be piped into the existing stormwater drainage line located within the southern boundary of the site. On site detention of rainwater runoff from the building and car park civil works areas has been calculated in accordance with BOYDS OSD, which shall be shown on the 'for Construction' documentation by the civil engineer. This will be achieved by connection of downpipes into two (2) x 5000-litre capacity 'Colorbond' finish 'Pale Eucalypt' rainwater storage tanks located to the southern side of the proposed shed. It is understood that Council shall construct a new interconnecting stormwater drain along York Street reserve and Church Lane reserve to replace the existing open swale drain located within the northern end the site.

## **15 HEALTH ISSUES, HAZARDOUS MATERIALS AND TRADE WASTE**

**Health and Hazardous Materials:** It is anticipated that health issues and/or use hazardous materials shall be managed with appropriate controls in place.

### **Trade waste**

**Sewer and soil waste:** generated from toilet, laundry and kitchen facilities shall be directed into existing sewer drains. A grease interceptor trap shall be installed for Kitchen wastes.

**'Domestic' type waste:** organic, and recyclable items (paper, glass, plastics) shall be removed by Council street side services. A third party provider, if required, shall remove larger waste items.

### **Environmental effects during construction**

Anticipated environmental effects during the course of construction are as follows: -

- Noise: shall be controlled via restriction of the hours during which power tools will be used. This will be 7:30am until 4pm Monday to Saturday or otherwise in accordance with the conditions of the development consent.
- Dust: shall be controlled where required by wetting down of the site and avoidance of vehicular movement over dusty areas.
- Erosion control and Sediment runoff: where required a sediment fence will be installed.
- Construction Waste: a dedicated waste disposal point will be installed and maintained during the course of construction. All waste will be regularly removed and disposed at the Council's landfill.

## **16 NSW CHILD CARE PLANNING GUIDELINES 2017 - DESIGN CRITERIA**

Design criteria for the proposed development has also been addressed by compliance with the NSW Child Care Planning Guidelines 2017 as follows: -

### **Planning objectives**

*The planning objectives of this Guideline are to:*

- *promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations;*
- *ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses;*
- *minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment*

### **Internal Physical Environment**

Overview: Part 4 of the Guidelines states:

*'The physical environment of a child care facility must be safe, suitable and provide a rich and diverse range of experiences that promote children's learning and development.'*

#### **Part 4.1 - Indoors space requirements**

- *'Every child being educated and cared for within a facility must have a minimum of 3.25m<sup>2</sup> of unencumbered indoor space'... and... 'the design of these spaces should consider the safe supervision of children'.*
- *Storage Requirements: .. 'a minimum of 0.3 m<sup>3</sup> per child of external storage space'.. and... 'a minimum of 0.2 m<sup>3</sup> of internal storage space'*

#### **Part 4.2 - Laundry and hygiene facilities requirements**

- *'There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children'... and ...'On site laundry facilities should contain:*
  - *a washer or washers capable of dealing with the heavy requirements of the facility;*
  - *a dryer;*
  - *laundry sinks;*
  - *adequate storage for soiled items prior to cleaning';*

#### **Part 4.3 - Toilet and hygiene facilities**

- *'Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include:*
  - *junior toilet pans, low level sinks and hand drying facilities for children;*

- a sink and handwashing facilities in all bathrooms for adults
- direct access from both activity rooms and outdoor play areas
- windows into bathrooms and cubicles without doors to allow supervision by staff
- external windows in locations that prevent observation from neighbouring properties or from side boundaries

Part 4.4 - Ventilation and natural light

- 'Good ventilation can be achieved through a mixture of natural cross ventilation and air conditioning'.
- Natural light can be achieved by providing windows facing different orientations, using skylights as appropriate and ceiling heights proportional to the room size'

Part 4.5 - Administrative space

- 'A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.'
- Administrative spaces should be designed to ensure equitable use by parents and children at the facility. A reception desk may be designed to have a portion of it at a lower level for children or people in a wheel chair.

Part 4.6 - Nappy change facilities

- 'Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.  
Design considerations could include:
  - properly constructed nappy changing bench or benches
  - a bench type baby bath within one metre from the nappy change bench
  - provision of hand cleansing facilities for adults in the immediate vicinity of the nappy change area
  - a space to store steps
  - positioning to enable supervision of the activity and play areas.'

Part 4.7 - Premises designed to facilitate supervision

- 'A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.
- Design considerations should include:
  - solid walls in children's toilet cubicles (but no doors) to provide dignity whilst enabling supervision;
  - locating windows into bathrooms or nappy change areas away from view of visitors to the facility, the public or neighbouring properties;
  - avoiding room layouts with hidden corners where supervision is poor, or multi room activity rooms for single groups of children;
  - avoiding multi-level rooms which compromise, or require additional staffing, to ensure proper supervision.'

Part 4.8 - Emergency and evacuation procedures

- 'Facility design and features should provide for the safe and managed evacuation of children and staff from the facility in the event of a fire or other emergency.'

**External physical environment**

Part 4.9 - Outdoors space requirements

- 'An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m<sup>2</sup> of unencumbered outdoor space.'

Part 4.10 – Natural environment, Part 4.11 - Shade, Part 4.12 - Fencing

The above matters have been addressed on the submitted drawings.

Part 4.13 - Soil assessment

To the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.

**17 Summary**

The proposed development is considered to be permissible with Council's consent and satisfies the objectives of the LEP 2010, DCP 19 and the Child Care Planning Guidelines 2017.



Steven Murray  
Architect