

Statement of Environmental Effects

Applicant: Tumut Community Preschool Co-op Ltd

Project: Proposed Alterations and Additions to Tumut Community Preschool

Address: 50 Howick Street, Tumut NSW 2720

Property Title: Lot 1 DP828879

Issue: A – Issued for DA

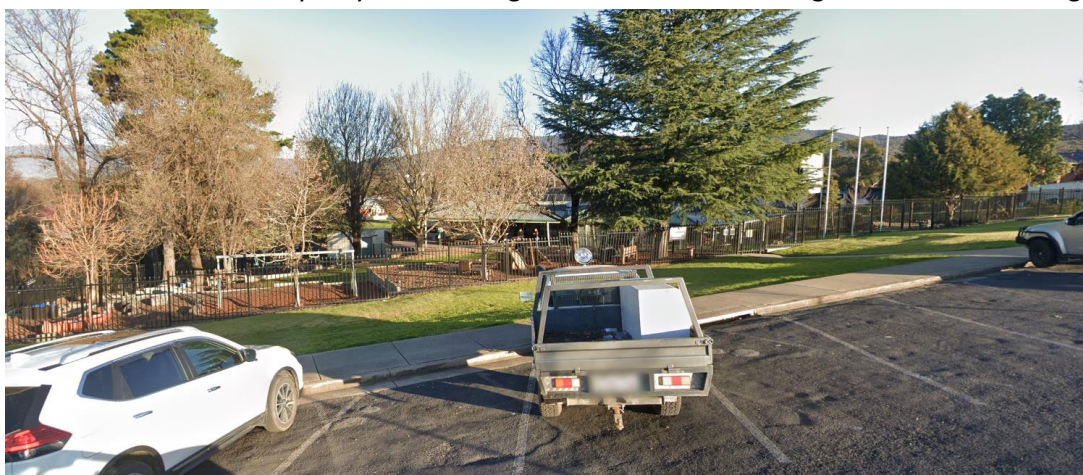


1 DESCRIPTION OF DEVELOPMENT

- Tumut Community Preschool was first established in 1960 with operations from this site and building since 1965. The original building has been extended several times over the years. The school currently caters for 59 children. The preschool is located on the corner of Howick Street and Simpson Street, Tumut. The preschool is surrounded on 3 sides by recreational land and the western boundary to Simpson Street. The nearest residences to the school are to the south east, 43m to the boundary and 35m to west to the residence on the other side of Simpson St. Opposite the school on Howick Street is vacant parkland.
- It is proposed to construct two new additions to the existing building. One classroom building addition will be located on the north-eastern corner of the existing preschool and be attached to the existing covered outdoor area. The upper level of this building will serve as a classroom addition, and a portion of the lower level will be used as a store. The existing deck will be extended to the new classroom building, with the existing roof over the outdoor area being extended to cover the deck extension.
- The second building addition will an administration wing and be located on the north-western side of the existing preschool. This building will be over 2 levels and used as a new administration building with reception, offices, meeting/training rooms, and WCs.
- It is proposed to demolish an existing garden storage shed and remove three existing trees on the site.
- The proposed classroom addition will allow an increase of 20 additional children in the preschool (from 59 to 79 children).
- A new digital sign located in the eastern corner of the lot is also proposed as part of this development.

2 DESCRIPTION OF SITE

- The site is 2,497.30m², zoned R3 – Medium Density Residential, and is located within an established residential area. The site slopes significantly from the west down to the east and has established landscaping and play equipment.
- Parking is provided on site with an accessible space in the south west corner and street parking along Howick Street.
- The site accommodates a single storey weatherboard preschool with suspended floor and colorbond roof sheeting. Across the northern side are covered outdoor areas with either concrete paving or raised decking. The outdoor play space is predominantly to the north east.
- There is currently only one building on the site with a small garden shed for storage.



Street View of 50 Howick St, from Howick Street



Street View of 50 Howick St, from Simpson Street



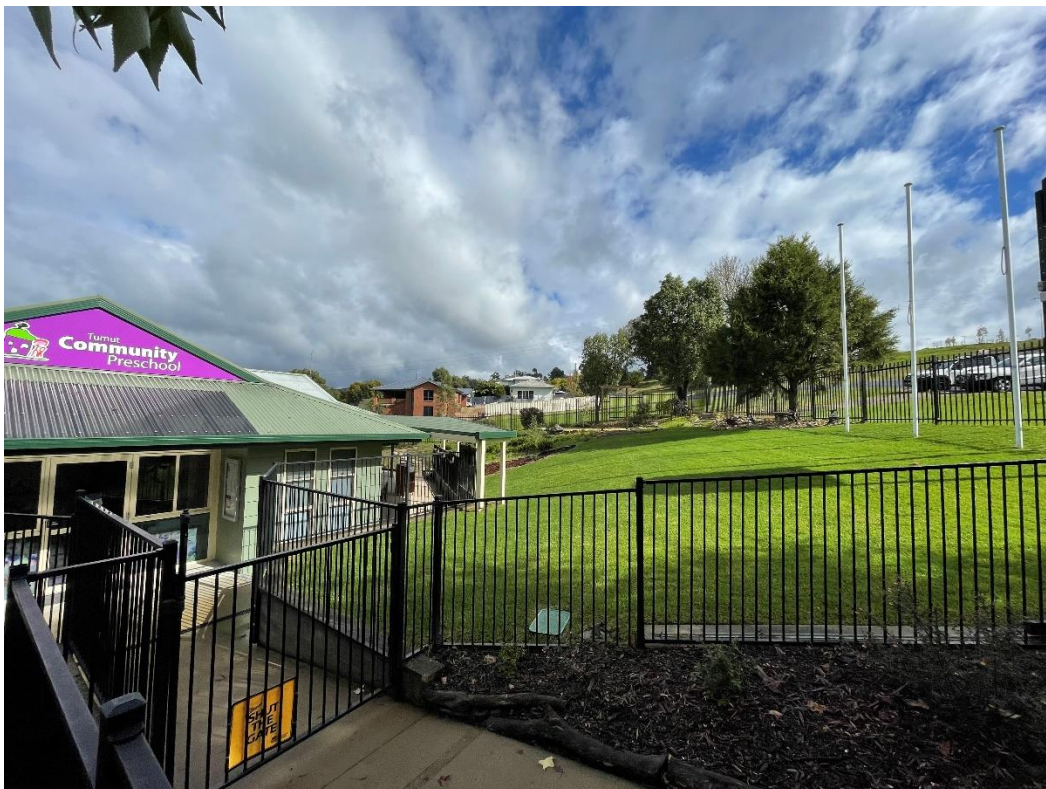
Street View of corner looking down Simpson Street



Aerial photo of 50 Howick Street, Tumut



Front entry



View to location of new Administration Building



Western covered outdoor area



Eastern covered outdoor area



Location of Administration Building



Location of new classroom



Location of new classroom

2.1 Bushfire

The site is not on Bushfire Prone land.



2.2 Flood

The site is not considered Flood Prone land.



3 PLANNING CONTROLS

- This proposal is permissible with consent in LEP zone R3 - Medium Density Residential and is a current use.
- The proposal is consistent with R3 objectives.
- The proposal is in accordance with Snowy Valleys DCP.
- The proposed design is in accordance with the BCA.
- The proposed signage is designed and located in accordance with the Snowy Valleys DCP.

CHILDCARE PLANNING GUIDELINE 2021

The design of the proposed childcare classroom addition is in accordance with the design quality principles set out in this document by the Department of Planning, Industry and Environment.

3.1 Site Selection and Location

The site is the current location of the Tumut Community Preschool. It is in an established area surrounded by a mixture of residences, open public space, the TAFE and the Tumut Health Service.

3.2 Local Character, Streetscape and the Public Domain Interface.

The proposed additions to the preschool have been designed as a modern functioning administration building and new classroom, with a building style to complement the existing building and surrounding area.

The proposed works will enhance the streetscape and contribute positively to the neighbourhood.

3.3 Building Orientation, Envelope, Building Design and Accessibility

The proposed classroom's architectural style and finishes have been selected to complement the existing preschool. The classroom has been designed to be accessible from the existing preschool with the entry from both the deck extension and the existing preschool. New fencing to the deck extension will ensure the continued safety of the children.

The classroom has large glazing to the north and to the northwest. The deck roof and existing on-site trees to the north-west will reduce the heat load through summer while still providing ample natural light.

3.4 Landscaping

The existing landscaping and mature trees will predominately remain unchanged. One tree will need to be removed as it will be impacted by the new classroom, and two small trees will need to be removed to accommodate the administration addition. The other landscaping like the low rock wall and garden will be relocated.



Tree to be removed to accommodate classroom addition

3.5 Visual and Acoustic Privacy

Visual privacy to the site is provided by soft landscaping. Vision into and out of the school on all sides will generally remain unchanged. The existing fencing will remain the same, which provides an open feel for the children while providing safety and visual surveillance for the staff to the surrounding area. Addition acoustic attenuation to the residence to the south of the site will be increased as the new classroom will provide a barrier between the play space and the residence.

3.6 Noise and Air Pollution

The addition of 20 children will have a minimal effect on the overall noise produced by the preschool. The new total number of children will be 79.

The location of the outdoor play area hasn't changed from the existing location.

3.7 Hours of Operation

The current operational and management details of the preschool will not change.

Hours of operation: 8:30am – 4pm, Monday – Friday during NSW school term dates.

3.8 Traffic, Parking and Pedestrian Circulation

Currently there is only one on-site carparking space which is the accessible space on the south west corner accessed from Simpson St. The rest of the parking is street parking along Howick St with angled and parallel spaces. Total number provided is 29. The proposal includes the creation of a second accessible space on Howick Street with access to the Administration Building. The shared space will utilise the existing layback and concrete path with a new entry gate located near the

admin building addition. The new accessible space needs the shared zone which takes away 1 parking space. Using 1:4 ratio and the new total of 28 spaces, the parking provides for 116 children. At 79 children in the school, 20 spaces are required plus parking for staff. The 28 spaces available are adequate for this school.

4.1 Indoor Space Requirements (Regulation 107)

The minimum internal unencumbered space for the classroom addition is 3.25m² per child for 20 children = 65m². The proposal provides 72.2m² of unencumbered space.

Internal storage volume for the classroom addition has been provided in accordance the minimum requirements of 0.20m³ per child for 20 children = 4.00m³. The proposal provides 14.00m³.

4.2 Laundry and Hygiene Facilities (Regulation 106)

The laundry in the existing preschool will service the proposed classroom addition. A sink and laundry tub has been provided for children and staff in the classroom craft area, with a sink being provided to the kitchenette as well.

4.3 Toilet and Hygiene Facilities (Regulation 109)

Junior toilets, handbasins, and hand drying facilities for the children have been provided in accordance with the guide and the minimum required by the BCA.

BCA Vol 1 Part F2 Sanitary and other facilities - Table F2.3 Class 9b – Early Childhood Centres.

Pans: 1-30 children = 2 pans + 1 per additional 15 children = 2 total required for 20 children. 2 junior pans have been provided.

Handbasins: 1-30 children = 2 handbasins + 1 per additional 15 children = 2 total required. 2 handbasins have been provided for the children.

The play space has direct access to this bathroom and there is direct access to a bathroom from the outside play area.

A separate staff toilet (ambulant) is included with a handbasin.

Sinks are provided in each play space for educator hand washing.

4.4 Ventilation and Natural Light (Regulation 110)

Operable windows and external doors provide natural ventilation and light to the play space, office, and staff areas in accordance with the BCA Part F6 Light & Ventilation.

Window sill heights are in compliance with BCA F6D3 with a minimum 50% of window sills at or below 500mm above floor level.

4.5 Administrative Space (Regulation 111)

The new administration building includes a reception area, offices, and a private meeting room.

4.6 Nappy Change Facilities (Regulation 112)

N/A

4.7 Premises Designed to Facilitate Supervision (Regulation 115)

The playroom has been designed to minimise blind spots in the room, and ample glass to the outdoor areas to allow for supervision from both inside and outside.

4.8 Emergency and Evacuation Procedures (Regulation 97 and 168)

The business management will be preparing and training staff on their emergency evacuation procedures.

Fire exits will be clearly signed in accordance with the BCA and Australian Standards and annually tested as required under the Fire Safety Schedule reporting to Snowy Valleys Council.

Emergency exit plans will be installed throughout the facility and first aid equipment provided.

4.9 Outdoor Space Requirements (Regulation 108)

The external unencumbered outdoor space of 7.0m² per child for 20 children = 140.0m². The proposal provides 1094m² of unencumbered space.

External storage volume required is 0.3m³ per child with 20 children = 6.0m³. The proposal provides for 60.50m³.

4.10 Natural Environment (Regulation 113)

The outdoor play area will be landscaped with a combination of lawn, trees, and garden beds with grasses, ground covers, and rocks.

4.11 Shade (Regulation 114)

Shade shall be provided to the outdoor play area via tree canopies, the roof over the outdoor deck and existing shade sails.

4.12 Fencing (Regulation 104)

Fencing will remain the same as the existing.

4.13 Soil Assessment (Regulation 25)

The site has been used for many years as a childcare centre and there is no evidence to suggest that there is any soil contamination.

4 PRESENT AND PREVIOUS USES

- The site is currently used as the Tumut Community Preschool.
- The previous use of the land was a church in the 1960's and prior.

5 OPERATION AND MANAGEMENT

- The current operational and management details of the preschool will not change.
- Hours of operation: 8:30am – 4pm, Monday – Friday during NSW school term dates.
- Staff on-site at any one time: 23 staff maximum after proposed additions.

6 SOCIAL AND ECONOMIC IMPACTS

- The proposal will have a positive social and economic impact on the neighbourhood and provide essential childcare for the surrounding parents.

7 ACCESS, TRAFFIC & OVERSHADOWING

- Pedestrian paths from the carpark will allow safe access to the main entry.
- The proposed development will not adversely affect the privacy, views or overshadow the neighbouring properties.
- Traffic: the additional spaces will create additional traffic movements however the existing carparking numbers are sufficient to cater for the increase in children numbers.

8 ENERGY EFFICIENCY

- This building has been designed to be energy efficient. The building fabric will be well insulated with double glazing used throughout the additions. Energy efficient LED lighting with sensors and timers will be used along with high star rated heating and cooling systems. A Section J report will be prepared as part of the Construction Certificate application.

9 WASTE AND STORMWATER DISPOSAL

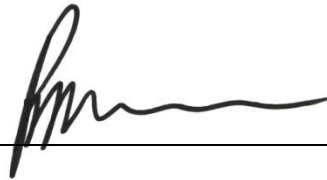
- Sufficient storage area for rubbish and recycling bins has been provided.

10 APPLICANT DECLARATION

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicants Name/s: Prepared by Icono Building Design Pty Ltd on behalf of Tumut Community Preschool Co-op Ltd.

Applicants Signature: _____



Date: 31/10/24

