

Mid Coast Council Statement of Environmental Effects

New Community Preschool for Barrington



82-86 Argyle Street, Barrington NSW 2422
Lot 16 DP 1063381



Aerial photo of the site and surrounding properties

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Overview

Description of the proposal

Gloucester Pre School & Early Years Learning Centre is a community preschool servicing the Gloucester area for a number of years. Over these years, they have identified a need to provide this type of preschool opportunity to the community of Barrington.

With the Government's commitment to provide access to early childhood education to all families, this has highlighted the need for more places in Preschools and Early Childhood Centres. High quality Early Childhood education has been identified as critical for children in providing the best start in life and being able to provide important opportunities for children to learn and develop. It also supports children with their smooth transition to Primary School. Allowing more students to access a Community Preschool providing high quality education programs is paramount in our local community.

Gloucester Pre School purchased the property at 82-86 Argyle Street Barrington with the intension of extending their service by creating a centre for the Barrington area. Prior to purchasing the property, Gloucester Preschool did consult with MidCoast Council about the suitability of the property and area for a preschool.

The proposed design is for alterations and additions to the existing house to create three spaces which would hold up to 58 children and associated staff facilities. The new spaces have been designed to achieve the outcomes of the NSW Child Care Planning Guidelines and to suit the needs for children for a range of ages.

The existing double block provides more than the required outdoor area and will be designed to incorporate a multitude of experiences for the children. The centre has been designed to take advantage of the rural setting and vistas.

The associated off street car park has been sized to accommodate this maximum number of children for the centre. The existing double crossovers will facilitate a safe one way drive through access to the centre.

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Operational and Management Details

Description of the proposed business/activity

Total number of full time staff required:	7
Total number of part time staff:	6
Maximum number of staff on duty at any one time:	11
Maximum number of children expected in a day:	58
Maximum number of children expected at any one time:	58

Hours of Operation

8.00	am to	5.30	pm	Monday to Friday
N/A	am to		pm	Saturday
N/A	am to		pm	Sunday
N/A	am to		pm	Extended hours on:

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Mid Coast Council Local Environment Plan 2010 Gloucester Region Controls Review:

Zone: RU5 Village

Centre-based child care facilities are permitted with consent under the Gloucester Region LEP and the Draft MidCoast LEP.

Under this control, the building will require planning approval by Mid Coast Council due to the change of use from a residential building to a child care facility. While there is a change of use, a centre-based child care facility is allowed within the Zone RU5.

Building Height

The maximum allowed building height is 7.5 metres.

The proposed maximum building height is 5 metres which complies with the maximum building height control.

Floor Space Ratio

There is no FSR requirements for this site.

Minimum Lot Size

The minimum lot size is 2000 sqm.

The site lot size is 3035 sqm and complies with the minimum requirements.

Heritage

The site is not listed as a Heritage Item and is not located in a Heritage Conservation Area.

Bushfire

The site is not located in a bushfire prone area.

Flooding

The site is not subject to flooding.

Biodiversity

The site is not Biodiversity Certified Land.

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Mid Coast Council Development Control Plan 2010 Gloucester Region Controls Review:

Building Aesthetics

The proposed extension to the existing dwelling to create a new Preschool facility for Barrington, has been designed to be in keeping with the residential surroundings. The proposal extends the form of the existing dwelling to create a consistent look, form and scale for the new Preschool.

The design of the fencing has been used as an identifier that this is Preschool.

Adjoining Residential

The siting of the extension and the setback from the side boundary has been considered in terms of the visual and noise privacy to the adjoining neighbour. The extension has been located adjacent to the neighbour's shed and the playrooms open up to the opposite side.

Windows have been positioned to respect the neighbour's amenity.

Building Line Setback Guidelines

Front Boundary Setback

Buildings shall be setback a minimum distance from the front boundary as contained in table 4.6.1. For Zone RU5 the front boundary setback is 6m.

The current building is setback 9.2m from the front boundary. This setback is to be maintained.

Side and Rear Setback

Buildings shall be setback a minimum from the side and rear boundaries as contained in table 4.6.1. For Zone RU5 the side and rear boundary setback is 1m.

The proposed extension has been setback a minimum of 3m from the side and rear boundaries.

Landscaping

The proposal has considered the landscaping and the public domain by retaining the current front setback for the building. The position of the proposed carpark allows for a landscape buffer to maintain the amenity of the public domain.

The current design utilises the current dual crossovers to the property to create a safe vehicle movement for the uses of the Preschool.

Detailed landscape plans will be development in conjunction with a landscape designer and the preschool, to provide an interactive experiential environment for the children's playground.

Car Parking and Access

Off-street parking areas are to be designed and provided in accordance with the RTA Guide to Traffic Generating Developments.

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Parking is located in such a way as to be evident, convenient and accessible, utilising existing gutter crossings which comply with current standards.

Where a proposed development does not fall within any of these categories, the assessment of on-site parking demand shall be calculated having regard to the general nature of the development and its traffic generating potential. For this design the car space numbers have been calculated based on the GTCC DCP 2010 requirements.

Car space numbers as outlined in GTCC DCP 2010 Part G: Child Care Centre - 1 space for every 4 children in attendance	Required Spaces	Spaces Provided onsite
Total number required for 58 children	14.5	15

Designs for Climate and Energy

The proposed extension has been designed and orientated with consideration to minimise the heat gain into the internal spaces, while maintaining the amenity and privacy to the neighbouring properties. Materials have been selected that are appropriate to assist in reducing heat gain and maximising insulation. The roof form and overhangs have been designed to shade the spaces in summer while allowing sun penetration in the winter months.

The proposal is designed to comply with the NCC 2022 Section J requirements.

Design to comply with NSW Child Care Planning Guidelines

The space planning for the proposed preschool has been designed to be in accordance with the NSW Child Care Planning Guidelines.

Minimum unencumbered areas for both the indoor and outdoor play space have been met for the proposed number of children for the new preschool.

Acoustic

This has been addressed in the Noise Assessment Report prepared by Matrix Thornton.

Fencing

New fencing has been proposed with consideration to the NSW Child Care Planning Guidelines and Noise Assessment Report as well as providing a visual indication of the use of the building as a preschool. The proposed front fence has been designed to create a fun and visually interesting feature for the users of the new preschool, in particular the children.

Signage

Signage in Barrington is to be considered on its merit but generally in accordance with the principles contained within the Gloucester Region DCP section on town centre advertising and signage.

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The guidelines require that signs are legible but do not dominate the landscape, to enable the identification of the premises and that the streetscape is uncluttered from competing signage.

The proposed signage on the building shall be compliant with this control and will not be illuminated.

The signage on the building is not described under the prohibited signage controls.

Waste Management

The proposal will take into account the aim and objectives of the DCP in terms of waste management.