



Statement of Environmental Effects

Alterations and additions to existing Childcare Centre

Property Address

LOT 1 D.P.
1076694 No. 61A
NARANG STREET,
EAST MAITLAND
2323

Applicant

Orchard Kindy
Patch Pty Ltd ATF
OKPUT

June 22, 2023

Statement of Environmental Effects

Alterations and additions to existing Childcare Centre

1. INTRODUCTION

The following statement of environmental effects has been prepared to assist Council in processing the attached application for the development approval of an industrial occupation. This application has taken into account the Environmental Planning Assessment Act, Section 79C (1) Table: Potential Matters for Consideration, the Maitland Local Environmental Plan 2011 and DCP 2011

The subject site is 61a Narang St, East Maitland and is zoned R1 General Residential



Aerial Map

2. SITE SUITABILITY

LEP 2011

The existing Childcare Centre usage is in line with the objectives of the R1 General Residential Zone as outlined by the zone objective in Maitland Council LEP 2011.

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

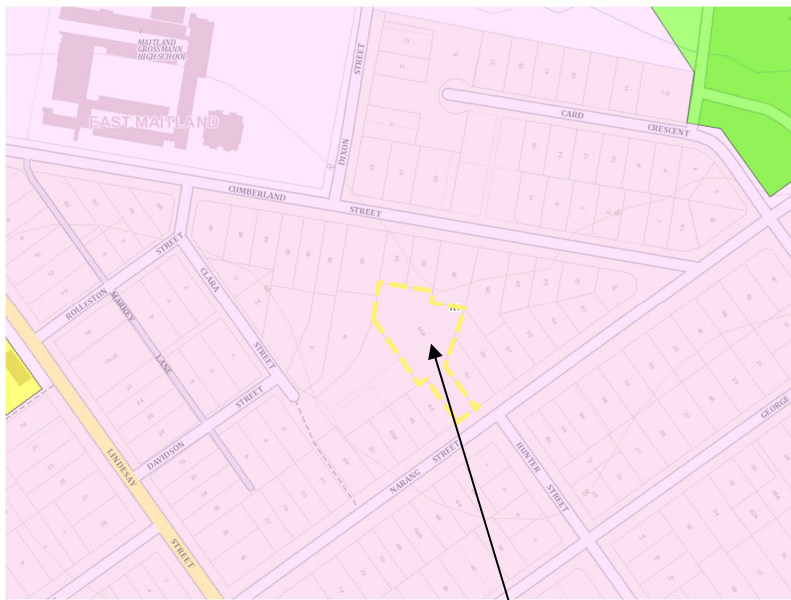
Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; **Centre-based child care facilities**; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies



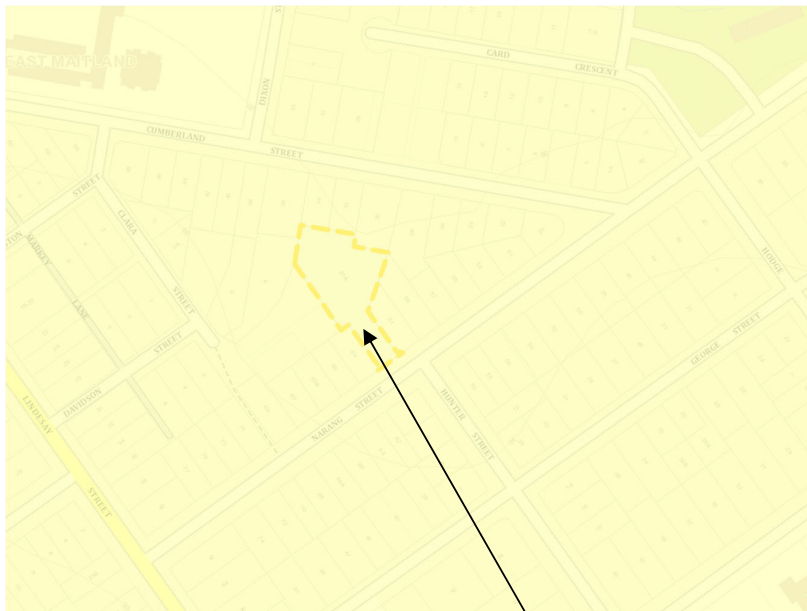
Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
R1	General Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist

LEP 2011 Map

Subject Site

The site area is approximately 3104m².



Acid Sulfate Soils

1	Class 1
2	Class 2
3	Class 3
4	Class 4
5	Class 5

Acid Sulfate Soils Map

Subject Site

Statement of Environmental Effects | 26.06.2023

Class 5.

The footings will be approximately 600mm deep for the columns in the carpark – subject to future engineering.

3. CURRENT AND PREVIOUS USES

3.1. Present use of site:

The site is currently occupied by "Kindy Patch Emma's" as a Childcare Centre, which was approved on 18-5-05 and has been a Childcare Centre since.



Photo of existing signage (no change) and driveway entry



Photo of existing driveway to building



Photo of existing carpark and dense vegetation buffer (to be retained)



Photo of existing childcare centre and outdoor play area

3.2. Proposed use of site:

The usage is not changing as the proposal is for an alteration and addition to the Childcare Centre

3.3. Date present use commenced:

2006

3.4. Previous uses of site:

Unknown

3.5. Present use of adjoining land:

Residences and medium-density developments

3.6. Whether the present or any previous use of the site is a potentially contaminating activity:

There are no known contaminants on the site.

4. DEMOLITION

Minimal landscaping and part of the existing carpark is going to be removed for the proposed addition

5. PROPOSED DEVELOPMENT

5.1 Proposal

The site is located in a central location in close proximity to schools and local residents that utilise the Childcare Centre facility.

The site is currently under-utilised given the demand for Childcare Centre usage; it is proposed to build an addition over part of the existing carpark which will share the existing outdoor play area

5.2 Building Areas

Building Area:

Existing Childcare Centre – 586m²

Proposed addition - 312m²

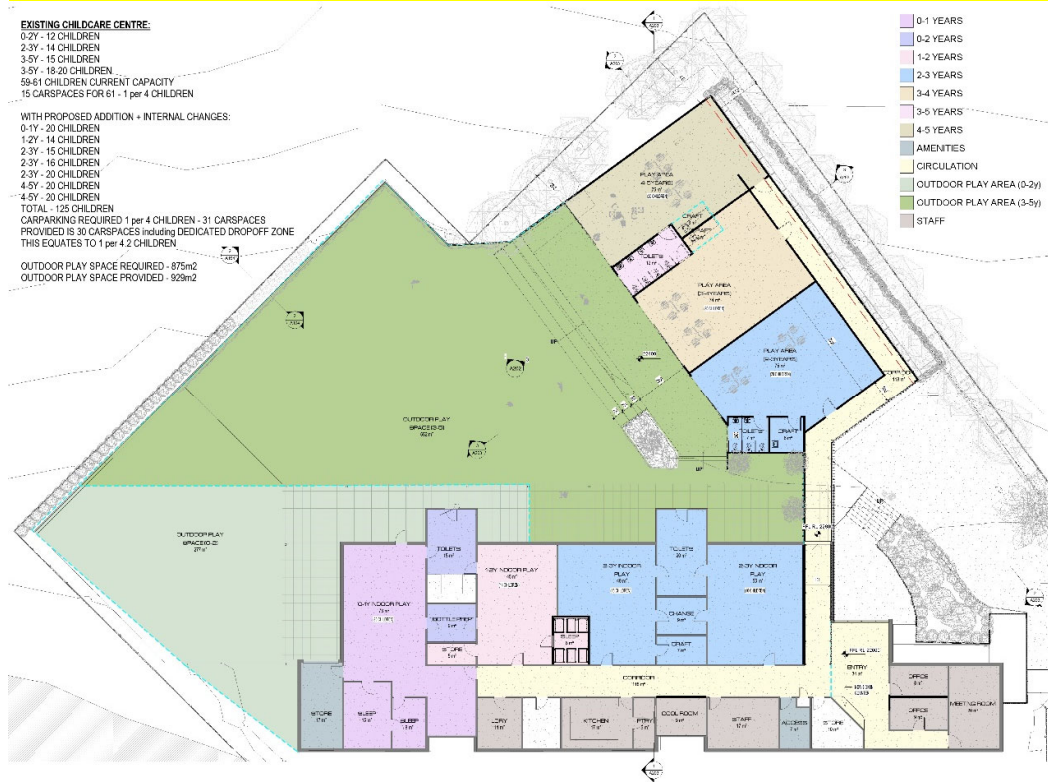
Building total – 898m²

Existing childcare centre:

- 0-2y - 12 children
- 2-3y - 14 children
- 3-5y - 15 children
- 3-5y - 18-20 children
- 59-61 children current capacity
- 15 car spaces for 61 - 1 per 4 children

With proposed addition + internal changes:

- 0-1y - 20 children
- 1-2y - 14 children
- 2-3y - 15 children
- 2-3y - 16 children
- 2-3y - 20 children
- 4-5y - 20 children
- 4-5y - 20 children
- Total - 125 children
- Outdoor play space required - 875m2
- Outdoor play space provided - 929m2



Statement of Environmental Effects | 26.06.2023

Proposed Floor Plan



View of proposed addition to Childcare Centre from carpark



View of proposed addition to Childcare Centre from existing outdoor space

5.3 Setbacks

The existing building is not proposed to be amended other than the new pavilion link to the new addition. The new addition over the carpark has a setback of 3m from the eastern boundary and tapering from 2.64m to 4.39m on the northern boundary

6. OPERATIONAL DETAILS

Existing Childcare Centre hours are Monday to Friday 7am – 6pm. It is proposed to increase this by ½ hour earlier to 6:30am – 6pm.

7. ACCESS AND TRAFFIC

7.1. Pedestrian Amenity:

There is pedestrian access from Narang street, maintaining the accessible ramp and replacing the existing stairs to be wider for better access

7.2 Staff and Customer Parking:

The onsite car park is accessed off Narang Street

Car parking has been provided for the development in accordance with council's DCP. Requirements for building usage are outlined below.

Please also refer to the traffic report from Northern Transport Planning and Engineering Pty Ltd

7.3 Parking calculations:

Council's Parking requires parking at the ratio of:

CARPARKING REQUIREMENTS (IN COMPLIANCE WITH DCP 2011):

- Childcare Centre @ 1/4 CHILDREN

EXISTING CARPARKING:

61 CHILDREN CURRENT CAPACITY
15 CARSPACES FOR 61 - 1 per 4 CHILDREN

CARPARKING PROVIDED:

PROPOSED ADDITION IS FOR 125 CHILDREN
CARPARKING REQUIRED 1 per 4 CHILDREN - 31 CARSPACES
PROVIDED IS 30 CARSPACES including DEDICATED DROPOFF ZONE
THIS EQUATES TO 1 per 4.2 CHILDREN

7.4 Number and location of car parking spaces:

There will be 15 new carparks for a total of 30 carspaces

7.5 Arrangements for the loading, unloading and delivery of goods:

Passenger-size vehicles are sufficient for all delivery of goods within the existing carpark outside pickup and dropoff times

7.6 Machinery associated with the business and processes:

N/A

7.7 Type and quantity of raw materials:

None

7.8 Waste products and arrangements for disposal:

Currently the carpark is utilised for garbage waste storage and pickup. It is proposed to have a dedicated garbage bin and recycle area closer to the entry and clear of parking spaces. It is also proposed that weekly kerbside pickup of 4 bins to not clutter the street although 10 can fit on the northside of the driveway. The remainder of bins will be collected from a private contractor with a passenger ute would pick this up once a week

7.9 Hazardous materials and processes:

No hazardous materials or processes have been identified.

8. SOCIAL IMPACT STATEMENT

Due to the existing Childcare Centre usage being maintained a social impact statement is deemed unnecessary.

9. FIRE SAFETY

9.1 Proposed fire safety provisions.

Existing Childcare Centre is compliant and addition will comply with the NCC/BCA

10. THREATENED SPECIES, POPULATIONS AND ECOLOGICAL HABITATS

The development will have no effect on any threatened species, populations or ecological habitats

11. AIR AND NOISE

An acoustic report part of this Development Application from Spectrum Acoustics specifies the upgrade of the existing fences for additional acoustic and visual privacy to neighbouring properties.

12. SOIL AND WATER

12.1. Reticulated supply

Hydraulic drawings will be submitted to Hunter Water

12.2. **Water efficiency**

To comply with Section J of BCA

12.3. **Water sensitive design**

Hydraulic drawings will be submitted to Hunter Water

12.4. **Drainage**

Stormwater Management Plans have been prepared by P.K Civil and Structural Engineering

12.5. **Easements**

There are several drainage easements onsite which are not proposed to be altered.

12.6. **Flooding**

There is no flooding to this site and no flooding in the vicinity on the Flood Planning Map.

12.7. **Water quality control**

No change.

12.8. **Erosion and sedimentation control**

As the proposed works are All sedimentation and erosion measures to comply with Maitland Council Requirements will be implemented.

12.9. **Water courses**

There are no water courses affecting this site

13. IMPACT ON ADJOINING NEIGHBOURS

Due to the topography and fence conditions, the existing Childcare Centre outdoor play area is quite open to several neighbouring properties. The acoustic report by Spectrum Acoustic Engineers has outlined the minimum fencing heights which have been adopted on the proposed plan. This will significantly enhance the acoustic conditions and visual privacy to all neighbouring properties.

The existing screening to the eastern boundary is proposed to be retained adjacent to the existing carpark.

The existing fencing to the western boundary is proposed to be increased to 2.6m to again increase the acoustic and visual privacy of these neighbouring properties

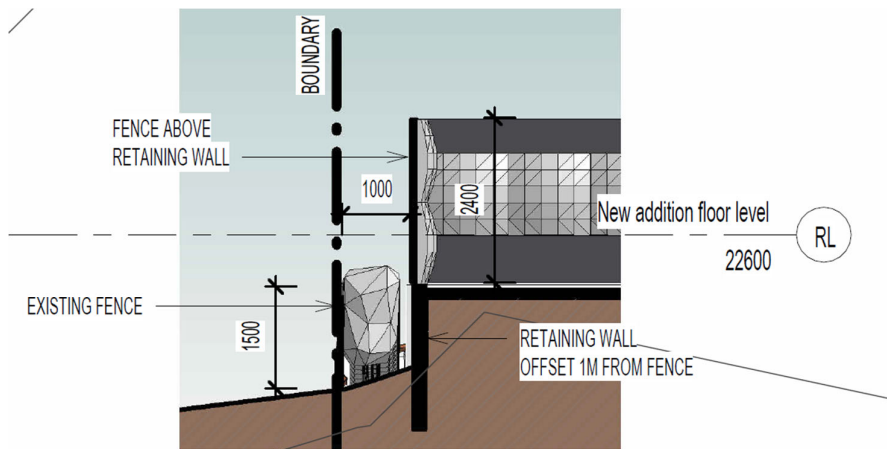


Figure 2. Outdoor play areas, indoor play areas, noise sources, residential receivers, and acoustic barriers

Plan of proposed fencing requirements



Photo of existing outdoor play area to 32 Cumberland St – showing standard fence and no current privacy to backyard



2
A104

Section 5

1 : 100

Proposed detail of retaining existing colorbond fence, provide 1m landscaping screen to hide retaining wall 1m off boundary then 2.4m high fence for acoustic and visual privacy

14. IMPACT ON STREETScape

The proposed addition is not visible from the street due to the existing battle-axe geometry of the site

15. ENERGY

A Section J assessment will be completed with the CC

16. HERITAGE

The proposal will not have any impact on any Heritage Items. The closest Heritage items is at 67 Narang St.



Heritage Map

17. LANDSCAPING

There is a Landscape plan prepared by JK Garden Creations and attached to this application

18. CONCLUSION

The above statement reveals no significant environmental or planning constraints likely to inhibit the conditional approval of this development.

Prepared By

Andrew Doring
BSc(Arch)

For doring group pty ltd trading as
doring design