

ADVANTAGE

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STATEMENT OF ENVIRONMENTAL EFFECTS

15 Loane Circuit, Farley

Lot 527 DP 1275320

Zoning: R1 General Residential

Proposed Development: Childcare Centre

Prepared by Advantage for **Allwin Homes**

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INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Allwin Homes in relation to land known as 15 Loane Circuit, Farley (Lot 527 DP 1275320). The proposal is for a childcare centre.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 4.15 of the Environmental Planning and Assessment act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

This statement evaluates the potential impacts of the proposed development on neighbouring properties, including aspects such as traffic and access, noise, waste management, and stormwater management. Given the proposal's merits and the lack of any significant adverse environmental impacts, the DA is deemed to be in the public interest and is recommended for Council approval, subject to standard conditions.

EXISTING CONDITIONS

Local and Regional Context

The site is located at 15 Loane Circuit, Farley. The locality is an urban release area that will be characterised by a mixture of single dwellings and medium density residential development positioned on variable sized lots as well as parkland and existing agricultural land. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



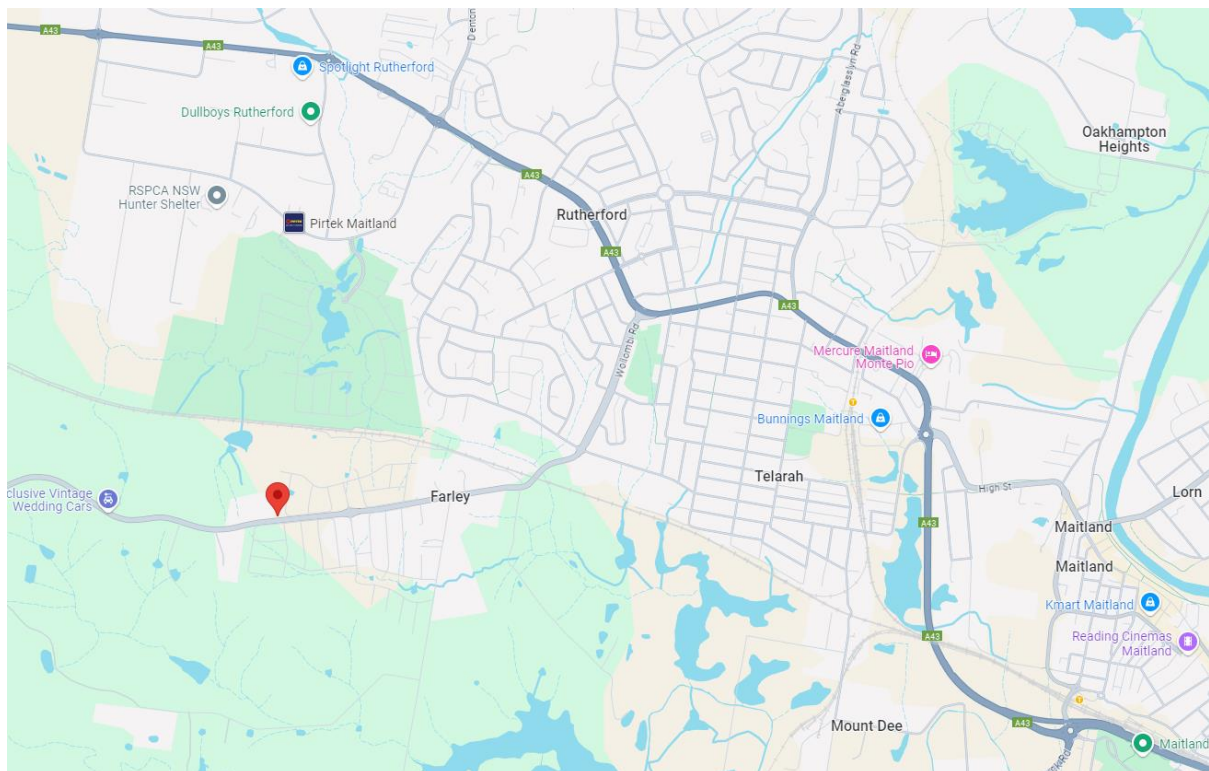
Aerial view of location.

Farley is a suburb of the City of Maitland local government area in the Hunter Region of New South Wales, approximately 5.7 km from the Maitland CBD. The suburb, at the time of the 2021 census had a population of 605 people however with local development this will have increased in the intervening years.

The Site

The subject site is identified as 15 Lorne Circuit, Farley (Lot 527 DP 1275320). The lot has a total area of 1967m² with frontage to Loane Circuit of approximately 24.5m with a secondary frontage to Wollombi Road.

The lot is located within a growing township on the edge of Maitland that enjoys easy access to medical centres, supermarkets, cafés and fast food outlets as well as entertainment and recreation facilities.



PROPOSED DEVELOPMENT

General Description

The proposal involves the construction of a new childcare centre on the specified site. This centre will cater for up to 92 children aged 0-6 years and will feature indoor playrooms, outdoor play areas, administrative and staff facilities, a reception area, ancillary offices, kitchen, laundry, car parking, and landscaping. The centre is designed to be a high-quality, well-planned community facility aimed at meeting the childcare needs of the growing Farley community and its surrounding areas.

The centre will have a gross floor area of 462.45m², consisting of five distinct childcare rooms, and will provide 654.25m² of outdoor play space. The building will be set back 4.5m from the eastern boundary 1m from the northern and western boundaries, with a total height of 4.6m at the ridgeline.

This single-story structure is carefully positioned considering surrounding developments and site limitations, with the main building located along the northern and western boundaries. Playgrounds will be placed to the south of the structure, while the car park will be in the southeast corner. Landscaping will be implemented along all boundaries to enhance the visual appeal of the development and the streetscape. The development is screened from Wollombi Road by a 1.8m acoustic fence as shown on the plans.

Design Philosophy

The design philosophy for the proposed childcare centre focuses on creating a safe, engaging, and aesthetically pleasing environment that supports the developmental needs of children while integrating seamlessly into the surrounding community. Key elements of this philosophy include:

1. **Child-Centric Design:** The layout prioritizes the safety and well-being of children, providing secure indoor and outdoor play areas that stimulate learning and development. The design incorporates age-appropriate play equipment and activity spaces that foster social, cognitive, and physical growth.
2. **Community Integration:** The centre is designed to serve as a valuable community resource, addressing the childcare needs of Gillieston Heights and nearby areas. The architecture and landscaping are planned to blend harmoniously with the local streetscape, enhancing the visual appeal of the neighbourhood.
3. **Functionality and Efficiency:** The facility includes well-organized spaces such as playrooms, administrative offices, kitchen, and laundry areas to ensure smooth daily operations. The design emphasizes ease of access and functionality for both staff and parents, with clearly defined areas for different activities and needs.
4. **Sustainability and Environment:** The building design incorporates sustainable practices and materials where possible, aiming to minimize environmental impact. Landscaping is used not only for aesthetic purposes but also to create a pleasant and healthy outdoor environment for children.
5. **Safety and Security:** The design ensures a secure environment with appropriate safety measures in place, such as secure entry points, child-safe play areas, and clear visibility for supervision.
6. **Flexibility and Growth:** The centre is designed with the future in mind, allowing for adaptation as the community's needs evolve. The flexible layout can accommodate changing requirements and support various childcare programs.

By adhering to these principles, the proposed childcare centre aims to provide a high-quality, functional, and attractive facility that meets the needs of children, parents, staff, and the broader community.

Site Context

Existing Structures

The site is cleared, vacant land with all required services to be located on the street frontage.

Ecology and Vegetation

The site is cleared of significant vegetation and contains nothing of ecological significance.

Slope Stability and Soils

The site is generally flat with no naturally occurring slope stability issues.

Stormwater

Stormwater will be directed to the existing public stormwater system in accordance with the civil engineering that makes up part of this application.

Flooding

The site is not identified as being affected by flooding.

Bushfire

The site is currently identified as bushfire prone. A bushfire report is attached to the application stating a BAL of 12.5 and LOW. In accordance with Appendix B of PBP Addendum November 2022, childcare centres must meet a construction level of BAL-19 or greater under AS3959 and Section 7.5 of PBP is applied as the acceptable solution.

Contamination

A Contamination and Preliminary Site Investigation was undertaken by NEO Consulting and analytical results indicate no exceedances of the NEPM 2013 Health and Ecological Assessment Criteria for Residential (A) sites.

Mines Subsidence

The subject lot is not in a Mines Subsidence area.

Heritage

The site contains NO item of heritage significance on the State Heritage Register or Schedule 5 of the LEP.

There ARE NO listed heritage items in the immediate vicinity and the site IS NOT within a heritage conservation area.

Access and Parking

Access is proposed from Loane Circuit which is suitable for the proposed development. Proposed parking complies with the requirements of the DCP which states: 1 space per 4 children in attendance or part thereof. 23 Spaces are provided which meets this requirement. 2 Accessible spaces are included in the total.

Easements or Restrictions

No easements or restrictions of use are present on the subject lot.

Utilities

The subject site can be adequately serviced by all necessary infrastructure, including stormwater, sewerage, water, electricity, and telecommunications all established as part of the surrounding Subdivision. Detailed design of the connection of water and sewer services to the proposal will be completed during the construction certificate stage of development.

Crime Prevention through Environmental Design (CPTED)

Crime Prevention through Environmental Design (CPTED) aims to mitigate the risk of offences occurring within and surrounding the development.

An assessment of the proposed development against CPTED Principles is provided below.

| Principle | Assessment |
|---|--|
| Surveillance | The building has been designed and orientated to provide good natural surveillance between public and private spaces. Windows are located to clearly see outdoor areas. Landscaping is provided within and around the development in consideration of ensuring clear sightlines, in particular from the car park. |
| Access Control | The design of the carpark, pathways and internal spaces enables appropriate access control measures to be put in place to enable clearly delineated areas for carers, staff and children. |
| Territorial Reinforcement/ Ownership | The development has been designed to clearly delineate between public and private spaces. This has been done by providing clear site boundaries through landscaping, fencing, pathways and signage. |
| Space Management | Space management will be employed through a combination of signage, lighting and onsite management. Adequate staffing ratios and design ensure the management of the space in line with regulations and design guidelines. |

Social Impacts

The proposed child care facility is justified and needed in the area and would deliver a substantial net community benefit, including:

- Offering increased choice and availability to local residents;
- Ensuring residents do not need to travel out of the local area to meet their child care needs; and
- Increasing labour force participation and economic benefits for the local community.

Economic Impacts

The proposed childcare centre will have positive economic impacts by generating employment at the construction and ongoing operation stage. The centre will also enables parents and carers to study, enter or re-enter the workforce by childcare for their children during normal working hours.

Operation and Management

The proposed centre is being designed to cater for a total of 92 children and 13 staff and operate Monday to Friday from 6:30am to 6:00pm.

The servicing requirements for the proposal consist primarily of food deliveries and refuse collection service. The proposed development provides for onsite refuse collection. A bin storage area is provided and refuse collection will take place from the loading bay/turning bay within the carpark, outside of peak access times for the centre. A detailed waste management plan is included as part of the application.

As confirmed by the Traffic Assessment the loading bay is accessible to refuse collection vehicles and other service vehicles, for example food delivery vans/trucks.

STATUTORY CONTROLS AND MATTERS FOR CONSIDERATION

The legislation and environmental planning instruments relevant and applicable to the subject site and proposal include:

- Environmental Planning and Assessment Act 1979;
- State Environmental Planning Policy- Resilience and Hazards 2021
- State Environmental Planning Policy- Transport and Infrastructure 2021
- State Environmental Planning Policy- Industry and Employment 2021
- Maitland Local Environmental Plan 2011; and
- Maitland Development Control Plan 2011.

Where relevant, these controls are addressed below.

Environmental Planning and Assessment Act 1979

Section 4.15(1) prescribes matters for consideration which a consent authority is to take into consideration when considering a DA.

The objects of the EP&A Act are:

(a) to encourage:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,
- (iii) the protection, provision and co-ordination of communication and utility services,
- (iv) the provision of land for public purposes,
- (v) the provision and co-ordination of community services and facilities, and
- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
- (vii) ecologically sustainable development, and
- (viii) the provision and maintenance of affordable housing, and..."

For the reasons set out below, it is considered that the proposed development satisfies the above stated objects of the EP&A Act:

- The proposal will facilitate the orderly and economic use and development of land as the site is of an appropriate size, location and land use zoning to accommodate the proposed development.
- It will create additional employment opportunities during the construction phase and operational phase both in the short and long-term.
- Appropriate utility services are available to serve the subject site.
- There will be no unreasonable adverse environmental impacts.

State Environmental Planning Policy (Resilience and Hazards) 2021

The development has been assessed against this SEPP and found to be either consistent with relevant provisions, or otherwise not affecting the application of the SEPP.

Chapter 4 of the SEPP Resilience and Hazards requires that land contamination be considered whenever a planning authority considers a development where the new use may increase risk from contamination, if it is present. This means that the consent authority must routinely consider whether land is suitable for a proposed use in terms of the risk from contamination. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

A Contamination and Preliminary Site Investigation was undertaken by NEO Consulting and analytical results indicate no exceedances of the NEPM 2013 Health and Ecological Assessment Criteria for Residential (A) sites.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The development has been assessed against this SEPP and found to be either consistent with relevant provisions, or otherwise not affecting the application of the SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021 replaced (SEPP Education and Child Care) and aims is to facilitate the effective delivery of educational establishments and early education and care facilities across the State.

Part 3.3 Early education and care facilities - specific development controls

- Clause 3.22 - requires concurrence with the Regulatory Authority where a proposal does not comply with minimum internal unencumbered space (3.25m² per child) and outdoor space (7m² per child) pursuant to the Education and Care Services National Regulations.

Based on 92 children the development exceeds the minimum standards providing a total indoor space of 305.60m² (min 299m² required) and 654.25m² of outdoor space (min 644m² required) as outlined in the table below.

| Indoor Playroom Schedule | | | | | |
|--------------------------|-----|--------------|-----------|-------------------------|----------------------------|
| Room | Age | No. Children | No. Staff | Unencumbered | |
| | | | | Req. Area | Area |
| Playroom 1 | 3-5 | 20 | 2 | 65m ² | 65.85m ² |
| Playroom 2 | 3-5 | 20 | 2 | 65m ² | 66.75 m ² |
| Playroom 3 | 3-5 | 20 | 2 | 65m ² | 65.15m ² |
| Playroom 4 | 2-3 | 20 | 4 | 65m ² | 67.05m ² |
| Playroom 5 | 0-2 | 12 | 3 | 39m ² | 40.75m ² |
| Total | | 92 | 13 | 299m² | 305.60m² |

| Outdoor Play Area Schedule | | | | |
|----------------------------|-----|--------------|-------------------------|----------------------------|
| Area | Age | No. Children | Unencumbered | |
| | | | Req. Area | Area |
| | 0-5 | 92 | 644m ² | 654.25m ² |
| Total | | 92 | 644m² | 654.25m² |

- Clause 23 - states “before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development”.

Department of Planning Industry and Environment - Childcare Planning Guideline

This Guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Education SEPP) determines that a consent authority must take into consideration this Guideline when assessing a development application (DA) for a centre-based child care facility ('child care facility').

It also determines this Guideline will take precedence over a Development Control Plan, with some exceptions, where the two overlap in relation to a child care facility.

Child care facilities are essential pieces of economic and social infrastructure that support better labour participation and allow communities to thrive. They bring significant social benefits including support for working families and a focal point for building social connections in communities. However, these facilities can have other impacts on the neighbours and the surrounding environment that need to be carefully considered through the design and assessment of the facilities.

This Guideline informs state and local government, industry and the community about how good design can maximise the safety, health and overall care of young children. At the same time, it aims to deliver attractive buildings that are sympathetic to the streetscape and appropriate for the setting while minimising any adverse impacts on surrounding areas. It will help achieve a high level of design that is practical and aligned with the National Quality Framework.

The Guideline will provide a consistent Statewide planning and design framework for preparing and considering DAs for child care facilities.

2. Design quality principles

Principle 1 – Context

The site is located in a residential street in close proximity to Wollombi Road. The site has neighbours to the North and West. The centre has been designed to look towards Wollombi Road to retain the amenity of neighbouring lots. This area of Farley is a growing subdivision with scope to increase significantly over the next few years. An additional larger child care centre in this area would be an asset to the young families in the general area.

Principle 2 - Built form

The proposal is single storey with the structure with a bulk and scale similar to that of surrounding dwellings. The proposal incorporates typical roof forms utilised in a residential area with the of simple Skillion roofs vertically proportioned glazing. Car parking is accessed off Loane Circuit with the front boundary thoughtfully landscaped. This approach provides for an appropriate built form within the residential nature of the subdivision.

Principle 3 - Adaptive learning spaces

Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces' fit-out.

Principle 4 – Sustainability

Sustainable design combines positive environmental, social and economic outcomes. This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.

Principle 5 – Landscape

The landscape design and building are designed to integrate both indoors and outdoors through the use of good quality external features (See landscape plans as part of the application)

Principle 6 – Amenity

The development has considered its location within a local street network and the potential impacts on neighbouring properties as well as the internal use of the site for the children and staff.

Setting the building as proposed and the utilising enhanced landscaping elements helps to provide privacy and amenity to neighbouring properties. The design of the development on site encourages appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility.

Principle 7 – Safety

The proposed development incorporates secure fencing to the building and outdoor play areas. The carpark is accessed off the right of carriageway with a large capacity (23) spaces for easy onsite access to the centre.

3. Matters for Consideration

| Matters for consideration | Assessment |
|---|---|
| 3.1 Site Selection and Location | The subject site has been selected based on its location and proximity to new housing. The design of the development takes into consideration the impacts on surrounding dwellings. The site has been cleared as part of the overall subdivision. |
| 3.2 Local Character, Streetscape and the public domain interface | The proposed development is on the scale of the proposed housing within the vicinity and has been designed as a single storey articulated structure which aims to compliment the emerging streetscape. |
| 3.3 Building orientation, envelope, building design and accessibility | The development has been sited to provide maximum amenity to neighbouring dwellings with the outdoor play area turned away from the immediate neighbours to minimise noise issues. The building has been designed to ensure visual privacy and minimise potential noise and overlooking impacts of neighbours. An access audit has been carried out which concludes that accessible design has been achieved. |
| 3.4 Landscaping | Extensive landscaping is provided throughout the development as shown in the Landscape plans and includes: <ul style="list-style-type: none"> • Appropriate planting along the boundary integrated with fencing; • Inclusion of trees and shrubs for shade, privacy and visual amenity; |

| | |
|---|--|
| | <ul style="list-style-type: none"> • Planting integrated within the car park design; and • Passive recreation areas, seating and natural play elements. |
| 3.5 Visual and acoustic privacy | <p>The building is designed and sited to minimise direct overlooking of main internal living areas and private open spaces in adjoining developments. The use of existing fencing and landscaping is also provided to enhance privacy.</p> <p>An acoustic assessment has been prepared to assess noise impacts for children and also adjoining residents. The report concludes that there will be no impact subject to appropriate acoustic fencing being retained and enhanced.</p> |
| 3.6 Noise and air pollution | <p>An acoustic assessment accompanies this application. The assessments concluded that:</p> <p>Relevant noise level criteria will not be exceeded, provided recommendations outlined in the report are implemented.</p> |
| 3.7 Hours of operation | <p>The proposed hours of 6:30am to 6pm have been assessed in the acoustic report and have been found to be appropriate for the residential area. As per the report, minimal impact is expected on adjoining residential receivers.</p> |
| 3.8 Traffic, parking and pedestrian circulation | <p>A Traffic Impact Statement has been carried out as part of this application. A designated car parking area will be provided which:</p> <ul style="list-style-type: none"> • provides suitable entry via Loane Circuit. • provides car parking that satisfies the needs of users and demand generated by the centre • will be designed to be safe and accessible in accordance with Council's and Australian Standards. |

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3, Part 3.2 of the SEPP states the following:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

It is considered that the proposal satisfies the relevant criteria outlined within SEPP.

The proposed signage is consistent with the provisions of 3.1(a) as the signage is compatible with the desired outcomes for a residential zoned parcel of land, provides effective communication for uses located on the site and are considered of high-quality design and finish.

Maitland Local Environmental Plan 2011

The subject land is zoned R1 General Residential under the provisions of the MLEP2011. The provisions of the Maitland LEP and the R1 residential zone are: -

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; **Child care centres**; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4*

4 Prohibited:

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Bio solids 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; 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; Sewerage 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

Permissibility - As shown above, centre-based childcare facilities are permitted with consent within the zone. The subject development is for a long day care which is included within the definition. The use is consistent with the objectives of the zone to provide facilities and services to meet the day-to-day needs of residents.

Centre-based child care facility means—

- (a) a building or place used for the education and care of children that provides any one or more of the following—
 - (i) long day care,
 - (ii) occasional child care,
 - (iii) out-of-school-hours care (including vacation care),
 - (iv) preschool care, or
- (b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),
- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or

(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or

(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

The proposed use of the site will involve long day care, out-of-school hours care and preschool care and is consistent with part (a) of the definition for a centre-based child care facility.

7.1 - Acid Sulfate Soils - The land is mapped as Class 5 acid sulphate soils. Given the nature of works to be undertaken on site and the classification of the site, an acid sulphate soils management plan is not considered to be necessary.

7.2 – Earthworks - Some minor earthworks of the site will be necessary to create a level building platform, associated car park and play areas and to meet accessibility requirements. All works will be carried out in accordance with the Stormwater Management Plan and Sediment and Erosion Control Management Plan.

Maitland Development Control Plan 2011

The Maitland DCP contain no provisions for child care centres and directs developers to relevant SEPPs addressed above.

| Control | Compliance | Proposal as Assessed |
|--|------------|--|
| Part B - Environmental Guidelines | | |
| B.5 Tree and Vegetation Management | YES | The lot is clear of vegetation. |
| B.6 Waste Not – Site Waste Minimisation and Management | YES | A Site Waste Minimisation and Management Plan (SWMMP) has been prepared and included as part of this application. The development has been designed to accommodate and minimise waste during the operational phase by providing appropriate areas for waste storage and pickup and is shown on the Architectural Plans. |

| Control | Compliance | Proposal as Assessed |
|--|------------|---|
| Part C – Design Guidelines | | |
| C.6 Outdoor Advertising | | |
| 3. Guidelines for Outdoor Advertising | YES | The signage has been assessed under the SEPP is considered suitable for the location. |
| C.11 Vehicle Access and Car Parking | | |
| 1.1 General Principles | YES | A Traffic Impact Statement has been prepared and is included as part of this application. The report provides a detailed assessment of parking and access requirements for the development and potential traffic impacts. |
| 1.2 Calculation of Parking Requirements | YES | A total of 23 spaces are proposed, inclusive of two (2) accessible car spaces. The location of parking is depicted on the plans and is considered to provide an appropriate distribution to efficiently service the staff and client parking needs. |

| Control | Compliance | Proposal as Assessed |
|---|------------|---|
| 2.1 Access to the Site | YES | The development has been designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction. |
| 2.2 Sight Distances | YES | The vehicle access is located in a position that naturally offers good sightlines in both directions |
| 2.3 Entrance / exit to the Site | YES | Suitable and compliant access is provided from Loane Crescent. The access is compliant with all relevant standards and controls. |
| 2.4 Location of Parking Areas | YES | A parking area is provided on the eastern portion of the site clearly visible from the street with entry and exit signage proposed. The location of parking has been designed to ensure: <ul style="list-style-type: none"> • Visual amenity of the proposed and adjacent residential; and • Clear and accessible access to the main entry. |
| 2.5 Parking Space and Aisle Dimensions | YES | Parking area dimensions and parking layout shall comply with Australian standard 2890.1 – 2004 User Class 1A (being 2.4 metres wide) as specified in the Traffic Impact Assessment. A minimum aisle width of 5.8m shall be provided. This can be achieved with the design of the parking area for the subject site. |
| 2.6 Construction Requirements | YES | All work will be carried out in accordance with the construction management plan. |
| 2.7 Landscaping | YES | The car park has been designed to include appropriately placed landscaping to contribute to the streetscape. |
| 2.8 Directional Signs and Marking | YES | Parking areas are proposed to be clearly signposted and line-marked. Entry and exit points will be clearly delineated through signage and the accessible space will be clearly defined. |
| 2.9 Principles for Crime Prevention | YES | The design of the car park has considered crime risk and includes: <ul style="list-style-type: none"> • Lighting is to be provided in off-street car parks in accordance with the requirements of AS 2890.1 Parking Facilities Off Street Parking; • Provision of clear sightlines between public and private places; • Landscaping that does not reduce sightlines; and Onsite management to ensure site cleanliness and regular upgrades and repair as required. |
| 3 Loading and Unloading | YES | Adequate space for loading and unloading is provided off street within the carpark area. The area has been designed to ensure vehicles can manoeuvre into and out of the site in a forward direction. All loading will be undertaken outside of peak hours by private contractors to minimise any conflict with drop-offs and pick-ups. |
| 4 Car parking for persons with a disability | YES | 2 accessible parking spaces are provided in accordance with AS2890.6:2009. |

CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of development and the future environment of the Lower Hunter. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

The proposal, meets with the objectives of council and state requirements and therefore the owners respectfully request that council approve the application in its current state.