

STATEMENT OF ENVIRONMENTAL EFFECTS DEVELOPMENT APPLICATION

St. Nicholas Early Education Maitland &
St. Nicholas Vocational Training Centre

10 Carrington Street & 18 – 22 Hunter Street,
Horseshoe Bend.

SEPTEMBER 2021

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INTRODUCTION

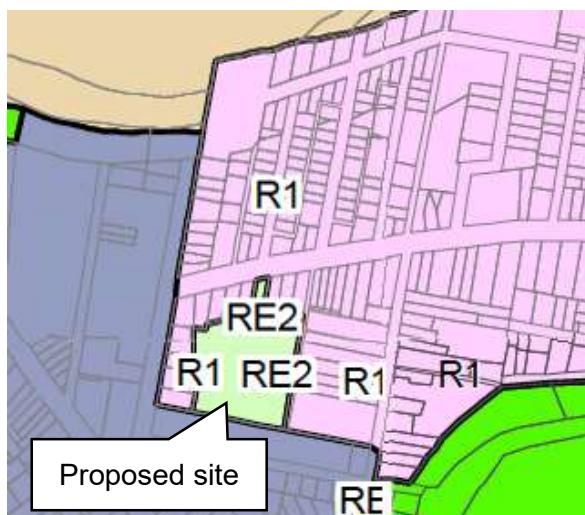
This application is seeking an amendment to an existing DA Consent No. 17-447. The original contents of the Statement of Environmental Effects are contained herein with the amendment information outlined in red text. This application is seeking to increase the number of enrolments in the St Nicholas Early Education Centre from the currently approved 70 places to an 82 place Early education Centre. No other changes to the existing DA Consent are proposed as part of this application.

A phone conversation was held on the 5th August 2020 with the Duty Planner, Emily, who indicated that this amended SoEE and supporting statements by the Traffic and BCA consultants would be sufficient to support this application.

The site is located at the corner of Hunter and Carrington Streets, Horseshoe Bend (Figure 2, below). The site is a gradual sloping block with the highest relative levels of 8.51m and 8.55m at the north-west corner and south-west corner of the property boundary, respectively, with the lowest relative level of 5.83m at the south-east corner of the property boundary. The site is approximately 1.039ha (10 390m²).

There is an existing structure on the site of the former Maitland Bowling Club, this building will remain in the site as a part of the proposed development. The existing building has remained unused for an extensive period and will be refurbished internally and externally into a child care centre and a vocational training centre. Two additional buildings will be constructed to the east of the existing building with extensive landscape works to the site. The northern end of the site currently has an outdoor storage shed, which will be refurbished as a joint play space between two of the proposed outdoor play spaces. The northern end of the site is also the location of the existing bowling green, which will be the location of two segregated outdoor play spaces.

Along the northern property boundaries are existing residential lots. The western property boundary is adjacent to lots which have been acquired by the Catholic Diocese of Newcastle/Maitland, this will form a part of the larger master plan for the St. Nicholas Day Care Centre. The eastern property boundary runs parallel to Gourd Lane – which terminates at the south-east corner of Lot 1 DP 433693 – with residential properties and a self-storage business backing on to the lane. The southern property boundary runs adjacent to Odd Street, Horseshoe Bend, with several residential properties, the Maitland PCYC, and several commercial properties fronting on to Odd Street.



(Figure 1: MCC LEP 2011 – Site Zone Map: RE2/R1)



(Figure 2 – Site Location, Google Maps)

SITE SUITABILITY & EXISTING SITE CONDITIONS

The approved development is now operational, with Site Suitability and Existing Site Conditions unchanged from the original application.

The site is zoned as RE2 (Private Recreation) and R1 (General Residential) within the Maitland LEP 2011 (Figure 1, previous page). The development proposal is defined as a 'child care centre' and is permissible within the RE2 zone. The proposal to use the land for private open space for the outdoor play spaces for children, while keeping the existing building and constructing additional facilities on site. The extensive landscaping proposal will enhance and protect the natural environment, while minimising impact on the neighbouring residents.

The site has a slope from the north-west corner (highest point) to the south-east corner (lowest point). The main proposed area of the child care centre is relatively flat as this is the site of the previous bowling green. A site survey was prepared by *Rennie Golledge Pty. Ltd* (Appendix #1)

There are R1 (General Residential), B4 (Mixed Use), and RE1 (Public Recreation) zones adjacent or nearby to the site. Siting of the proposed child care centre will utilise the existing building on site with two new buildings to be constructed. The siting of the proposed child care centre is setback the required distance of 3.00m from the northern neighbouring residential properties to aid in negating any acoustic and privacy impacts.

David Crofts, *strategic planning specialist*, has supported the site suitability for the proposed day care centre and vocational training centre stating "it is considered that the early learning training facility is ancillary to the primary use – the 70 place St. Nicholas Child Care Centre.

The training facility will be integrated into the operations of the child care centre and will occupy the same building. It is not an "independent use." (Appendix #2).

An existing unsealed carpark and entry path previously utilised by the bowling club is on site, but there is no purpose-built carpark that can be used within the proposed development. The proposed development includes the provision of a carpark, refer to information later in this document prepared by traffic and civil consultants in this regard (Appendix #3).

The proposed development will not be overshadowed by neighbouring properties, nor will the proposed development overshadow any neighbouring properties (Figures 8-11).

A new carpark entry point is proposed approximately 50.00m south of the Carrington/Hunter Street intersection. An existing school pedestrian zone is located at this point, which will be relocated upon further consultation with Maitland City Council and All Saints College, also on Hunter Street.

The previous use of the site as a bowling club has resulted in minor levels of soil contamination. *Douglas Partners* conducted a soil contamination test (Appendix #4) throughout the proposed development site which showed localised petrochemical and lead concentrations around the site.

Douglas Partners have outlined two methods of treating the contaminated soil – removal and disposal of the soil offsite, and on-site capping.

A hazardous materials assessment (Appendix #5) was also carried out, in which lead paint, synthetic mineral fibre, and PCB's were identified to be present in the existing building.



(Figure 3: Existing building to be retained)



(Figure 4: Existing unsealed car park area)



(Figure 5: Northern adjoining property fence)



(Figure 6: Existing storage shelter to be refit)



(Figure 7: Existing bowling green to be landscaped as play space)

PROPOSED SITE DETAILS & GENERAL SPECIFICATIONS

The approved development is now operational, with Children / Staff Numbers proposed to be amended as outlined below.

- Proposed Amendment - Children/Staff Numbers
82 children, 17 educators. 1 director, 1 kitchen staff, and 1.5 vocational staff
- Indoor Space
266.7m² unencumbered internal area
266.5m² minimum internal space required (3.25m²/child x 82 children)
- Outdoor Space
1278m² outdoor space provided
574m² minimum outdoor space required (7.00m²/child x 82 children)

Unencumbered areas; internal space 266.7m² - external space 1278m²

CHILD TO STAFF RATIO REQUIREMENTS

The proposed amended enrolments numbers will provide the following staff numbers:

Room	Children	Staff Ratio Required	Staff Provided
0 – 2 Years	16	1:4	5
2 Years	15	1:5	4
3 Years	25	1:10	4
4 – 5 Years	26	1:10	4
TOTAL	82		17
Two additional staff on site – 1x director and 1x kitchen staff			

- Lot & DP: Lot 1 DP 433693, Lot 1 DP 19841 & Lot 22 DP 1096408
- Existing Site Area: 10 390m²
- Site Coverage: 9.45% (excluding decks)
- Building Footprint: 1099m² total (excluding decks)
547.81m² – existing section
551.19m² – proposed section
- Covered Roof Area: Approximately 1534.20m²
- Overall Height: 5.98m above finished ground level to roof ridge – existing
5.61m above finished ground level to roof ridge – proposed
- Walls: Double brick with lightweight metal cladding – existing
Brick veneer with stud frame and lightweight metal cladding – proposed
- Roof: Colorbond steel roofing (refer to materials palette for details)
- Windows and Doors: Aluminium framed external windows and doors.
- Children/Staff Numbers: 70 children, 13 educators. 1 director, 1 kitchen staff, and 1.5 vocational staff
- Indoor Space: 274.38m² internal space provided
227.5m² minimum internal space required (3.25m²/child x 70 children)
- Outdoor Space: 840.00m² outdoor space provided
490m² minimum outdoor space required (7.00m²/child x 70 children)

CHILD TO STAFF RATIO REQUIREMENTS

The proposed development will provide the following staff numbers:

Room	Children	Staff Ratio Required	Staff Provided
0 – 2 Years	15	1:4	4
2 Years	15	1:5	3
3 Years	20	1:5	4
4 – 5 Years	20	1:10	2
TOTAL	70		13
Two additional staff on site – 1x director and 1x kitchen staff			

PROPOSED DEVELOPMENT

The approved development is now operational, with this application seeking to change proposed enrolment numbers in the child care centre from 70 to 82 only. The Vocational training centre approved numbers remain unchanged.

The proposal for a new 70 place child care centre and 20 place vocational training centre will utilise an existing single

storey brick structure, previously used as a bowling club, with an extension to the eastern end of the existing structure, and the construction of two new buildings. An existing brick outdoor storage shed will be retained and refit for use in the outdoor play spaces.

The existing building will remain unchanged in its structural body, with extensive refurbishing occurring for the internal spaces and replacing the existing sheet metal roof to match the new buildings. The existing access points will be replaced with AS1428.1 compliant ramps and entry stairs. BCA Access Solutions have prepared a report assessing the suitability and compliance of access throughout the proposed development (Appendix #6)

Contained within the existing building will be the St. Nicholas Vocational Training Centre services, including;

- Reception
- Staff office
- Interview room with kitchenette
- Two vocational training rooms
- Community playgroup indoor play space
- Staff resource centre
- Child care centre kitchen with commercial grade appliances
- Children's toilets
- Parent/carer toilet
- Cleaners room
- Pram storage
- Two wheelchair accessible toilets, including one with shower facilities
- Three store rooms
- EDB, SEC, and Communications closets

Contained within the extension to the existing building and the two new structures will be the St. Nicholas Child Care Centre services, including;

- Entry foyer with parent sign-in area
- Staff room with kitchenette and access to the staff courtyard
- Directors office
- Four indoor playrooms
- Two cot rooms
- Two children's toilets with nappy change facilities
- Arts and crafts wash room
- Laundry with access to an outdoor drying area
- Four storage rooms
- Staff toilet/cleaners room

It is proposed for the existing building to be cement rendered and with sections of the existing structure to be clad in lightweight metal cladding to link the existing and new structures through materials used. To provide adequate lighting and ventilation in the vocational training centre additional windows and sliding doors will be added to the existing external walls.

The proposed extension and two new structures will be a stacked wall construction with multiple types of masonry used on the lower portion of the external walls, with a lightweight metal cladding-stud frame construction on the upper portion of the new buildings.

The proposed materials that will be used in the development are suitable for the use in the area with all homes in the

immediate area using similar combinations of materials proposed.

The existing outdoor storage shed is proposed to be refit for use as a conjoined play space between two of the outdoor play spaces, as well as being an additional outdoor shaded play area.

At present, there are no dedicated parking facilities on site, as such it is proposed that an 18 space *short stay* (including two disabled access spaces) and a 16 space *long stay* car park will be constructed with access from Hunter Street. Current access to the site is from the south west corner of the site, via an unsealed road and car park.

It is proposed that carpark access will be from Hunter Street, approximately 50.00m south of the Carrington/Hunter Street intersection. At present, there is a school pedestrian crossing at the proposed entry point, which will be relocated upon further consultation with Maitland City Council and All Saints College. The relocation of the crossing will need to occur concurrent or prior to construction beginning on the proposed development. A full traffic report has been completed by *Intersect Traffic*. (Appendix #3)

Adjoining residential properties along the northern property boundaries have deteriorating timber paling fences, sheet metal fences or wire chain-link fences. It is proposed to replace the fences, as required and upon consultation with residents, with a timber lapped and capped fence.

There are multiple trees on the site that have been identified for removal and retention. An extensive arborist report and plan has been prepared by Terras Landscape Architects (Appendix #7 and #8).

A landscape design report has been conducted by Terras Landscape Architects regarding the suitability of the proposed landscape plan for the intended use on site as a child care facility (Appendix #9).

PROPOSED MATERIAL PALETTE

The approved development is now operational, with the Material Palette remaining unchanged.

The proposed materials of the new development will be a combination of lightweight metal cladding, multiple types of brick, and cement render on the existing building on site.

Further information can be found in the architectural drawings pack – sheet *SK01 Materials Selections* – for specifics of proposed materials.

CURRENT & PREVIOUS USE

The approved development is now operational.

The site was previously used as a bowling club and has remained unused for several years.

SOCIAL IMPACT

The approved development is now operational and this application seeks to increase enrolment numbers in the Child Care Centre from 70 to 82. Although this will increase the intensity of use on the site in pedestrian and vehicular traffic it will not be to the detriment of the local area, as reported in the *Intersect Traffic – Traffic and Parking Report Addendum 1 (Appendix #1)*

The proposed development will increase the intensity of use on the site. Although an increase in pedestrian traffic and vehicular traffic will occur, it is expected that it will not be to the detriment of the local area, as reported in the *Intersect Traffic – Traffic & Parking Assessment* report (Appendix #3).

The child care centre is proposed to cater for 70 children. Normal operational hours are proposed to be 6:00am to 6:00pm, Monday to Friday. While it is located adjacent to residential properties, it is anticipated that these properties will not be impacted adversely, due to the operational hours of the centre.

The vocational training centre is proposed to cater to 20 adults. Normal operational hours are proposed to be 8:30am to 5:30pm.

To minimise traffic congestion the vocational training centre will open 2.5 hours after the child care centre. It is anticipated that majority of parents/carers will drop their children off between 7:00am and 8:30am, with majority of pick-ups occurring between 5:00pm and 6:00pm.

There are no nearby businesses or property uses that will be impacted by the proposed development or operating hours.

ACCESS, TRAFFIC & PARKING

The approved development is now operational and this application seeks to increase enrolment numbers in the Child Care Centre from 70 to 82. An assessment of impacts on traffic has been undertaken, which has assessed that no changes are required to the current conditions on site, as reported in the *Intersect Traffic – Traffic and Parking Report Addendum 1 (Appendix #1)*

The proposed childcare centre and vocational training centre is located approximately 155.00m north of Hunter/High Street intersection, a main road through Maitland. As outlined in the *Intersect Traffic – Traffic and Parking Assessment* report (Appendix #3), it is expected that there will be minimal to no impact at this intersection with the proposed development going ahead.

Access to the development will be via a new sealed driveway off Hunter Street, approximately 50.00m south of the Carrington/Hunter Street intersection. A new 34 space (including two disabled access parking spaces) will be constructed and divided as 16 long stay and 18 short stay spaces, in addition to two drop-off/loading zone spaces.

Vocational training centre parking requirements are not specifically outlined in the *NSW Roads and Maritime Services – Guide to Traffic Generating Developments*, therefore an estimate of traffic generation has been made in the *Intersect Traffic – Traffic and Parking Assessment* report. In making this estimate it is known that maximum attendance numbers at the vocational training centre will be 20 persons, and adopting a car occupancy rate of 1.4 attendees per car (allowing for car-pooling and alternate transport options), it is expected an additional 15 vehicles will enter and exit the site for this use.

If it is assumed that the average stay at the vocational training centre is greater than 1 hour, then the peak hourly traffic generation will be 15 vehicles per hour. It is intended for students from the neighbouring All Saints College to use the vocational training facilities in their external studies, thus further reducing the reliance of private transport to the site.

Function	Required	General Parking	Accessible Parking	Total
Child Care Centre	1 per 4 children (70 children = 17.5)	16	2	18
Vocational Centre	15	16		16
TOTAL				34

Bicycle parking for staff and people visiting the site will be provided as indicated in the landscape plan prepared by Terras Landscape Architects (Appendix #10).

AIR & NOISE

The approved development is now operational, with the impacts on Air & Noise unchanged with this application.

It is viewed that the existing air quality will not be adversely affected by this development. It is not anticipated that the proposed development will have any unreasonable additional effect on local noise levels.

An acoustic report has been prepared by Steve Brady of *Reverb Acoustics* (Appendix #11) in which it is recommended the outdoor playspaces are not used before 7:00am to minimise impact on neighbouring residents. It is proposed to have air-conditioning condensers at ground level, eliminating the need for acoustic barriers. 1800mm high fencing will be constructed along all residential boundaries, as recommended in the acoustic report.

SOIL & WATER

The approved development is now operational, with the impacts on Soil & Water unchanged with this application. An assessment of the existing sanitary facilities against the proposed enrolment increase has been undertaken by Newcert with a statement provided in this regard, indicated the current facilities on site are sufficient for the enrolment increase – *Newcert - Sanitary Facilities Review (Appendix #2)*

The proposal will incorporate AAA rated plumbing accessories to increase water usage efficiency. Rain water will be collected in multiple rainwater tanks around the development to be used in education practices with children, circulated to WC's, laundry facilities and general grounds keeping.

The site will receive extensive landscaping as outlined in the landscaping plan prepared by Terras Landscape Architects (Appendix #10). Existing trees on site have been selected for retention, while several others will be removed or replaced.

ENERGY EFFICIENCY

The approved development is now operational, with the impacts on Energy Efficiency unchanged with this application.

The proposal has been designed for good cross ventilation in summer, with openings and windows orientated to the north to maximise light. It is proposed to have sections of the existing brick structure clad in lightweight metal cladding with the proposed extension and two new structures to be a stacked wall construction with multiple types of masonry used on the lower half of the external walls, and a lightweight metal cladding-stud frame construction on the upper half of the new buildings.

The building envelope will be insulated in accordance with building code requirements for the specific climate zone to reduce the energy consumption on air conditioning units.

The building will comply with BCA Section J energy efficiency standards as required to obtain the Construction & Occupation Certificates.

WASTE

The approved development is now operational, with the impacts on Waste unchanged with this application.

It is proposed that waste will be removed from site by Maitland City Council weekly waste services.

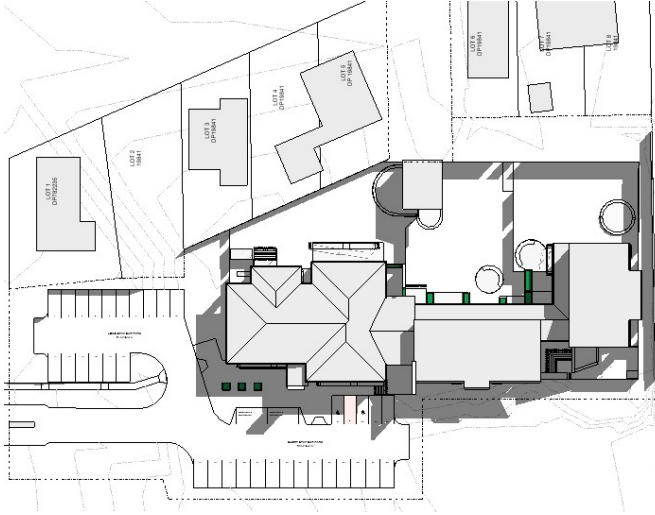
Based on other St. Nicholas facilities of a similar size, six general waste and six recycling bins will be provided, while green waste will be handled by an external contractor.

The onsite grease trap will be serviced by a private contractor outside of peak traffic periods.

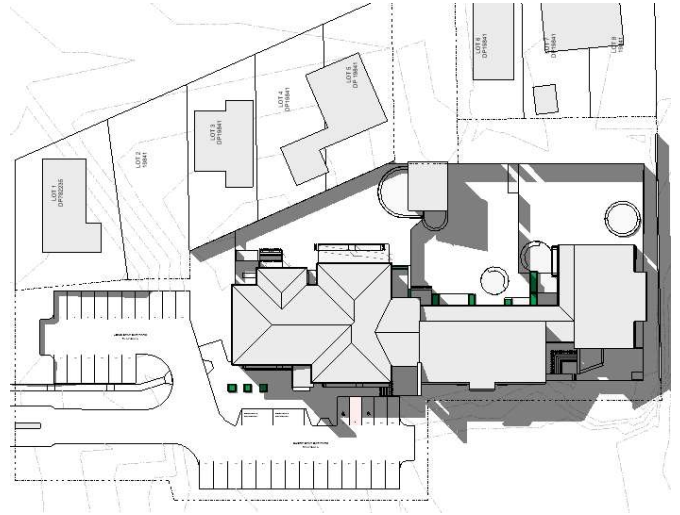
PRIVACY & OVERSHADOWING

The approved development is now operational, with no change to the building itself the impacts on Privacy & Overshadowing unchanged with this application.

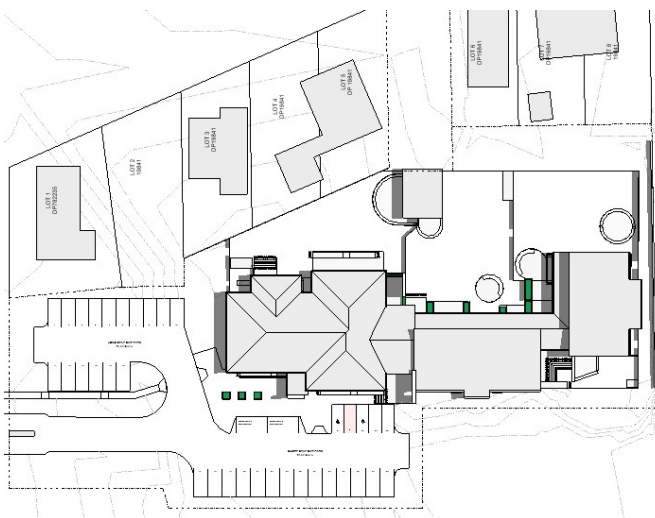
The location of the existing building and the proposed development are approximately 40m from neighbouring properties, resulting in no overshadowing.



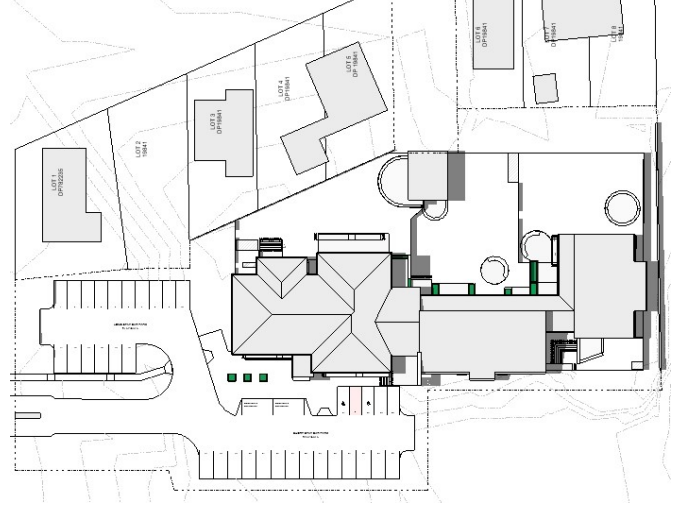
(Figure 8: Shadow path – 09:00 June 21)



(Figure 9: Shadow path – 15:00 June 21)



(Figure 10: Shadow path – 09:00 December 21)



(Figure 11: Shadow path – 15:00 December 21)

FLOOD PLANNING

The approved development is now operational, with the impacts on Flood Planning unchanged with this application.

The proposed development addresses the requirements of the *Maitland Development Control Plan – B3 Hunter River Floodplain*.

The proposed development is a masonry construction on a ground slab. Structural and civil planning services have been provided by *Burke Engineering* (Appendix #12 and #14) to satisfy the requirements a 1:100 year flood level of 9.72m AHD. A statement of structural compliance has been included (Appendix #13).

A flood evacuation plan is to be implemented during operation of the proposed development (Appendix #15).

HERITAGE ASSESSMENT

The approved development is now operational, with the impacts on Heritage unchanged with this application.

The proposed development is located within the Central Maitland Conservation Area. The proposed development is not expected to detract from or impact nearby buildings significantly. The overall scale of the development is in line with surrounding residential properties, furthermore the proposed buildings will not be higher than the existing building on site, nor will the proposed buildings be closer to neighbouring properties than the existing building.

A heritage assessment has been prepared (Appendix #16) and concludes in saying there are no nearby sites that are of significant heritage importance, nor is the proposed development site of heritage significance.

SECTION 94A EXEMPTION

The approved development is now operational, with this application seeking to amend enrolment numbers only, with no construction proposed, it is suggested no Section 94A levies are applicable.

The applicant requests an exemption from the Section 94A contributions on the following grounds;

Clause 7, Section 94A

7. Development by the public sector and not for profit organisations.

Crown development and development by not for profit organisations where they are carried out with an underlying philosophy of community services in accordance with the Development Contributions Guidelines will not be levied contributions under Section 94A

The application for exemption can be read in full in the attached document (Appendix #17).

Appendix #1 – Traffic & Parking Assessment

Ref: 20/141

23rd August 2021

The Catholic Diocese of Maitland-Newcastle
PO Box 756
NEWCASTLE NSW 2300

Attention: - Harry Taylor

Dear Harry,

RE: Traffic and Parking Report Addendum 1 – Additional child care places – St Nicholas Early Learning Centre – Lot 1 DP1261532 – 24 Hunter Street, Horseshoe Bend.

Reference is made to your commission to prepare a Traffic Report Addendum to support a Section 4.55 Modification to Consent application for the above development. Intersect Traffic prepared a Traffic and Parking Assessment (February 2017) for the currently approved development of the site (DA17 - 477) containing a child care centre and vocational training centre. The proposed modification seeks to increase placement numbers within the childcare centre from 70 places to 82 spaces without undertaking any additional works on the site, including providing additional on-site car parking.. The following Traffic and Parking Report Addendum is provided below and it should be read in conjunction with the original Traffic and Parking Assessment for the site development by Intersect Traffic (February 2017).

Traffic Addendum 1 – Child Care Centre and Vocational Training Centre – Lot 1 DP1261532 – 24 Hunter Street, Horseshoe Bend

Development

The proposal involves a modification to the approved development on the site (DA17-477) in which the number of placements available within the child care centre increases from 70 children to 82 children. This change in the development is likely to slightly increase traffic generation from the site and increase the peak parking demand at the site. Therefore this assessment deals only with quantifying the changes in traffic generation and peak on-site parking demand and discussion on any impacts this will have on the local road network and compliance with Council and Australian Standards requirements.

Traffic Generation and Impacts

The additional 12 children catered for in the child care centre will increase traffic generation based on the following table found within the *RTA's Guide to Traffic Generating Developments 2002*.

Table 3.6
Traffic generation rates

Centre Type	Peak Vehicle Trips / Child		
	7.00-9.00am	2.30-4.00pm	4.00-6.00pm
Pre-school	1.4	0.8	-
Long-day care	0.8	0.3	0.7
Before/after care	0.5	0.2	0.7

Noting peak periods for the long-day care child care centre of 7 am – 9 am and 4 pm – 6 pm the additional traffic generated by the proposed modification can be calculated as follows;

- ◆ AM peak = 12 x 0.8 = 10 vtp
- ◆ PM peak = 12 x 0.7 = 8 vtp

This additional traffic is minor and considered insignificant when analysing the impacts of the proposal on the effectiveness and efficiency of the existing local road network. Hunter Street and High Street (the main transportation route to the site) have existing traffic volumes of approximately 210 vtp and 1,180 vtp respectively therefore the increase from the increased placement numbers at the centre represent 5 % and 0.8 % of existing traffic volumes on the network. It is generally considered that if traffic volume increases are less than 10 % or 10 vtp of existing traffic volumes the additional traffic will not adversely impact on the effectiveness and efficiency of the local road network and will not result in a loss of LoS experienced by motorists on the road network. Therefore no further analysis of the local road network is required and it is reasonable to conclude that the proposed additional child care places at the St Nicholas Early Learning Centre Maitland will not adversely impact on the local road network.

Peak On-site Parking Demand and Impacts.

The original Intersect Traffic TPA (February 2017) for the approved development determined that the required DCP compliant on-site car parking to be provided on the site was 18 car spaces for the child care centre and 8 spaces for the vocational training centre on the basis that a maximum 4 staff and 20 students would be on-site at any one time within the vocational training centre.

On-site parking requirements contained within the Maitland DCP (2011) are;

Child Care Centre

- ◆ *Minimum on-site parking shall be provided in accordance with Child Care Centre parking requirements in NSW Road & Traffic Authority's Guide to Traffic Generating Developments current at the time (currently at the rate of one space for every four*

children in attendance.) Note that the minimum parking requirements in the RMS guide is inclusive of client and staff parking.

- ◆ One of the allotted vehicle parking spaces shall be provided for disabled parking / service vehicle close to the main entrance of the child care centre.
- ◆ Parking area dimensions and parking layout shall comply with Australian Standard 2890.1-2004 User Class 3 (being 2.6 metres wide). A minimum aisle width of 6.5 metres shall be provided.

Training Centres

- ◆ 1 space per staff plus 1 space per 5 students

Therefore with a total of 82 child care places the Child Care Centre is required to provide 21 on-site car spaces and the training centre is likely to require 8 spaces i.e. 29 spaces.

Currently the facility provides 18 short term car parks for the child care centre as well as 16 long term car parks for the training facility i.e. total of 34 spaces. Therefore it is reasonable to conclude that the existing car park provides sufficient on-site car parking to meet the expected demand from the modified facility with the additional 12 child care places with based on the expected staff and student numbers for the training facility a 5 space excess on the DCP required spaces for the total development. This would mean the training facility could have an allocation of 13 spaces which could accommodate student numbers of 45 with 4 staff which is well in excess of the expected peak use of the facility.

The car parking spaces were approved as part of DA17 - 477 and were assessed as being compliant with Australian Standard and Maitland Council requirements. The proposed modification does not change the parking layout. Similarly the access to the car park off Hunter Street was approved as part of DA17 – 477 and assessed as compliant with Maitland Council and Australian Standards requirements. Therefore it is considered that the on-site car parking and vehicular access off Hunter Street is still suitable for use by the modified development.

Overall it is concluded that the modified development provides sufficient and suitable on-site car parking and vehicular access to meet the requirements of MCC's DCP (2011) and Australian Standards requirements.

Conclusion

This traffic and parking report addendum for the proposed modified St Nicholas Early Learning Centre Maitland at 24 Hunter Street, Horseshoe Bend, involving the provision of an additional 12 child care places or 82 places in total has concluded the following.

- The proposed modification to the development will not adversely impact on two-way mid-block traffic flows on the local road network.
- The proposed modification to the development will not adversely impact on the efficiency and effectiveness of intersections on the local road network.

- The that the modified development provides sufficient and suitable on-site car parking and vehicular access to meet the requirements of MCC's DCP (2011) and Australian Standards requirements.

Conclusions determined within the original TPA for the site development (Intersect Traffic February 2017) associated with alternative transport services and infrastructure remain unchanged and still relevant for the modified development proposal.

Recommendation

Having undertaken this traffic addendum report for the proposed modification to an existing approved child care centre and training facility (DA 17 - 477), with the modified development providing an additional 12 child care places (82 total) can be supported by Maitland City Council. The development does not adversely impact on the local and state road network and can meet all the traffic, parking and access requirements of Maitland City Council, Australian Standards and TfNSW.

For further information or clarification please do not hesitate to contact me on 0423 324 188.

Yours sincerely



Jeff Garry

**Director
Intersect Traffic**

Appendix #2 – BCA & Sanitary Facilities



4 August 2021

Webber Architects

Attn: Sandra Hinchey

Dear Sandra,

**RE: ST NICHOLAS EARLY EDUCATION CENTRE, MAITLAND
24 HUNTER STREET, HORSESHOE BEND NSW 2320
LOT 1 DP 1261532**

As part of the proposal to increase children places at the subject early childhood centre, we have been requested to confirm the population numbers that the existing sanitary facilities allow for.

Sanitary facilities:

Children	Pans	Washbasins	Total
	6	8	90

Employees	Pans	Washbasins	Total
	2	2	30 (all female staff) 25 (up to 10 males and 25 females less males)

So in summary there are sufficient existing sanitary facilities for up to:

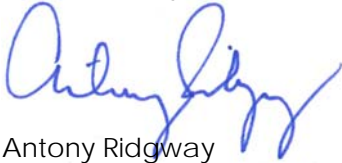
1. 90 children
2. 30 employees (all female staff) or 25 employees (up to 10 males and 25 females less males)

We also note:

3. The separate facility requirements of F2.3(h) of the BCA that relate to such things as kitchen and bathing facilities are provided in the building and are not affected by an increase in population numbers.
4. There is sufficient egress width in the building to accommodate several hundred occupants – well in excess of the population limited by the sanitary facilities.

If you have any queries regarding the above, please do not hesitate to contact the undersigned on 4966 1127 during business hours.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Antony Ridgway'.

Antony Ridgway
NewCert Pty Ltd