



Steven Murray Architect

Registration No. 4450

35 Boonah Street Griffith NSW
Address all correspondence to: -
P.O. Box 1230 GRIFFITH NSW 2680

Phone: (02) 6964 7798
Mobile phone: 0408 667 442
Email: stevenmurray54@gmail.com
www.stevenmurrayarchitect.com

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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DAY CARE PREMISES AT LOT 7017, DP 1019596, CORNER OF MAHONGA AND KENNEDY STREETS, JERILDERIE, NSW

1 PROPOSED DEVELOPMENT

Overview

There is no existing development to the site. The site is vacant and cleared and flat.

The proposed development shall comprise the following: -

- The construction of a new single storey building for the purpose of a child-care facility with 'accessible' access to and from the main entrance. The internal layout is shown on the submitted drawings.
- External fenced secure areas for child play where shown on the submitted drawings.
- The construction of on-site car park for staff use and 'accessible' users where shown on the submitted drawings.
- The construction of off-site car parking to Mahonga Street for staff and general public use where shown on the submitted drawings.

Operational Use

The operational use of the proposed development shall be for a child-care facility.

Setbacks

The works are within the existing boundaries of the allotment and complies with setback provisions 'Prescribed Standard' as set out in the Jerilderie Shire Development Plan 2012. The set back dimensions are shown on the site plan to the submitted drawings.

Design, Context and Setting

Design: The building is a 'modest' contemporary design incorporating 'passive' solar design principles (use of winter sunlight into the main children's areas and protection from summer sun using verandahs). 'Artistic' impressions of the proposed building from southeast and northeast corners of the site are included on the submitted drawings. The proposed material finishes (final colours may vary slightly) are as follows: -

- Roofing, fascias and gutters – 'Colorbond' 'Surfmist'
- External walls – consists of a low level band of 'Colorbond' finish 'Windspray' corrugated metal and the remaining wall above being colour finish compressed fibre cement sheet.
- Entrance – the surround to the entrance doors shall be timber type paneling.
- Windows and doors – 'Colorbond' finish aluminium frames and panels.

Context and Setting: The building shall compliment the surrounding diverse building styles. The scale is similar to adjoining residential developments that are located at a considerable distance from the site.

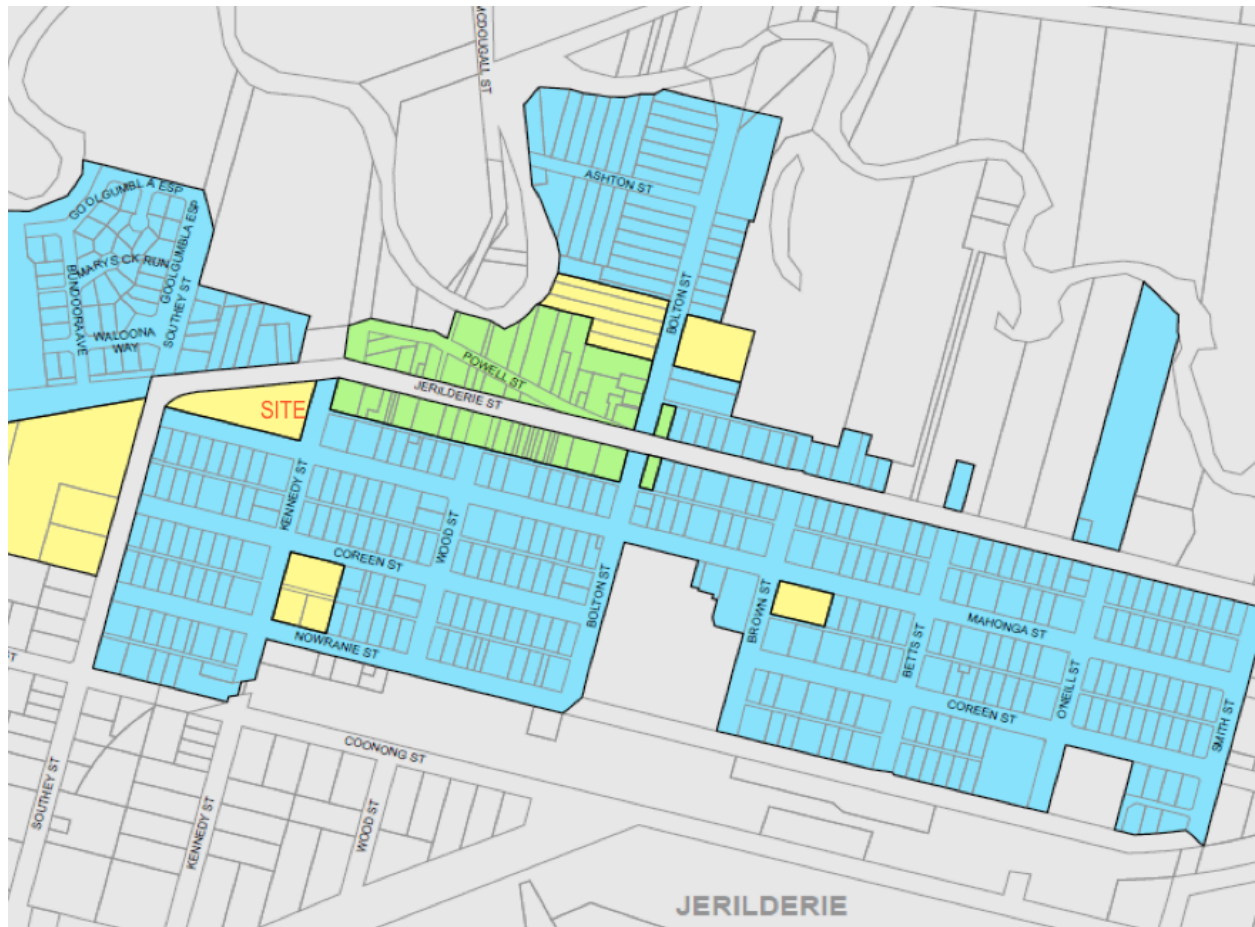
2 APPLICABLE DEVELOPMENT STANDARDS

The Jerilderie Development Control Plan 2012 is considered relevant to the site and the proposed development.

3 SITE AND SITE SUITABILITY

The site is located within the 'Precinct Map for Village Zone' within the area coloured 'yellow', (Schedule 5), which is designated 'Special Uses'. DCP 2012 states the following: -

'The Special Uses Precinct identifies areas that are used for public or community purposes. This precinct allows the continuation of existing public uses and identifies areas to be used for community purposes.....subject to merit based assessment.'



Jerilderie Village Zone plan

DCP 2012 permits the following with consent: -

*'Building identification sign; Business identification sign; **Child care centres**; Community facilities; Educational establishments; Emergency services facilities; Entertainment Facilities; Function Centres; Health services facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools;'*

NCC-BCA Issues

Compliance with NCC-BCA will be fully addressed at Construction Certificate application stage for a building of 'Type C' construction.

4 HERITAGE

The site is not within a heritage conservation area.

5 PRESENT AND PREVIOUS ISSUES

There are no issues that would prohibit or restrict the proposed development.

6 OPERATIONAL DETAILS

The hours of operation shall be between the hours 8am – 5.30pm, Monday – Friday inclusive.

The anticipated staff numbers shall be as follows: -

- Full time staff = 3
- Part time staff = 4
- Casual staff = 4

7 VEHICULAR ACCESS, PARKING AND LOADING

Loading and Unloading: Driveway access to the site shall be available for occasional deliveries if a vacant car- parking space permits. Generally, deliveries would be kerb-side parked small vans or the like.

Car Parking and Pedestrian Access: With reference to DCP 12 'Schedule 1' the required car parking rate is to be '1 space for every 4 children in attendance'. Based upon a total number of 43 children in attendance, a total of eleven (11) car parking spaces are required, which are shown on the submitted drawings. Note: Murrumbidgee Council has approved of the provision of 'nose-in' car parking to the Mahonga Street kerbside for a total of six (6) spaces. The remainder of car parking spaces shall be located on site.

8 FLOOR LEVEL

The proposed floor level shall be approximately 450mm above existing ground level. The site is generally flat.

9 PRIVACY, VIEWS AND OVERSHADOWING

There will be no impact on the adjacent properties with respect to the above due to the considerable distance from these properties.

10 AIR AND NOISE

There will be no sources of air and noise pollution emanating from the development.

11 PROVISION OF UTILITY SERVICES

Utility services such as water, sewer, telephone and electrical services appear to be currently available to the site and it is anticipated that they can cater for the demand required by this development.

12 ENERGY EFFICIENCY

The proposed additions shall comply with Section 'J' provisions of the current edition of the NCC-BCA. Details shall be provided, if required, with a Construction Certificate application.

13 STORMWATER DRAINAGE

Stormwater from roof areas shall be piped into either Mahonga or Kennedy Street kerbs.

14 HEALTH ISSUES, HAZARDOUS MATERIALS AND TRADE WASTE

Health and Hazardous Materials: It is anticipated that health issues and/or use hazardous materials shall be managed with appropriate controls in place.

Trade Waste

Sewer and soil waste: generated from toilet, laundry and kitchen facilities shall be directed into existing sewer drains.

'Domestic' type waste: organic, and recyclable items (paper, glass, plastics) shall be removed by Murrumbidgee Council street side services. A third party provider, if required, shall remove larger waste items.

Environmental Effects During Construction

Anticipated environmental effects during the course of construction are as follows: -

- Noise: shall be controlled via restriction of the hours during which power tools will be used. This will be 7:30am until 4pm Monday to Saturday or otherwise in accordance with the conditions of the development consent.
- Dust: shall be controlled where required by wetting down of the site and avoidance of vehicular movement over dusty areas.
- Erosion control and Sediment runoff: where required a sediment fence will be installed.
- Construction Waste: a dedicated waste disposal point will be installed and maintained during the course of construction. All waste will be regularly removed and disposed at the Council's landfill.

The proposed development is permissible with Council's consent and satisfies the considered objectives of the zone.



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