



# STATEMENT OF ENVIRONMENTAL EFFECTS

## CHILD CARE CENTRE

200-206 Bridge Street Muswellbrook

Client: Lockbridge Pty Ltd  
Date: 19 June 2023

## Contact:

Liz Densley  
0438 744 384  
lizdensley@8mileplanning.com.au

ABN 83 610 542 725

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## Document Status

Date Issued	Revision	Author	Status
5/6/23	V1 Draft	LD	Client Review
19/6/23	V1.1	LD	For Submission

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# 1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a development application (DA) to Muswellbrook Shire Council (Council) on behalf of Lockbridge Pty Ltd for the demolition of the existing structures and development of a 109 place child care centre at 200-206 Bridge Street, Muswellbrook.

The SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2001* (EP&A Reg) and *State Environmental Planning Policy (Transport and Infrastructure) 2021 - Chapter 3 Education establishments and child care facilities (ISEPP)*.

## 1.1 Proposal overview

The development application seeks approval for a child care centre on land at 200-206 Bridge Street, Muswellbrook.

The development has been designed having regard to and satisfying the deemed to comply criteria in Chapter 3 of the ISEPP. The SEE is based on, and is to be read in conjunction with, the accompanying documentation for approval (listed in Table 1).

**Table 1**      **Accompanying documentation**

Document	Prepared by	Date	Appendix
Plans and Drawing Package	Raymond Designs	9 May 2023	A
Landscape Plan	SpaceLab	8 June 2023	B
Traffic Assessment	SECA Solution	16 May 2023	C
Environmental Noise Impact Assessment	ADP Consulting	22 May 2023	D
Heritage Assessment	Philip Leeson Architects	15 June 2023	E
CPTED	Eight Mile Planning	19 June 2023	F

## 1.2 Property description

The land to be development is as follows:

200-206 Bridge Street, Muswellbrook.

Lot 7-8, DP 37789 and Lot 672 DP 619443

Site Area 2,907 m<sup>2</sup>

The land is zoned E2 Commercial Centre under the provisions of the *Muswellbrook Local Environmental Plan 2009* (MLEP). Child care centres are permissible with development consent in the MLEP and in local centre zones under Chapter 3 of the ISEPP.

The site is illustrated in **Figure 1** below.

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**Figure 1 Subject Site**



Source: Six Maps, 2021

### **1.3 Description of the Site**

The 2,907m<sup>2</sup> site is a parcel created as the result of the consolidation of existing land parcels. Located on the northern extent of the local centre, the site adjoins an existing residential dwelling immediately north and adjoining commercial premises to the south. The railway corridor is situated to the west. Recent development activity along the eastern side of Bridge Street, opposite and to the south of the site includes a service station and fast food restaurant. The block has a depth of 34m – 64m and a 53m frontage to Bridge Street.



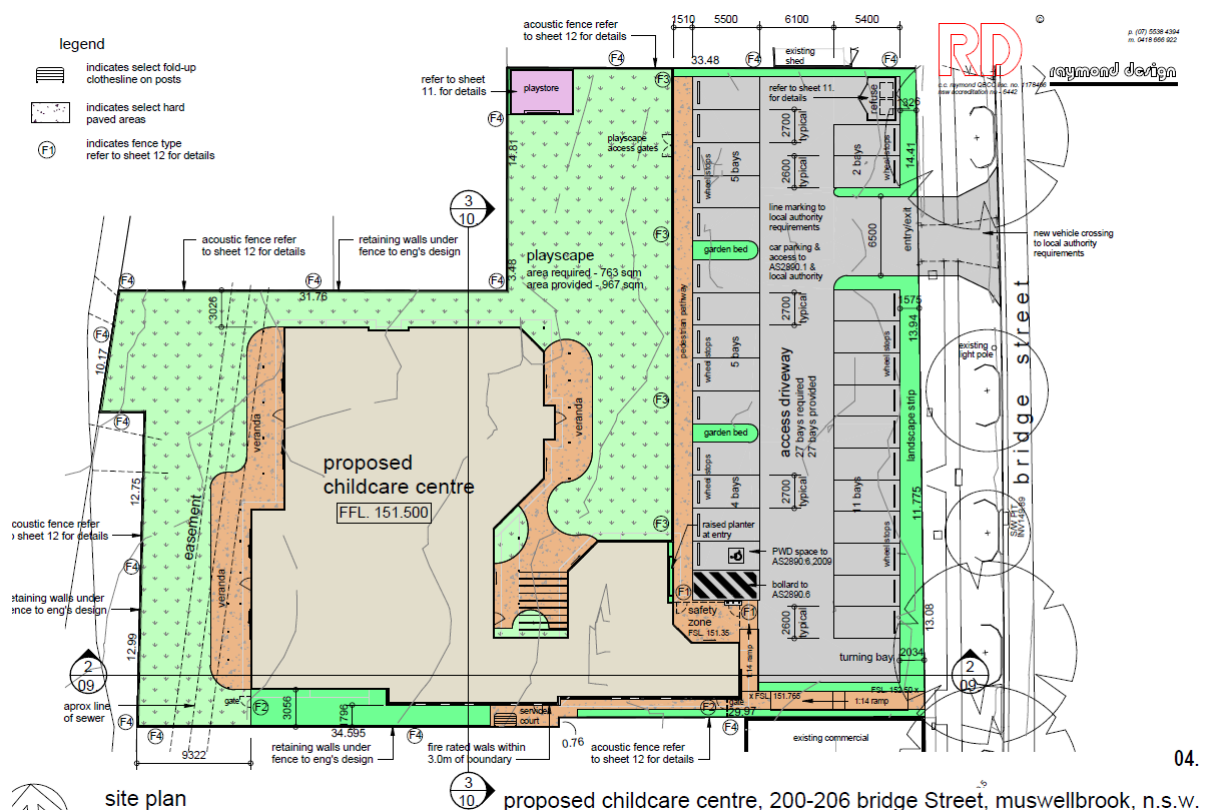
## 2. Proposed Development

The proposal seeks to develop the Site for a 109 place child care centre accommodating children aged 0-5. The centre will employ up to 19 staff. The site will operated from 7am-6;30pm Monday to Friday.

### 2.1 Design and layout

The building has been designed to achieve the maximum efficiency in terms of both indoor and outdoor space for children and staff. The general arrangement of the development on the site is illustrated in the site plan in **Figure 2**.

**Figure 2 Site Plan**



Source: Raymond Designs (refer Appendix A)

The building has been arranged in zones based on the age of children and the specific GFA requirements.

#### Activity Rooms 1 and 2

Children aged 0-2 years, located at the rear of the building. These rooms are designed to accommodate 12 children in each room each with Activity Room 2 accommodating babies 0-1.5 years with an adjoining nursery area. The rooms share a connecting storage, nappy change area and bottle preparation area.

#### Activity Rooms 3,4 and 5

Children aged 2-3 years in the central part of the building. These rooms are designed to each accommodate 15 children. Bathroom facilities are accessed from adjoining rooms 3 and 4 and the outdoor play scape is shared.

### Activity Rooms 6 and 7

Pre-school aged children aged 4-5. Designed to accommodate up to 20 children in each room. Bathroom facilities are shared and the outdoor play scape is also shared.

The development includes 967 sqm of outdoor play area, being 20% more area than required under the regulation. Play Areas are located to orientate north east and north west to maximise solar access throughout the day.

## 2.2 Heritage considerations

The site does not include any heritage items, however, is located in the Heritage Conservation Area (HCA). The building design, roofline and pitch have been designed to emulate the existing building form. A Heritage Assessment has been prepared by Philip Leeson Architects (**Appendix D**). The assessment considers both the historical context of the site in the HCA, and the impact of the development.

## 2.3 Access and parking

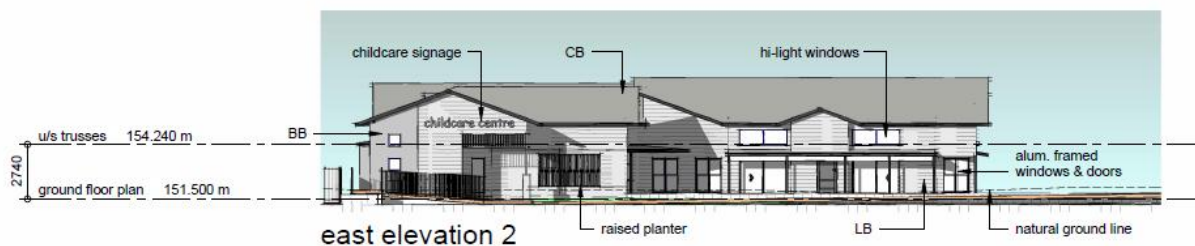
Access is via a single entry/exit arrangement to provide a safe drop off and pick area on site. On-site parking has been provided for 27 vehicles. The parking demand is based on the requirements of the Muswellbrook Development Control Plan (MDCP) and is consistent with the Guide to Traffic Generating Development rates for parking being 1 per 4 children.

## 2.4 Signage

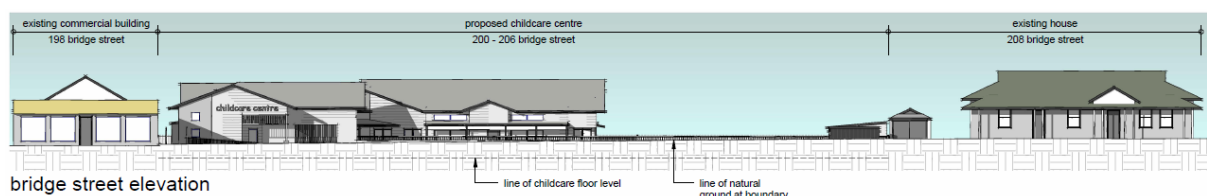
The proposal includes a signage envelope within the façade design on the front elevation facing the New England Highway.

Signage detail has not been provided, however, subject to being able to be accommodated with the envelope proposed is presumed to be exempt development.

**Figure 3 Front elevation**



Source: Raymond Designs (refer Appendix A)



Source: Raymond Designs (refer Appendix A)

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## **2.5 Demolition**

The existing dwellings will be demolished to make way for the child care centre. Demolition will be undertaken in accordance with a demolition management plan prepared by an appropriately qualified consultant in accordance with Australian Standard 2601 - The Demolition of Structures subject to land use approval for the child care centre. It is anticipated that the demolition and associated works would be captured in conditions of consent.



### 3. Assessment

The following section provides an assessment of the proposed development against the relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 4.15 provides the matters that need to be considered in the determination of a development application to the extent that the matters listed therein are relevant to the particular development application.

**Table 2 Matters for consideration Section 4.15 requirements**

EP&A Act section and legislative requirement	Comment
(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application: The provision of:	
(i) any environmental planning instrument	The Muswellbrook Local Environment Plan and relevant SEPPs, including SEPP (Transport and Infrastructure) Chapter 3 Child Care Facilities have been considered in section 3.1. below.
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent	No draft Local Environmental Plans apply to the development site.
(iii) any development control plan	The Muswellbrook Development Control Plan 2009 (MDCP) applies to the site, refer section 3.2 below.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	Not Applicable
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	This DA is considered to satisfactorily meet the relevant requirements of the EP&A Regulations relating to development applications
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Consideration has been given to the likely impacts of the development. Refer Section 3.3 of the SEE below.
(c) the suitability of the site for the development	The site is zoned E2 Commercial Centre. The proposed site is identified as a suitable location for a child care centre due to its size and proximity to the town centre.
(d) any submissions made in accordance with this Act or the regulations	This is a matter for the Council as consent authority.
(e) the public interest	The proposal will meet the demand for child care places within the town and surrounding area.

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## 3.1 Environmental Planning Instruments

Section 4.15 (1)(a)(i) requires the consideration of applicable environmental planning instruments.

### State Environmental Planning Policies

The following key State Environmental Planning Policies (SEPPs) apply to the development at the site:

- » State Environmental Planning Policy (Transport and Infrastructure) - Chapter 3 Educational and Child Care Facilities
- » State Environmental Planning Policy (Resilience and Hazards) 2021- Chapter 4 Remediation of land (formerly SEPP 55-Remediation of Land)

### State Environmental Planning Policy (Transport and Infrastructure) – Chapter 3 Educational and Child Care Facilities

Chapter 3 and associated *Guideline for the development of Child Care Centres* applies to the proposal. The aims of the Chapter 3 are to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—

- (a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and*
- (b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and*
- (c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and*
- (d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and*
- (e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and*
- (f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and*
- (g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and*
- (h) encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.*

#### Part 3.3 Early education and care facilities—specific development controls

Part 3 includes the matters for consideration for centre based child care facilities by reference to the Child Care Planning Guideline. An assessment of the proposal in terms of the relevant development standards is provided in the following table.



### 3.23 Centre-based child care facility—matters for consideration by consent authorities

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.

## Child Care Planning Guideline

The matters for consideration and design response are provided below. The table should be read in conjunction with the Plans prepared by Raymond Design and provided in **Appendix A**.

**Table 3 Matters for consideration Child Care Planning Guideline**

Matters for Consideration	Compliance
<p>Site Selection</p> <p>C1 Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</p> <p>C2 Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</p> <p>C3 Objective: To ensure that sites for child care facilities are appropriately located.</p> <p>C4 Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</p>	<p>The land is zoned E2 Commercial Centre. Despite the SEPP, the land use zone in the MLEP permits development for the purpose of a child care facility in the E2 zone with consent.</p> <p>A preliminary site investigation will be prepared by post demolition to confirm the suitability of the site for the use.</p>
<p>Local character, streetscape and the public domain interface</p> <p>C5 Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</p> <p>C6/C7/C8 Objective: To ensure clear delineation between the child care facility and public spaces.</p> <p>C9/C10 Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</p>	<p>The proposal is in an older part of Muswellbrook at the northern end of the area identified in the planning instrument as the town centre.</p> <p>The site will be fenced to delineate the public and private spaces. Consideration has been given to the orientation to minimise the impact on the neighbouring residential properties to the north of the property and a commercial premises to the south. The front of the building is set back to accommodate the access and pick up/ drop off and the car parking.</p> <p>Fencing has been located behind the front building line resulting in an outcome where the building presents as open to the street.</p>
<p>Building orientation, envelope and design</p> <p>C11 Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	<p>The building design responds to the site and in doing so the orientation. Orientation was considered in the context of both the adjoining amenity, arrangement of play spaces and solar access and light to the internals.</p> <p>Solar amenity is provided to the play areas both indoors and outdoors.</p>

<p>C12 Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p> <p>C13/C14 Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p> <p>C15 Objective: To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.</p> <p>C16 Objective: To ensure that buildings are designed to create safe environments for all users.</p> <p>C17 Objective: To ensure that child care facilities are designed to be accessible by all potential users.</p>	<p>Proposed screening the adjoining existing residential use.</p> <p>The development is accessible with clear path of travel through the building.</p> <p>The layout considered the internal comfort and operation of the centre, maximised opportunities for natural light and enables surveillance.</p>
<p>Landscaping</p> <p>C18/C19 Objective: To provide landscape design that contributes to the streetscape and amenity.</p>	<p>The proposal includes landscaping within the front elevation , carpark and along the eastern boundary of the site adjoining the highway.</p>
<p>Visual and acoustic privacy</p> <p>C20/C21 Objective: To protect the privacy and security of children attending the facility.</p> <p>C22 Objective: To minimise impacts on privacy of adjoining properties.</p> <p>C23/C24 Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</p>	<p>The site is bounded by a commercial premises to the south, a residential premise to the north and the rail corridor and highway west and east respectively.</p> <p>An acoustic assessment has been undertaken by ADP Consulting Engineering (<b>Appendix C</b>) having regard to both external noise and internal noise and vibration criteria.</p> <p>The report found that the proposal could meet the specified noise intrusion and emission criteria with the implementation of management and building controls including managing the number of children outside at any one time and fencing and glazing (refer section 3.3).</p>
<p>Noise and air pollution</p> <p>C25/C26 Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p> <p>C27/C28 Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</p>	<p>The centre is located between the highway and rail corridor both of which are a source of noise. The Environmental Noise Impact Assessment has been provided (<b>Appendix C</b>).</p>
<p>Hours of operation</p> <p>C29/C30 Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments</p>	<p>The hours of operation are as follows:</p> <p>Mon-Fri 6:30am-6:30pm. It is anticipated that most children will be dropped off between 8:30am-9am and collected between 5:00pm and 5:30pm.</p> <p>The hours are necessary to enable staff to access the site early and accommodate those few children of shift</p>

	workers. The majority of children will be attending the centre between 8:30-5:30pm.
<p>Traffic, parking and pedestrian circulation</p> <p>C31/C32/C33 Objective: To provide parking that satisfies the needs of users and demand generated by the centre.</p> <p>C34/C35 Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p> <p>C36/C37/C38 Objective: To provide a safe and connected environment for pedestrians both on and around the site.</p>	<p>Parking rates are determined by Section 16 of the MDCP which requires parking for child care centres at a rate of 1 space per employee and 1 space per 15 children enrolled.</p> <p>The proposed centre will cater for up to 109 children and 19 staff generating the need for 27 spaces.</p> <p>27 spaces are provided.</p> <p>The site is located on the northern extent town centre area on a classified road.</p> <p>Traffic, access and parking have been assessed in the Traffic Impact Assessment (<b>Appendix C</b>).</p>

## State Environmental Planning Policy (Resilience and Hazards) 2021- Chapter 4 Remediation of land

Under Chapter 4 of the SEPP, prior to determining an application for development of land, the consent authority must determine if land is contaminated and, if so, whether it is suitable for the intended purpose or require remediation.

Further, the Education and Care Services National Regulations (Regulation 25(1)d) requires that an assessment of the soil for possible contamination is required for any candidate site identified for the development of an education and childcare service premises

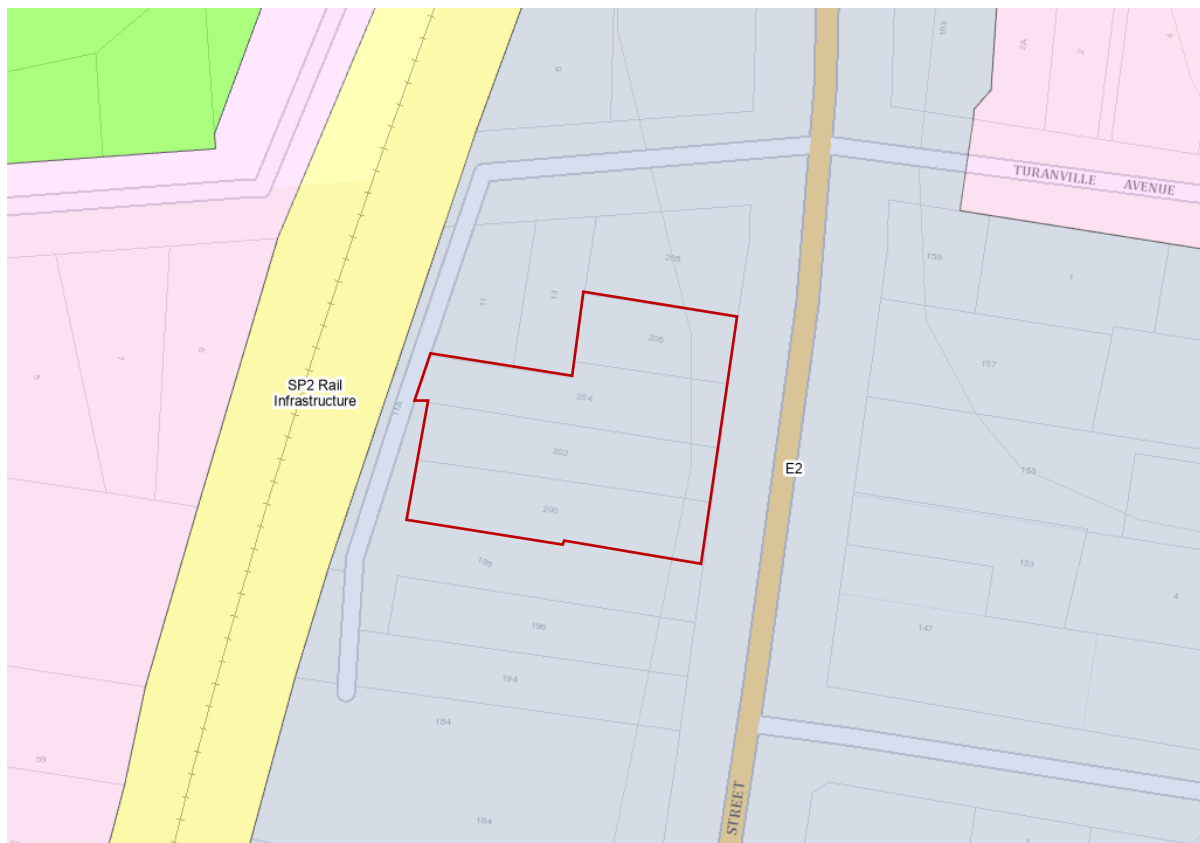
The site is currently accommodating a residential use, and this is not a known contaminating activity. However, will require the demolition of the existing dwellings and site clearance prior to the development of the child care centre. Given the age of the existing structures, the demolition will need to address the potential for contaminating materials. It is considered premature to undertake a Preliminary Site Investigation (PSI) of the Subject Site until the demolition stage.

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## Muswellbrook Local Environmental Plan 2009

The land is zoned E2 Commercial centre under the provisions of the MLEP. Development for the purpose of a child care centre is permissible with consent in the B2 zone.

**Figure 4 Land Zone E2 Commercial Centre**



Source: <https://www.planningportal.nsw.gov.au/spatialviewer>

The objectives of the E2 zone are as follows:

### *Zone E2 Commercial Centre*

#### *1 Objectives of zone*

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- To encourage investment in commercial development that generates employment opportunities and economic growth.***
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.***
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.*
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*



- *To maintain the status and encourage the future growth of the existing Muswellbrook business centre as a retail, service, commercial and administrative centre while maintaining the centre's compact form.*
- ***To maintain the heritage character and values of the business centre of Muswellbrook.***
- *To support business development by providing parking and other civic facilities.*

The proposal is consistent with the relevant objectives of the E2 zone.

There are no specific provisions relating to this form of development in the MLEP, however, the following provisions have been considered.

### Height of buildings

Clause 4.3 determines the maximum building height for development on the site to be 12m. The proposal is a single level building designed at a scale in keeping with the HCA and to compliment the existing commercial development to the south and residential form on the north of the site.

### Floor Space Ratio

Clause 4.4 provides a maximum FSR of 2:1. The total site area is 2907sqm, site coverage of 30% and a GFA of 789.8sqm. The proposal is well under the FSR at 0.3:1.

### Heritage Conservation

The site is within a Heritage Conservation Area (HCA). Clause 5.10 applies to the site. A statement of heritage impact has been prepared for the site (**Appendix E**).

The site is not a listed heritage item, however, the statement of heritage impact considered the historical significance of the existing dwellings, which is found to be low. The report also considers the adjacent heritage item known as "Kildonan".

The report states that whilst the demolition of the Federation period houses at 200 and 202 Bridge Street would result in the loss of historic building stock within the Conservation Area, the significance of the heritage listed area lies primarily with commercial buildings.

The proposed childcare building has been designed to respond to the character of the listed heritage area and the individually identified "Kildonan" located adjacent to the site. The installation of the landscaped play areas will have the effect of softening the overall impact of the built form.

## 3.2 Development Control Plan

The Muswellbrook Development Control Plan 2009 (MDCP) applies to the site. The development application includes the signage for the proposed development. The MDCP details specific provisions for both development in business zones and child care centres. The child care centre provisions of the MDCP pre-date the SEPP which provides as follows:

#### *26 Centre-based child care facility—development control plans*

*(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility—*

- (a) operational or management plans or arrangements (including hours of operation),*
- (b) demonstrated need or demand for child care services,*
- (c) proximity of facility to other early education and care facilities,*

(d) any matter relating to development for the purpose of a centre-based child care facility contained in—

- (i) the design principles set out in Part 2 of the Child Care Planning Guideline, or
- (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).

(2) This clause applies regardless of when the development control plan was made.

The relevant matters are considered below.

**Table 4 Matters for consideration MDCP**

Matters for Consideration	Comment
<b>Section 9 Local Centre Development</b>	Complies.
Built Form	<p>The proposed building is single story and set back into the site to accommodate access and parking.</p> <p>This part of the town centre accommodates a mix of residential and business premises including a service state and take away food premises on the corner of Bridge Street and St Heliers Streets.</p> <p>The development controls in the MDCP imply a commercial or retail use. In this instance elements such as an active street frontage are not considered relevant to the development of a child care centre and in some cases are contrary to the requirements of the SEPP.</p>
Urban Landscape	<p>The nature of the use is such that a significant portion of the site will be landscaped.</p> <p>Signage envelopes have been integrated into the building façade. Additional signage will be located within the property boundary at the front of the site. Directions signage entry/exit will be erected I the driveway.</p>
<b>Section 15 Heritage Conservation</b>	<p>Complies.</p> <p>The site is within a Heritage Conservation Area, however, not a heritage item.</p> <p>The proposal will not interfere with the public domain, to the extent that the existing street trees (jacaranda) will be retained.</p> <p>The development is unlikely to result in any erosion of the Heritage Conservation Area. A Statement of Heritage Significance is attached.</p>
<b>Section 16 Car parking and Access</b>	Complies.

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	<p>The carparking is required at a rate of 1 space per employee and 1 space per 15 children where drop-off is provided.</p> <p>The development will employ up to 19 staff and 109 children. The development will generate the need for 26 spaces and 27 spaces have been proposed.</p>
<b>Section 21 Contaminated land</b>	<p>Partially Complies.</p> <p>As noted above, a PSI will be undertaken post demolition confirming that the site is suitable for the proposed use.</p>

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The development is generally consistent with the intended outcomes of the DCP in terms of the orderly and economic development of land.

### 3.3 Impact of the development

The potential impacts of the development have been considered as follows:

#### Traffic and access

A traffic assessment has been prepared by SECA Solution (**Appendix C**). The assessment considers the existing road network including traffic volumes. It is noted that the proposed Muswellbrook Bypass will significantly reduce traffic volumes on Bridge Street, including a reduction in heavy vehicles.

The proposal will generate additional traffic during peak periods of up to 88 trips during am peak and 76 during the afternoon peak period. Daily trip generation is assumed to be 4 per child (this does not include discounts for siblings or absenteeism) plus 2 per employee or a total of 432 trips per day.

Bridge Street has the capacity to accommodate the additional traffic.

The traffic assessment addresses access as follows:

*The access to the site is proposed via a single driveway with a width of 6.5m allowing two way movements into and out of the site.*

*The driveway, being greater than 6 metres wide shall be in accordance with AS2890.1 for whilst the car park is off an arterial road it provides a mix of both User Class 1 and 3 and so shall operate primarily as having less than 25 parking spaces for User Class 3 access of an arterial road.*

*Sight distance requirements for an access driveway are prescribed by Australian Standard AS2890.1:2004 Parking Facilities (Off-street Car Parking), which requires a minimum sight distance of 45 metres for the posted speed limit of 50 km/hr, with a desirable sight distance of 69 metres.*

*Visibility to the north exceeds 200 metres whilst to the south is 90 metres and therefore exceeds the sight distance requirements per AS2890 for the posted speed limit.*

*Visibility can be impacted by some tree branches although the jacarandas generally appear to be trimmed. Parked cars can also impact visibility to the right, consistent with other accesses along Bridge Street and the general urban environment, with motorists nosing forward to confirm visibility prior to entering the road.*

*Allowing for the spread of arrivals there is no queuing anticipated at the site access. Left turning vehicles will be able to enter the site unopposed whilst vehicles turning right into the site will be able to anticipate a gap in the approaching (northbound) traffic and adjust their approach speed to suit.*

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*The forward visibility for southbound traffic is in the order of 200 metres allowing a vehicle following to change lanes or adjust their speed in the event of a vehicle turning right into the site. This is consistent with numerous existing access points to businesses on both sides of Bridge Street.*

**Parking** - the proposal includes 27 parking spaces on site as provided for in the MDCP. Parking is also available in the street. It is noted in the Traffic Assessment Report that the Guide to Traffic Generating Development only requires the provision of 19 spaces.

The provision of 27 spaces, three of which will be designated pick up/drop off, is sufficient for the operational needs of the centre.

## Amenity and character

The building is set back on the block and of a scale that is consistent with the low density development occurring within the immediate neighbourhood in this part of the local centre. The Heritage Assessment includes consideration as to the context of the proposal in the HCA (refer **Appendix E**).

The use is a low impact use when considered in the context of the Commercial Centre zone and the range of permissible uses. The child care centre provides a positive transition from the existing commercial premises to the south and residential development fronting Wilkins Street north of the proposal.

## Noise

An Environmental Noise Impact Assessment is attached in **Appendix D**. The proposal was considered in having regard to both external noise and internal noise and vibration criteria.

The report found that the proposal could meet the specified noise intrusion and emission criteria with the implementation of management and building controls including managing the number of children outside at any one time and fencing and glazing.

The noise intrusion analysis considered traffic and train noise as well as train vibration. The assessment found that criteria could be achieved with glazing, external wall and roof treatments.

## Crime Prevention Through Environmental Design

An assessment of the proposal has been undertaken having regard to the principles of Crime Prevention Through Environmental Design (CPTED) (**Appendix F**). The CPTED recommends the following:

- » Install a controlled access system at all entrances to regulate entry and exit.
- » Upgrade or install additional security cameras at key locations to monitor activity.
- » Ensure adequate lighting throughout the facility, paying particular attention to entrances, parking areas, and outdoor play areas.
- » Trim or remove any vegetation or structures that impede natural surveillance.
- » Implement clear signage indicating the Child Care Centre's boundaries and any security measures in place.
- » Establish a maintenance schedule to keep the premises clean and well-maintained.
- » Develop and enforce comprehensive security policies and procedures, including staff training on emergency protocols.

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The CPTED recommendations should be considered as part of the initial built form and ongoing operational management of the centre.

### **3.4 Suitability of the site**

The site is located on the northern extent of the Muswellbrook town centre. It is a well suited, central location with good access from Bridge Street. The completion of the Muswellbrook bypass will further enhance the suitability of the site for the child care centre.

### **3.5 Public interest**

The proposal will provide for additional child care places in Muswellbrook in a location that can readily support the proposal and is in the public interest.

## **4. Conclusion**

The SEE has been prepared to support the development application for a child care centre on land known as 200-206 Bridge Street, Muswellbrook. The proposal is consistent with MLEP and satisfies the requirements of Chapter 3 of the Transport and Infrastructure SEPP and Child Care Centre Guideline.

The site is located on the northern extent of the Muswellbrook town centre. It is a well suited, central location with good access from Bridge Street. The completion of the Muswellbrook bypass will further enhance the suitability of the site for the child care centre.

The information provided in the DA is considered sufficient to satisfy the requirements of the EPA Regulation in respect to the application for a land use approval. Additional demolition and construction detail will be provided through the Construction Certificate process.

The proposal will provide additional child care places in Muswellbrook and is in the public interest. It is recommended that Council support the proposal.

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# Appendix

The following documents have been provided under separate cover and uploaded via the NSW Planning Portal.

**Appendix A – Architectural Drawing Package**

**Appendix B – Landscape Plan**

**Appendix C – Traffic Assessment**

**Appendix D – Noise Impact Assessment**

**Appendix E – Heritage Assessment**

**Appendix F – CPTED**