

STATEMENT OF ENVIRONMENTAL EFFECTS DEVELOPMENT APPLICATION

Alterations & Additions
24 Hunter St, Horseshoe Bend NSW 2320



Figure 1: Architectural Impression

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Introduction

The site for this application is located at 24 Hunter St Horseshoe Bend, located between Hunter St and Gourd Lane (refer Figure 2). The site is approximately 10,390 sqm in area, with its primary frontage and driveway along Hunter St. The site slopes towards the south, towards Odd Street. The proposal is to alter internally two existing vocational training rooms to make two new playrooms to accommodate an additional 39 places, a revised total of 121 places from the currently approved 82 places. To facilitate this, the existing landscaped area is proposed to have slight amendments to fencing and access to the outdoor area to allow for outdoor play areas to be introduced for the preschool.

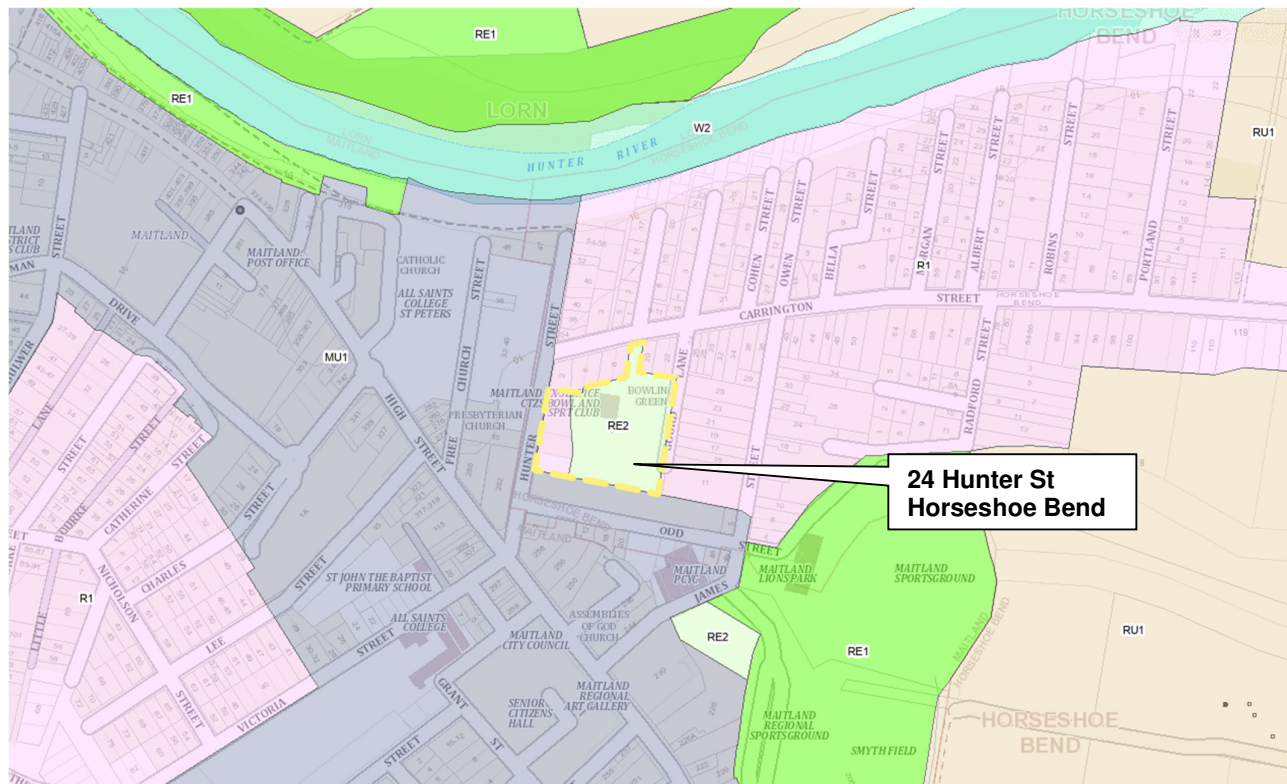


Figure 2: Land zoning map showing the site as RE2 – Recreational Private Recreation

Sourced from: e-Planning Spatial Viewer NSW, 05.08.2025

Site suitability

The proposal is to alter the two existing vocational training rooms and adjacent outdoor areas to accommodate the additional 39 students, as per the proprietor's brief. The proposed works are largely internal including an addition of an amenity room, and fit-out of the rooms to reflect the requirements of a preschool playroom, with minor external works including extensions to a deck, removal of a window to be replaced with a door, and adjustments to fencing heights.

The proposed site is zoned residential RE2 (ref fig 2) and is adjacent to recreational and residential zones (ref fig 3). As there is no proposed alterations to the existing external walls of the building, the proposal will have no effect on the existing built environment which consist mostly of a mix of 1 and 2 story detached houses, including any effects of overshadowing.



Figures 3: Existing preschool

Photo source: Google Street View

Photo date: Sep 2020

Any alterations to the external walls and finishes of the preschool are proposed to be replaced with materials to match the existing building.

There are no proposed changes to the footprint, height or setback of the preschool.

Proposed site details and General Specifications

- Existing Site Area: 10,390 sqm
- Site Coverage: 10.6% excluding decks
- Building Footprint 1,099 sqm. Excluding decks
- Covered Roof Area: 1,099sqm.
- Overall Height: As built
- Walls Existing Face brick / Block and lightweight cladding.
- Roof Existing Colourbond steel roofing
- Windows and doors Existing aluminium framed external windows and doors

Present and previous uses

The site presently contains a preschool with 82 places. It is proposed that the alterations to this building will allow for an additional 39 places, with 121 places total.

Social Impact

The proposed development will cater to the growing community needs for preschool education. It is not viewed that this will cause an adverse impact to the local community as it is expected that this development will minorly alter the existing building, and the existing carpark, traffic and waste management is deemed suitable for the proposed development. The alterations have been designed to minimise impacts on the building, neighbouring properties and environment.

Access and Traffic

Located along Hunter Street, the site is in an area with relatively high in traffic volume. The proposed development addresses this by maintaining the driveway in its existing location which has operated successfully to date. The driveway cross over, traffic control methods and provided carparking spaces is believed to cater to the adjusted places, and no proposed alterations are required.

Privacy, views and overshadowing

The proposed development does not affect the privacy, views and overshadowing of the adjacent neighbouring properties.

Air and noise

It is not 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 affect on local noise levels.

Soil and water

The proposal will incorporate AAA rated plumbing accessories to increase water usage efficiency to the proposed amenity room.

The outdoor play spaces do not proposed changes to planting or shading. The deck extension may incur footings to be installed dependant on the construction methodology of the proposed deck, and these will be designed with the acid sulfate soils requirements for the site in mind.

Energy Efficiency

The proposal suggests installation of new skylights to the staff training room to meet the NCC natural lighting requirements, the specifics of which to be coordinated with a BCA consultant in further detail through design development.

Waste

The proposed development does not require amendments to existing waste management facilities and procedures.

Conclusion

The proposed alterations to the existing preschool facility at 24 Hunter Street, Horseshoe Bend represent a minor internal reconfiguration that will provide significant community benefit through the provision of an additional 39 childcare places. The development has been carefully designed to minimise environmental impacts while addressing the growing demand for early childhood education services in the local area.

The assessment demonstrates that the proposal is entirely appropriate for the site and its residential zoning, with all modifications occurring within the existing building envelope. No changes are proposed to the building's footprint, height, or setbacks, ensuring full compatibility with the established residential character of the surrounding area. The retention of existing materials and architectural elements will maintain visual continuity and protect the amenity of neighbouring properties.

From an environmental perspective, the proposal presents minimal impact. Privacy, views, and overshadowing of adjacent properties remain unaffected, while air quality and noise levels will not experience any adverse changes beyond the existing approved operations. The incorporation of AAA-rated plumbing fixtures demonstrates a commitment to water efficiency, and the proposed skylights will enhance natural lighting in accordance with Building Code requirements.

The existing infrastructure, including the driveway access, parking arrangements, traffic management, and waste disposal systems, has proven adequate for the current 82-place operation and will continue to serve the expanded 121-place facility without modification. This approach minimises construction impacts and demonstrates the site's inherent suitability for the proposed use.

In conclusion, the proposed development represents a well-considered response to community needs that can be accommodated within the existing built form with minimal environmental impact. The proposal is consistent with the objectives of the RE2 residential zone and will deliver positive social outcomes through increased access to quality early childhood education. The application warrants approval as it satisfies all relevant planning considerations while contributing to the orderly development of the area.