






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2022/0193
Address	322 Canterbury Road HURLSTONE PARK NSW 2193
Proposal	Demolition of the existing dwellings on the site and construction of a three storey childcare centre
Date of Lodgement	05 May 2022
Applicant	ArtMade Architects
Owner	Dunkirk Property Development Pty Ltd
Number of Submissions	Initial: 26
Value of works	\$1,920,000.00
Reason for determination at Planning Panel	Number of submissions
Main Issues	Contamination, traffic impacts on Canterbury Road, air quality, design
Recommendation	Refusal
Attachment A	Reasons for refusal
Attachment B	Plans of proposed development
Attachment C	Plan of Management
Attachment D	Conditions in the event of approval.



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of the existing dwellings on the site and construction of a three storey childcare centre at 322 Canterbury Road Hurlstone Park. The centre is proposed to accommodate up to 103 children and 18 staff and seeks to operate 7.00am to 6.00pm, Monday to Saturday.

The application was notified to surrounding properties and 26 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Concurrence from Transport for NSW (TfNSW) has not been obtained.
- The proposal is non-compliant with Section 2.118(2) of SEPP Transport and Infrastructure 2021. The proposal will impact the safety and operation of a classified road.
- The proposal has not demonstrated compliance with SEPP Resilience and Hazards 2021 and the ability of the land to be remediated to be suitable for the proposed use has not been demonstrated.
- An air quality report has not been provided, as such the consent authority cannot be satisfied that the design meets the relevant health standards.
- The proposal results in the loss of significant on-site trees and does not provide sufficient room to enable re-planting.
- The proposed design is not in-keeping with the desired future character.

The non-compliances are not acceptable and therefore the application is recommended for refusal.

2. Proposal

The current development application seeks consent for demolition of the existing structures on the site and construction of a three storey childcare centre, accommodating up to 103 children and 18 staff. In particular the following works/uses are proposed.

- Demolition of all existing on-site structures
- Construction of a carpark accommodating 26 parking spaces, 11 staff parking spaces and 1 disabled parking space.
- Construction of a three-storey childcare centre accommodating:

- 7 playrooms –
 - Two (2) 0-2-year-old rooms – accommodating a total of 28 children
 - Three (3) 2-3-year-old toddler rooms - accommodating a total of 35 children
 - Two (2) 3-5-year-old kindy room - accommodating a total of 40 children
- 385.75m² of unencumbered indoor play area in designated playrooms for each age group (excluding kitchen/office/staff rooms);
- 737.55m² of unencumbered external/outdoor play area with shade structures, timber deck and artificial turfed areas
- Ancillary staff room, storage areas, kitchen and laundry facilities
- Entry reception area, director office and consultation rooms on the lower ground level
- The proposed childcare centre seeks to operate 7.00am to 6.00pm, Monday to Saturday.

3. Site Description

The subject sites being Nos. 322 and 324 Canterbury Road are located on the western side of Canterbury Road between Griffiths Street to the north and Queen Street to the south. The sites have a combined area of approximately 1,264.7sqm and are legally known as Lots 34 and 36 in DP 4170. For the purposes of this report, the two sites will be referred to as 'the subject site'.

Currently both sites are occupied by single storey detached dwelling houses. To the north of the subject site is a single storey detached dwelling house and a commercial building currently operating as a McDonalds' restaurant with a drive-thru facility both of which area bounded by Griffiths Street to the north. To the south of the subject site is a single storey detached dwelling house. The opposite (eastern) side of this part of Canterbury Road is characterised by two (2) storey commercial buildings and the Canterbury-Hurlstone Park RSL Club. It is noted that the opposite (eastern) side of Canterbury Road is located in the Canterbury-Bankstown LGA. The surrounding streets are largely characterised by single storey detached dwelling houses.

The subject site is not identified as containing a heritage item and is not located in a heritage conservation area. The subject site is not in the vicinity of any heritage items or heritage conservation areas.

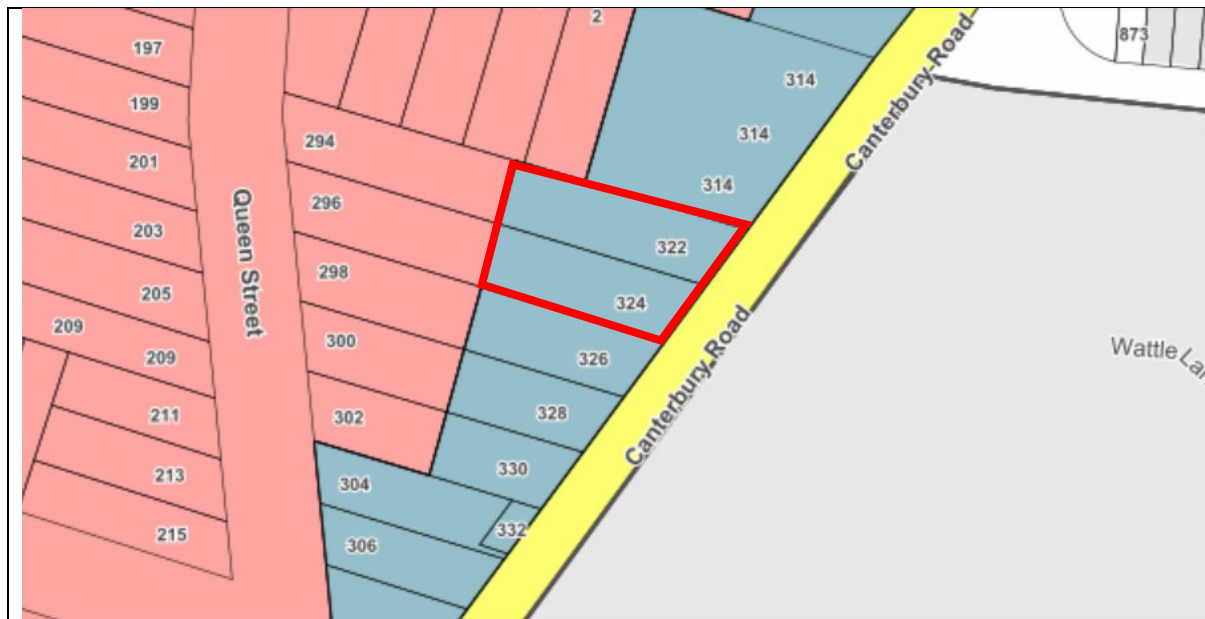


Figure 1 – Zoning Map – Site Identified Red Box

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
10.2016.160	Demolition of all structures and construction of four storey shop-top housing development, comprising ground floor shops/business premises and 34 dwellings above with basement car parking.	Refusal – 12 January 2017.
10.2017.221.01	Demolition of existing structures and construction of a 4-storey mixed-use building with 2 ground floor commercial tenancies, 28 apartments on the upper floors and a basement garage.	Refused IWLPP – 18 December 2018.

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
18 July 2022	<p>Council Officers wrote to the applicant and requested the submission of amended plans/additional information addressing the following:</p> <ul style="list-style-type: none"> - Submission of a Detailed Site Investigation (DSI) in accordance with the recommendations of the preliminary site investigation for contamination. - Submission of a revised traffic and parking assessment report. - Submission of amended plans detailing a revised streetscape presentation which takes cues from the locality. - Submission of a revised arborist report which details all trees on site. - Submission of amended plans detailing compliance with the requirements of the SEPP Educational Establishments and Child Care Centres 2017. - Submission of an air quality report - Submission of an emergency and evacuation strategy. - Submission of revised stormwater management plans.
9 August 2022	<p>The applicant contacted Council Officers and requested a 3–4-month extension to the deadline for submission of additional information. Council Officers outlined that this extension could not be supported and recommended the application be withdrawn. The applicant was provided until the close of business on the 11 August 2022 to outline a request to withdraw.</p>

At this time the applicant has not provided any correspondence with regard to the submission of additional information/amended plans or outlined a request to withdraw the current proposal.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*

- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) Roads Act 1993

Works and structures (Section 138)

The proposal includes a new vehicle connection to Canterbury Road, a classified road. Under Clause 138(2) of the Roads Act 1993, consent for these works cannot be given except with the concurrence of RMS (now Transport for NSW-TfNSW).

The application was referred to the TfNSW for comment. TfNSW has raised objections to the development as proposed and at this time have not provided concurrence for the proposed new vehicular crossing. In this instance the TfNSW have raised concerns regarding location of the vehicular crossing, outlining that the current proposal will impact the efficacy and operation of the road. The current development application is unable to be supported as concurrence from the TfNSW for the new vehicular cross over has not been obtained.

5(a)(ii) State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

- “(a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is evidence of contamination on the site.

The applicant has provided a report that concludes:

*“The contaminants that may be present in some of these areas were considered to be of low significance in terms of risk to the human and environmental receptors identified. **Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.** It is also recommended that a hazardous material assessment be undertaken followed by an asbestos clearance certificate.*

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed two storey childcare centre including a semi basement parking and a deep soil landscaped area development.”

As seen above the report calls for the submission of a DSI and potentially a RAP. A DSI was not submitted with the application. The consent authority cannot be satisfied that the land will be suitable for the proposed use or that the land can be remediated. The proposal has not satisfied the requirements of clause 4.16(1) of SEPP Resilience and Hazards 2021, as such the consent authority is unable to grant consent for the proposed development. The application is therefore recommended for refusal.

5(a)(iii) State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage

The current application seeks consent for a signage zone on the front eastern elevation of the building. At this time no information on the details of this signage are provided only the proposed location.

The application seeks consent for the following signage zone:

Location	Sign Type	Lettering	Dimension
Eastern Elevation	Unknown	Unknown	2m x 3.6m

At this time there is in-sufficient information to determine if the proposed signage is consistent with objectives set out in Section 3 (1) (a) and the assessment criteria specified in Schedule 5. Due to the signs proximity to a classified road details of the signage are considered to be critical to ensure no impacts on motorists. The proposal is not acceptable due to a lack of information noting the matters for consideration contained within Section 3.11 of the SEPP.

5(a)(iv) State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Development with frontage to classified road

In considering Section 2.118(2) of SEPP (Transport and Infrastructure) 2021:

Vehicular access to the land is provided by Canterbury Road. As part of the current assessment the proposal was referred to Transport for NSW who provided the following response:

- *The proposed driveway located in proximity to the existing signalised intersection of Canterbury Road/New Canterbury Road/Griffith Street has the potential to affect the operational performance of this signalised intersection due to through movements being impeded by vehicles entering and exiting the subject site.*
- *Due to the traffic generation of the proposed development and high volume of traffic in the northbound carriageway of Canterbury Road, left turn entry movements into the proposed development (without the benefit of a deceleration lane) has the potential to increase the likelihood of rear end accidents.*
- *TfNSW requests the driveway be physically restricted to left turn movements only. This will require the proponent to relocate the proposed driveway to the northern boundary of the subject site and construct a raised central concrete median (minimum width of 500mm) on Canterbury Road from the signalised intersection of Canterbury Road/New Canterbury Road/Griffith Street to an appropriate point south of the driveway.*

The provided traffic and parking assessment provides insufficient details on potential queue times, parking demands or management techniques to ensure that the proposal/ design will not adversely impact the safety, efficiency, and ongoing operation of the classified road. As such Council and TfNSW are both of the opinion that the current scheme would impact the safety, efficiency and ongoing operation of Canterbury Road, as such the application is recommended for refusal.

Emissions

Vehicle emissions have not been considered by the applicant at this time. The development is of a type that is sensitive to vehicle emissions and as such Council has previously requested the submission of an air quality report. No such report has been provided by the applicant. As such the consent authority is unable to be satisfied that suitable measures to ameliorate vehicle emissions have been included within the development. As children would be vulnerable to impacts of poor air quality, this is considered vital in establishing whether the site is suitable for the proposed use.

Excavation in or immediately adjacent to corridors

The development involves excavation to a depth of at least 3m below ground level (existing) and is located within an area subject to Section 2.120 of *SEPP (Transport Infrastructure) 2021*. A referral has been made TfNSW who have outlined an objection to the proposal and not provided concurrence or conditions.

Chapter 3 Education and Care Facilities

The proposed centre – based childcare facility is subject to the provisions of the above SEPP.

Clause 3.23 of the SEPP requires all applications for development to take into consideration any applicable provisions of the Child Care Planning Guideline.

The relevant matters to be considered under Section 3 of the Guideline for the proposed development are outlined below.

Child Care Planning Guideline - Section 3 Matters for Consideration	
Consideration	Comment
3.1 Site selection and location	<p>The proposal is not accompanied by an air quality report or a satisfactory traffic impact assessment. Concerns are raised regarding the potential harm resulting to children from emissions and the impacts the development will have on the safety and operational capacity of a classified road (Canterbury Road).</p> <p>The centre is located in a mixed commercial and residential surrounding and is unlikely to impact the viability of the existing commercial uses fronting Canterbury Road.</p> <p>The site is identified as potentially being contaminated and at this time insufficient information to determine the extent of contamination or the ability to remediate the site has been provided.</p> <p>The site has access to public transport and has good pedestrian connectivity. However, concerns have been raised from TfNSW as Canterbury Road is a classified arterial road with high Average Annual Daily Traffic Volumes (AADT) and is an approved heavy vehicle route for articulated vehicles up to 4.6 metres in height, as well as a dangerous goods route. A local road network provides a safer and more conducive road environment for parents and children walking to a childcare centre compared to an arterial road with higher volumes of traffic, including heavy vehicles, higher travel speeds and air pollution. Currently the site is only accessible via walking along the arterial road or entering the proposed basement. Concerns are raised regarding children safety when attending or leaving the site by foot.</p> <p>The site is not considered suitable for the use.</p>
3.2 Local Character, Streetscape and public domain interface	<p>The design of the building is not compatible with the evolving local character of Canterbury Road and the surrounding streetscape. It has not been designed to take queues from the existing character of the area and provides an industrial appearance to the streetscape. Landscaping has not been integrated into the design.</p>
3.3 Building Orientation, envelope and design	<p>The building has been designed in accordance with the relevant setback controls.</p>
3.4 Landscaping	<p>Proposed planting zones are of an in-sufficient size to enable replacement tree plantings. The proposed landscape zones along the rear and side boundary only enable hedge planting.</p>
3.5 Visual and Acoustic Privacy	<p>Subject to the recommendations in the supplied acoustic report the centre will have adequate acoustic privacy and maintain adequate neighbouring acoustic privacy.</p>
3.6 Noise and Air Pollution	<p>The proposal has been designed to minimise the impacts of noise, an acoustic report has been submitted with the application and outlines measures to minimise acoustic impacts. In-sufficient information has been provided regarding contamination and pollution. Concerns are raised regarding the potential impacts from contamination and air pollution.</p>

3.7 Hours of Operation	The proposed hours of operation of 7.00am to 6.00pm, Monday to Saturday are appropriate given the mixed-use nature of the area.
3.8 Traffic, Parking and Pedestrian circulation	The DCP outlines the rate of parking applicable for childcare centres. The proposal is accompanied by a traffic and parking study which has been reviewed by Council Engineers and is not acceptable. The report fails to detail key traffic impacts such as queue times, parking demands and overflow management techniques. The proposal has failed to satisfactorily demonstrate that traffic impacts can be mitigated.

In addition to the matters for consideration under Section 3 of the Guidelines, Section 4 of requires development to be considered against the provision of the Educational and Care Services National Regulation. These considerations are outlined below.

Education and Care Services National Regulations - Part 4				
Clause	Clause	Standard	Proposed	Compliance
104	Fencing	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	Sufficient information has been provided regarding the perimeter fencing.	Yes
106	Laundry and Hygiene Facilities	(1) The approved provider of an education and care service must ensure that the service has— (a) laundry facilities or access to laundry facilities; or (b) other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering— that are adequate and appropriate for the needs of the service.	The proposal incorporates a laundry with sufficient space for storage, washer, dryer and sink.	Yes
107	Spaces requirements – indoor space	The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has at least 3.25 square metres of unencumbered indoor space. 88 Children proposed to utilise the centre = 334.75m² required	385.75m ² of unencumbered indoor floor space is proposed within the development	Yes
108	Space Requirements – outdoor space	The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has	737.55m ² of natural and covered outdoor floor space is	Yes

		at least 7 square metres of unencumbered outdoor space. 88 children proposed to utilise the centre = 721m² required	proposed at level 1 to 2.	
109	Toilet and Hygiene Facilities	The approved provider of an education and care service must ensure that— (a) adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and (b) the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.	The proposed bathrooms have been designed to be used by children. The location of the bathrooms promotes safe use and convenience.	Yes
110	Ventilation and Natural Light	The approved provider of an education and care service must ensure that the indoor spaces used by children at the education and care service premises— (a) are well ventilated; and (b) have adequate natural light; and (c) are maintained at a temperature that ensures the safety and wellbeing of children.	Each of the proposed playrooms are considered to have sufficient access to light and ventilation.	Yes
111	Administrative Space	The approved provider of a centre-based service must ensure that an adequate area or areas are available at the education and care service premises for the purposes of— (a) conducting the administrative functions of the service; and (b) consulting with parents of children; and (c) conducting private conversations.	The proposal incorporates a staff room and reception area which provide adequate space for administrative functions, parent consulting and private conversations.	Yes
112	Nappy Change Facilities	(1) This regulation applies if a centre-based service educates and cares for children who wear nappies. (2) The approved provider of the service must ensure that adequate and appropriate hygienic facilities are provided for nappy changing. (3) Without limiting subregulation (2), the approved provider of the service must ensure that the following are provided— (a) if any of the children are under 3 years of age, at least 1 properly constructed nappy changing bench; and	The development has a nappy change room with changing matts and baby baths. This room also accommodates sinks for hand cleansing facilities.	Yes

		(b) hand cleansing facilities for adults in the immediate vicinity of the nappy change area. (4) The approved provider of the service must ensure that nappy change facilities are designed, located and maintained in a way that prevents unsupervised access by children.		
113	Outdoor Space – Natural Environment	The approved provider of a centre-based service must ensure that the outdoor spaces provided at the education and care service premises allow children to explore and experience the natural environment.	Proposed outdoor spaces provide sufficient spaces for exploration and natural environment.	Yes
114	Outdoor Space – Shade	The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	The majority of outdoor spaces proposed are to be covered by a veranda or shade sail.	Yes
115	Premises Designed to Facilitate Supervision	The approved provider of a centre-based service must ensure that the education and care service premises (including toilets and nappy change facilities) are designed and maintained in a way that facilitates supervision of children at all times that they are being educated and cared for by the service, having regard to the need to maintain the rights and dignity of the children.	Toilets and nappy change facilities have been appropriately designed to facilitate surveillance.	Yes

Emergency Management Plan

Regulation 168 (under Education and Care Services National Regulations - Part 4) sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover. While section 4.8 of the Child Care Planning Guideline - Section 3 Matters for Consideration outlines that sufficient information detailing compliance with these matters must be supplied at the DA stage. The applicant has outlined a draft emergency response plan within the provided Plan of Management. This plan has been reviewed and concerns are raised regarding the viability and likelihood of it being able to be effectively implemented. The applicant’s emergency evacuation plan outlines the following:

- *Babies will be removed from the outdoor and indoor play areas and placed in groups of 4 into cots by the staff responsible for that age group. A maximum of 4 babies will be placed in each cot. A staff member takes charge of each cot. The cots are then moved via the main entry to the Assembly Area.*

- *Toddlers will be assembled in groups of 5 and evacuation ropes applied by staff responsible for that age group. After a head count, they are then moved out of the building via the main entry to the Assembly Area. Toddlers must be moved after older children, if possible, as they are less mobile.*
- *The designated assembly point is located McDonalds carpark*
- *Children 2-5 are to remain tethered to the evacuation ropes for safety and security and will be seated on the grass verge.*

In the event of an emergency 28 - 0-2-year-olds, 35 - 2-3-year-olds and 40 - 3-5-year-olds are required to be evacuated by 18 staff members, along Canterbury Road to the McDonalds Car Park. Analysis of the proposed evacuation requirements has highlighted that 7 staff members would be required to move each of the cots from the first-floor level to ground (individually via stairs). While the remaining 75 children would be required to be moved by 11 staff members. The movement of this many children in an emergency is difficult, this combined with the placement of children onto Canterbury Road results in further concerns regarding safety indicating that the site is not suitable for the proposed use.

5(a)(v) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council's Tree Management Officer whose comments are summarised as follows:

- *The application seeks consent to remove several prescribed trees however the landscape plan shows only one small tree, an Ornamental Pear, in deep soil.*
- *There is insufficient information in the Arboricultural Impact Assessment (AIA) report prepared by Horticultural Management Services to demonstrate that the *Angophora costata* - Sydney Red Gum (T12) is structurally unsound and requires removal. Visual inspection was impeded by the surrounding vegetation at the site inspection and the only information in the report is an image and a statement that the tree has a wound and is exuding resin. There has been no detailed investigation to the amount (if any) of decay associated with the wound, or any other structural issue, which is required.*
- *The proposed rate of deep soil area at the rear (3 metres wide) and the side (2 metre wide) are not sufficient to support suitable canopy trees only hedges. This does not provide opportunities for replacement tree planting.*

Overall, the proposal is not considered acceptable with regard to the SEPP and DCP. The proposal is recommended for refusal.

5(a)(vi) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the *Ashfield Local Environmental Plan 2013*:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 6.1 - Earthworks

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B6 Enterprise Corridor under the *ALEP 2013*. The *ALEP 2013* defines the development as:

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)),*

Note. *An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided. but does not include—*

(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 development is permitted with consent within the land use table. The development is consistent with the objectives of the AB6 zone.

The following table provides an assessment of the application against the development standards:

Standard	Proposal	noncompliance	Complies
Height of Building Maximum permissible: 14m	11m	N/A	Yes
Floor Space Ratio Maximum permissible: 1.5:1 or 1,897.05m ²	0.62:1 or 781.8m ²	N/A	Yes

(ii) Clause 6.1 – Earthworks

Clause 6.2 of ALEP 2013 requires the consent authority to have regard to certain matters where earthworks that require development consent are proposed.

The development includes excavation for a basement level, which subject to conditions included in the recommendation, is unlikely to have a detrimental impact on environmental functions or processes, neighbouring sites, cultural or heritage items or features of the surrounding land.

5(b) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The *Inner West Local Environment Plan 2022* (IWLEP) was gazetted on the 12th of August 2022. As per Section 1.8A – Savings provisions, of this plan, as the subject development application was made before the commencement of this Plan, the application is to be determined as if the IWLEP 2022 had not commenced.

Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* requires consideration of any Environmental Planning Instrument (EPI), and (1)(a)(ii) also requires consideration of any EPI that has been subject to public consultation. The subject application was lodged on 05 May 2022 on this date, the IWLEP was a draft EPI, which had been publicly exhibited and was considered imminent and certain.

Notwithstanding this, the amended provisions of the draft EPI do not alter the outcome of the assessment of the subject application.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

IWCDCP2016	Compliance
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	No – See discussion below
4 - Solar Access and Overshadowing	Yes
5 - Landscaping	No – See assessment above
6 - Safety by Design	Yes
7 - Access and Mobility	Yes
8 - Parking	No – See discussion below
10 - Signs and Advertising Structures	No – See assessment above
15 - Stormwater Management	No – See discussion below
B – Public Domain	
C – Sustainability	
1 – Building Sustainability	Yes
2 – Water Sensitive Urban Design	Yes
3 – Waste and Recycling Design & Management Standards	Yes
6 – Tree Replacement and New Tree Planting	No – See assessment above
D – Precinct Guidelines	
Part 7 Enterprise Zone (B6) – Hurlstone Park	No – See discussion below
F – Development Category Guidelines	
8 – Child Care Centres	No – See discussion below

The following provides discussion of the relevant issues:

Chapter A – Good Design

The development application has been assessed against the provision of Chapter A section 2 – Good Design. These controls have been established to ensure that development:

- Responds and contributes to its context
- Contributes to the quality and identity of the area
- In areas of relatively stability, reinforces desirable element of established street and neighbourhood character
- In areas undergoing substantial change, contributes to the creation of the identified desired future character

The proposal was referred to Council's Urban Designer who reviewed the application against the Good Design Controls contained within the DCP. Following this review Council's Urban Designer has outlined that that the scheme does not respond to its context and should be refused.

Concerns are currently raised with the architectural expression which is considered to lack resolution in terms of composition, fenestration design or material selection. The proposal currently appears odd and bulky, with a presentation more in-line with an industrial building. The current building massing is problematic as it scatters the built form across the site, rather than considering a more compact built form that could control bulk and scale. It is considered that a compact built form will allow introduction of generously scaled landscape and deep soil areas for environmental benefits, to appropriately match the scale, intensity and use of the building. As previously stated, deep soil areas should be provided for planting of trees and shrubs to enhance outlook and amenity for the users/children. Deep soil pockets should be co-located with the outdoor play areas.

The proposal is non-compliant with the requirements of the DCP which requires development to contribute to the quality and identity of the area and contribute to the creation of the desired future character. The current scheme is not reflective of the desired future character for the locality and is therefore recommended for refusal.

Chapter A – Solar Access and Overshadowing

A review of the provided shadow diagrams has confirmed that additional overshadowing will impact southern neighbours at 326 Canterbury Road at 9am. However, from 12 midday neighbouring southern sites will regain a compliant rate of solar access to the existing POS. Most shadows cast by the proposal will fall on Canterbury Road from 12 midday. The shadow diagrams demonstrate that the proposal will maintain adequate solar access to neighbouring properties.

Chapter A - Parking

General

The application is supported by a Traffic Impact Assessment Report, this report has been reviewed by Council and is found to be inadequate to enable a detailed assessment on the likely impacts of the development on the classified road and locality. Furthermore, the provided traffic report references Canterbury Development controls which are not relevant to the subject site. The report outlines that the development will create following rate of vehicle trips to the site:

82 vehicle trips during the weekday AM peak period (i.e. 41 vehicle movements TO and 41 vehicle movements FROM) and approximately 72 vehicle trips during the weekday PM peak period (i.e. 36 vehicle movements TO and 36 vehicle movements FROM)

The development provides a total of 26 parking spaces (11 staff parking spaces, 14 for visitors and 1 disabled parking space). Concerns are raised that the 26 parking spaces will be insufficient to support 82 vehicle movements during the AM peak and may result in a situation of overflow spilling out onto Canterbury Road. The provided traffic report currently has not analysed the time pick up/drop off may take, the potential for traffic overflow, when peak demand for parking may occur or outlined any mitigation measures to ensure that the development does not impact the safety or efficiency of the classified road or locality. In this instance no objections are raised to the provision of 26 vehicular parking spaces, subject to the provision of sufficient information/analysis outlining that the proposed rate of parking can meet the demands of the development without impacting the locality. Currently this has not been demonstrated and refusal of the application is recommended.

Car Parking

The IWC DCP requires 1 space per 4 children for childcare centres. In this instance 103 children are proposed to attend the site and as such 26 parking spaces are required. Of these 26 spaces 11 are to be dedicated to staff parking and 15 are to be dedicated for visitor parking. As stated above no objections are raised to the provision of 26 vehicular parking spaces, subject to the provision of sufficient information/analysis outlining that the proposed rate of parking can meet the demands of the development without impacting the locality.

Chapter A – Stormwater Management

The current proposal has been reviewed by Council's Development Engineers who outlined that the proposal does not meet the requirements for stormwater management. The following concerns have been identified:

- The On Site Detention (OSD) and On Site Retention (OSR) has not been designed in accordance with the Marrickville Council's DCP 2011 requirements (Section 2.25, Stormwater Management).
- Dry-weather flows of any seepage water including seepage from landscaped areas are proposed to drain through kerb outlets which is not permitted. They must be connected directly to a Council stormwater system.

- The proposed development includes excavation of more than 3 meters in the rear basement car park, any ground water behind the rear wall needs to be collected and discharged to the Council's pipe drainage system. This is currently not proposed. The existing piped system in the street will need to be extended to the property frontage. To ensure all stormwater is appropriately managed.
- A design certificate confirming that any ground water behind the proposed rear basement wall will not impact the adjacent properties on the existing structural and hydraulic conditions has not been provided.

Chapter C – Waste

The provided waste management plan has been reviewed by Council's Resource Recovery Team who outlined that the proposed waste storage areas and rate of collection is sufficient and compliant with DCP controls. The development is to have collection occur 2 x a week on-site (within the basement), by a private contractor with a truck measuring 6.2m long with a clearance height of 2.1m. This method of collection is acceptable and ensures minimal impacts on neighbouring residents.

Chapter D - Precinct Guidelines

The site is located within the Enterprise Zone (B6) – Hurlstone Park precinct and as such the controls in Part 7 Chapter D of the DCP are applicable.

The proposal has been designed generally in accordance with Map 2 in Part 7 Chapter D of the DCP (see Figure 2 below) in that it is 3-storeys in height, has its massing located towards Canterbury Road, maintains substantial separation to the low-scale residential uses at the rear and has nil side setbacks.

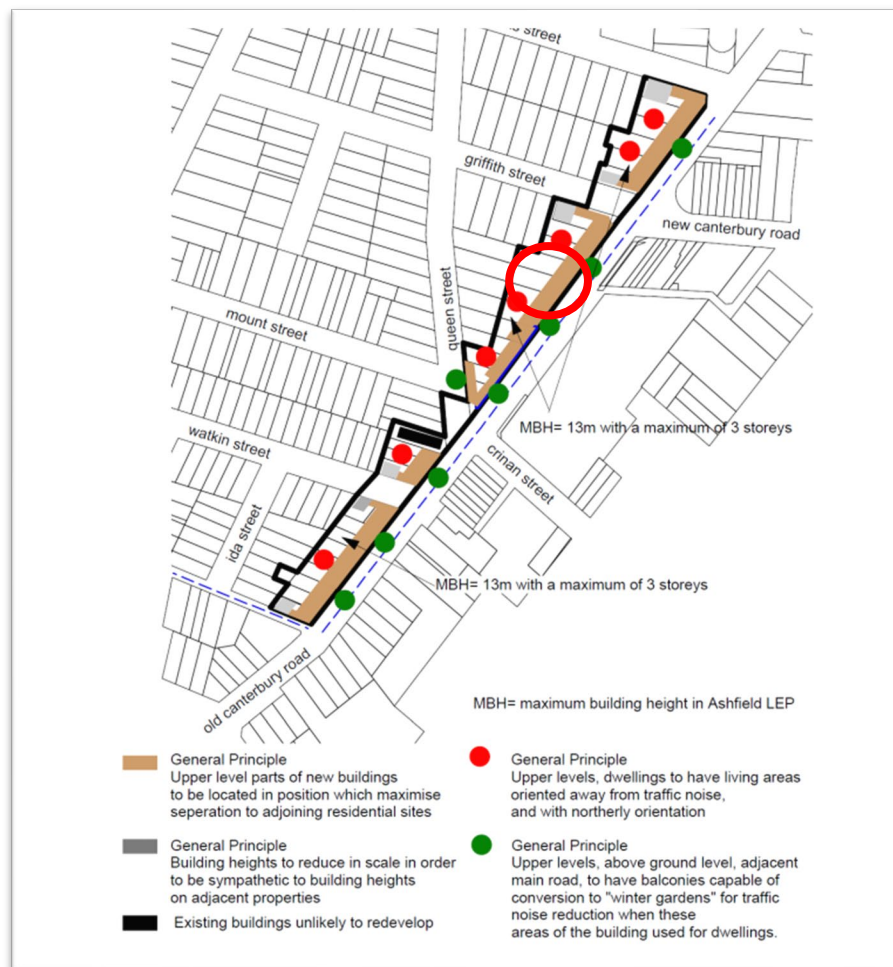


Figure 2: Map 2 from Chapter D of DCP.

The proposal results in a variation to clause DS4.5 of the DCP, which requires a 3m wide deep landscaped buffer zone to be included along the rear boundary adjacent to the low-density residential dwellings to the west. In this instance the proposed variation is not recommended for support as it does not ensure sufficient room for on-site replacement tree planting as requested by Council's Urban Forests Team.

In accordance with DS8.1 of this part of the DCP, 50% of the ground level must be used for business uses. Although the childcare centre is not defined as a 'business premises' in accordance with the definition in the LEP, it is clearly non-residential and meets the intention of this part of the plan in that it 'maximize[s] employment and commercial space', addressing the objectives of the B6 Enterprise Corridor Zone.

The proposal achieves the minimum required 3.3m ground level ceiling heights.

Chapter F – Childcare Centres

The proposed childcare centre has a capacity of 103 children, a maximum of 18 staff, and is proposed to have operating hours of 7:00am – 6:00pm, Monday to Saturday. Council has reviewed these hours of operation and raises no concerns, subject to suitable conditions of consent in the event of approval.

The following shows the maximum number of children in each age bracket:

- 0-2 years – 28 children
- 2-3 years - 35 children
- 3-5 years - 40 children

26 car spaces are provided in basement level 1 which is accessed from Canterbury Road. 15 of the car spaces are pick up/drop off spaces.

The childcare centre reception and basement have been designed to be situated at the same level, the proposed classrooms are accessed via a lift within reception. The childcare centre includes 7 main rooms, with children separated based on age bracket. The centre also includes ancillary rooms including a nappy change room, cot room, laundry, toilet, storage rooms, staff room, staff bathroom, kitchen, and reception area.

The childcare centre includes outdoor play areas above the basement level to the rear of the site.

DS1.4 requires Child Care Centres not to be located on heavily trafficked roads unless they are sited and designed to be protected from air pollution, noise and other impacts from the road. Although the site is located on a heavily trafficked road, it has been sited and designed to be orientated away from Canterbury Road and towards the 'quiet' western and southern sides of the site. Council has requested an Air Quality Report be prepared to investigate the pollutant levels at the proposed location of the childcare centre due to vehicle emissions from road traffic along Canterbury Road. At this time no such report has been provided and the proposals compliance with clause DS1.4 is unknown.

An Acoustic Impact Assessment was also provided by the applicant which adequately demonstrated that the childcare centre will be adequately protected from noise generated by Canterbury Road.

In accordance with DS5.1, the childcare centres outdoor play area is not located near any neighbouring bedroom or living room windows. Screen fencing and landscaping has been incorporated as a privacy control measure.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal will have an adverse impact on the locality in the following way:

Impacts to Canterbury Road

The proposal has failed to demonstrate that its operation will not impact the safety and efficacy of Canterbury Road. Acceptance of the proposal in its current form is likely to impact traffic flows for the locality and is not supported.

Contamination

The proposal has failed to meet the requirements of SEPP Resilience and Hazards 2021 and has not demonstrated that the site can be made suitable for the proposed use.

Air Quality

The proposal has failed to demonstrate that the air quality is of a sufficient standard to enable the proposed use to occur.

Good Design

The design of the proposed development is at odds with the desired future character of the area and does not take cues from the existing built form of the locality.

5(e) The suitability of the site for the development

It is considered that the proposal will have an adverse impact on the locality and therefore it is considered that the site is unsuitable to accommodate the proposed development.

5(f) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 21 days to surrounding properties. 26 submissions were received in response to the initial notification.

The following issues raised in submissions have been discussed in this report:

- Traffic and Parking
- Contamination
- Signage
- Waste Collection
- Stormwater
- Compliance with SEPP Transport and Infrastructure (Early Education)
- Solar access loss
- Emergency Management

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Number of childcare centres within the locality (oversupply)

Comment: The number of approved or existing childcare centres within the locality is not a matter of consideration under the EP&A Act 1979.

Issue: Loss of two contributory dwellings

Comment: The proposed dwellings to be demolished are not located within a HCA or heritage listed and as such may be demolished with consent.

Issue: Inappropriate location for childcare centre

Comment: See assessment above. Concerns are raised with the proposed location and ability of the centre to operate on a day-to-day basis. The requirement for children to walk along Canterbury Road for pick up and drop off is a matter of concern to both Council and TfNSW.

Issue: Visual and Acoustic Privacy Loss

Comment: The proposed development is considered to be appropriately designed to manage impacts of visual and acoustic privacy impacts. Regardless the proposal is recommended for refusal based on the reasons outlined above.

Issue: Incompatible with surrounding land uses

Comment: See assessment above, the proposed design is considered to be out of character with the locality and is not recommended for support.

Issue: Precedent for 3 storey childcare centres

Comment: The proposed 3 storey form is in-keeping with current planning controls and the desired future character of the area. No objection is raised to the proposed 3 storey form.

Issue: View Loss



View taken from first floor level of No 296 Queen Street looking east.

Comment: One submission received outlined concerns regarding the loss of the above outlook from a first floor rear facing balcony. The above photo is considered to detail a currently obtained outlook, this sightline is not considered to be of an iconic a view and does not require a view loss assessment having regard to Tenacity. Notwithstanding this, the loss of a portion of this outlook is considered to be unavoidable given current planning controls for development along Canterbury Road.

Issue: Impacts from construction

Comment: Any impacts from construction can be appropriately mitigated subject to suitable conditions of consent, should the proposal be approved.

Issue: Impacts to property value

Comment: Impacts to property prices is not a matter of consideration under the EP and A Act 1979.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Development Engineering – Proposal is not supported in its current form and refusal recommended. Concerns have been raised with regard to the proposed vehicular entry and inadequate stormwater management.
- Environmental Health – Submission of a detailed site investigation and possible remediation action plan required. Proposal does not currently meet the requirements of the SEPP Resilience and Hazards 2021.
- Building Certification - No objection subject to suitable conditions of consent.
- Urban Forests – All existing on-site trees are not adequately outlined or assessed in current documentation. The current design also does not provide sufficient dimensions to enable replacement trees to be planted.
- Resource Recovery - No objection subject to suitable conditions of consent.

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

- Transport for NSW – Concerns regarding the impact of the development on the safety and operation of the classified road. Concurrence has not been provided and further redesign of the proposal requested.

7. Section 7.11 Contributions

Section 7.11 contributions are payable for the proposal.

The carrying out of the proposed development would result in an increased demand for public amenities and public services within the area. A condition requiring that contribution to be paid should be imposed on any consent granted.

8. Conclusion

The proposal does not comply with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and *Inner West Comprehensive Development Control Plan (DCP) 2016* for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development would result significant impacts on the amenity of the adjoining properties/locality and the streetscape and is not considered to be in the public interest.

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, refuse Development Application No. DA/2022/0193 for demolition of the existing dwellings on the site and construction of a three storey childcare centre at 322 Canterbury Road, Hurlstone Park for the following reasons.

Attachment A – Reasons for Refusal

1. The proposal has not satisfactorily demonstrated compliance with Section 4.16 (1) of SEPP Resilience and Hazards 2021. The applicant has not demonstrated that the site can be remediated and made suitable for the proposed use.
2. The proposal has not satisfactorily demonstrated compliance with Section 2.118(2) of SEPP Transport and Infrastructure 2021. The proposal will impact the safety and operation of a classified road.
3. The proposal has not satisfactorily demonstrated compliance with Section 3.23 of SEPP Transport and Infrastructure 2021. The proposal is inconsistent with the provisions of the *Child Care Planning Guideline* with respect to considerations; 3.1 – site selection, 3.2 local character, 3.4 landscaping, 3.6 noise and air pollution and 3.8 traffic and parking.
4. The proposal is inconsistent with the aims set out in clause 1.2(2) of the Ashfield Local Environmental Plan 2013 as the proposal does not enhance the amenity and quality of life for local communities, nor does it achieve a high-quality form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of the subject locality.
5. The proposal is contrary to Performance Criteria PC6 of Chapter A, Part 2 of the Comprehensive Inner West Development Control Plan 2016 as it fails to provide high quality amenity through physical, spatial and environmental design.
6. The proposal is contrary to Performance Criteria PC2 of Chapter F, Part 5 of the Comprehensive Inner West Development Control Plan 2016 as it fails to respond to and contribute to its context or reinforce desirable elements of the established street and neighbourhood.
7. In accordance with Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the proposed development would have adverse environmental impacts on both the natural and built environments, and social and economic impacts in the locality.
8. Pursuant to the provisions of Section 4.15(1)(d)(e) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposal would not be in the public interest.

Attachment B – Plans of proposed development



**322-324 CANTERBURY ROAD
HURLSTONE PARK, NSW 2193**
CHILDCARE CENTRE
DEVELOPMENT APPLICATION

Sheet 1 of 5 (09/2023)
Version 1.1, Hurlstone Park, 15/08/2022

Sheet Number	Sheet Name	Scale	Issue No.	Issue Date	Issue Time
20400.00	COVER PAGE	A	A	16.12.21	
20402.01	SITE PLAN / DEMOLITION / BARRIER DIAGRAMS	A	A	16.12.21	
20403.01	LOWER GROUND FLOOR PLAN	A	A	16.12.21	
20403.02	UPPER GROUND FLOOR PLAN	A	A	16.12.21	
20403.03	FIRST FLOOR PLAN	A	A	16.12.21	
20403.04	FSR CALCULATIONS	A	A	16.12.21	
20404.01	EXTERNAL ELEVATIONS - SHEET 1	A	A	16.12.21	
20405.01	EXTERNAL ELEVATIONS - SHEET 2	A	A	16.12.21	
20405.02	SECTIONS & UTILITY FINISHES	A	A	16.12.21	
20406.01	SHADOW DIAGRAMS	A	A	16.12.21	
20406.02	VIEW FROM SUN	A	A	16.12.21	
20406.03	DUCT WORK PLAN AREA SCALE	A	A	16.12.21	

1. ALL PLANS, SHEETS AND DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPLICATION.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

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8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

NOT FOR CONSTRUCTION



GENERAL NOTES

- A. THE BALANCE IN THIS TO BE MAINTAINED IN THE EVENT OF ANY REVISIONS TO THIS PLAN.
- B. THE AREA TO BE REVISIONED IS TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE STATED.
- C. THE AREA TO BE REVISIONED IS TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE STATED.

ABBREVIATIONS

- 1:1 SCALE
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LANDSCAPE LEGEND

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NOT FOR CONSTRUCTION

DATE	ISSUED FOR DEVELOPMENT APPLICATION	SCALE	DATE
13/08/2024	D02/01	A	DIA
27/08/2024	D02/01	A	DIA

PROJECT: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2159

CLIENT: 234 CANTERBURY RD, HURSTON PARK, NSW 2159

NOT FOR CONSTRUCTION

DATE	ISSUED FOR DEVELOPMENT APPLICATION	SCALE	DATE
13/08/2024	D02/01	A	DIA
27/08/2024	D02/01	A	DIA

PROJECT: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2159

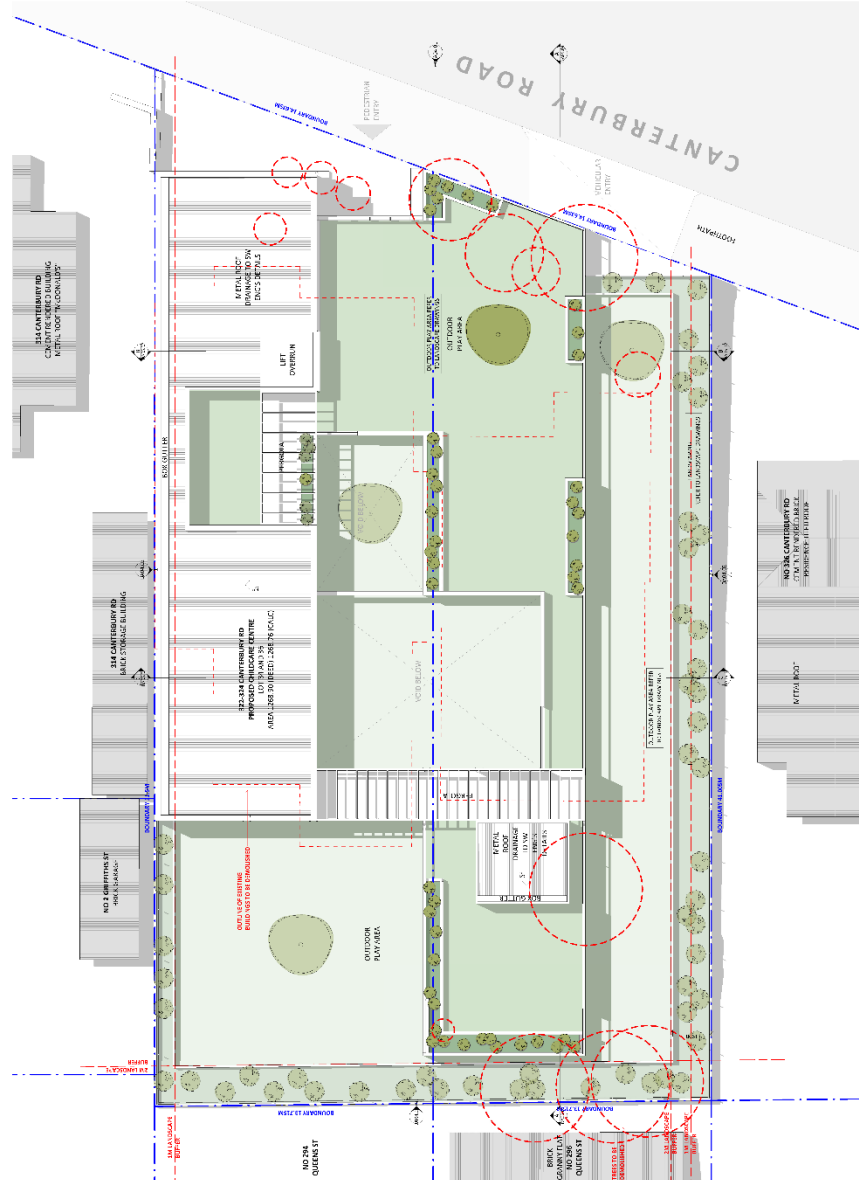
CLIENT: 234 CANTERBURY RD, HURSTON PARK, NSW 2159

NOT FOR CONSTRUCTION

DATE	ISSUED FOR DEVELOPMENT APPLICATION	SCALE	DATE
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27/08/2024	D02/01	A	DIA

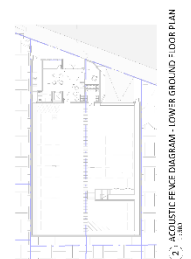
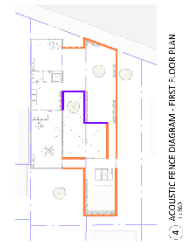
PROJECT: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2159

CLIENT: 234 CANTERBURY RD, HURSTON PARK, NSW 2159



LEGEND

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13/08/2024
27/08/2024

GENERAL NOTES

1. ALL DISTANCE DIMENSIONS IN THIS PLAN TO BE TAKEN FROM FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS

A/A: APPROVED AS SHOWN
 A/C: AIR CONDITIONING
 B/G: BALCONY GROUND FLOOR
 B/W: BALCONY WALL
 C/W: CLOSET
 D/W: DOWN STAIRS
 E/W: UP STAIRS
 F/S: FIRE STAIRS
 H/S: HEATING SYSTEM
 I/O: INTERIOR OPENING
 I/W: INTERNAL WALL
 L/W: LIGHT FIXTURE
 M/W: MIRROR
 P/W: PARTITION WALL
 R/W: REFRIGERATOR
 S/W: SINK/WATERCLOSET
 T/W: TOILET
 V/O: VOID OVER
 W/W: WINDOW
 Y/W: YARD WALL

LANDSCAPE LEGEND

CONTOUR LINES: 100MM RISE PER METER
 EXISTING TREES: 150MM DIA.
 PLANTING: 150MM DIA.
 GRASS: 150MM DIA.
 DRIVE: 150MM DIA.
 PATH: 150MM DIA.
 GARDEN BED: 150MM DIA.
 GARDEN BED: 150MM DIA.

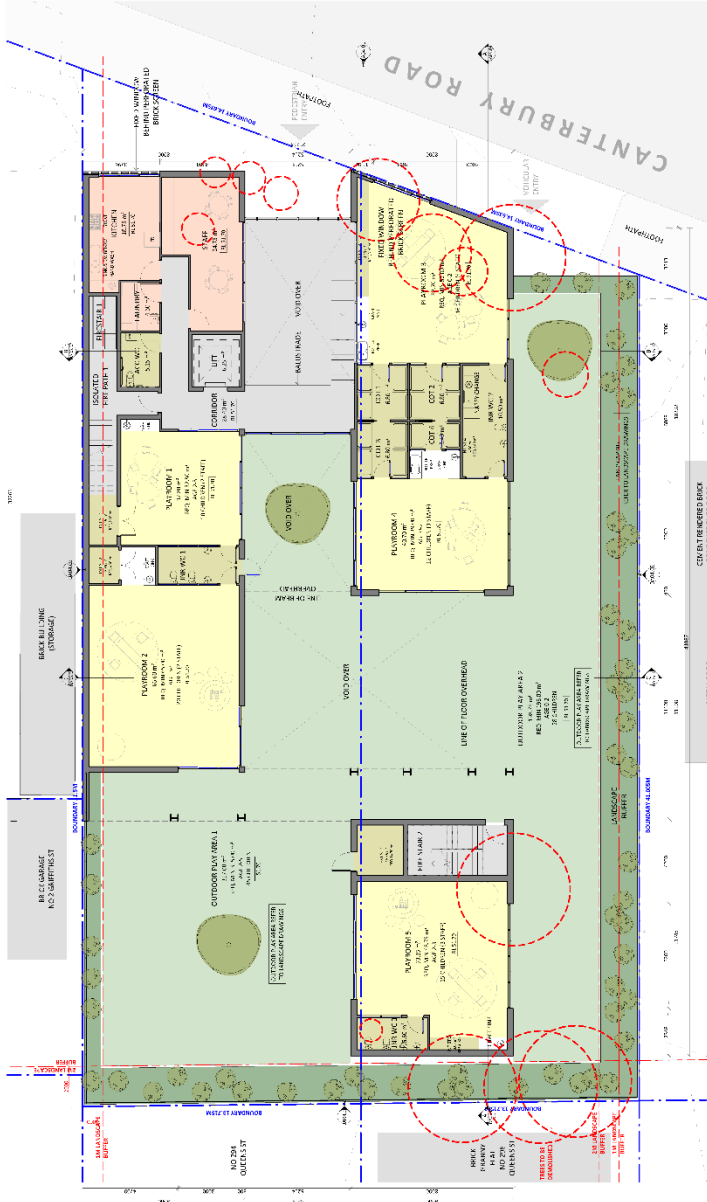
NOT FOR CONSTRUCTION

PROJECT: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2159
 CLIENT: HURSTON PARK PTY LTD
 DATE: 10/12/21

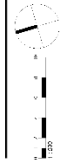
UPPER GROUND FLOOR PLAN

SCALE: 1:100
 DRAWING NO: A-01

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

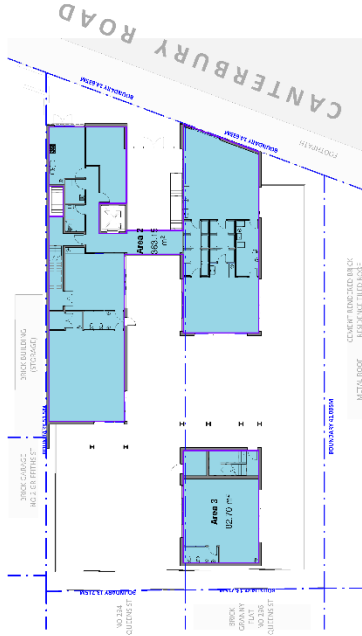


Drawing No: 10-000021
 Drawing Name: Upper Ground Floor Plan



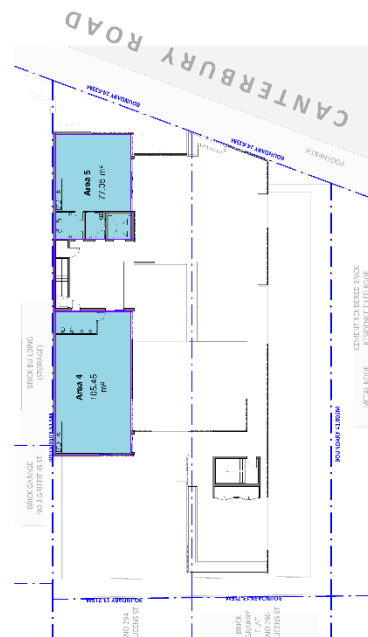
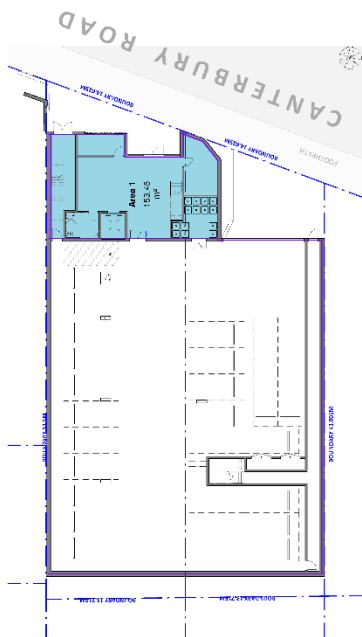
ABBREVIATIONS

AW	As Shown
BR	Brick
CL	Concrete
GL	Ground Level
HL	Half
INT	Internal
MT	Metal
NS	Not Specified
OR	Other
PL	Plaster
SL	Slab
ST	Steel
TR	Timber
UR	Unfinished
VR	Vertical
WR	Wood



AREA SCHEDULE

Area	Description	Area (sqm)	Total
Area 1	Office	102.70	102.70
Area 2	Office	102.70	205.40
Area 3	Office	102.70	308.10
Area 4	Office	102.70	410.80
Area 5	Office	102.70	513.50
Area 6	Office	102.70	616.20
Area 7	Office	102.70	718.90
Area 8	Office	102.70	821.60
Area 9	Office	102.70	924.30
Area 10	Office	102.70	1027.00



PROJECT INFORMATION

CLIENT: BLANKING PAPER HOLDINGS PTY LTD

PROJECT NAME: C LINDAR, CENTRE

ADDRESS: 322-324 CANTERBURY ROAD, HURSTSTONE PARK, NSW 2153

DATE: 27/03/2024

SCALE: AS SHOWN

PROJECT TYPE: OFFICE

ISSUED FOR DEVELOPMENT APPLICATION: YES

ISSUED FOR CONSTRUCTION: NO

ISSUED FOR: 27/03/2024

ISSUED BY: A1

ISSUED FOR: AS SHOWN

ISSUED TO: INNER WEST

ISSUED BY: A1

ISSUED TO: AS SHOWN

ISSUED FOR: 27/03/2024

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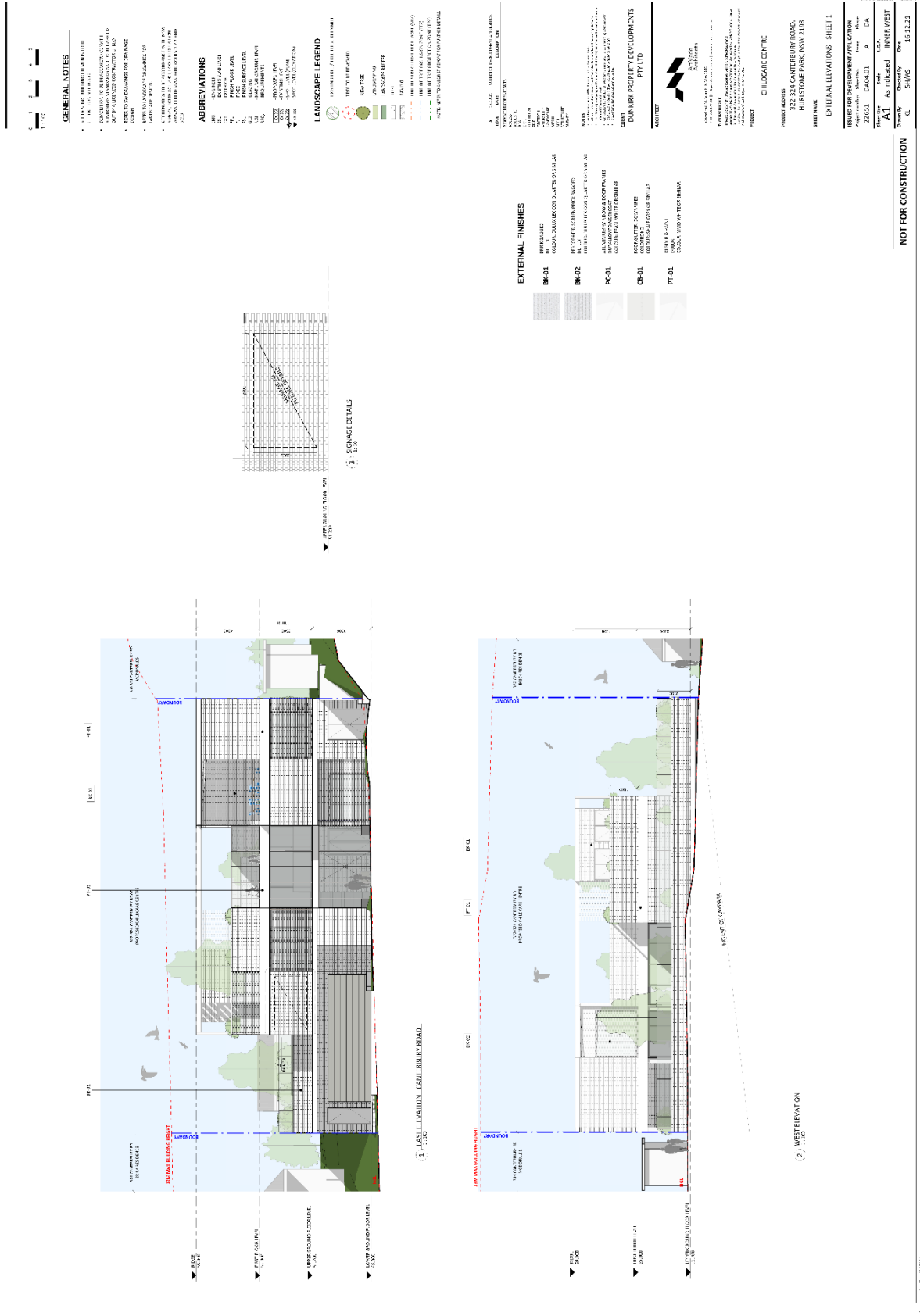
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NOT FOR CONSTRUCTION

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GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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ABBREVIATIONS

AS: ABOVE GRADE
 BG: BELOW GRADE
 CL: CENTERLINE
 EX: EXISTING
 FIN: FINISHED
 GR: GRADE
 INT: INTERIOR
 M: METRE
 N: NORTH
 P: POINT
 R: RADIUS
 S: SURFACE
 T: TOP
 U: UNDER
 V: VERTICAL CURVE
 W: WIDTH

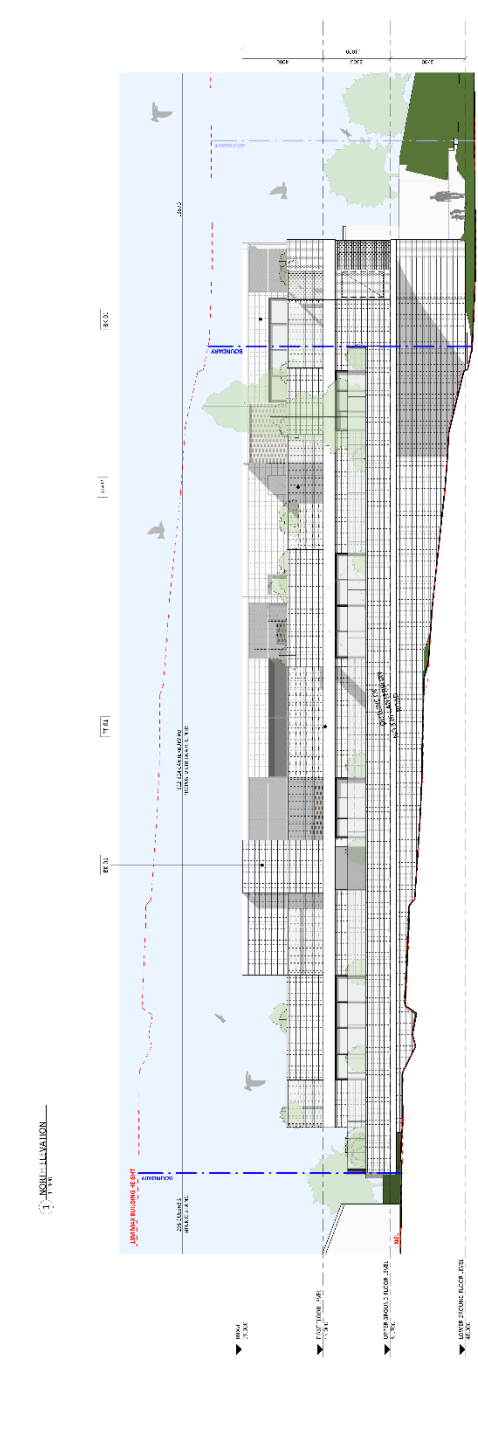
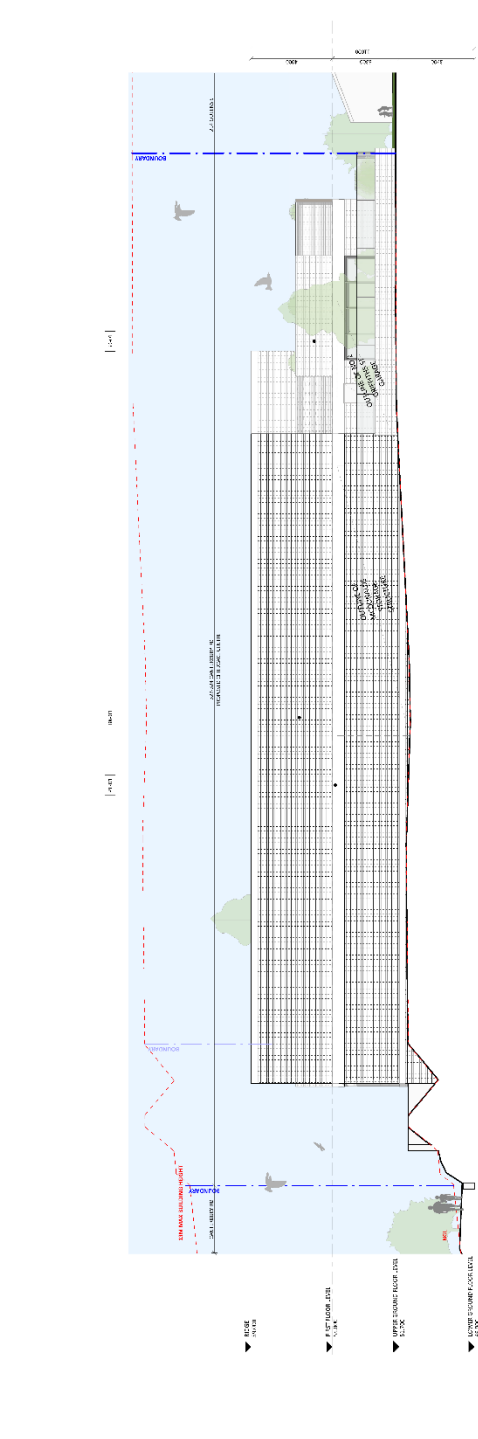
LANDSCAPE LEGEND

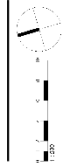
1. 100% TREE COVER
 2. 75% TREE COVER
 3. 50% TREE COVER
 4. 25% TREE COVER
 5. OPEN SPACE
 6. HARDSCAPE
 7. SOFTSCAPE
 8. WATER FEATURE
 9. LIGHTING
 10. FURNITURE

PROJECT INFORMATION

PROJECT: C LORAC, CLUIRE
 PROJECT ADDRESS: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2159
 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]
 DATE: 10/12/23

NOT FOR CONSTRUCTION





ABBREVIATIONS

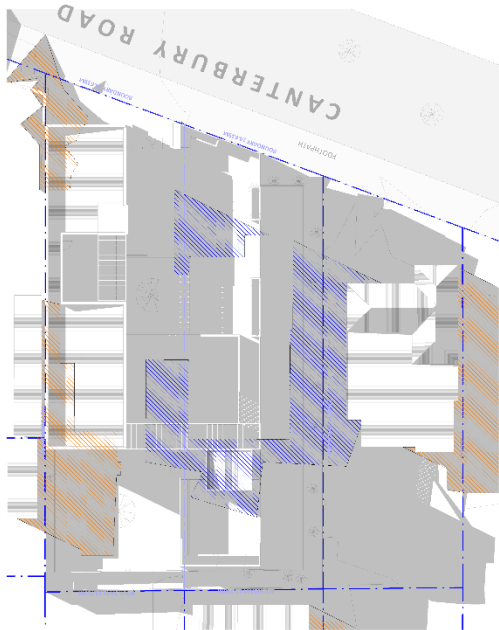
AR	ARTS AND RECREATION
BL	BUSINESS
CA	CORPORATE ADMINISTRATION
CM	CITY MANSION
CP	CITY PARK
CR	CITY RESIDENTIAL
CS	CITY SERVICE
EN	ENTERTAINMENT
HA	HIGH DENSITY RESIDENTIAL
HC	HOUSING COMPLEX
HL	HOUSING LOW DENSITY
HM	HOUSING MEDIUM DENSITY
HV	HOUSING VERY DENSITY
IC	INDUSTRIAL COMMERCE
IS	INDUSTRIAL SPECIAL USE
LC	LOCAL CENTRE
LS	LOCAL SERVICE
MA	MIXED USE
PR	PUBLIC RESERVES
RE	RESIDENTIAL
RU	RESIDENTIAL USE
SR	SPORTS RECREATION
TR	TRANSPORT
VA	VARIABLE USE
VR	VILLAGE RESIDENTIAL
VS	VILLAGE SERVICE
WA	WORKING AND INDUSTRIAL

PROJECT: WINTER SOLSTICE 21 JUNE LTRM - SHADOW DIAGRAM
 CLIENT: WINTER SOLSTICE 21 JUNE LTRM - SHADOW DIAGRAM
 DATE: 2019/01/17
 SCALE: 1:200
 SHEET: 01 OF 02

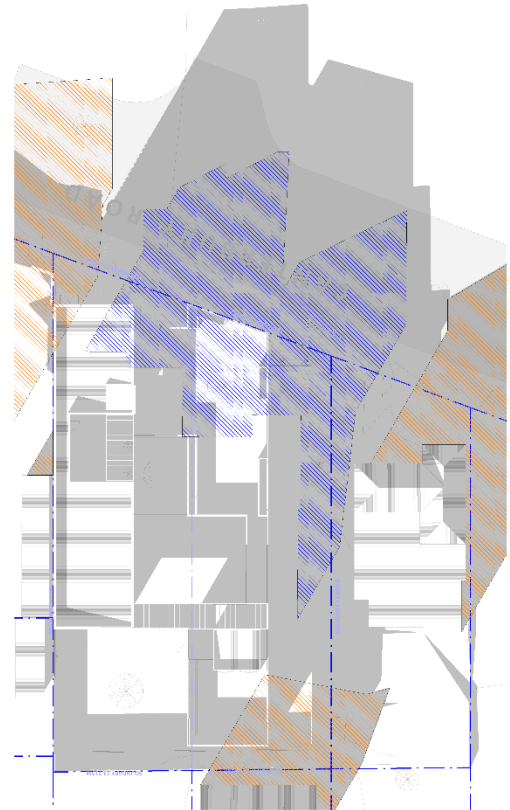
PROJECT: WINTER SOLSTICE 21 JUNE LTRM - SHADOW DIAGRAM
 CLIENT: WINTER SOLSTICE 21 JUNE LTRM - SHADOW DIAGRAM
 DATE: 2019/01/17
 SCALE: 1:200
 SHEET: 02 OF 02



1. WINTER SOLSTICE 21 JUNE 8AM SH-ADOWN DIAGRAM



2. WINTER SOLSTICE 21 JUNE 5AM SH-ADOWN DIAGRAM

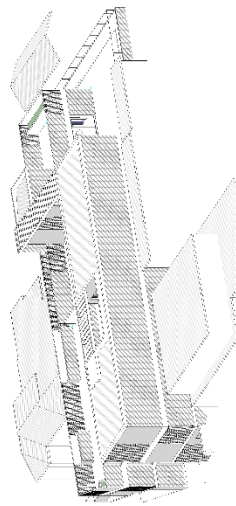


3. WINTER SOLSTICE 21 JUNE 9PM SH-ADOWN DIAGRAM

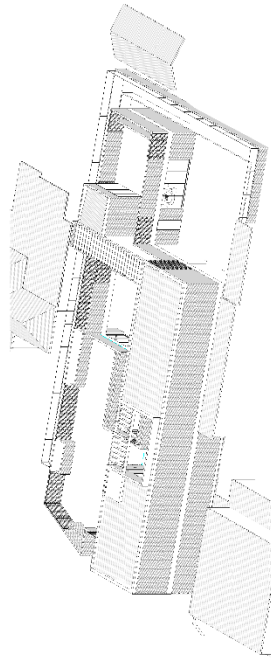
LEGEND

[Diagonal Lines]	NOT FOR CONSTRUCTION
[Orange Diagonal Lines]	REVISIONS
[Blue Diagonal Lines]	PROPOSED
[Grey Box]	EXISTING

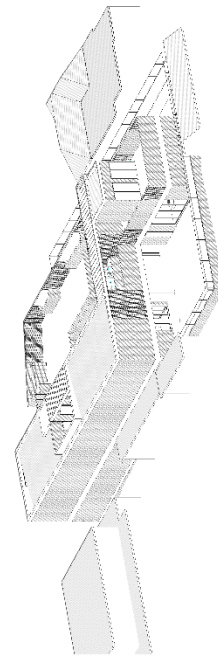
Owner: WINTER SOLSTICE 21 JUNE LTRM - SHADOW DIAGRAM
 Drawing: 1 of 2
 Date: 2019/01/17



(1) VIEW FROM SUN ZIJIAN_12PM



(2) VIEW FROM SUN ZIJIAN_12PM



(3) VIEW FROM SUN ZIJIAN_3PM

ABBREVIATIONS
 A1 APPROVED
 A2 APPROVED WITH CONDITIONS
 A3 APPROVED WITH CONDITIONS
 A4 APPROVED WITH CONDITIONS
 A5 APPROVED WITH CONDITIONS
 A6 APPROVED WITH CONDITIONS
 A7 APPROVED WITH CONDITIONS
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 A97 APPROVED WITH CONDITIONS
 A98 APPROVED WITH CONDITIONS
 A99 APPROVED WITH CONDITIONS
 A100 APPROVED WITH CONDITIONS

NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS 2011 AND THE NSW BUILDING REGULATIONS 2018.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE NSW ELECTRICAL REGULATIONS 2017.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PLUMBING REGULATIONS 2017 AND THE NSW PLUMBING REGULATIONS 2017.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MECHANICAL REGULATIONS 2017 AND THE NSW MECHANICAL REGULATIONS 2017.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL GAS REGULATIONS 2017 AND THE NSW GAS REGULATIONS 2017.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FIRE REGULATIONS 2017 AND THE NSW FIRE REGULATIONS 2017.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WATER REGULATIONS 2017 AND THE NSW WATER REGULATIONS 2017.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SANITATION REGULATIONS 2017 AND THE NSW SANITATION REGULATIONS 2017.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEATING REGULATIONS 2017 AND THE NSW HEATING REGULATIONS 2017.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL COOLING REGULATIONS 2017 AND THE NSW COOLING REGULATIONS 2017.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AIR CONDITIONING REGULATIONS 2017 AND THE NSW AIR CONDITIONING REGULATIONS 2017.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL REFRIGERATION REGULATIONS 2017 AND THE NSW REFRIGERATION REGULATIONS 2017.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEATING, COOLING AND AIR CONDITIONING REGULATIONS 2017 AND THE NSW HEATING, COOLING AND AIR CONDITIONING REGULATIONS 2017.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PLUMBING, MECHANICAL AND ELECTRICAL REGULATIONS 2017 AND THE NSW PLUMBING, MECHANICAL AND ELECTRICAL REGULATIONS 2017.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND GAS REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND GAS REGULATIONS 2017.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS AND REFRIGERATION REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS AND REFRIGERATION REGULATIONS 2017.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND AIR CONDITIONING REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND AIR CONDITIONING REGULATIONS 2017.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND HEATING REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND HEATING REGULATIONS 2017.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND HEATING AND AIR CONDITIONING REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION AND HEATING AND AIR CONDITIONING REGULATIONS 2017.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION, HEATING AND AIR CONDITIONING REGULATIONS 2017 AND THE NSW BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, GAS, REFRIGERATION, HEATING AND AIR CONDITIONING REGULATIONS 2017.

PROJECT INFORMATION
 PROJECT NAME: BLANKING PUMP-HYDRO DOMAINS PTY LTD
 PROJECT ADDRESS: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2158
 PROJECT TYPE: COMMERCIAL
 PROJECT STATUS: APPROVED
 PROJECT DATE: 12/12/21

CLIENT INFORMATION
 CLIENT NAME: C LING, CLINRE
 CLIENT ADDRESS: 322-324 CANTERBURY ROAD, HURSTON PARK, NSW 2158
 CLIENT CONTACT: [REDACTED]
 CLIENT PHONE: [REDACTED]
 CLIENT EMAIL: [REDACTED]

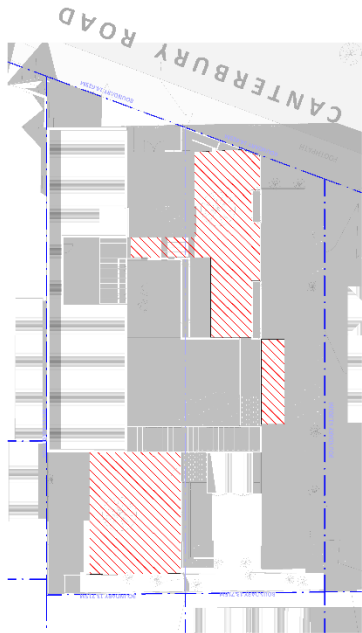
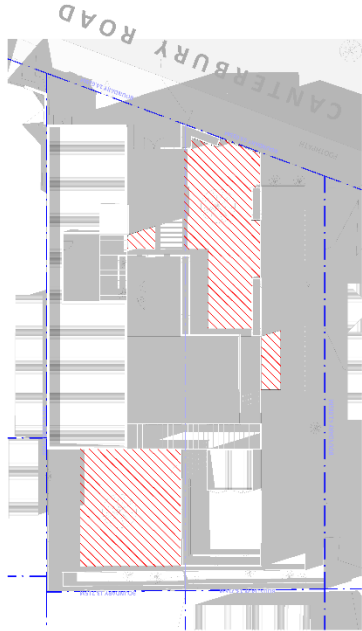
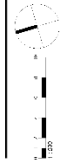
DESIGNER INFORMATION
 DESIGNER NAME: [REDACTED]
 DESIGNER ADDRESS: [REDACTED]
 DESIGNER CONTACT: [REDACTED]
 DESIGNER PHONE: [REDACTED]
 DESIGNER EMAIL: [REDACTED]

VIEW INFORMATION
 VIEW NAME: VIEW FROM SUN
 VIEW DATE: 12/12/21
 VIEW TIME: 12:00 PM

ISSUED FOR DEVELOPMENT APPLICATION			
NO.	DATE	BY	FOR
1	06/06/20	A	DIA
2	12/12/21	A	DIA

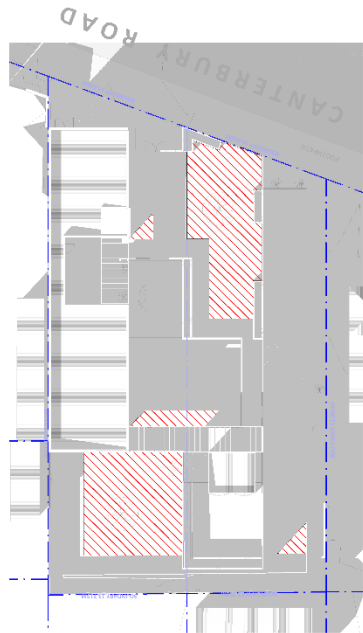
NOT FOR CONSTRUCTION

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PROJECT: WHEELS AND PARTS (COMMERCIAL) DEVELOPMENT
 322-324 CANTERBURY ROAD, HURSTSTONE PARK, NSW 2159
 PROJECT: C LUGAR, CLUIRE
 PROJECT: OUTDOORS PLAY AREA SOLAR CALCS
 PROJECT: 21851 DA06-03 A DIA
 PROJECT: AI 1:200 INNER WEST
 PROJECT: 20/12/23

LEGEND
 SHADING INDICATES SOLAR SHADOWS
 WINTER SOLSTICE 21 JUNE 12PM
 WINTER SOLSTICE 21 JUNE 11AM
 WINTER SOLSTICE 21 JUNE 9AM



NOT FOR CONSTRUCTION

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324-326 CANTERBURY RD HURLSTONE PARK PROPOSED CHILDCARE CENTRE DEVELOPMENT



1 SITE CONTEXT PLAN
1:200

DRAWING REGISTER

NO.	DESCRIPTION	DATE	SCALE	STATUS
01/01	CONCEPT PLAN	11/20	1:200	A
01/02	CONCEPT PLAN	11/20	1:200	A
01/03	CONCEPT PLAN	11/20	1:200	A
01/04	CONCEPT PLAN	11/20	1:200	A
01/05	CONCEPT PLAN	11/20	1:200	A
01/06	CONCEPT PLAN	11/20	1:200	A
01/07	CONCEPT PLAN	11/20	1:200	A
01/08	CONCEPT PLAN	11/20	1:200	A
01/09	CONCEPT PLAN	11/20	1:200	A
01/10	CONCEPT PLAN	11/20	1:200	A

GENERAL NOTES

1. SITE INFORMATION: The site is located at 324-326 Canterbury Road, Hurlstone Park, NSW. The site is bounded by Canterbury Road to the north, Hurlstone Park Road to the east, and the existing residential property to the south and west.

2. PROPOSED DEVELOPMENT: The proposed development consists of a childcare centre, including a building, parking area, and landscaped zones.

3. SITE ACCESS: The site is accessed via Canterbury Road. The proposed access is shown on the site plan.

4. UTILITIES: The site is served by water, sewer, and electricity. The proposed development is designed to be self-sufficient in terms of water and sewerage.

5. ENVIRONMENTAL CONSIDERATIONS: The site is located in a residential area. The proposed development is designed to be sensitive to the surrounding environment.

6. OTHER NOTES: The proposed development is subject to the approval of the relevant authorities.

APPROVALS/REFERENCES

ALL CONCEPT PLANS AND DRAWINGS ARE SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES. THE PROPOSED DEVELOPMENT IS DESIGNED TO BE SENSITIVE TO THE SURROUNDING ENVIRONMENT AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

THE PROPOSED DEVELOPMENT IS DESIGNED TO BE SENSITIVE TO THE SURROUNDING ENVIRONMENT AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

THE PROPOSED DEVELOPMENT IS DESIGNED TO BE SENSITIVE TO THE SURROUNDING ENVIRONMENT AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

GREENSCAPE
Landscape Architecture & Design

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
Drawing No: 01/01
Date: 11/20
Scale: 1:200
Status: A

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
Drawing No: 01/01
Date: 11/20
Scale: 1:200
Status: A

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
Drawing No: 01/01
Date: 11/20
Scale: 1:200
Status: A

Project: PROPOSED CHILDCARE CENTRE DEVELOPMENT
Drawing No: 01/01
Date: 11/20
Scale: 1:200
Status: A

LEGEND

- ARTIFICIAL TURF
- SP/PAV
- BRICK/CONCRETE/PAV
- CONCRETE PAVING
- GRAVEL
- SP/SLIPRESISTANT PAVING
- GRASS
- SHED/PAV BLOCK PAVING
- PAV
- RESURFACE



LANDSCAPE LOWER GROUND FLOOR PLAN
1:100

NOTE:
 - REFER TO CIVIL ENGINEERING PLANS FOR ALL STORM WATER REQUIREMENTS
 - REFER TO ACQUISTIC ENGINEERS REPORT FOR ALL ACQUISTIC AND FENCING REQUIREMENTS

Ex. Description	Date	Drawn	Checked
101	18/07/20	18/07/20	18/07/20
102	18/07/20	18/07/20	18/07/20

PROPOSED CHILD CARE CENTRE
 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

GREENSCAPE
 LANDSCAPE ARCHITECTURE + DESIGN

LEGEND

- ARTIFICIAL TURF
- SPINAL
- WALLS/SCREENING/CLIMBING
- CURTAINING
- SLAB/DECK
- WOODEN DECKING
- CONCRETE
- GRAVEL
- GRASS
- WOODEN FENCE
- WOODEN SLAT WALL
- WOOD
- CONCRETE
- BRICK



LANDSCAPE GROUND FLOOR MASTER PLAN
1:100

NOTE:

- REFER TO CIVIL ENGINEERING PLANS FOR ALL STORM WATER REQUIREMENTS
- REFER TO ACQUISITIC ENGINEERS REPORT FOR ALL ACQUISITIC AND FENCING REQUIREMENTS

© 2015 GREENSCAPE ARCHITECTURE + DESIGN

File No:	2015/00000000
Location:	PROPOSED CHILD CARE CENTRE - EASTON ST, BRUCEFIELD NSW
Date:	11/11/15
Drawn By:	J. BIRD
Checked By:	
Scale:	1:100

Project: PROPOSED CHILD CARE CENTRE - EASTON ST, BRUCEFIELD NSW
 Drawing: LANDSCAPE UPPER GROUND FLOOR PLAN
 Drawing for: CONSTRUCTION

GREENSCAPE
 LANDSCAPE ARCHITECTURE + DESIGN
 LEVEL 1, 17/297 NEWCASTLE STREET - BRUCEFIELD NSW 1570



1 LANDSCAPE UPPER FLOOR WATER PLAN
1:100

LEGEND

[Symbol]	PERFORATED
[Symbol]	SP/PAV
[Symbol]	SP/PAV/PERFORATED
[Symbol]	SP/PAV/PERFORATED
[Symbol]	SP/PAV/PERFORATED
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[Symbol]	SP/PAV/PERFORATED

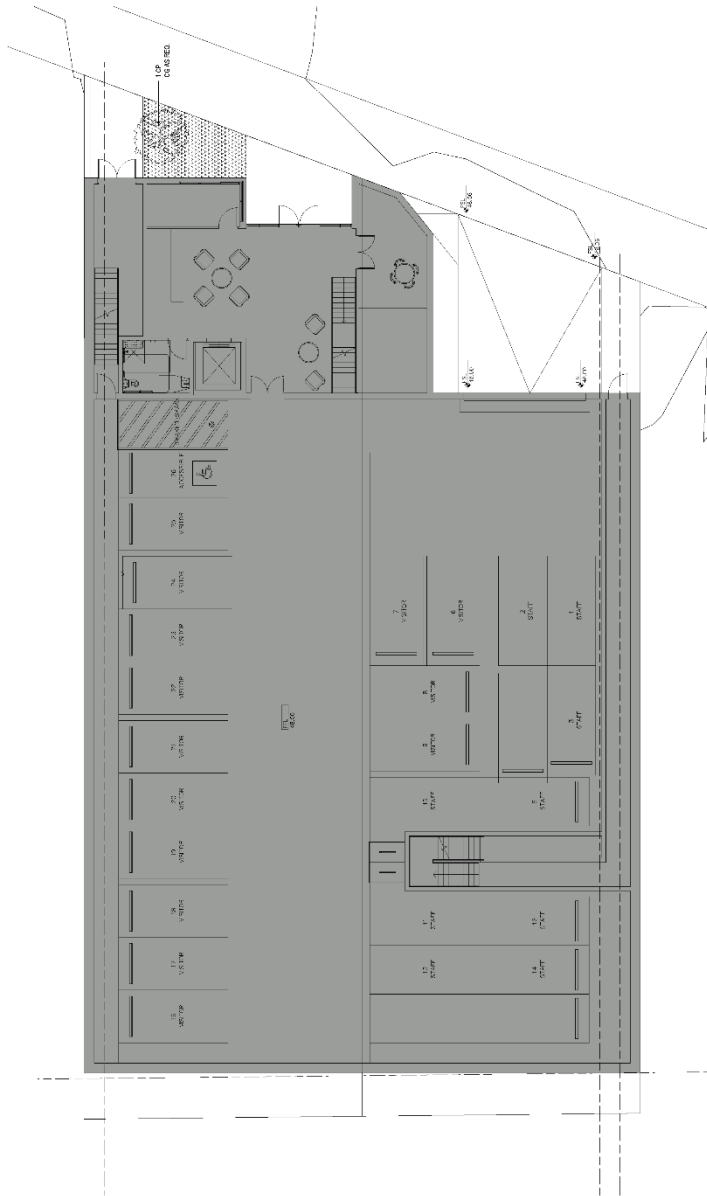
GREENSCAPE
LANDSCAPE ARCHITECTURE - DESIGN
LEVEL 1/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

Project: PROPOSED CHILDRENS CENTRE
 Address: 151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

NOTE:
 - REFER TO CIVIL ENGINEERING PLANS FOR ALL STORM WATER REQUIREMENTS
 - REFER TO ACQUISITIC ENGINEERS REPORT FOR ALL ACQUISITIC AND FENCING REQUIREMENTS

LEGEND

-0.4	REDUCED LEVEL
FINL	FINISH FLOOR LEVEL
-0.00	TOP OF WALL
-0.1	STEP
0.0	TOP OF BENCH
0.1	TOP OF SEAT
-1.1	TOP OF PARK



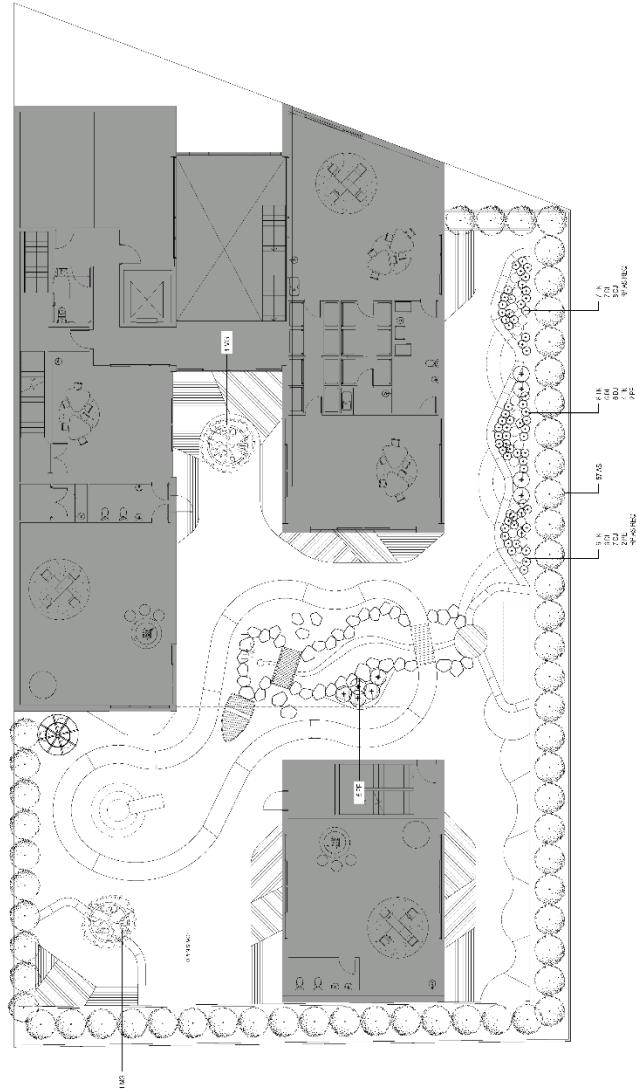
1 LOWER GROUND FLOOR PLANTING PLAN
1:100

REF ID	DESCRIPTION	DATE	BY	CHECKED	SCALE
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2	PLANTING PLAN	20/11/2017	AS/NZS 1100	AS/NZS 1100	AS/NZS 1100
3	PLANTING PLAN	20/11/2017	AS/NZS 1100	AS/NZS 1100	AS/NZS 1100

<p>GREENSCAPE LANDSCAPE ARCHITECTURE + DESIGN</p>	<p>Project: PROPOSAL FOR A CENTRE FOR COMMUNITY AND BUSINESS INCUBATION Dundas Street West</p> <p>LOWER GROUND FLOOR PLANTING PLAN</p> <p>DRAWING FOR CONSULTATION</p>
	<p>Date: 19/11/2017</p> <p>Time North: </p> <p>Scale: 1:100</p> <p>Sheet: 1 of 1</p>

LEGEND

1-1	100% 200% 300%
1-2	100% 200% 300%
1-3	100% 200% 300%
1-4	100% 200% 300%
1-5	100% 200% 300%
1-6	100% 200% 300%
1-7	100% 200% 300%
1-8	100% 200% 300%
1-9	100% 200% 300%
1-10	100% 200% 300%
1-11	100% 200% 300%



1. GROUND FLOOR PLANTING PLAN
1:100

PLANT SPECIES	PLANT QUANTITY	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT SPACING
1-1	10	1-1	100% 200% 300%	100%	100%
1-2	10	1-2	100% 200% 300%	100%	100%
1-3	10	1-3	100% 200% 300%	100%	100%
1-4	10	1-4	100% 200% 300%	100%	100%
1-5	10	1-5	100% 200% 300%	100%	100%
1-6	10	1-6	100% 200% 300%	100%	100%
1-7	10	1-7	100% 200% 300%	100%	100%
1-8	10	1-8	100% 200% 300%	100%	100%
1-9	10	1-9	100% 200% 300%	100%	100%
1-10	10	1-10	100% 200% 300%	100%	100%
1-11	10	1-11	100% 200% 300%	100%	100%

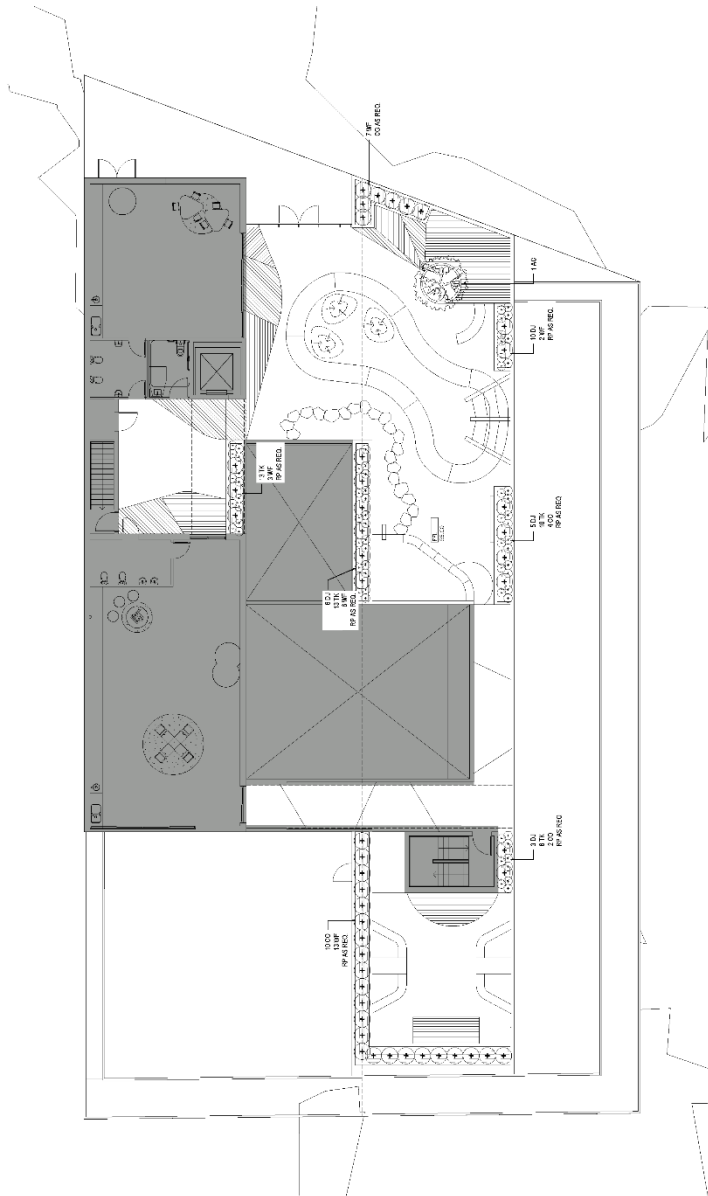


PROJECT: PROPOSED CALDWELL CENTRE
 DRAWING TITLE: UPPER GROUND FLOOR PLANTING PLAN
 DRAWING NUMBER: 100/200/300

For:	Developer
Date:	11/11/22
Scale:	1:100
Sheet:	100/200/300

LEGEND

-1.4	REDUCED LEVEL
FFL	FINEST FLOOR LEVEL
+1.0A	TOP OF WALL
-1	STEP
+1.8	TOP OF BEDS
1.2	TOP OF SEAT
-1.1	TOP OF PLANK



1 UPPER FLOOR PLANTING PLAN
1:100

REF ID	SYMBOLIC CODE	COMMON NAME	PLANT NAME	SIZE (MM)
C1	CORALLA	CORALLA	CORALLA	1.5 x 1.5
C2	SEMPERVIRENS	SEMPERVIRENS	SEMPERVIRENS	1.5 x 1.5
C3	LAUREL	LAUREL	LAUREL	1.5 x 1.5
C4	MAHONIA	MAHONIA	MAHONIA	1.5 x 1.5
C5	SPYGLASS	SPYGLASS	SPYGLASS	1.5 x 1.5
C6	WAX JACARANDA	WAX JACARANDA	WAX JACARANDA	1.5 x 1.5
C7	WESTRINGHAM	WESTRINGHAM	WESTRINGHAM	1.5 x 1.5
C8	LAUREL	LAUREL	LAUREL	1.5 x 1.5
C9	WAX JACARANDA	WAX JACARANDA	WAX JACARANDA	1.5 x 1.5
C10	WESTRINGHAM	WESTRINGHAM	WESTRINGHAM	1.5 x 1.5
C11	WAX JACARANDA	WAX JACARANDA	WAX JACARANDA	1.5 x 1.5
C12	WESTRINGHAM	WESTRINGHAM	WESTRINGHAM	1.5 x 1.5
C13	WAX JACARANDA	WAX JACARANDA	WAX JACARANDA	1.5 x 1.5
C14	WESTRINGHAM	WESTRINGHAM	WESTRINGHAM	1.5 x 1.5

GREENSCAPE
LANDSCAPE ARCHITECTURE & DESIGN

Project: PROPOSAL FOR HOME CENTRE
DUNING BARRIE
FIRST FLOOR PLANTING PLAN
DRAWING FOR CONSULTATION

Date: 18/11/2021

Type North

Description	Date	By	App. By
PREP			
REV			
DRAWN BY: J. HAYES			
CHECKED BY: A.			

Scale: 1:100

LANDSCAPE SPECIFICATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION.

1. SITE PREPARATION

1.1 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION.

2. MATERIALS

2.1 ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE LANDSCAPE SHALL BE OF A QUALITY AND STANDARD AS SPECIFIED IN THIS SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION.

3. CONSTRUCTION

3.1 THE CONSTRUCTION OF THE LANDSCAPE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET OUT IN THIS SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION.

4. MAINTENANCE

4.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE WORK DESCRIBED IN THIS SPECIFICATION.

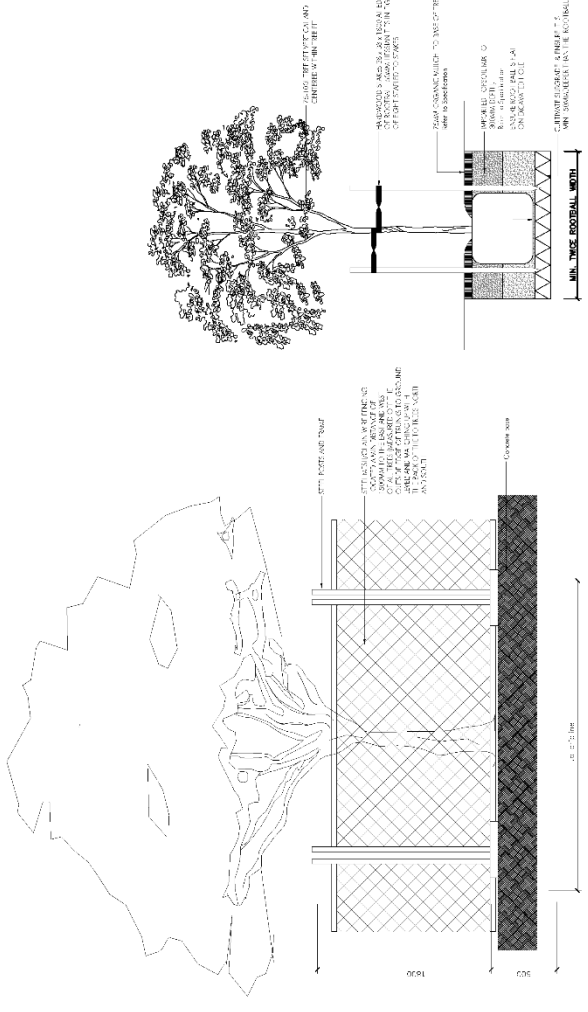
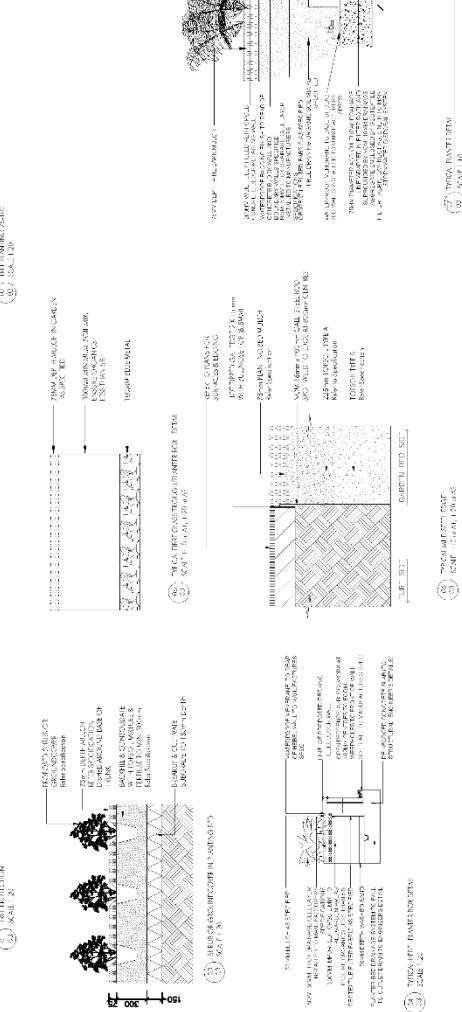


FIGURE 1: LANDSCAPE LAYOUT AND PLANTING SPECIFICATIONS



FIGURES 2-5: WALL SECTION AND DETAIL DRAWINGS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK DESCRIBED IN THIS SPECIFICATION.

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Rev	Description	Date	By	App'd
1	REV	27/10/18
2	REV	27/10/18

Project: PROPOSED COMMERCIAL CENTRE
 Drawing Name: TYPICAL DETAILS
 DRAWING FOR CONSULTATION

Client: ...
 Date: ...
 By: ...
 App'd: ...

Scale: ...
 Drawing No: ...

Author: ...
 Designer: ...
 Checker: ...
 Approver: ...

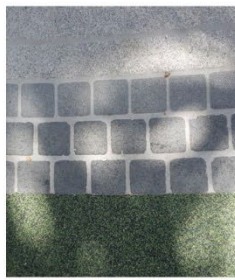
Project No: ...
 Drawing No: ...

Scale: ...
 Drawing No: ...

Scale: ...
 Drawing No: ...



Artificial grass sensory panel



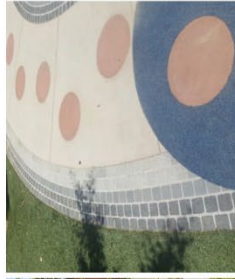
Cobble stone sensory path



Raised sandpit with sandstone boulders and timber ramp access



Timber log seats with cushion cover



Multi-surface sensory paths



Seating nooks on raised timber platforms



Raised Herb Gardens



Circular timber forts



Totem poles



Timber Deck transition zone & soft fall mounds

PRECEDENTIAL IMAGES

324-326 CANTERBURY RD HURLSTONE PARK

DocuMent/ELC/16/06/2022
Version: 1, Version Date: 15/06/2022

PREPARED BY: GREENSCAPE DESIGN
DATE : 18.11.2021
JOB NO : 211101
ISSUE : A

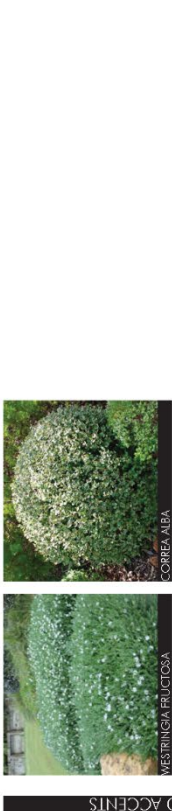


GREENSCAPE

Landscape Architecture + Design



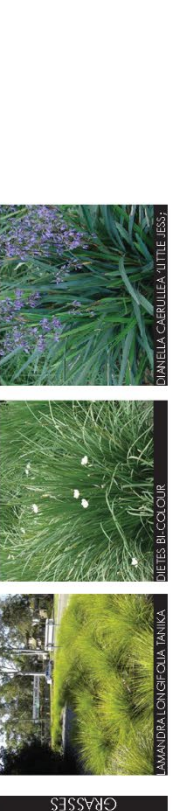
TREES AND PALMS



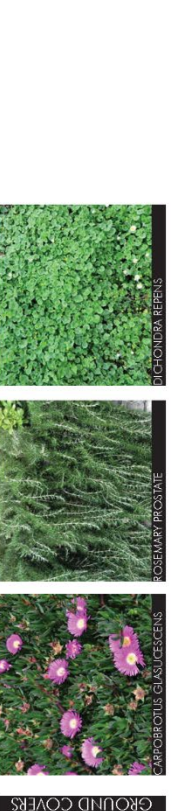
SHRUBS AND ACCENTS



GRASSES



GROUND COVERS



GROUND COVERS

PLANT PALETTE

324-326 CANTERBURY RD HURSTSTONE PARK

DocuPREP/REP/RES/NE/APP/ICATION
Version: 1, Version Date: 15/08/2022

PREPARED BY: GREENSCAPE DESIGN

DATE : 18.11.2021
JOB NO : 211101
ISSUE : A



Attachment C- Plan of Management

**Plan of Management
Childcare Centre**

**322-324 CANTERBURY ROAD,
HURLSTONE PARK, NSW 2193**

Jan 2022

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2. Aims and Objectives of the Childcare Centre	4
3. Childcare License Number and Operator	5
4. Policies and Procedures	5
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1. Introduction

This Plan of Management (PoM) has been created for a proposed childcare centre at No 322-324 Canterbury Road, Hurlstone Park, NSW 2193. The childcare centre will provide long day care services for a total of 103 children.

Preparation of the PoM has had regard to the requirements of the following:

- Australian Children's Education and Care Quality Authority (ACEQA)
- National Quality Framework
- Education and Care Services National Law 2013
- Education and Care Services National Regulations 2013
- State Environmental Planning Policy (Educational Establishments and ChildCare Facilities) 2017
- NSW Government Child Care Planning Guidelines.

The PoM is designed to ensure that the Centre, its facilities and daily operation complies with all relevant National, State and Local Government requirements at all times, and that the Centre provides high quality education and care programs for children.

2. Aims and Objectives of the Childcare Centre

The principal aim of the centre is to achieve an excellent rating against each of the seven Quality Areas under the National Quality Standard and meet the community's demand for high quality child care and provides a safe, engaging and stimulating environment which enhances children's learning and development.

The key objectives of the PoM are to outline:

- Policies and procedures
- Hours of operation
- Staffing arrangements
- Code of conduct
- Access and security
- Emergency procedures
- Workplace health and safety
- Waste management
- Noise management
- Complaint handling and resolution
- Access and accessibility to and within the Centre

Under the National Law and Regulations, services are required to base their educational program on an approved learning framework. This should focus on addressing the developmental needs, interests and experiences of each child, while taking into account individual differences.

There are 2 nationally approved learning frameworks which outline practices that support and promote children's learning:

- [Belonging, Being and Becoming: The Early Years Learning Framework for Australia \(EYLF\)](#)
Approved learning framework under the NQF for young children from birth to five years of age
- [My Time, Our Place: Framework for School Age Care in Australia](#) Approved learning framework under the NQF for school age children.

The Centre's program will be focussed on the National Quality Framework and The Early Learning Framework: Belonging, Being and Becoming which is a national curriculum for the 0-5 year age group. Staff will be encouraged, through play based learning and formal teaching, to explore the learning outcomes specified in the early years learning framework with all children both individually and in groups. Parental involvement will be a key aspect of the program.

3. Childcare License Number and Operator

Prior to the commencement of operation the Centre will need to obtain a license approval from the NSW Department of Education (formerly DECS) to operate a childcare centre.

4. Policies and Procedures

The policies and procedures of the Centre meet the requirements of Regulation 168 of the *Education and Care Services National Regulations* and the *National Quality Standard*.

5. Number of Childcare Spaces and Staffing

A total of 103 licensed childcare places will be available for children between the ages of 6 weeks and 5 years and allocated as follows:

- Under 2 years: 28 children (and 7 staff members)
- 2-3 years: 35 children (and 7 staff members)
- 3-5 years: 40 children (and 4 staff members)

Appropriately qualified and experienced Educators will be employed to ensure high quality education and care programs. The number of Educators employed will be in accordance with the staff to children ratios as set out in Regulation 123 of the *Education and Care Services National Regulations* as follows:

Children's Age	Ratio of Number of Educators to Children
0-2	1:4
2-3	1:5
3-5	1:10

There will be a maximum of 19 staff comprising:

- 18 teachers
- 1 director

The maximum number of staff on site at any one time during each weekday is anticipated to be as follows:

- 7am: 2
- 8am: 6
- 9am: 8
- 10am: 12
- 11am: 12
- 12 noon: 12
- 1pm: 12
- 2pm: 12
- 3pm: 12
- 4pm: 10
- 5pm: 4
- 6pm:2

It is also noted that all staff, including casual staff, will have appropriate qualifications as Educators to ensure that child/staff ratios are maintained during staff lunch breaks.

Staff will commence work on a staggered basis between 7.00am and 9.30am as childcare places are progressively filled. Similarly, staff will finish work on a staggered basis as children are collected from 3.00pm onwards.

Staff will be provided with a roster and allocated their respective shifts fortnightly.

All Educators will maintain qualifications in First Aid, Asthma and Anaphylaxis, Child Protection and will undertake regular professional development opportunities to meet National Quality Standards.

All staff must agree to follow the code of conduct/code of ethics that applies to management and educators which clearly explain the responsibilities of all parties in relating to one another, to children and to families using the care service.

An Educational Leader will be appointed to guide and mentor all Educators in all aspects of the program and a Responsible person approved by the Approved Provider, who meets the requirements set out by the NSW Department of

Education and Care, will be in attendance at all times as required by Regulation 150.

6. Days and Hours of Operation

The Centre will provide long day care Monday to Friday between the hours of 7.00am to 6.00pm. The centre will be closed on public holidays.

7. Parking Spaces and Peak Drop Off and Pickup Times

The parking spaces for the childcare centre are located in the basement and comprise:

- 11 dedicated car spaces for staff parking; and
- 15 car spaces for the drop-off and pick-up of children (including one accessible parking space near the front door); and

The childcare centre is not opened on weekends.

Anticipated peak drop off and pick up times are as follows:

- Drop off: parents usually arrive between 7am and 9am Monday to Friday.
- Pickup: parents usually arrive between 4pm until 6pm Monday to Friday.

8. Access and Security

Vehicular or Pedestrian Access Options

Parents/carers (who drive) access the site via Canterbury Road and the basement carpark. They arrive at the reception area which will be accessed via a swipe card/pin code or similar.

Parents/carers who live close enough to the centre to walk/catch public transport access the centre via the pedestrian path leading from Canterbury Road.

Both the front entry and carpark entry will be monitored by CCTV. The reception area is always monitored by one of the teachers or the centre director during the peak drop off and pick up times.

Check-in and Check-out Procedures

The Centre will implement the following procedure regarding the drop-off of children to, or the pick-up of children from, the centre.

Arrival

- All children must be signed in by their parent or carer who delivers to the Centre.
- A staff member must meet and greet each child to ensure the child is always cared for at all times.
- Any parents/carer needing to go beyond the reception area must be checked in at reception and greeted by a staff member before being granted access to the individual rooms either at ground or first floor level.

Departure

- All children must be signed out by their parent or carer
- No child will be released into the care of any persons not known to the Educators. If the person is not known they must provide a form of photo identification which confirms that they are a person authorised on the enrolment form to collect the child.

Other

Each staff member must undergo mandatory Working With Children Check before employment and access to children through the NSW Government's Commission for Children and Young People.

The centre also has the following security measures in place:

- Childproof fences and gates to building perimeter;
- Security cameras and CCTV;
- Securable windows and doors across the site.

9. Laundry Facilities

The Centre includes a laundry facility. The laundry, which will incorporate a laundry tub connected to hot and cold water together with a washing machine and dryer, will be operated by the Centre staff and used to wash and dry bedlinen used in cots and beds and face cloths and bibs.

10. Food Preparation Areas

The centre has a designated food preparation and storage area that is both safe and hygienic. The area will be operated in accordance with the:

- Food Act 2003
- Food Regulation 2010
- FSANZ Food Standards Code
- AS 4674:2004 Design, Construction and Fitout of Food Premises.

The kitchen will only be accessible by one lockable door to prevent unsupervised access by children.

Facilities in the designated area include a fridge, oven, cook-top and hood, dish washer, preparation bench, microwave oven, garbage bin, and impervious bench-top and tiles. These facilities are suitable for staff to be able to co-ordinate, distribute and clean up the catered food that is brought to the site each day.

A separate area designated for the preparation of bottles for children under the age of two is provided. The bottle preparation area is separate from the nappy changing room.

11. Music and Noise Management

Appropriate acoustic fencing is located around play areas in accordance with the Acoustic Report prepared for the site. The acoustic report is based on typical noise generation levels from a survey of childcare centres. The proposed childcare centre has been designed in accordance with those findings. In particular:

No more than 103 children inside the Child Care Centre at any one time.

- The following number of children utilising the outdoor play areas at any given time concurrently:
 - Maximum 4h of outdoor play per day
Scenario 1: All 28 children aged 0-2 (of the total 28), all 35 children aged 2-3 (of the total 35), and all 40 children aged 3-5 (of the total 40) using the outdoor play area (with the children evenly distributed throughout the outdoor area) at any given time concurrently.
 - More than 4h of outdoor play per day
Scenario 2: All 28 of children aged 0-2 (of the total 28), up to a quarter of the number of children aged 2-3 (of the total 35), and up to a quarter the number of children aged 3-5 (of the total 40) using the outdoor play area (with the children evenly distributed throughout the outdoor area) at any given time concurrently.
- Additional general management controls as follows:
 - Signs reminding staff and visitors to minimise noise at all times shall be installed at ingress/egress points from the child-care centre (including car park).
 - All staff are to be given appropriate training in relation to the acoustic impacts and requirements in terms of operation of the facility.
 - Management is to ensure children are supervised at all times to minimise noise generated by the children whenever practical and possible.
 - Install a contact phone number at the front of the centre so that any complaints regarding centre operation can be made.
 - No music systems are to be used outside at any time.
 - Mechanical Plant only to operate between 7:00am and 7:00pm.

12. Daily Routine

The internal design and fit out of the centre has had regard to Part 4.3 Physical environment of the Education and Care Services National Regulations.

Cot rooms, toilets, nappy changing rooms and bottle preparation facilities are conveniently located directly off indoor play rooms. Fixed clear glazing within the upper wall section of these service areas ensure clear and unobstructed lines of sight to facilitate supervision of children by staff.

Mechanical ventilation is provided to all internal ground floor areas to ensure maintenance of an ambient temperature which ensures the safety and wellbeing of children.

The following routine is indicative only but provides a guide to the extent of daily activities.

Time*	Activity
7.00am	Centre opens.
7.00am – 11.00am	Breakfast – Indoor/outdoor play (structured/free play). Breakfast for babies commences at 9.am, Toddlers at 9.30am and Pre-schoolers at 10am*
11.00am – 2.30pm	Lunch time followed by rest time
2.30pm – 3.30pm	Indoor structured/free play. Afternoon tea commences at 2.30pm
3.30pm – 5.00pm	Indoor/outdoor play (structured/free play). Many parents have collected children by this time.
5.00pm – 6.00pm	Indoor free play. Children are typically grouped into one room as many children have been collected
6.00pm	Centre closes

*Times are approximate

13. Deliveries

Food deliveries are daily and usually from a small van or truck, the size of a standard vehicle. They occur within childcare facility hours and are coordinated to be outside peak drop off or pick up times. Accordingly delivery vehicles use the parent drop off spaces which are located outside the basement entry lobby.

Cleaning and other general small equipment and consumables (for example: art and craft products, nappies, paper towels, stationery, staff room milk, tea and coffee) for the childcare centre will be purchased as required by centre staff and will generally be brought to the site by staff car or delivered by small vans. Such deliveries are managed as per the food deliveries in the parent drop off area, outside of peak times. Deliveries of such items are likely to be in the order of up to 1 - 2 per week.

14. Waste Management

The centre will generate limited waste including a small amount of food, nappies and cleaning consumables. Waste storage areas are

Child Care Centre waste is collected on site and stored in the waste collection area.

Collection of Child Care Centre waste will be undertaken by the private contractor that collects College waste.

Collection of Child Care Centre waste will be in accordance with the waste management plan.

15. Fire Safety

The Centre must install and maintain certified fire equipment in accordance with the Building Code of Australia (BCA) and Regulations.

16. Shade

Regulation 114 of the *Education and Care Services National Regulations* states that "*The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.*"

The Centre will join the Sun Smart Child Care Program provided by the NSW Cancer Council and establish a Sun Protection Policy incorporating the following key components;

- All outdoor activities will be planned and sited to occur in shaded areas and moved as necessary throughout the day to follow the

sun/shade path.

- Principal fixed play equipment will be permanently shaded with shade sails or the like. Other play equipment will be shaded by portable umbrellas.
- All sun protection measures (shade, sunsmart hat, clothing and sunscreen) together with recommended outdoor times will be adopted.

17. Neighbour Complaint Handling and Resolution Policy

The Centre will develop and implement a complaint handling and resolution policy and procedure to address neighbour complaints or concerns. The policy will aim to achieve the following:

- Ensure details of any complaints are appropriately recorded in writing;
- Seek to address any complaints in a professional and expedient manner;
- Establish procedures to maintain confidentiality where requested;
- Outline steps or actions necessary for particular complaints and line of responsibility; and
- Establish a procedure for recording the progress of actions to resolve the complaint.

18. Emergency Evacuation Procedures

Emergency and Evacuation Plan

In accordance with Regulations 97 and 168 of the *Education and Care Services National Regulations* the Centre must develop an Emergency and Evacuation Plan which addresses the following matters;

- provide instructions for what must be done in the event of an emergency;
- prepare an emergency and evacuation floor plan;
- conduct a risk assessment to identify potential emergencies that are relevant to the Centre;
- ensure the emergency and evacuation procedures are rehearsed every 3 months by the staff members, volunteers and children present at the Centre on the day of the rehearsal and the responsible person in relation to the Centre who is present at the time of the rehearsal;
- ensure that a copy of the emergency and evacuation floor plan and instructions are displayed in a prominent position near each exit of the premises
- ensure that, when educating or caring for children, the nominated supervisor and staff members of the Centre have ready access to an operating telephone or other similar means of communication to enable immediate communication to and from parents and emergency services.

Evacuation equipment must be checked by a competent person on an annual basis and after use. An Evacuation Kit must be retained on the ground floor. The kit must include:

- children information
- children and staff with special needs list
- child release forms
- staff information
- emergency contact list
- high visibility vests
- keys
- portable first aid
- medical and special needs list
- charged mobile phone functioning torch
- megaphone/loudspeaker
- portable battery powered radio
- bottled water
- portable non-perishable snacks
- facility site plan and emergency procedures manual
- toiletry supplies and sunscreen, nappies, wipes etc
- plastic rubbish bags and ties
- notebook and pen

The contents of the Kit must be checked every 3 months and missing or expired items replaced as soon as possible.

Equipment

Ground floor

- 9 x Grab and Go Evacuation Ropes or similar for groups of 10. (The ropes will be utilised for children 2-5 years old and cater for the maximum of 103 licensed places).
- 4 x Evacuation cots.

First floor

- 9 x Grab and Go Evacuation Ropes or similar for groups of 10 (1 rope in case of equipment failure).

Egress Routes & Procedure

Any emergency requires the deployment of staff to ensure that all children are evacuated safely and in a timely manner. In the event of any emergency requiring the evacuation, partially or wholly, of the building by occupants, it is recommended that the following instructions be considered:

- As a rule, more mobile children should be moved first.
- Babies will be removed from the outdoor and indoor play areas and placed in groups of 4 into cots by the staff responsible for that age group. A maximum of 4 babies will be placed in each cot. A staff member takes charge of each cot. The cots are then moved via the main entry to the Assembly Area.
- Toddlers will be assembled in groups of 5 and evacuation ropes applied by staff responsible for that age group. After a head count, they are then moved out of the building via the main entry to the Assembly Area. Toddlers must be moved after older children, if possible, as they are less mobile.
- Children 3-5 will be assembled in groups of 10 and evacuation ropes applied by staff responsible for that age group. After a head count, children are moved via the main entry and along the Carnarvon Street footway to the Assembly Area.

Assembly point

The designated assembly point is located McDonalds carpark

Supervision of children at the assembly point

Babies (0-2 y/o) will be kept in the Evacuation cots and grouped together. A minimum of 2 staff are to remain with the cots for child safety and security as well as to attend to children's needs.

Children 2-5 are to remain tethered to the evacuation ropes for safety and security and will be seated on the grass verge.

Attachment D – Conditions (In the event of approval)

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA02.01 Issue A	Site Plan/Demolition/Barrier Diagrams	16/12/2021	ArtMade Architects
DA03.01 Issue A	Lower Ground Floor Plan	16/12/2021	ArtMade Architects
DA03.02 Issue A	Upper Ground Floor Plan	16/12/2021	ArtMade Architects
DA03.03 Issue A	First Floor Plan	16/12/2021	ArtMade Architects
DA04.01 Issue A	External Elevations - Sheet 1	16/12/2021	ArtMade Architects
DA04.02 Issue A	External Elevations - Sheet 2	16/12/2021	ArtMade Architects
DA05.01 Issue A	Sections & External Finishes	16/12/2021	ArtMade Architects
DA05.02 Issue A	Sections & Fence Details	16/12/2021	ArtMade Architects
WD 01 Issue A	Landscape Lower Ground Plan	18/11/2021	Greenscape Landscape Architecture + Design
WD 02 Issue A	Landscape Upper Ground Floor Plan	18/11/2021	Greenscape Landscape Architecture + Design
WD 03 Issue A	Landscape First Floor Plan	18/11/2021	Greenscape Landscape Architecture + Design
WD 04 Issue A	Lower Ground Floor Planting Plan	18/11/2021	Greenscape Landscape Architecture + Design

WD 05 Issue A	Upper Ground Floor Planting Plan	18/11/2021	Greenscape Landscape Architecture + Design
WD 06 Issue A	First Floor Planting Plan	18/11/2021	Greenscape Landscape Architecture + Design
WD 07 Issue A	Typical Details	18/11/2021	Greenscape Landscape Architecture + Design

As amended by the conditions of consent.

FEES

2. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$233,845.10 indexed in accordance with Ashfield Development Contributions Plan/ Developer Contributions Plan No.1 – Open Space and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005) has been paid to the Council.

The above contribution is the contribution applicable as at 15/08/2022.

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

The contribution payable has been calculated in accordance with the CP and relates to the following public amenities and/or services and in the following amounts:

Community Infrastructure Type:	Contribution \$
Local Roads	\$6,910.69
Local Public Transport Facilities	\$4,846.65
Local Public Car Parking	-
Local Open Space and Recreation	\$213,268.32
Local Community Facilities	- \$1,767.07
Plan Preparation and Administration	\$10,586.51
TOTAL	\$233,845.10

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions); cash (to a maximum of \$10,000)*. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

*NB A 0.75% credit card transaction fee applies to all credit card transactions.

3. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

4. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$19,200.00
Inspection Fee:	\$350.00

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

GENERAL CONDITIONS

5. Noise – Consultant's Recommendations

The recommendations contained in the acoustic report prepared by Acoustic Logic Pty Ltd, Reference 20211465.1/2411A/R0/BJ dated 24/11/2021 must be implemented.

6. Hazardous Materials Survey

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

7. Car Parking

The development must provide and maintain within the site:

- a. 26 car parking spaces must be paved and line marked;
- b. 1 car parking spaces, for persons with a disability must be provided and marked as disabled car parking spaces;

8. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

9. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

10. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

11. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

12. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

13. Boundary Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

14. Dry-weather Flows

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater

system. Alternatively, the basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

15. Rock Anchors

This consent does not grant consent for any rock anchors on the road reserve or Council land.

16. Sight Distance

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided the following design information.

The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles. The dimension of the sight lines shall be shown on the plans.

The vehicular access must be amended to provide clear sight lines (triangles) to pedestrians in Canterbury Road in accordance with the requirements of Clause 3.2.4(b) of AS/NZS 2890.1-2004.

PRIOR TO ANY DEMOLITION

17. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

18. Advising Neighbours Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

19. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

20. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

21. Construction Traffic Management Plan – Detailed

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;

- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- t. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

PRIOR TO CONSTRUCTION CERTIFICATE

22. Food Premises – Odour Emission Control

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that emission control equipment has been provided in the mechanical exhaust system that effectively minimises the emission of odours, vapours and oils.

23. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997* and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

24. Enclosure of Fire Hydrant

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

25. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

26. Fibre-ready Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a. The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

27. Consolidation of Lots

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the separate lots comprising the development have been consolidated into one lot and under one title and registered at NSW Land Registry Services.

28. Future Food Use - Mechanical Ventilation Provision

Prior to the issue of a Construction Certificate, the mechanical exhaust systems and/or shafts must be designed to allow for the discharge of effluent air above roof level and must be designed with capacity to accommodate exhaust ducts and mechanical ventilation systems for all commercial tenancies proposed with the potential to become a food premises in future. Systems must be designed in accordance with AS1668.2 – The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings, and AS1668.1 – The Use of Mechanical Ventilation and Air-Conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings.

29. Green Roofs, Walls and Facades Report

Prior to the issue of Construction Certificate, the Certifying Authority is to be provided with a report prepared by a registered landscape architect demonstrating that the proposed landscape plan and details of any green roofs, wall and facades are consistent with [Inner West Councils Green Roof, Walls and Facades Technical Guidelines](#) including but not limited to using species selected from the suggested species list, water proofing and drainage.

30. Stormwater Drainage System – Major Developments

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the design of the site drainage system complies with the following specific requirements:

- a. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipeline from any rainwater tank by gravity to Council's piped drainage system;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for the pump-out of subsurface flows and surface flows from the driveway from the basement;
- d. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water pipe system limited to fully pervious (state of nature) conditions;
- e. Storage for the 1-year ARI storm event must be provided fully below ground;

- f. Details of the Height vs Storage and Height vs Discharge relationships must be submitted;
- g. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- h. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks;
- i. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- j. An overland flowpath must be provided within the setback to the side boundary between the rear of the development and the Canterbury Road frontage;
- k. A pump-out system for drainage of surface flows from the basement ramp is permitted for the basement area only and must be designed in accordance with the following criteria:
 - 1. Comply with all relevant Australian Standards;
 - 2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;
 - 3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
 - 4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
 - 5. Pump system must be discharged to the OSD storage tank;
 - 6. Subsurface flows must be collected at the point of ingress to the basement;
 - 7. The subsurface drainage system must have sufficient capacity to collect and convey all surface flows to the pump out system; and
 - 8. Inlet pits and drains for subsurface drainage must be designed to minimise potential for pollutants from cars or other sources to enter the subsurface drainage system.
- l. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- m. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
- n. No nuisance or concentration of flows to other properties;

- o. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
- p. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for the stormwater outlet;
- q. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:
- r.

Pollutant	Baseline Pollution (kg/ha/yr)	Annual Load	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500		90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900		85% reduction of average annual load
Total Phosphorous	2		65% reduction of average annual load
Total Nitrogen	15		45% reduction of average annual load
Hydrocarbons (Oil and Grease)			90% reduction of average annual load – no visible discharge
Toxicants			100% containment of toxicants

- s. A water balance model must be submitted to accompany the water re-use proposal;
- t. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets;
- u. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken;
- v. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council

stormwater system. Alternatively, the basement must be fully “tanked” so as not to allow the ingress of seepage or groundwater.

31. Structural and Geotechnical Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The report and plans must be prepared/ amended to make provision for the following:

- a. If required, the basement must be fully tanked to prevent the ingress of subsurface flows;
- b. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure;
- c. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years;
- d. All components of the basement, including footings, must be located entirely within the property boundary;
- e. No adverse impact on surrounding properties including Council's footpath and road;
- f. The existing subsurface flow regime in the vicinity of the development must not be significantly altered as a result of the development;
- g. Recommendations regarding the method of excavation and construction, vibration emissions and identifying risks to existing structures or those on adjoining or nearby property; and
- h. Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.

32. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The construction of heavy duty vehicular crossing and removal of all redundant vehicular crossings to the site;
- b. The driveway crossing must be aligned perpendicular to the alignment of the kerb and gutter or edge of road;
- c. New concrete footpath and kerb and gutter (if damaged) along the frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determined by the Council Engineer;
- d. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary.
- e. The existing Council drainage system must be extended by an appropriately sized pipeline (minimum 375mm diameter) to the frontage of the site, where a kerb inlet pit (minimum 2.4 m lintel) must be installed; The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event. Pipes must be Class 4 Steel Reinforced Concrete Pipe or approved equivalent and Pits must be cast in-situ. Plans, longsections and details must be provided including location of utility services. Connection of the private drainage system to Council's piped drainage system must be at a stormwater drainage pit at a level 300mm above the invert of the outgoing pipe.

All works must be completed prior to the issue of an Occupation Certificate.

DURING DEMOLITION AND CONSTRUCTION

33. Documentation of Demolition and Construction Waste

All waste docketts from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

34. Contamination – New Evidence

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

35. Imported Fill Materials

All imported fill on the site shall be validated as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM), in accordance with NSW Environment Protection Authority guidelines, 'Consultants Reporting on Contaminated Sites' (August 2011) to ensure the imported fill is suitable for the proposed land use.

All fill imported onto the site shall be validated by either one or both of the following methods:

- a. Imported fill be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b. Sampling and analysis of the fill material be conducted in accordance with NSW Environment Protection Authority's Sampling Design Guidelines (September 1995).

36. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

37. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

PRIOR TO OCCUPATION CERTIFICATE

38. Noise – Acoustic Report

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the *Protection of the Environment Operations Act 1997* and conditions of Council’s approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

39. Contamination – Disposal of Soil

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), Protection of the Environment Operations (Waste) Regulation 2014 and the *Protection of the Environmental Operations Act 1997*.

40. Contamination – Validation (No Site Audit Statement Required)

Prior to the issue of an Occupation Certificate, the Principal Certifier and Council must be provided with a Site Validation Report prepared by a suitably qualified environmental consultant with experience in land contamination.

The Validation report must be prepared in accordance with relevant NSW Environment Protection Authority guidelines, including the guidelines *Consultants Reporting on Contaminated Sites* and must confirm that the site has been remediated in accordance with the Remedial Action Plan and clearly state that the site is suitable for the proposed use.

41. Section 73 Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Section 73 Certificate under the *Sydney Water Act 1994*.

42. Verification and Maintenance of Green Roofs, Walls and Facades Works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority is to be provided with written evidence demonstrating that the works have been carried out in accordance with the Green Roofs, Walls and Facades Report that was submitted at Construction Certificate Stage and a maintenance plan that is consistent with the [Inner West Councils Green Roof, Walls and Facades Technical Guidelines](#).

43. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. Heavy duty concrete vehicle crossing at the vehicular access location;
- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath across the frontage of the site must be reconstructed; and
- d. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-“Roadworks Specifications”.

44. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors and gate.

45. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

46. Parking Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the vehicle access and off street parking facilities have been constructed in accordance with the development consent and relevant Australian Standards and the following has been implemented within the property.

- a. The car park has been completed, line marked and all signage relating to car parking erected;
- b. A temporary pick-up and drop-off area is to be provided on site so that vehicles can enter and leave the site moving in a forward direction without conflicting with other traffic/parking movements;
- c. A notice has been clearly displayed at the road frontage to indicate that visitor parking is available within the property; and
- d. Signs have been erected that clearly indicate to the drivers of vehicles both on and off the property the location and means of access to the car parking area.

47. Public Domain - Major Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with the works-as-executed plan(s), certified by a Registered Surveyor, that show the as built details in comparison to those shown on the plans approved with the public domain and Roadworks Permit with all relevant levels and details indicated must be marked in red on a copy of the Council stamped plans.

48. Dilapidation Report – Post-Development

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey, structural condition and CCTV inspections which was compiled after the completion of works. As the report details public infrastructure, a copy is to be furnished to Council at the same time.

49. Stormwater Drainage and Road Works – Certification

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that:

- a. All works required to be undertaken on public roads must be designed and constructed in accordance with Council's approved plans;
- b. Video inspection (CCTV) in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia has been carried out of completed stormwater drainage works that are to revert to Council by an accredited operator; and
- c. Full works-as-executed plans in PDF and CAD format (dwg or dxf files), prepared and signed by a Registered Surveyor have been submitted to Council.

50. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that:

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD/OSR system commissioned and stormwater quality improvement device(s) and any pump(s) installed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

51. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

- a. The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners; and
- b. The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

52. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under

Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a. Restrictions on the Use of Land related to on Site Stormwater Detention System or stormwater quality improvement devices;
- b. Restrictions on the Use of Land related to Stormwater Surface Flow Paths;
- c. Positive Covenant related to on-site stormwater detention and/or retention system;
- d. Positive Covenant related to stormwater quality improvement devices; and
- e. Positive Covenant related to Stormwater Surface Flow Paths.

The wording in the Instrument must be in accordance with Councils Standard wording.

53. Basement/Retaining Wall Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards and if applicable, the basement is fully tanked construction such that pump-out of subsurface flows is not required.

ON-GOING

54. Bin and Re-usable Item Storage

All bins and re-usable items such as pallets and crates are to be stored within the site.

55. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

56. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

57. Plan of Management - Operation

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

58. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area,

Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

59. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Day	Hours
Monday to Saturday	7:00am to 6:00pm

60. Green Roofs, Walls and Facades Establishment

The plantings within the Green Roofs, Walls and Facades as part of this consent are to be maintained in a healthy and vigorous condition for 12 Months from the issue of an Occupation Certificate. If any of the planting are found faulty, damaged, dying or dead within 12 months of the issue of an Occupation Certificate they must be replaced with the same species within one (1) month (up to 3 occurrences).

61. Operation and Management Plan

The Operation and Management Plan for the on-site detention and/or on-site retention/re-use and stormwater quality improvement devices and Pump facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

62. Vehicles Leaving the Site

All vehicles must enter and exit the site in a forward direction.

63. Loading/unloading on site

All loading and unloading are to be conducted within the site at all times. Any designated loading bay/dock area is to remain available for loading/unloading purposes at all times. No storage of goods or parking of cars is to be carried out in these areas.

ADVISORY NOTES**Health Premises Registration – Generic**

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a. *Food Shop - Food Act 2003.*

Food Premises Certification

The food premises design, construction and operation is in accordance with the following:

- a. *Food Act 2003;*
- b. *Food Regulation 2010;*
- c. Australia and New Zealand Food Standards Code;
- d. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);
- e. Australian Standard AS 1668 Part 1 – 1998; and
- f. Australian Standard AS 1668 Part 2 – 2012.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on

the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. The Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. A written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
 - b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
 - c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
 - d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
 - e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
 - f. Development Application for demolition if demolition is not approved by this consent;
- or

- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Construction of Vehicular Crossing

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for *Construction of a Vehicular Crossing & Civil Works* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"

Long Service Payments Corporation	131441	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406	www.foodnotify.nsw.gov.au
NSW Government		www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	www.environment.nsw.gov.au
Sydney Water	13 20 92	www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (VELS)		www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50	www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Street Numbering

If any new street numbers or change to street numbers (this includes unit and shop numbers) are required, a separate application must be lodged with and approved by Council's GIS Team before being displayed.

Rock Anchors

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a. Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b. Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c. The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Easement and Covenant Process

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site on-site detention/on-site retention/reuse facilities (OSD/OSR) and stormwater quality improvement devices (SQIDS):

a. **Work-As-Executed Plans**

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the detention basin and SQIDS with finished surface levels, contours at 0.2-metre intervals and volume of storage available. Also, the outlet pipe from the detention basin to its connection to the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes; orifice size; trash screen at orifice; emergency overflow dimensions and RL; all buildings (including floor levels) and finished ground and pavement surface levels and full details of SQIDS.

b. **Engineer's Certificate**

A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:

- c. The soundness of the storage structure;
- d. The capacity of the detention storage;
- e. The emergency overflow system being in place;
- f. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- g. The freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Management DCP/Code;
- h. Basement car park pumps are class one zone two; and
- i. OSR pumps and SQIDS have been installed and commissioned.

c. **Restriction-As-To-User**

A "Restriction-as-to-User" must be placed on the title of the subject property to indicate the location and dimensions of the detention area and stormwater quality improvement device(s) (SQIDS). This is to ensure that works, which

could affect the function of the stormwater detention system and SQIDS, must not be carried out without the prior consent in writing of the Council.

Such restrictions must not be released, varied or modified without the consent of the Council.

A typical document is available from Council's Development Assessment Engineer.

- d. A Maintenance Schedule.

Subsurface drainage pump-out systems

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater may be considered. An application for modification of development consent with supporting documentation must be submitted. Where this option is to be pursued dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.