
Bayside Planning Panel

8/08/2017

Item No	5.1
Application Type	Development Application
Application Number	DA-2017/166
Lodgement Date	8 November 2016
Property	28 Highworth Avenue, Bexley
Owner	Mr John David Pitt
Applicant	Ms Neisha Pitt
Proposal	Alterations and additions to existing dwelling to convert to childcare centre catering for 28 children and 5 staff members operating Monday to Friday 7.30am – 6.00pm, high front fence and demolition of existing outbuilding.
No. of Submissions	15
Cost of Development	\$85,000
Report by	Fiona Prodromou, Senior Assessment Planner

Officer Recommendation

- 1 That Development Application DA-2017/166 for alterations and additions to existing dwelling to convert to childcare centre catering for 28 children and 5 staff members operating Monday to Friday 7.30am – 6.00pm, high front fence and demolition of existing outbuilding be REFUSED pursuant to Section 80(1)(b) of the Environmental Planning and Assessment Act 1979, for the following reasons:
 - a Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not satisfy the objectives of the R2 Low Density Residential zone as contained within Rockdale Local Environmental Plan 2011 (as amended).
 - b Pursuant to the provisions of Section 79C(1)(a)(ii) of the Environmental Planning and Assessment Act 1979, the proposed development does not satisfy the provisions of Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities 2017) and associated Draft Child Care Planning Guidelines.
 - c The proposed development is unsatisfactory, pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as it does not comply with the objectives and provisions of Rockdale Development Control Plan 2011 including:
 - Part 4.1 - Site Planning
 - Part 4.2 - Streetscape and Site Context
 - Part 4.3 - Open Space and Landscape Design (Child Care Centres)-
 - Part 5.2 - Social Equity
 - Part 4.6 - Car Park Location and Design

- Part 6.1 - Child Care Centres

- d Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the suitability of the site for the proposed development has not been adequately demonstrated.
- e Having regard to the previous reasons noted above and the number of submissions received by Council against the proposed development, pursuant to the provisions of Section 79C(1)(d) and Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, approval of the development application is not in the public interest.

2 That the objectors be advised of the Bayside Planning Panel's determination.

Attachments

- 1 Assessment Report
 - 2 Site Plan & Elevations
 - 3 Landscape Plans
 - 4 Fencing Elevations
-

Location Plan

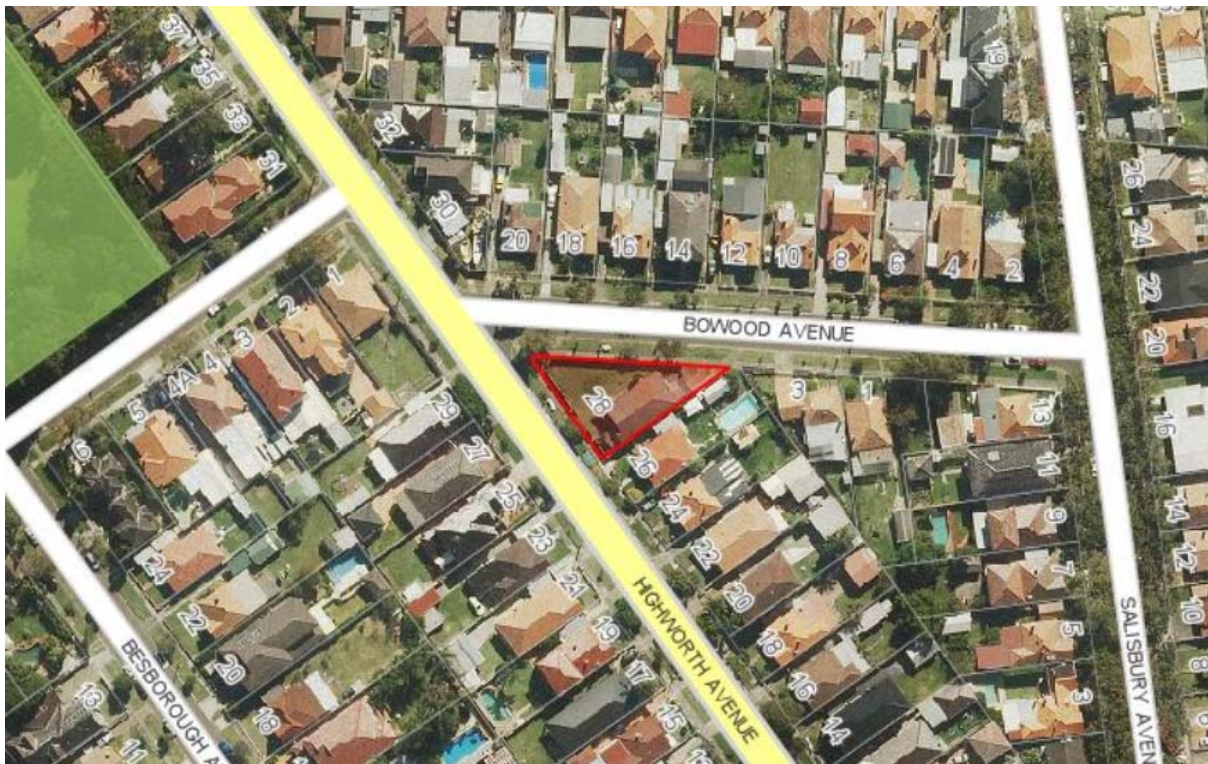


Fig 1 – Location Plan

BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	DA-2017/166
Date of Receipt:	8 November 2016
Property:	28 Highworth Avenue, BEXLEY NSW 2207 Lot 46 DP 8760
Owner:	Mr John David Pitt
Applicant:	Ms Neisha Pitt
Proposal:	Alterations and additions to existing dwelling to convert to childcare centre catering for 28 children and 5 staff members operating Monday to Friday 7.30am - 6pm, high front fence and demolition of existing outbuilding
Recommendation:	Refused
No. of submissions:	15
Author:	Fiona Prodromou
Date of Report:	28 July 2017

Key Issues

Given its current standard of design, the proposal is inconsistent with the objectives of the R2 low density residential zone, as it does not ensure that impacts upon the character of the area are minimised. The proposal is unsatisfactory in this regard.

The proposal comprises non compliances with the objectives and provisions of DCP 2011, with respect to site location, car parking, pedestrian safety, landscaped area, location of outdoor play area, streetscape character, accessibility and waste management.

The proposal is inconsistent with the provisions of Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, with respect to proposed fencing, public domain interface, pedestrian and vehicle access, accessible design, waste management.

A total of fifteen (15) objections were received in relation to the proposed development. Matters raised include but are not limited to traffic, car parking, safety concerns, acoustic and privacy impacts. Issues raised have been discussed within the planning report in detail.

The application is being reported to the Bayside Planning Panel given the level of community interest received.

Recommendation

That this Development Application be **REFUSED** pursuant to Section 80(1)(b) of the Environmental Planning and Assessment Act 1979 for the following reasons:

1. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not satisfy the objectives of the R2 Low Density Residential zone as contained within Rockdale Local Environmental Plan 2011 (as amended).
2. Pursuant to the provisions of Section 79C(1)(a)(ii) of the Environmental Planning and Assessment Act 1979, the proposed development does not satisfy the provisions of Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities 2017) and associated Draft Child Care Planning Guidelines.
3. The proposed development is unsatisfactory, pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as it does not comply with the objectives and provisions of Rockdale Development Control Plan 2011 including:
 - Part 4.1 - Site Planning
 - Part 4.2 - Streetscape and Site Context
 - Part 4.3 - Open Space and Landscape Design (Child Care Centres)-
 - Part 5.2 - Social Equity
 - Part 4.6 - Car Park Location and Design
 - Part 6.1 - Child Care Centres
4. Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the suitability of the site for the proposed development has not been adequately demonstrated.
5. Having regard to the previous reasons noted above and the number of submissions received by Council against the proposed development, pursuant to the provisions of Section 79C(1)(d) and Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, approval of the development application is not in the public interest.

Background

History

Pre DA finalised by Council on 14 July 2017

Concern was expressed and in writing in relation to the ability of the site to meet the parking demand required, with vehicles entering and leaving in a forward direction, possible conflict between children and vehicles given the location of the parking and the pedestrian access into the site, accessible/ disabled parking and the location/ suitability of an on-site set-down area as required by the DCP. The applicant was also advised that the proposed child care is within proximity of other child care centres and as per DCP section 6.1.4 childcare should not be located in close proximity to existing or approved child care centres in residential zones.

DA-2017/166 was lodged with Council on 8 November 2016.

The development was notified for a period of two weeks commencing on 15 November 2016 and concluding on 7 December 2016. In response to the DA's notification, a total of fifteen (15) submissions were received opposing the proposal.

Following the public notification period, and a preliminary assessment, an additional information request was sent to the applicant on 19 April 2017, outlining numerous issues warranting further information from the applicant pursuant to Clause 54 of the Environmental Planning and Assessment Regulation 2000 (Regulation). Issues referred to in this correspondence included but were not limited to concerns in relation to site location, proximity to approved child care centres, streetscape appearance, car parking and traffic, inconsistencies in plans, staffing levels etc. A summary of submissions received was also provided to the applicant. The culmination of the issues raised in this correspondence illustrated the unsuitability of the proposed development on the subject site in its current form. The applicant was advised to withdraw the application.

On 4 May 2017, amended architectural / landscape plans, revised traffic report and other documentation were submitted to Council in response to Council's additional information request. This information was not publicly re-notified as this was not required by DCP 2011, yet was made publicly available for viewing on Council's website.

A review of amended plans and additional information submitted by the applicant was undertaken and it was identified that amendments and revised reports had not adequately addressed the concerns of the additional information letter.

The assessment herein is based on the amended plans and additional information received on 4 May 2017.

Proposal

The proposal seeks to undertake alterations and additions to the existing dwelling house on site to convert the building to a childcare centre catering for 28 children (8 x 0-2yrs / 10 x 2-3yrs / 10 x 3-6yrs) and 5 staff members operating Monday to Friday 7.30am - 6pm. It is further proposed to construct a 1.8m high front fence on the boundary to Highworth and Bowood Avenues, demolish an existing outbuilding, create a new vehicular entrance to the site via Highworth Avenue and modify one of the existing vehicular entries to Bowood Avenue.

The proposal comprises as follows:

- A) Main pedestrian entrance via new stairs and ramp from Bowood Avenue.
- B) Internal layout modifications and additions to existing dwelling house to create an entrance / reception, office, indoor play area, staff and child toilets, staff shower, cot room and internal storage.
- C) Addition of external raised deck facing Bowood Avenue and retention of existing verandah fronting Highworth Avenue.
- D) Proposed outdoor play area adjoining the Bowood and Highworth Avenue boundaries of the site. Outdoor play areas incorporate a sandpit, shade sail structure 2.5m in height and forward of the building line to Highworth Avenue, perimeter hedge planting (0.75m wide) along Highworth / Bowood Avenue boundaries, colourbond garden shed 1.95m in height, mounded lawn forward of building line,

concrete bike / pedestrian track for play, bench seating and timber logs to be utilised as steppers within a sensory garden adjoining the front fencing to Highworth Avenue.

E) Fencing on site is proposed as follows:

Highworth Ave

- 1.8m timber fence and entry gate
- 0.9m swing gate to proposed accessible car space



Bowood Ave

- 1.8m timber fence
- 1.2m sliding vehicular access gates and fencing to proposed on site parking area



F) A new single driveway is proposed from Highworth Avenue, leading to a newly proposed accessible car space on site. This accessible car space is adjoined to the north west by a 1.2m high brick wall with pedestrian entry gate to adjoin existing pedestrian pathway from Highworth Avenue.

G) A car parking and drive through pick up / drop off area is proposed to the rear of the existing building on site. Three (3) car parking spaces are proposed, with a drive through capability via two existing driveways from Bowood Avenue. One of the existing driveways is proposed to be widened to accommodate the proposal.

H) Two advertising signs as depicted below are proposed to be affixed upon perimeter boundary fencing to Bowood and Highworth Avenues adjoining pedestrian entries to the site. Signs are proposed to be constructed of galvanised sheet panels, with enamel paint finish background and lettering.



Rainwater tanks are proposed within the side setback of the site with 26 Highworth Avenue, and two air conditioning units are proposed to be attached to the rear wall of the proposed facility.

The proposed centre comprises a kitchen, yet the applicant has confirmed that no cooking is proposed on site, with a catering service 'Kids Gourmet Food' to be utilised, which delivers prepared meals for

children. The applicant has noted that *"no meals will be prepared on site, save for snacks or drinks, like cutting up pieces of fruit or opening a packet of biscuits"*.

Site location and context

The subject site is a triangular allotment located at the junction of Bowood and Highworth Avenues in Bexley. The site is identified as 28 Highworth avenue and comprises a 29.8m frontage to Highworth Ave, 1.2m splay at the junction of the site to both avenues, 48m frontage to Bowood Avenue and a site depth along the common boundary with 26 Highworth of 38.31m. The site has a total area of 594.4sq.m as noted on the survey and title of the property. The site is currently occupied by a single storey detached dwelling house with detached garaging to the rear of the dwelling. Two existing driveways are located off Bowood Avenue which service the site.

A 1.8m high colourbond / masonry fence currently exists on site, this fence is setback 0.9m from the front and side property boundaries of the site to both Bowood and Highworth Avenues and was approved by Council in 1986. Two street trees exist along the nature strip in front of the site to Highworth Avenue, with 6 trees within the nature strip along the frontage of the site to Bowood Ave.



Figure 1 - Aerial Context.



Figure 2 - Subject site with 26 Highworth Ave (neighbour) and Bowood Street dwellings in the foreground

To the north of the site on the opposite side of Bowood Avenue are a number of single and two storey detached dwelling houses. On the opposite corner of Highworth and Bowood Avenues is 30 Highworth Street an irregularly shaped allotment with a single storey detached dwelling, detached garaging and

1.8m high colourbond fencing along part of the Highworth and Bowood Ave frontages. A single storey detached dwelling house is located at 26 Highworth Avenue (south east) and sharing a common boundary with the subject site. A pool is located in the rear of the neighbouring property at 26 Highworth Ave, with associated detached garaging and outbuildings.



Figure 3 - Properties opposite the site

Opposite the site in Highworth Avenue (south west) are a number of 1-2 storey detached dwelling houses.



Figure 3 - Dwellings opposite the site within Highworth Avenue

To the north east of the site along Bowood Avenue is a portion of the rear boundary of 26 Highworth Avenue, this measures a 2.8m in frontage to Bowood Ave. Further to the north east is 3 Bowood Avenue a single storey detached residential dwelling on a triangular allotment with attached garaging and vehicular access from Bowood Avenue.

The subject site is R2 - Low Density Residential, is subject to Class 5 Acid Sulfate Soils and is on or near the 20 ANEF (2033) contours.

Statutory Considerations

Environmental Planning and Assessment Act, 1979

An assessment of the application has been undertaken pursuant to the provisions of the *Environmental Planning and Assessment Act, 1979*.

S.79C(1) - Matters for Consideration - General

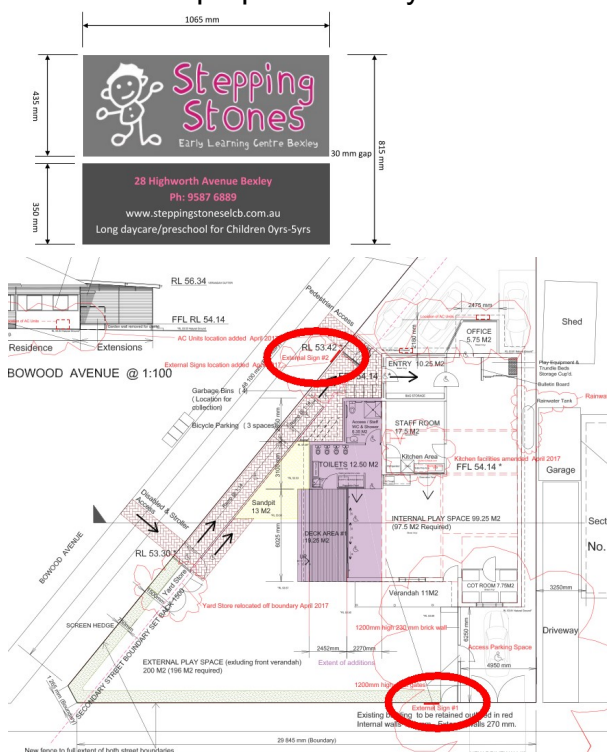
S.79C(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

State Environmental Planning Policy No 64—Advertising and Signage

This policy applies to all signage that is visible from a public place except for signage that is exempt development. In granting consent, Council must take into account whether the signage is consistent with the objectives of this policy and whether the signage satisfies the criteria specified in Schedule 1 of SEPP 64. The proposed signage is identified as business identification signage and located upon land zoned R2 Low Density Residential.

Plans illustrate the provision of 2 signs comprised of 4 panels in two locations adjoining the pedestrian entries to the proposed facility on site.



Signage comprises 1 x panel (1.065m length x 0.435m height) depicting an image of a child with the name of the proposed facility with an additional panel (1.065m length x 0.35m height) positioned 30mm below with the address, website and associated information. Two panels make up 1 sign, with each sign comprising a total area of 0.86sq/m.

The proposed signage has been assessed against the criteria within Schedule 1 of the SEPP. Proposed signage is deemed to be of a scale and proportion appropriate for the proposed use and identifies the proposed child care centre facility suitably within the R2 low density residential zone. The proposal is satisfactory with regards to the provisions of the SEPP.

Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with objectives	Compliance with standard/provision
2.3 Zone R2 Low Density Residential	No - see discussion	Yes - see discussion
2.7 Demolition requires consent	Yes	Yes - see discussion
4.3 Height of buildings	Yes	Yes - see discussion
4.4 Floor space ratio - Residential zones	Yes	Yes - see discussion
6.1 Acid Sulfate Soil - Class 5	Yes	Yes - see discussion

Relevant clauses	Compliance with objectives	Compliance with standard/provision
6.2 Earthworks	Yes	Yes - see discussion
6.3 On or near 20 ANEF (2033) contour	Yes	Yes - see discussion
6.4 Airspace operations	Yes	No - see discussion
6.7 Stormwater	Yes	Yes - see discussion
6.12 Essential services	Yes	Yes - see discussion

2.3 Zone R2 Low Density Residential

The proposed child care centre and ancillary signage are permissible within the R2 Low Density Residential zone subject to Council consent. The proposal however is deemed to be inconsistent with the following zone objective for the reasons further discussed within this report.

- To ensure that land uses are carried out in a context and setting that minimises any impact on the character and amenity of the area.

Given the above, the proposal does not satisfy the objectives of this clause and is not supported on this basis.

2.7 Demolition requires consent

The proposed development seeks consent to undertake partial demolition works of the existing dwelling on site and hence satisfies the provisions of this Clause.

4.3 Height of buildings

A maximum height limit of 8.5m applies to the site. The proposal modifies the existing building on site, with a proposed maximum height of 5.4m. The proposal complies with the requirements and objectives of this clause.

4.4 Floor space ratio - Residential zones

A maximum FSR of 0.5:1 applies to the subject site, being a total permitted gross floor area of 299.5sq/m. The proposal incorporates a total gross floor area of 177sq/m and overall FSR of 0.29:1 thus complying with this development standard.

6.1 Acid Sulfate Soil - Class 5

Acid Sulfate Soils (ASS) – Class 5 affects the property. However, development consent is not required as the site is not within 500 metres of adjacent Class 1, 2, 3 or 4 that is below 5 AHD.

6.2 Earthworks

Minor earthworks including excavation are required on site. The objectives and requirements of Clause 6.2 of RLEP 2011 have been considered in the assessment of this application. It is considered that the proposed earthworks and excavation will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

6.3 On or near 20 ANEF (2033) contour

The development is on land that is not located near the Sydney (Kingsford-Smith) Airport, however the land is located on or near the 20 ANEF (2033) contour and as such is affected by aircraft noise. As the

development will result in an increase in the number of people affected by aircraft, the proposed development requires noise mitigation measures.

The proposal was accompanied by an Acoustic Report prepared by Koikas Acoustics dated 13 September 2016, which addresses the matter of aircraft noise and details noise amelioration measures capable of being incorporated into the construction of the development in order to minimise aircraft noise impacts to future users of the development, in compliance with the Australian Standards for indoor design sound levels.

The proposed development complies with the requirements and objectives of this clause.

6.4 Airspace operations

The site is affected by the 51 Obstacle Limitation Surface. Existing ground levels on site exceed the OLS at 53-54RL. The proposed development does not increase the overall 5.4m height of the existing building on site (58.9RL). Notwithstanding, the proposal was referred to Sydney Airport Corporation Limited, whom responded stating that no objections are raised, subject to the erection of further being limited to a maximum height of 3 metres above existing ground level.

Proposed additions comprise a total height of up to 3.15m above existing ground level and as such further approval is required by the Civil Aviation Safety Authority. In the event that the proposal was to be supported, the aforementioned could be a condition of consent, whereby the maximum height was lowered or approval from CASA was obtained. The proposal is satisfactory in this regard.

6.7 Stormwater

The proposal involves the addition of a 6000 litre aboveground rainwater tank on site, in order to collect roof runoff on site. Overflow from the rainwater tank is proposed to be connected to the existing kerb inlet pit located in Bowood Ave. The proposed stormwater system on site is satisfactory and complies with the requirements of this clause.

6.12 Essential services

Services are generally be available on and to the subject site. The proposal is satisfactory in this regard.

S.79C(1)(a)(ii) - Provisions of any Draft EPI's Draft ISEPP

The NSW Department of Planning has released for public comment its amendments to the State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP). The amendments to the Infrastructure SEPP propose to simplify the delivery and maintenance of social infrastructure including health facilities, correctional centres, emergency and police services, and council services. They will simplify the approval process while still ensuring appropriate levels of environmental assessment and consultation are undertaken for these activities. The draft changes do not affect the proposed development.

Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The NSW Department of Planning has released for public comment the Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Draft Education and

Child Care SEPP). The Draft Education and Child Care SEPP proposes changes that will make it easier for child-care providers, schools, TAFEs and universities to build new facilities across NSW.

Part 3 Early childhood education and care facilities —specific development controls

An assessment of the relevant provisions of Part 3 has been carried out and it is identified that the proposed development is inconsistent with the following draft clauses, provisions and / or objectives:

Clause 21 - Centre-based child care—matters for consideration by consent authorities.

i) Part 2.8 - Fencing

This part nominates that front fencing should be no more than 1.5m in height and be designed with transparent or semi transparent construction in order to achieve improved streetscape outcomes and contribute to the landscape character within the street. The majority of the proposed front fencing is solid and 1.8m in height.

ii) Part 3E - Public Domain Interface

This section outlines that subtle variations through planting and boundary treatments such as walls and fencing can create an attractive and active public domain with a pedestrian scale. Long, high blank walls or fences as currently proposed can detract appearance of the public domain and impact on the safety of pedestrians and users of the facility. The proposal is unsatisfactory with regards to the objectives and requirements of this part given the proposed 1.8m high solid front fencing.

iii) Part 3F - Pedestrian and Vehicle Access

Providing safe vehicle and pedestrian access and providing for the safe movement of children on the site is paramount to the operation of a child care facility. A safe environment should be provided for users on site in particular children. Clear and safe pedestrian paths from car parking areas to the building entry should be provided. The proposal does not incorporate delineated pedestrian pathways on site from car parking areas to the main entrance of the proposed facility and thus fails to comply with the objectives and design criteria of this part.

iv) Part 3K - Accessible Design

Child care facilities need to provide equitable access to all members of the community, including those with disabilities. They should also provide suitable play areas for children with disabilities. Submitted architectural and landscape plans indicate discrepancies with regards to the proposed ramp to the main entrance of the facility and its ability to be accessed from the proposed children's outdoor play area. The proposed accessible car space is disassociated from the main entrance of the facility and it does not appear that the proposed outdoor play area is accessible to children with disabilities. The proposal is inconsistent with the objectives and design criteria of this part.

v) Part 3P - Waste Management

The minimisation and effective management of waste contributes to the visual and physical amenity of the facility. The proposal illustrates the provision of waste storage areas on site adjoining the main entrance to the facility. Accordingly this is deemed unsatisfactory as discussed further in this report and is thus inconsistent with the objectives and design criteria of this part.

S79C(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

Rockdale Development Control Plan 2011

The application is subject to Rockdale DCP 2011. A compliance table for the proposed development is provided below:

Relevant clauses	Compliance with objectives	Compliance with standard/provision
4.1.3 Water Management	Yes	Yes
4.1.4 Soil Management	Yes	Yes
4.1.9 Lot size and Site Consolidation - Child care centres	No - see discussion	Yes - see discussion
4.2 Streetscape and Site Context - General	No - see discussion	No - see discussion
4.2 Streetscape and Site Context - Fencing	No - see discussion	No - see discussion
4.3.1 Open Space and Landscape Design - Child care centres	No - see discussion	No - see discussion
4.4.2 Solar Access - General Controls	Yes	Yes - see discussion
4.4.5 Visual privacy	Yes	Yes - see discussion
4.4.6 Noise Impact - Non-residential	Yes	Yes - see discussion
4.5.2 Social Equity - Equitable Access	No - see discussion	No - see discussion
4.6 Parking Rates - Child Care Centres	No - see discussion	No - see discussion
4.6 Car Park Location and Design	No - see discussion	No - see discussion
4.6 Vehicles Enter and Exit in a Forward Direction	No - see discussion	No - see discussion
4.6 Driveway Widths	No - see discussion	No - see discussion
4.6 Access to Parking	No - see discussion	No - see discussion
4.7 Air Conditioning and Communication Structures	Yes	Yes - see discussion
4.7 Waste Storage and Recycling Facilities	No - see discussion	No - see discussion
4.7 Service Lines/Cables	Yes	Yes
5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings	Yes	Yes - see discussion
6.1 Provision of Child Care Places	Yes	No - see discussion
6.1 Child Care Centre - Location	No - see discussion	No - see discussion
6.1 Child Care Centre - Building Design	Yes	Yes - see discussion
6.1 Child Care Centre - Visual and Acoustic Impact	Yes	Yes - see discussion
6.1 Child Care Centre - Indoor and Outdoor Space	No - see discussion	No - see discussion
6.1 Child Care Centre - Parking and Pedestrian Safety	No - see discussion	No - see discussion
6.1 Child Care Centre - Hours of Operation	Yes	Yes - see discussion
6.4 Advertising and Signage	Yes	Yes

4.1.9 Lot size and Site Consolidation - Child care centres

As per the provisions of this clause, corner sites are required to comprise minimum dimensions (width or depth) of 15m in order to facilitate redevelopment for child care centres. The subject site comprises a width of 29.8m to Highworth Avenue and depth of 48m to Bowood Avenue thus complies with the provisions of this clause.

Notwithstanding the above, the subject site is of unusual triangular configuration and combined with the applicants intention to retain and modify the existing building on site, the proposal in its current form is not considered to satisfy the following objectives of this clause:

A. To promote the efficient use of land.

C. To ensure allotment size is sufficient for development and associated provision of landscaping, parking, vehicular and pedestrian access.

4.2 Streetscape and Site Context - General

As per the provisions and objectives of this clause, new development is to respond to predominant streetscape qualities within the existing surrounding contextual environment in addition to complementing and conserving the visual character of the street and neighbourhood.

The proposal seeks to provide the outdoor play area for the proposed child care centre forward of the building line and within the front setback of the site to Highworth Avenue. The front setback areas of properties fronting both Highworth and Bowood Avenues within the immediate vicinity of the site are retained as front yards, as is generally the case with low density residential areas.

The provision of an outdoor play area in this location forward of the building line, incorporating a 2.55m high shade structure is inconsistent with the existing and future desired streetscape character and is not supported, in particular given the design of fencing as proposed and discussed further in this report.

Child care centres in low density residential zones should be designed in character with the existing streetscape and are required to be sympathetic within their context. The proposal does not satisfy the provisions or objectives of this clause.

4.2 Streetscape and Site Context - Fencing

The subject site comprises 1.8m high masonry / colourbond fencing to the Highworth Avenue (front) and Bowood (side) Avenue frontages of the site. This existing fencing is setback 0.9m from the property boundaries and was approved by Council in 1986.



The aforementioned fencing is inconsistent with existing front and side return boundary fencing within the surrounding residential area. It is noted that other corner properties within close proximity to the subject site i.e. 1 Donnan Street and 30 Highworth Street, comprise low front and side return boundary fencing to a maximum height of 1.2m, with 1.8m high rear and side boundary fencing.



The provisions of this clause permit open construction front fences (with minimum 30% transparency) to a maximum height of 1.8 m where the solid portion in open construction fences is no higher than 600mm.

The proposed development seeks to provide fencing along the Highworth and Bowood Avenue property boundaries as follows:

Highworth Ave

- 1.8m timber fence and entry gate
- 0.9m swing gate to proposed accessible car space

Bowood Ave

- 1.8m timber fence
- 1.2m sliding vehicular access gates and fencing to proposed on site parking area

Proposed fencing to vehicular access areas and a portion of the 1.8m high fencing to Bowood Avenue behind the building line are deemed to be satisfactory. Landscape plans detail the provision of a *Murraya Hedge* to the front of the proposed fencing to Bowood Avenue, beyond the property boundaries of the site. This detail is not identified upon architectural plans and given proposed planting is beyond the property boundaries, this is not satisfactory.

The front and side return fencing as proposed to Highworth Avenue and the junction of Highworth / Bowood Avenues is deemed inappropriate and inconsistent with the objectives and requirements of this clause.

Despite the existing 1.8m high fencing on site, existing fencing is uncharacteristic of the local residential area as previously noted. Given the proposed redevelopment of the site, due consideration should be given to the requirements and objectives of this clause, in addition to the existing nature of front and side return fencing within context of the site, in order to provide for an appropriate streetscape response.

The proposed fencing does not satisfy the provisions or objectives of this clause.

4.3.1 Open Space and Landscape Design - Child care centres

As per the provisions of this clause, 20%(119.8sq/m) of the site area is required to be retained as

landscaped area, defined by RLEP 2011 as follows:

"landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area."

The submitted landscape plan (page 1 Issue A) illustrates the provision of 22.6% (135sq/m) of the site to be retained as 'landscaped area'.

Concern is raised in relation to the accuracy of this figure, as the landscape plan does not detail whether the 'lawn' areas proposed within the outdoor play area are comprised of natural or artificial turf. Plans further illustrate planters, proposed along the Bowood Avenue frontage of the site, which appear to be beyond the property boundaries of the site.

An accurate calculation of the landscaped area on site was not able to be calculated given the detail provided on the landscape plan obscures property boundaries and does not enable an accurate assessment. The proposal cannot adequately be confirmed to comply with the requirements or objectives of this clause.

4.4.2 Solar Access - General Controls

The proposal retains the existing height of the building on site, with additions being lower than the existing ridge level. The proposal does not result in adverse overshadowing impacts on site nor to neighboring properties and satisfies the provisions and objectives of this clause.

4.4.5 Visual privacy

Plans indicate the retention of the existing single storey building alignment adjoining the common shared side boundary with 26 Highworth Avenue. There are nil windows / openings along this side of the building, this will be retained as existing.

The provision of additions to the north west of the existing building results in the addition of single storey windows / openings fronting Bowood Avenue. Given the location of the proposed openings and single storey nature, they do not result in adverse privacy impacts.

The proposal is satisfactory in relation to visual privacy and does not result in the direct or indirect overlooking of neighboring properties.

4.4.6 Noise Impact - Non-residential

The applicant submitted an Acoustic Report undertaken by Koikas Acoustic Pty Ltd dated 13 September 2016. The report considered the potential impacts arising from the use and operation of the proposed outdoor play areas, noise from air conditioning units, mechanical plant, dropping off / picking up of children and noise from aircraft flying overhead to the proposed habitable spaces.

A number of measures are proposed to be implemented on site during & following construction in order to minimise noise likely to be associated with the proposed development. I.e. roof/ceiling/external wall construction requirements, minimum glazing requirements and the construction of a 1.8m high solid continuous acoustic barrier at the periphery of the entire outdoor play area. The acoustic report further confirms that noise associated with mechanical plant and vehicular traffic noise is compliant with the relevant noise criteria of DCP 2011 in addition to the Industrial Noise Policy.

In addition to the above a Plan of Management (POM) was submitted by the applicant, yet this did not

detail the proposed daily schedule of children and anticipated maximum number of hours of outdoor play proposed.

Notwithstanding the above, it is noted that as is the norm with child care centre facilities, children are likely to be involved both in free and structured outdoor play times throughout the day. The acoustic report submitted considered the worst case scenario, being 28 children and associated staff being located within the outdoor play area at any one time. The Acoustic Report concluded that acoustic impacts to nearby residential receivers would be within the maximum permissible limits outlined by DCP 2011 and the Industrial Noise Policy, with the erection of the 1.8m high solid continuous acoustic barrier at the periphery of the entire outdoor play area.

The submitted Acoustic Report confirms that subject to the recommendations of the report, adverse acoustic impacts arising from the proposed development are not anticipated. Councils Environmental Health Inspector has reviewed the submitted Acoustic Report and raised no objection to the specified recommendations or conclusion.

Subject to the implementation of the recommendations of the acoustic report, the proposal satisfies the provisions and objectives of this clause.

4.5.2 Social Equity - Equitable Access

The proposed development was accompanied by an Access Report prepared by Sydney Access Consultants and dated 22 September 2016. The report concluded as follows:

The proposed development is capable of compliance with the AS 1428.1, where required, and the Disability (Access to Premises) Standards 2010. Whilst there are a potential number of other barriers associated with the building subject to detailing out in the Construction documentation process, it is anticipated that these will be effectively addressed to improve equitable, dignified access for all users.

Plans illustrate the provision of a ramp to the main entrance of the facility in Bowood Avenue, in addition to an accessible car parking space located in Highworth Avenue.

The proposed accessible car parking space is disassociated from the main pedestrian entrance to the facility. Future users who park in this space would likely be required to traverse through the proposed outdoor play area in order to access the ramp leading to the main pedestrian entry to the facility. Architectural and landscape plans are inconsistent with respect to the proposed ramp, with landscape plans indicating no ramp leading down into the proposed outdoor play area thus resulting in a level difference of up to 0.26m between the proposed finished outdoor play area (53.50RL) and landing for the ramp (53.24RL). This level difference would require two steps and thus "access" is thwarted for the user.

Whilst the accessible car spaces is positioned in close proximity to a secondary pedestrian entry, this entry accesses the indoor play space and not the primary entry of the facility. Additionally, the existing pedestrian path to this secondary entry is 0.45m lower than the finished ground level of the proposed facility, thus equitable access is not possible from this secondary entrance.

Further to the above the indoor finished floor level of the development and deck is 54.14RL, whilst the proposed finished level to external play areas ranges from 53.5RL - 53.69RL. This is a level difference of 0.45m - 0.64m. Whilst the "deck" is considered to be part of the 'outdoor play area', concern is

raised given future users with a disability / mobility impairment may be unable to directly access or use the proposed outdoor play areas on site.

The proposal is not considered to have satisfied the requirements or objectives of this clause.

4.6 Parking Rates - Child Care Centres

A child care centre accommodating 5 staff and 28 children requires the provision of a total of 5 on site car spaces, (3 staff / 2 pick up and drop off) in addition to 3 bicycle spaces. One of the required on site car spaces is also required to be an accessible space. As per the submitted plans, a total of 3 car spaces are proposed on site behind the proposed building. The accessible space as detailed upon drawings has been excluded from car parking calculations given the third driveway as proposed is contrary to Councils Technical Specifications - Traffic, Parking and Access.

Given the above, the proposal comprises a deficiency of 2 on site car spaces and is not supported in this regard.

4.6 Car Park Location and Design

As per the provisions of this clause and as generally required by Part 4.6 - Car Parking, Access and Movement, child care centre facilities are to be designed to minimise conflict with pedestrians and comply with Council's Technical Specification - Traffic, Parking and Access in relation to the design of car parking areas on site.

The requirements of this clause stipulate:

- *Vehicular access points and parking areas are not to be located off the primary frontage where a secondary frontage exists;*
- *Multiple driveway crossings are not permitted*
- *Carparking areas must be well lit, well laid out, facilitate convenient manoeuvring into and out of spaces and should have a legible circulation pattern with adequate signage.*

Councils Development Engineer has reviewed plans of the car parking areas as proposed on site and noted as follows:

Council's Technical Specification limits the number of driveways permissible to properties to a maximum of two, with a combined driveway width to be no greater than 6m in total at the property boundary. The proposal seeks to widen 1 of the 2 existing driveways in Bowood Avenue from 4.7m to 7m, and proposes a third driveway from Highworth Avenue. The proposal comprises a combined driveway width of 16.6m. This is contrary to the aforementioned.

Further to the above, concern is raised in relation to:

- a) The limited distance separating driveways within Bowood Avenue i.e. 7.2m.
- b) Intensification of the use of these driveways. Bowood Avenue is a narrow road, being 9.2m in width kerb to kerb. The proposal has the potential to generate unsatisfactory traffic flows and pedestrian safety concerns within the public domain and Bowood Avenue where cars wait within Bowood Avenue to turn right into the site, given the anticipated number of cars entering and exiting the site in this location.

As a result of the above, it cannot be stated that the proposal satisfies the requirements of this clause.

4.6 Vehicles Enter and Exit in a Forward Direction

As per the provisions of this clause, redevelopment of sites for child care facilities requires the provision of appropriately designed on site car parking areas which enable vehicles to enter and exit the site in a forward direction.

Whilst vehicles within the proposed car parking area behind the proposed facility are able to enter and exit in a forward direction, plans illustrate the provision of an accessible car space on site which does not have the capability to comply with the aforementioned. The proposal does not satisfy the provisions of this clause.

4.6 Driveway Widths

The matter of driveway widths has been previously discussed within this report.

4.6 Access to Parking

As per the requirements of this clause, parking spaces for persons with a disability / mobility impairment are to be provided in close proximity to access points. As discussed within part 4.5.2 Social Equity - Equitable Access of this report, the proposal is unsatisfactory with regards to the provisions of this clause.

4.7 Air Conditioning and Communication Structures

Plans illustrate the provision of air conditioning units attached to the rear of the building as proposed as part of this application, away from neighbouring residences. The location of proposed air conditioning units is satisfactory.

4.7 Waste Storage and Recycling Facilities

As per the provisions of this clause, waste storage areas/facilities must be appropriately located so that they are easily accessed by tenants and do not have negative impacts on the streetscape or the residential amenity of occupants and neighbours with regards to smell, visual appearance or noise disturbance.

Plans illustrate the provision of a waste storage area on site for 4 bins adjacent to the accessible ramp and main entrance to the proposed facility. This is not considered to be an appropriate location for waste storage for the proposed development and has the potential to be unsightly and generate offensive odours. The proposal is unsatisfactory in this regard.

5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings

The existing building on site is to retain the current front, rear and southern side setbacks as existing. A minimum 1.5m setback is required for any proposed additions which adjoin the secondary street boundary to Bowood Avenue. The proposal complies with this requirement, with the proposed addition being positioned 2.5m - 9m from the Bowood Street boundary of the site.

6.1 Provision of Child Care Places

DCP 2011 restricts the number of children to be accommodated in a child care centre within a residential zone to 50, and requires 33% (10 of 28) of child care places proposed for 0-2yr old children. The proposal seeks to accommodate 28 children, with 8 of 28 places (28.5%) proposed for 0-2yr old children. This is a deficiency of 2 places for the required 0-2yr old age bracket.

The provision of 8 child care places for 0-2yr olds in a small child care facility of 28 children as

proposed is not deemed to be unreasonable and a minor variation in this instance is supported.

6.1 Child Care Centre - Location

As per the provisions of this clause, child care centres must not be located in ‘*close proximity to existing or approved child care centres in residential zones*’. If this is proposed, proposed centres in the vicinity of approved centres must demonstrate that there are no negative cumulative impacts on;

- a. traffic movement, on street parking and pedestrian safety;*
- b. noise; and*
- c. Residential streetscape.*

The subject site is located within 200m of a Council approved child care facility at 8 Donnan Street Bexley. The aforementioned centre has approval to accommodate 60 children on site. Whilst the approved centre in Donnan Street has not been completed, works have commenced on site and the consent remains valid.

The revised Traffic Report prepared by ML Traffic Engineers dated August 2016 considered the proposed development at 8 Donnan Street. Assumptions made within the report are that nil trips from the approved child care facility at 8 Donnan Street will travel through the intersection of Salisbury Avenue with Bowood Avenue. Only ten percent of trips to / from 8 Donnan Avenue will travel through the intersection with Highworth Avenue, that the approved facility at 8 Donnan Street can be accessed via Halley and Besborough Avenues, Henderson Road and Highworth Avenue north of Bowood Avenue. The aforementioned assumption translates to 3 trips in the AM and PM peak hour.

The above report was reviewed by Councils Engineer whom stated that these assumptions cannot be supported as they are unrealistic given the existing road network.

Further to the above and in accordance with the requirements of this clause, child care centres should be designed so as pedestrian access is segregated from any vehicular access to the site. Separate, segregated and delineated pedestrian access is not provided from the car park to the proposed main entrance of the facility, without the need to walk through the vehicular aisle in the event that the proposed pick up / drop off area on site is utilised.

It is not considered that the location of the site has been adequately demonstrated as suitable for the proposed development given the above. Additionally the safety of pedestrians within the proposed car parking area on site has not been adequately addressed.

The proposal does not satisfy the provisions of this clause.

6.1 Child Care Centre - Building Design

The height, bulk and scale of the proposed building on site is akin to that of a residential dwelling and is considered to be satisfactory in regards to the provisions of this clause.

6.1 Child Care Centre - Visual and Acoustic Impact

The proposed single storey additions to the existing building orient newly proposed window and door locations away from neighbouring residential properties to front Bowood Avenue. The proposed building modifications do not give rise to adverse visual privacy impacts as a result of the aforementioned. The matter of acoustic privacy has been assessed previously within this report.

6.1 Child Care Centre - Indoor and Outdoor Space

This clause requires a total of 91sq/m of indoor play space and 196sq/m of outdoor play space for 28 children as proposed in this application. Plans illustrate the provision of 98sq/m of indoor play space and 187.2sq/m of outdoor play space to the side and forward of the building line on site.

Whilst the proposal complies with the overall total required indoor and outdoor play space requirements for 28 children, the location of the proposed outdoor play area is inconsistent with the requirements of this clause which require outdoor play areas to be provided at the rear of child care centre facilities.

The location of the proposed outdoor play area forward of the building line is not supported given the streetscape impacts arising and previously discussed within this report. The proposal is therefore inconsistent with the objectives and requirements of this clause.

6.1 Child Care Centre - Parking and Pedestrian Safety

Matters regarding car parking and pedestrian safety have been previously discussed within this report. The proposal is unsatisfactory in this regard.

6.1 Child Care Centre - Hours of Operation

The provisions of DCP 2011 permit child care centres to operate from 7am - 7pm Monday to Friday. The proposal seeks to operate Monday to Friday 7.30am - 6.00pm and thus complies with the provisions of this clause.

S.79C(1)(a)(iv) - Provisions of regulations

All relevant provisions of the Regulations have been taken into account in the assessment of this proposal.

S.79C(1)(b) - Likely Impacts of Development

Staff to Child Ratio

The Education and Care Services National Regulations, specifies staff to child ratios which are to be adhered to by child care centre operators. The submitted Statement of Environmental Effects and Plan of Management indicate that a total of 5 staff are proposed on site for the combined facility. An assessment against the relevant regulations has been undertaken below.

Staff to Child Ratio	Requirement	Proposed	Complies
	0-2yrs 1 per 4 children (8 children = 2 staff)	5 staff	Yes
	2-3yrs 1 per 5 children (10 children = 2 staff)		
	3-6yrs 1 per 10 children (10 children = 1 staff)		
	Minimum 5 child care staff required		

Given the above, for the breakdown of children proposed, the proposal requires a minimum of 5 child care staff on site.

The proposed centre comprises a kitchen, yet the applicant has confirmed that no cooking is proposed

on site, with a catering service 'Kids Gourmet Food' to be utilised, which delivers prepared meals for children. The applicant has noted that *"no meals will be prepared on site, save for snacks or drinks, like cutting up pieces of fruit or opening a packet of biscuits"*.

Given the above, the proposed centre complies with the minimum staff to child ratio as required by the Education and Care Services National Regulations.

Safety & Security

Submitted documentation details that the following measures are proposed to be implemented on site in order to maximize safety and security for staff, children and visitors.

- a. 1.8m high child proof perimeter boundary fencing and gates
- b. Doors of which will be accessed via keypad activated security locks.
- c. Entry to the building will be achieved via a security door with keypad entry for staff and parents and a door bell to summon staff to process visitors.

As previously discussed within this report, given the proposed accessible car parking space on site is disassociated from the main entrance of the facility, gates require users who park in this space to traverse through the proposed outdoor play area to access the ramp to the main entrance. This raises concerns in relation to the safety and security of staff and children on site.

S.79C(1)(c) - Suitability of the site

The subject site is constrained as a result of its triangular configuration and position at the junction of Highworth and Bowood Avenues. Combined with the applicants intention to retain the existing building on site and driveways to Bowood, difficulties arise in relation to enabling compliance with relevant DCP requirements and objectives.

Further to the above and given the issues previously discussed within this report, particularly in relation to the proximity of the site within 200m from a previously approved facility at 8 Donnan Street for 60 children and the unknown cumulative traffic and car parking impacts likely to occur, it is considered that the applicant has not adequately demonstrated the suitability of the site for the proposed development.

S.79C(1)(d) - Public submissions

The proposal was publicly notified in accordance with DCP 2011. A total of 15 submissions opposing the proposed development were received. The issues raised have been detailed below as follows:

i. Adverse acoustic Impact / Acoustic report has not considered noise from traffic volumes / Behaviour of users of the facility cannot be controlled

Comment: The matter of acoustics has been previously discussed within this report.

ii. Adverse traffic / car parking impacts and congestion / Insufficient car parking on site / Cumulative impact of traffic and parking in relation to approved and existing centres has not been considered in traffic report / dual driveway configuration will compromise pedestrian safety / Sightlines to egress driveway does not comply with AS2890.1 as a result of proposed fencing / Non-compliance traffic circulation on site / Bowood Avenue is a 'rat run' between Forest and Stoney Creek Roads which makes access to driveways difficult and unsafe / Angled driveway is 6m from neighbouring driveway,

volume of vehicles using the proposed entry driveway will make the neighbouring driveway unsafe / dates of traffic counts are not stated in the traffic report / times of traffic counts 7.45am – 8.45pm and 5pm – 6pm cannot be relied upon as proposed hours of operation are 7.0am – 6pm / Additional traffic will create safety issues

Comment: As previously referred to in this report, the proposal, in particular the intensification of use of the Bowood Avenue vehicular access ways, has the potential to result in unsatisfactory traffic, car parking and pedestrian safety impacts. The cumulative impact of the proposed facility and that of the approved facility nearby at 8 Donnan Street has not been accurately examined by the applicant.

Councils Development Engineer noted that the peak periods of investigation should have been carried out between 7am - 9am and 4pm - 6pm as per the NSW RMS Guide to Traffic Generating Development. As such the analysis and conclusion of the Traffic Report cannot be relied upon.

iii. Adverse impact on access to rear of 26 Highworth Street from Bowood Avenue

Comment: An analysis of this neighbouring property indicates that vehicular access as existing to 26 Highworth Avenue is from the front of the property to Highworth Avenue and not from the side boundary from Bowood Avenue, as can be seen below.



Given the above, the proposal does not alter or adversely impact upon existing vehicular access arrangements for 26 Highworth Avenue. Should any future secondary vehicular access be proposed via this boundary to Bowood Avenue within Councils road reserve, any application would be subject to Councils discretion and is likely to form a shared driveway arrangement with 28 Highworth Avenue, given the existing driveway in proximity to this boundary. The proposal is thus unlikely to void potential future secondary vehicular access to 26 Highworth Avenue from Bowood Avenue.

iv. 2.2m high rainwater tanks on boundary with 26 Highworth are an eyesore and should be relocated

Comment: Two slimline rainwater tanks with a total capacity of 6000 litres are proposed within the side setback of the site adjoining the common boundary with 26 Highworth Avenue. Revised plans illustrate the location of the rainwater tanks adjoining and partially obscured by the existing carport structure on the neighbouring 26 Highworth Avenue. The revised location of rainwater tanks in this location on site is not unreasonable.

v. Inappropriate height of front fence / Inconsistency of front fence with streetscape

Comment: The matter of proposed fencing has been previously discussed within this report.

vi. Inappropriate location, there are several other centres in close proximity to site

Comment: The matter of location has been previously discussed within this report. It is reiterated that the suitability of the site and its location have not been adequately demonstrated by the applicant.

vii. Inconsistent with Part 6.1 Child Care Centre objectives / Non-compliance with requirement for 33% of children aged 0-2yrs

Comment: The proposal has been assessed against the provisions and objectives of Part 6.1 and it cannot be stated that the proposal complies in full with these objectives. As previously noted in this report, the proposal lacks 2 x 0-2yr old child care places and thus does not strictly comply with the 33% requirement for 0-2year old child care places as sought by DCP 2011. The shortfall in this instance was not deemed to be unreasonable given the size of the proposed facility. A variation in regards to this requirement was not deemed to be unreasonable.

viii. Devaluation of property

Comment: The matter of devaluation is not a consideration for Council in the assessment of a development application against the provisions of S79C of the Environmental Planning & Assessment Act, 1979. Further, no evidence has been submitted to substantiate this assertion.

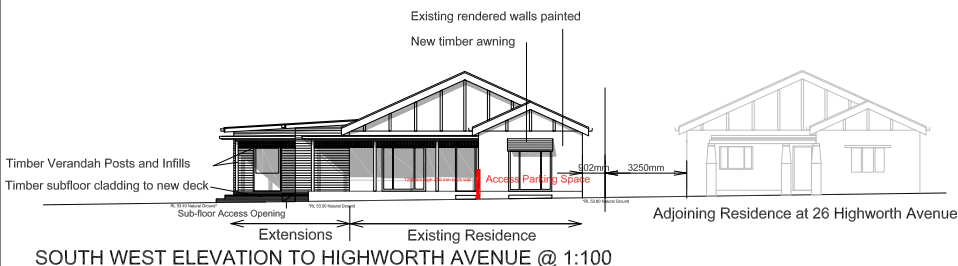
ix. Location of access points vehicular and pedestrian are unsafe from Bowood Avenue and will cause disruption to residents.

Comment: Matters referring to vehicular access points and pedestrian safety have been previously addressed in this report.

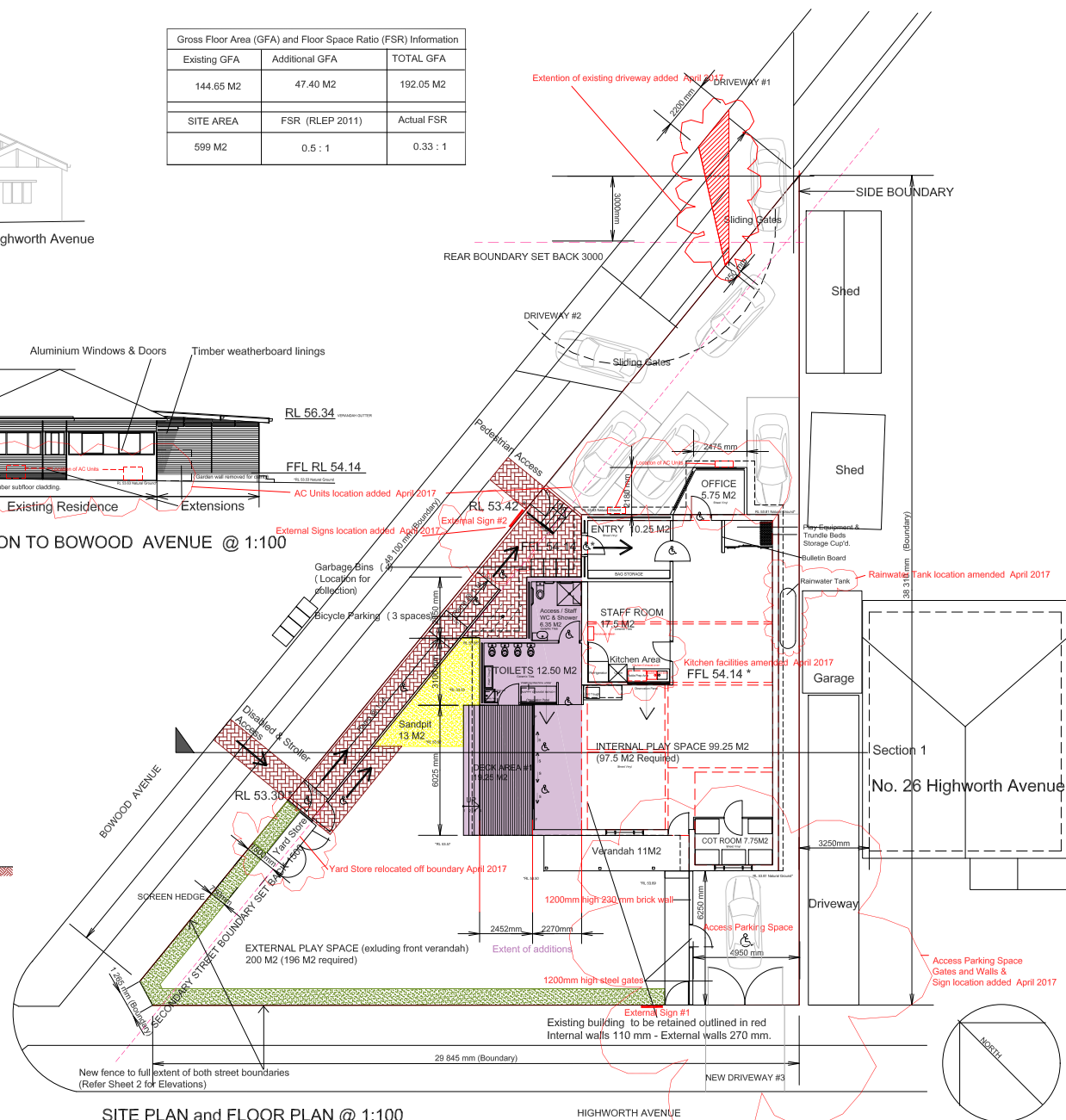
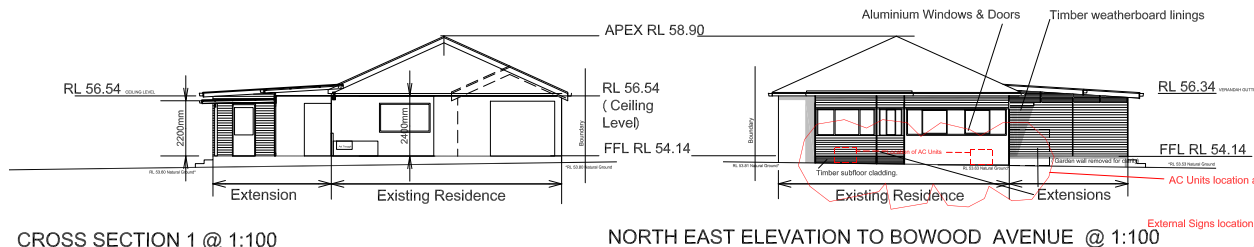
S.79C(1)(e) - Public interest

Given the issues previously discussed within this report, it cannot be confidently stated that the proposal in its current form is in the public interest.

Schedule 1 - Draft Conditions of consent



Gross Floor Area (GFA) and Floor Space Ratio (FSR) Information		
Existing GFA	Additional GFA	TOTAL GFA
144.65 M2	47.40 M2	192.05 M2
SITE AREA	FSR (RLEP 2011)	Actual FSR
599 M2	0.5 : 1	0.33 : 1

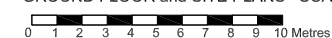


NOTE - All access entry doorways to have threshold ramps no greater than 1:8 over 290 mm

- Access Doorway □
- F = Fixed Glazed Panel
- S = Sliding Glazed Door

DEVELOPMENT APPLICATION DOCUMENTATION FOR A 30 PLACE CHILD CARE CENTRE @
28 HIGHWORTH AVENUE BEXLEY NSW 2207 (Lot 46 in DP 8760)
PROPOSAL PROPONENT - NEISHA PITT - STEPPING STONES EARLY LEARNING CENTRE

GROUND FLOOR and SITE PLANS SCALE 1:100 @ A1



DOCUMENTS BY CONSULTANT ARCHITECT - MALCOLM KITE 50 BRUCE STREET BEXLEY NSW 2207

Dwg. Version 4 October 2016



PLANTING SCHEDULE

TREES

QTY	PLANT	SIZE	HEIGHT	WIDTH
1	CERATOPETALUM GUMMIFERUM	45L	6M	3M
1	BANKSIA INTEGRIFOLIA	45L	10M	6M
5	TRISTANIOPSIS LUSCIOUS	300MM	8M	5M

HEDGE

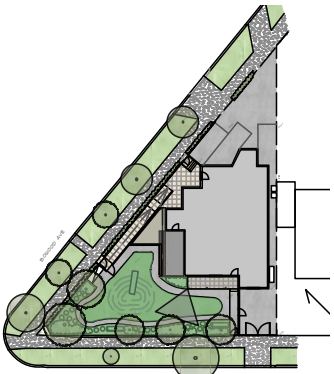
QTY	PLANT	SIZE	HEIGHT	WIDTH
35	MURRAYA PANICULATA	200MM	HEDGED	

SENSORY GARDENS

QTY	PLANT	SIZE	HEIGHT	WIDTH
10	ROSMARINUS OFFICINALIS	200MM	1.5M	1M
15	TRACHELOSPERMUM JASMINODES	200MM	4M	3M
12	LAVENDULA DENTATA	200MM	0.6M	0.6M
12	LOMANDRA TANICA	200MM	0.5M	0.5M
6	PENNISETUM ALOPECUROIDES	200MM	1M	0.7M
25	MIXED HERBS	150MM		

GROUND COVER'S

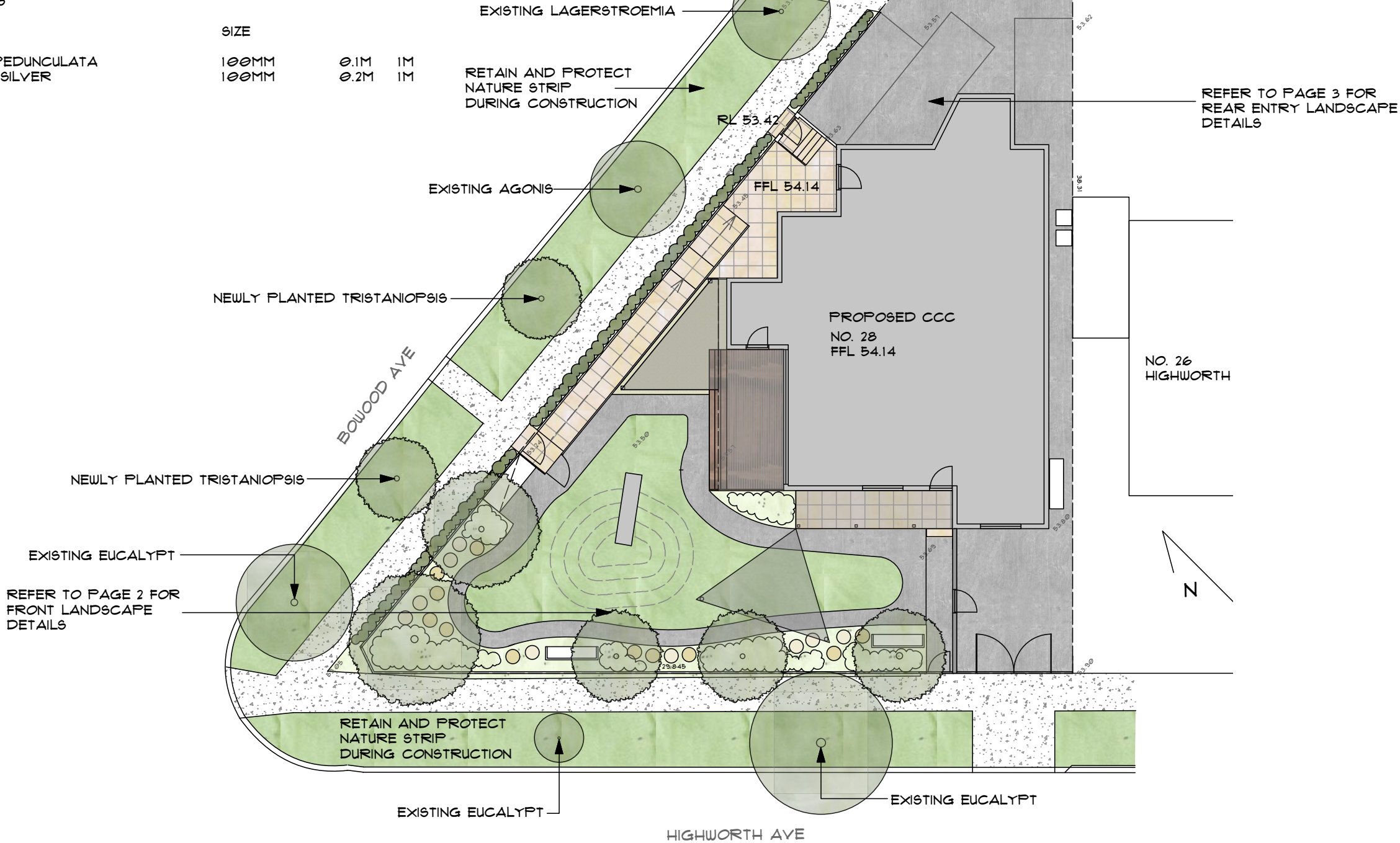
QTY	PLANT	SIZE	HEIGHT	WIDTH
15	PRATIA PEDUNCULATA	100MM	0.1M	1M
15	GAZANIA SILVER	100MM	0.2M	1M



LANDSCAPE / DEEP SOIL AREA
LAWNS AND GARDENS ONLY
135 SQM OR 22.6%

LEGEND

- EXISTING TREE
- PROPOSED TREE
- DECK
- COLOURED CONC.
- CONCRETE
- NON-SLIP TILES
- LAWN AREA
- GARDEN AREA
- SHRUBS



SITE ADDRESS

28 HIGHWORTH AVE, BEXLEY

CLIENT

NEISHA PITT

PLAN TYPE

LANDSCAPE DA

PAGE

1 LANDSCAPE SITE PLAN

SITE / DRAWING INFORMATION

AMENDED 1/5/2017 BY ET & CS

DRAWING

LSCP / 0793

DATE

1TH OF OCTOBER, 2016

ISSUE

A

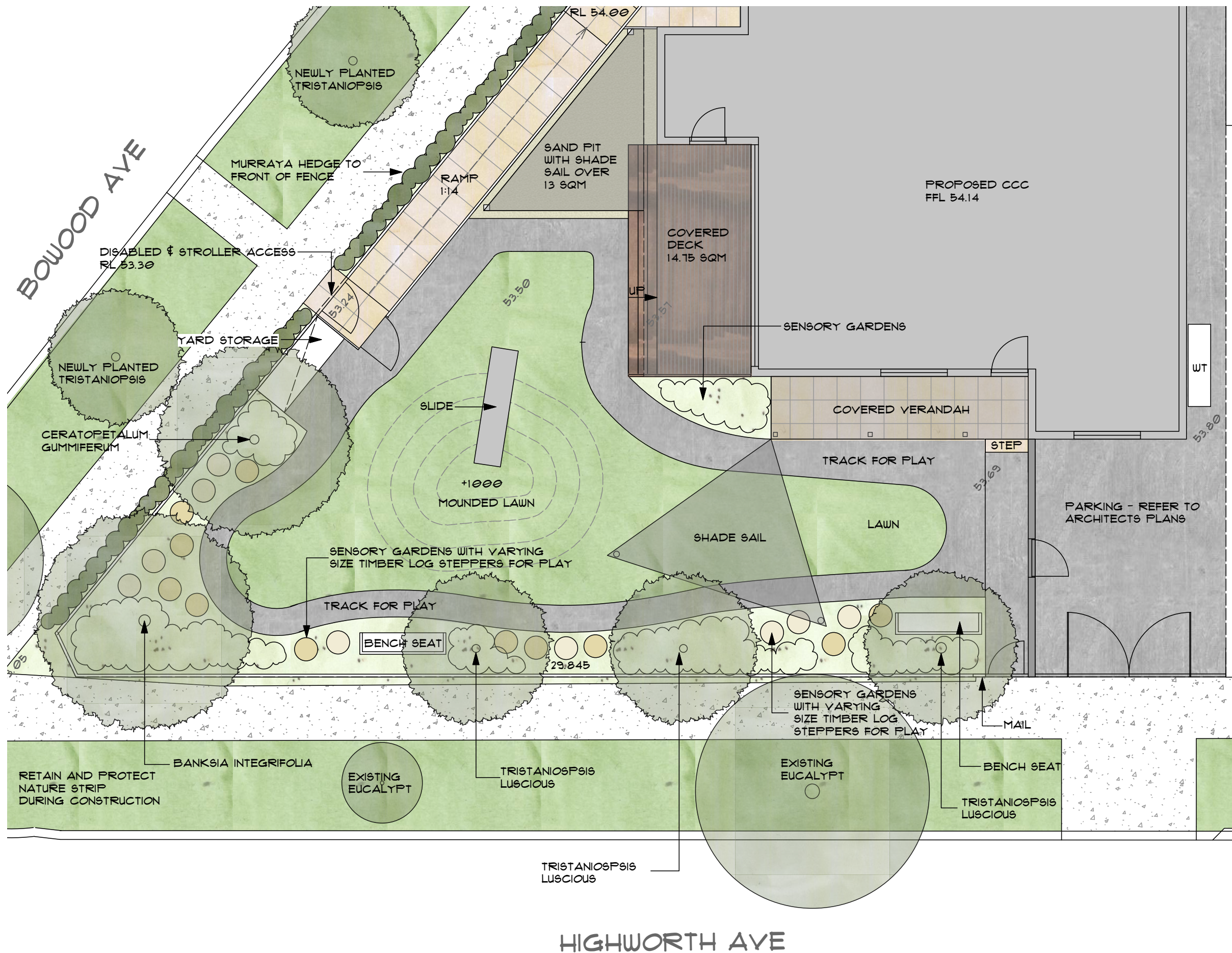
SCALE

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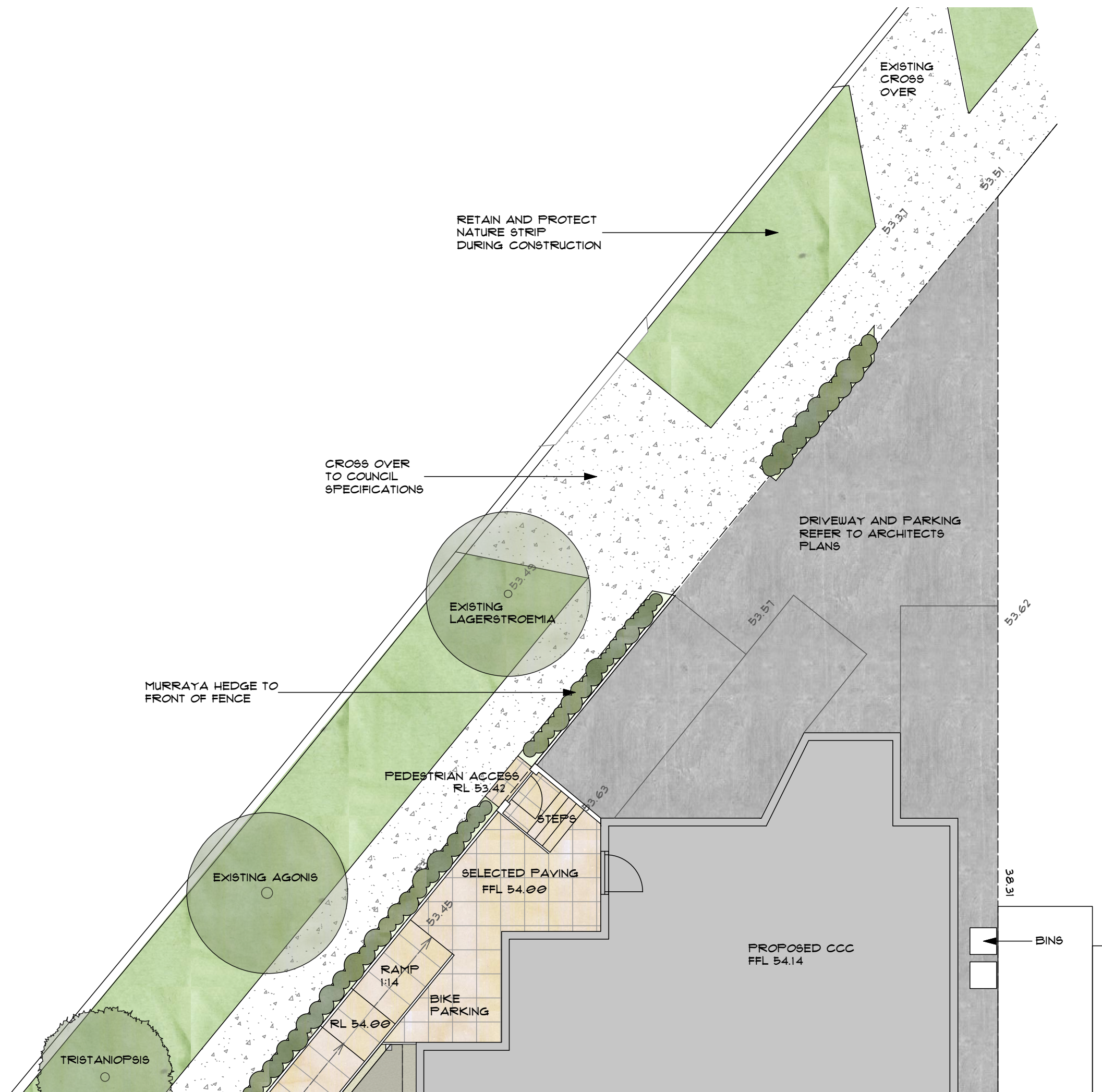


DESIGN & DRAFTING

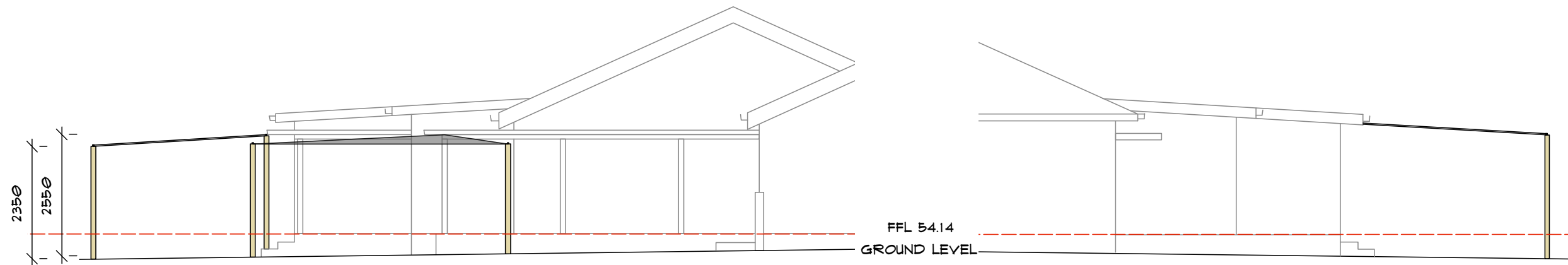
ALL DIMENSIONS TO BE VERIFIED ONSITE.
ALL WORKS TO BE IN ACCORDANCE WITH
BCA AND RELEVANT GOVERNMENT CODES.



SITE ADDRESS	
28 HIGHWORTH AVE, BEXLEY	
CLIENT	
NEISHA PITT	
PLAN TYPE	
LANDSCAPE DA	
PAGE	
2. FRONT LANDSCAPE DETAILS	
SITE / DRAWING INFORMATION	
AMENDED 1/5/2017 BY ET & CS	
DRAWING	
LSCP / 0193	
DATE	
17TH OF OCTOBER, 2016	
ISSUE	SCALE
A	1:100 @ A3
 DESIGN & DRAFTING	
ALL DIMENSIONS TO BE VERIFIED ONSITE. ALL WORKS TO BE IN ACCORDANCE WITH BCA AND RELEVANT GOVERNMENT CODES.	



SITE ADDRESS	
28 HIGHWORTH AVE, BEXLEY	
CLIENT	
NEISHA PITT	
PLAN TYPE	
LANDSCAPE DA	
PAGE	
3. REAR ENTRY LANDSCAPE DETAILS	
SITE / DRAWING INFORMATION	
AMENDED 1/5/2017 BY ET & CS	
DRAWING	
LSCP / 0793	
DATE	
1TH OF OCTOBER, 2016	
ISSUE	SCALE
A	1:100@A3
 DESIGN & DRAFTING	
ALL DIMENSIONS TO BE VERIFIED ONSITE. ALL WORKS TO BE IN ACCORDANCE WITH BCA AND RELEVANT GOVERNMENT CODES.	



SOUTH WEST ELEVATION

NORTH EAST ELEVATION



NORTH WEST ELEVATION

MATERIALS AND COLOURS -

ENGINEERED STEEL FRAME OR POSTS, STAINLESS FITTINGS, CABLES ETC
 HIGH-DENSITY POLYETHYLENE (HDPE) WOVEN MESH - SHADECLOTH UV RESISTANT
 WHITE POSTS, BEIGE SAILS

ELEVATIONS SHOWING ARCHITECTURAL SHADE SAILS

SITE ADDRESS 28 HIGHWORTH AVE, BEXLEY	
CLIENT NEISHA PITT	
PLAN TYPE LANDSCAPE DA	
PAGE 4. ELEVATIONS - SHADE SAILS	
SITE / DRAWING INFORMATION AMENDED 1/5/2017 BY ET & CS	
DRAWING LSCP / 0193	
DATE 1TH OF OCTOBER, 2016	
ISSUE A	SCALE 1:100@A3
 DESIGN & DRAFTING ALL DIMENSIONS TO BE VERIFIED ONSITE. ALL WORKS TO BE IN ACCORDANCE WITH BCA AND RELEVANT GOVERNMENT CODES.	

SITE PREPARATION
PLANTED MATERIAL TO BE STORED IN POTS ON SITE IN ORDER TO BE REPLANTED WHERE SPECIFIED.
ANY EXISTING TREES AND VEGETATION TO BE RETAINED SHALL BE PRESERVED AND PROTECTED FROM DAMAGE OF ANY SORT DURING THE EXECUTION OF LANDSCAPE WORK. IN PARTICULAR, ROOT SYSTEMS OF EXISTING PLANTS MUST NOT BE DISTURBED. ANY NEARBY
SITE WORKS SHOULD BE CARRIED OUT CAREFULLY USING HAND TOOLS. STORAGE OF MATERIALS, MIXING OF MATERIALS, VEHICLE PARKING, DISPOSAL OF LIQUIDS, MACHINERY REPAIRS AND REFUELING, SITE OFFICE AND SHEDS, AND THE LIGHTING OF FIRES SHALL NOT OCCUR WITHIN THREE (3) METRES OF ANY EXISTING OR NEW TREES. DO NOT STOCKPILE SOIL, RUBBLE OR OTHER DEBRIS CLEARED FROM THE SITE, OR BUILDING MATERIALS WITHIN THE DRIF LINE OF EXISTING OR NEW TREES. ALL VEGETATION NOT SHOWN ON PLAN TO BE REMOVED. NO TREE REMOVAL IS TO OCCUR WITHOUT THE PRESENCE OF THE ARBORIST.

SERVICES AND UTILITIES SHOWN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE AND/OR BY REFERENCE TO SURVEYS PROVIDED. PITS MAY NOT HAVE BEEN OPENED TO VERIFY THE TYPE OF UTILITY. EXCAVATION HAS NOT BEEN CARRIED OUT TO CONFIRM UNDERGROUND LOCATION. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REMOVE MIN 300MM OF EXISTING SITE SOIL WHERE IT DOES NOT INTERFERE WITH THE ROOTS OF THE EXISTING TREES PROVIDE SOIL PROFILES AS FOLLOWS;

SIMILAR TO THAT SUPPLIED BY ANL TO ALL GARDEN BEDS AS SPECIFIED ON THE PLAN
ANY IMPORTED SOIL OR SOIL BLENDS USING SITE TOPSOIL MATERIALS USED IN THE TOP 600MM OF ANY LANDSCAPED AREA FINISHED SOIL PROFILE SHALL MEET THE REQUIREMENTS OF AS 4419 - 2003 'SOILS FOR LANDSCAPING
AND GARDEN USE'. SOILS SHALL BE PLACED AND COMPACTED IN LAYERS TO PREVENT UNDUE SETTLEMENT.
SUB-BASE FILLING AND PLACEMENT SHALL MEET THE ENGINEERS MATERIAL AND COMPACTION REQUIREMENTS.

WHERE GRADIENTS IN FINISHED SURFACE LEVEL EXCEED 1:2.5 MULCH IS TO BE HELD IN PLACE WITH AN UNOBTRUSIVE BIODEGRADABLE FIT FOR PURPOSE NETTING WITH THE NETTING TO BE FIXED IN PLACE AS THE MANUFACTURERS SPECIFICATION FOR THIS PARTICULAR SITUATION.

ALL TREES NOT SELF SUPPORTING AND TREES GENERALLY SHALL BE PROVIDED WITH POINTED HARDWOOD STAKES AS FOLLOWS:
TREES UP TO CONTAINER SIZE OF 25L - 2 X 25MM X 25MM X 1M HIGH STAKES AT EACH
TREES ABOVE CONTAINER SIZE OF 25L - 2 X 50 X 50 X 2.1 HIGH STAKES EACH
TIES SHALL BE OF 50MM WIDE JUTE MESH WEBBING TIED 'FIGURE EIGHT PATTERN' TO SUPPORT THE PLANT AND TIES TO BE FIXED SECURELY TO STAKES

WHERE SITE TOPSOIL IS TO BE USED IT SHALL BE IMPROVED BY ADDING BOTANY HUMAS OR SIMILAR AT A RATIO OF 1:3 BY VOLUME.

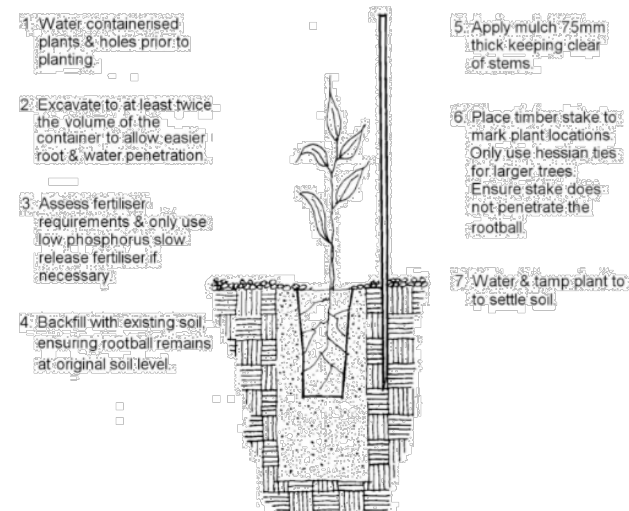
PLANTS SHALL CORRESPOND TO THE PLANTING INDEX. THERE SHALL BE NO SUBSTITUTION IN QUALITY OR QUANTITY OF MATERIAL UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY MATERIAL SHOWING SIGNS OF DISEASE, DISTORTED GROWTH HABIT OR MALPRACTICE. PLANTS TO BE PLACED IN THE GROUND NO MORE THAN 48 HOURS AFTER ARRIVAL ON SITE. PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAIL. PLANTING HOLES TO BE DUG DOUBLE THE WIDTH OF THE POT SIZE AND BACKFILLED WITH ORGANIC SOIL AND NATIVE FERTILIZER. THE FINISHED LEVEL OF THE PLANT IS TO FINISH FLUSH WITH THE EXISTING POT LEVEL. NO BACKFILLING AROUND THE STEM OF THE PLANT WITH EITHER SOIL OR MULCH.

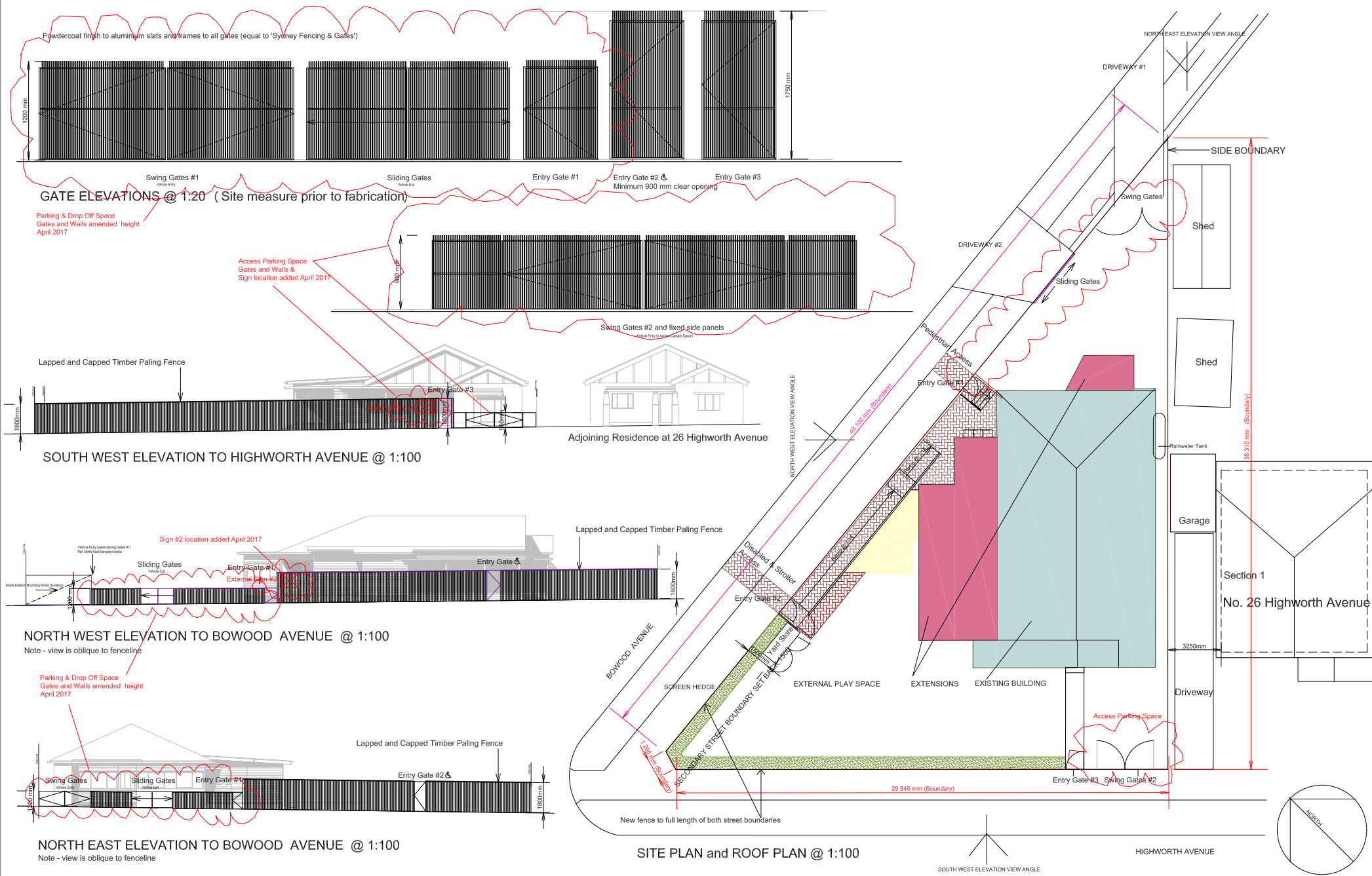
USE PREMIUM SIR WALTER TURF OVER 250MM RIPPED SUBGRADE WITH MINIMUM OF 50MM TURF UNDERLAY.

ALL PLANTER BEDS AND GARDEN AREAS SHALL HAVE CYPRESS MULCH.. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.

ON COMPLETION OF WORK ALL PLANTING AREAS ARE TO BE FERTILISED WITH ORGANIC LIFE, SLOW RELEASE FERTILISER (OSMOCOTE 8-9 MONTH) WHICH IS TO BE SUFFICIENTLY WATERED IN, AS WELL AS A SOLUBLE FERTILISER SIMILAR TO SEASOL APPLIED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS. REAPPLY AS PER DIRECTIONS.
'WATERING IN' PERIOD OF 3 MONTHS IS APPLICABLE. WATER SHOULD BE APPLIED DURING THIS PERIOD SO AS PLANTS DO NOT GET TO THE STAGE OF WILTING.
TIP PRUNING IS ENCOURAGED AT 3 MONTHS TO PROMOTE FULLER GROWTH

ALL CIVIL, STRUCTURAL AND HYDRAULIC WORK ASSOCIATED WITH THIS PROJECT SHALL BE TO CONSULTING ENGINEER'S DETAILS. ALL EXTERNAL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH CLAUSE D2.13 OF THE BUILDING CODE OF AUSTRALIA.





NOTE - All access entry doorways to have threshold ramps no greater than 1:8 over 290 mm

- Access Doorway □
- F = Fixed Glazed Panel
- S = Sliding Glazed Door

DEVELOPMENT APPLICATION DOCUMENTATION FOR A 30 PLACE CHILD CARE CENTRE @
28 HIGHWORTH AVENUE BEXLEY NSW 2207 (Lot 46 in DP 8760)
PROPOSAL PROPONENT - NEISHA PITT - STEPPING STONES EARLY LEARNING CENTRE

FENCING PLAN & ELEVATIONS SCALE 1:100 @ A1

0 1 2 3 4 5 6 7 8 9 10 Metres

DOCUMENTS BY CONSULTANT ARCHITECT - MALCOLM KITE 50 BRUCE STREET BEXLEY NSW 2207 Dwg. Version 4 October 2016

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