
Bayside Planning Panel

13/02/2018

Item No.	6.2
Application Type	Development Application
Application Number	DA-2017/100
Lodgement Date	21/09/2016
Property	108 Staples Street, Kingsgrove
Owner	Mrs Lena Hadjistavrou
Applicant	Little Creators Early Learning & Pre-School
Proposal	Construction of a two (2) storey child care centre, including basement parking, ancillary signage, demolition of existing primary dwelling and swimming pool and retention of secondary dwelling at the rear fronting St Kilda Street
No. of Submissions	Seven (7) individual letters & 1 petition with 16 signatories
Cost of Development	\$810,000.00
Report by	Fiona Prodromou – Senior Assessment Planner

Officer Recommendation

- 1 That the development application DA-2017/100 for the construction of a two (2) storey child care centre, including basement parking, ancillary signage, demolition of existing primary dwelling and swimming pool and retention of secondary dwelling at the rear fronting St Kilda Street at 108 Staples Street Kingsgrove be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.
 - 2 That the objectors be advised of the Bayside Planning Panel's decision.
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Attachments

1. Planning Assessment Report
 2. Revised Site Plan
 3. Revised Streetscape Elevations
 4. Revised Elevations
 5. Revised Roof and Existing Dwelling Plan
 6. Revised Landscape Plans
 7. Proposed Shadow Diagrams
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Location Plan

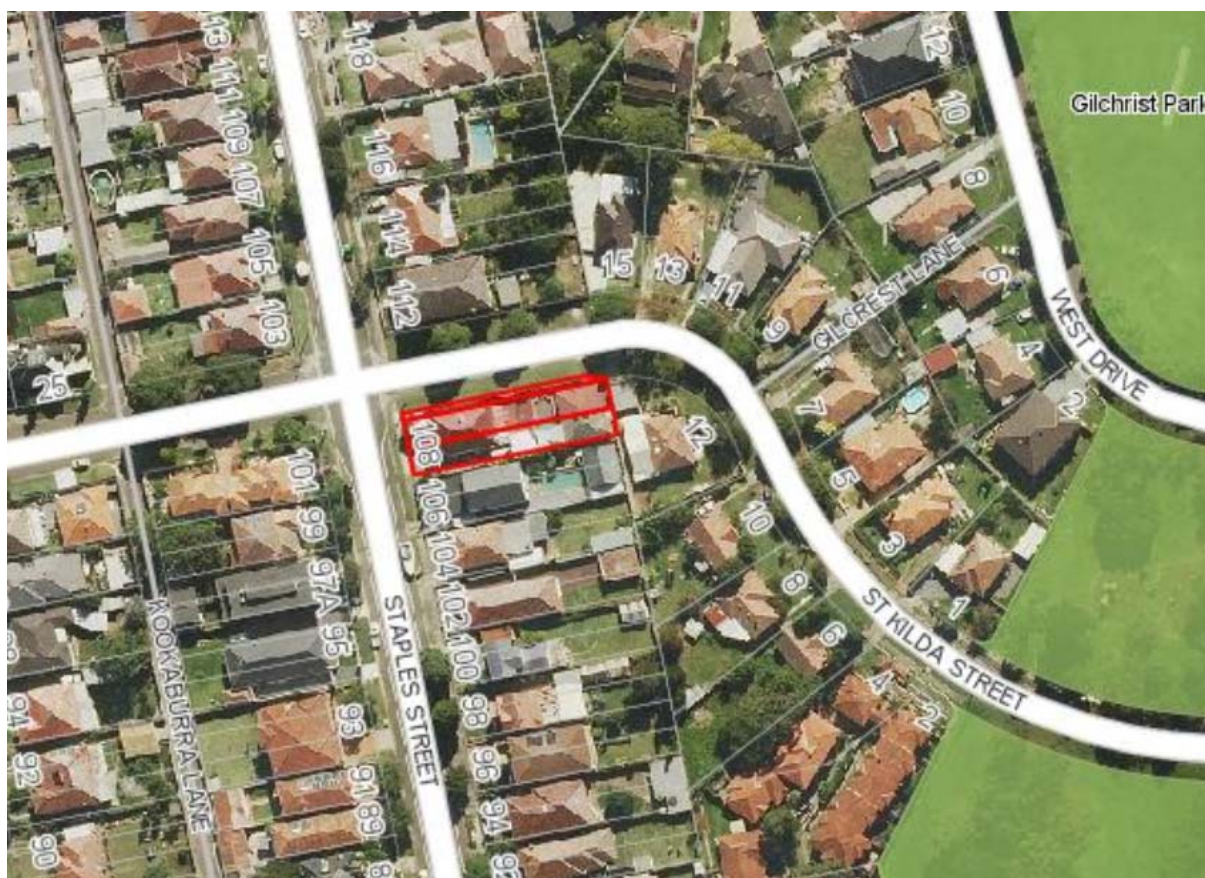


Fig 1 – Location Plan

BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	DA-2017/100
Date of Receipt:	21 September 2016
Property:	108 Staples Street, KINGSGROVE (Lot 28 Sec1 DP 2265), (Lot 29 Sec1 DP 2265), (Lot 1 DP 1086882)
Owner:	Mrs Lena Hadjistavrou
Applicant:	Little Creators Early Learning & Pre-School
Proposal:	Construction of a two (2) storey child care centre, including basement parking, ancillary signage, demolition of existing primary dwelling and swimming pool and retention of secondary dwelling at the rear fronting St Kilda Street
Recommendation:	Approved
No. of submissions:	Seven (7) individual letters & 1 petition with 16 signatories
Author:	Fiona Prodromou
Date of Report:	23 January 2018

Key Issues

The proposal does not comply with the non discretionary minimum outdoor play space development standards of Clause 25 of State Environmental Planning Policy - Educational Establishments and Child Care Facilities 2017. The proposal has insufficient outdoor play area for the 37 children proposed to be accommodated. A maximum of 34 children can be accommodated within the proposed outdoor play areas on site. As such the proposal has been conditioned to permit a maximum of 34 children.

The proposal illustrates non compliances in relation to the landscaped area and first floor (northern side) side setback requirements of Rockdale DCP 2011. The proposal as designed however satisfies the objectives of these requirements and does not result in adverse amenity impacts as a result. Given the aforementioned, these variations which have been discussed in detail in this report have been supported.

A total of seven (7) individual objections & 1 petition with 16 signatories were received in relation to the proposed development. Matters raised include but are not limited to traffic, car parking, streetscape, hours of operation, acoustic and privacy impacts. Issues raised have been discussed within the planning report and impacts are considered to be minimal.

The application is being reported to the Bayside Planning Panel given the number of submissions received opposing the proposed development.

Recommendation

1. That the development application DA-2017/100 for the construction of a two (2) storey child care centre, including basement parking, ancilliary signage, demolition of existing primary dwelling and swimming pool and retention of secondary dwelling at the rear fronting St Kilda Street at 108 Staples Street Kingsgrove be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.
2. That the objectors be advised of the Bayside Planning Panel's decision.

Background

History

21 September 2016

DA submitted to Council.

27 September - 19 October 2016 - Public notification of proposed development.

Construction of a two (2) storey child care centre catering for 37 children operating Monday to Friday 7:30am to 6pm including basement parking, demolition of existing primary dwelling and swimming pool and retention of secondary dwelling at the rear fronting St Kilda Street.

30 September 2016

Applicant advised via email that modifications to the existing kerb and nature strip within St Kilda Street to provide 4 indented car parking spaces for the development were on Council land and were not acceptable.

31 October 2016

Plans revised to eliminate car parking as proposed within St Kilda Street and submitted to Council.

8 February 2017

Letter sent to applicant advising of issues with proposed development. These issues include but are not limited to, suitability of the site, FSR, building design and streetscape appearance, provision of appropriate landscaping, acoustic impacts, raised basement level, waste management, carparking and a general lack of information with respect to services and associated outdoor structures as proposed.

17-21 August 2017

Submission of revised information and plans to Council.

Given revised plans did not increase the intensity of use proposed nor increase the bulk and scale of the development, the revised scheme was not renotified, yet relevant plans and information were made publicly available for view online.

November 2017 - January 2018

Discussion with applicant pertaining to insufficient outdoor play areas. Submission of final revised plans and information 23 January 2018.

Proposal

The proposal seeks to demolish the existing primary dwelling and swimming pool on site and construct a two (2) storey child care centre with basement car park and ancillary signage, catering for 37 children (12 x 0-2 years / 5 x 2-3 years / 20 x 3-5 years), operating Monday to Friday 7:30am to 6pm. The proposal further seeks the retention of the existing, previously approved, secondary dwelling, fronting St Kilda Street.

Plans submitted illustrate the following:

Basement

3 staff car spaces, 1 accessible car space, 2 pick up / drop off spaces and 1 turning bay. Lift access, stair, bike store and garbage room are also proposed.

Ground Floor

6.3m wide vehicular entrance from Staples Street incorporating vehicle waiting bay and landscaping within front setback, pedestrian entrance and ramp to main entrance of facility. Reception / office, foyer, kitchen / bottle preparation room, two play rooms with associated nappy change areas and toilets, cot room, stair and lift access to first floor.

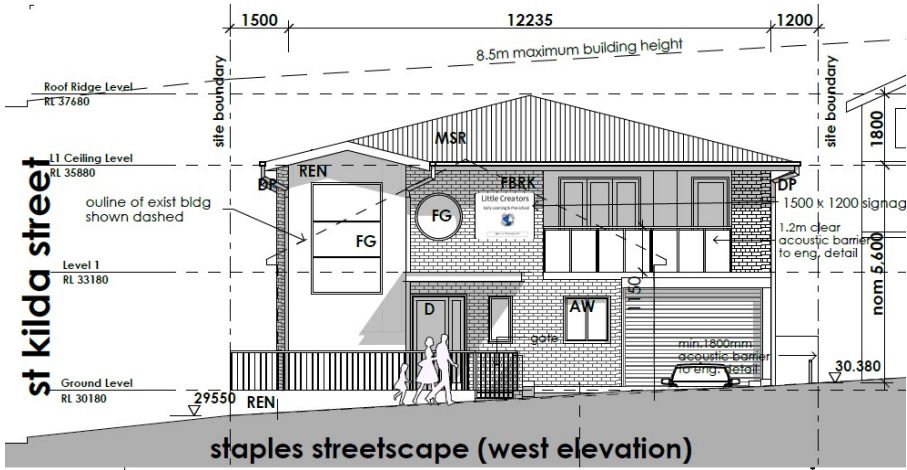
To the rear of the centre is the outdoor play area, this is level, with artificial grass and rubber soffitall proposed as ground finishes. The outdoor play area incorporates periphery mass planting 'Cherry Surprise' up to 1.5m in height along the side and rear boundaries, with 2 'Water Gum' proposed to be planted adjoining the common side boundary with 106 Staples Street. The outdoor play area at the rear incorporates two raised vegetable gardens, a sandpit and moveable timber stools. A shade cloth structure is also proposed incorporating steel posts. A 1.8m high acoustic fence is proposed along the northern and southern side boundaries, this is to be colourbond or timber lapped and capped.

First Floor

Stair / lift access, toilet, laundry, staff room, playroom 3 for 3-5 year olds, with adjoining toilet facility craft sink and outdoor play terrace with 1.8m high acoustic screening to the western side fronting Staples Street.

The following changes are proposed to the existing secondary dwelling on site:

- a. Replacement of the existing western windows and glazed doors with glass block work, to provide fire and acoustic separation from the proposed outdoor play area.
- b. Removal of existing 1.8m high colourbond front fence to St Kilda Street and replacement with 1.2m high masonry front fence.
- c. 1.8m high acoustic fencing forward of building line, with access gate, delineating between residential and child care centre components on site.



Site location and context

The subject site is a rectangular allotment at the junction of Staples and St Kilda Streets in Kingsgrove. The property has a frontage of 14.935m to Staples Street, length and comprises a total site area of 701sq/m by survey. The site currently comprises a single storey detached dwelling house fronting Staples Street with a pool in the rear yard and vehicular access from St Kilda Street. A single storey secondary dwelling adjoins the rear site boundary, fronts St Kilda Street and also comprises independent vehicular access from this frontage.



The site is oriented primarily east west and comprises a total of six small shrubs / trees, being two within the front yard of the site and four along the common boundary with the southern neighbour at 106 Staples Street. The site has a cross fall of up to 1m from the common boundary with 106 Staples Street to the side boundary adjoining St Kilda Street. Along the frontage of the site to St Kilda Street are power lines.

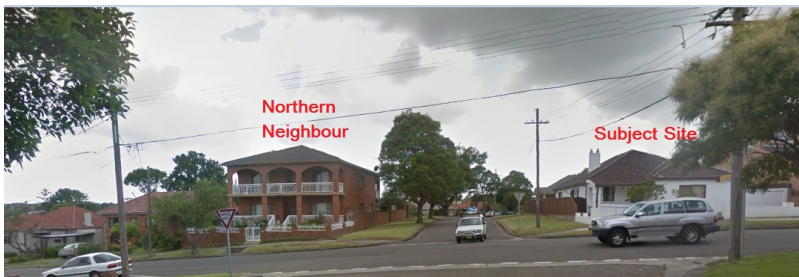


To the south of the site lies 106 Staples Street, a two storey detached residential dwelling with vehicular access adjoining the common side boundary with 104 Staples Street further to the south. Further to the south of the site, and opposite the site to the west, are a mix of single and two storey detached dwelling

houses within Staples Street. To the rear of the site lies a single storey detached dwelling with detached double garage adjoining the common boundary with the subject site and fronting St Kilda Street.



To the north, opposite the site, on the opposite junction of Staples and St Kilda Streets lies a two storey detached dwelling house with vehicular access from St Kilda Street adjoining the rear property boundary of this property. Further to the North, Staples street is characterised by a mix of single and two storey detached dwelling houses. St Kilda Street to the east is predominantly characterised by single storey detached dwelling houses, with a two storey townhouse development at 24 St Kilda Street.



The subject site is zoned R2 Low Density Residential and is affected by Class 5 Acid Sulfate Soils and the 45.72m Building Height Civil Aviation Regulations.

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 (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, has been considered in the assessment of this application.

The table below outlines the key controls within the SEPP that are applicable to this application:

Applicable Clause	Provision	Proposed development	Complies
22 - Concurrence of Regulatory Authority for certain applications <i>(Reg.107/108 of Education & Care Services National Regulations)</i>	Concurrence of regulatory authority required where a variation to the minimum required indoor / outdoor play areas is proposed.	Concurrence of regulatory authority not sought by applicant.	Yes
23 – Child Care Planning Guideline	The consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development	The provisions of the Child Care Planning Guideline have been taken into consideration in this assessment and detailed below.	Yes
25 –Non Discretionary Development Standards	a) Location -the development may be located at any distance from an existing or proposed early education and care facility.	The subject site is located in accordance with the provisions of this clause.	Yes
	b) Indoor / Outdoor space (i)3.25sq/m per child indoor (ii)7sq/m per child outdoor	Total indoor = 128.7sq/m (39 children can be accommodated) 128.7sq/m = 3.3sq/m per child based on 37 children proposed Total outdoor = 242.3sq/m <i>(34 children can be accommodated, not 37 as sought by applicant)</i>	Yes No-Proposal conditioned to accommodate 34 children.
	c) Site Area & Site Dimensions -the development may be located on a site of any size and have any length of street frontage or any allotment depth.	14.935m frontage to Staples Street / 701sq/m site area.	Yes

Applicable Clause	Provision	Proposed development	Complies
	d) Colour of building materials or shade structures -the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.	Brown, grey, white colour scheme proposed.	Yes
26 – Development Control Plans	A provision of a DCP that specifies a requirement, standard or control in relation to any of the following matters(<i>including by reference to ages, age ratios, groupings, numbers or the like, of children</i>)does not apply to development for the purpose of a centre-based child care facility:		
	(a)operational or management plans or arrangements (including hours of operation),	POM submitted, proposal to be conditioned to require comprehensive revised report to be submitted prior to Occupation certificate. Proposed hours 7.30am - 6.00pm are deemed acceptable.	Yes
	(b)demonstrated need or demand for child care services,	Needs analysis not required by Rockdale DCP 2011	Yes
	(c) proximity of facility to other early childhood education and care facilities,	Locational criteria of RDCP 2011 superseded by this provision	Yes

Applicable Clause	Provision	Proposed development	Complies
	<p>(d)any matter relating to development for the purpose of a centre-based child care facility contained in:</p> <p>i)the design principles set out in Part 3 of the Child Care Planning Guideline, or</p> <p>ii)The matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline(<i>other than those concerning height, side and rear setbacks or car parking rates</i>)</p>	<p>Part 3 of the Guideline does not apply to this proposal as per <i>ArtMade Architectural Pty Ltd v Willoughby City Council [2018] NSWLEC 1022</i>.</p> <p>Assessment against Part 4 undertaken below.</p>	

Child Care Planning Guideline

As per the findings of Commissioner Smithson in “*ArtMade Architectural Pty Ltd v Willoughby City Council [2018] NSWLEC 1022*”, 23 January 2018, Part 4 – Education and Care Services National Regulations of the Child Care Centre Guideline is the only part of the aforementioned Guideline to apply to the subject application.

This is as a result of the lodgement of the DA prior to the finalization of SEPP - Educational Establishments and Child Care Centres 2017 and the savings and transitional provisions found in Schedule 5 of the SEPP which are limited to Part 4.

Given the above, the proposal has been assessed against Part 4 of the guideline below.

Part 4 – Education & Care Services National Regulations

<i>Regulation</i>	<i>Requirement</i>	<i>Proposal</i>	<i>Complies</i>
104 – Fencing or barrier that encloses outdoor spaces	Outdoor space that will be used by children will be 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.	Appropriate child proof fencing provided at periphery of outdoor play areas on site	Yes
106 - Laundry & Hygiene Facilities	On site laundry facilities should contain: <ul style="list-style-type: none"> • a washer or washers capable of dealing with the heavy requirements of the facility • a dryer • laundry sinks • adequate storage for soiled items prior to cleaning • an on site laundry cannot be calculated as usable unencumbered play space for children 	Appropriate laundry facilities provided at first floor level	Yes
107 - Indoor Space Requirements	Min 3.25sq/m unencumbered indoor space per child. <i>Note - Veranda's may be included when calculating indoor space with the written approval from the regulatory authority. Openings shall be capable of being fully closed during inclement weather.</i>	Refer to SEPP - (Educational Establishments and Child Care Facilities) 2017 table above.	Yes

	Storage - min 0.3m ³ per child external (Min 11.1m ³) - min 0.2m ³ per child internal (Min.7.4m ³)	External storage not depicted. This however can be accommodated adjoining the northern wall of the lift / stairwell on site. The proposal will be conditioned accordingly. 7.4m ³ of Internal storage is provided	Yes
	Prams, bikes and scooters should be located adjacent to the building entrance	Adequate area provided for prams, bikes etc adjoining main entrance	Yes
108 - Outdoor Space Requirements	Min 7sq/m per child unencumbered outdoor space <i>Note - Calculating unencumbered space should not include areas of dense hedges / plantings along boundaries which are designed for landscaping purposes and not for children's play.</i>	Outdoor play areas as proposed can accommodate 34 children not 37 as sought by applicant.	No - proposal conditioned to accommodate maximum 34 children
109 - Toilet & Hygiene Facilities	Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants.	Proposal provides junior toilets, low level sinks and appropriate hand drying facilities with direct access from both indoor and outdoor play areas. Appropriate windows and screens are provided for supervision and privacy.	Yes

110 – Ventilation & Natural Light	To achieve adequate natural ventilation, the design of the child care facilities must address the orientation of the building, the configuration of rooms and the external building envelope, with natural air flow generally reducing the deeper a building becomes. It is recommended that child care facilities ensure natural ventilation is available to each indoor activity room.	All indoor play areas are capable of being naturally ventilated and receive adequate natural light given their orientation and design.	Yes
	Consideration should be given to: • providing windows facing different orientations • using skylights as appropriate • ceiling heights.	Appropriate ceiling heights are proposed i.e. 2.7m / 2.4m	Yes
111 – Administrative Space	A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.	Appropriately sized office / reception area provided at ground level and staffroom at first floor	Yes
	Administrative spaces should be designed to ensure equitable use by parents and children at the facility. A reception desk may be designed to have a portion of it at a lower level for children or people in a wheel chair.	The proposal has been conditioned to ensure compliance with Part 4 of the Education & Care Services National Regulations and associated disability legislation.	Yes

112 – Nappy Change Facilities	<p>Design considerations include:</p> <ul style="list-style-type: none"> • properly constructed nappy changing bench or benches • a bench type baby bath within one metre from the nappy change bench • the provision of hand cleansing facilities for adults in the immediate vicinity of the nappy change area • a space to store steps • positioning to enable supervision of the activity and play areas. 	Appropriate nappy change facilities are illustrated on plans.	Yes
113 – Outdoor Space Natural Environment	The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment	Appropriately designed outdoor spaces with range of play areas and experiences available	Yes
114 – Outdoor Space Shade	The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Building Cantilever and shade cloth proposed to a portion of the rear outdoor play area	Yes
115 – Premises Designed to Facilitate Supervision	Rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.	Facilities designed to maximise supervision of children including, nil doors to children's toilet cubicles, appropriately located windows to bathrooms / nappy change areas and installation of vision panels.	Yes

97 / 168 - Emergency & Evacuation Procedures	Facility design and features should provide for the safe and managed evacuation of children and staff from the facility in the event of a fire or other emergency	Fire egress has been considered in the design of the proposed development. Appropriate fire exits are provided and evacuation diagrams submitted.	Yes
	An emergency and evaluation plan should be submitted with a DA and should consider: <ul style="list-style-type: none"> • the mobility of children and how this is to be accommodated during an evacuation • the location of a safe congregation / assembly point, away from the evacuated building, busy roads & other hazards etc • how children will be supervised during the evacuation and at the congregation /assembly point, relative to the capacity of the facility and governing child-to-staff ratios. 	The proposal has been conditioned to require a revised Plan of Management to be endorsed by Council prior to the issue of the occupation certificate, which provides details in relation to Fire Safety, Certification and the Emergency Evacuation Plan of the centre.	Yes

	<p>Where a covered space such as a veranda is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> • be open on at least one third of its perimeter • have a clear height of 2.1 metres • have a wall height of less than 1.4 metres where a wall with an opening forms the perimeter • have adequate flooring and roofing • be designed to provide adequate protection from the elements 	Veranda is appropriately designed.	Yes
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State Environmental Planning Policy (Infrastructure) 2007

Clause 45 - Works within the vicinity of electricity infrastructure

The application is subject to clause 45 of the SEPP as the development proposes works within the vicinity of electricity infrastructure, being adjoining power lines within St Kilda Street and a substation within 30m opposite the site. Therefore in accordance with clause 45(2) the consent authority must give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and take into consideration any response to the notice that is received within 21 days after the notice is given.

Accordingly, the proposal has been sent to Ausgrid. The authority has responded confirming that the existing substation location 30m opposite the site was of negligible concern and thus granted approval for the development subject to several conditions of consent, which have been imposed on the draft Notice of Determination. The application is consistent with the provisions of the SEPP and is acceptable in this regard.

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 proposal seeks to incorporate two business identification signs as follows within the R2 Low Density Residential zone.

- a) 1.5m x 1.2m sign fixed upon both the Staples and St Kilda Street elevations. Both signs are positioned at first floor level and comprise the name of the proposed facility, ages accommodated, phone number and an image.

The proposed signage has been assessed against the criteria within Schedule 1 of the SEPP.

Proposed signage as noted above is compatible with the locality to which it is located, is of a scale and proportion appropriate for the proposed use and identifies the child care centre facility as existing and proposed on the subject property. Relevant conditions are proposed to ensure that the signage is not illuminated, does not use flashing lights, does not use electronically changeable messages or animated display, and does not contain moving parts or simulated movement or a method and level of illumination that distracts or dazzles users of the roadway.

The proposal is therefore considered to be consistent the with objectives of the SEPP.

Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with objectives	Compliance with standard/provision
2.3 Zone R2 Low Density Residential	Yes	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
5.9AA Trees or vegetation not prescribed by development control plan	Yes	Yes - see discussion
6.1 Acid Sulfate Soil - Class 5	Yes	Yes - see discussion
6.2 Earthworks	Yes	Yes - see discussion
6.4 Airspace operations	Yes	Yes - 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 site is zoned R2 – Low Density Residential in RLEP 2011. The construction of a “child care centre” with ancillary signage is permissible with development consent. The proposal is consistent with the objectives of the R2 zone in that it seeks to provide for a land use which provides a service to meet the needs of residents.

2.7 Demolition requires consent

The proposed development seeks consent for the demolition of the existing dwelling house and swimming pool on site and hence satisfies the provisions of this Clause.

4.3 Height of buildings

A maximum height of 8.5m applies to the subject site. The height of the proposed child care centre is 7.8m to the highest point and complies with the requirements of this clause.

4.4 Floor space ratio - Residential zones

A 0.5:1 FSR applies to the subject site, this equates to a maximum permissible gross floor area of 350.5sq/m across the entire site. The existing secondary dwelling on site comprises a total approved floor area of 60sq/m, as per DA-2010/234.

The proposed child care centre comprises a proposed floor area of 269sq/m. This includes the first floor outdoor play area, which as per the submitted Acoustic Report requires the provision of a 1.8m high acoustic screen to the western side fronting Staples Street, thus shall be counted as gross floor

area for the purposes of this assessment given the GFA definition in RLEP 2011.

Given the above, the proposal, including the existing dwelling to be retained, comprises a total floor area of 329sq/m across the site and subsequent FSR of 0.46:1. The proposal complies with the requirements and objectives of this clause.

5.9AA Trees or vegetation not prescribed by development control plan

The proposal involves the removal of six small trees on site, two within the front yard and four along the southern side boundary towards the rear of the site. These trees are not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council and therefore their removal is permitted without development consent. The proposal is satisfactory in this regard.

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

The proposal involves excavation within the site to accommodate a basement level. The impacts of the proposed earthworks have been considered in the assessment of this proposal. Conditions of consent have been imposed in the draft Notice of Determination to ensure minimal impacts on the amenity of surrounding properties, drainage patterns and soil stability. The proposal meets the objectives of this clause.

6.4 Airspace operations

The proposed development is affected by the 45.72m Building Height Civil Aviation Regulations. The proposed development comprises a maximum building height of 37.68RL and is well below the regulatory height in this regard. Given the aforementioned, it is considered that the proposed development will have minimal adverse impact on the OLS and hence is acceptable with regards to this Clause.

6.7 Stormwater

The proposal involves the construction of an on site detention system to manage stormwater. The proposed stormwater system has been approved by Council's development engineers and is consistent with this clause.

6.12 Essential services

Services will generally be available on the site. Additional conditions have been incorporated in the draft Notice of Determination requiring consultation with relevant utility providers in regards to any specific requirements for the provision of services on the site.

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

No relevant proposed instruments are applicable to this proposal.

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
4.1.1 Views and Vista	Yes	Yes
4.1.3 Water Management	Yes	Yes
4.1.4 Soil Management	Yes	Yes - see discussion
4.1.9 Lot size and Site Consolidation - Child care centres	Yes	Yes - see discussion
4.2 Streetscape and Site Context - General	Yes	Yes - see discussion
4.3.1 Open Space and Landscape Design - Child care centres	Yes	No - see discussion
4.4.2 Solar Access - General Controls	Yes	Yes - see discussion
4.4.4 Glazing - General Controls	Yes	Yes
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	Yes	Yes - see discussion
4.6 Parking Rates - Child Care Centres	Yes	No - see discussion
4.6 Car Park Location and Design	Yes	Yes - see discussion
4.6 Vehicles Enter and Exit in a Forward Direction	Yes	Yes
4.6 Basement Parking - General	Yes	Yes
4.6 Driveway Widths	Yes	Yes
4.6 Access to Parking	Yes	Yes
4.7 Air Conditioning and Communication Structures	Yes	No - see discussion
4.7 Waste Storage and Recycling Facilities	Yes	Yes - see discussion
4.7 Service Lines/Cables	Yes	Yes
5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings	Yes	No - see discussion
6.1 Provision of Child Care Places	Yes	No - see discussion
6.1 Child Care Centre - Location	Yes	Yes - 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	Yes	Yes - see discussion
6.1 Child Care Centre - Parking and Pedestrian Safety	Yes	Yes - see discussion
6.1 Child Care Centre - Hours of Operation	Yes	Yes - see discussion
6.1 Dual use – Child Care Centre/Residential Dwelling	Yes	Yes - see discussion
6.4 Advertising and Signage	Yes	Yes

4.1.4 Soil Management

The Soil & Water Management Plan has been submitted and general erosion and sediment control strategies are proposed to ensure that the potential for impact on adjoining land and surrounding waterways is minimised.

Temporary fencing is to be erected along the boundaries of the site. A builders all weather access is required to be provided onto the site.

4.1.9 Lot size and Site Consolidation - Child care centres

As per the requirements of this clause, the minimum dimensions (width or depth) of corner sites are 15m, for the purposes of redevelopment for a child care centre. The subject site has a width of 14.935m to Staples Street and a depth of 42.29m to St Kilda Street and complies with the provisions of this clause. Notwithstanding, it is noted that the provisions of the SEPP - Educational Establishments and Child Care Facilities 2017 supersede the aforementioned requirements and permit child care centres on a site of 'any size and have any length of street frontage or any allotment depth'. The proposal is satisfactory in this regard.

4.2 Streetscape and Site Context - General

The proposed development provides a two storey building presentation to Staples Street, with provision for carparking within a basement level. Open form front fencing to a maximum height of 1.5m is proposed to Staples Street. The facade of the development has been designed to address the street and incorporates a variety of windows and openings, with a balcony space at first floor level addressing Staples Street. The basement entry is obscured by a 3.5m wide roller door, which is not inconsistent with nearby residential garaging.

The first floor balcony space will be utilised for the purposes of an outdoor play space. In order to ensure it retains an appearance consistent with that of the residential building forms nearby, the proposal will be conditioned to require that any component of the acoustic greater than 1m be provided as clear Perspex.

The proposal incorporates the planting of shrubs and groundcovers within the front yard of the site, with open form front fencing 1.2m in height on a rendered base and up to 1.6m at the junction of Staples and St Kilda Streets as a result of the natural topography of the area.

The development incorporates a range of colours and finishes including render, face brick, aluminium windows / doors and metal sheet roofing to provide a contemporary appearance, whilst harmonizing with the existing residential building forms in the context of the site.

The proposal is considered to provide an appropriate building form and streetscape response within the street and is satisfactory in regards to the objectives of this clause.

4.3.1 Open Space and Landscape Design - Child care centres

As per the requirements of this clause, a minimum of 140.2sq/m of the site is to be retained as landscaped area (i.e. deep soil). While the proposal includes a substantial rear outdoor play area, this is not all included as 'landscaped area' by definition. The areas that are included as 'landscaped area' include the periphery planting on site and front garden beds which have an area of 111.3sq/m. Accordingly the proposal comprises a deficiency of 28.9sq/m of landscaped area on site.

It is important to clarify that the intent of this requirement is to ensure the appropriate management of stormwater, provide privacy and enhance environmental amenity and the streetscape.

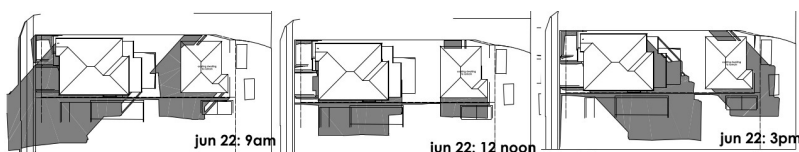
The proposal incorporates appropriate planting within the front setback of the site to Staples and St Kilda Streets, with ground covers, shrubs and accent plants proposed to a maximum height of 1.8m. Additionally planting is proposed at the periphery of rear outdoor play areas on site and to the secondary dwelling. The proposal incorporates expansive soft fall and synthetic turfed areas within the rear outdoor play areas which are porous, allowing water to naturally infiltrate into the site. Furthermore

stormwater plans were submitted with the application, these were reviewed and supported by Councils Engineers, ensuring the appropriate management of stormwater onsite.

Notwithstanding the proposed non compliance, the proposal is considered to satisfy the objectives of this clause and is satisfactory in this regard.

4.4.2 Solar Access - General Controls

Shadow diagrams submitted with the application confirm that the private open space areas and habitable rooms of adjoining properties, specifically the dwelling located at 106 Staples Street retain a minimum of 3 hours of solar access in midwinter. With respect of 106 Staples Street it is noted that east facing windows receive morning sun, with west facing windows receiving afternoon sun in midwinter. The majority of the rear POS of this dwelling receives sunlight throughout the day in midwinter, albeit a small portion of this space which is overshadowed by the proposed development. Accordingly, the proposal complies with the objectives and requirements of this clause.



4.4.5 Visual privacy

Plans do not illustrate the provision of any window openings to the southern wall of the proposed child care centre, as such overlooking and / or privacy impacts to 106 Staples Street are not evident. First floor windows to the rear of the proposed facility are situated in excess of 20m from the rear boundary of the site and as such are not anticipated to have the potential to result in adverse privacy impacts of the rear adjoining neighbour.

The proposal is satisfactory in regards to the provisions and objectives of this clause.

4.4.6 Noise Impact - Non-residential

The applicant submitted a revised Acoustic Report undertaken by NG Child and Associated revised 26 April 2017. The report recommended a number of measures to be implemented on site during & following construction in order to minimise noise likely to be associated with the development. I.e. roof/ceiling/wall materials, glazing recommendations, construction of 1.8m high acoustic fencing at the periphery of ground level outdoor play area and a minimum 1.2m high acoustically treated wall / balustrade to the western side of the first floor outdoor play area.

In addition to the above a Plan of Management (POM) was submitted by the applicant, which clarifies the outdoor play schedules of children as follows and notes that the maximum number of children proposed to play outdoors, fully supervised, at any one time is 20:

<i>Age Group</i>	<i>0-2 years</i>	<i>2-3 years</i>	<i>3-6 years</i>
<i>Outdoor Play Times</i>	9.30am - 10.00am 11.45am - 1.00pm	8.30am – 9.30am 3.30pm – 4.15pm	10.30am – 11.15am 4.15pm – 6.00pm
<i>Total Proposed Outdoor Play</i>	1 hour 45 minutes	1 hour 45 minutes	2.5 hours

As can be seen above, proposed outdoor play times are staggered which ensures not all children are outdoors at any one time. This further assists in minimising potential perceived acoustic impacts to residential neighbours.

Whilst a POM has been submitted, the proposal will be conditioned to require the submission of a revised and comprehensive Plan of Management to Council for endorsement prior to the issue of the Occupation Certificate for the development. The revised and comprehensive POM shall be a single document and incorporate specific details in relation to the operation and management of the centre.

Given the standard operation of child care centres in general it is noted that a range of outdoor activities from sensory play (i.e. sand pit / water play) to physical activities are likely to be expected within outdoor play areas. Other activities that may be provided for the children include but are not limited to cognitive experiences i.e. puzzles, fine motor skills i.e. drawing or sustainable experiences i.e. vegetable garden.

Further to the above, ground surfaces proposed within the rear ground level outdoor play area are to comprise rubber soft fall, permeable synthetic grass and sand, which will assist in minimizing reverberant noise transmission.

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 and standard conditions of consent, the proposal satisfies the provisions and objectives of this clause.

4.5.2 Social Equity - Equitable Access

The proposed development has been designed to ensure equitable access is provided from the footpath at the frontage of the site, to, within and throughout the development. Accessible parking, ramp, lift access and facilities are provided on site. The proposed development satisfies the provisions and objectives of this clause and the proposal is further consistent with the access requirements of the Child Care Centre Planning Guideline.

4.6 Parking Rates - Child Care Centres

Car parking for the proposed development on site is required to be provided as follows:

DCP	Required	Proposed	Complies
1 space per 20 children	37 children = 2 spots	3 basement spaces (including 1 accessible)	Yes
1 space per 2 staff	6 staff = 3 spots	3 spaces	Yes

1 space per residential component on site	1	1	Yes - Existing dwelling retains use of individual garage and separate vehicular entrance from St Kilda Street.
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Notwithstanding the above, the adaptable car space is shown on plans to be tandem to a staff car space. This is unsatisfactory, as it is required to be shared by staff and visitors on an as needs basis. As such, the proposal has been conditioned to require that the basement plan be amended / reconfigured and the basement extended closer to the northern side boundary, to accommodate an accessible space which is separate to the required staff and visitor car spaces.

As conditioned, the proposal complies with the requirements and objectives of this clause.

4.6 Car Park Location and Design

The proposal provides for appropriately located and accessible on site car parking for staff and visitors. The proposed car parking area has been designed to ensure that vehicles can enter and exit in a forward direction and so that it does not detract from the streetscape. The proposal is satisfactory with respect to the provisions and objectives of this clause.

4.7 Air Conditioning and Communication Structures

Plans do not illustrate the proposed location of air conditioning units. The proposal has been conditioned to ensure that this information is illustrated on plans and approved by Council or the Principal Certifying Authority prior to the issue of any Construction Certificate. The proposal has further been conditioned that the units are located away from common side and rear boundaries with neighbouring properties so as to minimise adverse acoustic impacts.

4.7 Waste Storage and Recycling Facilities

Plans illustrate the provision of an appropriately sized and located garbage room in the basement of the proposed child care facility. The residential dwelling on site retains its own independent waste storage facilities. The proposal is satisfactory in this regard.

5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings

As required by the provisions of this clause, new development shall provide a street setback that is consistent with the prevailing setbacks in the street. Where a secondary street adjoins the site, a secondary setback of 1.5m is required to this frontage. A minimum rear setback of 6m is required for two storey development.

Plans illustrate the provision of a 5.4m - 6.4m front setback to Staples Street, to the front building line and proposed roller shutter to the basement entrance. This is generally consistent with the established front setback of building forms fronting Staples Street whose front setbacks range from 4m - 6.5m. The proposed building form comprises a ground level rear setback of 20m with a 23m rear setback to the first floor level.

The development comprises a 1.2m southern side setback to the southern common side boundary with 106 Staples Street and 1.2m - 1.5m side boundary to the northern side boundary adjoining St Kilda

Street.

The proposal illustrates a minor non compliance (0.3m) to the required 1.5m setback to the secondary street (St Kilda Street) as a result of a small portion of the northern building façade comprising the ground level bathroom in addition to the first floor bathroom and laundry, which are positioned 1.2m from this northern boundary. The aforementioned represents a maximum length of 4.95m building wall which is closer than the required 1.5m to this boundary. The variation in this instance is supported as it does not give rise to adverse privacy or overshadowing impacts and provides articulation in the northern building façade in lieu of a lengthy unarticulated wall in this location.

A minor variation to the secondary street setback is deemed satisfactory in this instance and the proposal remains consistent with the objectives of this clause.

6.1 Provision of Child Care Places

As per the provisions of this clause 33% (13 of 37) of the child care places proposed are to be provided for 0-2year old children. The application proposes 12 of 37 spaces for 0-2 year old children, this is equivalent to 32.4% and does not strictly comply with the provisions of this clause.

Notwithstanding the above, as this clause specifies a requirement in relation to the grouping of children, the provisions of clause 26 of State Environmental Planning Policy - (Educational Establishments and Child Care Facilities) 2017 supersede this requirement. In this regard the proposal is satisfactory.

6.1 Child Care Centre - Location

The subject site is a corner property which does not directly adjoin more than 2 properties and is a purpose built child care centre facility. As per the requirements of this clause, child care centres shall satisfy certain locational criteria and shall not be located as follows:

a) 'In close proximity to existing or approved child care centres in residential zones'

Comment: The subject site is positioned within 300m of an established child care centre at 145-147 Wolli Street Kingsgrove. This facility has consent to operate between the hours of 7.30am - 6.30pm Monday to Friday and accommodates 28 children (8 x 2-3 yrs / 20 x 3-5yrs).

Notwithstanding the above, the non-discretionary development standards of clause 25(2)(a) and the provisions of clause 26 of State Environmental Planning Policy - (Educational Establishments and Child Care Facilities) 2017 enable the proposed development to be located at any distance from an existing or proposed early education and care facility.

Given the above the location of the proposed child care centre is satisfactory.

b) 'on the same street in residential zones, depending on the nature and length of the street, where another centre (including a centre that has been approved) already exists'

Comment: There are nil approved / established child care centres in Staples Street.

c) 'where there are unsatisfactory on street parking/traffic conditions or restrictions (for example, on bus stops, no standing areas, unsafe traffic volumes or with poor sight distances)'

Comment: Councils Development Engineer has reviewed the proposal and does not raise any

concerns with respect to unsatisfactory on street parking or traffic restrictions, nor sight distances, with respect of Staples and St Kilda Streets.

d) *'on narrow, one way, dead end roads or cul de sacs (unless the property has a double street frontage with a drive through capability)'*

Comment: Staples Street is not a narrow, one way, dead end or cul de sac road.

e) *'on sites with a boundary to Classified Roads'*

Comment: The subject site does not comprise a boundary to a classified road.

f) *'on steep sites'*

Comment: 108 Staples Street is not a steep site.

g) *'in view of the entrance to drug clinics, sex industry, adult entertainment premises and other such uses'*

Comment: 108 Staples Street is not in view of the above uses.

h) *'in/adjacent to industrial areas/contaminated sites or other similar site where health hazard may occur'*

Comment: 108 Staples Street is not in or adjacent to the above.

i) *'within 100 metres from high voltage transmission lines, pylons and electrical substations or any other electromagnetic radiation'*

Comment: Consideration has been given to the nearby power lines and substation. It has been confirmed in writing by Ausgrid that the electromagnetic field radiation at the site would be negligible and that an electromagnetic radiation assessment is not required. Ausgrid has confirmed that these items are of negligible concern and unlikely to adversely impact upon the use of the site for the proposed development.

The proposed Telstra Hazchem class 8 storage facility is located at 111 Wollie Street Kingsgrove, approximately 220m from the subject site and is used for the storage of corrosive substances. Given the distance of the Telstra facility from the subject site, this is not deemed to be a reason to warrant refusal of the application.

j) *'in flood risk areas'*

Comment: 108 Staples Street is not a flood affected site.

Further to the above the provisions of this clause require that clear and safe pedestrian pathways are provided from from car parking areas to the building entry. The proposal does not incorporate delineated and defined pedestrian pathways within the basement car parking area on site to the lift providing access to the ground floor level. The proposal has been conditioned accordingly to ensure the basement plan is revised and delineated pedestrian paths are clearly identifiable.

6.1 Child Care Centre - Building Design

As previously discussed within this report, the proposal provides an appropriate streetscape response to Staples and St Kilda Streets and is generally consistent with residential building forms in close proximity of the site.

As designed, the proposed facility provides appropriate indoor / outdoor linkages with clear visibility via the use of full height glazing to new play rooms, to enable uninterrupted lines of sight and visual interaction with the outside environment, and providing a high degree of supervision throughout, both indoors and outdoors.

The proposal is satisfactory with regards to this clause.

6.1 Child Care Centre - Visual and Acoustic Impact

The matters of visual and acoustic privacy have been previously addressed in this report.

6.1 Child Care Centre - Indoor and Outdoor Space

As this clause specifies a requirement for minimum required indoor and outdoor play areas, this provision is superseded by the provisions of clause 26 of State Environmental Planning Policy - (Educational Establishments and Child Care Facilities) 2017, given the aforementioned requirements are outlined within the Child Care Planning Guideline.

6.1 Child Care Centre - Parking and Pedestrian Safety

As previously discussed in this report, the proposal has been conditioned to ensure the basement plan is revised and delineated pedestrian paths are clearly identifiable, thus maximising pedestrian safety on site.

6.1 Child Care Centre - Hours of Operation

The hours of operation of the child care centre are Monday to Friday, 7.30am – 6.00pm. The aforementioned hours comply with the requirements of this clause.

The POM refers to '*After Hours Events*' proposed, being the Centre Opening Day, Graduation Ceremony and Family Christmas Party. Given the hours sought for these events have not been specified and consideration has not been given to these events within the applicants traffic or acoustic reports submitted to Council, the hours of operation of the proposal will be conditioned and operation beyond these hours will not be permitted.

Notwithstanding the above, as this clause specifies a requirement for hours of operation, this provision is superseded by clause 26 of State Environmental Planning Policy - (Educational Establishments and Child Care Facilities) 2017.

6.1 Dual use – Child Care Centre/Residential Dwelling

As per the provisions of this clause, the dwelling remaining on site is required to be occupied by either the owner/operator or a member of staff, the dual use of the site must not result in over development of the site to the detriment of the users of the site and the amenity of surrounding residential areas, one car space is to be provided to the dwelling along with separate pedestrian access and an area of private open space with a minimum 30 square metres and a minimum width of 6 metres is to be provided. This POS area must obtain 3 hours solar access in midwinter.

Plans illustrate the provision of separate pedestrian access from St Kilda Street along with 1 dedicated garage space for the dwelling. The proposal shall be conditioned to ensure that the dwelling is occupied by either the owner, operator or a member of staff as required by the provisions of this clause.

Plans further illustrate the provision of a total of 45.4sq/m of private open space area to the south and east of the secondary dwelling, behind the building line and surrounded by 1.8m high fencing. A total of 15sq/m is also provided as a front yard to St Kilda Street. Whilst the front yard of the dwelling to be retained is not necessarily private given the 1.2m high fencing proposed, this space directly adjoins and is capable of acting as an extension of the indoor living area of this dwellings, providing further amenity. The POS areas allocated to this dwelling receive a minimum of 3hours of solar access in midwinter from 9am - 12pm.

Given the above, the proposal is satisfactory with regards to the provisions and objectives 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 6 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 (12 children = 3 staff)	6 staff overall	Yes
	2-3yrs 1 per 5 children (5 children = 1 staff)		
	3-6yrs 1 per 10 children (20 children = 2 staff)		
	Minimum 6 child care staff required		

Given the above, for the breakdown of children proposed, the proposal requires a minimum of 6 child care staff on site and complies with the regulations in terms of child care staffing numbers.

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

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the proposal. The subject site is suitably located and oriented so as to facilitate redevelopment for a child care centre facility. The subject site is within 260m walking distance to Gilchrist Park and 500m walking distance to Kookaburra Reserve, the property is also midway between Kingsgrove and Bexley North Town Centres. Staples Street also has good access to local bus

services, including the 491 Hurstville to Five Dock and 493 Roselands to Rockdale.

As designed however it is reiterated that unencumbered outdoor play areas cannot accommodate the 37 children sought by the applicant, but only 34, when calculating outdoor play areas in accordance with Part 2.7 - Outdoor Environment of the Child Care Planning Guideline. Given the aforementioned, the proposal shall be conditioned to limit the number of children permitted to be accommodated within the centre to 34.

Additional conditions of consent are proposed to further minimise any impacts on neighbouring properties. There are no known major physical constraints, environmental impacts, natural hazards or exceptional circumstances that would hinder the suitability of the site for the proposed development.

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

The development has been notified in accordance with the provisions of Rockdale DCP 2011 and a total of seven (7) individual letters & 1 petition with 16 signatories opposing the proposal were received. The issues raised in the submission are discussed below:

Inappropriate hours of operation / Proposal is a long day care centre and should operate in tandem with school terms

Comment: The proposed child care centre is as defined by RLEP 2011. The proposal is consistent with the hours of operation permitted by Rockdale DCP 2011 and the hours of operation permitted by the Child Care Planning Guideline.

Traffic / Car parking impacts / Lack of required on site car parking / All parking should be provided on site and not on street to disadvantage other residents / Proposal will make street unsafe and add congestion / unsafe corner location and busy intersection with no existing or proposed pedestrian crossings / buses already run up and down the street causing congestion

Comment: Councils Engineer and the Bayside Traffic Development Advisory Committee peer reviewed the proposal and noted that the proposal is unlikely to result in adverse traffic and carparking impacts. Required parking as per the provisions of Rockdale DCP 2011 is to be provided on site for the proposed facility.

The traffic generated by the proposed development is further suitably capable of being accommodated within the surrounding local road network. The proposed driveway is appropriately located and the location of the subject site is deemed to be suitable for the proposed development.

Inappropriate location, should be closer to Kingsgrove Station/ there are a number of other centres within close proximity to the site i.e. corner of Oliver St and Stoney Creek Road and 145-147 Wollie Street Kingsgrove (less than 300m away) / 13 existing child care centres within 450m to 3.3km / contrary to locational requirements of DCP 2011 / Substation opposite site, child care centres should not be located within 100m of high voltage transmission lines, pylons and electrical substations or any other electromagnetic radiation / Hazchem class 8 storage of dangerous goods in Telstra Kingsgrove Exchange Facility less than 400m from site

Comment: The provisions of the SEPP stipulate that child care centres may be "located at any distance from an existing or proposed early education and care facility". As such the proximity of the site to established child care centres is not sufficient to warrant refusal of the application.

Consideration has been given to the nearby power lines and substation, and as previously discussed within this report, Ausgrid has confirmed that these items are of negligible concern and unlikely to adversely impact upon the use of the site for the proposed development.

The proposed Telstra Hazchem class 8 storage facility is located at 111 Wollie Street Kingsgrove, approximately 220m from the subject site and is used for the storage of corrosive substances. Given the distance of the Telstra facility from the subject site, this is not deemed to be a reason to warrant refusal of the application.

Acoustic impacts given use of outdoor play space / Acoustic inconvenience to shift workers / Loss of amenity to neighbours / Construction noise impacts

Comment: The acoustic impact of the proposed development has been assessed within this report. The proposal is unlikely to adversely impact upon the amenity of neighbouring residential properties. With respect of construction noise, it is noted that this is temporary in nature and conditions of consent will limit the hours of work construction is to be confined to.

Nil details of advertising signage are provided

Comment: Details of proposed advertising signage were provided to Council and made available for public viewing online.

Residential area is not a place for business

Comment: The proposal is a permissible use within the subject zoning.

Inappropriate streetscape character / Visual bulk / inappropriate front and side setbacks / Overdevelopment of the site

Comment: Matters relating to streetscape, building form, FSR and setbacks have previously been considered as part of this assessment. The proposal is not an overdevelopment of the subject site and is satisfactory in this regard.

Inappropriate waste management

Comment: The proposal provides for a suitably sized and located waste storage area for the proposed child care centre in the basement of the proposed development.

Devaluation of land property / insurance will fluctuate on our homes

Comment: The matter of devaluation is not a planning consideration under S79C of the Act.

Overshadowing / Loss of privacy

Comment: Matters of overshadowing and visual privacy have been considered in this report. The proposal does not generate adverse visual privacy or overshadowing impacts to neighbouring properties.

No consideration given to loading / unloading for delivery vehicles

Comment: Rockdale DCP 2011 does not necessitate a loading / unloading bay for proposed child care centres.

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

The proposal has been assessed against the relevant planning policies applying to the site having regard to the objectives of the controls. As demonstrated in the assessment of the development application, the proposal will allow the redevelopment of the site in accordance with its environmental capacity. The proposed development complies with the relevant development standards and objectives and effectively accommodates the proposed uses and associated parking necessary on the subject site, without adversely impacting upon the existing streetscape character or amenity of neighbouring properties. As such it is considered that the development application is in the public interest.

Schedule 1 - Draft Conditions of consent

General Conditions

The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.

1. The term of this consent is limited to a period of five (5) years from the date of the original approval. The consent will lapse if the development does not commence within this time.
2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan/Dwg No.	Drawn by	Dated	Received by Council
Site Plan DA01 - Issue E3	archizen architects	19/01/2018	
Basement Plan DA02 - Issue E3	archizen architects	19/01/2018	
Ground Floor Plan DA03 - Issue E3	archizen architects	19/01/2018	
First Floor Plan DA04 - Issue E3	archizen architects	19/01/2018	
Roof / Existing Secondary Dwelling Plan DA05 - Issue E3	archizen architects	19/01/2018	
West / South Elevation DA06 - Issue E3	archizen architects	19/01/2018	
East / North Elevation DA07 - Issue E3	archizen architects	19/01/2018	
Sections / Ramp Profile DA08 - Issue E3	archizen architects	19/01/2018	

Landscape Plans Sheet 1 of 3 to 3 of 3 Revision D	Concept Landscape Architects	19/01/2018	
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3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
4. **A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.**
5. The first floor balcony shall not be enclosed at any future time without prior development consent.
6. The dwelling on site shall be used as a single occupancy only.
7. This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.
8. Excavation, filling of the site or construction of retaining walls are not permitted unless approved by a separate Development Consent and authorised by a subsequent construction certificate.
9. Mail boxes must be installed along the street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.

Development specific conditions

The following conditions are specific to the Development Application proposal.

10. A maximum of 20 children and associated staff are permitted within outdoor play areas on site at any one time.
11. The hours of operation of the approved use shall be restricted to between 7.30am and 6.00pm Mondays to Fridays. Operation or use of the facility beyond these hours is not permitted.

The child care centre shall accommodate a total of 34 children (12 x 0-2 years / 5 x 2-3 years / 17 x 3-5 years), on site at any one time.
12. The development shall comply with Part 4 of the Education & Care Services National Regulations.
13. The maximum number of persons working on the premises shall be limited to six (6).
14. Safer by Design
To maximise security in and around the development the following shall be incorporated into the development. Details for the following are to be approved by the Principal Certifying Authority prior to the issue of the Construction Certificate, implemented prior to issue of the Occupation Certificate, and maintained for the lifetime of the development:
 - a) Monitored CCTV facilities shall be implemented throughout the development.
 - b) A lighting maintenance policy shall be established for the development. Lighting shall be designed to the Australian and New Zealand Lighting Standards. Australia and New Zealand Lighting Standard 1158.1 - Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
 - c) Security mirrors shall be installed within corridors and on blind corners to enable users to see around blind corners.

- d) Graffiti resistant materials shall be used to ground level external surfaces.
 - e) Intercom facilities shall be installed at all vehicular and pedestrian entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development.
15. Parking spaces shall not be enclosed without further approval of Council. The enclosure of car spaces is not permitted unless the enclosure complies with the design requirements of AS2890.1.
 16. The use of the premises, building services, equipment, machinery and, ancillary fittings shall not give rise to an “offensive noise” as defined under the provisions of the Protection of the Environment Operations Act, 1997.
 17. The use of mechanical plant including air conditioners, fans, compressors, condensers, freezers, swimming pool or spa pumps (whether commercial or domestic) shall not cause sound pressure levels in excess of the criteria given in the NSW Industrial Noise Policy – 2000.
 18. Residential air conditioners shall not cause ‘offensive noise’ as defined by the Protection of the Environment Operations Act 1997 or contravene provisions of the Protection of the Environment (Noise Control) Regulation 2008 where emitted noise from a residential air conditioner can be heard within a habitable room in any other residential premises at night.
 19. The visible light reflectivity from building materials used on the façade of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A statement demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the relevant stage of works.
 20. Bicycle parking facilities shall be designed in accordance with AS2890.3:1993.
 21. The off-street parking areas associated with the subject development shall be designed strictly in accordance with AS2890.1 and AS2890.6.
 22. All proposed lights shall comply with the Australian Standard AS4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.
 23. Hot and cold water hose cocks shall be installed to the garbage room. Services or utility systems shall not be located in the garbage room.
 24. Where natural ventilation fails to comply with the provisions of the Building Code of Australia, mechanical ventilation shall be provided in accordance with Australian Standard, 1668, Part 2.
 25. Landscaping
 - a) All trees shall be located within mulched landscaped beds except where this may interfere with the performance of an on site detention system.
 - b) All pavements shall comply with AS/NZ 4586:1999 standards Class W (low) for slip resistance on both private and Council property.

The approved completed landscape works shall be maintained for a period not less than 12 months.

On completion of the maintenance period, a Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council if Council is not the principal certifying authority) stating the landscape maintenance has been carried out

in accordance with approved landscape plans and designated specifications before release of the nominated landscape bond.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to: weeding, rubbish removal, fertilizing, pest and disease control, adjust / replace stakes and ties topping up mulch, cultivating, pruning, keeping the site neat and tidy. Regular watering must be provided to all plants from the time of planting.

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

26. The proposed development shall be designed, constructed and operated in compliance with the requirements of the Food Act 2003, Food Regulation 2015 and the Australian Standard AS 4674 – 2004 “Design, Construction and Fit out of Food Premises”.
27. The first floor (level 1) outdoor play (terrace) area is only permitted to be used during scheduled outdoor play time as outlined within the approved Plan of Management. A maximum number of five (5) children and associated staff are permitted to utilise this area at any one time.
28. Adopt and implement all recommendations contained in the acoustic report prepared by NG Child Associates – Project Reference CA/17/60-5001, Document Reference Archizen – Kingsgrove Acoustic Assessment Report (Version 3) – 260417 – Word, ‘Acoustic Assessment Report Proposed Child Care Centre – 108 Staples Street Kingsgrove NSW (Version 3; April 26th, 2017)’ dated the 26 April 2017.
29. Plan of Management (PoM)
 - a) The child care centre shall at all times be operated in accordance with the approved Plan of Management (PoM) which forms part of this consent.
 - b) A copy of the PoM shall be made freely available to visitors who frequent the facility, as well as to neighbouring property owners and local residents, if requested.

The PoM shall be reviewed annually by the operator of the child care centre. If the Plan of Management is updated following the annual review, the operator is required to ensure:

- i) That the amended PoM is consistent with all conditions of this consent;
 - ii) A copy of the amended Plan of Management is provided to Council within 7 days of its completion;
 - iii) The PoM is updated, if required, to include comments and direction provided by Council.
30. No amplified/ stereo/music/ speakers/ are permitted to be installed or used externally on site.
31. **Ausgrid**

Supply of Electricity

The nominated electrical consultant/contractor shall undertake preliminary enquiries with Ausgrid to obtain advice for the connection of the proposed development to the

adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- Site conditions or other issues that may on the method of supply

Vegetation

All vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guidelines For Managing Vegetation Near Power Lines.

Proximity to Existing Network Assets

Overhead Power lines

There are existing overhead electricity network assets in St Kilda Street & Staples Street. Safework NSW Document - Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given the locating and operations of cranes and the location of any scaffolding. The 'as constructed' minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, www.ausgrid.com.au

It remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite. Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

32. The kitchen within the facility shall not be utilised for the purposes of preparing, cooking or serving of meals for children attending the child care facility. Meals for children shall only be provided by an appropriately licensed external catering service.
33. The subdivision of the existing dwelling on site is not permitted at any time. The dwelling on site shall only be occupied by a member of staff employed within the child care facility upon the subject site.

Prior to issue of the construction certificate

The following conditions must be completed prior to the issue of the Construction Certificate.

34. The following fees shall be paid to Council prior to the issue of a Construction Certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
 - i. A Footpath Reserve Restoration Deposit of \$23,360.00. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. The deposit may

be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council.

- ii. An environmental enforcement fee of 0.25% of the cost of the works.
- iii. A Soil and Water Management Sign of \$17.50.

35. Prior to the issue of a Construction Certificate, the PCA shall endorse the following changes to the basement plan:

a) A delineated and fenced pedestrian path shall be provided within the basement level. Line marking of the pathway shall be shown to demonstrate the walkway within the basement providing safe access for parents and children without the need to traverse vehicle aisles or manoeuvring areas.

b) Basement to be extended to provide following:

- 1 additional drop off space.

- Shared space allocated to adaptable car space shall be widened to 2.4 m wide and comply with as2890.6:2009.

c) Turning bay area to be relocated approximately in the middle section of the proposed parking spaces in the basement adjacent to the eastern boundary.

36. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

37. An application for Boundary levels shall be made to Council's Customer Service Centre prior to issue of the Construction Certificate. All boundary works, egress paths, driveways and fences shall comply with this level.

A fee is payable to Council for the determination of boundary levels. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.

38. Prior to the issue of the Construction Certificate the Site / Ground Floor Plan shall be modified as follows and approved by the PCA;

a) An external storage area comprising a minimum of 10.2m³ shall be provided adjoining the northern wall of the lift / stairwell on site.

39. Compliance with Council's Development Control (DCP) 2011 in relation to requirements for access. Compliance with this condition will require the design and fitout of the child care centre to be in accordance with Australian Standard 1428.1-2009.

Note: Compliance with Council's Development Control Plan (DCP) 2011 and the Building Code of Australia does not necessarily guarantee that the development meets the full requirements of the Disability Discrimination Act (DDA) 1992. It is the responsibility of the applicant to make the necessary enquiries to ensure that all aspects of the DDA legislation are met.

40. Any building proposed to be erected over or near the existing Sydney Water pipeline is to be approved by Sydney Water. A copy of Sydney Water's approval and requirements are to be submitted to Council prior to issuing a Construction Certificate.

41. Prior to the issue of the Construction Certificate, the approved plans must be submitted to Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains

and/or easement, and if further requirements need to be met.

Sydney Water's Tap in™ online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

42. Prior to issue of the Construction Certificate, a longitudinal driveway profile shall be submitted to Principal Certifying Authority for assessment and approval. The profile shall start in the centre of the road and be along the critical edge (worst case) of the driveway. Gradients and transitions shall be in accordance with Council's Code. The profile shall be drawn to a scale of 1 to 25 and shall include all relevant levels, grades (%) and lengths.

43. Geotechnical

There are built structures, (including public assets) which may be in the zone of influence of the proposed works and excavations on this site. A qualified practicing geotechnical engineer must prepare a Construction Methodology report demonstrating that the proposed construction method including any excavation and the configuration of the built structures will have no adverse impact on any surrounding property and infrastructure. The report must be submitted with the application for a Construction Certificate.

The report must include an investigation to determine the design parameters appropriate to the specific development and site. This would typically include but not limited to:

- Location & level of nearby foundations/footings (site and neighbouring)
- Proposed method of excavation
- Permanent and temporary support measures for excavation
- Potential settlements affecting footings/foundations
- Ground-water levels (if any)
- Batter slopes
- Potential vibration caused by method of excavation
- Tanking and waterproofing the basement structures including the absorption pit.
- De-watering including seepage and off site disposal rate (if any).

44. Health

1. A copy of Permission to Discharge Trade Waste Water shall be obtained from Sydney Water prior to the discharge of trade waste water to the sewer system. A copy shall be provided to Principal Certifying Authority (PCA) prior to issuing the Construction Certificate. A copy shall also be provided to Council if Council is not the PCA.
2. A commercial kitchen shall be provided with a kitchen exhaust hood in compliance with Australian Standard AS1668 Parts 1 & 2 where any cooking apparatus having a total maximum electrical output exceeding 8 kW, or a total gas power input exceeding 29 MJ/h.
3. An additional hand wash basin shall be installed in the kitchen. Hand basin shall have a permanent supply of warm running potable water delivered through a single outlet and tap which operate hands free shall be provided at the hand basin with sufficient space between the spout and base of basin for the washing of hands and arms.
4. All hand basins shall be provided with soap and a towel dispenser for dispensing single use towels or other means of drying hands and arms which prevents the transfer of pathogenic micro-organisms to the hands or arms (air dryers as the only means of drying hands shall not be permitted). A receptacle

for used towels shall be provided at the hand wash basin.

5. Rooms and areas designated for the storage and washing of garbage receptacles shall be designed and constructed in accordance with the following requirements;

- i) The floors and walls shall be constructed of a suitable material which is durable, smooth, resistant to corrosion, impervious to moisture and covered with a minimum radius of 25mm at the intersection of walls with floors

- ii) The floor shall be graded and drained to a floor waste gully connected to the sewerage system and traps of the premises in accordance with all Sydney Water requirements

- iii) Provide a hose tap connected to the water supply. Water used for cleaning garbage receptacles may be either potable or non potable water.

- iv) The room shall be ventilated with either natural ventilation or alternatively mechanically ventilated in accordance with the requirements of Australian Standards AS 1668.

45. The low level driveway must be designed to prevent inflow of water from the road reserve. The assessment of flows and design of prevention measures shall be in accordance with the requirements of Rockdale Technical Specification Stormwater Management. Details shall be included in the documentation presented with the Construction Certificate application.

46. Stormwater plans shall be amended to include but not be limited to the following:

- (i) Stormwater plan to be revised according to the approved architectural plan.

- (ii) Pedestrian ramp shall be amended to follow the existing site contour. Lowest point of the pedestrian ramp shall be closer to the intersection of the Staples Street and St Kilda Street so that overflow from the detention tank do not enter the basement.

- (iii) Stormwater overflow from the detention tank via grated pit shall not be directed adjacent to the basement ramp. Overflow pit shall be closer to the corner of the site (St Kilda St and Staples Street).

- (iv) Grated pit proposed on the ramp is not acceptable since it will be slippery in wet weather. These pits shall be non-slippery and sealed.

- (v) The low level driveway must be designed to prevent inflow of water from the road reserve and overflow from the detention system. The assessment of gutter flows and design of prevention measures shall be in accordance with the requirements of Rockdale Technical Specification Stormwater Management. Driveway profile shall be amended as per the gutter flow analysis incorporating crest/hump in the driveway within the property boundary.

47. Any component of the required acoustic fencing greater than 1m in height upon the first floor balcony fronting Staples Street shall be provided as clear Perspex. Details are to be illustrated upon plans prior to the issue of the Construction Certificate.

48. The location of air conditioning units shall be illustrated on plans and approved by the Principal Certifying Authority prior to the issue of any Construction Certificate. Air conditioning units are to be located away from common side and rear boundaries with neighbouring properties so as to minimise adverse acoustic impacts.

49. Prior to the issue of the Construction Certificate the Landscape Plan shall be modified as follows and approved by the PCA;

- a) The garden bed adjacent to the south driveway should be changed to include a row of *Leptospermum petersonii*.

- b) The southern and northern boundaries should include on either end a series of vines/climbers to soften the fence within a small 20-30cm bed.

- c) Modify 'stepping stones on gravel' to provide better solution for foot ways adjacent to the southern side wide enough for prams to pass.
- d) 2 x Street trees – Eucalyptus nicholii to be planted on Staples Street.
- e) Greater density of groundcovers within the front yard.
- f) WSUD of recycling water and details of a water tank with automatic irrigation to the beds should be indicated on the plan.

Prior to commencement of works

The following conditions must be completed prior to the commencement of works.

- 50. A dilapidation survey shall be undertaken of all properties and/or Council infrastructure, including but not limited to all footpaths, kerb and gutter, stormwater inlet pits, and road carriageway pavements, in the vicinity which could be potentially affected by the construction of this development. Any damage caused to other properties during construction shall be rectified. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to the Accredited Certifier (AC) prior to issue of the Construction Certificate. The insurance cover shall be a minimum of \$10 million.
- 51. A Soil and Water Management Plan shall be prepared. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request.

Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction.

Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.

- 52. A Construction Management Plan (CMP) shall be prepared in accordance with the requirements of all relevant regulatory approval bodies. Prior to the commencement of works the Certifying Authority shall be satisfied that the Construction Management Plan has obtained all relevant regulatory approvals. The Construction Management Plan shall be implemented during demolition, excavation and construction.
- 53. Prior to the issue of the relevant Construction Certificate, a workzone Traffic Management Plan (TMP) prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:
 - (a) ingress and egress of vehicles to the site;
 - (b) loading and unloading, including construction zones;
 - (c) predicted traffic volumes, types and routes; and
 - (d) pedestrian and traffic management methods.
- 54. Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.

If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the principal contractor and any sub-contractor are easily alerted to the event.

Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.

Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the principal contractor and any sub-contractor clearly setting out required work practice.

The principal contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.

A copy of any written direction required by this condition must be provided to the Principal Certifying Authority within 24 hours of any event.

Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, principal contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.

Note: Professional engineer has the same mean as in Clause A1.1 of the BCA.

Note: Building has the same meaning as in section 4 of the Act i.e. "building includes part of a building and any structure or part of a structure".

Note: Supported land has the same meaning as in section 88K of the Conveyancing Act 1919.

55. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.
56. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - i. stating that unauthorised entry to the work site is prohibited, and
 - ii. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. Any such sign is to be removed when the work has been completed. This condition does not apply to:
 - iii. building work carried out inside an existing building or
 - iv. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
57. The site shall be secured by a 1800 mm (minimum) high temporary fence for the

duration of the work. Gates shall be provided at the opening points.

58. Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government act 1993 for a Barricade Permit is to be obtained from Council prior to commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.
59. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
60. Consultation with Ausgrid is essential prior to commencement of work. Failure to notify Ausgrid may involve unnecessary expense in circumstances such as:
 - i) where the point of connection and the meter board has been located in positions other than those selected by Ausgrid or
 - ii) where the erection of gates or fences has restricted access to metering equipment.

During demolition / excavation / construction

The following conditions must be complied with during demolition, excavation and or construction.

61. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.
62. Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.
63. Demolition operations shall not be conducted on the roadway or public footway or any other locations, which could lead to the discharge of materials into the stormwater drainage system.
64. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.
65. A Registered Surveyor's check survey certificate or compliance certificate shall be forwarded to the certifying authority detailing compliance with Council's approval at the following stage/s of construction:
 - i. After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, building and boundary setbacks.
 - ii. Prior to construction of each floor level showing the area of the land, building and boundary setbacks and verifying that the building is being constructed at the approved level.
 - iii. Prior to fixing of roof cladding verifying the eave, gutter setback is not less than that approved and that the building has been constructed at the approved levels.
 - iv. On completion of the building showing the area of the land, the position of the building and boundary setbacks and verifying that the building has been constructed at the approved levels.
 - v. On completion of the drainage works (comprising the drainage pipeline, pits, overland flow paths, on-site detention or retention system, and other relevant works) verifying that the drainage has been constructed to the approved levels, accompanied by a plan showing sizes and reduced levels

of the elements that comprise the works.

66. All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and guarded and protected to prevent them from being dangerous to life or property.

When excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building or an adjoining allotment of land, you shall:

- i. preserve and protect the building from damage and
- ii. underpin and support the building in an approved manner, if necessary and
- iii. give notice of intention to excavate below the level of the base of the footings of a building on an adjoining allotment of land to the owner at least 7 days prior to excavation and furnish particulars of the excavation to the owner of the building being erected or demolished.

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this conditions allotment of land includes a public road and any other public place.

Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.

67. When soil conditions require it:

- i. retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and
- ii. adequate provision shall be made for drainage.

68. All contractors shall comply with the following during all stages of demolition and construction:

- A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
- A Crane Permit must be obtained from Council prior to the operation of any

activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.

Permits can be obtained from Council's Customer Service Centre.

- A current Permit to Dewater or Pump Out a site must be obtained prior to the discharge of pumped water into the road reserve, which includes Council stormwater pits and the kerb and gutter. Permits can be obtained from Council's Customer Service Centre.

69. All demolition work shall be carried out in accordance with AS2601 – 2001: The Demolition of Structures and with the requirements of the WorkCover Authority of NSW.

70. The following conditions are necessary to ensure minimal impacts during construction:

- i. Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.
- ii. Stormwater from roof areas shall be linked via a temporary downpipe to an approved stormwater disposal system immediately after completion of the roof area.
- iii. All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
- iv. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- v. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.
- vi. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods:
 - a) spraying water in dry windy weather
 - b) cover stockpiles
 - c) fabric fences
- vii. Access to the site shall be restricted to no more than two 3m driveways. Council's footpath shall be protected at all times. Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.

An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where

any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.

In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying Authority, prior to the demolition of the existing structures and commencement of building operations.

viii. Any noise generated during construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.

71. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout construction. A copy of the sign is available from Council.

Prior to issue of occupation certificate or commencement of use

The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.

72. An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.

73. Appropriate signage and tactile information indicating accessible facilities shall be provided at the main entrance directory, or wherever directional signage such as lifts or building directories or information is provided to those buildings where access and facilities for people with disabilities has been provided. Such signage shall have regard to the provisions of AS1428.1 and AS1428.2.

74. Tactile differentiation on floor surfaces indicating change of gradient shall be provided to those buildings where access and facilities for people with disabilities has been provided. This includes the external parts of the building, eg. access walkways and ramps. Such differentiation shall have regard to the provisions of AS1428.4.

75. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.

76. All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.

Note: Burning on site is prohibited.

77. Plan of Management (PoM)

The Plan of Management (POM) shall be revised to incorporate the following;

a) Capacity of Centre

b) Hours of Operation

c) Staff Arrivals, distribution, numbers and roles

d) Indoor / Outdoor Activities and Daily Schedule of Age Groups. Consistency is required with the approved Acoustic Report.

- e) Traffic Management and Neighbours
- f) Sign in and Sign out Procedure
- g) Insurances
- h) Safety and Security Measures.
- i) Cleaning, Maintenance, Waste and Laundry Management
- j) Fire Safety, Certification and Emergency Evacuation Plan
- k) Complaints and Incident Register
- l) Noise Management Plan, including but not limited to use of outdoor play areas. Consistency is required with the approved Acoustic Report
The noise management plan is to include:
 - The total planned time for outdoor play areas per day.
 - Children are to be supervised at all times to minimise noise generated by children,
 - Amplified music is not to be played outside,
 - Install a contact phone number at the front of the centre so that any complaints regarding centre operation can be made.
 - Implement a complaint handling procedure. If a noise complaint is received the complaint should be recorded on a Complaint Form.
 The complaint form should list:
 - The name and address of the complainant (if provided),
 - The time and date the complaint was received,
 - The nature of the complaint and the time and date the noise was heard,
 - The name of the employee who received the complaint,
 - Actions taken to investigate the complaint, and a summary of the results of the investigation,
 - Indicate what was occurring at the time the noise was heard if possible,
 - Required remedial action, if required,
 - Validation of the remedial action,
 - Summary of feedback to the complainant,
 - A permanent register of complaints should be held on the premises which shall be reviewed monthly by staff to ensure any complaints are responded to. All complaints received shall be reported to management with initial action/investigation commencing within 7 days. The complainant should also be notified of the results and actions arising from the investigation.
- m) Deliveries and details of licensed external catering service to be utilised.
- n) Details and a copy of the lease for residence at rear of the site, ensuring that this dwelling is at all times leased to and occupied by a member of staff directly employed at the child care facility on site.
- o) Annual Review of PoM

The PoM shall be submitted to and endorsed by Council prior to the issue of the Final Occupation Certificate and commencement of the use.

- 78. Prior to occupation a Chartered Professional Engineer competent in geotechnics shall certify that the construction works has been constructed in accordance with the approved geotechnical report and include an evaluation of the completed works. A copy of the certificate shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
- 79. Lot 28 Sec1 DP 2265, Lot 29 Sec1 DP 2265, Lot 1 DP 1086882 shall be consolidated into one allotment. Council requires proof of lodgement of the plan of consolidation with the Land and Property Information Office prior to occupation.
- 80. Trading shall not commence until a final fit out inspection has been carried out by Council's Environmental Health Officer and all health related conditions of consent have been complied with. Council's Environmental Health Officer shall be given 2 business days advance notice of an inspection.

81. All landscape works are to be carried out in accordance with the approved landscape plans prior to the issue of an Occupation Certificate for the approved development. The landscaping is to be maintained to the approved standard at all times.
82. All works within the road reserve, which are subject to approval pursuant to Section 138 of the Roads Act 1993, shall be completed and accepted by council.
83. Where an electricity substation is required by Ausgrid, a final film survey plan shall be endorsed with an area having the required dimensions as agreed with Ausgrid over the location of the proposed electricity distribution substation site. The substation must be located within the boundary of the development site, or within the building, subject to compliance with the BCA. The substation site shall be dedicated to Council as public roadway, or as otherwise agreed with Ausgrid. Ausgrid's requirements shall be met prior to release of the issue of the Occupation Certificate.
84. The vehicular entry in Staples Street is to be clearly marked and signposted ("entry" or "no entry") from the street and ("exit" or "no exit") internally.
85. Vehicles shall enter and exit the site in a forward direction at all times. A plaque with minimum dimensions 300mm x 200mm shall be permanently fixed to the inside skin of the front fence, or where there is no front fence a prominent place approved by the Principal Certifying Authority, stating the following: "Vehicle shall enter and exit the site in a forward direction at all times".
86. Prior to completion of the building works, a full width vehicular entry is to be constructed to service the property. Any obsolete vehicular entries are to be removed and reconstructed with kerb and gutter. This work may be done using either a Council quote or a private contractor. There are specific requirements for approval of private contractors.
87. The width of the double driveway at the boundary shall be a maximum of 6 metres.
Note: Council's Vehicular Entrance Policy restricts the width of the vehicular entrance over the footpath to a maximum of 4.5 metres.
88. Six (6) (2 staff / 3 visitor (including 1 accessible) / 1 residential dwelling) off-street car spaces shall be provided in accordance with the submitted plan and shall be sealed and line marked to Council's satisfaction. The pavement of all car parking spaces, manoeuvring areas and internal driveways shall comply with Australian Standard AS3727 – Guide to Residential Pavements.
89. Prior to the issue of the Final Occupation Certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

90. Prior to occupation, a registered surveyor shall certify that the driveway(s) over the footpath and within the property have been constructed in accordance with the approved driveway profile(s). The certification shall be based on a survey of the completed works. A copy of the certificate and a works-as-executed driveway profile shall be provided to Council if Council is not the Principal Certifying Authority.
91. Where the installation of electricity conduits is required in the footway, the builder shall install the conduits within the footway across the frontage/s of the development site, to Ausgrid's specifications. Ausgrid will supply the conduits at no charge. A

Road Opening Permit must be obtained from Council prior to the installation of the conduits. The builder is responsible for compaction of the trench and restoration of the footway in accordance with Council direction. A Compliance Certificate from Ausgrid shall be obtained prior to the issue of the Occupation Certificate.

92. The noise reduction measures specified in the noise report prepared by NG Child Associates – Project Reference CA/17/60-5001, Document Reference Archizen – Kingsgrove Acoustic Assessment Report (Version 3) – 260417 – Word, ‘Acoustic Assessment Report Proposed Child Care Centre – 108 Staples Street Kingsgrove NSW (Version 3; April 26th, 2017)’ dated the 26 April 2017 shall be validated by a Certificate of Compliance prepared by the acoustic consultant and submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate. If Council is not the PCA, a copy shall be submitted to Council concurrently.
93. A certificate is to be provided to Council that all wet areas have been effectively waterproofed (prior to tiling) in accordance with AS3740 and the product manufacturer's recommendations.
94. A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifying authority) stating that the landscape works have been carried out in accordance with the approved plans and documentation.
95. A certificate of playground safety installation compliance shall be submitted to Council prior to release of the Occupation Certificate.
96. Prior to occupation or use of the premises, a qualified mechanical engineer shall certify that the mechanical ventilation/air conditioning system complies in all respects with the requirements of Australian Standard 1668, Part 1 & 2.
97. Prior to occupation a Chartered Professional Engineer shall certify that the stormwater system has been constructed in accordance with the approved plans and as required by Rockdale Technical Specification Stormwater Management. The certificate shall be in the form specified in Rockdale Technical Specification Stormwater Management and include an evaluation of the completed drainage works. A works-as-executed drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. A copy of the certificate and works-as-executed plan(s) shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
98. The premises shall be registered with Councils Environmental Health Unit by the proprietor of the food business by completing the registration form available from Council.
99. A positive covenant pursuant to the Conveyancing Act 1919 shall be created on the title of the lots that contain the stormwater detention facility to provide for the maintenance of the detention facility.
100. The pump system, including all associated electrical and control systems, shall be tested and inspected by a suitably qualified and experienced person. Records of testing shall be retained and provided to the certifying hydraulic engineer and/or PCA upon request.
101. The drainage system shall be constructed in accordance with the approved drainage plans and any amendments in red. All stormwater drainage plumbing work shall comply with the NSW Code of Practice: Plumbing and Drainage and Australian Standard AS3500.

Drainage grates shall be provided at the boundary. Width of the drainage grates shall be in accordance with Rockdale Technical Specification Stormwater Management.

A silt/litter arrestor pit as detailed in Rockdale Technical Specification Stormwater Management shall be provided prior to discharge of stormwater from the site.

102. The owner of the premises is required to comply with the following requirements when installing a rainwater tank:
- Inform Sydney Water that a Rainwater tank has been installed in accordance with applicable requirements of Sydney Water.
 - The overflow from the rainwater tank shall be directed to the storm water system.
 - All plumbing work proposed for the installation and reuse of rainwater shall comply with the NSW Code of Practice: Plumbing and Drainage and be installed in accordance with Sydney Water "Guidelines for rainwater tanks on residential properties.
 - A first flush device shall be installed to reduce the amount of dust, bird faeces, leaves and other matter entering the rainwater tank.

Roads Act

103. Construction related activities must not take place on the roadway without Council approval.

Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.

Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Works Zone signs by Council's Traffic and Road Safety Section.

Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.

104. Where applicable, the following works will be required to be undertaken in the road reserve at the applicant's expense:

- i) construction of a concrete footpath along the frontage of the development site;
- ii) construction of a new fully constructed concrete vehicular entrance/s;
- iii) removal of the existing concrete vehicular entrance/s, and/or kerb laybacks which will no longer be required;
- iv) reconstruction of selected areas of the existing concrete Footpath/vehicular entrances and/or kerb and gutter;
- v) construction of paving between the boundary and the kerb;
- vi) removal of redundant paving;
- vii) construction of kerb and gutter.

105. All footpath, or road and drainage modification and/or improvement works to be undertaken in the road reserve shall be undertaken by Council, or by a Private Licensed Contractor subject to the submission and approval of a Private Contractor Permit, together with payment of all inspection fees. An estimate of the cost to have

these works constructed by Council may be obtained by contacting Council. The cost of conducting these works will be deducted from the Footpath Reserve Restoration Deposit, or if this is insufficient the balance of the cost will be due for payment to Council upon completion of the work.

106. This Roads Act approval does not eradicate the need for the Contractor to obtain a Road Opening Permit prior to undertaking excavation in the road or footpath.
107. Any driveway works to be undertaken in the footpath reserve by a private contractor requires an "Application for Consideration by a Private Contractor" to be submitted to Council together with payment of the application fee. Works within the footpath reserve must not start until the application has been approved by Council.
108. Following completion of concrete works in the footpath reserve area, the balance of the area between the fence and the kerb over the full frontage of the proposed development shall be turfed with either buffalo or couch (not kikuyu).

Development consent advice

- a. A street number shall be prominently displayed at the front of the development. The street number shall be a minimum of 120mm in height to assist emergency services and visitors to locate the property. The numbering shall be erected prior to commencement of operations.
- b. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand their requirements before commencement of any work.
- c. *Dial Before You Dig*

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before You Dig service in advance of any construction or planning activities.

- d. *Telstra Advice - Telecommunications Act 1997 (Commonwealth)*

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Commonwealth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800810443.

- e. All asbestos fibre demolition material and asbestos dust shall be handled, stored and removed in accordance with the relevant legislation and guidelines including:
 - Work Health and Safety Act 2011
 - Work Health and Safety Regulation 2011
 - Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)]



- Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]
- Protection of the Environment Operations (Waste) Regulation 2005

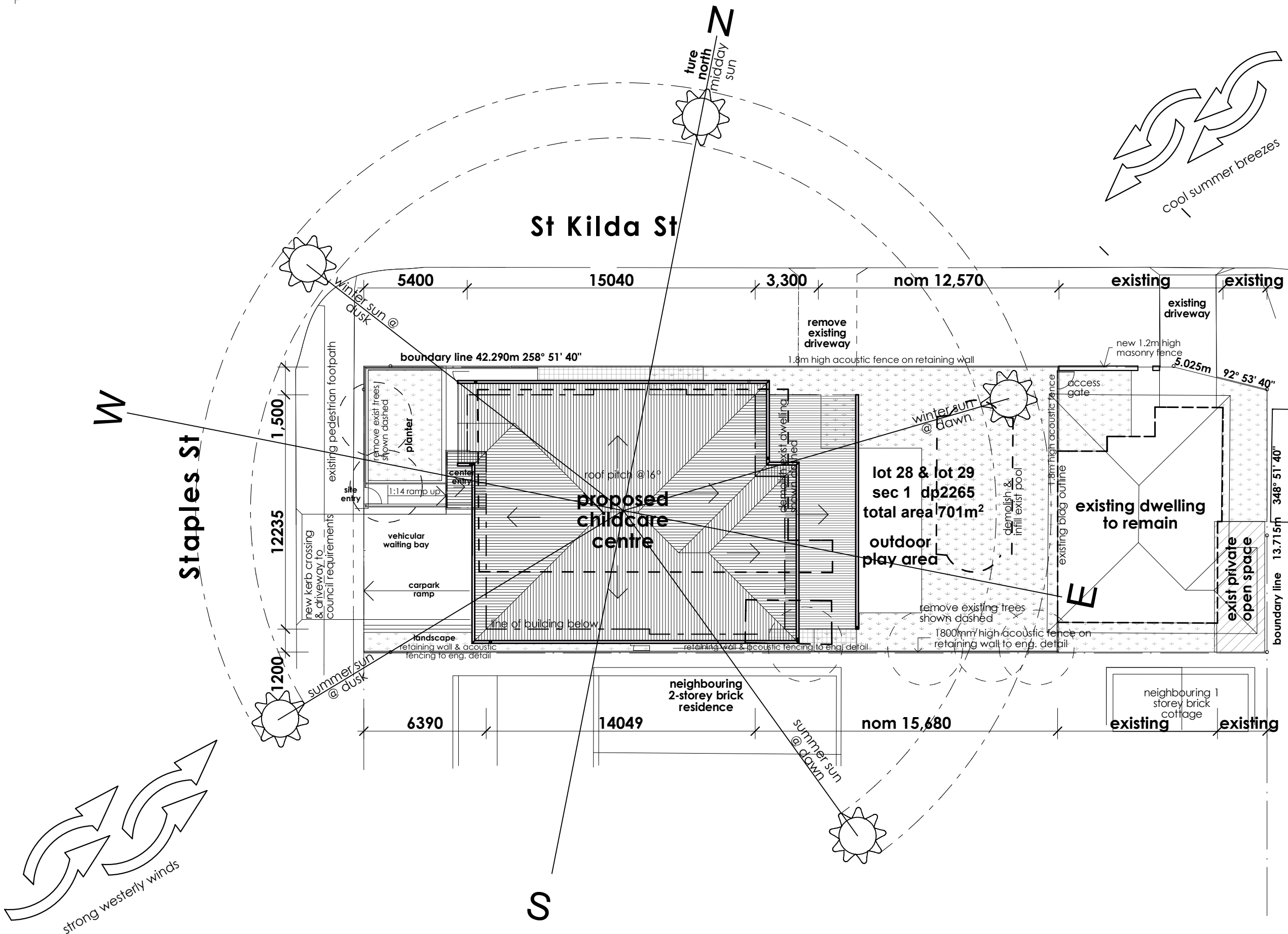
All work procedures shall be devised to minimise the release of dust and fibres. A checklist of safety precautions when working with asbestos is available in Health & Safety Guidelines prepared by the WorkCover Authority of NSW. Collection, storage and transportation is subject to the Protection of the Environment Operations (Waste) Regulation 2005.

- f. Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory authorities (NSW WorkCover Authority and the NSW Environment Protection Authority), together with the relevant regulations, including:
- Work Health and Safety Act 2011
 - Work Health and Safety Regulation 2011
 - Protection of the Environment Operations (Waste) Regulation 2005.
- g. Demolition and construction shall minimise the emission of excessive noise and prevent “offensive noise” as defined in the Protection of the Environment Operations Act 1997. Noise reduction measures shall include, but are not limited to the following strategies:
- choosing quiet equipment
 - choosing alternatives to noisy activities
 - relocating noise sources away from affected neighbours
 - educating staff and contractors about quiet work practices
 - informing neighbours of potentially noise activities in advance
 - equipment, such as de-watering pumps, that are needed to operate on any evening or night between the hours of 8 p.m. and 7 a.m. or on any Sunday or Public Holiday, shall not cause a noise nuisance to neighbours of adjoining or nearby residences. Where the emitted noise exceeds 5 dB(A) [LAeq(15m)] above the background sound level [LA90] at the most affected point on the nearest residential boundary at any time previously stated, the equipment shall be acoustically insulated, isolated or otherwise enclosed so as to achieve the sound level objective.
- h. The water from the rainwater tank should not be used for drinking, Sydney Water shall be advised of the installation of the rainwater tank.
- i. The removal, cleaning and disposal of lead-based paint shall conform with the requirements of the NSW Environment Protection Authority’s guideline - "Lead Alert - Painting Your Home".
- j. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.
- k. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in condition 2, the conditions of this approval prevail.

note:
 This drawing is to be read in conjunction with:
 1. Survey Drawing, dated 03/11/15, prepared by Sydney Surveyors
 2. Statement of Environmental Effects, prepared by ArchiZEN Architects.

legend

-  remove existing tree
-  existing tree remain



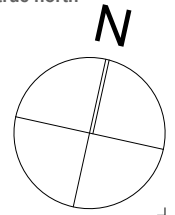
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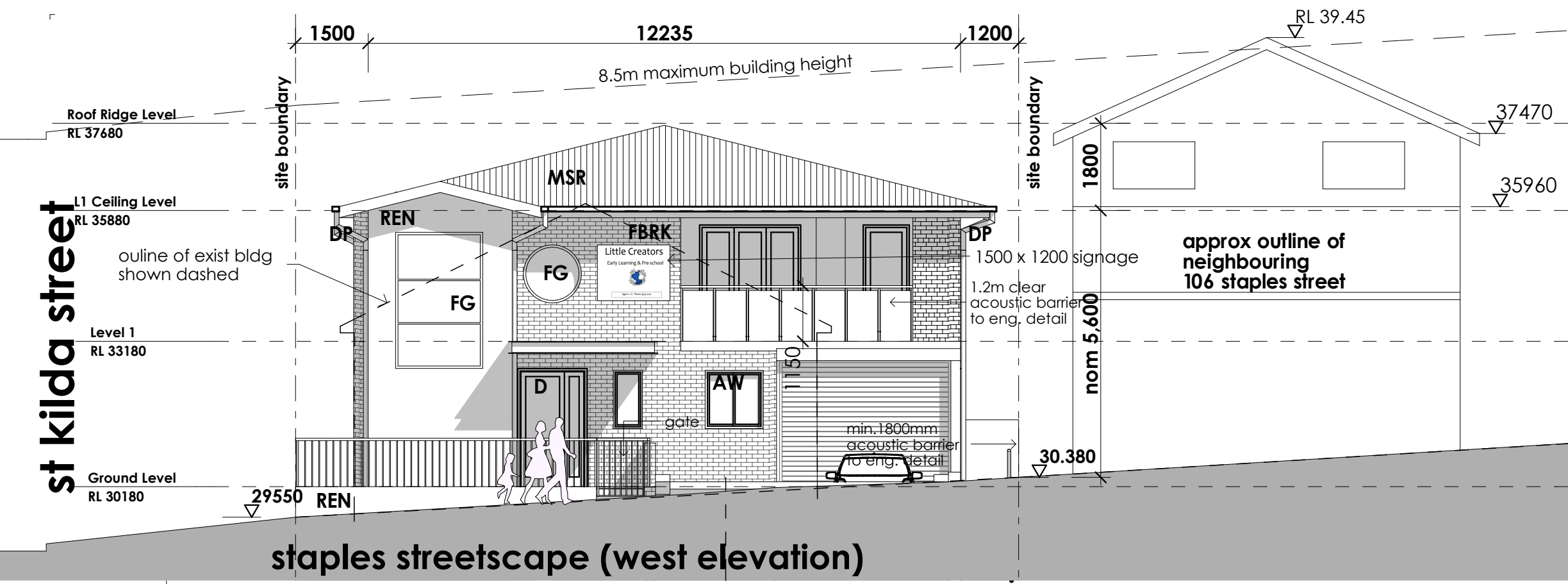
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project
proposed childcare centre
108 staples st kingsgrove
 drawing
site + analysis plan

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 project no. drwg no. issue
1591A DA01 E3



st kilda street



staples streetscape (west elevation)

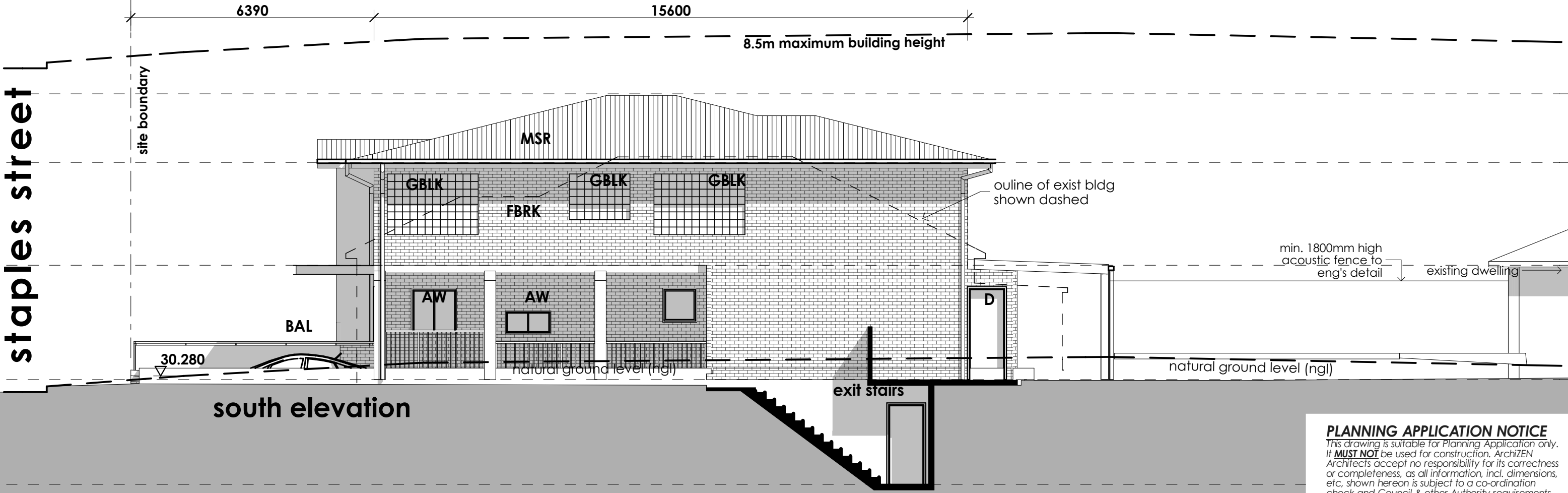
abbreviations

A/C	air conditioning unit	HWU	hot water unit
ALUM	aluminium	HYD	fire hydrant
B	bath	M	mirror
BBQ	barbeque	MG	metal gutter
BSN	basin	MSR	metal sheet roofing
BWK	brickwork	NGL	natural ground line
COL	column	O/A	overall
CONC	concrete	O/F	overflow
CPD	cupboard	O/H	overhead
CPT	carpet	PB	plasterboard
CT	ceramic tiles	R	render
D	door	REF	refrigerator
DP	downpipe	RL	reduced level
EQ	equal	RWH	rain water head
EXIST	existing	SS	stainless steel
FC	fibre cement	ST	selected stone
FCL	finished ceiling level	SWP	stormwater pit
FFL	finished floor level	T	laundry tub
FG	fixed glass	TBC	to be confirmed
FGL	finished ground line	TF	timber floor
FW	floor waste	U/S	underside
GD	glass door	VOS	verify on site
GL	glass louvres	W	window
HC	hose cock	WM	washing machine
HR	handrail		

preliminary external finishes:

Element	Code	Type
Glazing	AG	Prefinished Alum Awning Window
	FG	Prefinished Alum Fixed Glazing
Wall	FBRK	Face Brickwork
	GBLK	Opaque Glass Block Panel
	REN	Render with Paint Finish
Handrail	GB	Glazed Balustrade
	MHR	Metal Handrail
Roof	MSR	Prefinished Metal Roofing
	DP	Prefinished Metal Downpipe

staples street



south elevation

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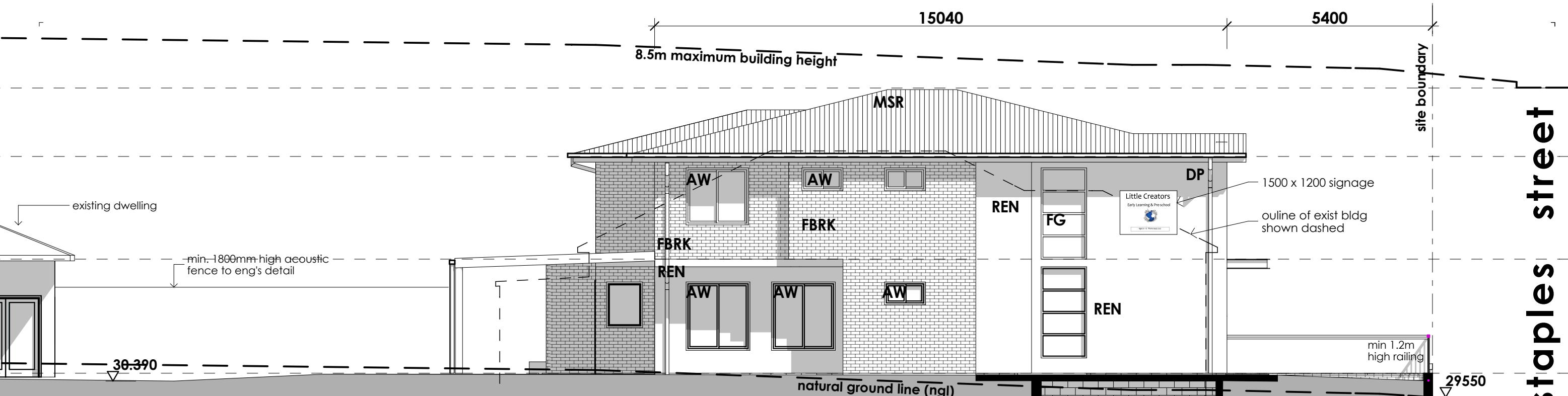
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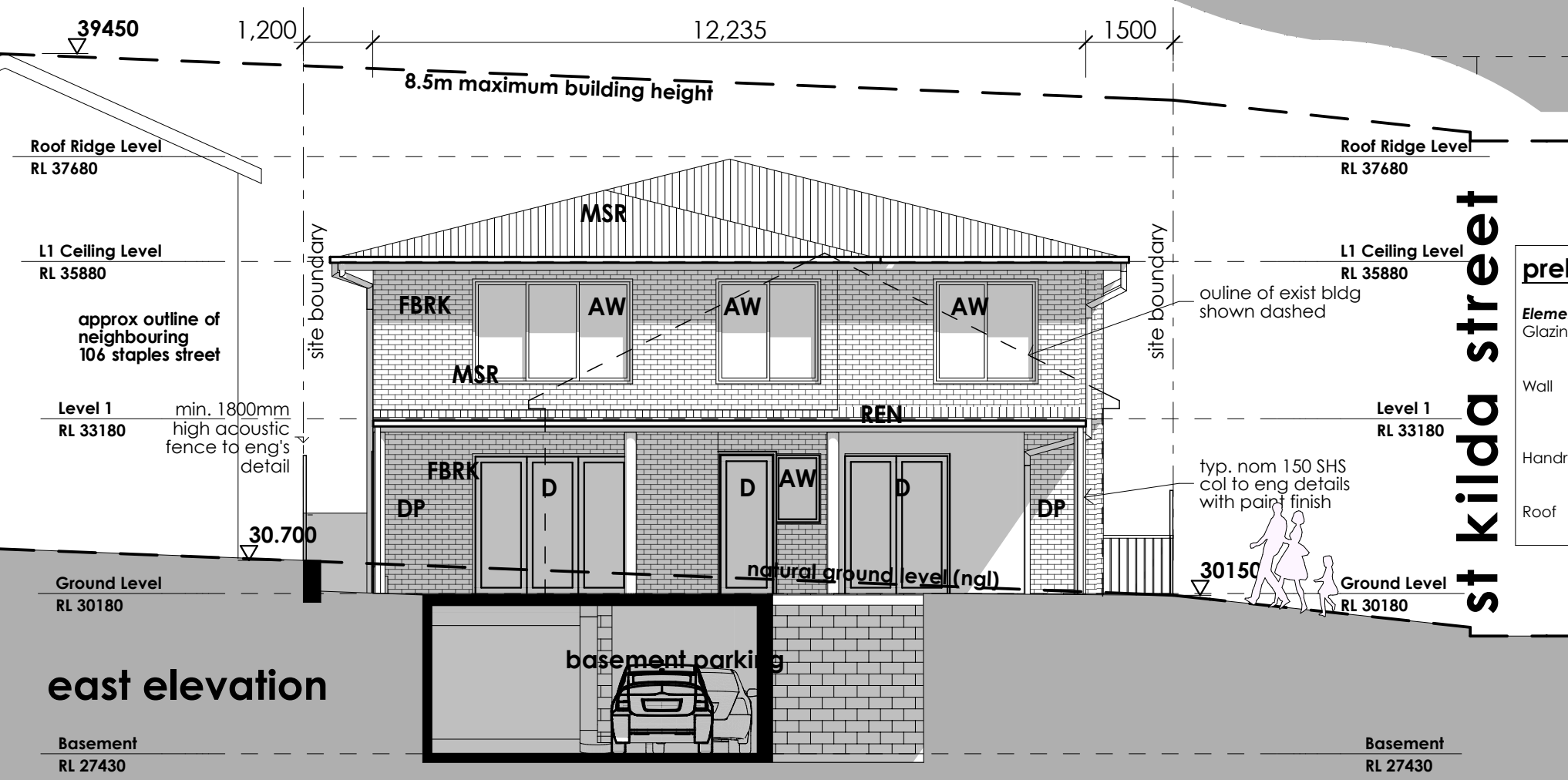
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project
proposed childcare centre
108 staples st kingsgrove
 drawing
streetscape + elevations - 1

scale 1:100 @ A3 true north
 drawn KT
 designed ADZ
 checked ADZ
 plot date 19/1/18
 project no. drwg no. issue
1591A DA06 E3



north elevation



east elevation

preliminary external finishes:

Element	Code	Type
Glazing	AG	Prefinished Alum Awning Window
	FG	Prefinished Alum Fixed Glazing
Wall	FBRK	Face Brickwork
	GBLK	Opaque Glass Block Panel
	REN	Render with Paint Finish
Handrail	GB	Glazed Balustrade
	MHR	Metal Handrail
Roof	MSR	Prefinished Metal Roofing
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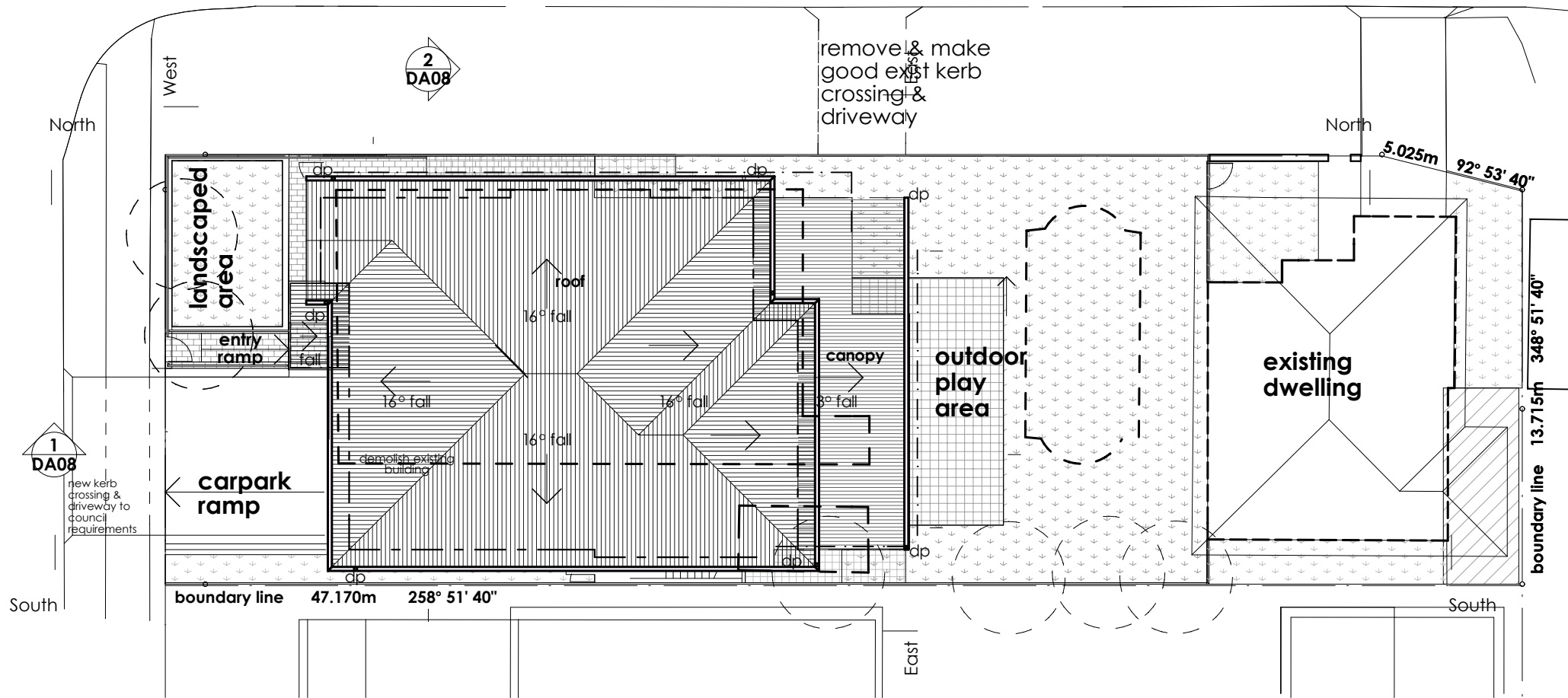
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project
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 drawing
elevations - 2

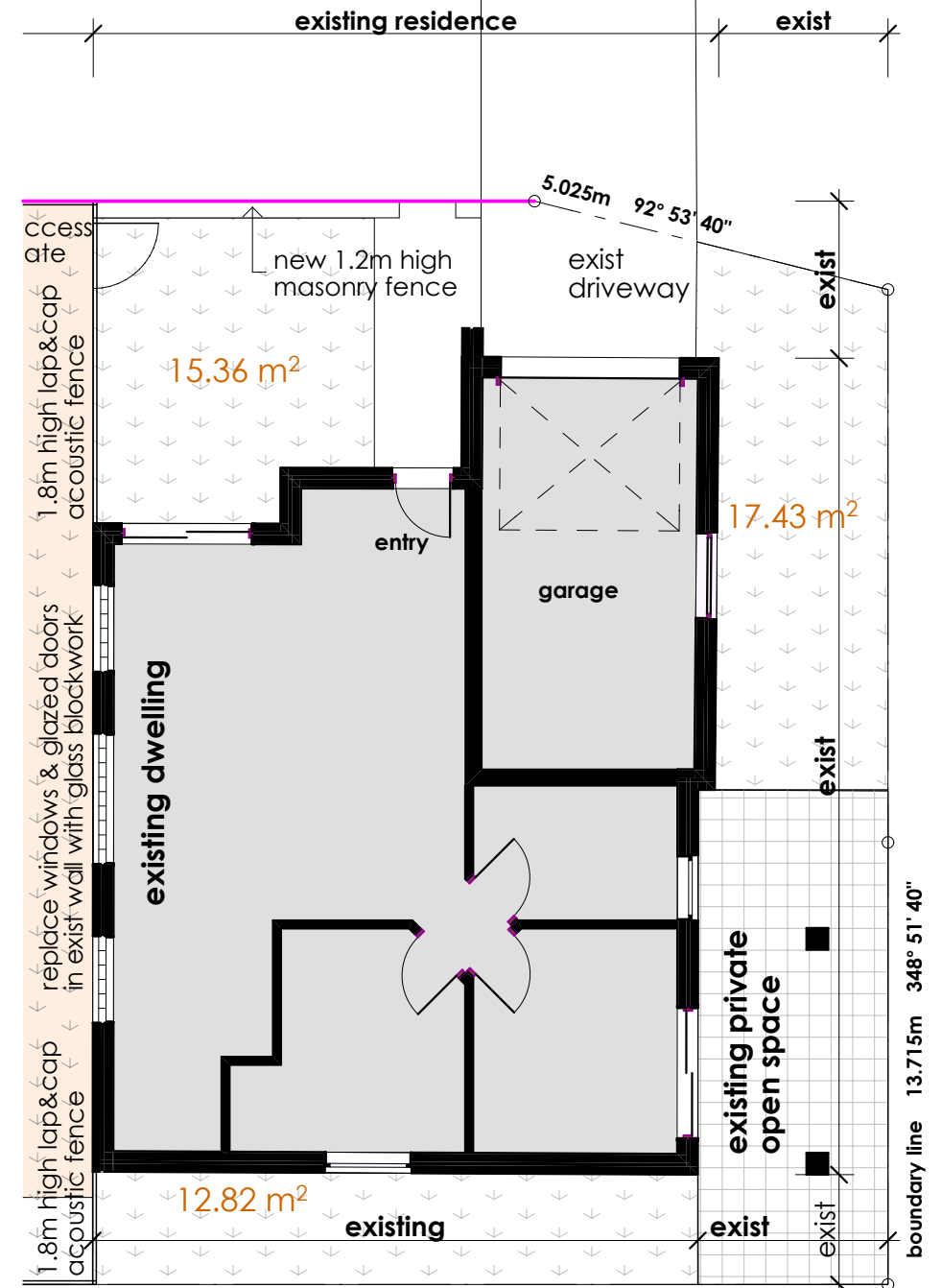
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staples street

st kilda street



roof plan



existing secondary dwelling plan

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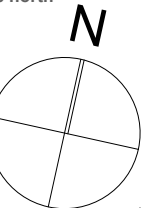


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project
proposed childcare centre
108 staples st kingsgrove
 drawing
roof plan & exist dwelling plan

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 project no. drwg no. issue
1591A DA05 E3



PROPOSED CHILDCARE CENTER DEVELOPMENT

108 STAPLES ST, KINGSGROVE

LANDSCAPE WORK SPECIFICATION

Project:

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
 - Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Timber Edging

The Contractor shall install timber edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

g) Stepping Stones

400mm SQ stepping stones (or similar approved dimensions) shall be placed as indicated on plan at 300mm intervals. Finish and colour of stepping stones shall be nominated by the client. Install stepping stones as detail, flush with adjoining elements.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to AS 3500 & the latest Sydney Water Code

The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with dripper lines for all trees, and suitable jet sprinkler heads for the shrub species specified. It shall also incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. All piping and fittings are to be buried 50mm below the finished soil levels in garden bed areas, and secured in position at 5m centre with galv wire pins. Sizing of pipes shall be done so as to ensure that the working pressure at the end of the line does not decrease by more than 5%.

Upon completion of installation, the system shall be tested and all components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Detailed drawings of the entire proposed irrigation system shall be made available to the client for records and future maintenance of the system.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.


CHILDCARE / PLAYGROUND SAFETYFALL ZONES (As Published by KIDSAFE NSW)

- Playground equipment that measures 600mm or more above ground level requires a falling space and impact area.
- Surfaces must have proof of testing in accordance with AS/NZS 4422 The maximum height of platforms in Education and Care Services is 1800mm
- For static equipment items with platforms 600-1500mm above the ground, the falling space and impact area is 1500mm
- A falling space/impact area of 1.7m is required for the maximum 1.8m platform height in SECS
- Slides - Falling space and impact areas are required to be provided surrounding slides elevated more than 600mm above the playing surface
- Equipment less than 600mm above ground level must be provided with an impact area of less than 1500mm. Kidsafe NSW recommends a circulation zone of 1000mm is provided surrounding low equipment items that are designed for climbing rocking or jumping.
- The maximum fall height for moveable equipment is 1.5m (at the highest foot support and/or platform)
- A minimum falling space and impact area of 1.5m is required for equipment items that measure 600mm or more above the ground.

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	LANDSCAPE SPEC.	D
/2	LANDSCAPE PLAN	D
/3	DETAIL	D

REV	DATE	NOTATION/AMENDMENT
A	06.02.17	Preliminary DA prepared for review
B	20.09.16	Co-ordinates with Hydraulic plan
C	10.05.17	Co-ordinates with Architectural plan
D	19.01.18	Revised landscape plan as per client's comments

	Suite 101, 506 Miller St CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au
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LEGEND & SCHEDULE

- NOTES:**
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

Botanical Name: *Pyrus calleryana 'Bradford'*
Common Name: Ornamental Pear (Exotic)
Pot size: 75L
Mature H x S: 10m x 5m
Qty Required: 3

SHRUBS AND HEDGES

Botanical Name: *Rhaphiolepis indica*
Common Name: Indian Hawthorn (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 1.8m
Qty Required: 8

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 12

Botanical Name: *Murraya paniculata*
Common Name: Orange Jessamine (Exotic)
Pot size: 300mm
Mature H x S: 4m x 2-3m
Qty Required: 34

ACCENT PLANTS

Botanical Name: *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 5

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 7

Botanical Name: *Crinum pedunculatum*
Common Name: Swamp Lily (Native)
Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 5

GRASS & GROUND COVER

Botanical Name: *Viola hederacea*
Common Name: Sweet Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m² (16.2m² total)

Native Grass Groundcover Mix:
Lomandra longifolia 'Tanika'
Themeda triandra
Dianella revoluta 'Revelation'
Poa labillardieri
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 4/m² (26.4m² total)

OTHER LANDSCAPE ITEMS

- Softfall mulch - refer manufacturer's detail & Spec.
- Retaining wall seating Max. 300-400mm - refer typical detail
- Link edge - refer detail
- Synthetic art grass area - refer detail
- Shade sails - refer typical detail
- Hydraulic Pit - refer HYD eng's plan
- 1.8m Acoustic fence - Proposed by architect details to architect
- Stepping stones in softfall mulch - refer detail
- Stepping stones with pebbles in gaps - refer detail
- Hopscotch & Numeric Walk Proprietary item to be painted and sourced by contractor
- Sandpit with washed fine sand - Refer typical detail and Spec.
- Raised vegetable garden - Refer typical detail
- Raised rubber animal and circulation to kid safe NSW & BCA Standards Proprietary item to future Spec.
- Movable timber seat - Proprietary item to future spec.
- Trees proposed to be removed and replaced with new landscaping
- Rubberised Softfall Refer typical detail and Manufacturer's Colour range



LANDSCAPE CALCULATIONS

SITE AREA: 701m²
REQUIRED LANDSCAPE AREA: 140.2m² (20%)
PROPOSED LANDSCAPE AREA: 172.63m² (24.6%) (COMPLIANT)
PROPOSED DEEP SOIL LS AREA: 143.35m² (20.5%)
LANDSCAPE AREA INCLUDE IN CALCULATION:

DEEP SOIL LANDSCAPE AREA INCLUDE IN CALCULATION:



INDICATIVE SOFTFALL COLOUR RANGE

Supplier: Surfacing Contractors Australia Pty Ltd
 Range: PlayKote EPDM Rubber

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for DA approval only, not for construction.

This plan has been prepared with reference to **Rockdale Councils** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

General Notes:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF's plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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AILA Associate



REV	DATE	NOTATION/AMENDMENT
A	25.07.16	Preliminary plan prepared for review
B	20.09.16	Co-ordinates with Hydraulic plan
C	10.05.17	Co-ordinates with Architectural plan
D	19.01.18	Revised landscape plan as per client's comments

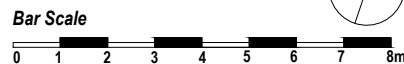
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CLIENT	MR John Hadjistavrou
ARCHITECT	Archizen
STATUS / ISSUE	DA - ISSUE D

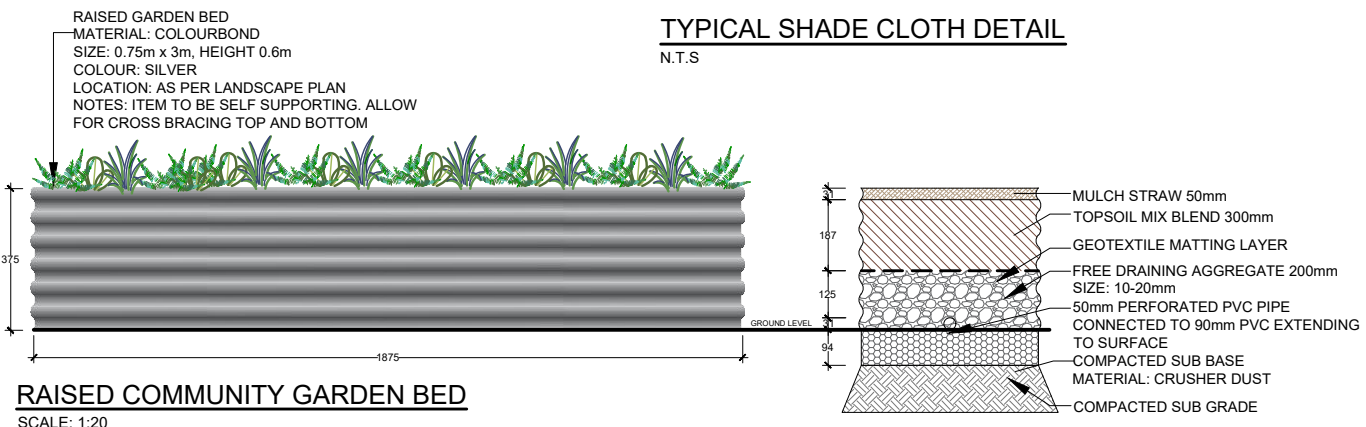
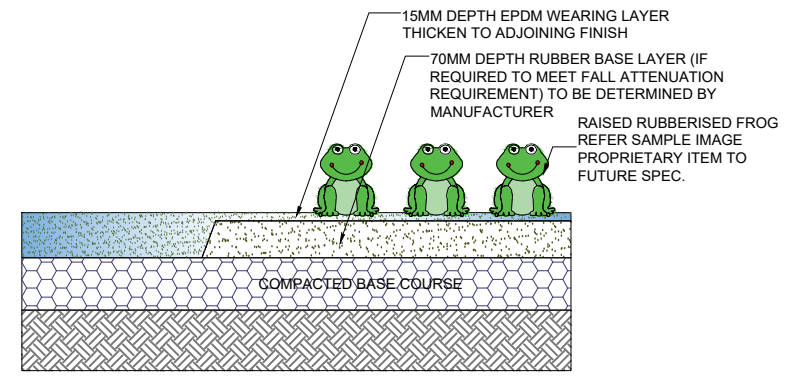
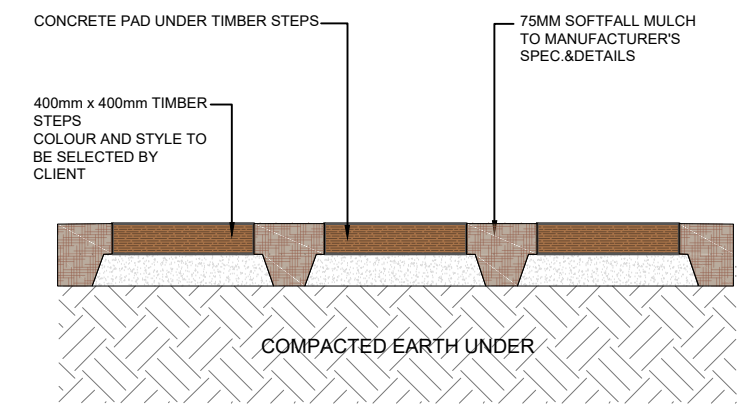
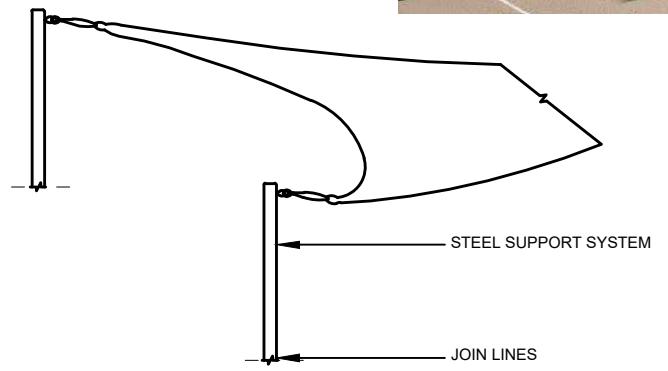
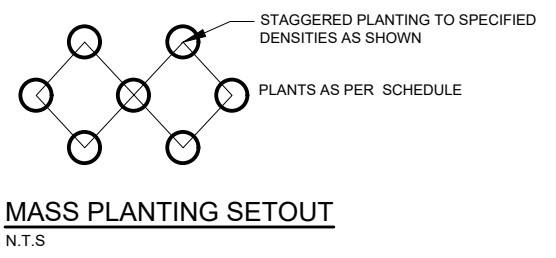
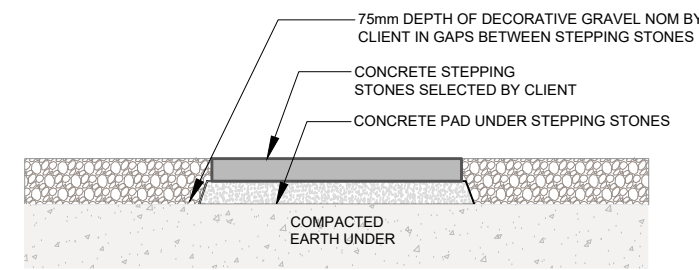
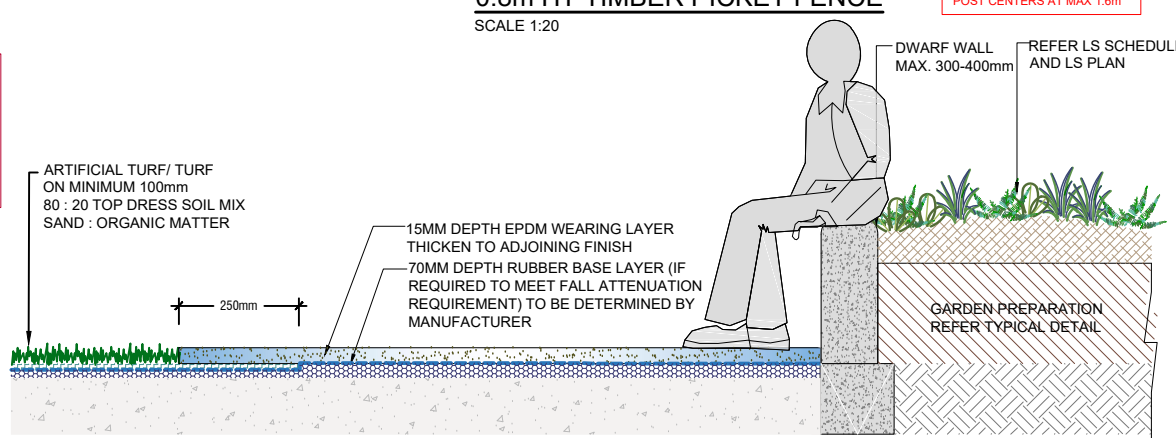
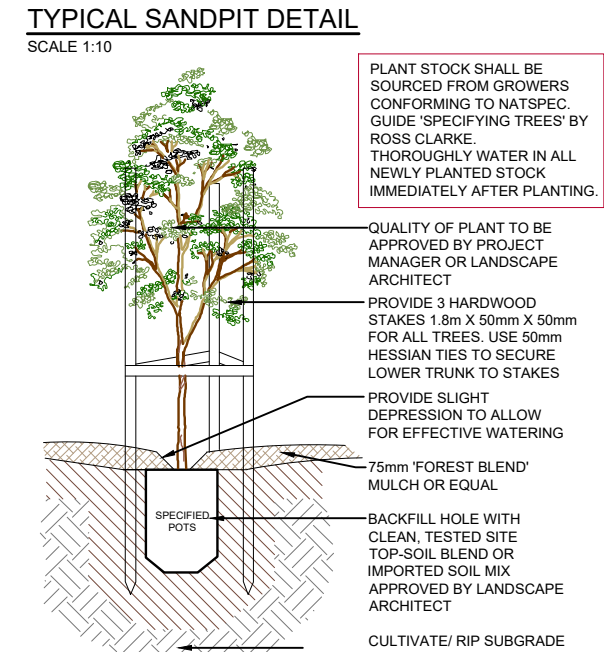
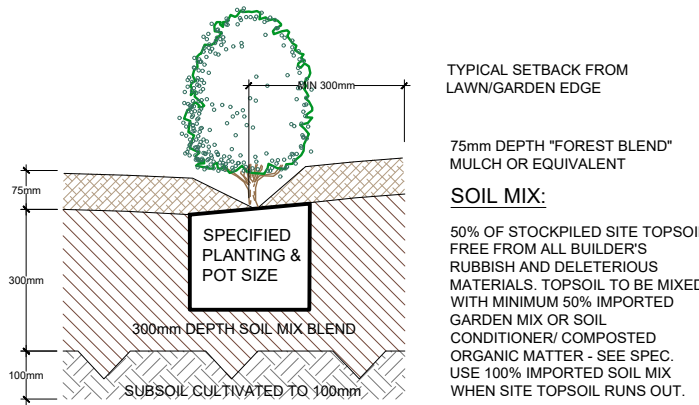
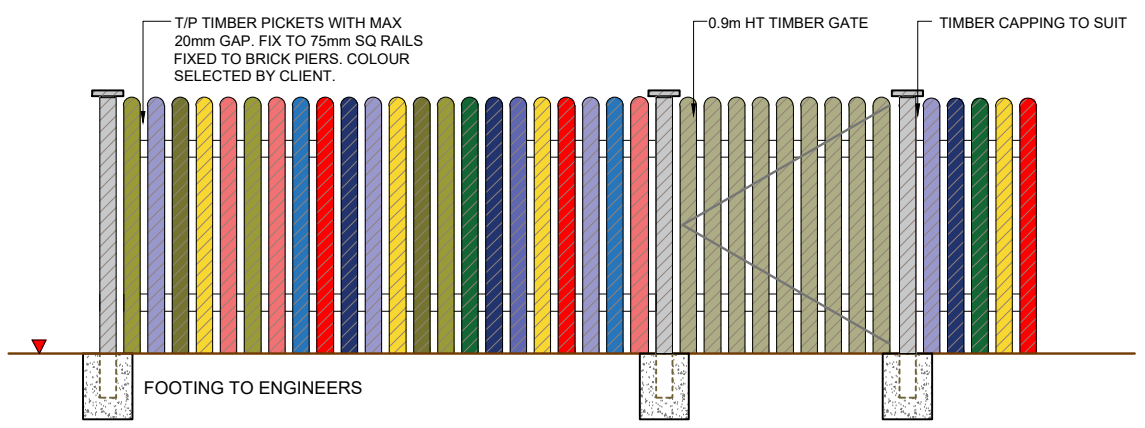
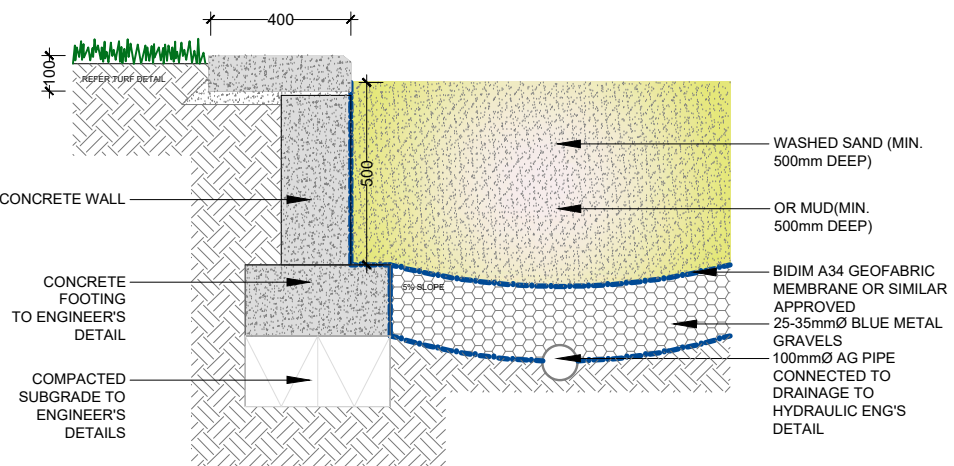
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 Phone: 9922 5312 Fax: 8209 4982
 enquiries@conzept.net.au Mob: 0413 861 351

TITLE: LANDSCAPE PLAN
 PROPOSED CHILDCARE CENTER DEVELOPMENT
108 STAPLES ST, KINGSGROVE

DWG No:	LPDA 17 - 21 / 2
SCALE:	1:150 @ A3
DATE:	MAY 2017
DRAWN:	P.Y
CHECKED:	R.F





CHILDCARE / PLAYGROUND SAFETYFALL ZONES
(As Published by KIDSAFE NSW)

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- The maximum height of platforms in Education and Care Services is 1800mm
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General Notes:

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Australian Institute of Landscape Architects

REV	DATE	NOTATION/AMENDMENT
A	25.07.16	Preliminary plan prepared for review
B	20.09.16	Co-ordinates with Hydraulic plan
C	10.05.17	Co-ordinates with Architectural plan
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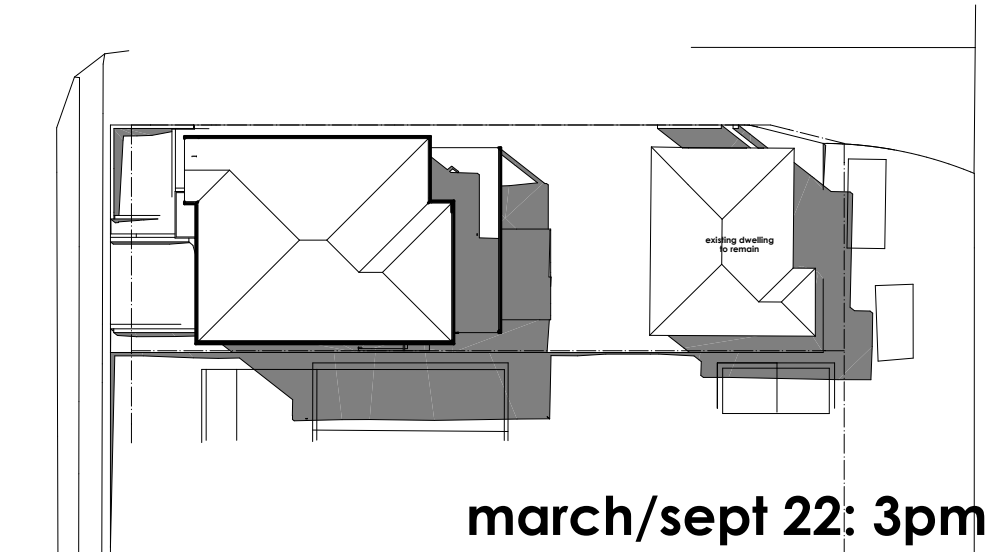
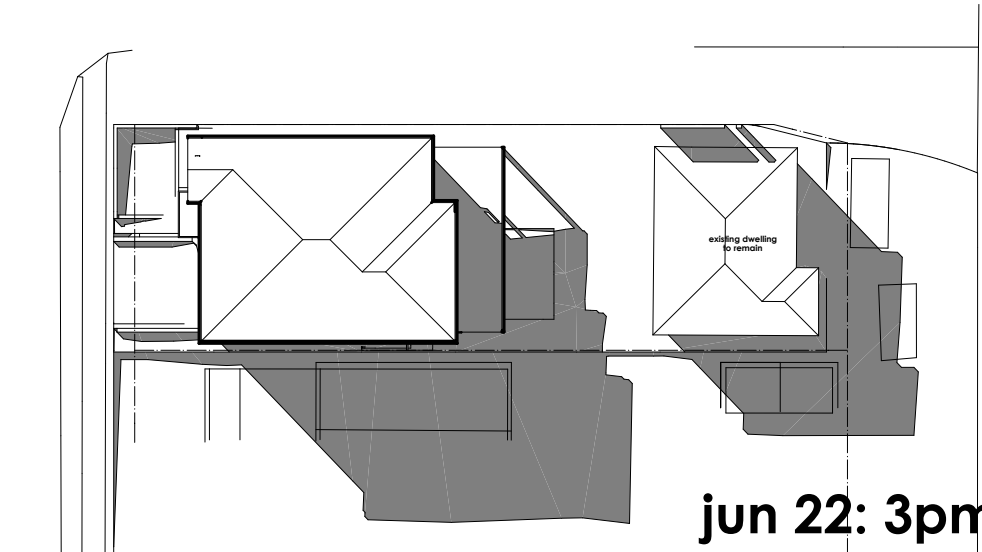
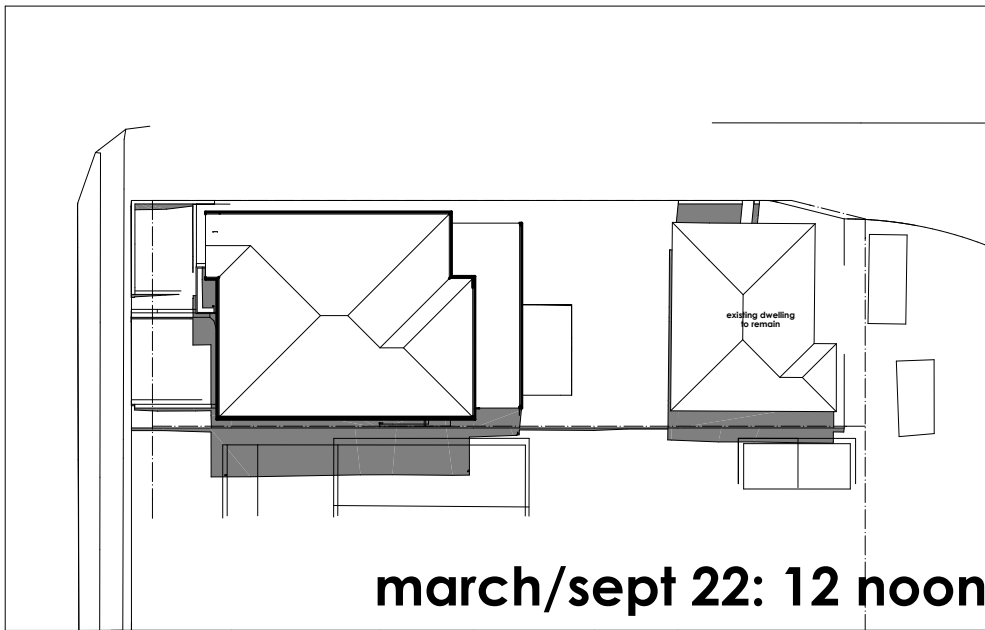
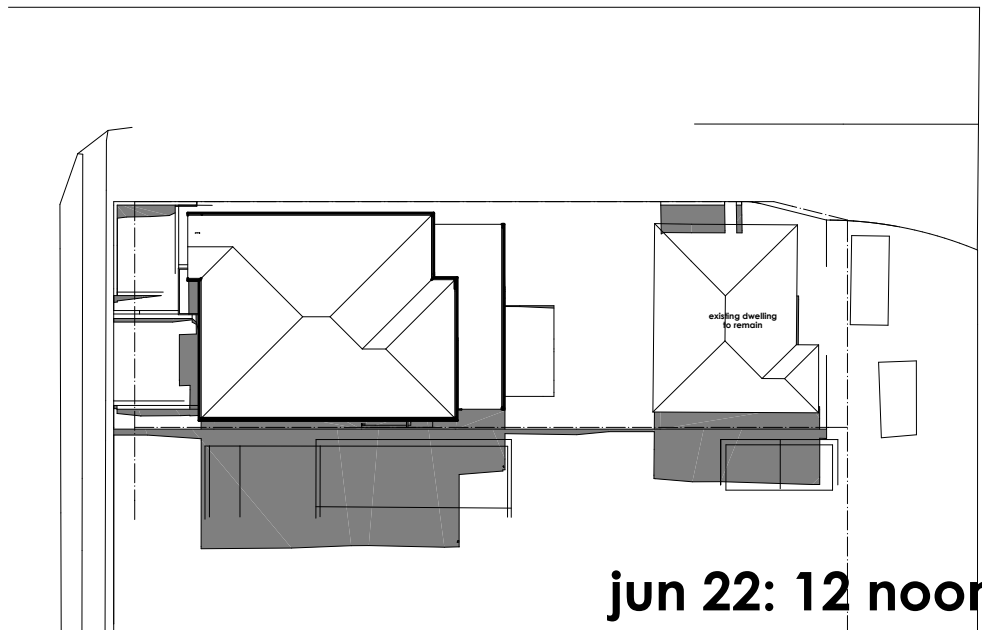
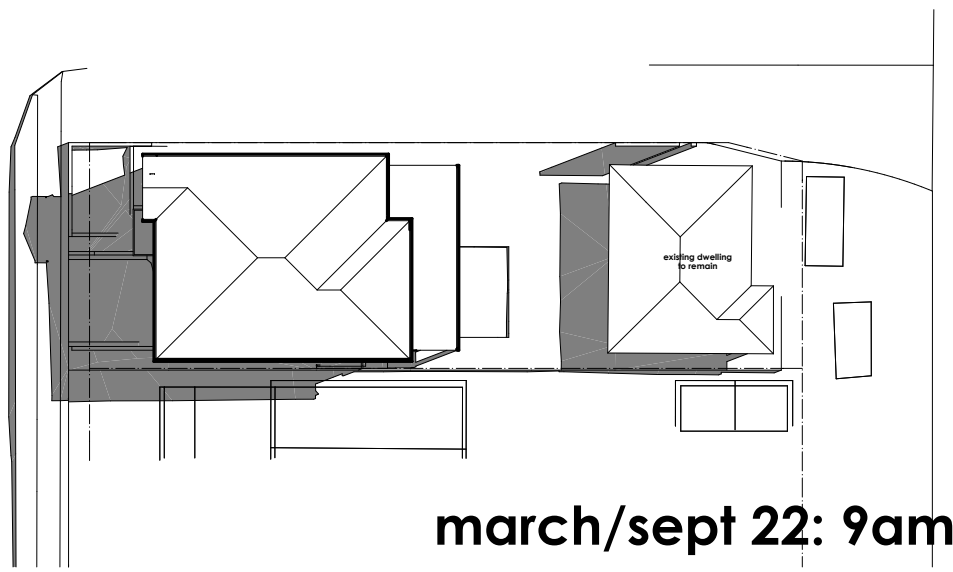
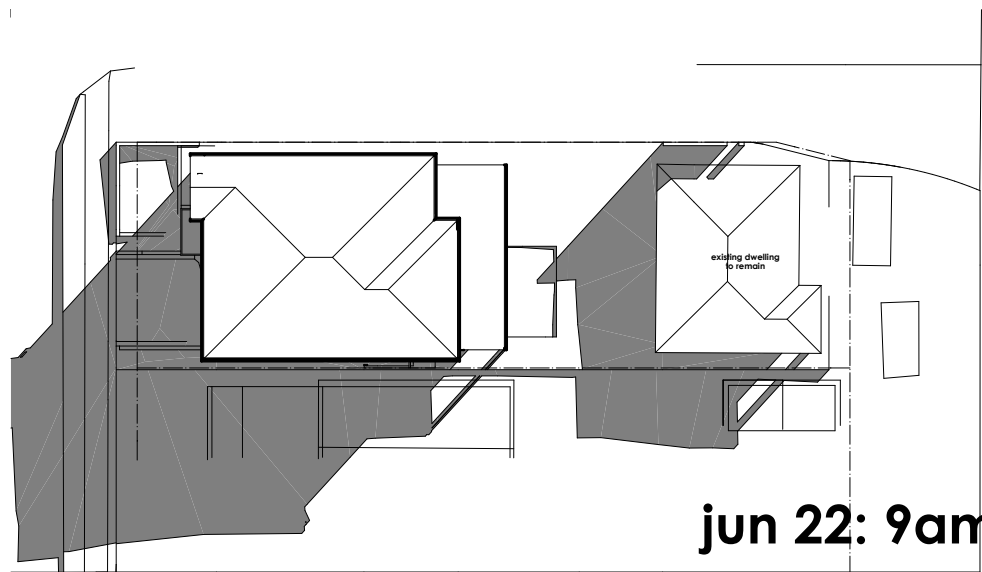
COUNCIL	Rockdale
CLIENT	MR John Hadjistavrou
ARCHITECT	Archizen
STATUS / ISSUE	DA - ISSUE D

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TITLE: DETAILS
PROPOSED CHILDCARE CENTER DEVELOPMENT
108 STAPLES ST, KINGSGROVE

DWG No:	LPDA 17 - 21 / 3
SCALE:	AS SHOWN @ A3
DATE:	MAY 2017
DRAWN:	P.Y
CHECKED:	R.F



Shadow Diagram Legend

Shadow Generation
Shadows shown on these diagrams have been generated from a computer model of the proposed and adjacent existing development using 'Sunshine & Shade in Australia' (CSIRO Technical Report 92/2) to determine shadow angles.

Principal Solar Angles
Location:

Principle Solar Angles

Location : Sydney
Latitude: 34° South
Longitude: 151 East

Day	Time	ALT	AZI
June 22	9am	19°	42°
	12pm	33°	359°
	3pm	18°	316°
March 21 & September 23	9am	35°	61°
	12pm	56°	1°
	3pm	36°	300°
December 22	9am	51°	86°
	12pm	79°	351°
	3pm	48°	272°

Abbreviations:

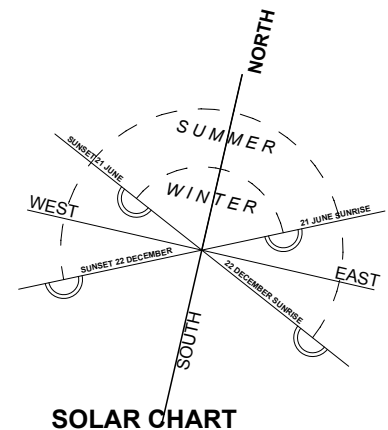
ALT Solar Altitude from horizontal Zenith - 90
AZI Solar Azimuth 0=360°

Limitations in Accuracy

Whilst due care has been taken in the preparation of the model from which this diagram has been generated, its accuracy may be limited due to the respective accuracy of existing site information. In this respect these diagrams should only be considered indicative of the extent of shadow. Additionally other site features, such as existing and proposed landscaping and external works not specifically indicated on this diagram will generate shadow that may not be accurately represented by this diagram.

Details of Adjacent Properties

Some details of adjacent property levels, vegetation, external works elements, window and door sizes and locations, balcony or veranda locations and other features may have been visually estimated. Consequently such information, not specifically translated from the survey drawings, may be limited in accuracy.



PLANNING APPLICATION NOTICE

This drawing is suitable for Planning Application only. It **MUST NOT** be used for construction. ArchiZEN Architects accept no responsibility for its correctness or completeness, as all information, incl. dimensions, etc. shown hereon is subject to a co-ordination check and Council & other Authority requirements.

rev / date	description	status
A 01-06-2016	for client review only.	not for construction
B 17-06-2016	DA -for client review only.	not for construction
C 25-07-2016	DA -for client review only.	not for construction
D 08-08-2016	DA -for client review only.	not for construction
D1 21-09-2016	DA submission	not for construction
D2 21-10-2016	revised carpark. DA submission	not for construction
D3 28-11-2016	revised carpark. DA submission	not for construction
E 04-04-2017	preliminary. for client review only.	not for construction
E1 18-07-2017	waiting bay added. DA submission	not for construction
E2 18-08-2017	exist house glass blockwork added	not for construction
E3 16-01-2018	revised o/dr area + signage added	not for construction

general notes
use figured dimensions only. do not scale from drawings. dimensions are in millimetres (unless noted otherwise). verify all dimensions & levels on site before construction. report all discrepancies to the architect. if in doubt - ASK. all work must comply with BCA, standards & authority codes. read this drawing together with other consultants documents. structural, hydraulic & geotechnical work to engineers details. © COPYRIGHT 2017 - AQUA VENTO PTY LTD the drawing & design is supplied in confidence & remains the property of archizen ARCHITECTS. it is not to be used, altered, transmitted or reproduced in whole or in part, in any form, without the express written permission of archizen ARCHITECTS.



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project
**proposed childcare centre
108 staples st kingsgrove**
drawing
shadow diagrams-proposed

scale 1:500 @ A3 true north
drawn KT
designed ADZ
checked ADZ
plot date 19/1/18
project no. 1591A DA10
drwg no. E3
issue

