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**Bayside Planning Panel**

**13/03/2018**

Item No	<b>6.6</b>
Application Type	Development Application
Application Number	DA-2017/195
Lodgement Date	02/12/2016
Property	<b>1 Bruce Street, Bexley</b>
Owner	Shao Ying Pty Ltd
Applicant	Morning Sunshine Kids Academy Pty Ltd
Proposal	Alterations and additions to existing dwelling and conversion into a childcare centre with capacity for 32 children operating 7.30am to 6pm Monday to Friday
No. of Submissions	17 individual submissions and 1 petition with 27 signatories
Cost of Development	\$300,000.00
Report by	Fiona Prodromou – Senior Assessment Planner

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**Officer Recommendation**

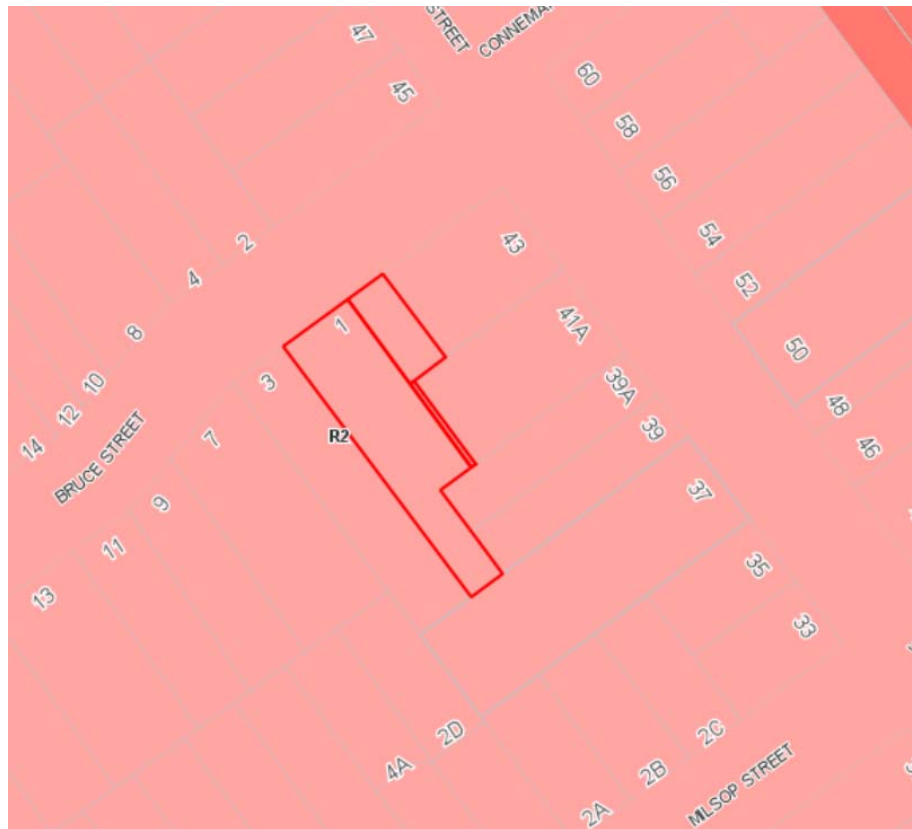
- 1 That this Development Application be REFUSED pursuant to Section 80(1)(b) of the Environmental Planning and Assessment Act 1979 for the following reasons:
  - a. Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the site is not suitable for the proposed development.
  - b. Pursuant to the provisions of Section 79C(1)(a)(i) and 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development and its standard of design is unsatisfactory with respect of the low density residential streetscape and site context of which the property is positioned within. The proposal is inconsistent with the objectives of the R2 Low Density Residential zone of Rockdale LEP 2011 and the objectives of Part 4.2 Streetscape and Site Context of Rockdale DCP 2011.
  - c. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the non-discretionary minimum outdoor play space development standards of Clause 25(b) of State Environmental Planning Policy Educational Establishments and Child Care Facilities 2017. The proposal has insufficient outdoor play area for 32 children as proposed to be accommodated.
  - d. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Part 4 of the Child Care Planning Guideline (Education and Care Services National Regulations), specifically in relation to the provision of external storage, outdoor play areas, natural light and ventilation to indoor areas used by children.

- e. The proposed development is unsatisfactory, pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as the proposed development does not respond or appropriately relate to the natural topography of the subject site, resulting in adverse privacy and visual amenity impacts upon surrounding properties. The proposal is inconsistent with the provisions and objectives of Clause 4.1.6 Development on Sloping Sites and 4.4.5 Visual Privacy, as per Rockdale DCP 2011.
  - f. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, the constraints of the site necessitate excessively high acoustic fencing in order to mitigate acoustic impacts to adjoining residential neighbours.
  - g. Pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not incorporate accessible car parking on site and as such does not comply with the equitable access requirements of Clause 4.5.2 Social Equity of Rockdale DCP 2011.
  - h. Pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not accommodate clear, delineated and fenced pedestrian pathways from on-site car parking areas to the front entrance of the facility, thus results in an unsafe pedestrian environment on site, contrary to the provisions of Clause 6.1.4.7 of Rockdale DCP 2011.
  - i. Pursuant to the provisions of Section 79C(1)(d) & 79C(1)(e) of the Environmental Planning and Assessment Act 1979, having regard to the reasons noted above and the number of submissions received by Council against the proposed development, approval of the development application is not in the public interest.
- 2 That the objectors be advised of the Bayside Planning Panel's determination.
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## **Attachments**

- 1 Planning Assessment Report
  - 2 Site Plan
  - 3 Elevations
  - 4 Roof Plan
  - 5 Sections
  - 6 Landscape Plans
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## Location Plan



# BAYSIDE COUNCIL

## Planning Assessment Report

### Application Details

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<b>Application Number:</b>	DA-2017/195
<b>Date of Receipt:</b>	2 December 2016
<b>Property:</b>	1 Bruce Street, BEXLEY (Lot 2A DP 318502), (Lot A DP 350797), (Lot B DP 350261)
<b>Owner:</b>	Shao Ying Pty Ltd
<b>Applicant:</b>	Morning Sunshine Kids Academy Pty Ltd
<b>Proposal:</b>	Alterations and additions to existing dwelling and conversion into a childcare centre with capacity for 32 children operating 7.30am to 6pm Monday to Friday
<b>Recommendation:</b>	Refused
<b>No. of submissions:</b>	17 individual submissions and 1 petition with 27 signatories
<b>Author:</b>	Fiona Prodromou
<b>Date of Report:</b>	23 February 2018

### Key Issues

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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 32 children proposed to be accommodated, when this area is calculated in accordance with the requirements of Clause 108 of the Education and Care Services National Regulations. A maximum of 25 children can be accommodated within the proposed outdoor play areas on site.

The proposal is inconsistent with the Education & Care Services National Regulations and provides insufficient outdoor play areas, external storage and natural light and ventilation to proposed cot rooms.

The proposed development and its standard of design is unsatisfactory with respect of the low density residential streetscape and site context of which the property is positioned within. The proposal is inconsistent with the following objective of the R2 Low Density Residential zone. *"To ensure that land uses are carried out in a context and setting that minimizes any impact on the character and amenity of the area."*

The proposed development does not respond or appropriately relate to the natural topography of the subject site, thus resulting in adverse privacy and visual amenity impacts upon surrounding properties.

The required overall height (2.3m) of acoustic fencing to the periphery of the outdoor play areas in order to mitigate acoustic impacts to residential neighbours, is a direct consequence of the residential

context of the site, the proposed use, irregular site dimensions and narrow lot width towards the rear of the property. The site is not considered to be suitable for the proposed development.

The development was notified on two occasions, in accordance with the provisions of Rockdale DCP 2011. A total of 12 individual submissions and 1 petition with 27 signatures were received during the initial notification, with a further 5 submissions received following the renotification of amended plans.

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

## Recommendation

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

a) Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the site is not suitable for the proposed development.

b) Pursuant to the provisions of Section 79C(1)(a)(i) and 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development and its standard of design is unsatisfactory with respect of the low density residential streetscape and site context of which the property is positioned within. The proposal is inconsistent with the objectives of the R2 Low Density Residential zone of Rockdale LEP 2011 and the objectives of Part 4.2 Streetscape and Site Context of Rockdale DCP 2011.

c) Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the non-discretionary minimum outdoor play space development standards of Clause 25(b) of State Environmental Planning Policy Educational Establishments and Child Care Facilities 2017. The proposal has insufficient outdoor play area for 32 children as proposed to be accommodated.

d) Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the provisions of Part 4 of the Child Care Planning Guideline (Education and Care Services National Regulations), specifically in relation to the provision of external storage, outdoor play areas, natural light and ventilation to indoor areas used by children.

e) The proposed development is unsatisfactory, pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as the proposed development does not respond or appropriately relate to the natural topography of the subject site, resulting in adverse privacy and visual amenity impacts upon surrounding properties. The proposal is inconsistent with the provisions and objectives of Clause 4.1.6 Development on Sloping Sites and 4.4.5 Visual Privacy, as per Rockdale DCP 2011.

f) Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, the constraints of the site necessitate excessively high acoustic fencing in order to mitigate acoustic impacts to adjoining residential neighbours.

g) Pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not incorporate accessible car parking on site and as such does not comply with the equitable access requirements of Clause 4.5.2 Social Equity of Rockdale DCP 2011.

h) Pursuant to the provisions of Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not accommodate clear, delineated and fenced pedestrian pathways from on-site car parking areas to the front entrance of the facility, thus results in an unsafe pedestrian environment on site, contrary to the provisions of Clause 6.1.4.7 of Rockdale DCP 2011.

i) Pursuant to the provisions of Section 79C(1)(d) & 79C(1)(e) of the Environmental Planning and Assessment Act 1979, having regard to the reasons noted above and the number of submissions received by Council against the proposed development, approval of the development application is not in the public interest.

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

## Background

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### History

2 December 2016

DA-2017/195 submitted to Council

12 December 2017 to 13 January 2018

Public notification of proposal.

1 February 2017

Consideration by the Bayside Traffic Development Advisory Committee

6 June 2017

Letter sent to applicant outlining issues with application, including but not limited to inconsistency with streetscape and site context, suitability of the site not demonstrated, problematic allotment width, insufficient car parking on site, unsatisfactory raised ground floor level, excessive height of acoustic boundary fencing, unsafe pedestrian access and insufficient information. The applicant was advised to consider providing a basement level to accommodate all required parking on site. The proposal in its current form was recommended to be withdrawn.

17 July 2017

Amended plans and information were submitted to Council. Main changes to the scheme included a reduction in the number of children and staff proposed to be accommodated from 47 with 8 staff to 32 with 7 staff, deletion of outdoor play areas within the front and side setbacks, increase of landscaping on site, justification for allotment width and modification to the design of the acoustic fencing.

16-29 August 2017

Renotification of amended plans and information.

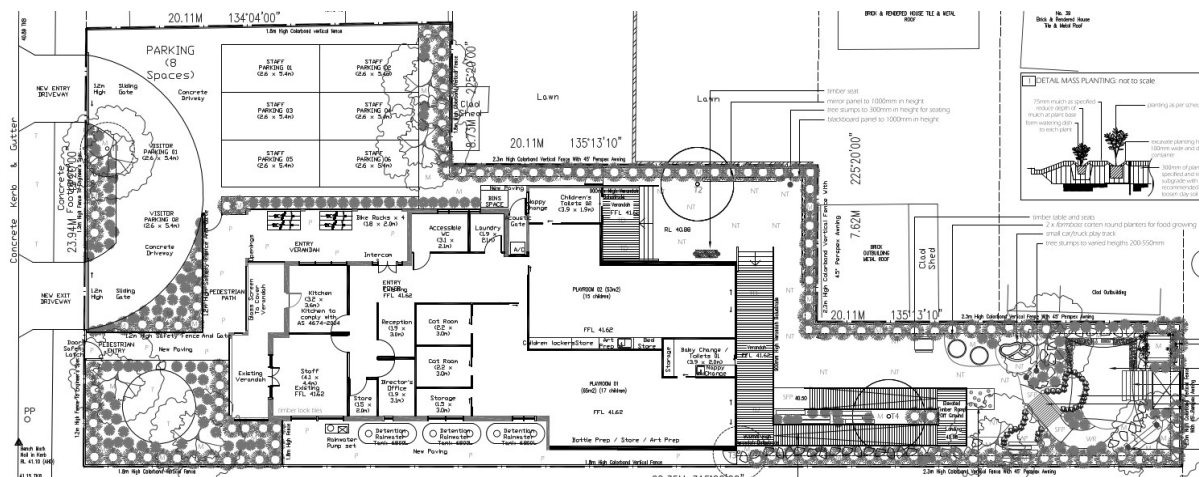
### Proposal



The proposed development seeks to undertake alterations and additions to the existing detached dwelling house on site, demolish the existing car port and convert the dwelling into a childcare centre with capacity for 32 children (12 x 0-2 / 10 x 2-3 / 10 x 3-5), 7 staff and operating 7.30am to 6pm Monday to Friday. The proposal incorporates as follows:

- New vehicular entry to Bruce Street to facilitate a drive through vehicular arrangement within the front setback, with six dedicated on site car parking spaces for staff. Two visitor drive through spaces.
- New boundary fencing, 1.2m in height along front property boundary with sliding vehicular entry gates,
- Pedestrian entry gate at front boundary with associated pedestrian walkway to proposed entry foyer.
- Landscaped areas within front yard.
- 4 x bike racks within front setback of site adjoining entrance to proposed facility
- Two indoor children's play rooms with associated storage, hand wash sinks, bottle preparation areas, bed stores, toilet facilities, two cot rooms comprising 6 cots in each room, staff room, kitchen, accessible toilet, laundry, entry foyer, reception and directors office.
- Externally within the south western side setback 3 x 8800 litre rainwater tanks are proposed, in addition to a rainwater pump set.
- Two raised veranda's to the rear with steps, one with elongated access ramp with landings.
- Rear and north eastern outdoor play areas.
- 1.8m high acoustic perimeter fencing along the periphery of the outdoor play area, with 45 degree Perspex 6mm thick canopy, resulting in an overall height of 2.3m.

Within the outdoor play areas on site a range of shrubs, ground covers and trees are proposed in addition to the provision of seating, sandpit, outdoor play kitchen, timber bridge, climbing wall, balance beam, raised mounds etc. A shade structure is proposed adjoining the rear boundary of the subject site over the proposed sandpit area.



## Site location and context

The subject site is an irregularly shaped allotment comprising three lots, Lot 2A DP 318502, Lot A DP 350797, Lot B DP 350261, with a 23.95m frontage to Bruce Street and a total site area of 972sq/m. The site is currently zoned R2 Low Density Residential and occupied by a single storey detached dwelling house with detached double carport behind the building line and two shed structures within the rear yard of the site. The site has a fall to the rear of up to 1.33m, with three trees are located within the rear of the site with several trees located within the front yard of the property. A power pole and street light is positioned in front of the property, near the common boundary with 3 Bruce Street.

The site shares a common side boundary to the north / north east with several properties fronting

Verdun Street, being as follows;

- 43 Verdun Street, a part 1 - 2 storey detached dwelling house located at the junction of Bruce and Verdun Streets. Vehicular access to this site is via Bruce Street.
- 41 / 41A Verdun Street, a two storey dual occupancy development with basement car parking. 41A Verdun Street comprises an inground pool within the rear of the site.
- 39 and 39A Verdun Street, single storey detached dwelling houses with associated outbuilding structures in the rear yard
- 37 Verdun Street, a single storey villa development comprising 5 villas, one of which shares a direct common rear boundary fence with the subject site.

To the south west, the site shares a common side boundary with a two storey detached dwelling house at 3 Bruce Street. This site comprises an in ground pool within the rear of the site located parallel to the common side boundary fence with the subject site.



The subject site is affected by:

- 15.24m Building Height Civil Aviation Regulations
- Surface flows
- Class 5 Acid Sulfate Soils
- Obstacle Limitation Surface.

## Statutory Considerations

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### *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:



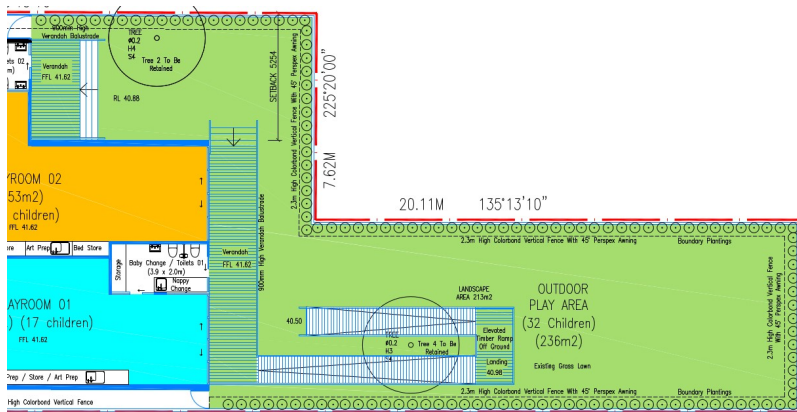
## State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, has been considered in the assessment of the Development Application. The table below outlines the key controls within the SEPP that are applicable to the application:

Applicable Clause	Provision	Proposed development	Complies
22 - Concurrence of Regulatory Authority for certain applications (Reg.107/108 of Education & Care Services National Regulations)	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.	N/A
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 = 118sq/m (36 children can be accommodated)  Total outdoor = 175sq/m (25 children can be accommodated)	Yes  <b>No</b> (see below)
	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.	23.95m frontage to Bruce Street and a total site area of 972sq/m	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.	Beige and 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	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





### 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.

### Education and Care Services National Regulations

Part 4 – Education & Care Services National Regulations			
Regulation	Design Guidance	Proposal	Complies
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.	Child proof fencing provided at periphery of outdoor play areas on site	Yes
106 - Laundry & Hygiene Facilities	On site laundry facilities	Laundry facilities provided on site. Details of laundry not illustrated on plans. Laundry capable of accommodating required facilities.	Yes

107 - Indoor Space Requirements	Min 3.25sq/m unencumbered indoor space per child.	<i>Refer to SEPP - (Educational Establishments and Child Care Facilities) 2017 table above.</i>	Yes
	Storage - min 0.3m3 per child external - min 0.2m3 per child internal	Outdoor = Nil Indoor = 40m3	<b>No</b> Yes
	Prams, bikes and scooters should be located adjacent to the building entrance	Sufficient area adjoining main entrance for storage of prams etc	Yes
108 - Outdoor Space Requirements	Min 7sq/m per child unencumbered outdoor space	Total outdoor = 175sq/m <i>(25 children can be accommodated)</i>	<b>No</b>
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	Adequate natural light and ventilation to indoor areas used by children.	Nil natural light or ventilation to cot rooms within facility.	<b>No</b>
111 – Administrative Space	Adequate accessible area or areas for the purposes of conducting the administrative functions	Accessible reception and office provided	Yes
112 – Nappy Change Facilities	Changing bench with appropriate bathing, hand wash & storage facilities	Appropriate nappy change facilities are illustrated on plans	Yes
113 – Outdoor Space Natural Environment	Outdoor spaces that allow children to explore and experience the natural environment	Varied spaces within proposed outdoor area i.e. sandpit, climbing wall, dry creek bed, play kitchen	Yes



114 – Outdoor Space Shade	Adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Shade cloth illustrated on landscape plan, yet nil elevations or details provided.	<b>No</b>
115 – Premises Designed to Facilitate Supervision	Rooms / facilities (including toilets, activity rooms etc) 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	Emergency and evaluation plan should be submitted with a DA	Emergency procedures outlined within submitted Plan of Management	Yes

### **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 and 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 was sent to Ausgrid. Nil response was received following the notification period and as such concurrence was assumed. The application is consistent with the provisions of the SEPP and is acceptable in this regard.

### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

Submitted plans illustrate the proposed removal of two trees on site, being, a Corymbia 'Summer Red' 5m H x 3m W and a Syzigium Leuhmannii (Lillypilly) 4m H x 3m W in order to facilitate the proposed development. An Arborist Report prepared by Ian Hills was submitted with the application, dated November 2016.

The report concluded *"There is adequate open space in the design of the proposed development to accommodate replacement plantings that will assist Council in meeting its Urban Forest Maintenance goals following the proposed removal of trees 1 and 3."*

Councils Tree Preservation Officer reviewed the proposal, Landscape Plan and submitted Arborist Report and concurred with the above. The proposal is therefore satisfactory in this regard and consistent with the provisions of the SEPP.

## 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.

Documentation accompanying the DA states that nil signage is proposed as part of this application. Given the nature of the proposed use this is unusual, notwithstanding, proposed future signage would be subject to the lodgement, assessment and determination of a S96 application at a future date.

## Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with objectives	Compliance with standard/provision
2.3 Zone R2 Low Density Residential	No - see discussion	Yes - see discussion
2.7 Demolition requires consent	Yes	Yes - see discussion
4.3 Height of buildings	Yes	Yes - see discussion
4.4 Floor space ratio - Residential zones	Yes	Yes - see discussion
6.1 Acid Sulfate Soil - Class 5	Yes	Yes - see discussion
6.2 Earthworks	Yes	Yes - see discussion
6.4 Airspace operations	Yes	Yes - see discussion
6.7 Stormwater	No - see discussion	No - see discussion
6.12 Essential services	Yes	Yes - see discussion

### 2.3 Zone R2 Low Density Residential

The subject site is zoned R2 - Low Density Residential under the provisions of Rockdale Local Environmental Plan 2011 (RLEP 2011). The proposal is defined as a 'child care centre' and is a permissible development with development consent.

Notwithstanding, the proposal given its design and likely impacts upon neighbouring properties is not considered to be consistent with the following objective of the zone:

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

### 2.7 Demolition requires consent

The proposed development seeks consent for the partial demolition of the existing dwelling, outbuildings and carport on site and hence satisfies the provisions of this clause.

### 4.3 Height of buildings

The height of the proposed building is 6.52m and therefore does not exceed the maximum 8.5m limit that applies to the subject site. Further, the proposed development complies with the objectives of this clause.

### 4.4 Floor space ratio - Residential zones

A maximum 0.5:1 FSR applies to the subject site. As such a maximum gross floor area of 486sq/m is permissible. The proposal seeks to incorporate additional floor space on site, and provides a total gross floor area of 312.5sq/m, equating to an FSR of 0.32:1. The proposal complies with this requirement.

#### 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

Earthworks including excavation are required on site in order to construct the proposed car parking areas, enable footings for the extension and accommodate the outdoor play areas on site. The objectives and requirements of Clause 6.2 of RLEP 2011 have been considered in the assessment of this application. It is considered that the proposed earthworks and excavation will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

#### 6.4 Airspace operations

The proposed development is affected by the 51-60m AHD Obstacle Limitation Surface (OLS). The building height is proposed at a maximum of 6.52m (47.16RL) and in this regard, it is considered that the proposed building will have minimal adverse impact on the OLS.

#### 6.7 Stormwater

The application was accompanied by a stormwater management plan prepared by Stellen Consulting, dated 17/7/2017. An on site detention system is proposed, using rainwater tanks. Overflow is proposed to be directed to the street kerb outlet.

The submitted stormwater plan was reviewed by Councils Development Engineer who notes that the stormwater plan failed to demonstrate the appropriate management of surface water.

Given the above the proposal does not demonstrate the adequate disposal of stormwater from the subject site as part of the proposed development.

#### 6.12 Essential services

Services will generally be available on the site. The proposal is satisfactory in relation to the provisions of this clause.

### **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:

<b>Relevant clauses</b>	<b>Compliance with objectives</b>	<b>Compliance with standard/provision</b>
4.1.1 Views and Vista	Yes	Yes - see discussion
4.1.3 Water Management	No - see discussion	No - see discussion
4.1.4 Soil Management	Yes	Yes - see discussion
4.1.6 Development on Sloping Sites	No - see discussion	No - see discussion
4.1.7 Tree Preservation	Yes	Yes
4.1.9 Lot size and Site Consolidation - isolated sites	Yes	Yes - see discussion
4.2 Streetscape and Site Context - General	No - see discussion	No - see discussion
4.2 Streetscape and Site Context - Fencing	No - see discussion	No - see discussion
4.3.1 Open Space and Landscape Design - Child care centres	Yes	Yes - see discussion
4.4.2 Solar Access - General Controls	Yes	Yes - see discussion
4.4.4 Glazing - General Controls	No - see discussion	No - see discussion
4.4.5 Visual privacy	No - see discussion	No - see discussion
4.4.6 Noise Impact - Non-residential	No - see discussion	No - see discussion
4.5.2 Social Equity - Equitable Access	No - see discussion	No - see discussion
4.6 Parking Rates - Child Care Centres	No - see discussion	No - see discussion
4.6 Car Park Location and Design	No - see discussion	No - see discussion
4.6 Vehicles Enter and Exit in a Forward Direction	Yes	Yes
4.6 Driveway Widths	No - see discussion	No - see discussion
4.6 Access to Parking	No - see discussion	Yes
4.7 Air Conditioning and Communication Structures	Yes	Yes - see discussion
4.7 Waste Storage and Recycling Facilities	Yes	Yes - see discussion
4.7 Service Lines/Cables	Yes	Yes
6.1 Child Care Centre - Building Design	No - see discussion	No - see discussion
6.1 Child Care Centre - Parking and Pedestrian Safety	No - see discussion	No - see discussion

#### 4.1.1 Views and Vista

The proposal seeks to utilize the existing building on site, incorporating additions, yet not exceeding the existing ridge height on site. The development comprises an overall height of 6.52m to the highest point. It is noted that the subject site and directly adjoining properties do not benefit from existing magnificent views or vistas. As such the proposal is satisfactory in regard to views and vistas.

#### 4.1.3 Water Management

Refer to discussion in Clause 6.7 - Stormwater of this report.

#### 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 minimized. 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.

#### 4.1.6 Development on Sloping Sites

The proposal seeks to retain a substantial portion of the existing building on site, providing a rear addition at the same floor level of the current building. The subject site slopes to the rear, up to 1m in the location of the existing and proposed built forms.

As a consequence of the topography and design of the proposal, the finished floor level of the proposed rear extension, veranda, landings and accessible ramp are raised 0.73m - 1.12m above existing natural ground level. In addition to the aforementioned, the balustrading required for the proposed ramps is positioned up to 1.9m above existing ground level.

The subject site is not flood affected and as such there is no requirement, nor is it necessary that the extension and built forms be raised as proposed.

Given these built forms are designed in this manner, it is evident the proposal has not been designed to relate to the natural topography or the site, nor with due consideration of the amenity of neighbouring properties.

The proposal is considered to be unsatisfactory in relation to the objectives and requirements of this clause.

#### 4.1.9 Lot size and Site Consolidation - isolated sites

The proposal does not result in the isolation of any neighbouring properties.

#### 4.2 Streetscape and Site Context - General

As per the provisions of Clause 6.1.11 of Rockdale DCP 2011, child care centres must be designed in character with the existing streetscape and are required to be sympathetic within their context.

The following design responses as illustrated upon submitted plans are inconsistent within the existing and future desired streetscape and site context of the property.

- a) Excessive hard paved car parking and manoeuvring areas forward of the building line within the front setback of the site and adjoining the common side / rear boundary with 43 Verdun Street.
- b) Car parking areas as proposed visually dominate and detract from the residential streetscape.
- c) Provision of 1.8m high fencing forward of the building line adjoining the common side boundary with 3 Bruce Street.
- d) Lack of direct visual pedestrian connection to front building façade and ability to facilitate casual surveillance of Bruce Street.
- e) Lack of landscaping provision adjoining the common boundary with 43 Verdun Street.

Given the above, the proposal is not considered to adequately respond to, reinforce or sensitively relate to the existing residential context or predominant streetscape qualities in close proximity to the subject site. Side return fencing as referred to above does not complement, nor conserve the visual character of the street or neighbourhood.

As a result of the above, the proposal is deemed to be inconsistent with Part 4.2 – Streetscape and



Site Context of DCP 2011 and specifically the following objective of the R2 – Low Density Residential zone.

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

#### 4.2 Streetscape and Site Context - Fencing

With respect of fencing on site, the proposal as been assessed as follows:

##### A. Front Fencing

The provisions of this clause stipulate *"Front fences are to be a maximum height of 1.2m above footpath level"*. Plans illustrate the provision of a 1.2m high front boundary fence, however details in respect of materials, colours and finishes of the proposed front fence were not submitted for assessment.

##### B. Side Return Fencing Forward of Building Line

Plans illustrate the provision of a 1.8m high colourbond side return fence to both common side boundaries forward of the building line and adjoining the proposed new 1.2m high fence. Whilst the requirements of this clause stipulate *"Sheet metal fencing is not to be used at the street frontage or forward of the building line"*, the provision of the 1.8m fence adjoining the common boundary with the rear of 43 Verdun Street is deemed satisfactory, as this facilitates the enclosure of the rear private open space of this property and retains the status quo with existing fencing heights in this location.

The provision of a 1.8m high colourbond side return fence forward of the building line along the common side boundary of the site with 3 Bruce Street however is unsatisfactory and inconsistent with the nature of predominant low fencing forms provided in this location within the existing context and streetscape of Bruce Street.

##### C. Side / Rear Fencing Behind Building Line

The provisions of this clause state *"Side and rear fences are to have a maximum height of 1.8m on level sites or 1.8m measured from the low side where there is a difference in level either side of the boundary"*.

The submitted acoustic report has recommended the provision of a 1.8m high solid continuous acoustic barrier with 45 degree Perspex canopy at the periphery of the entire rear outdoor play area, resulting in a total overall height of 2.3m.

The required height of this acoustic fencing is a direct consequence of the residential context of the site, proposed use, irregular site dimensions and narrow lot width towards the rear of the property. The height of this fencing appears to be necessary in order to mitigate potential adverse acoustic impacts arising as a result of the proposed development.

Proposed fencing referred to above is excessive in height and form and is further uncharacteristic of the nature of fencing provided within the residential context of the site.

The proposal is unsatisfactory with respect of the provisions and objectives of this clause.

#### 4.3.1 Open Space and Landscape Design - Child care centres

As per the provisions of Clause 4.3.1 Open Space and Landscape Design - Child care centres, a minimum of 20% (194.4sq/m) of the site area is to be provided as landscaped area. The definition of landscaped area is outlined within RLEP 2011 as follows:

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

Plans illustrate the provision of natural turf, landscaped planters and periphery landscaped areas on site.

A total of 295.9sq/m of landscape area is provided on site and the proposal thus satisfies the requirements of this clause.

#### 4.4.2 Solar Access - General Controls

The proposed development is single storey in nature and does not result in adverse overshadowing impacts on site, or to neighbouring properties.

#### 4.4.4 Glazing - General Controls

Plans illustrate the provision of uncovered east and south east facing rear verandas adjoining proposed indoor play rooms. Nil shading devices are proposed to full height floor to ceiling glazed sliding doors on the rear elevation. Further resolution of this matter is required. The proposal is unsatisfactory in this regard.

#### 4.4.5 Visual privacy

Plans illustrate the provision of two raised rear veranda's, along with a raised ramp and landing. The aforementioned are raised 0.73m - 1.12m above existing natural ground level. Given these items are designed in this manner, and irrespective of the proposed 2.3m high acoustic fencing along the side boundaries with neighbouring properties in these locations, the proposal has the potential to result in adverse visual privacy impacts to the rear private open space areas of neighbouring properties.

Given the above, the proposal is unsatisfactory with respect to visual privacy.

#### 4.4.6 Noise Impact - Non-residential

The applicant submitted a revised Acoustic Report undertaken by Acoustic Logic dated 19 July 2016. The outdoor play noise within the report was predicted based on the assumptions below:

- Rear outdoor play area – worst scenario: 2-5 Years 12 kids
- Acoustic barrier system as recommended in Section 11 of acoustic report.
- Each outdoor area was divided into a few zones with the children evenly distributed for the calculations.

The acoustic 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. acoustic seals, glazing recommendations, all doors closed in addition to the construction of a 1.8m high solid continuous acoustic barrier with 45 degree Perspex canopy at the periphery of the entire rear outdoor play area resulting in an acoustic barrier with overall height of 2.3m.

### Outdoor Play Areas

Barrier system shall be as below:

1.8m high vertical fence which can be constructed by colorbond or lapped capped timber

2.3m high canopy fence with details as below

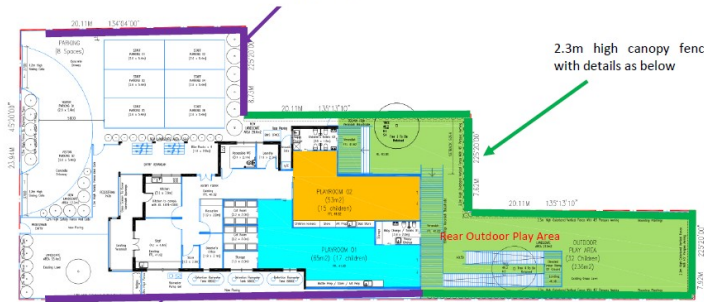
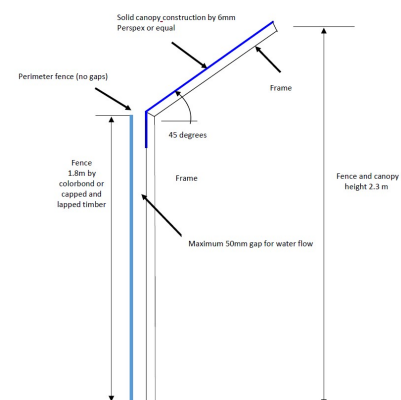


Figure 3 – Barrier Systems

1.8m high vertical fence which can be constructed by colorbond or lapped capped timber



Further to the above, the following management controls are recommended to be implemented, within the acoustic report;

- *No amplified music is allowed within outdoor area of project site.*
- *External doors remain closed except for people in/out.*
- *Maximum 12 kids play on back outdoor play area.*
- *Signs reminding staff and visitors to minimise noise at all times shall be installed at ingress/egress points from the child care centre.*
- *Management is to ensure children are supervised at all times to minimise noise generated by the children whenever practical and possible.*
- *Install a contact phone number at the front of the centre so that any complaints regarding centre operation can be made.*

A Plan of Management (POM) was further submitted by the applicant. The POM states that a maximum of 12 children and associated staff are sought to occupy outdoor play areas at any one time between 8.30am - 11.30am and 3.00pm - 5.00pm.

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 reviewed the submitted Acoustic Report and noted;

a) *Table 5 of the acoustic report states that Receiver 5 location is a two storey residential dwelling*

*and the report makes an assumption that upstairs is a sleeping space and not used during the day. Habitable rooms within dwellings are utilised both day and night and it is not realistic or reasonable to assume these areas at first floor are not used during the daytime.*

*b) Rain water pump sets are proposed. Section 10 of the revised acoustic report mentions that the criteria for plant noise emission is BG + 0 dB(A). The background noise (BG) the consultant has measured is 38 dBA (Table 2). Given the aforementioned, detailed design information with respect of proposed air conditioning units is required prior to determination, to ensure noise to be emitted is no greater than 38 dBA and where this is proposed, that air conditioning units be appropriate acoustically insulated.*

Given the above concerns raised by Councils Environmental Health Officer, it cannot be confidently stated that the proposal will not result in adverse acoustic impacts onto neighbouring properties. The proposal is therefore unsatisfactory in relation to the provisions and objectives of this clause in relation to acoustic amenity.

#### 4.5.2 Social Equity - Equitable Access

Plans submitted to Council do not illustrate the provision of accessible car parking on site. The proposal is unsatisfactory in this regard.

#### 4.6 Parking Rates - Child Care Centres

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

a) Visitor

32 children = 2 spaces required

b) Staff

7 staff (6 child care staff and 1 cook) = 4 spaces required

c) Bike

32 children = 4 spaces required

Plans illustrate the provision of 6 tandem staff car parking spaces, 2 drive through visitor spaces within the driveway arrangement on site and 4 bicycle spaces near the entry foyer.

Given two proposed visitor spaces are positioned within the driveway, are not delineated permanent spaces and have the potential to cause pedestrian safety concerns these spaces are not supported.

It is noted that 2 surplus staff car parking spaces are unnecessarily provided within the front setback of the site. Two of the staff car spaces, closest to the frontage of the site, would be better allocated as visitor spaces. This would enable the provision of an accessible visitor space as is required, ensure the driveway area is kept clear at all times and enable the reconfiguration of this car parking area on site to provide safe pedestrian passage behind parked staff vehicles on site.

Whilst the overall number of car spaces provided on site could result in compliance with the provisions of this clause if redesigned, the streetscape impacts of the current design, allocation and proposed pedestrian safety are unsatisfactory and inconsistent with the objectives of this clause.

#### 4.6 Car Park Location and Design

The objectives of this clause seek to ensure, sufficient, convenient and safe on-site car parking is

provided and that on site car parking does not dominate or detract from the appearance of the local streetscape.

The provisions of this clause do not permit multiple driveway crossings, in order to ensure parking areas minimise the potential of vehicles queuing on public roads, minimise the loss of on street parking and conflict with pedestrians.

As previously discussed within this report, the proposal does not provide sufficiently delineated pedestrian areas for pick up / drop off, nor to staff car parking areas as proposed on site. The proposal further seeks to provide multiple driveway crossings, which is in conflict with the provisions of this clause and has the potential to result in vehicles queuing and safety concerns to pedestrians. As designed, the proposal also results in the loss of 1 on street car parking space in front of the site.

The proposal is inconsistent with the objectives and requirements of this clause.

#### 4.6 Driveway Widths

As previously discussed, the proposal does not provide safe and delineated on site pedestrian areas, segregated from vehicle manoeuvring areas on site. Additionally, driveways as proposed, do not comply with Councils Rockdale Technical Specification.

Two driveways are proposed each being 3.7m wide at the property boundary. As per the Section 4.1.5 (viii) of the Rockdale Technical Specification, both driveways shall be 3m wide at the boundary and separated by 6m along the kerb to retain the provision of a single on street car parking space.

The proposal is unsatisfactory with regards to the objectives and requirements of this clause.

#### 4.6 Access to Parking

As previously discussed in this report, proposed on-site car parking and driveways dominate and detract from the local streetscape and thus do not satisfy the objectives of this clause.

#### 4.7 Air Conditioning and Communication Structures

Plans illustrate the provision of air conditioning units within an alcove adjoining the north eastern side façade of the proposed development. The location of the proposed air conditioning units are satisfactory.

#### 4.7 Waste Storage and Recycling Facilities

Plans illustrate the provision of appropriately sized and located bin storage areas behind the building line on site, away from neighbouring residential dwellings. The proposal satisfies the requirements of this clause.

### 6.1 Child Care Centre - Building Design

Refer to Part 4.2 Streetscape and Site Context - General of this report.

#### 6.1 Child Care Centre - Parking and Pedestrian Safety

The provisions of part 6.1.4.7 of DCP 2011, require the provision of pedestrian access which is segregated from vehicular access on site. Plans do not illustrate the provision of clear, delineated and fenced pedestrian pathways from on site car parking areas.



As designed, it would appear that visitors seeking to use proposed parking areas on site would be required to traverse vehicle manoeuvring areas to access the front entrance of the proposed facility.

The proposal is unsatisfactory in this regard.

### **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. Given the proposal seeks to accommodate 32 children (12 x 0-2 / 10 x 2-3 / 10 x 3-5) the following minimum number of staff are required.

Staff to Child Ratio	Requirement	Proposed	Complies
	0-2yrs 1 per 4 children (12 children = 3 staff)	6 child care staff	Yes
	2-3yrs 1 per 5 children (10 children = 2 staff)		
	3-6yrs 1 per 10 children (10 children = 1 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. The proposal seeks to accommodate 6 dedicated child care staff and thus satisfies the requirements of the aforementioned regulations.

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

Concern is raised in relation to the suitability of the site for the proposed development.

Site constraints including the irregular lot shape, narrow lot width at the rear of the property, number of shared common boundaries with adjoining residential properties and slope of the site to the rear combined with the design of the proposal and applicants desire to retain the existing dwelling, all contribute to the unsuitability of the site for the proposed development.

For the reasons outlined previously within this report, the subject site is not considered to be suitable for the proposal.

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

The development was notified on two occasions, in accordance with the provisions of Rockdale DCP 2011. A total of 12 individual submissions and 1 petition with 27 signatures were received during the initial notification, with a further 5 submissions received following the renotification of amended plans. The issues raised in the submission are discussed below:

*Adverse traffic, congestion and car parking impacts / Decrease of availability of parking in front of*

*and around neighbouring properties / Incorrect traffic report estimated traffic movements per child inconsistent with RMS Guide for Traffic Generating Development / Vehicle queuing impacts / Inadequate parking provision on site for the proposed use / Double parking and parking across driveways / Request for on street parking space is inappropriate*

Comment: Matters in relation to car parking have been previously addressed in this report. It is reiterated that the current design, layout and location of the proposed on site car parking area is not supported and results in the unnecessary reduction of on street parking. Multiple driveways have the potential to result in vehicles queuing and safety concerns for pedestrians.

Councils Development Engineer has considered the potential traffic impacts and has concluded that the surrounding intersections are likely to function at a similar level of service to that as existing should the child care centre have been supported. It was further noted that sufficient on-street parking is available, to accommodate visitors and staff within the assessed peak parking occupancy periods adjacent to the site.

*Port-cohere should be drop off & pick up area and not parking for visitors*

Comment: The provision of visitor spaces within the port-cochere as proposed is not supported for the reasons previously discussed within this report.

*Safety impacts for pedestrians*

Comment: Pedestrian safety has been previously discussed within this report.

*Adverse acoustic impacts to neighbours / Acoustic report does not adequately address impact on centre on adjacent dwellings and considers an underestimated traffic flow / Acoustic impacts and damage to fencing from play activities / The baseline increase of 5dB in the proposal does not adequately address the nature of the noise of a childcare facility. The sound of children at play is far louder than this increase suggests. We also find that the sound of distress which will inevitably occur daily would be far louder than the proposal claims.*

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

*Site is not suitable for a child care centre and doesn't satisfy locational criteria of DCP 2011 i.e. is not close to commercial centre of public transport node / There are 5 other child care centres within a 500m radius of the site / Business within a residential zone*

Comment: The suitability of the site has been considered in this report. The provisions of SEPP - Educational Establishments and Child Care Facilities 2017 prevail over the provisions of Rockdale DCP 2011 of which the objectors have referred to. Nonetheless the site is not considered to be suitable for the proposed development for the reasons stated in this report.

*Inappropriate streetscape response*

Comment: The matter of streetscape has been previously addressed in this report.

*Overshadowing to neighbouring pools*

Comment: The proposal is single storey in nature and does not result in adverse overshadowing impacts on site, or to neighbouring properties.

*Insufficient places for 0-2yr old children*

Comment: Clause 26 of the SEPP - Educational Establishments and Child Care Centres voids the requirement of Rockdale DCP 2011 in relation to required groupings and age ratio's.

*Privacy impacts to neighbours*

Comment: The matter of visual privacy has been previously addressed in this report.

*Inaccurate staff numbers provided by the applicant resulting in an inaccurate assessment of parking for the site*

Comment: An assessment of the required staffing numbers has been undertaken within this report. A total of 7 staff, being 6 child care staff and 1 cook are required to operate the centre with 32 children as proposed. The revised traffic report has appropriately considered the correct number of staff required.

*Inappropriate location of the outdoor play areas*

Comment: Outdoor play areas previously proposed within the front and side setbacks of the site have been removed. Proposed outdoor play areas are within the rear of the property.

*Provision of a 2.3m high acoustic fence is inappropriate / Colours, type and style of acoustic fence to common boundaries is inappropriate and not acceptable to neighbours*

Comment: The matter of acoustic fencing has been previously discussed in this report.

*Noise impact from construction period on health of unwell and elderly neighbours*

Comment: Noise impacts from construction are generally temporary. Should the proposal be approved, conditions of consent would be imposed to limit hours of construction and require quiet machinery be utilised.

*Increase of visitors may lead to an increase in break and enters*

Comment: There has been no evidence submitted to substantiate this claim.

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

For the reasons outlined previously within this report, it is not considered that the proposed development is in the public interest.

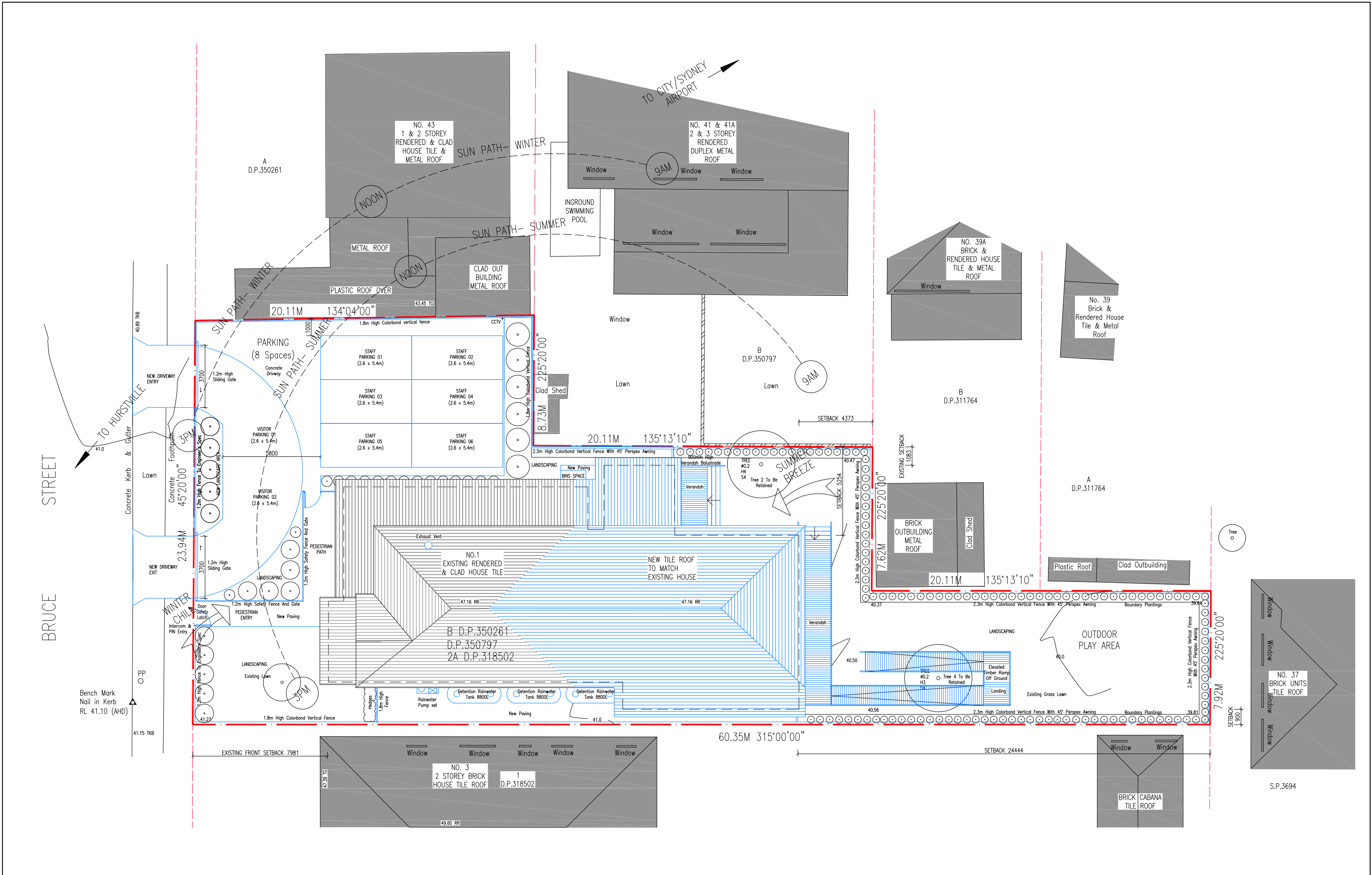
## **S94A Fixed development consent levies**

S94A contributions can be levied in accordance with Councils adopted fees and charges.

# **Schedule 1 - Draft Conditions of consent**

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11.07.17

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TITLE

SITE PLAN/ SITE PLAN ANALYSIS

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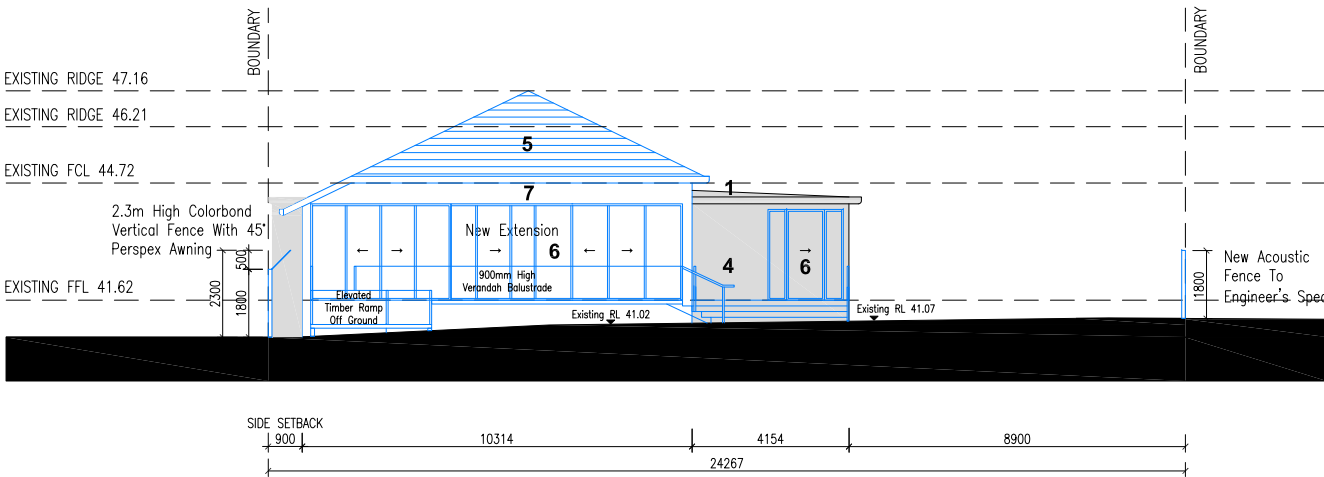
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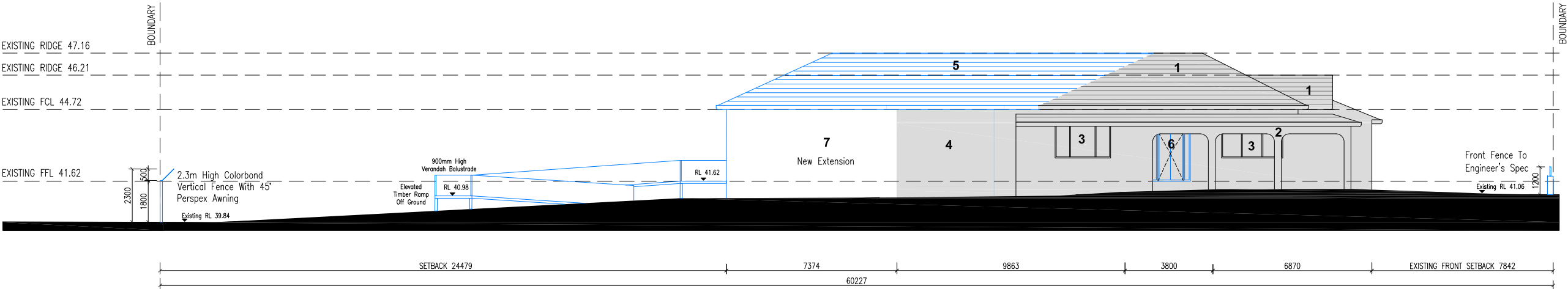


SOUTH ELEVATION

MATERIAL KEY

- 1. Existing Tile Roof
- 2. Existing Rendered Wall painted Beige
- 3. Existing Windows & Doors painted White
- 4. Existing Cladded Fibre Cement Wall painted Beige
- 5. New Tile Roof to Match Existing
- 6. New Window & Door painted White
- 7. New Rendered Wall to Match Existing painted Beige

**Note:** New Boundary Fence colour Monument



EAST ELEVATION

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SOUTH & EAST ELEVATIONS

PHASE

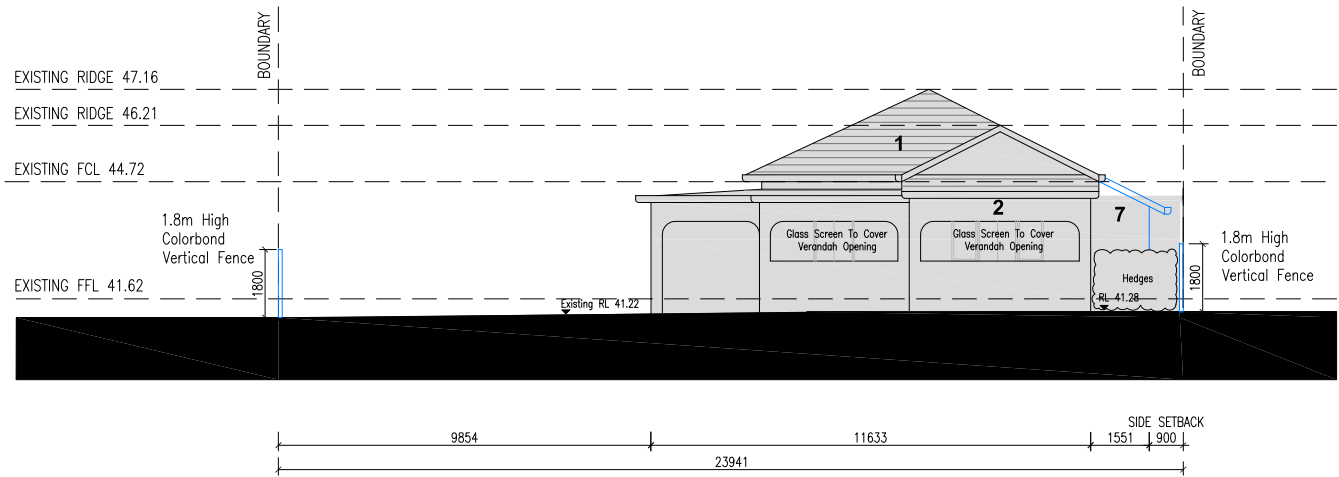
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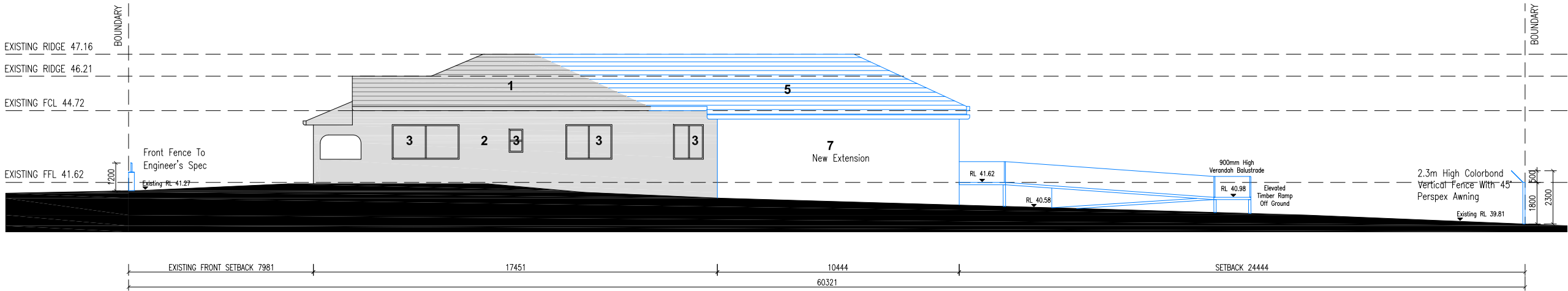


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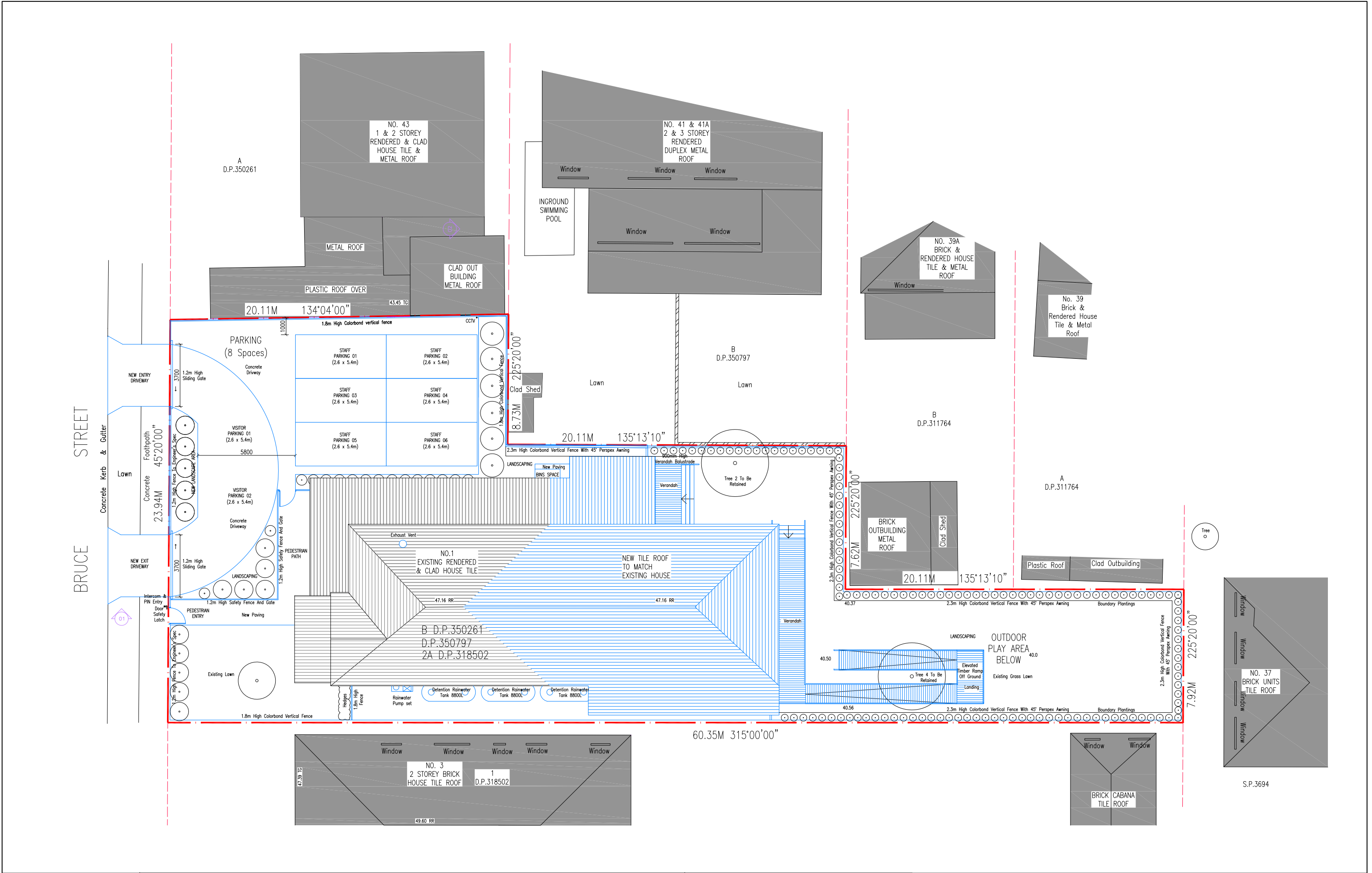
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- Existing Rendered Wall painted Beige
- Existing Windows & Doors painted White
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- New Tile Roof to Match Existing
- New Window & Door painted White
- New Rendered Wall to Match Existing painted Beige



**Note:** New Boundary Fence colour Monument

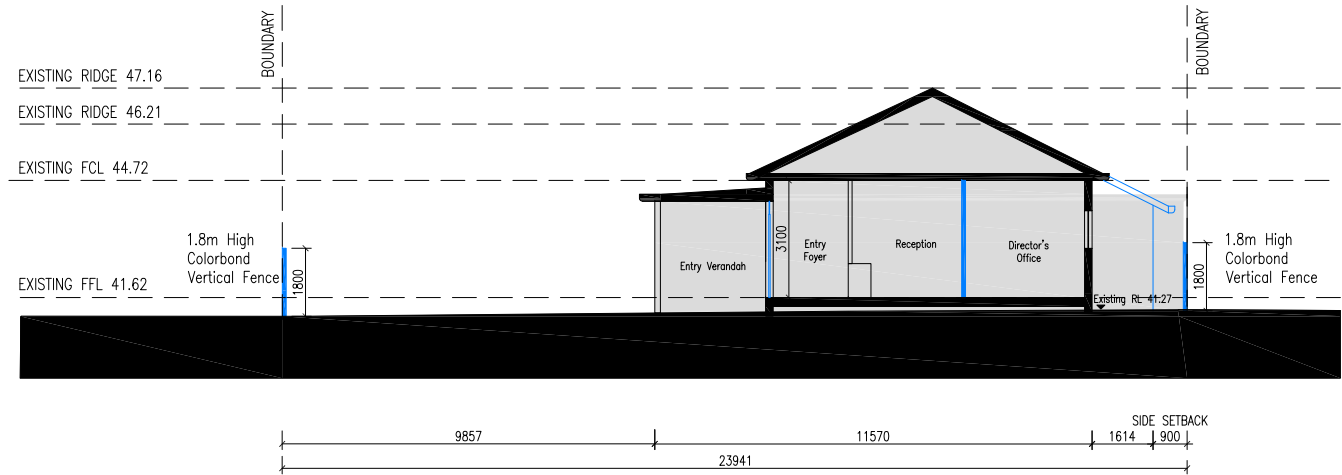


WEST ELEVATION

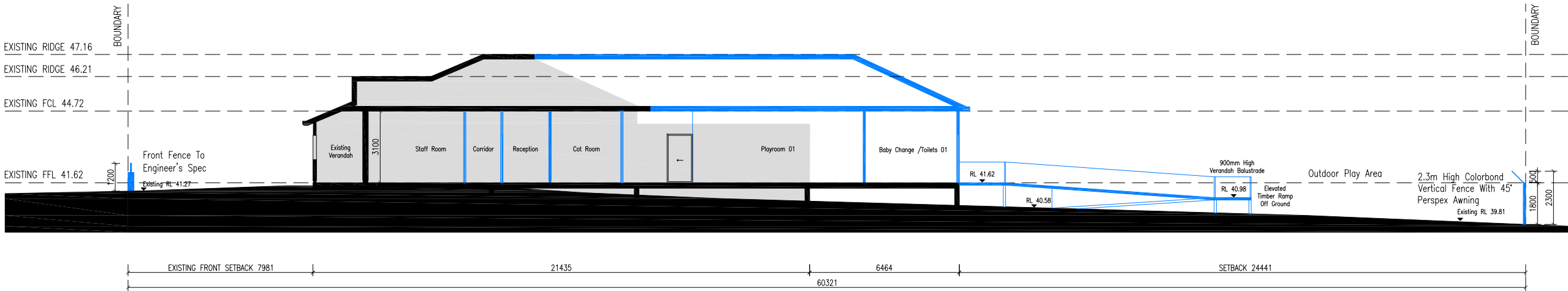
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SECTION 02



SECTION 01

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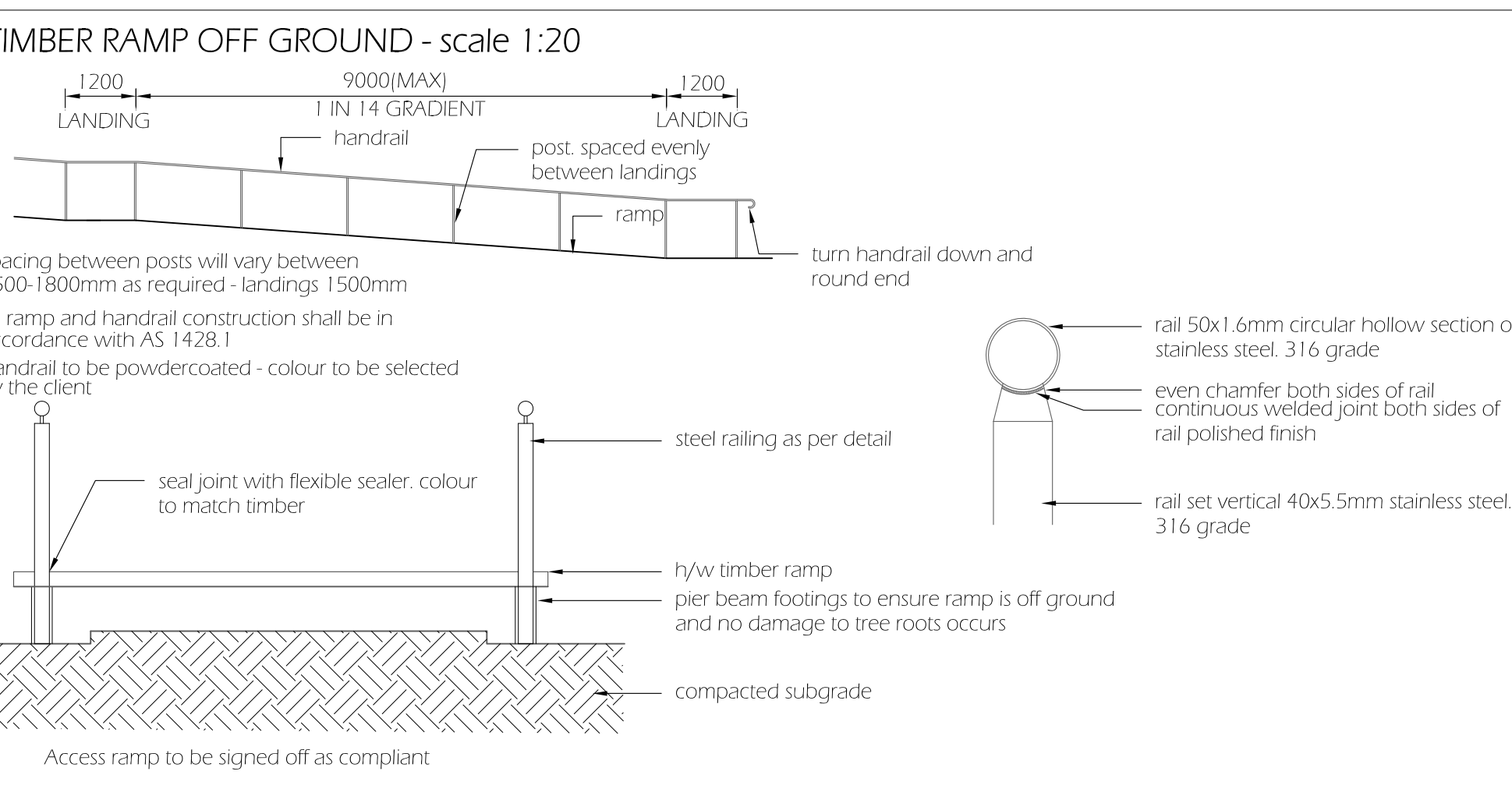
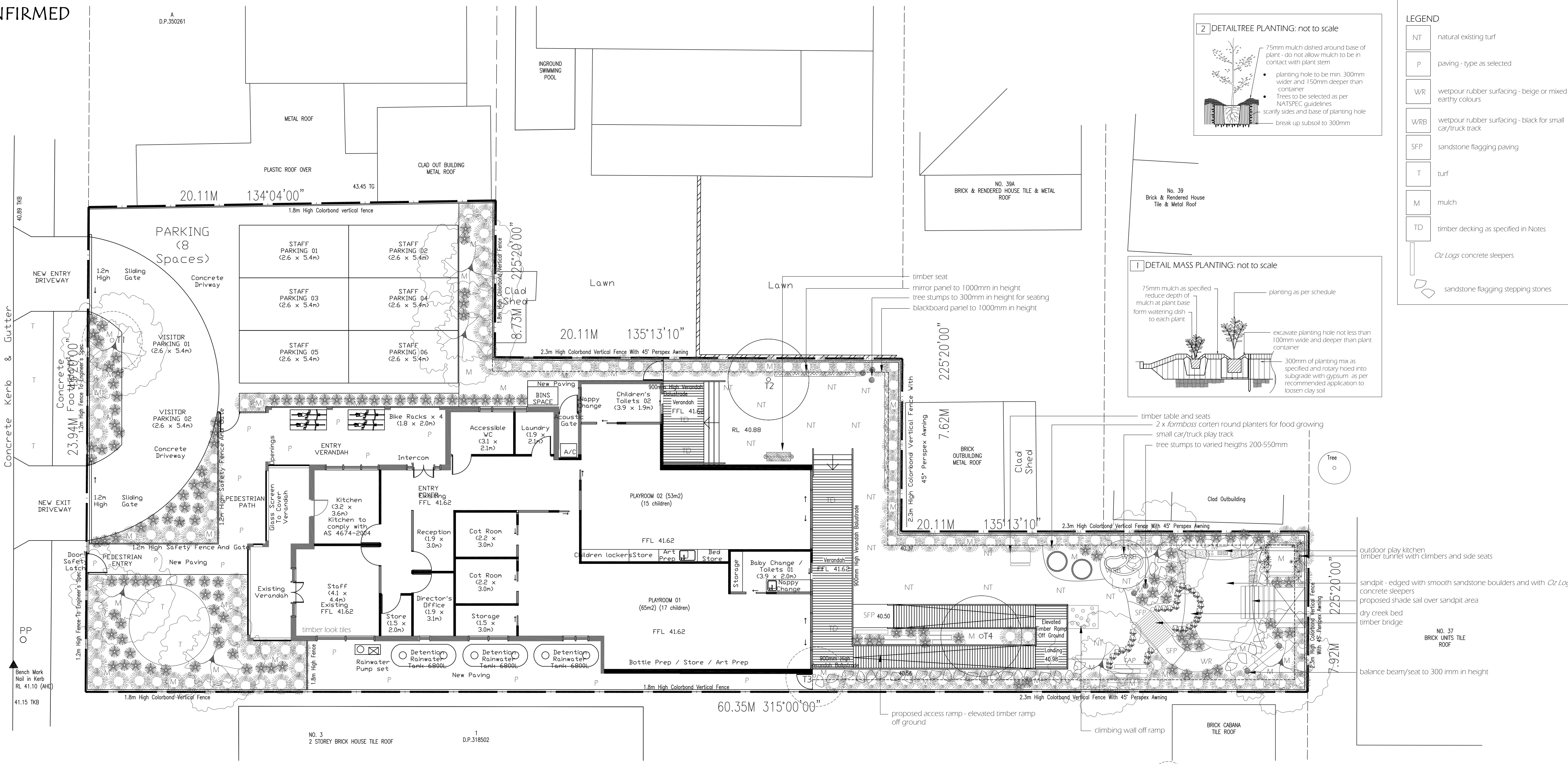
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25.11.16



TO BE CONFIRMED

BRUCE STREET



**NOTES**

soil and mulch  
Use an Australian Standard planter mix with low phosphorus for where natives have been specified & other good quality soil mix in other areas with a min of 5% OM.

mulch  
Use mulch with material size greater than 15mm only - recommend Forest Blend - ANL in all planters

planting  
Plants shall be vigorous, well established, hardened off, of good form consistent with the species or variety, free from disease & insect pests, with large healthy root systems & no evidence of having been restricted or damaged. All plants to be planted in locations specified on this plan. Planting holes to be twice the pot size & all soil to loosely fill the planting hole. Plants must be watered before planting begins, immediately after planting and on a continual basis thereafter until established. Construct a watering basin around the base of each individual planted tree

All plants selected and specified are appropriate, non-toxic and non-hazardous and comply with the *Education and Care Services National Regulations 2011* and *Kidsafe* as being suitable for use in child care centres

timber  
Use hardwood timber only preferably *Spotted Gum* for all visible timber sections & treated Durability class 1, H4 for in ground use & H3 otherwise. Use of sustainable hardwood timbers are preferred. Open timber features such as knot holes, loose or unsound knots, gum pockets, loose gum veins, shakes & termite galleries not to be used on the outer face of the timber. All timber contactable by hand shall be dressed or sanded smooth free of splinters & shavings. All bolted connections shall use washers under bolt heads & nuts & all external bolts, nuts, washers & decking screws shall be stainless steel. All exposed timber to be sealed with *Sikkens* Cetol HLS in Mahogany material substitutions

Materials which are not available or cannot be reasonably provided for the works may be substituted in consultation with the client

Irrigation  
Drip irrigation system to be installed as required. Backflow prevention device to be located at each main point of connection. Valve to be a double check, stainless steel to AS3500, 32mmØ with inlet and outlet isolation valves. Conduits for garden areas to be 90mmØ and across paths 40mmØ. Irrigation control panel to be contained in a steel, lockable powder coated box and located as per irrigation installers recommendations

**Australian Standards**  
All materials & workmanship shall be in accordance with the relevant standards of the *Standards Association of Aus*

- AS1684 Residential Timber Framed Construction Part 1
- AS1720.1 - 1997 (Amdt 4) 2002 Timber Structures - Design
- AS4419 - 2002 Soils for Landscaping and Garden Use
- AS3600 - 2009 (Amdt 1 - 2012) Concrete Structures
- AS1012 Methods of Testing Concrete
- AS3610 - 1996 Formwork for Concrete
- AS/NZ4455 - Part 1 - 2008 and Part 2 - 2010 Masonry Units, Pavers, Flags and Segmental Retaining Walls - Masonry Units
- AS/NZS 4486.1: 2014 Playgrounds and playground equipment
- AS/NZS 4422: 2014 Playground surfacing - Specifications, requirements and test methods
- AS1428.1 - 2009 (Amdt 1 - 2010) Design for Access and Mobility: General requirements for Access - New Building Works
- AS1428.3 - 1992 Requirements for children and adolescents with physical disabilities.

TREE SCHEDULE						
Tree No.	Botanical Name	Common Name	height	width	retain/remove	reason
T1	<i>Corymbia 'Summer Red'</i>	Flowering Gum	5m	3m	remove	replace as per Arborists Report
T2	<i>Corymbia 'Summer Red'</i>	Flowering Gum	4m	4m	retain and protect	n/a
T3	<i>Syzygium luemanthii</i>	Lillypilly	4m	3m	remove	as per Arborists Report
T4	<i>Persea americana</i>	Avocado	4m	4m	retain and protect	n/a

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24 Baxter Road MASCOT NSW 2020  
0416 565297  
tess@tessaroselandscapes.com.au  
www.tessaroselandscapes.com.au

**PROJECT:**  
Proposed Child Care Centre  
1 Bruce Street  
BEXLEY NSW 2207

date: 12 July 2017  
scale: 1:100/A1

drawing no.: 1/1  
drawn by: tm

1. Contractor should check site conditions and measurements prior to works  
2. No substitutions for plants and materials may occur without prior approval

This plan is certified as meeting all relevant local government DCP's & legislation and the *Education and Care Services National Regulations 2011*

FINAL - revision 5  
playspace/landscape design plan

Dial Before U Dig - all services to be checked prior to works commencement





Left to right: Sandstone edged sandpit with building platforms, Oz Logs concrete sleepers, Dry creek bed Timber seat, Timber bridge, Mirror panel, Multipurpose panel, Wetpour car track,



Left to right: Log rounds for climbing, balancing & seating, , Balance beam- level, Outdoor play kitchen, Formboss -Corten edible garden - round, Timber log tunnel, Climbing wall,



Left to right: Natural existing turf, Sandstone flagging steppers, Sandstone paver, Wetpour - Polysoft - Desert tan and Midnight,



Plant selection

TREES



Left to right: *Tristaniopsis Laurina* 'Luscious' - Tree and foliage, *Corymbia* 'Summer Red', *Hymenosporum flavum* 'Native Frangipani', *Lagerstroemia indica x fauriei* 'Natchez',

Plant selection

SHRUBS



Left to right: *Westringia fruticosa* 'Blue heaven', *Philotheca myoporoides* 'Winter rouge', *Banksia ericifolia* 'Little Eric', *Acmena smithii* 'Cherry surprise',

Plant selection

GRASSES/  
GROUNDCOVERS



Left to right: *Lomandra confertifolia* 'Tanika',



*Dianella caerulea* 'Breeze', *Themeda australis*, 'Mingo', *Liriope muscari* 'Just Right', *Phormium tenax* 'Sweet mist',

Plant selection

CLIMBERS



Left to right: *Hardenbergia violacea*, *Pandorea jasminoides*,