

**APPENDIX C**

**Holroyd Development Control Plan 2013**

The relevant objectives and provisions of Holroyd Development Control Plan 2013 have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
<b>PART A – GENERAL CONTROLS</b>					
<b>2</b>	<b>Roads and Access</b>				
<b>2.4</b>	<b>Access: Vehicular Crossings, Splay Corners, Kerb &amp; Guttering</b>				
	VC to be reconstructed if in poor condition, damaged or design doesn't comply.	Existing VC to be demolished and a new 7.2m wide VC proposed to be constructed. Council's development engineering department have reviewed this arrangement and have no objections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	There are no services that would be affected by the proposed driveway. The proposed existing street tree to be removed has been reviewed by Council's Tree Management section and supported subject to condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2.7</b>	<b>Road Widening</b>	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3</b>	<b>Car Parking</b>				
<b>3.1</b>	<b>Minimum Parking Spaces</b>				
	1 per 4 children & 1 per two employees.  No of children – $30/4 = 7.5$ (8) No. of employees = $4/2 = 2$  Total Required: 10  With the reduction of children: No of children – $26/4 = 6.5$ (7)	10 car parking spaces provided within basement level with the following ratio. Staff = 4 spaces Visitor = 6 spaces  Condition is to be imposed to ensure the car parking spaces allocation is in accordance to the ratio applies, which is at least 7 spaces for visitor parking and 3 spaces for the employees.  <b>To be conditioned</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3.3</b>	<b>Car Parking, Dimensions &amp; Gradient</b>				
	- Min. clear length 5.5m (5.4m AS2890.1-2004). - Min. clear width 2.4m for open space; 3m for	The application was referred to Council's Traffic Engineer, who raised no objections subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	between walls. - Min. clearance height 2.3m.				
<b>3.5</b>	<b>Access, Maneuvering and Layout</b>				
	Driveways shall be setback a minimum of 1.5m from the side boundary.	The proposed driveway is 1.2m from the eastern side boundary which is less than what is required. Setback shortfall of 0.3m is considered acceptable given that the proposed width of the two way driveway will ensure safe vehicular movement while entering and exiting the subject site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3.6</b>	<b>Parking for the Disabled</b>				
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof.	1 disabled car parking space provided. Given the relatively low number of parking spaces in total this has been considered acceptable by Council's Traffic Engineer department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tree and Landscape Works</b>	Council's Tree Management Officer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Biodiversity</b>	The land is not environmentally sensitive land and is not zoned E2 Environmental Conservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6.1</b>	<b>Retaining Walls</b>	Retaining walls are associated with the basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6.3</b>	<b>Erosion and Sediment Control Plan</b>	The applicant has submitted an erosion and sediment control plan which is satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stormwater Management</b>	The application was referred to Council's Development Engineer, who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Flood Prone Land</b>	Site is not affected by flooding. Overland flood study undertaken applies to site. The application was referred to Council's Development Engineer, who raised no objection subject to conditions imposed for overland flow mitigation measure. Finished floor level of indoor play area for age 3 – 5 years is to be amended to comply accordingly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>Managing External Road Noise and Vibration</b>	The site is not affected by road or rail noise.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10</b>	<b>Safety and Security</b>	The design is considered to be	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		satisfactory from a safety and security perspective. A satisfactory level of passive surveillance to Austral Avenue is provided. The proposed treatment of the front setback areas allows visibility and discourages concealment, whilst front landscaping provides an appropriate demarcation of public and private space.			
11	<b>Waste Management</b>	Waste Management Plan submitted and considered satisfactory. The development proposes a private collection. The application was referred to Council's Waste Management Section and no objection was raised to the proposed waste management arrangements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PART B – RESIDENTIAL CONTROLS</b>					
<b>1 GENERAL RESIDENTIAL CONTROLS</b>					
1.1	<b>Building Materials</b>	A variety of construction materials proposed as well as finishing materials and colours provides a good variety of finishes for the building. The proposed childcare facility should add visual interest to the street and locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	<b>Fences</b>	Front fence with max height of 1.1m proposed. Transparency of the front fence is subject to condition. Side and rear fencing of 2.1m high is proposed to be erected in accordance with acoustic recommendations around the outdoor play area. <b>To be conditioned</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	<b>Views</b>	The proposed development does not impede existing views currently enjoyed by neighbouring properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	<b>Visual Privacy</b>	<ul style="list-style-type: none"> <li>The proposed 1.8m - 2.1m high fence will maintain visual privacy at ground level.</li> <li>The first floor windows to the side boundaries have sill height less than 1.5m. The south facing window is setback 6m from the side boundary and the north facing window is to a laundry. Condition is to be</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		<p>imposed for provision of obscure glazing. <b>To be conditioned</b></p> <ul style="list-style-type: none"> <li>The first floor street facing balcony will be provided with full height screening on the side boundary. Satisfactory.</li> </ul>			
1.5	<b>Landscape Area</b> Min. 20% = 112.04m <sup>2</sup>	<p>Area of 13.78% (77.2m<sup>2</sup>) is provided with min 2m dimension. An additional landscaped area of 3.1% (17.6m<sup>2</sup>) with dimension less than 2m. This equates to 16.9% (94.8m<sup>2</sup>).</p> <p>Variation to the landscaped area is acceptable given that the rear yard is also required for unencumbered outdoor space for the child care centre.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Max. 50% of provided landscaped area shall be forward of the front building line	54.8m <sup>2</sup> or 48.9%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only hard paved areas for driveways/pathways to be in front setback area. Not to cover entire area.	Only driveway is hardstand.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.6	<b>Safety &amp; Security</b>	Safety and security has been maintained to an acceptable level, as identified above in Part A, Section 10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.8	<b>Sunlight Access</b>	<p>Adequate solar access to proposed child care centre and surrounding dwellings.</p> <p>The shadow diagrams indicate that the eastern or western adjoining dwellings would not be unreasonably affected.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.9	<b>Cut and Fill</b>	Cut and fill associated with basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11	<b>Vehicular Access and Driveways</b>	<p>1 x 7.2m wide in/out driveway proposed.</p> <p>Refer to comments by Council's Development Engineering and Traffic Section – satisfactory subject to conditions.</p> <p>1 VC in total proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
2.2	<b>Site Coverage</b> Max. 60% of the site area	175.9m <sup>2</sup> or 31.4%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	<b>Setbacks</b> - Principal St: 6m (articulation zone max. 25% of the building width and 1.5m in length) - Side: 0.9m - Rear: 3m to single storey component; 7m to 2 storey component	6m from the building line from Austral Avenue.  Minimum 0.9m side setbacks. Basement setbacks 415mm to the northern side boundary are considered acceptable given that the above ground setbacks still comply.  9.5m rear setbacks from ground and first floor.	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>
2.4	<b>Building Height</b> Max. 2 storey and 9m; if single storey max. 7m (this also applies to attics) Min. 2.4m floor to ceiling height	8.4m total building height.  Ground floor: 3m floor to ceiling height. First floor: 2.7m floor to ceiling height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Building Appearance</b> Design: Have regard to the size/shape/orientation of lot; style not to be in strong visual contrast to locality Comment on streetscape  Bulk and scale: Max. 10m blank wall on first floor side; min. 1m wide indent.  Front Facade: • Front door and a window of a habitable room on the ground floor to face Principal Street.  Corner lot: Address Secondary Street with windows, architectural features, surveillance  Building facades to be modulated in plan and elevation, articulated to	The appearance of the building as seen from the street is acceptable. The proposal is considered to be compatible with a number of newer-style residential developments in the locality. In addition, it is important to note that the proposed development is commercial in nature, and in this regard, the architecture is considered to depict this function.  Satisfactory presentation, the front door faces the principal street.  Proposed building articulation is considered to be satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	reduce the appearance of bulk and express the elements of the buildings architecture.				
<b>Part E – Public Participation</b>					
	<b>Notification Requirements</b>	<p>The application was publicly notified to adjoining and opposite owners, a notice was placed in the local press and a notice placed on the site for 14 days from 12 September 2018 to 26 September 2018. In response, 18 submissions including 3 support letters and 15 objections were received. Following the submission of additional information the proposal was re-notified to the objectors and the adjoining and opposite owners for 14 days between 8 March 2019 and 22 March 2019. Eleven (11) additional submissions were received as a result of the re-notification.</p> <p>The grounds of objections raised in the submissions have been addressed elsewhere in this report and are not considered sufficient to warrant refusal of the DA.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PART I – CHILDCARE CENTRES</b>					
<b>SIZE, DENSITY AND LOCATION</b>					
No.	Clause	Comment	Yes	No	N/A
<b>1</b>	<b>SIZE AND DENSITY</b>				
	<p>Any proposed Child Care Centres in R2 zones should be limited in size to accommodate not more than forty-five (45) children. Capacities of child care centres located in other zones will be assessed on the merits of each application.</p> <p>Development in residential zones shall have an appropriate size, scale, bulk, etc sympathetic to the surrounding residential development.</p>	<p>30 children proposed. Refer to recommendation for further reduction in the number of children.</p> <p>The proposed two storey building is consistent with other newer-style two-storey dwellings in the locality.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<p>The general design requirements for Child Care Centres located within R2 and R3 zones, should comply with the standards outlined in Part B of this DCP relating to one and two storey residential development.</p> <p>Note: If the proposed child care centre has a common boundary with an existing child care centre, the applicant must demonstrate that the new centre is not an addition to the existing centre by way of illustrating that the centre cannot be combined at a later stage.</p> <p>If the proposed child care centre is to be located in a building consisting of more than one level, the child care centre component must be located on the ground floor of the buildings with office and storage space permitted on the upper level.</p> <p>The minimum site frontage for a child care centre is 20 metres.</p>	<p>The design illustrates consistency with Part B.</p> <p>There are no child care centres located on the adjoining lots.</p> <p>The first floor will be used for kitchen and for staff facilities. The laundry for the childcare centre is also proposed to be located at first floor level.</p> <p>The site has a frontage of 20.4m</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LOCATION</b>					
	<p>The site must not be 300m from hazardous industries, LP gas sites, mobile telephone base stations and towers, and safe from any other environmental health hazards, such as high lead levels, chemical spraying in rural areas, or proximity to cooling tower drift in high rise building areas.</p> <p>Child care centres should not be located having frontage to</p>	<p>The subject site is located in a low density residential area and is surrounded by single and two storey detached and multi-dwelling residential developments within a 300m radius. An environmental site and locality analysis has not been undertaken, however, all development within the 300mm radius is residential, and in this regard, it is considered that there are no hazardous land uses within this locality.</p> <p>The proposed development has been assessed by Council's</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	<p>any road, which in the opinion of Council, is unsuitable for the establishment of a child care centre having regard to:-</p> <p>(a) prevailing traffic conditions;</p> <p>(b) pedestrian and traffic safety; and</p> <p>(c) the likely impact of development on the flow of traffic on the surrounding street system.</p> <p>In this regard child care centres should not be located having frontage to an arterial or sub-arterial road (see Appendix 1 to Part I of HDCP 2013).</p> <p>As a general guide the roads identified in Appendix 2 are also considered by Council to be generally unsuitable for the establishment of child care centres, without special consideration firstly being given to the prevailing traffic conditions. All applications are to be supported by a Traffic and Parking Report prepared by a suitably qualified person addressing the above issues to Council's satisfaction.</p>	<p>Traffic Section, and is considered to be satisfactory from a locational perspective. The site does not have frontage to an arterial or sub-arterial road.</p> <p>The site / road is not listed within Appendix 1 or 2 of Part I of the HDCP 2013.</p> <p>The proposed development was accompanied by a traffic and parking study which has been reviewed and deemed acceptable my Council's Traffic Engineering department.</p>			
<b>2</b>	<b>VEHICULAR ACCESS AND PARKING ACCESS</b>				
	<p>Separate entry and exit driveways shall be provided where safe and convenient on street parking is not otherwise available, to Council's satisfaction, for the setting down and picking up of children. The design of such driveways shall ensure that inbound and outbound vehicles are separated and that vehicles enter and leave the site in a forward direction.</p>	<p>Whilst separate entry/exit driveways are not proposed, the proposed driveway is a 7.2m wide two-way driveway. The proposed development has been assessed by Council's Traffic Section, and is considered to be satisfactory.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	<p>Applications for Child Care Centres will not be favourably considered where the site has frontage to an arterial road, sub-arterial road or where the development would be contrary to the environmental capacity of the street or contrary to the traffic movement on the surrounding street system.</p> <p>All applications are to be supported by a Traffic and Parking Report prepared by a suitably qualified person addressing the above issues to Council's satisfaction.</p>	<p>As discussed above, the site does not have frontage to an arterial or sub-arterial road. The application is supported by a Traffic and Parking Impact Assessment, which has been assessed by Council's Traffic Section as satisfactory.</p>			
<b>PARKING</b>					
	<p>All staff parking shall be provided on-site in any event.</p> <p>To eliminate the possibility of frontages and access ways containing expanses of plain cement, decorative pavement treatment shall be provided to all driveways and parking areas. That is, the use of decorative paving materials such as exposed aggregate or pattern stamped and coloured concrete and paving bricks. Plain cement or coloured cement will not be accepted for driveways and parking areas for aesthetic and amenity purposes.</p>	<p>The development is compliant with regard to the minimum number of parking spaces to be provided, subject to condition.</p> <p><b>Driveway finishes to be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACOUSTIC AND VISUAL PRIVACY</b>					
	<p>An acoustic assessment must be completed by a suitably qualified person.</p> <p>A Noise Management Plan shall accompany the development application. This should, as a minimum, provide details of child to staff ratios, noise control measures of children while in</p>	<p>Acoustic assessment and noise management plan in support of the proposal have been assessed by Council's EHU and is considered satisfactory subject to conditions.</p> <p>Visual privacy of the adjoining properties has been maintained to an acceptable level through the use of hi-light windows,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	<p>outdoor play areas and seasonal play times</p> <p>Noise abatement measures are to be undertaken to ensure that inside noise levels do not exceed 40dB(A) (Leq 24). Assessments should take background noise levels into account</p> <p>A landscape buffer with suitable screening plants and a minimum width of 1 metre shall be provided along the side and rear boundaries of the development to help minimise overlooking.</p>	<p>boundary fencing and appropriate side and rear setbacks.</p> <p>A landscape buffer has been continuously provided.</p>			
<b>4</b>	<b>INDOOR SPACES</b>				
	<p>Where achievable, windows of indoor play areas are to be located with a northern orientation and should receive at least three hours of sunlight between the hours of 9am and 3pm on June 21.</p> <p>For locations where a northern orientation for indoor play areas is not achievable, they should be located where they will receive a minimum of 3 hours of sunlight, where possible</p>	<p>All indoor play spaces are provided with good access to direct sunlight.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>OUTDOOR SPACES</b>				
	<p>a) Located away from the main entrance of the child care centre, car parking areas or vehicle circulation areas;</p> <p>b) Integrated with indoor space and provide direct and easy access between those two areas;</p> <p>c) Of a design and layout to enable clear lines of sight to all areas of the outdoor space to allow direct staff supervision from other areas of the child care centre;</p> <p>d) Located away from existing and potential noise</p>	<p>a) The outdoor play areas are located away from the main entrance to the childcare centre, car parking areas and vehicle circulation areas,</p> <p>b) The indoor spaces lead onto the outdoor play area which provides a transitional space between the two areas.</p> <p>c) The levels proposed between the indoor areas and outdoor areas will enable sightlines to be maintained to allow direct staff supervision,</p> <p>d) The outdoor area is located away from existing and potential noise sources as it is located at the rear of the site,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<p>and environmental health sources;</p> <p>e) If the child care centre is located in a predominantly residential area, outdoor spaces are to be located away from the living/bedroom windows of surrounding dwellings;</p> <p>f) Inaccessible from public areas outside of the child care centre, except in the case of an emergency evacuation or centre deliveries such as sand replacement;</p> <p>g) Located away from areas where objects can be projected down onto play areas; and</p> <p>h) Adequately fenced on all sides</p> <p><u>Transitional Areas</u></p> <p>a) A transitional area between the building and the play area supporting space for both indoor and outdoor activities is to be provided. It is space additionally required for the building and the playground and may only be included as either the outdoor or indoor space requirement, not both. It may comprise of a verandah;</p> <p>b) The roof area of the transitional area must be a minimum of 4 meters in width to ensure sufficient activity zones with access space around them;</p> <p>c) The transitional area must be designed in a manner that offers protection from unfavourable weather conditions, including strong winds and rainfall;</p> <p>d) The transitional area must be designed in a manner that utilises natural temperature controlling measures,</p>	<p>e) The outdoor areas are located away from the bedrooms/living area of surrounding dwellings, and any potential noise impacts will be mitigated by way of recommendations made within the acoustic report and conditions of consent.</p> <p>f) The proposed outdoor areas are inaccessible from public areas outside of the child care centre.</p> <p>g) Considered satisfactory.</p> <p>h) The facility is considered to be adequately fenced.</p> <p><u>Transitional Areas</u></p> <p>a) A transitional area in the form of an outdoor deck has been provided,</p> <p>b) The deck is covered by roof,</p> <p>c) Achievable</p> <p>d) Achievable</p>			

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No.	Clause	Comment	Yes	No	N/A
	including cross ventilation.				
<b>6</b>	<b>LANDSCAPING</b>				
	<p>A detailed landscape plan prepared by a suitably qualified landscape professional should be submitted with all development applications for child care centres and should demonstrate the following:</p> <p>a) Separation of outdoor space into active quiet areas;</p> <p>b) Proposed planting, with a variety of trees and plants to be used which create visual interest for children, and can provide shading where appropriate;</p> <p>c) Locations of play equipment;</p> <p>d) Separation of outdoor space according to age ranges, including the locations of lower fencing or other structures which divide the outdoor spaces; and</p> <p>e) Outdoor spaces which include a variety of surfaces such as grass, soft porous paving and the like</p>	<p>A landscape plan was submitted in support of the DA and is considered satisfactory. Separation of outdoor space according to age range is not included in the landscape plan, however, such a control is not a requirement of the Education &amp; Care Services National Regulations, the Education and Child Care SEPP, or the Child Care Planning Guideline.</p> <p>The landscape plan includes details of all equipment proposed. The landscape plan shows a variety of ground surfaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>FENCING</b>				
	<p>Outdoor space is required to be fenced on all sides with a height of at least 1.8m.</p> <p>Acoustic fences should not be higher than 2m. If a fence higher than 2m is unavoidable it must be contained within the development site with a 1.8m traditional lapped and capped boundary fence and the remaining height to be of thick, transparent perspex to ensure any views are maintained.</p>	<p>Side and rear fencing is proposed to be erected in accordance with acoustic recommendations, as follows:</p> <p>2.1m high fencing for the side and rear boundaries is recommended in the acoustic report, which exceeds the maximum fencing height of 2.1m. Condition is to be imposed for an unavoidable fence higher than 2m, which must be contained within the development site with a 1.8m high solid boundary fence and the remaining height to be of thick, transparent perspex to ensure any views are maintained. <b>To be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>FIRE SAFETY AND EMERGENCIES</b>				
	An evacuation plan complying with AS3745-2002	An evacuation plan submitted. Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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No.	Clause	Comment	Yes	No	N/A
	Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces shall be submitted as part of the Development Application				
<b>9</b>	<b>ACCESSIBILITY</b>				
	All new child care centres, building conversions and additions to existing premises shall comply with the minimum access requirements outlined in Part D3 of the Building Code of Australia and AS 1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work. Details are to be included on plans to be submitted with the application for development consent.	An accessibility report was submitted in support of the application. It is recommended that a standard condition of consent be imposed upon any development consent that requires compliance with the BCA and Australian Standards –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>