

Attachment 6 - Holroyd Development Control Plan 2013 compliance table

No.	Clause	Comment	Yes	No	N/A
PART A – GENERAL CONTROLS					
1	Subdivision				
	Subdivision not proposed.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Roads and Access				
2.4	Access: Vehicular Crossings, Splay Corners, Kerb & Guttering				
	VC to be reconstructed if in poor condition, damaged or design doesn't comply.	New VC proposed along Beaufort Street. Design does not comply with Council's requirements – Refer to Traffic Comments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	New VC location does not encroach any existing services or utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	VC is located greater than 6m from tangent point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	The proposal provides for a 3m x 3m splay.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.7	Road Widening				
	The subject site is affected by 1.5m wide road widening along both Beaufort Street and Berwick Street – Road widening is shown to both street frontages on plans in accordance with Appendix K.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Car Parking				
3.1	Minimum Parking Spaces				
	Car Parking – Child Care Centre Minimum spaces required: • 1 per 4 children Required = 76 children / 4 = 19 spaces	19 parking spaces for the child care centre are provided on Basement Level 1 (including 1 accessible space)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Car Parking - Residential Minimum spaces required: 1 bedroom = 0.8 1 bedroom = 1 2 bedroom = 1.2 3+ bedroom = 1.5 Visitor/dwelling = 0.2	Refer to ARH SEPP compliance table.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Bicycle Parking - Residential Minimum residential spaces required: • Studio / 1 bed. unit = 0.5 • 2 bed unit = 0.5 • 3+ bed unit = 0.5 • Visitor = 0.1 per unit.	Residential = 18 x 0.5 = 9 Visitor = 18 x 0.1 = 1.8 Total required = 10.8 (rounded up to 11) Provided = 7 bicycle spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.3	Car Parking, Dimensions & Gradient				
	Council's Traffic Engineer reviewed the application and advised that the proposal is not supported, and traffic and parking matters raised form part of the reasons of refusal within the draft notice of determination.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.5	Access, Maneuvering and Layout					
	Driveways shall be setback a minimum of 1.5m from the side boundary.	Driveway is setback 1.255m from eastern boundary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.6	Parking for the Disabled					
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof. Required: 2 accessible spaces	1 accessible residential car space and 1 accessible visitor car parking space for child care centre provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Tree and Landscape Works					
	Council's Tree Management Officer has assessed the proposal and advised that the proposal is acceptable subject to conditions, should consent be granted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Biodiversity					
	The subject site is not identified on the Environmentally Sensitive Land Map and is not within an E2 - Environmental Conservation zone.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6	Soil Management					
6.1	Retaining Walls					
	Retaining walls proposed vary from 0.3m-0.55m in height. Full details of any retaining walls greater than 1m in height are to be provided prior to the issue of a construction certificate, should consent granted.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.3	Erosion and Sediment Control Plan					
	The applicant has submitted an erosion and sediment control plan which is satisfactory.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Stormwater Management					
	Council's Development Engineer has reviewed the proposal and outlined that proposed development cannot be supported. Engineering matters raised form part of the reasons for refusal within the Draft Notice of Determination.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Flood Prone Land					
	The site is identified as flood prone in Council's mapping. The proposal was referred to Council's Development Engineer for comment who has outlined that the submitted Survey Plan does not correspond with levels as identified in Council's mapping system – The variation of levels being in the extent of approximately 6.0m. In addition, the proposal comprises of a child care centre which is identified within the sensitive land use category in Table 7 – Land Use Categories for Development upon Flood Prone Land – Section 8 – Flood Prone Land in Part A of HDCP 2013. In this regard, the finished floor level (FFLs) shall be equal to or greater than the PMF level in accordance with the Flood Risk Precincts (FRPS) in Part A of HDCP 2013. Given the submitted Survey Plan is incorrect, the proposal fails to provide the required levels for the proposal and there is inadequate information to support the development. In this regard, the proposal is not supported and engineering matters raised form part of the reasons for refusal contained within the draft notice of determination.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Managing External Road Noise					
	The site is not affected by road or rail noise.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10	Safety and Security					
	Design new development to reduce the attractiveness of crime by minimising, removing or concealing crime opportunities.	The building entries for the child care centre and residential apartments are not easily identifiable from the street and hidden between the outdoor play spaces and create opportunities for concealment also due to the narrow width of the pedestrian accesses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Incorporate and/or enhance opportunities for effective natural	Design does not provide for passive surveillance with clear sightlines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

	surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.	between public domain and building entrances as a result of the outdoor spaces within the front setback areas.			
	Minimise opportunities for crime through suitable access control. Use physical or symbolic barriers to attract, channel and/or restrict the movement of people. Use landscaping and/or physical elements to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as car parks.	Suitable access control is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clearly define the boundaries between public and private spaces as a method of territorial reinforcement. Methods other than gates, fences and enclosures are encouraged.	Private spaces are defined by fencing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	When incorporating crime prevention measures in the design of new buildings and spaces, apply subtle design techniques to blend into facades and places, and to be sympathetic with the quality of the streetscape.	Proposal is not considered to provide adequate crime prevention measures through design which are sympathetic to the quality of the streetscape.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Waste Management				
	Council's Waste Management Officer has reviewed the proposal and advised that the waste arrangements are unsatisfactory. The proposal is not supportable with regards to waste management and this forms part of the reasons for refusal contained within the draft notice of determination.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Services				
	Appropriate conditions would be included in any consent granted requiring consultation with relevant service providers.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART B – RESIDENTIAL CONTROLS					
1	GENERAL RESIDENTIAL CONTROLS				
1.1	Building Materials				
	Acceptable materials and finishes proposed.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Fences				
	Front fencing is proposed in the form of 1.5m-2m high fencing bounding the outdoor play spaces along both street frontages. This fencing is setback 1m and 2m from Beaufort St and Berwick St respectively. The proposed fencing is solid in construction with landscaping forward of the fencing. The front fencing proposed exceeds the maximum 1.5m height permitted for fencing of solid construction.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.3	Views				
	No significant views will be affected by the proposed development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	Visual Privacy				
	To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open spaces. Comment: <i>Apartments (Levels 1-3)</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<p>Building separation is not considered acceptable with respect to the ADG.</p> <p><i>Communal Open Space / Rooftop Terrace</i> Planter boxes are provided along all elevations of the roof top terrace to minimise overlooking. The rooftop terrace being located on the 5th storey requires a greater setback of 9m from the eastern and southern boundary. The rooftop terrace is setback 6m to the eastern boundary and raises privacy concerns.</p> <p><i>Ground Level / Child Care Centre</i> Min. 1.5m-2m high fencing along Beaufort St and Berwick St and landscaping restricts overlooking of outdoor play spaces from the street. Boundary fencing with landscape buffer also further mitigates visual privacy between the child care centre and adjoining properties.</p>				
1.5	Landscaped Area				
	<p>25% of site area to be provided as landscaped area (2m min. width)</p> <p>Refer to ARH SEPP compliance table.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.8	Sunlight Access				
	<p>1 main living area of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p>	<p>The proposal has not provided a detailed assessment for overshadowing impact. No elevational shadow diagrams have been submitted to demonstrate the proposal will not adversely overshadow the adjoining 3 storey residential flat building to the south at 62-66 Berwick St between 9am-3pm, mid-winter.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p>Min. 50% of required POS of existing adjacent dwellings to receive 3 hours direct sunlight between 9am and 4pm, 22 June.</p>	<p>Plan form shadow diagrams are provided for 9am, 12pm, 1pm and 3pm and identify the north facing private open space and living areas of 6 out of 17 units, of the adjoining RFB at 62-66 Berwick St as not receiving the minimum 3 hours sunlight, mid-winter, as required.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.9	Cut and Fill				
	<p>Cut is permitted to a maximum of 1 metre</p>	<p>Excavation for 2 levels of basement proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Cut is to be limited to 450mm where it is within 900 mm of rear or side boundaries</p>	<p>Minimal cut proposed outside building envelope</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.10	Demolition				
	<p>Approval for demolition is required from Council.</p>	<p>Demolition of existing structures sought as part of this application.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Photographic record capturing the external configuration of the building proposed to be demolished is required.</p>	<p>Submitted with application.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.11	Vehicular Access and Driveways				
	<p>VCs to be a minimum width of 3 m and maximum width of 5m at the boundary</p>	<p>New VC 6m width proposed</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	All new driveways should be located at least 1.5m from side property boundaries	New driveway is setback 1.255m from eastern boundary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Council favours the use of a central under-building access with arrangement for cars to exit the property in a forward direction.	One vehicular access is provided to the basement car parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maximum gradient to be 20%	Driveway gradients less than 20%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Basement parking is mandatory for all residential flat buildings and multi-dwelling developments within the R4 zone.	All parking is located in the basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1	Universal Housing and Accessibility				
2					
	15% of units shall be adaptable units Class B. Required: 15% x 18 = 2.7 (3) units	3 adaptable units proposed (16.7%) Typical Unit 01.04 on each level = 3 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.0	Residential Flat Buildings				
6.1	Lot Size and Frontage				
	Minimum lot frontage for residential flat buildings is 24m or 28m	Berwick St = 40.235m Beaufort St = 33.53m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Residential flat buildings are not permitted on battleaxe lots	Site is not a battle-axe lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2	Site Coverage				
	Maximum site coverage of any residential flat development shall not exceed 30% (Max. 370.85m ²)	472.4m ² (38%)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.3	Setbacks				
	Front setback from principal street minimum 6m	6m provided to Berwick St to external walls Outdoor play spaces encroach within front setback area. Balconies of apartments on Levels 1-3 encroach within the front setback area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Front setback from secondary street minimum 4m	4m provided to Beaufort St to external walls. Outdoor play spaces encroach within front setback area. Balconies of apartments on Levels 1-3 encroach within the front setback area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum rear setback required: Up to four storeys – 20% (Min. 6.4m) Five storeys or more – 30%	See ADG building separation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side setback minimum 3m	See ADG building separation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4	Building Height				
	Maximum building height in storeys shall be provided in accordance with the table below:	Max. permitted = 15m (4 storeys)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<table border="1"> <thead> <tr> <th colspan="2">Permitted Height (storeys)</th> </tr> <tr> <th>Height</th> <th>Storeys</th> </tr> </thead> <tbody> <tr> <td>9m</td> <td>1</td> </tr> <tr> <td>11m</td> <td>2</td> </tr> <tr> <td>12.5m</td> <td>3</td> </tr> <tr> <td>15m</td> <td>4</td> </tr> <tr> <td>18m</td> <td>5</td> </tr> <tr> <td>21m</td> <td>6</td> </tr> <tr> <td>24 m</td> <td>7</td> </tr> </tbody> </table>	Permitted Height (storeys)		Height	Storeys	9m	1	11m	2	12.5m	3	15m	4	18m	5	21m	6	24 m	7	<p>The proposal is 4 storey with roof top terrace, which is compliant with respect to the maximum number of storeys.</p> <p>The proposal exceeds the maximum 15m LEP height standard – Refer to HLEP compliance table for further discussion.</p>			
Permitted Height (storeys)																							
Height	Storeys																						
9m	1																						
11m	2																						
12.5m	3																						
15m	4																						
18m	5																						
21m	6																						
24 m	7																						
	<p>Minimum Floor to ceiling heights shall be:</p> <ul style="list-style-type: none"> • 2.7 metres for habitable rooms. • 2.4 metres for non habitable rooms. • 2.4 metres for the second storey section of two storey units if 50% or more of the apartment has a 2.7 metre minimum ceiling height. 	<p>The proposed ceiling heights are as follows:</p> <ul style="list-style-type: none"> • Ground floor 2.7m • Level 1 2.7m • Level 2 2.7m • Level 3 2.7m 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
6.5	Building Depth																						
	Maximum internal depth of a RFB shall be 18m	Max. internal depth = 19.4m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
6.6	Open Space																						
	Communal Open Space Min. 30% (370.85m ²)	Rooftop terrace COS = 323.2m ² (26.14%) Refer to ADG compliance table.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Private Open Space Balconies shall be a min. area of 10m ² , with min. 2m dimensions for studios and 1 bedroom units, and min. 2.4m dimensions for 2+bedroom units.	All balconies are >10m ² Min. 2m dimensions provided to 2+bedroom units. Refer to ADG compliance table.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
6.7	Building appearance																						
	Facades to be composed with an appropriate scale, rhythm and proportion	Design response is generally appropriate in the context of the site. The location of outdoor play spaces of the child care centre within the front setback area is not supported.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
6.8	Building entry and pedestrian access																						
	Building entries shall be visible from the street, sheltered and well lit	The building entry to apartments from Berwick St is not clearly defined or easily identifiable. The residential pedestrian access is narrow and hidden between two outdoor play spaces of the child care centre and as such can be easily mistaken as the entry for the child care centre.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
	Main building entry is to be separate from car park entry	Separate pedestrian path provided from the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
	Only basement car parking is permitted for residential flat buildings	All parking spaces are in the basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
	Where possible, vehicular parking entries shall be located off secondary streets.	Vehicular access is via the secondary street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		

Part E – Public Participation					
	Notification Requirements	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 21 days from 20 February 2019 to 13 March 2019. In response, 3 submissions were received. The grounds of objections raised in the submissions have been addressed in the body of this Report.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART I – CHILDCARE CENTRES					
SIZE, DENSITY AND LOCATION					
No.	Clause	Comment	Yes	No	N/A
1	SIZE AND DENSITY				
	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.	The subject site is zoned R4 High Density Residential. 76 children placement proposed.			
	Development in residential zones shall have an appropriate size, scale, bulk, etc sympathetic to the surrounding residential development.	The location of outdoor play spaces within the front setback area is not supported.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	N/A – The subject site is zoned R4.			
	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.	There are no child care centres located on the adjoining lots.			
	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.	The child care centre is located on the entire ground floor of the proposed building. Office, kitchen and staff facilities are all located on the ground level adjacent to the building entry.			
	The minimum site frontage for a child care centre is 20 metres.	The site has a frontage of >20m to both street frontages. The property complies with the site and location			

		considerations contained within the Child Care Planning Guideline.			
LOCATION					
	<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 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>The subject site is surrounded by a mix of low to high density residential developments within a 300m radius.</p> <p>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 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 by Council's Traffic Engineering department. The proposal is not supported and parking and traffic matters raised form part of the reasons for refusal contained within the draft notice of determination.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	VEHICULAR ACCESS AND PARKING				
ACCESS					
	<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</p>	<p>Separate entry/exit driveways are not provided.</p> <p>The site does not have frontage to an arterial or sub-arterial road.</p> <p>Council's Traffic Engineer has reviewed the proposal and accompanying Traffic Report and</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<p>that inbound and outbound vehicles are separated and that vehicles enter and leave the site in a forward direction.</p> <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>raised issues relating to functionality and non-compliance of the basement car parking with respect to the internal layout, manoeuvring, driveways and traffic measures required. In this regard, the proposal is not supported and parking and traffic matters raised form part of the reasons for refusal contained within the draft notice of determination.</p>			
PARKING					
	<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>In accordance with Part A of HDCP 2013, staff parking is not required for child care centre as the site is zoned R4.</p> <p>Should consent be granted a condition can be imposed requiring a contrast of driveway finishes.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 ACOUSTIC AND VISUAL PRIVACY					
	<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 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>With respect to acoustic impacts, the submitted acoustic report provides no consideration for the use/impacts of noise from the child care facility. The report also did not have consideration of the use/impacts from the proposed 76 place child care centre on the tenants on the site as well as adjoining neighbours. As such, projected noise levels have not been identified for the child care centre, and no acoustic fencing has been recommended or incorporated within the design of the centre.</p> <p>Visual privacy of the adjoining properties has been maintained to an acceptable level through the use of hi-light windows, boundary</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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.	fencing and appropriate side and rear setbacks. A landscape buffer has been provided adjacent to outdoor spaces along the eastern and southern boundaries, with the exception of the eastern boundary adjacent to the race track.			
4	INDOOR SPACES				
	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. 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	It has not been adequately demonstrated that indoor spaces receive a minimum 3 hours of sunlight between 9am and 3pm, mid-winter as required by Section 4 – Indoor Spaces – Part I – Child Care Centres of HDCP 2013. In this regard, the design does not ensure that solar access to indoor spaces is optimised.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	OUTDOOR SPACES				
	a) Located away from the main entrance of the child care centre, car parking areas or vehicle circulation areas; b) Integrated with indoor space and provide direct and easy access between those two areas; 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; d) Located away from existing and potential noise and environmental health sources; 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; 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; g) Located away from areas where objects can be projected down onto play areas; and h) Adequately fenced on all sides <u>Transitional Areas</u>	a) The outdoor play areas are located away from the main entrance to the childcare centre. Outdoor spaces are proposed adjacent to the basement car parking entry and within the front setback areas which is not supported, b) The indoor spaces lead onto the outdoor play area which provides a transitional space between the two areas. c) The levels proposed between the indoor areas and outdoor areas will enable sightlines to be maintained to allow direct staff supervision. d) The outdoor area is located away from existing and potential noise sources as it is located at the rear of the site. e) The outdoor areas are located away from the bedrooms/living area of surrounding dwellings, however acoustic measures are not proposed to mitigate any potential noise impacts, f) The proposed outdoor areas are inaccessible from public areas outside of the child care centre. g) Apartments are located above the centre and there is potential for objects to fall onto the outdoor play spaces. h) The facility is considered to be adequately fenced. <u>Transitional Areas</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<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, including cross ventilation.</p>	<p>a) A transitional area in the form of outdoor decks and undercroft area below apartments has been provided,</p> <p>b) The transitional areas are covered by the level above.</p> <p>c) Achievable</p> <p>d) Achievable</p>			
6	LANDSCAPING				
	<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.</p> <p>Separation of outdoor space according to age range is included on the architectural plans.</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"/>
7	FENCING				
	<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</p>	<p>Side and rear fencing is proposed.</p> <p>Acoustic fencing has not been considered and is proposed to minimise noise impacts.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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.				
8	FIRE SAFETY AND EMERGENCIES				
	An evacuation plan complying with AS3745-2002 Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces shall be submitted as part of the Development Application	Not satisfactory. The evacuation plan indicates that there is only one emergency exit via the entry of the centre. This appears to be impractical having regard to the number of children proposed for the centre. An additional point of exit is not provided to assist with evacuation in the event of an emergency also noting that there are apartments above.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	ACCESSIBILITY				
	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 not submitted in support of the application. Should consent be granted, it is recommended that a standard condition of consent be imposed that requires compliance with the BCA, Disability Discrimination Act and Disability (Access to Premises – Buildings) Standards 2010.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>