PENRITH
CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA20/0132
Proposed development:	Alterations & Additions to Glenmore Park Child & Family Centre including Increased Child Care Capacity from 60 Place to 80 Place Centre
Property address:	31 Blue Hills Drive, GLENMORE PARK NSW 2745 31 Blue Hills Drive, GLENMORE PARK NSW 2745 31 Blue Hills Drive, GLENMORE PARK NSW 2745
Property description:	Lot 8100 DP 876748
Date received:	17 March 2020
Assessing officer	Mahbub Alam
Zoning:	Zone R2 Low Density Residential - LEP 2010
Class of building:	Class 9b
Recommendations:	Approve

Executive Summary

As the subject site is owned by Penrith City Council and the Council is the applicant for this development application, the Penrith Local Planning Panel is the determining authority for the application in accordance with Schedule 2 of the Minister's Local Planning Panels Direction.

Council is in receipt of a development application that proposes alterations and additions to an existing *'Centre-Based Child Care Facility'* at 31 Blue Hills Drive, Glenmore Park.

The development proposes to provide additional indoor and outdoor play area in order to provide an additional 20 child care places, increasing the capacity from 60 places to 80 places. This is achieved primarily through the removal of existing meeting rooms associated with the community facility on this site, which has arisen through lack of use of those spaces. It has been outlined within the application that the best use of this space for the benefit of the community, is via the expansion of high demand long dare care placements.

Under *Penrith Local Environmental Plan 2010 (LEP 2010)*, the proposal is defined as a c*entre-based child care facility*. The subject site zoned R2 Low Density Residential and the proposal is a permissible land use in the zone with development consent. However, it is noted that the proposed child care facility modifications are made pursuant to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

The child care facility modifications have been designed to comply with key planning requirements under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Penrith Local Environmental Plan 2010, Penrith Development Control Plan 2014, the Child Care Planning Guidelines and the Children's (Education and Care Services) Supplementary Care Provisions 2012.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and the development application addresses these impacts, noting the following additional consultant reports were provided:

- Acoustic Report;
- Access Report;
- Traffic Report; and
- Section J Report.

It is unlikely that the proposed increase in children numbers will create any significant increase in noise or create

any adverse impact on the amenity of the locality, given the existing number of children attending the centre. However, in accordance with the recommendations of the acoustic report, a 2.1m high solid barrier (which is only 300mm higher than the existing boundary fencing) along the eastern boundary will be installed to minimise noise impacts from the outdoor areas. The barrier can be constructed out of colourbond material or other suitable equivalent material. The proposed 2.1m acoustic fence will not unreasonably impact upon existing visual amenity. Exiting landscaping and boundary fencing will otherwise not be altered and will contribute in minimising visual impact on the streetscape appearance from Glenmore Parkway.

The proposed development is consistent with the planning principles and controls applying to the site and represents an efficient upgrade of the existing facilities.

In accordance with Appendix F4 - Notification and Advertising of the Penrith Development Control Plan 2014, the application was advertised and notified to nearby owners and occupiers of adjoining properties who were invited to inspect the proposal from 17 April to 1 May 2020. No submissions were received in response.

An assessment under Section 4.15 of the Environmental Planning and Assessment Act 1979 has been undertaken and the application is recommended for approval subject to recommended conditions.

The application relates to land in the ownership of Penrith City Council. Accordingly, an independent peer review of the assessment of the development proposal has been undertaken.

Background

A development application was approved for the site by Penrith Council on 28 November 2007 (DA07/0431) for the construction of *"Community Facilities including Child Care Centre, Café and Playground Facilities".* Several minor development applications have since been approved for the site, some of them include;

- DA13/0366 - Solar Panels;
- DA13/0542 - Shade Structure.

The following hours of operation are already in place at the centre:

- Monday to Friday, 7am to 6pm.

The existing centre caters for 60 children. The number of children and their age groups are as follows:

- 0-2 years old - 15 children;
- 2-3 years old - 15 children; and
- 3-5 years old - 30 children.

Site & Surrounds

The subject site is located in the Blue Hills area of Glenmore Park, bounded by the Glenmore Parkway to the north, Blue Hills Drive to the south and Coolabah Crescent to the east.

The Surveyors Creek drainage system lies to the west with the Surveyors Creek Reserve to the north and the Blue Hills Wetland to the south of the site. The site is currently occupied by various community facilities, a cafe and a child care centre.

Proposal

The development proposes to provide additional indoor and outdoor play areas in order to provide an additional 20 child care places, increasing the capacity from 60 places to 80 places. This is achieved primarily through the removal of existing meeting rooms associated with the community facility on the site.

A brief description of the proposed changes is provided below.

- The total number of children and their age groups are to be as follows:
    - 0-2 years old: 16 children;
    - 2-3 years old: 20 children; and
    - 3-5 years old: 44 children.
- Conversion of two meeting rooms into child care rooms. A small wall between the rooms is to be removed, providing an additional 92.71 sq.m of indoor play area.
- Conversion of current chair storage into children's bathroom. The children's bathroom waste and water supply is to be gained from the adjoining cleaner's room mop sink.
- Removal of old double entry doors into room and replacement with a single entry door closer to the hallway as well as pool type fencing and gate internally.
- Addition of sink to existing kitchenette for hand washing.
- The child care facility will continue to operate 7am to 6pm, Monday to Friday.

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

- ## Section 4.15 - Evaluation

  The proposed development has been assessed in accordance with the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration.

Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

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

Part 3 of this SEPP details the development standards that are applicable to early education and care facilities, including the following:

SEPP Requirements	Comment
Clause 23 Centre-based child care facility-matters for consideration by consent authorities *Before determining a development application for development for the purpose of a centre based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guidelines in relation to the proposed development.*	Applicable provisions under the Child Care Planning Guidelines have been addressed later within this report.

Clause 25 Centre-based child care facility – non-discretionary development standards *The following are non-discretionary development standards for the purpose of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purpose of a centre-based child care facility:* • *Indoor or outdoor space for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies.* • *The unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies.* • *The development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,* · *Indoor play space required = 3.25 sq.m for each child* · *Outdoor place space required = 7 sq.m for each child*	The proposal provides 3.74m² of unencumbered indoor play space and 11.02m² of unencumbered outdoor play space for each child which is consistent with the indoor and outdoor unencumbered space requirements of the Education and Care Service National Regulations.
26 Centre-based child care facility – development control plans *A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to age, age ratios, grouping, numbers of the like, of children) does not apply to development for the purpose of a centre-based child care facility.* *Operational or management plans or arrangements (including hours of operation), demonstrated need or demand for child care services, proximity of facility to other early childhood education and care facilities, any matter relating to development for the purpose of a centre-based child care facility contained in:* *The design principles set out in Part 2 of the Child Care Planning Guidelines, or the matters for consideration set out in Part 2 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).*	The Penrith DCP requires proposed child care facilities in excess of 40 children to demonstrate that services to be provided meet an unmet need in the community. Clause 26(b) of the Educational Establishment and Child Care Facility SEPP 2017 stipulates that any provision of a development control plan that needs to demonstrate need or demand for child care services does not apply to a development for the purpose of a centre-based child care facility.

Child Care Planning Guideline

Under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, the *Child Care Planning Guideline* is to be taken into consideration when undertaking a development for a centre-based child care facility. The planning guideline also takes precedence over a *Development Control Plan*, with some exceptions, where the two overlap in relation to a child care facility.

The table below provides detail on the relevant standards applicable to the proposal.

Part	***Matters for Consideration***	***Comment***
3.1 Site selection and location	*C1 – For proposed development in or adjacent to a residential zone, consider:* · *The acoustic and privacy impacts of the proposed development on the residential properties.* · *The setback and siting of buildings within the residential context.* · *Traffic and parking impacts of the proposal on residential amenity.*	· A Noise Impact Assessment has been prepared for the modified facility which concludes that the proposed child care facility is deemed to not cause “offensive noise” to neighbouring residences provided that the noise control measures recommended are implemented. · Complies with setback requirements under the DCP. · The development does not propose any changes to the approved parking arrangement, noting the 44 car spaces are sufficient to cater for demand as set out in the Traffic and Parking Report.

	C2 – When selecting a site, ensure that: · *The location and surrounding uses are compatible with the proposed development or use.* · *The site is environmentally safe including risk such as flooding, land slip, bushfires, coastal hazards.* · *There are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous material remediation is needed.* · *The characteristics of the site are suitable for the scale and type of development proposed having regards to:* - *Size of street frontage, lot configuration, dimensions and overall size.* - *Number of shared boundaries with residential properties.* - *Will have no adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas.* · *Where the proposal is to occupy or retrofit an existing premise, the interior and exterior spaces are suitable for the proposed use.* · *There are suitable drop off and pick up areas, and off and on street parking.* · *The type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use.* · *Not located closely to incompatible social activities and uses such as restricted premises, injection rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.*	· Centre-based child care facilities are a permissible and compatible land use within the R2 – Low Residential Density zone. · The site is not identified as being affected by flooding, land slip, bushfires, coastal hazards or other environmental hazards. · The original DA approved for the site investigated potential environmental contaminants on the land and deemed the site acceptable. · The site is of a sufficient size and width to accommodate the proposed centre-based child care facility. · The development site is not located within a sensitive environmental or cultural area and will not result in adverse environmental impacts on surrounding areas. · The development does not propose any changes to the approved parking arrangement, noting the 44 car spaces are sufficient as confirmed in the submitted Traffic and Parking Report. · Vehicular access is provided via Blue Hills Drive which is considered appropriate. · The subject site not located close to incompatible social activities and uses.

3.2 Local character, streetscape and the public domain interface	*C5 – The proposed development should:* · *Contribute to the local area by being designed in character with the locality and existing streetscape.* · *Reflect the predominant form of surrounding land uses, particularly in low density residential areas.* · *Recognise predominant streetscape qualities, such as building form, scale, materials and colours.* · *Include design and architectural treatments that responds to and integrate with the existing streetscape.* · *Use landscaping to positively contribute to the streetscape and neighbouring amenity.* · *Integrate car parking into the building and site landscaping design in residential areas.*	· The centre-based child care facility will remain compatible with the existing low-density characteristics of the subject area, noting the development complies with prescribed height standard under the LEP.
	C6 – Create a threshold with a clear transition between public and private realms, including: · *Fencing to ensure safety for children entering and leaving the facility.* · *Windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community.* · *Integrating existing and proposed landscaping with fencing.*	· The proposal incorporates built elements, fencing and landscaping that clearly distinguishes between the public and private domain. · The development incorporates an active facade that will permit casual surveillance to all frontages. · Existing landscaping softens the built form and integrates the development with the site's low density context.
	C9 – Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	· The development proposes appropriate fencing that is consistent with fencing within the precinct and with comparable child care facilities within the wider Penrith LGA.

	C11 – Orient a development on a site and design the building layout to: · *Ensure visual privacy and minimise potential noise and overlooking impacts on neighbours.* · *Optimise solar access to internal and external play areas.* · *Avoid overshadowing of adjoining residential properties.*	· In accordance with the recommendations of the acoustic report, a 2.1m high solid barrier (which is only 300mm higher than the existing boundary fencing) along the eastern boundary will be installed to minimise noise impacts from the outdoor areas. The barrier can be constructed out of colourbond or other suitable equivalent material. The proposed 2.1m acoustic fence will not adversely impact upon existing visual amenity. Exiting landscaping and boundary fencing will otherwise not be altered and it will contribute in minimising visual impact on the streetscape appearance from Glenmore Parkway. · The additional play areas are orientated to the north and thus will receive adequate solar access. · The proposal will not alter the existing building envelope.
3.5 Visual and acoustic privacy	*C21 – Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:* · *Appropriate site and building layout.* · *Suitable locating pathways, windows and doors.* · *Permanent screening and landscape design.*	· The proposal has been designed to minimise direct overlooking of the proposed indoor room and additional outdoor play space from public areas. It is noted that the size of the development site permits appropriate siting and building layout and separation from public areas. · Existing landscaping and fencing will also contribute in minimising overlooking.
3.8 Traffic, parking and pedestrian circulation	*C31 – Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.*	· There is no change proposed to the 44 car spaces on the site, however the breakdown and consideration of the café and child care facility use has been considered in the Traffic and Parking Report prepared by Loka Consulting Engineers. The report outlines the following parking demand. · Café: 122m^2 of seated area = 21 spaces (1 space per 6m^2). · Child Care Centre (80 children and 13 staff) = 23 spaces (1 space per 10 children, plus 1 space per staff member) · Total: 44 spaces. Therefore, the existing 44 car spaces on the site are sufficient to cater for the proposal.
4.1 Indoor space requirements	*Regulation 107* *Education and Care Services National Regulations* *Every child being educated and cared for within a facility must have a minimum of 3.25 sq.m of unencumbered indoor space.*	· The proposal provides 3.74 sq.m of indoor play space per child. The play space has been calculated in accordance with the unencumbered guideline requirement.

4.9 Outdoor space requirements	*Regulation 108* *Education and Care Services National Regulations* Every child being educated and cared for within a facility must have a minimum of 7.0 sq.m of unencumbered outdoor space.	· The proposal provides 11.02 sq.m of unencumbered outdoor play space per child. The play space has been calculated in accordance with the unencumbered guideline requirement. Exploration and learning within the outdoor play area will be maximised with the use of facilities such as outdoor play equipment.

State Environmental Planning Policy No 55—Remediation of Land

This SEPP applies to the proposed development, however the site was considered suitable pursuant to SEPP 55 as part of the original development application and therefore no further soil investigations are necessary.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the proposal against relevant criteria within Sydney Regional Environmental Plan No. 20—Hawkesbury-Nepean River (No 2—1997) and the proposal is satisfactory subject to recommended conditions of consent.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies - See discussion
Clause 2.3 Zone objectives	Complies - See discussion
Clause 2.7 Demolition requires development consent	Complies - See discussion
Clause 4.3 Height of buildings	Complies - See discussion
Clause 5.9 Preservation of trees or vegetation	Complies
Clause 7.4 Sustainable development	Complies
Clause 7.7 Servicing	Complies

Clause 2.3 Permissibility
The subject site is zoned R2 Low Density Residential under the provisions of Penrith Local Environmental Plan 2010. The proposal is defined as a centre-based child care facility which is a permissible land use in the R2 zone subject to consent.

Clause 2.3 Zone objectives

The development proposal is consistent with the prescribed zone objectives which are stipulated as:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*
- *To enhance the essential character and identity of established residential areas.*
- *To ensure a high level of residential amenity is achieved and maintained.*

The site provides a centre-based child care facility that will provide child care services and employment opportunities to people who live and work in the local area.

Clause 2.7 Demolition requires development consent
Consent is sought for minor demolition works relating to internal walls. This aspect of the proposal is permissible with consent.

Clause 4.3 Height of buildings
The Penrith Local Environmental Plan 2010 Height of Buildings Map indicates that the maximum building height for the subject site is 8.5m. No changes to the existing building height are proposed.

Section 4.15(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
C1 Site Planning and Design Principles	Complies - see Appendix - Development Control Plan Compliance
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies
C6 Landscape Design	Complies - see Appendix - Development Control Plan Compliance
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies
D5.1. Application of Certification System	N/A
D5.2. Child Care Centres	Complies - see Appendix - Development Control Plan Compliance
D5.3. Health Consulting Rooms	N/A
D5.4. Educational Establishments	N/A
D5.5 Parent Friendly Amenities	N/A
D5.6. Places of Public Worship	N/A
D5.7. Vehicle Repair Stations	N/A
D5.8. Cemeteries, Crematoria and Funeral Homes	N/A
D5.9. Extractive Industries	N/A
D5.10 Telecommunication Facilities	N/A
D5.11 Boarding Houses	N/A

Section 4.15(1)(a)(iv) The provisions of the regulations

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the building is necessary. In this regard, the application was referred to Council's Building Surveyor for assessment and found to be satisfactory subject to conditions.

Section 4.15(1)(b)The likely impacts of the development

Context and Setting

The proposed development is limited to minor internal alterations and an increase in the number of children attending the existing centre. In this regard, the development is considered not likely to have an adverse impact on the surrounding locality.

Noise Impacts

The application was supported by a Noise Impact Assessment prepared by Rodney Stevens Acoustics.

The report concludes that noise emissions from the outdoor area play activities to the nearest sensitive receivers have been calculated to comply with the noise criterion, where 50% of 3-5-year old children can engage in outdoor play at any given time. In addition, a 2.1m high solid barrier along the eastern boundary must be implemented to minimise noise impacts from the outdoor areas.

The applicant has submitted a proposed schedule of outdoor play. It is noted that the schedule interpreted the above requirement as being 50% of every age group. The requirement is that only 50% of children aged 3-5 years can engage in outdoor play at any time. There are no limits to the number of children for the other age groups. This will be reinforced through conditions of consent.

Traffic, Access and Parking

The application was accompanied by a Traffic and Parking Report, prepared by Loka Consulting Engineers. The report concludes that the additional traffic from the proposed development will be minimal and will not have a detrimental impact on the surrounding road network. The proposed parking provision complies with Council's Development Control Plan requirements and the design of access, car parking and servicing facilities complies with the relevant Australian Standards. As such, the proposal is not considered to have an adverse impact on the traffic and parking of the surrounding area.

Landscaping and Visual Impacts

The proposed 2.1m acoustic fence will not impact adversely upon existing visual amenity. Existing landscaping (including existing trees) and boundary fencing will not be altered, and will contribute in minimising visual impact on the streetscape appearance from Glenmore Parkway.

Accessibility

The application was supported by an Access Report, prepared by Vista Access Architects. This report concludes that through compliance with the recommendations in the report, the development will comply with the requirements of the Access to Premises Building Standards 2010 and the relevant sections of the Building Code of Australia 2016. A condition of consent is recommended, requiring that the design recommendations of the access report be incorporated into the Construction Certificate plans.

Social Impacts

The development proposes to provide additional internal floor area in order to provide an additional 20 child care places, increasing the capacity from 60 places to 80 places. This is achieved primarily through the removal of two existing meeting rooms associated with the community facility on this site.

Glenmore Park has seen significant growth and development in housing over the last 10 years. This expansion has increased the demand for child care positions at Glenmore Park Child and Family Precinct.

A review of waiting list data shows that 64 families are currently looking for care with a further 33 families leaving the Glenmore Park area to attend one of Council’s services in the South Penrith area. Therefore, it is an identified need to expand the child care capacity to meet the increased demand in the Glenmore Park community.

Glenmore Park Child and Family Precinct has five meeting rooms and leases them to the general public with very little uptake. Council’s Community Services Department has confirmed that several meeting rooms have been vacant for a long period.

In regard the above, as the existing meeting rooms are currently experiencing a lack of use and the best use of these spaces (two of the meeting rooms) for the benefit of the community, is via the expansion of high demand child care placements. The precinct will still have three meeting rooms available for general public use.

Section 4.15(1)(c)The suitability of the site for the development

The site is suitable for the development for the following reasons:

- The site is zoned to permit the proposed use and the child care centre has operated for over 9 years without any unreasonable impacts to adjoining properties;
- The use is compatible with surrounding/adjoining land uses;
- The site will accommodate sufficient on-site parking;
- The proposal will upgrade the existing facility and support the demand for additional child care spaces.

Section 4.15(1)(d) Any Submissions

Community Consultation

In accordance with Appendix F4 - Notification and Advertising of the Penrith Development Control Plan 2014, the application was advertised and notified to nearby owners and occupiers of adjoining properties who were invited to inspect the proposal from 17 April to 1 May 2020. No submissions were received in response.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Environmental - Public Health	No objections - subject to conditions
Traffic Engineer	No objection

Section 4.15(1)(e)The public interest

The proposed development will not generate any significant issues of public interest, noting the proposed increase to the available child care spaces within the centre and that the proposal is unlikely to result in any adverse impacts on the natural or built environments.

Conclusion

In assessing this proposal against the relevant environmental planning policies, primarily being State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Penrith Local Environmental Plan 2010 and Penrith Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies. The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikley to be negative impacts arising from the proposed development. Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

That DA20/0132 for alterations and additions to Glenmore Park Child & Family Centre including increased child care capacity from 60 places to 80 places at 31 Blue Hills Drive, Glenmore Park, be approved subject to conditions.

General

1 A001 - Approved plans table

The development must be implemented substantially in accordance with the following plans and documents, the application form and any supporting information received with the application, except as amended in red on the approved plans and by the following conditions.

Description	Reference No.	Revision	Prepared By	Date
Site Plan	2019-135, B2	B	Designcorp Architects	20/09/2019
Ground Floor Overall	2019-135, B3	B	Designcorp Architects	20/09/2019
Ground Floor General Layout	2019-135, B4	B	Designcorp Architects	20/09/2019
Demolition Plan	2019-135, B5	B	Designcorp Architects	20/09/2019
Floor Finishes Plan	2019-135, B6	B	Designcorp Architects	20/09/2019
Reflected Ceiling Plan	2019-135, B7	B	Designcorp Architects	20/09/2019
Indicative Plumbing Plan	2019-135, B8	B	Designcorp Architects	20/09/2019
Area Calculation Plan	2019-135, B9	B	Designcorp Architects	20/09/2019
Sections	2019-135, B10	B	Designcorp Architects	20/09/2019
Details 01	2019-135, B11	B	Designcorp Architects	20/09/2019
Details 02	2019-135, B12	B	Designcorp Architects	20/09/2019
K1 Interior Elevation	2019-135, B13	B	Designcorp Architects	20/09/2019
Children's Bathroom Floor Plan Detail	2019-135, B14	B	Designcorp Architects	20/09/2019
B1 Interior Elevation	2019-135, B15	B	Designcorp Architects	20/09/2019
B2 & B4 Interior Elevations	2019-135, B16	B	Designcorp Architects	20/09/2019

B3 Interior Elevation	2019-135, B17	B	Designcorp Architects	20/09/2019
Elevations	2019-135, B18	B	Designcorp Architects	20/09/2019
Noise Impact Assessment	REPORT 200010R1	1	Rodney Stevens Acoustics	27/04/2020
Access Report	20022	A	Vista Access Architects	04/02/2020
Proposed Schedule of Outdoor Play	-	-	Glenmore Park Child and Family Centre	-
BCA Section J Deemed to Satisfy Compliance Report	EC3263-2016-DTS	-	Eco Certificates Pty Ltd	11/02//2020
Traffic Management Report	20NL008-T2	-	LOKA CONSULTING ENGINEERS	18/02/2020
Waste Management Plan	-	-	Designcorp Autralia Pty Ltd	26/02/2020

2 A012 - Food Act

The proprietor of the business shall ensure that the requirements of the NSW Food Act 2003, NSW Food Regulation 2010 and the Australian and New Zealand Food Standards Code are met at all times.

3 A019 - Occupation Certificate

A satisfactory inspection from an authorised officer of Council's Environmental Health Department is required prior to the issue of the **Occupation Certificate**. The occupier is to contact the Environmental Health Department to organise an appointment at least 72 hours prior to the requested inspection time.

4 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

The development shall not be used or occupied until an Occupation Certificate has been issued.

5 A029 - HOURS OF OPERATION AND DELIVERY TIMES

The development is permitted to operate from 7:00am to 6:00pm, Monday to Friday only. Delivery and service vehicles generated by the development are limited to the operating hours stipulated in this condition.

6 A039 - Graffiti

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

7 A046 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

8 A Special (BLANK)

A maximum of 80 children are permitted to be accommodated within the development. The total number of children should comprise:

a) Not more than 16 children aged 0-2 years.

b) Not more than 20 children aged 2-3 years.

c) Not more than 44 children aged 3-5 years.

9 A Special (BLANK)

Prior to the issue of a Construction Certificate, the design recommendations of the Access Report, prepared by Vista Access Architects (Ref: 20022, Issue A) and dated 4 February 2020 shall be incorporated into the Construction Certificate plans. The works shall be certified accordingly by a suitably qualified access consultant **prior to the issue of an Occupation Certificate.**

10 A Special (BLANK)

Prior to the issue of a Construction Certificate, the recommendations of the BCA Section J Deemed to Satisfy Compliance Report, prepared by Eco Certificates Pty Ltd (Ref: EC3263-2016-DTS) and dated 11 February 2020 shall be incorporated into the Construction Certificate plans. The works shall be certified accordingly by a suitably qualified BCA consultant **prior to the issue of an Occupation Certificate.**

11 A Special (BLANK)

The operator is to consult with neighbouring developments prior to construction of any common boundary fencing. Any fencing and boundary retaining wall requirements as a result of this development shall be constructed at full cost to the persons benefiting from this consent.

Demolition

12 B002 - AS FOR DEMOLITION AND DISPOSAL TO APPROVED LANDFILL SITE

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 “The Demolition of Structures”. **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

13 B003 - ASBESTOS

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site**.

Prior to commencement of demolition works on site, a portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

14 B004 - Dust

Dust suppression techniques are to be employed during construction and/or demolition to reduce any potential nuisances to surrounding properties.

15 B005 - Mud/Soil

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

16 B006 - Hours of work

Demolition works shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm if inaudible on neighbouring residential premises, otherwise 8am to 1pm
- No demolition work is permitted on Sundays and Public Holidays.

In the event that the demolition relates to works inside the building and does not involve external walls or the roof, and does not involve the use of equipment that emits noise, then the demolition works are not restricted to the hours stated above.

The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to all construction works.

Environmental Matters

17 D001 - Implement approved sediment& erosion control measures

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's “Managing Urban Stormwater: Soils and Construction” 2004.

18 D009 - Covering of waste storage area

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

19 D013 - Approved noise level 1

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the Revision 1 Noise Impact Assessment prepared by Rodney Stevens Acoustics (Report 200010R1, dated 27 April 2020). The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application. A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

20 D014 - Plant and equipment noise

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

21 D 2.1 meter high solid barrier must be implemented (eastern boundary)

A 2.1 metre high solid barrier along the eastern boundary must be implemented as described in Section 6.2 of the approved Noise Impact Assessment prepared by Rodney Stevens Acoustics (Revision 1, dated 27 April 2020, Report 200010R1) and marked in Figure 2-2 of this report. The barrier can be constructed out of colourbond or other suitable equivalent material. The colour of the material shall match the existing boundary fence colour.

All barriers must be free of gaps and penetrations and it is particularly important to ensure that the gap at the bottom of the barrier is minimised as far practicable. The base of the barrier should be well sealed at the junction where the barrier meets the ground, but still be designed to allow proper water drainage.

The barrier is to be satisfactorily completed **prior to the issue of an Occupation Certificate.**

22 D No music is to be played in the outdoor areas

No music is to be played in the outdoor areas.

23 D Ongoing noise complaints

In the event of on-going noise complaints relating to the development being received by Council, the owner and/or occupier of the development may be required by Council to obtain the services of suitably qualified acoustic consultant to undertake a noise impact assessment on the development to address the concerns of the community.

The noise impact assessment report is to be prepared by a suitably qualified acoustic consultant and provided to Council within 45 days of being requested. The assessment report is to be approved by Council, with any recommendations being implemented in accordance with the approved assessment report.

24 D Playground equipment that allows a child to be more than 0.5 above the ground level should not be used

Playground equipment that allows a child to be more than 0.5 above the ground level should not be used in the new outdoor play area. This applies to playground elements like earth mounds which raise the height of the children for extended periods of time, not slides or swings which temporarily raise the height of the children.

25 D Restrictions to the number of children permitted in the outdoor play area at any one time

Due to noise requirements, restrictions apply to the number of children permitted in the outdoor play area at any one time. A maximum of:

- 16 children aged 0-2 years,
- 20 children aged 2-3 years, and
- 22 children aged 3-5 years are permitted.

BCA Issues

26 E01A - BCA compliance for Class 2-9

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/statement for the building.

Health Matters and OSSM installations

27 F001 - General Fitout

The construction, fit out and finishes of the premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code and AS 4674-2004 *Design, Construction and Fitout of Food Premises*.

28 F027 - Hand basins

Hand washing basins must be serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands free operation (hand washing facilities are for the sole purpose of hand washing in the kitchen and in the bottle preparation areas).

Where sensor taps are installed, the basin must not be more than 6 metres from the hot water system. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to each hand basin.

Construction

29 H001 - Stamped plans and erection of site notice

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

30 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by Council, or
- alternatively, any other sewage management facility approved by Council.

(b) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

31 H041 - Hours of work (other devt)

Construction works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm if inaudible on neighbouring residential premises, otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy that do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to all construction works.

Landscaping

32 L012 - Existinglandscaping (for existing development)

Existing landscaping is to be retained and maintained at all times.

Certification

33 Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)

Prior to the commencement of any earthworks or construction works on site, the proponent is to:
(a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
(b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an “Appointment of Principal Certifying Authority” in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a “Notice of Commencement” to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

34 Q05F - Occupation Certificate for Class10

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works.

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

Section C1.2.5 - Crime Prevention Though Environmental Design

The proposed development does not alter the physical form of the building (except minor internal alterations), therefore existing CPTED design features are not compromised by the proposal.

Section C6 - Landscape Design

The proposal retains the existing site landscaping.

C10 Transport, Access and Parking

There is no change to the car 44 spaces on the site, however the breakdown and consideration of the café and child care use has been considered in the Traffic and Parking Report prepared by Loka Consulting Engineers. The report outlines the following parking demand:

- Café: 122m^2 of seated area = 21 spaces (1 space per 6m^2)
- Child Care Centre (80 children and 13 staff): 23 spaces (1 space per 10 children, plus 1 space per staff member)
- Total: 44 spaces

Therefore, the existing 44 car spaces on the site are sufficient to cater for the proposal.

D5 Other Land Uses

Section D5.2 - Child Care Centres

The proposal has been assessed against the applicable provisions of this section and is found to be generally acceptable.

Provisions	***Comment***
1) Work Based Child Care Centres	The development site is not located within a business or industrial area.
2) Location	a) The DCP requires proposed child care facilities in excess of 40 children to demonstrate that services to be provided meet an unmet need in the community. Clause 26(b) of the Educational Establishment and Child Care Facility SEPP 2017 stipulates that any provision of a development control plan that needs to demonstrate need or demand for child care services does not apply to a development for the purpose of a centre-based child care facility. b) The development is in proximity to the existing residential population of Glenmore Park. c) No changes to vehicular access are proposed. d) The development site is not located within an 85m radius of an existing or approved service station, or on land in a specified radius of an existing/approved flammable storage area under the State Environmental Planning Policy No. 33 - Hazardous and Offensive Development. e) The subject site is not located opposite or adjacent to an existing and lawful sex service premises and/or restricted premises. f) The subject site is not adjacent to an electricity transmission easement, mobile phone tower or similar structures. g) The subject site is not identified as being flood prone land under the Penrith LEP 2010.
3) Design, Scale and Site Frontage	No changes are proposed.
4) Built Form	No changes are proposed.
5) Vehicle Access, Circulation and Parking	The vehicle circulation and car parking areas within the at-grade parking has been designed to allow safe drop-off and collection of children as well as the safe movement and parking of staff, parents and visitors. This is maintained by the proposal noting the overall parking provision is consistent with that required for the café and child care centre use.
6) Noise	An acoustic report accompanies the DA confirming the 20 additional places will comply with the noise criteria subject to a 2.1m barrier and recommendations on management of the outdoor play spaces.
7) Shade	Appropriate shade structures are provided within the outdoor play area.
8) Landscaping	No changes are proposed.

PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK , FOR PENRITH CITY COUNCIL, GRANT APPROVAL

SHEET	TITLE
1	COVER SHEET
2	SITE PLAN
3	GROUND FLOOR OVERALL
4	GROUND FLOOR GENERAL LAYOUT
5	DEMOLITION PLAN
6	FLOOR FINISHES PLAN
7	REFLECTED CEILING PLAN
8	INDICATIVE PLUMBING PLAN
9	AREA CALCULATION PLAN
10	SECTIONS
11	DETAILS 01
12	DETAILS 02
13	K1 INTERIOR ELEVATION
14	CHILDRENS BATHROOM FLOORPLAN DETAIL
15	B1 INTERIOR ELEVATION
16	B2 & B4 INTERIOR ELEVATIONS
17	B3 INTERIOR ELEVATION
18	ELEVATIONS

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issue g:
issue f:
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issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **COVER SHEET**
project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**
client: **PENRITH CITY COUNCIL**
drawn: A.M. | scale: as shown | sheet size: A3 | Council
checked: J.E. | date: SEPT19 | ref: 2019-135 | PCC

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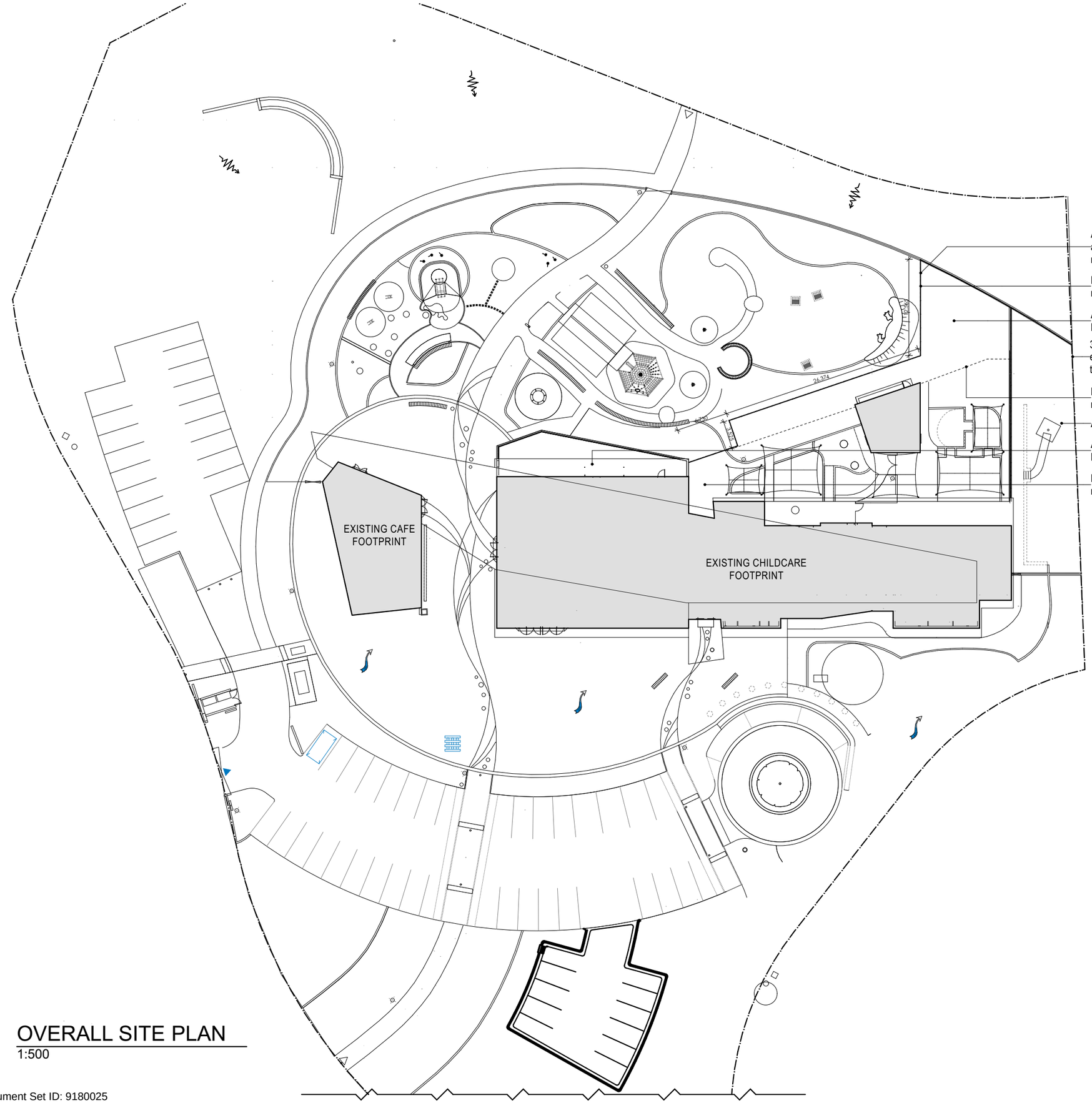

OVERALL SITE PLAN

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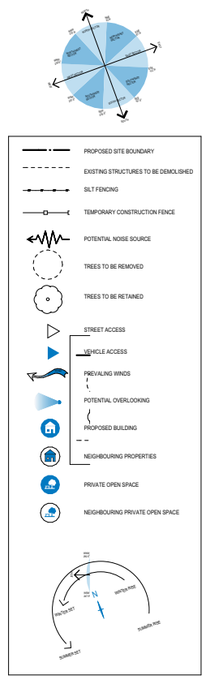

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KEY

- Existing walls
- Proposed walls
- Walls/elements to be demolished
- Lighting
- Existing Exit signs

B 10

Existing exit signs

2100mm bulk head to be retained

Existing return grates in ceiling to be removed and replace with matching ceiling tiles

Existing lighting in childcare rooms to be retained

A 10

Dropped ceiling retained

Proposed lighting

Area inside lobby to be retained with higher ceiling

Light to be removed

CHILDCARE ROOM 01
62.55 m²

CHILDCARE ROOM 02
30.16 m²

REFLECTED CEILING PLAN

1:100

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drawing: **REFLECTED CEILING PLAN**

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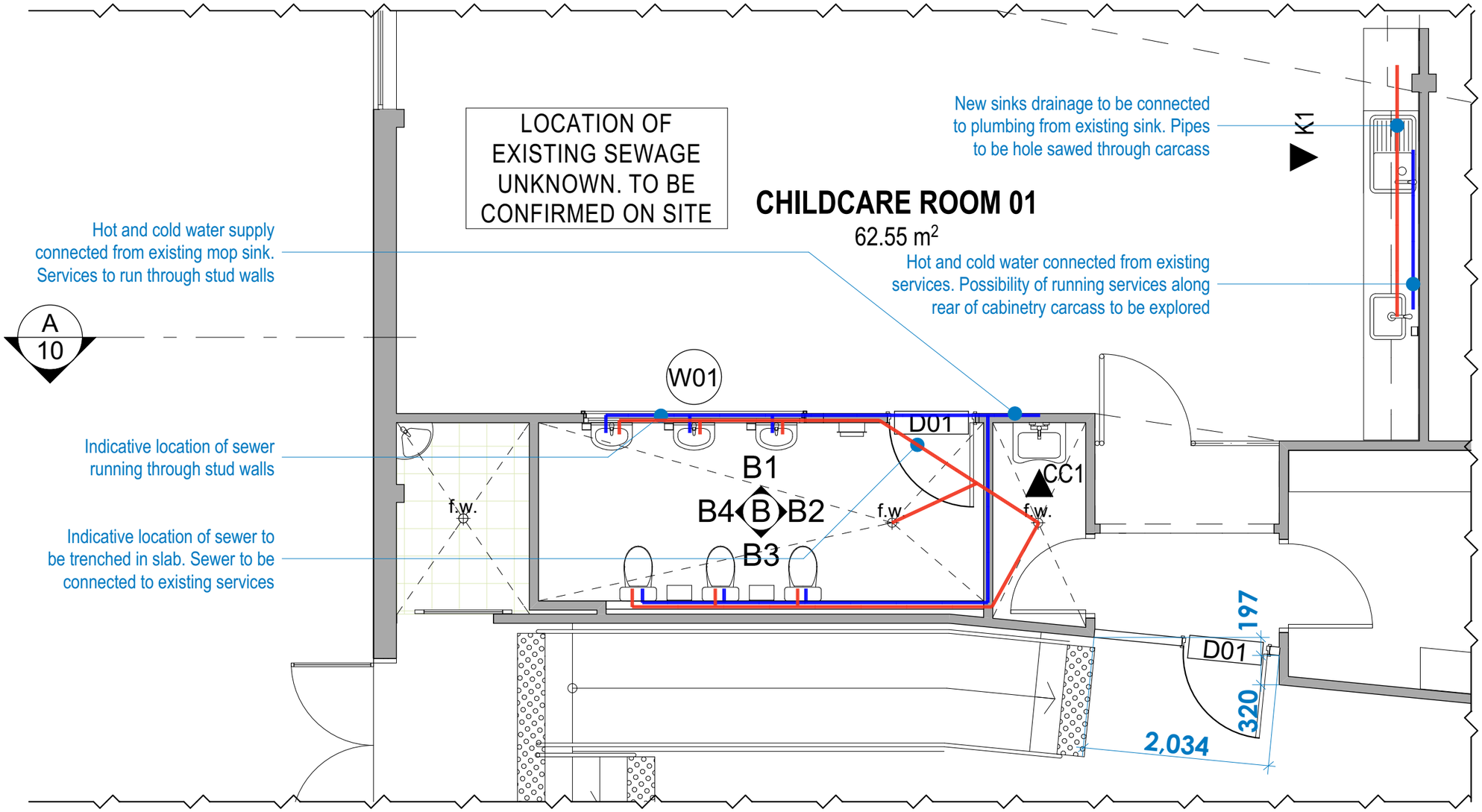
KEY

- f.w. Floor waste
- Indicative sewer line
- Indicative supply live
- Existing walls
- Proposed walls



INDICATIVE PLUMBING PLAN
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drawing: INDICATIVE PLUMBING PLAN
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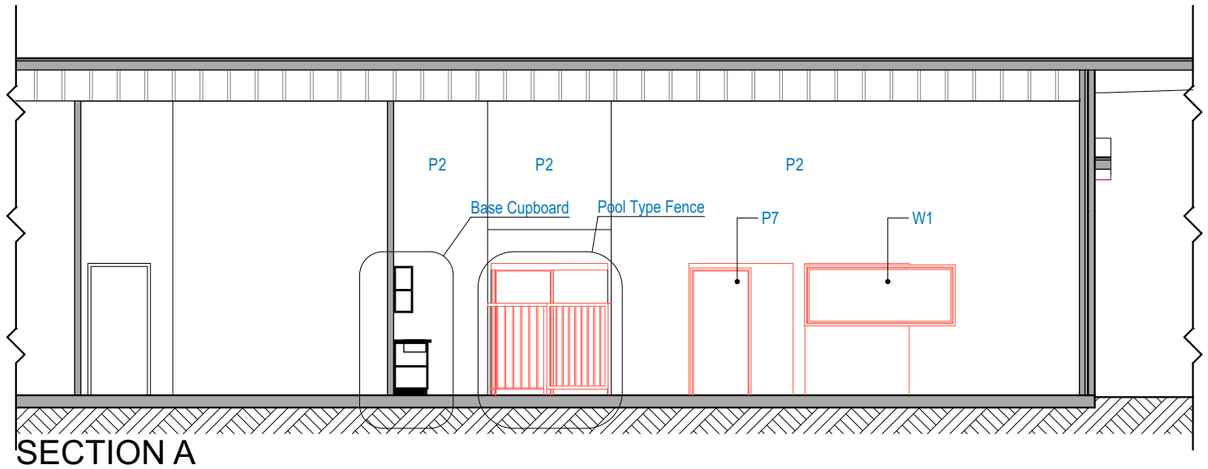

SECTION A
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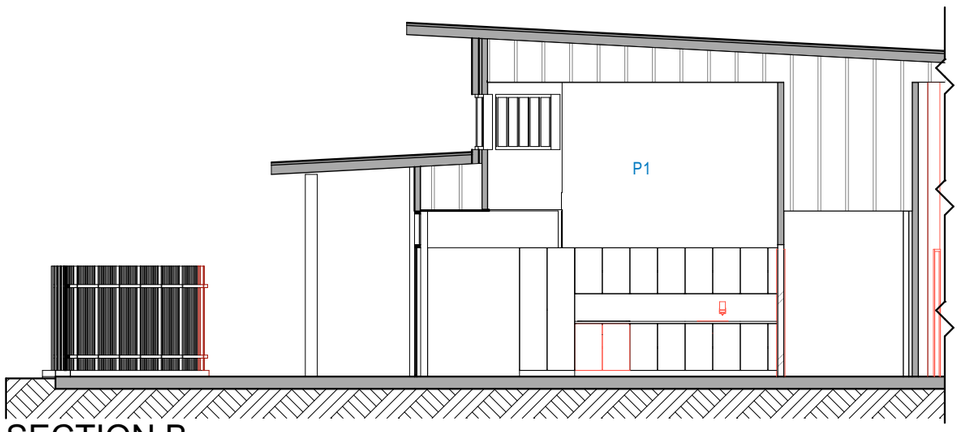

SECTION B
1:100

6 RECOMMENDATIONS

The following recommendations must be implemented in order to achieve compliance with the criteria requirements from Penrith City Council.

6.1 Outdoor Play Areas

In order to achieve compliance with council's noise requirements for outdoor play, the following must be implemented:

- Only 50% of the children aged 3-5 years can engage in outdoor play at a time;
- No music is to be played in the outdoor areas;
- Playground equipment that allows a child to be more than 0.5 above the ground level should not be used in the new area. This recommendation is for playground elements like earth mounds which raise the height of the children for extended periods of time, not slides or swings (for example) which temporarily raise the height of the children;
- Children must be supervised at all times.

6.2 Acoustic Barrier Details

A 2.1 meter high solid barriers along the eastern boundary must be implemented (Refer to Figure 2-2). The barrier can be constructed out of Colorbond or suitable equivalent material.

All barriers must be free of gaps and penetrations and it is particularly important to ensure that the gap at the bottom of the barrier is minimised as far as practicable. The base of the barriers should be well sealed at the junction where the barrier meets the floor, but still be designed to allow proper water drainage

SCOPE OF WORKS

Structural

- *Make necessary structural investigations in preparation for the break through of the interconnecting wall between the two rooms in the north east corner of the large meeting room as indicated on plan.*
- *Isolate and relocate any services in this area as required.*
- *Remove joinery items as indicated to allow for the break through*
- *Remove plasterboard wall to existing bulkhead height in the breakthrough area and make good the floor, walls and ceiling in this area once break through is complete*
- *Construct new wall to full height at the existing entry to the main meeting room as indicated on plans allowing for modified doorways and pool type entry gates with appropriate hardware*
- *Construct new bathroom area as indicated on plan noting requirements for childcare facilities - fit out to councils standard specifications including epoxy resin flooring, childrens WC suites, handbasins and general fit out items as detailed by the architect. Architect to provide 1:20 details and elevations.*

Joinery

- *Remove redundant joinery items in break through area*
- *Maintain existing pantry unit to the south of the breakthrough area incorporating additional adjustable shelving*
- *Maintain the remaining existing cabinet work and benchtops to the south of the*
- *In-fill below the existing sink unit to the south of the breakthrough area(new cabinet with doors to match existing)*
- *Install a new separate handwash basin at the far south end of the existing bench - run plumbing and drainage lines in the back of cabinet work as required*
- *Generally allow to check and make good all existing cabinet work on site which is to be retained*

Flooring

- *Allow to retain the existing vinyl floor coverings which are in good condition - protect during construction*
- *Where flooring is removed or non- existent due to changes in wall locations allow to patch with matching vinyl including necessary sub-floor preparation, welded joints, skirtings etc.*
- *As an option to the above if matching vinyl is not available a suitable replacement vinyl is to be chosen and laid in appropriate manner so as to blend in best with the adjoining flooring.*

Painting

- *Paint work to all new plasterboard work (walls and ceilings), doors and joinery to generally match the existing base building.*
- *Allow to touch up any damage created by the new works.*
- *Refer to the finishes schedule for paint details*

Services - subject to confirmation by relevant services consultants/designers

- *Generally retain as much existing service work as possible. Redirect and re-establish services as required in the proposed breakthrough area. Protect existing services during construction work.*
- ***HVAC** should generally be able to be retained as is. The proposed new childcare area is zoned separately. There will be a requirement to provide an adequate exhaust system to the new childrens bathroom to the required standards. Ensure the existing AC system is protected (isolated during works) to prevent dust intake. Allow to re-balance and service the existing unit once works are complete.*
- ***Hydraulics** - provide necessary water supply and drainage works for the new childrens bathroom. It is envisaged that connections will be made for both water and drainage via the existing cleaners cupboard. All necessary standards to be maintained including water temperature control. Provide water and drainage to a new handwashing sink in the existing joinery unit in the new childrens room. Architect to specify fittings as per councils standard finishes schedule.*
- ***Electrical** - generally all existing electrical fittings and fixtures should be retained in the new childrens room. Allow for the relocation of light switching as required subject to changes to the rooms main entry point. Existing lighting can be retained in the main room. Allow for the electrical fit-out of the new childrens bathroom- specifically lighting and power for exhaust systems as required. There is no requirement for GPOs in this new bathroom.*
- ***Security**- allow to modify the existing security system to operate to the new proposed layout - i.e. PIR sensor relocation as required to cover new access and entry points. Zoning of the existing system should be checked on site and adjusted as required.*

External work

- *Allow to remove sections of the existing security fencing between play areas as indicated on plan. Make good any surfaces damaged by cutting, drilling or removal of fixings. Make good ground below fencing as required.*
- *Allow to remove the brick hob to the east of the existing staff room - under the fence panel to be removed - (as indicated on plan) and make good the link between the existing playground and new expanded rear yard areas…material for this to be confirmed (astro-turf/much?)*
- *Proposed covered area TBA - not part of this project.*

Generally

- All existing services to be located, isolated and made safe in preparation for strip out.
- Immediate work area to be screened off as best as possible and any exposed areas to be protected to minimise the impact of dust and debris on the rest of the centre.
- Minor demolition- remove and dispose of existing joinery, walls, fixtures and fittings, flooring and services as detailed on the drawings
- Install new structural work as required; walls, ceilings, floor (and/or repairs to these items).
- Rough-in new water and electrical services as required for new layout.
- Sheet and set walls and ceilings as required.
- Supply and install new joinery to details indicated on drawings.
- Supply and fit off all fix-out items including doors, architrave, skirting as required
- Tile bathroom area to full height as noted on drawings
- Supply and install new sheet vinyl flooring including subfloor preparation and coving to skirtings/kickboards where required
- Complete all required paintwork to walls ceilings and trim.
- Connect and fit off all services - electrical , plumbing, security and HVAC
- Leave site in a clean, tidy and safe state fully functional and fit for purpose.
- Provide all necessary manufacturers and installation certificates, as built drawings, warranties etc on completion of the works

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drawing: **SECTIONS**
project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**
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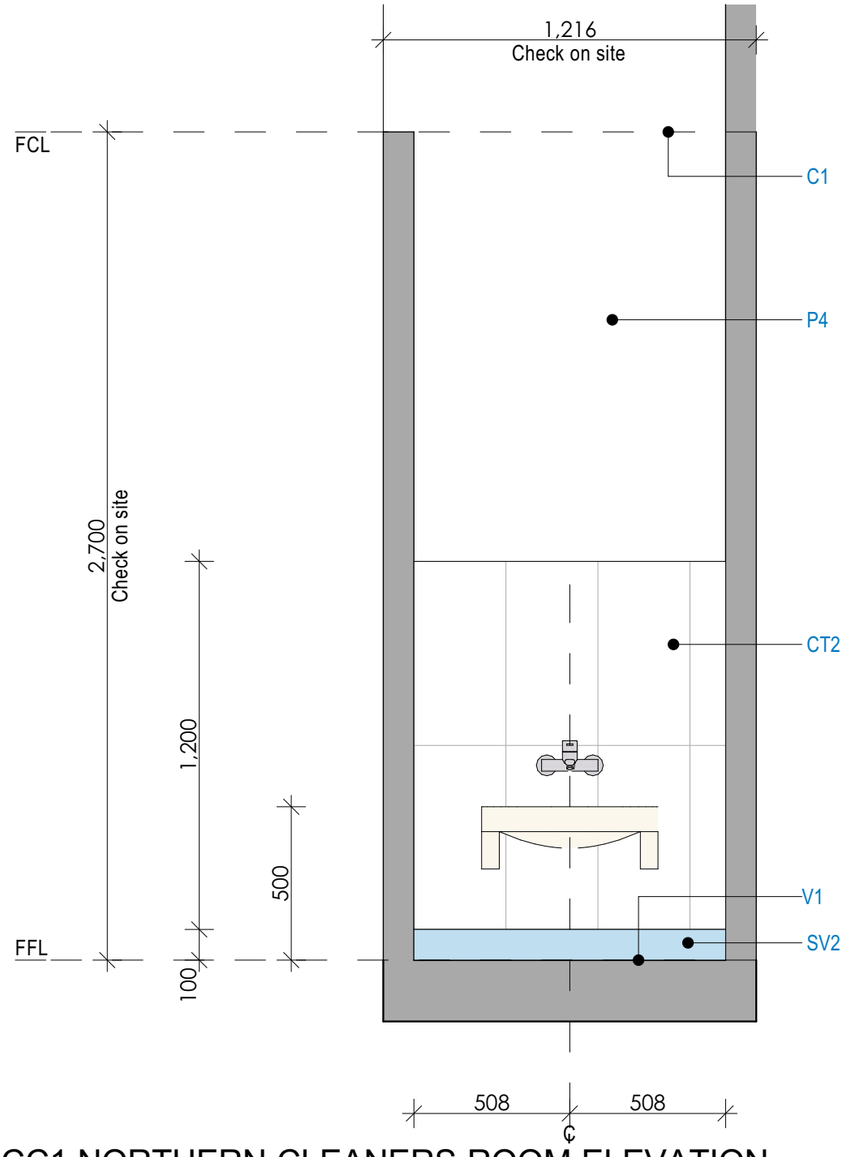
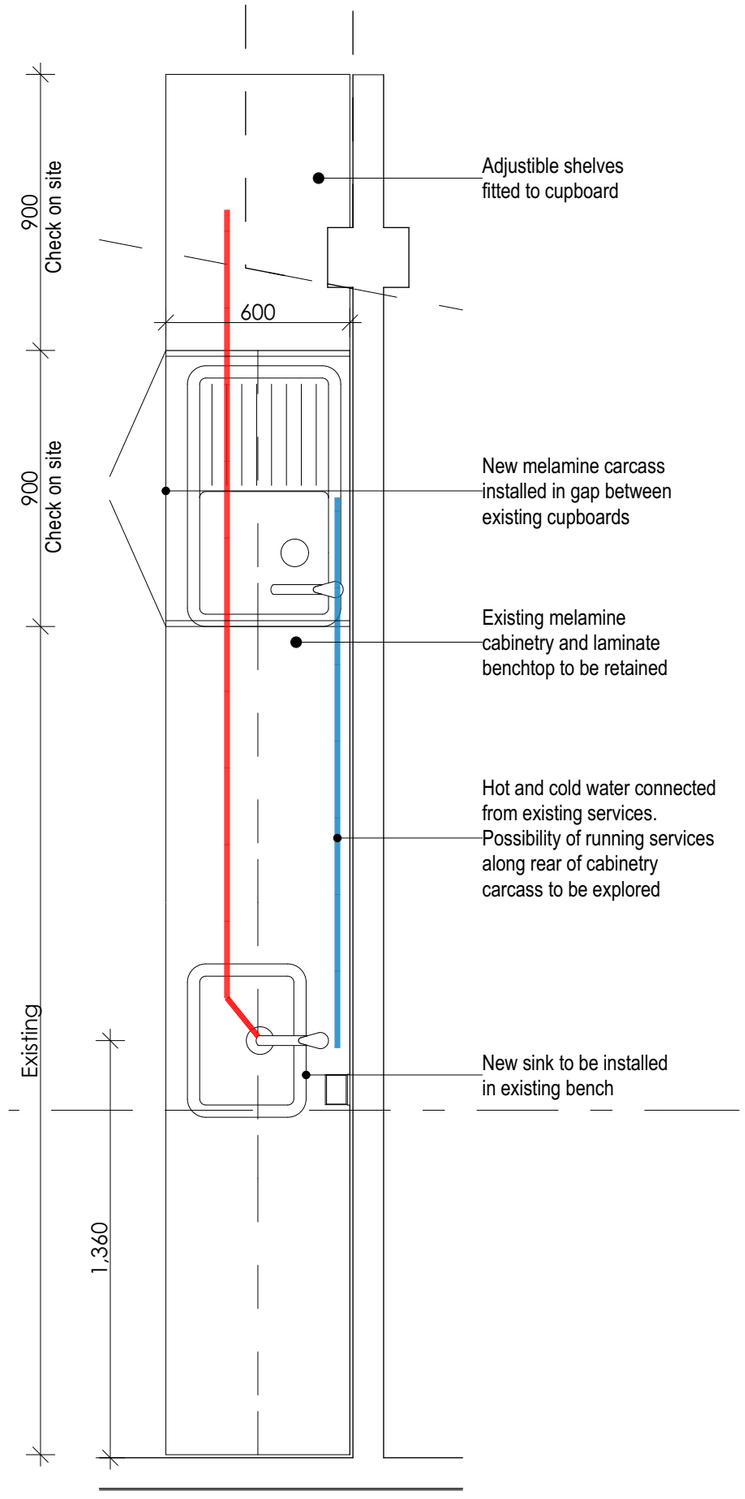


CC1 NORTHERN CLEANERS ROOM ELEVATION

1:20



KITCHENETTE DETAIL FLOORPLAN

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drawing: **DETAILS 01**

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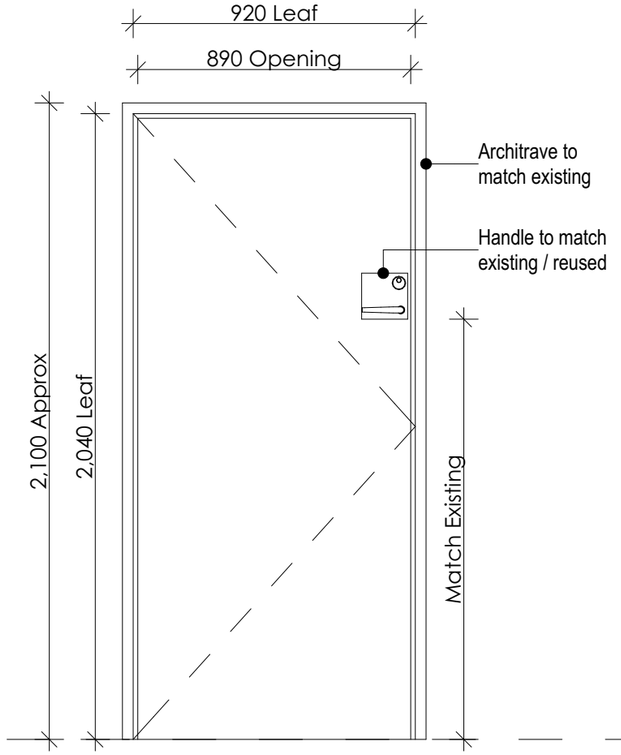
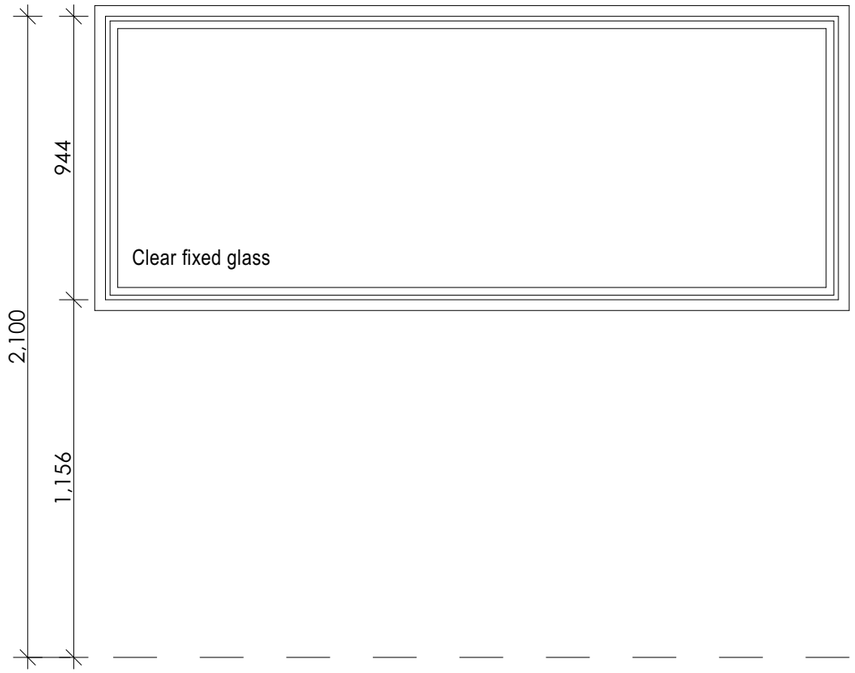


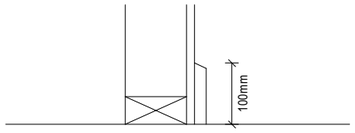
D01



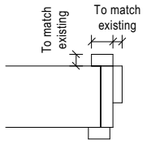
W01

DOOR & WINDOW SCHEDULE
1:20

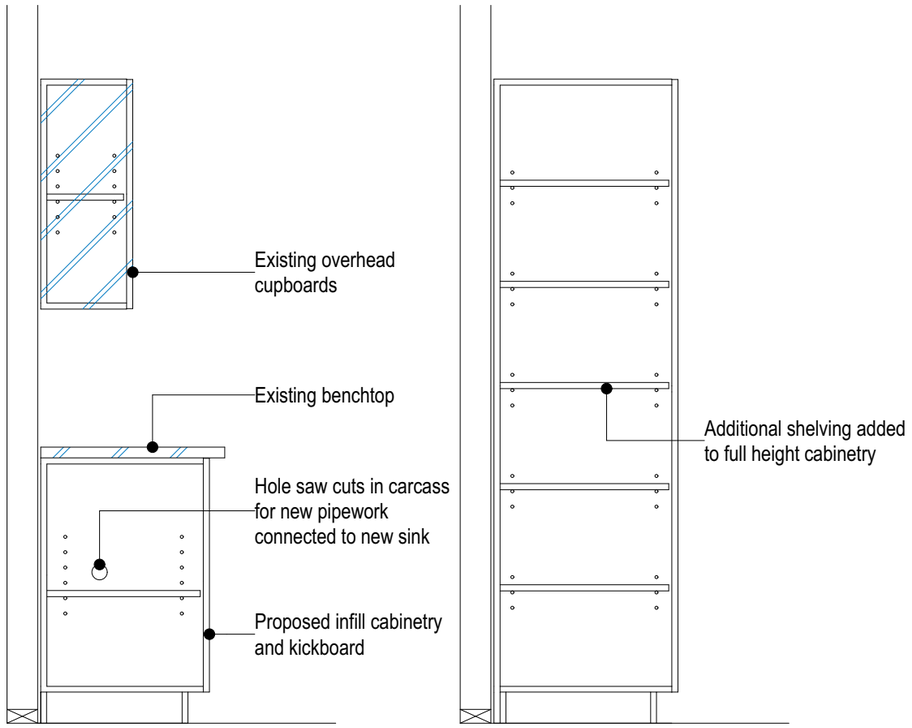
NOTES:
- All doors and windows are viewed from the outside
- Dimensions shown are frame size. Confirm dimensions on site
-All glazing to be safety glass (laminated or toughened) Min. 6.38mm in accordance with AS 1288.1994: Glass installation code and the BCA



SKIRTING DETAIL
1:10

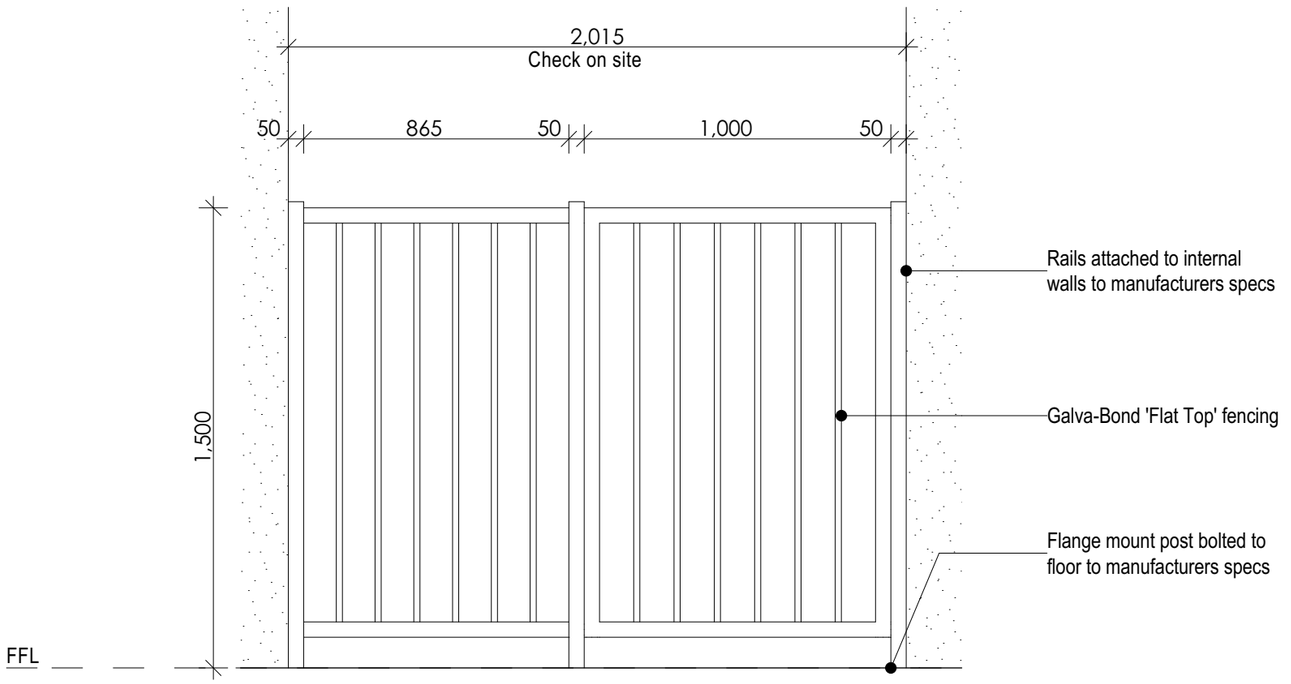


ARCHITRAVE DETAIL
1:10



BASE CUPBOARD
1:20

FULL HEIGHT CUPBOARD
1:20



POOL TYPE FENCING
1:20

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issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **DETAILS 02**
project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**
client: **PENRITH CITY COUNCIL**
drawn: A.M. | scale: as shown | sheet size: A3 | Council
checked: J.E. | date: SEPT19 | ref: 2019-135 | PCC

B12

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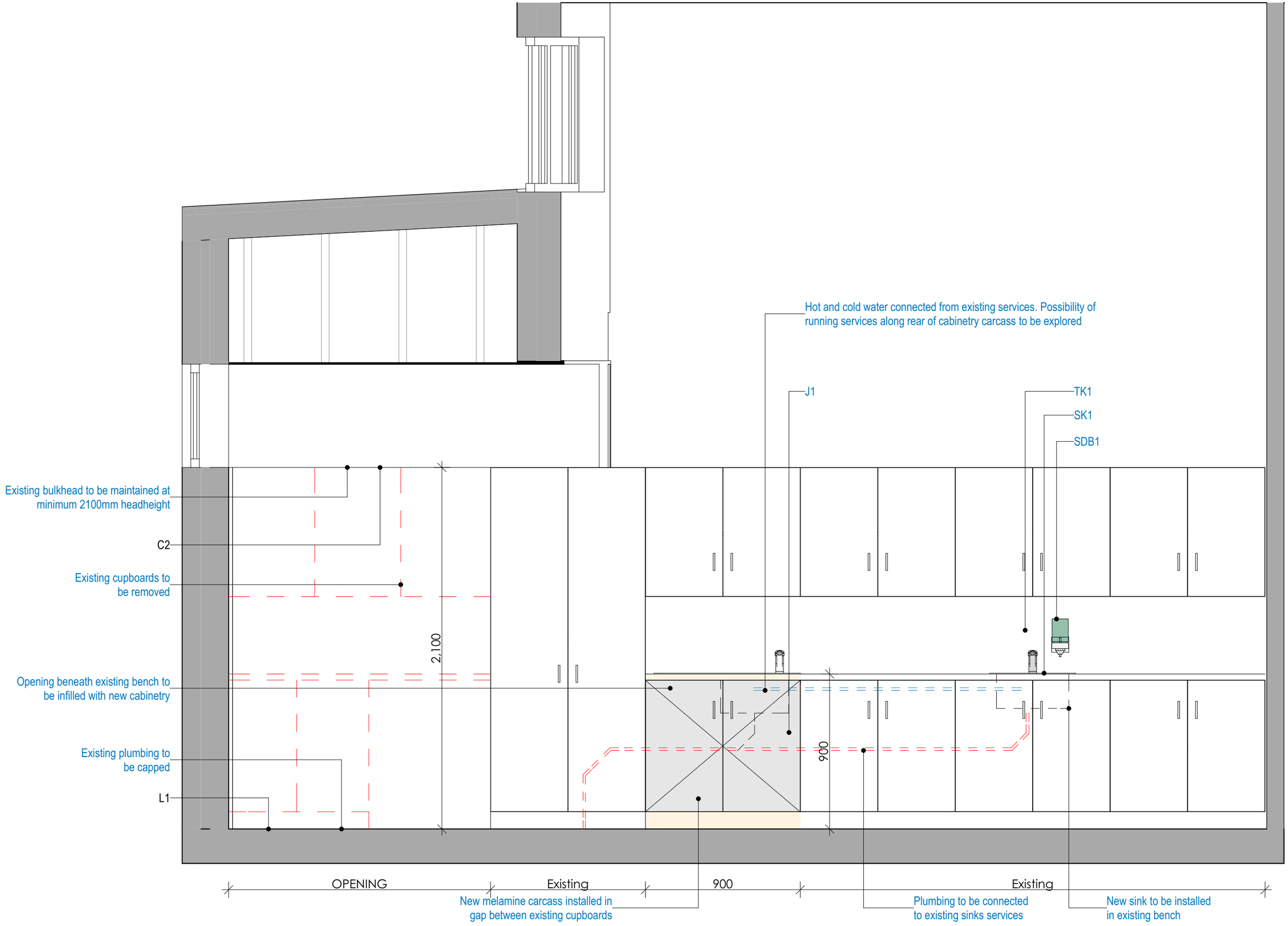

K1 INTERIOR ELEVATION

1:20

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issue d:
issue c:
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issue a: Grant Approval 20/05/2019

drawing: K1 INTERIOR ELEVATION
project: PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,
client: PENRITH CITY COUNCIL
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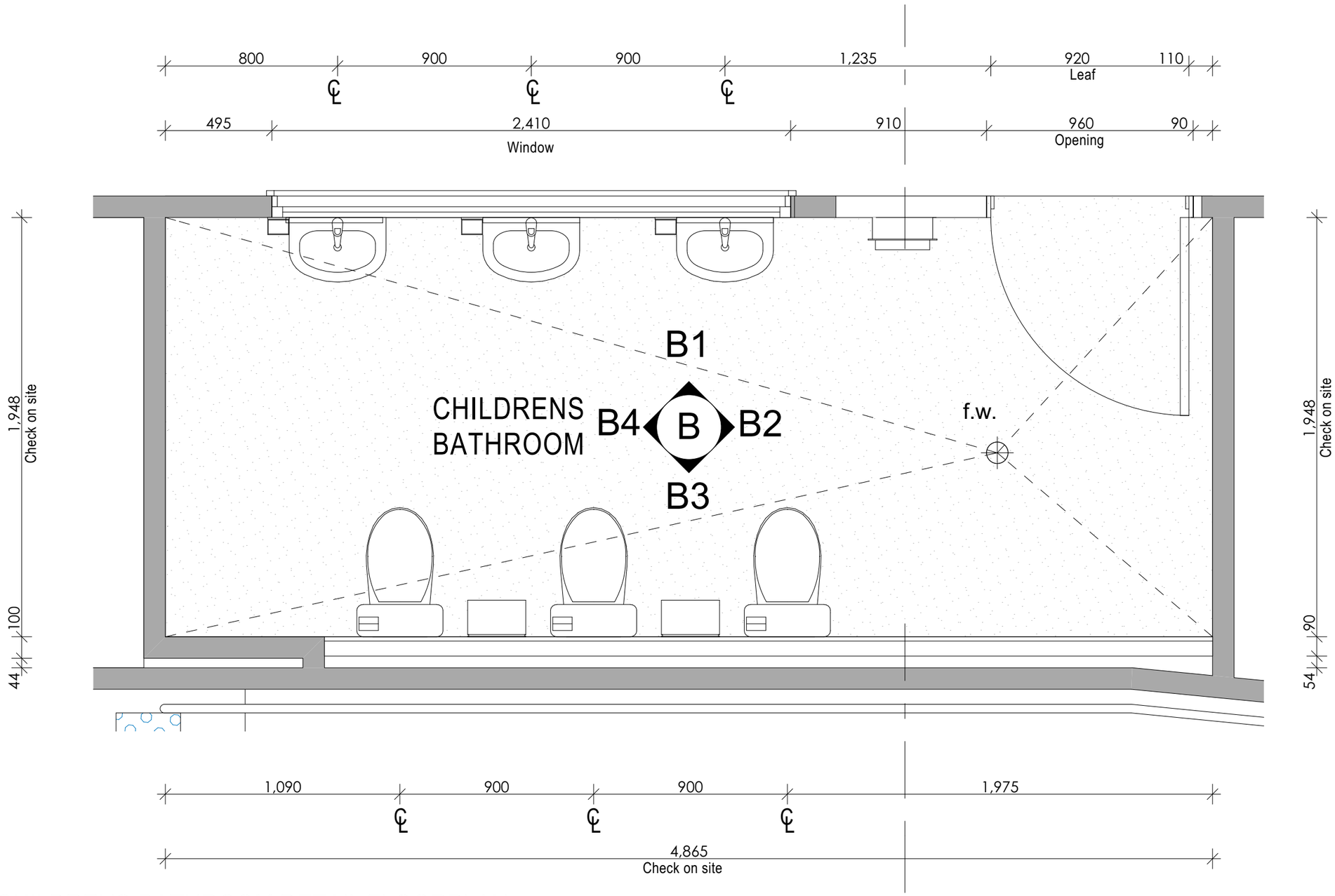

CHILDRENS BATHROOM DETAIL FLOORPLAN

1:20

drawing: CHILDRENS BATHROOM FLOORPLAN DETAIL
project: PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,
client: PENRITH CITY COUNCIL
drawn: A.M. | scale: as shown | sheet size: A3 | Council
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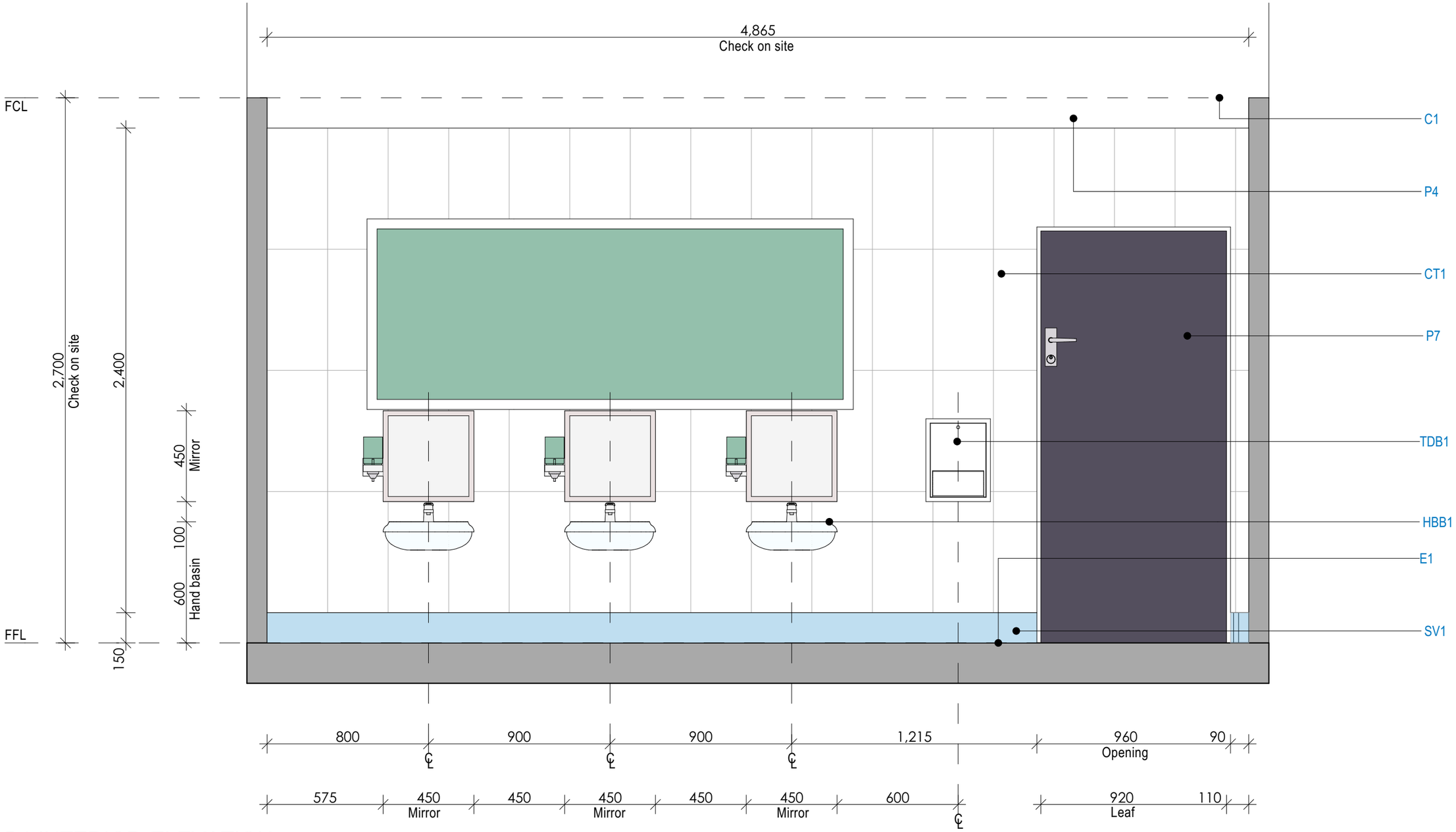

B1 INTERIOR ELEVATION

1:20

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issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **B1 INTERIOR ELEVATION**

project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**

client: **PENRITH CITY COUNCIL**

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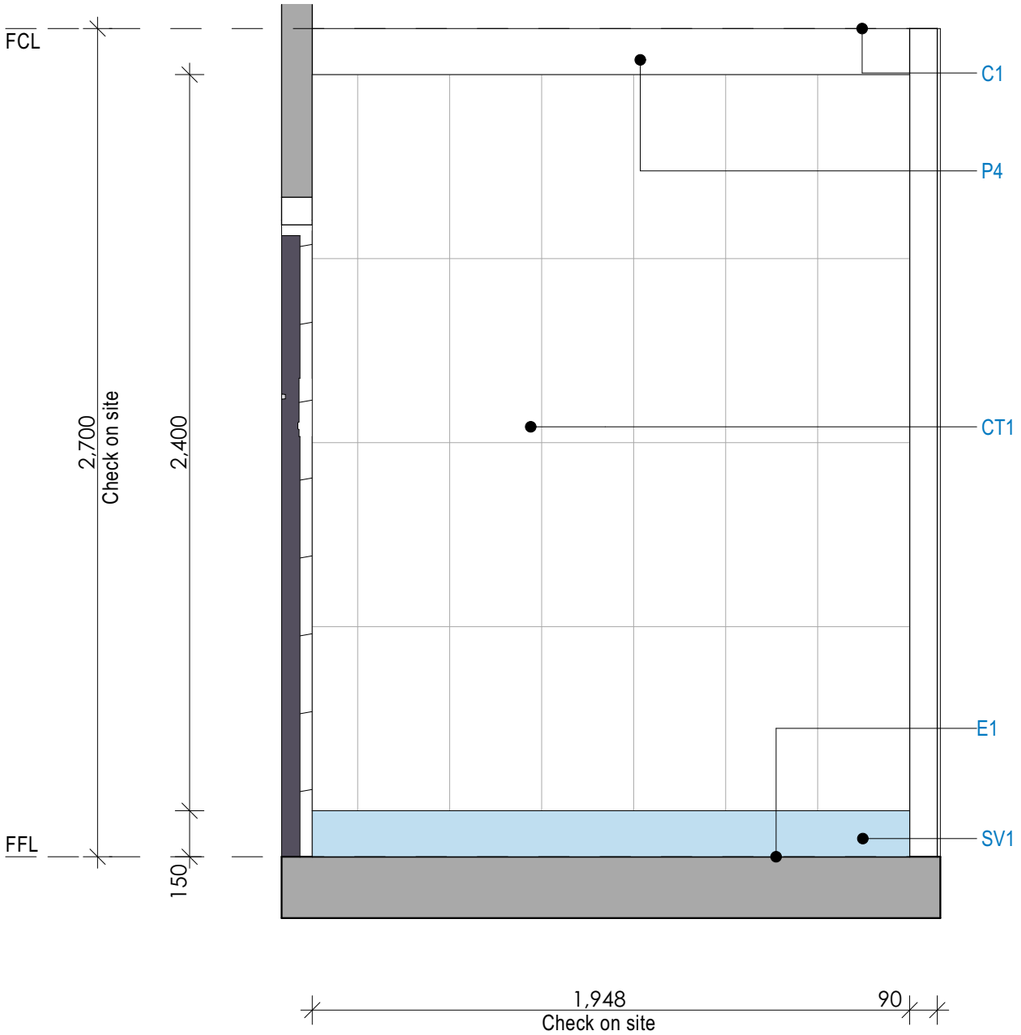
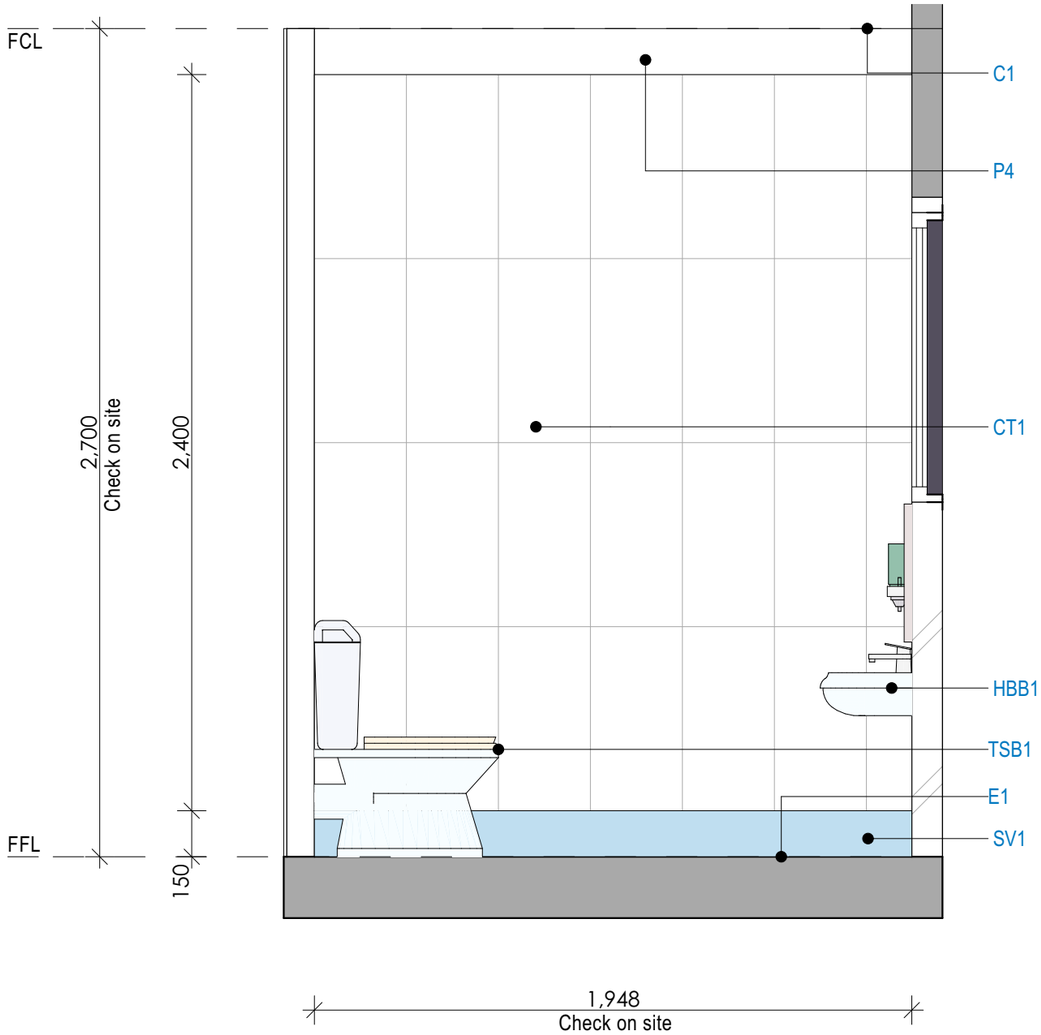


B2 INTERIOR ELEVATION
1:20



B4 INTERIOR ELEVATION
1:20

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issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **B2 & B4 INTERIOR ELEVATIONS**
project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**
client: **PENRITH CITY COUNCIL**
drawn: A.M. | scale: as shown | sheet size: A3 | Council
checked: J.E. | date: SEPT19 | ref: 2019-135 | PCC

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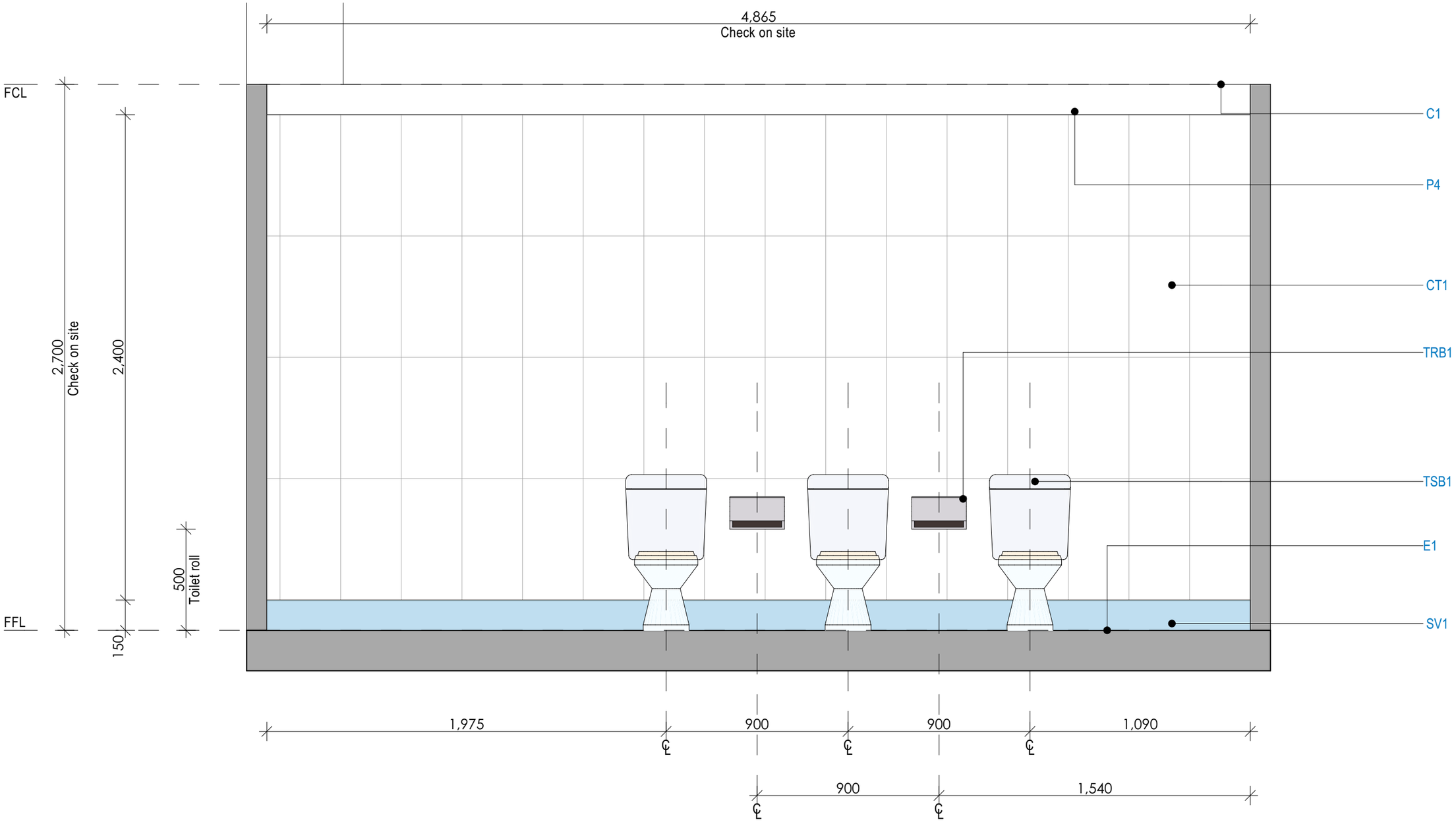

B3 INTERIOR ELEVATION

1:20

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issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **B3 INTERIOR ELEVATION**

project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**

client: **PENRITH CITY COUNCIL**

drawn: A.M. | scale: as shown | sheet size: A3 | Council
checked: J.E. | date: SEPT19 | ref: 2019-135 | PCC

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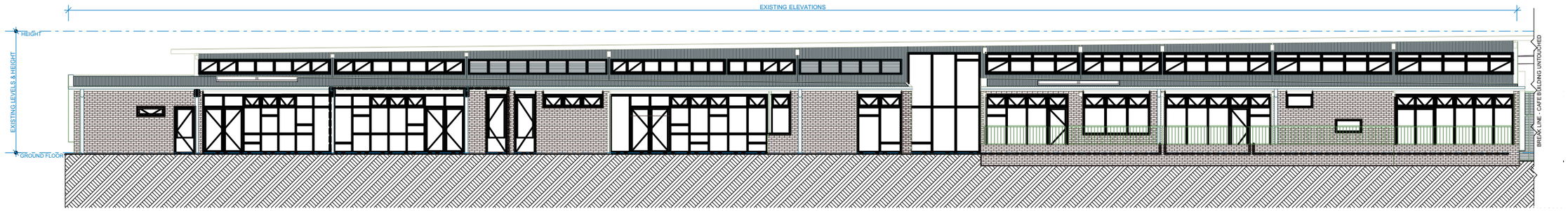
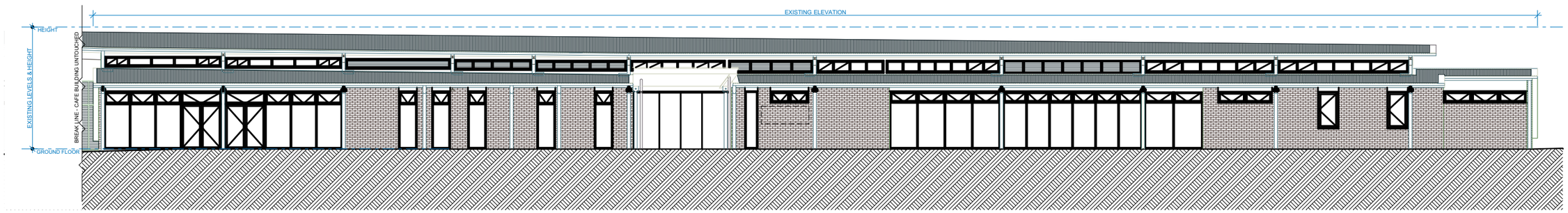
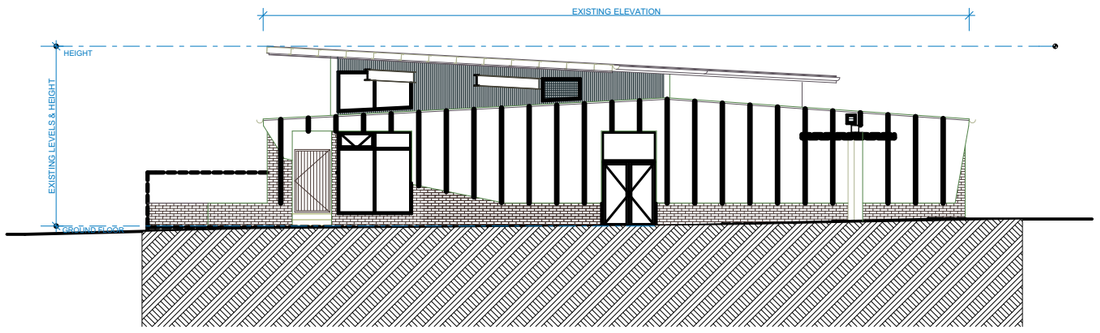


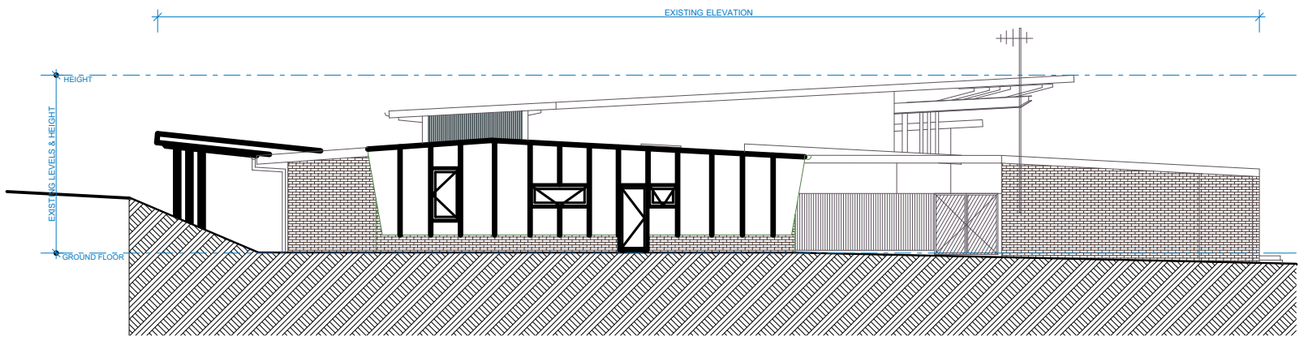
NORTH ELEVATION
1:200



SOUTH ELEVATION
1:200



WEST ELEVATION
1:200



EAST ELEVATION
1:200

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issue k:
issue j:
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issue d:
issue c:
issue b: Client Sketch 20/09/2019
issue a: Grant Approval 20/05/2019

drawing: **ELEVATIONS**
project: **PROPOSED CHILDCARE CENTRE ALT & ADDS @ GLENMORE PARK ,**
client: **PENRITH CITY COUNCIL**
drawn: A.M. | scale: as shown | sheet size: A3 | Council
checked: J.E. | date: SEPT19 | ref: 2019-135 | PCC

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designcorp ARCHITECTS

nominated architect - joe el-sabbagh 8707

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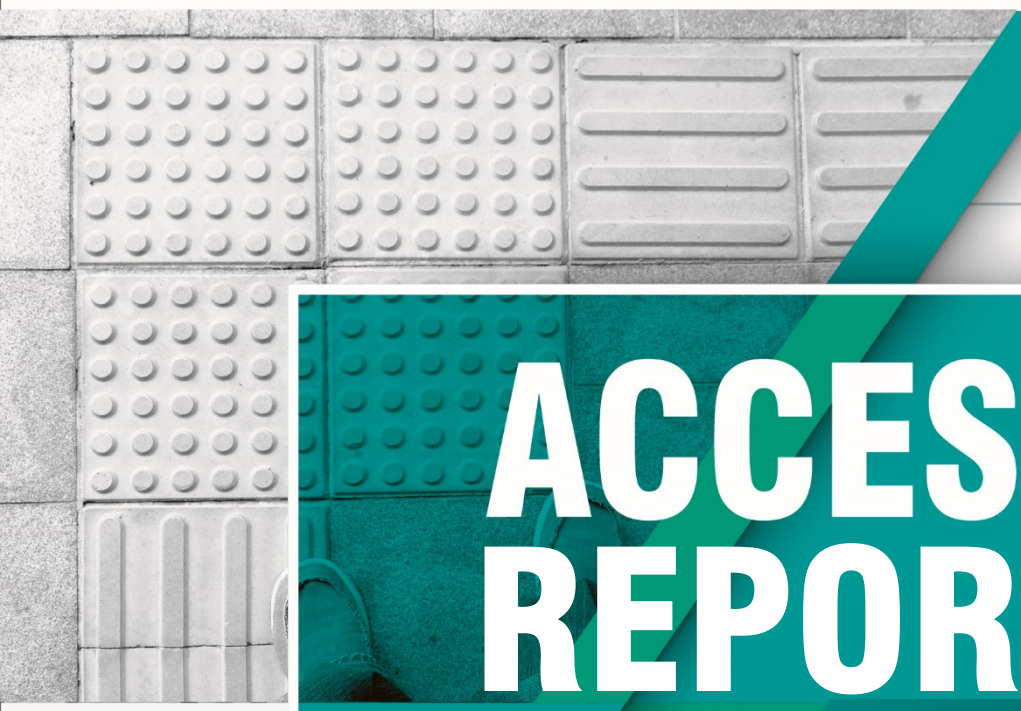
Report Type: DA Access Report
Reference Number: 20022
Client: Design Corp Architects
Site Address: Glenmore Park Childcare Centre



vista access architects

ACCESS REPORT

Vista Access Architects

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ACAA 281, CP 006, LHA 10032

Postal Address
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NSW 2747

Contact details
www.accessarchitects.com.au
admin@accessarchitects.com.au
Farah Madon 0412 051 876

Project Compliance Statement:

This Access Compliance Report is to accompany a Development Application for the development proposed at Glenmore Park Childcare Centre.

This development proposes Additions and Alterations to an Existing building for a Childcare Facility. The development is within Penrith City Council LGA.

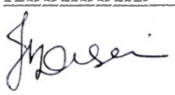
The development has building classification as detailed below;
- Class 9b (assembly building, school)

This Access report is based on the relevant components of;
- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments –

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

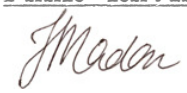
By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access relevant sections of Building Code of Australia 2019.

ASSESSED BY



Jenny Desai
ACAA Associate Access Consultant
ACAA Membership number 572

PEER REVIEWED BY



Farah Madon
Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
LHA Assessor Licence number 10032

Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-20032 dated 21-01-2020. Fee proposal was accepted by Client on 21-01-2020.

Assessed Drawings:

The following drawings by Design Corp Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
B2	B	20-09-2019	Overall Site Plan
B3	B	20-09-2019	Ground floor general Plan
B4	B	20-09-2019	Demolition Plan

Document Issue:

Issue	Date	Details
Draft 1	23-01-2020	Issued for Architect's review
A	04-02-2020	Issued for DA

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this project.

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances. *Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.*

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. Copy pasting diagrams from this report to Architectural plans will constitute copyright infringement.

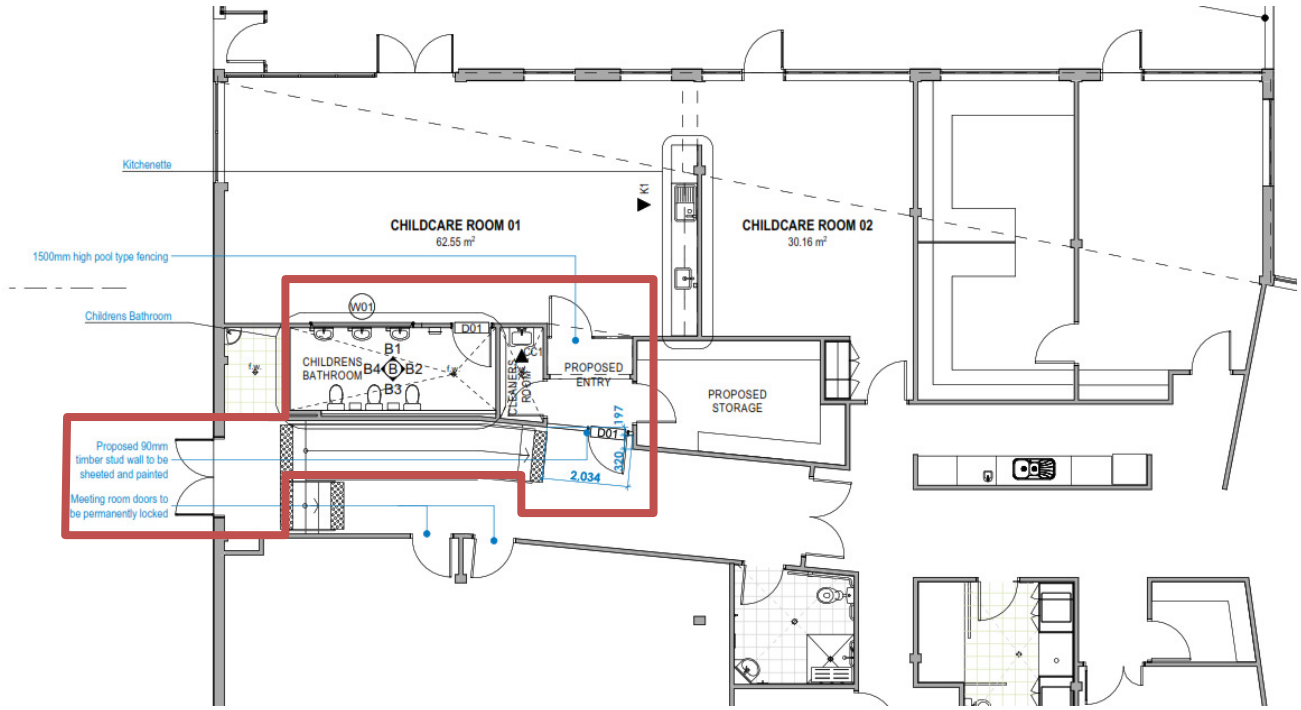
This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regard to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586 and any other applicable regulation and Australian Standard.

A report issued for DA (development application) is not suitable for use for CC (construction certificate) application.

Compliance assessment with Disability (Access to Premises-Building) Standards 2010 (APS) for Existing Buildings

	Affected part upgrades
Requirement	- In general, APS covers new building work to existing buildings, such as an extension or an upgrade. - APS only applies to the part of the building that is the subject of the building approval application (i.e. new and modified works) and the 'affected part' of works. - Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application. - The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work. - When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel. - Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.
Compliance Comments	Capable of compliance. As stated in the above requirements, APS only applies to, - New works, - Modified works and - Works within the 'affected part' In this development, the new works, modified works and works within the 'affected part' have been shown in the plan below with a red boundary and include: (a) New children's toilet (b) New doorways to new airlock Since children's toilet have no access related requirements apart from 850mmclear opening doorway, the access requirements are limited to the main entry doorway being step free, access from previously approved ramp, and access to the 2 doorways to the airlock. Details to be verified at CC stage of works.



Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

BCA Part D3 Access for People with a Disability

Henceforth the requirements in this report only applies to the, New works, Modified works and Works within the 'affected part' as identified earlier in the report.

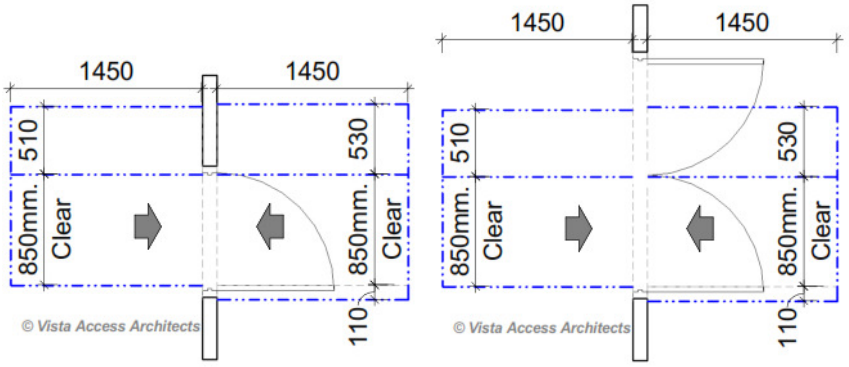
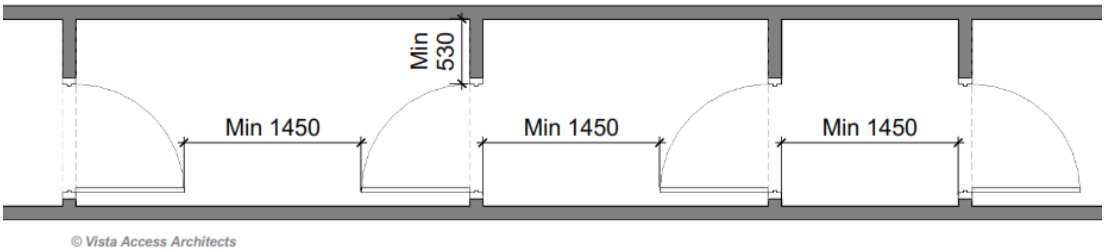
BCA D3.1 General building Access requirements

SOU refers to a Sole Occupancy Unit

Requirement	**Class 9b**- Schools and early childhood centres. - To and within all areas that are normally used by the occupants.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible.

BCA Part D3.2 Access to buildings

Requirement	**Accessway is required from;** - Main pedestrian entry at the site boundary for new buildings. - Main pedestrian entry door for existing buildings (as per APS). - Accessible car parking spaces.
Compliance Comments	Complies. Step free level access is provided from the main entry doorway. Details to be verified at CC stage of works.
Requirement	**External Walkway / Pedestrian Access-** to be as per requirements of AS1428-2009.
Compliance Comments	N/A Access is only required from the main entry doorway.
Requirement	**Accessway** is required through: - Principal pedestrian entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.
Compliance Comments	Complies. Access is provided from the main entry doorway as required by APS.

Requirement	**All common use doorways** to comply with AS1428.1. Where accessible pedestrian entry has Multiple doorways: - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Capable of compliance. In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.  [Image description: Different types of doorways with door circulation requirements as per AS1428.1] Note that the circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space). Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building. Where there is an external level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp. This is achievable and the door selections are to be verified at CC stage of works. Distances in between airlocks to provide for a minimum 1450mm clear of door swing and minimum latch side space as shown in following diagram.  [Image description: Circulation spaces required in airlocks in a required accessible path of travel]
	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	Every **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1: - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
Compliance Comments	Complies. There is an existing recently approved ramp within the affected path and this ramp is required to fully comply with the requirements. Details to be verified at the CC stage of works.

Requirement	**Step ramp** if provided is to be compliant with: - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14. - A landing for a step ramp must not overlap a landing for another step ramp or ramp
Compliance Comments	N/A. Not within identified within new areas, modified areas and areas within the affected path.
Requirement	**Kerb ramp** if provided is to be compliant with: - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	N/A. Not within identified within new areas, modified areas and areas within the affected path.
Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with: - Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	N/A. Not within identified within new areas, modified areas and areas within the affected path.
Requirement	Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009 in the following aspects: - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90˚ to 180˚ turns. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	N/A. Not within identified within new areas, modified areas and areas within the affected path.
Requirement	**Nosing strips to both fire-isolated and non-fire-isolated stairways** - Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. - Multiple strips making up the 50mm-75mm depth is NOT permitted. - This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads. - Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	N/A. Not within identified within new areas, modified areas and areas within the affected path.
Requirement	**Handrail cross-sectional profile** – for stairways and ramps to comply with AS1428.1 - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc.
Compliance Comments	Complies. There is an existing recently approved ramp within the affected path and this ramp is required to fully comply with the requirements. Details to be verified at the CC stage of works.

<table>
<tr><td>Requirement</td><td>Slip resistance requirements as per BCA
BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:
<table><tr><th>Application</th><th colspan="2">Surface conditions</th></tr><tr><td></td><td>Dry</td><td>Wet</td></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>
HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</td></tr>
<tr><td>Compliance Comments</td><td>Capable of compliance.
For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.</td></tr>
<tr><td>Requirement</td><td>Every Passenger lift is to comply with the requirements of BCA E3.6.</td></tr>
<tr><td>Compliance Comments</td><td>N/A.
Not identified within the affected path and this ramp is required to fully comply with the requirements.</td></tr>
<tr><td>Requirement</td><td>Passing spaces requirement
It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.</td></tr>
<tr><td>Compliance Comments</td><td>N/A.
Not within identified within the affected path and this ramp is required to fully comply with the requirements.</td></tr>
<tr><td>Requirement</td><td>Turning spaces requirement
It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).</td></tr>
<tr><td>Compliance Comments</td><td>Complies.
- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
Details to be verified at CC stage of works.</td></tr>
<tr><td>Requirement</td><td>Carpet specifications
Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.</td></tr>
<tr><td>Compliance Comments</td><td>Capable of compliance.
Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.</td></tr>
<tr><td></td><td></td></tr>
<tr><td></td><td>BCA Part D3.4 Exemption</td></tr>
<tr><td>Requirement</td><td>Access is not required to be provided in the following areas:
- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area</td></tr>
<tr><td>Compliance Comments</td><td>For information only.
Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.</td></tr>
</table>

	BCA Part D3.5 Accessible Carparking
Requirement	**Class 9b** School - 1 Accessible car parking space per 100 spaces provided Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided
Compliance Comments	N/A. Not within identified within the affected path and this ramp is required to fully comply with the requirements..
	BCA Part D3.6 Signage
Requirement	**Braille and Tactile signage is required to identify Accessible Sanitary facilities**
Compliance Comments	N/A No common use sanitary facilities have been proposed within the affected path and this ramp is required to fully comply with the requirements.
Requirement	**Braille and Tactile signage is required to identify Ambulant Sanitary facilities**
Compliance Comments	N/A No common use, ambulant sanitary facilities have been provided within the affected path and this ramp is required to fully comply with the requirements..
Requirement	 **Braille and Tactile signage is required to identify Hearing Augmentation** International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used. [Image description: Image of Signage]
Compliance Comments	N/A
Requirement	 **Braille and Tactile signage is required to identify a Fire exit door** required by E4.5 by stating the 'Exit' and 'Level', followed by either: - The floor level number or floor level descriptor or a combination of both of the above. - Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. [Image description: Image of Signage]
Compliance Comments	Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.
Requirement	**Signage is required to a non-accessible pedestrian entrance**
Compliance Comments	N/A. Not within identified within the affected path and this ramp is required to fully comply with the requirements.
Requirement	**Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.**
Compliance Comments	N/A
Requirement	**All signage is required to be as per Specification D3.6 Braille and Tactile Signs** This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

	BCA Part D3.7 Hearing Augmentation
Requirement	**Hearing Augmentation** is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.
Compliance Comments	N/A No areas requiring hearing augmentation have been identified within the affected path and this ramp is required to fully comply with the requirements.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	**TGSIs are required when approaching:** - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	N/A. Not within identified within the affected path and this ramp is required to fully comply with the requirements.
	BCA Part D3.11 Limitations on Ramps
Requirement	**On an accessway:** - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	Complies.
	BCA Part D3.12 Glazing on Accessways
Requirement	**Glazing requirements:** - Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip - The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part F Accessible Sanitary Facilities BCA F2.4 Accessible sanitary facilities
Requirement	**Accessible unisex toilet** is to be provided in accessible part of building such that; - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	N/A No common use sanitary facilities have been proposed within the affected path and this ramp is required to fully comply with the requirements.

Requirement	**Accessible unisex toilet is to be designed in accordance with AS1428.1-2009**
Compliance Comments	N/A No common use sanitary facilities have been proposed within the affected path and this ramp is required to fully comply with the requirements.
Requirement	**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	N/A. No common use ambulant use facilities have been provided within the affected path and this ramp is required to fully comply with the requirements..
Requirement	**Ambulant use toilets are to be designed in accordance with AS1428.1-2009**
Compliance Comments	N/A No common use ambulant sanitary facilities have been proposed within the affected path and this ramp is required to fully comply with the requirements.
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	**Class 9b** - 1 unisex Accessible toilet on every storey containing sanitary compartments. - Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	N/A No common use sanitary facilities have been identified within the affected path and this ramp is required to fully comply with the requirements.
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	**Class 9b** - When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified within the affected path and this ramp is required to fully comply with the requirements.
Requirement	**Showers for Accessible use are to be designed in accordance with AS1428.1.**
Compliance Comments	N/A No accessible shower facilities have been identified within the affected path and this ramp is required to fully comply with the requirements.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: - To all areas within the commercial use components - New areas, modified areas and areas within the 'affected part' of works as identified earlier in the report
Requirement	**Accessway width requirements** - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	Complies. Details to be verified at CC stage of works.
Requirement	**Doorway requirements** - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a doorway threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	**Door hardware requirements** - Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	Capable of compliance. Door hardware selections generally take place at CC stage of works. Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	**Luminance contrast requirements for doorways.** - All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Check Contrast requirements via LRV of colours on http://www.accessarchitects.com.au/luminance-contrast-calculator or download free LRV calculator App from Apple Store or Google Play. Add the above listed requirements to project specifications to ensure compliance.
Requirement	**Floor or ground surfaces** - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	Capable of compliance. Floor surface selections generally take place at CC stage of works. Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	Switches, Controls and Lighting requirements - All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	Capable of compliance. Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.

Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non-provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

Where furniture layouts have been decided in developments such as restaurants, ensure that 1M clear space is available around all furniture and that a turning space of 1540x2070 (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180 ˚ turn.

For new kitchens / BBQ areas in residential common use areas / commercial use areas, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a long lever tap with spout and handle within 300mm from the front of the benchtop. The distance in between the benches to be 1550mm. 1 double GPO to be provided within 300mm from the edge of the benchtop. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, NDIS SDA Assessor, Livable Housing Assessor & Changing Places Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor
- Architect, registered with the NSW Architects Registration Board. Reg no 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. Lic no 10032
- Registered Assessor of Changing Places Australia. Reg no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting, Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course
- NDIS SDA Assessor Training Course.

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah is the lead author of the NDIS SDA Design Standard. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member

Farah has previously held the following roles:

- Vice President of ACAA from 2016 to 2019 and Management committee member of ACAA from 2011 till 2019.
- Convener of the ACAA's Access related Practice and Advisory Notes

Meet our team

Vanessa Griffin- Access Consultant

ACAA Accredited Access Consultant & Livable Housing Assessor

- Accredited member of ACAA. Membership no 500
- Registered Assessor of Livable Housing Australia.
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Access Consulting

Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of ACAA. Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting

RODNEY STEVENS ACOUSTICS
Acoustic Consultants

REPORT 200010R1

Revision 0

Noise Impact Assessment

Extension of Existing Child Care Centre

31 Blue Hills Drive, Glenmore Park NSW 2745

PREPARED FOR:

Designcorp Architects Pty Ltd
16 Dunlop Street
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10 February 2020

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Noise Impact Assessment

Extension of Existing Child Care Centre

31 Blue Hills Drive, Glenmore Park NSW 2745

PREPARED BY:

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DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
200010R1	Revision 0	10 February 2020	Thomas Carney	Desmond Raymond	Rodney Stevens

TABLE OF CONTENTS

1 INTRODUCTION

Rodney Stevens Acoustics Pty Ltd (here forth referred to as RSA) has been engaged by Designcorp Architects Pty Ltd to prepare a noise impact assessment report for an extension to the existing child care centre located at 31 Blue Hills Drive, Glenmore Park NSW 2745.

This report details the results of a noise survey and assesses the likely impact of noise (principally from traffic noise) incident upon the extension of the existing child care centre as well as noise from the extension upon nearby residential premises.

Specific acoustic terminology is used in this report. An explanation of common acoustic terms is provided in Appendix A.

2 PROPOSED DEVELOPMENT

2.1 Development Site

The child care centre is located at 31 Blue Hills Drive, Glenmore Park NSW. The development site is bounded by residential dwellings to the north, east and south with community facilities (park, café etc.) to the west.

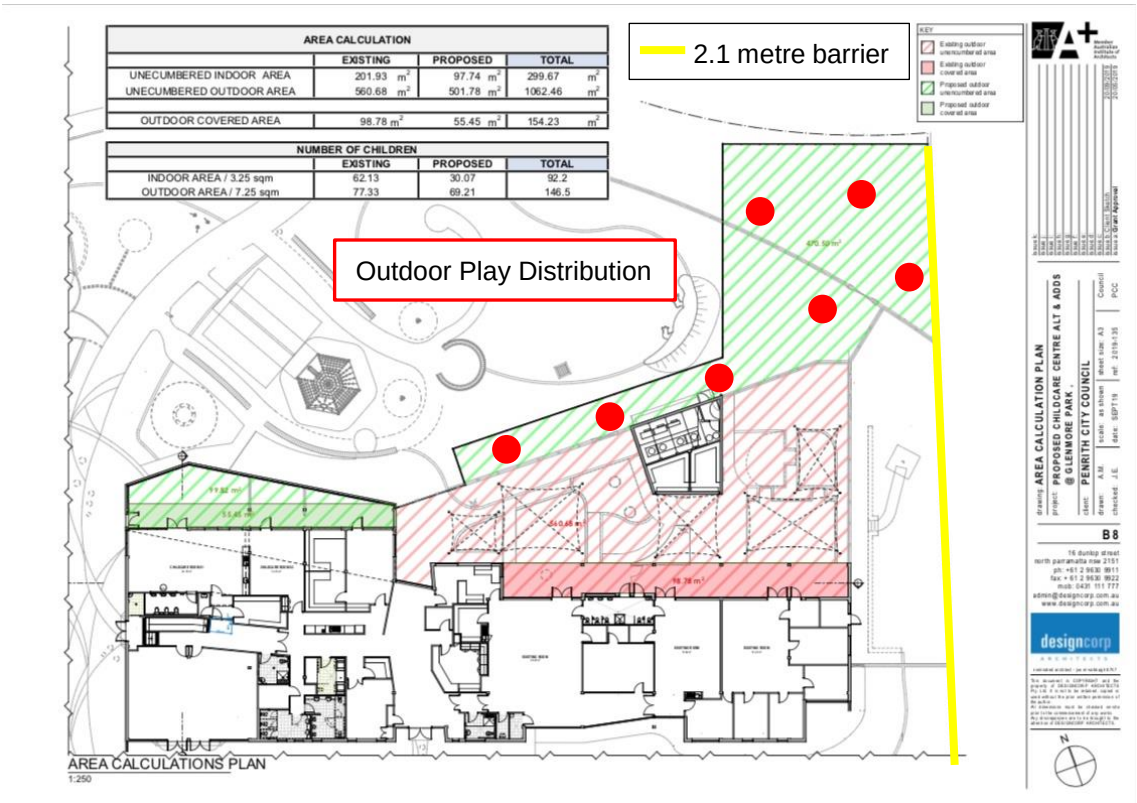
The development site and its surrounding environment are mainly influenced by traffic noise from Glenmore Parkway, Blue Hills Drive and Coolabah Crescent. Figure 2-1 shows an aerial image of the site area and the surrounding environment.

Figure 2-1 Site Location

Image Courtesy of Near Map © 2020.

The following figure presents the proposed extension to the child care centre:

Figure 2-2 Proposed Child Care Centre Layout



2.2 The Development

An existing child care centre operates at the proposed development site. The proposal is to extend the operations of the existing childcare centre. The extension involves minor internal works and the extension of the external play areas and increase in the number of children.

2.3 Hours of Operation

The following hours of operation are already in operation at the centre:

- Monday to Friday 7:00 am until 6:00 pm

2.4 Enrolment Numbers

The existing centre caters for 60 children. The number of children and their age groups are as follows:

- 0-2 years old - 15 Children
- 2-3 years old - 15 Children
- 3-5 years old - 30 Children

The proposal is to increase the number of children to 80 children. The total number of children and their age groups are as follows:

- 0-2 years old - 16 Children (increased by 1 child)
- 2-3 years old - 20 Children (increased by 5 children)
- 3-5 years old - 44 Children (increased by 14 children)

2.5 Outdoor Play Activities

In RSA's experience with child care centres, potential noise issues occur primarily when children are engaged in outdoor play activities, in terms of intrusive environmental noise to the play areas and play area noise to nearby sensitive receivers.

3 BASELINE NOISE SURVEY

3.1 Unattended Noise Monitoring

In order to characterise the existing acoustical environment of the area unattended noise monitoring was conducted between the dates of Wednesday 29th January and Thursday 6th February 2020 at the logging locations shown in Figure 2-1**.**

Logger location was selected with consideration to other noise sources which may influence readings (including existing operations of the centre), security issues for noise monitoring equipment and gaining permission for access from residents and landowners.

Instrumentation for the survey comprised of one RION NL-42 environmental noise logger (serial number 546394) fitted with microphone windshields. Calibration of the logger was checked prior to and following measurements. Drift in calibration did not exceed ±0.5 dB(A). All equipment carried appropriate and current NATA (or manufacturer) calibration certificates. Measured data has been filtered to remove data measured during adverse weather conditions upon consultation with historical weather reports provided by the Bureau of Meteorology (BOM).

The logger determines L_{A1}, L_{A10}, L_{A90} and L_{Aeq} levels of the ambient noise. L_{A1}, L_{A10}, L_{A90} are the levels exceeded for 1%, 10% and 90% of the sample time respectively (see Glossary for definitions in Appendix A). Detailed results at the monitoring location are presented in graphical format in Appendix B. The graphs show measured values of L_{A1}, L_{A10}, L_{A90} and L_{Aeq} for each 15-minute monitoring period

3.2 Data Processing

3.2.1 Noise Emission (*Noise Policy for Industry*)

In order to assess noise emission from the proposed child care centre, the data obtained from the noise logger has been processed in accordance with the procedures contained in the NSW Environmental Protection Authority's (EPA) *Noise Policy for Industry* (NPfI, 2017) to establish representative noise levels that can be expected in the vicinity of the site. The monitored baseline noise levels are detailed in Table 3-1.

Table 3-1 Measured Baseline Noise Levels Corresponding to Defined NPfI Periods

Location	Measurement Descriptor	Measured Noise Level – dB(A) re 20 µPa		
		Daytime 7 am - 6 pm	Evening 6 pm – 10 pm	Night-time 10 pm – 7 am
Logger on southern boundary (Rear of site)	L_{Aeq}	49	53	43
	RBL (Background)	37	36	33

L_{Aeq} Equivalent continuous (energy average) A-weighted sound pressure level. It is defined as the steady sound level that contains the same amount of acoustic energy as the corresponding time-varying sound.

L_{A90} Noise level present for 90% of time (background level). The average minimum background sound level (in the absence of the source under consideration).

4 NOISE GUIDELINES AND CRITERIA

4.1 Penrith City Council DCP 2014 Criteria

Penrith City Council has specific acoustic requirements for child care centers in the DCP 2014, Part D5, Section 5.2 Child Care Centres, Control 6. The relevant excerpts are as follow:

6) Noise

a) Outside playing areas shall be designed and located to minimise noise impact on any noise sensitive adjacent properties. Separation between boundary fencing and areas occupied by the children may be required.

b) Where there may be noise impact on adjacent properties, fencing shall be of a height, design and material (e.g. masonry) suitable to contain noise generated by the children's activities. This ensures the children may play outside without time limitations in accordance with licensing requirements.

c) Where a site may be affected by traffic, rail or aircraft noise, the child care centre shall be designed to minimise any impact on the children and staff. A report from an acoustic consultant may be required to support the proposal. (Design elements may include double glazing, insulated walls, locating sleeping rooms in protected areas and solid fencing).

d) A noise impact assessment may be required for the development of a child care centre proposing to cater for 40 children or more, or where surrounding land uses may have an impact on the proposal.

The objectives should be to limit the impact of the child care centre on adjacent properties, and also to limit the impact noise from external sources may have on the child care centre. While noise can be measured, the intent is to also minimise nuisance which is subjective by nature. This may be achieved either by physical separation, design and layout of the centre or by implementing noise mitigation measures, such as acoustic treatments to buildings.

e) A noise impact assessment report should address the relevant provisions of the Noise and Vibration section of this Plan.

4.2 Operational Noise From Child Care Centre

Responsibility for the control of noise emissions in New South Wales is vested in Local Government and the EPA. The EPA oversees the Noise Policy for Industry (NPfI) October 2017 which provides a framework and process for deriving project trigger noise level. The NPfI project noise levels for industrial noise sources have two (2) components:

- Controlling the intrusive noise impacts for residents and other sensitive receivers in the short term; and
- Maintaining noise level amenity for particular land uses for residents and sensitive receivers in other land uses.

4.2.1 Intrusiveness Noise Levels

For assessing intrusiveness, the background noise generally needs to be measured. The intrusiveness noise level essentially means that the equivalent continuous noise level (LAeq) of the source should not be more than 5 dB(A) above the measured Rated Background Level (RBL), over any 15 minute period.

4.2.2 Amenity Noise Levels

The amenity noise level is based on land use and associated activities (and their sensitivity to noise emission). The cumulative effect of noise from industrial sources needs to be considered in assessing the impact. The noise levels relate only to other industrial-type noise sources and do not include road, rail or community noise. The existing noise level from industry is measured.

If it approaches the project trigger noise level value, then noise levels from new industrial-type noise sources, (including air-conditioning mechanical plant) need to be designed so that the cumulative effect does not produce total noise levels that would significantly exceed the project trigger noise level.

4.2.3 Area Classification

The NPfI characterises the "Suburban" noise environment as an area with an acoustical environment that:

- has local traffic with characteristically intermittent traffic flows or with some limited commerce or industry.
- This area often has the following characteristic: - evening ambient noise levels defined by the natural environment and human activity

The area surrounding the proposed development falls under the "Suburban" area classification.

4.2.4 Project Specific Trigger Noise Levels

Having defined the area type, the processed results of the attended noise monitoring have been used to determine project specific project trigger noise levels. The intrusive and amenity project trigger noise levels for nearby residential premises are presented in Table 4-1. These project trigger noise levels are nominated for the purpose of assessing potential noise impacts from the proposed development.

In this case, the ambient noise environment is not controlled by industrial noise sources and therefore the project amenity noise levels are assigned as per Table 2.2 of the NPfI (Recommended Amenity Noise Levels) and standardised as per Section 2.2 of the NPfI. For each assessment period, the lower (i.e. the more stringent) of the amenity or intrusive project trigger noise levels are adopted. These are shown in bold text in Table 4-1.

Table 4-1 Operational Project Trigger Noise Levels

Receiver	Time of Day	ANL [1] $L_{Aeq(15min)}$	Measured		Project Trigger Noise Levels	
			RBL [2] $L_{A90(15min)}$	Existing $L_{Aeq(Period)}$	Intrusive $L_{Aeq(15min)}$	Amenity $L_{Aeq(15min)}$
Residential	Day	55	37	49	**42**	58
	Evening	45	36	53	**41**	48
	Night	40	33	43	**38**	43

Note 1: ANL = "Amenity Noise Level" for residences in Suburban Areas.

Note 2: RBL = "Rating Background Level".

4.2.5 Noise Emissions from Children Play Activities

A guideline for the assessment of noise from child care centres has been prepared by the Association of Australian Acoustical Consultants (AAAC) as a result of a NSW Australian Acoustical Society (AAS) Technical Meeting held in September 2007 on Child Care Noise. The document, *AAAC Technical Guideline Child Care Centre Noise Assessment*, provides criteria for the assessment of noise intrusion into and noise emissions from child care centres and also provides recommendations for treatment to minimise acoustical impacts upon neighbouring premises.

Since the time in which children are involved in outdoor play can be limited, the potential impact associated with these noise emissions reduces. The AAAC considers a total limit of 2 hours outdoor play per day (typically 1 hour in the morning and 1 hour in the afternoon) reasonable to apply a criterion of $L_{Aeq(15minute)}$ noise level emitted from the outdoor play area not exceed the background noise level by more than 10 dB at the assessment location. A "background + 10 dB(A)" criterion has also been applied in other local government areas within the Sydney metropolitan area. However, if the proposed outdoor play time is more than 2 hours per day, the $L_{Aeq(15minute)}$ noise level emitted from the outdoor play area not exceed the background noise level by more than 5 dB at the assessment location.

We have assumed that the proposed child care center will operate more than 2 hours of outdoor play time per day, therefore, the noise criterion for noise emissions from outdoor activities to all surrounding residential receivers is (daytime L_{A90} 37 dB(A) + 5 dB(A) **$L_{Aeq(15minute)}$ 42 dB(A)**. This is based on a measured background noise level of $L_{A90(15minute)}$ 37 dB(A).

Criteria for community/park areas is **55 dB(A)** when in use.

4.2.6 Road Noise Intrusion to Outdoor Playground

Noise levels within outdoor play areas are not covered by the Penrith City Council's DCP 2014. For the assessment of road traffic noise impact on the outdoor play areas, the NSW EPA's *Road Noise Policy* (RNP) has been used to determine the appropriate noise level. In accordance with the RNP, the noise criterion for outdoor play areas is as follow:

- Outdoor play areas – $L_{Aeq,(1hour)}$ 55 dB(A) (external).

5 NOISE IMPACT ASSESSMENT

5.1 Road Traffic Noise Intrusion into Centre

5.1.1 Outdoor Play Area

Based on the measured road traffic noise level of $L_{Aeq(1hour)}$ 50 dB(A), the predicted traffic noise impacts at the outdoor play areas are presented in Table 5-1 below.

The following assumptions have been made in the noise modelling of the road traffic noise impacts on the outdoor play areas:

- A 2.1 meters high barrier are in place along the eastern boundary (Refer to Figure 2-2)
- The height of children between the ages of 0 and 3 years have an average height of 0.5 meters, children 3 and 5 have an average height of 0.7 metre;
- The outdoor play areas are located to the east of the site and it is shielded by the child care building.
- Road traffic noise impacts have been modelled from the centre line of the road to approximately the middle of the outdoor play areas.

Table 5-1 Predicted Road Traffic Noise Levels Into Outdoor Play Areas

Area	Predicted L_{Aeq} Road Traffic Noise Level – dB(A)	Noise Criterion L_{Aeq} – dB(A)	Compliance (Yes / No)
Outdoor Play Area – Ground	45	55	Yes

Existing road traffic noise levels in the Outdoor Play areas are predicted to comply with the $L_{Aeq,(1hour)}$ 55 dB(A) (external) criterion stipulated in Section 4.2.6. Based on this assessment no additional no control measures will be required.

5.2 Operational Noise Emissions to Nearby Residences

5.2.1 Outdoor Play Activities Noise Impact

Potential noise management issues occur primarily when children are engaged in outdoor play activities. Noise generated by the children in the outdoor play area will occur at limited times throughout the day, with numbers of children playing and periods of play managed by the Centre staff.

The Association of Australian Acoustical Consultants (AAAC) provides a technical guideline for Child Care Centre Noise Assessment. Within this guideline it stipulates the following assumed sound power levels (Lw) for various age groups of children:

- 10 Children aged 0 to 2 years: 77 to 80 dB(A)
- 10 Children aged 2 to 3 years: 83 to 87 dB(A)
- 10 Children aged 3 to 5 years: 84 to 90 dB(A)

Spectra for energy-average noise levels (L_{Aeq}) have been measured by RSA of children at play at a similar facility, given below in Table 5-2**.** The measured spectra have been scaled based upon the overall sound power levels offered by the AAAC and the amount of children expected to be in the outdoor play area at any given time.

Table 5-2 Outdoor Free Play Activities Noise Spectrum Measured in a Typical Child Care Centre

Noise Descriptor	Noise Level (dB) at Octave Band Centre Frequency (Hz)								
	63	125	250	500	1 k	2 k	4 k	8 k	Overall dB(A)
Leq	61	58	53	54	57	56	48	41	61

Calculations have been made based on the spectra above assuming all the children will be playing outside at the one time. The levels were scaled to reflect the overall power levels presented by the AAAC to determine the likely noise levels at nearby receivers due to 80 children playing in the outdoor play areas of the proposed child care centre.

The following assumptions have been made in the noise modelling of the outdoor play areas noise impacts on the neighbouring residences:

- 16 children between the ages of 0 and 2 with total sound power level of 82 dB(A), 20 children between the ages of 2 and 3 with total sound power level of 90 dB(A) and 22 children (50%) between the ages of 3 and 5 with total sound power level of 93 dB(A) will be playing in the proposed outdoor play areas;
- The height of the residential receivers has been assumed to be 1.5 metres for residential buildings on their respective level;
- Source height in the outdoor play area, i.e. children height, have been taken to be 0.5 meters for children between the ages of 0 and 3, and heights of 0.7 metre for children between the ages of 3 and 5;
- The proposed 2.1 high solid barrier (Refer to Figure 2-2) along the eastern boundary of the outdoor play areas have been taken into account in the noise model;
- Resulting noise levels have been calculated to the most affected point on the boundary of the affected receivers

The following figure shows the receiver locations in relation to the proposed child care centre.

Figure 5-1 Receiver Locations

The predicted noise levels experienced by nearest residential and community receivers are presented in Table 5-3 below. Noise levels have been calculated at the most affected boundary heights. The noise levels presented below are representative of the worst case scenarios for receiver.

Table 5-3 Predicted Outdoor Play Activities Noise Emission

Receiver	Predicted Outdoor Play Activities Noise at Neighbouring Residents – dB(A)	Criteria	Compliance
R1	43	42	Yes*
R2	34	42	Yes
R3	42	42	Yes
CC1	50	55	Yes

* We note that an exceedance of 1 dB(A) is generally regarded as being acoustically insignificant.

Noise from the outdoor play activities at the surrounding residences is predicted to comply with the 42 dB(A) and 55 dB(A) criterion with scenario presented above.

Based on the above assessment of the outdoor play activities noise emissions, a 2.1 high solid barriers must be implemented along the eastern boundary. (Please refer to Figure 2-2 for further details)

6 RECOMMENDATIONS

The following recommendations must be implemented in order to achieve compliance with the criteria requirements from Penrith City Council.

6.1 Outdoor Play Areas

In order to achieve compliance with council's noise requirements for outdoor play, the following must be implemented:

- Only 50% of the children aged 3-5 years can engage in outdoor play at a time;
- No music is to be played in the outdoor areas;
- Playground equipment that allows a child to be more than 0.5 above the ground level should not be used in the new area;
- Children must be supervised at all times.

6.2 Acoustic Barrier Details

A 2.1 meter high solid barriers along the eastern boundary must be implemented (Refer to Figure 2-2).

Acoustic barrier is required to provide the adequate noise attenuation, the construction material of the barriers must have a surface density of 10-15 kg/m' and be free from holes and gaps. Some suitable materials include:

- 9 mm thick fibre cement sheet
- Masonry
- 75mm thick Hebel Powerpanel
- Any other approved material which meets the above surface density specification

All barriers must be free of gaps and penetrations and it is particularly important to ensure that the gap at the bottom of the barrier is minimised as far as practicable. The base of the barriers should be well sealed at the junction where the barrier meets the floor, but still be designed to allow proper water drainage

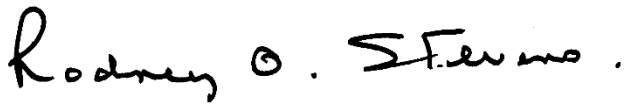
7 CONCLUSION

RSA has conducted a noise impact assessment of the proposed additions and alterations to the existing child care centre at 31 Blue Hills Drive, Glenmore Park NSW. The assessment has comprised the establishment of noise criteria and assesses noise impacts with regard to relevant statutory requirements.

Noise emissions from the outdoor area play activities to the nearest sensitive receivers have been calculated to comply with the noise criterion, where 50% of 3-5 year old children are playing outside at any given time. A 2.1 high solid barriers along the eastern boundary must be implemented to minimise the noise impact from the outdoor areas (Refer to Figure 2-2).

Based on our assessment the proposed additions and alterations to the existing child care centre at 31 Blue Hills Drive, Glenmore Park NSW is deemed to not cause "Offensive Noise" to neighbouring sensitive receivers provided that the noise control measures recommended is implemented. It is therefore recommended that planning approval be granted for the proposed development on the basis of acoustics.

Approved:-



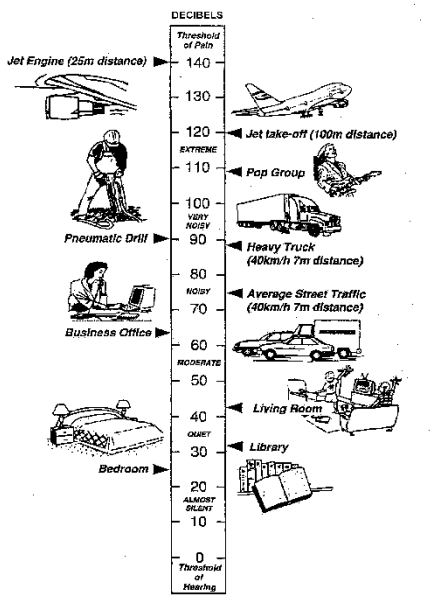
Rodney Stevens

Manager/Principal

Appendix A – Acoustic Terminology

A-weighted sound pressure	The human ear is not equally sensitive to sound at different frequencies. People are more sensitive to sound in the range of 1 to 4 kHz (1000 – 4000 vibrations per second) and less sensitive to lower and higher frequency sound. During noise measurement an electronic '*A-weighting*' frequency filter is applied to the measured sound level *dB(A)* to account for these sensitivities. Other frequency weightings (B, C and D) are less commonly used. Sound measured without a filter is denoted as linear weighted dB(linear).
Ambient noise	The total noise in a given situation, inclusive of all noise source contributions in the near and far field.
Community annoyance	Includes noise annoyance due to: ▪ character of the noise (e.g. sound pressure level, tonality, impulsiveness, low-frequency content) ▪ character of the environment (e.g. very quiet suburban, suburban, urban, near industry) ▪ miscellaneous circumstances (e.g. noise avoidance possibilities, cognitive noise, unpleasant associations) ▪ human activity being interrupted (e.g. sleep, communicating, reading, working, listening to radio/TV, recreation).
Compliance	The process of checking that source noise levels meet with the noise limits in a statutory context.
Cumulative noise level	The total level of noise from all sources.
Extraneous noise	Noise resulting from activities that are not typical to the area. Atypical activities may include construction, and traffic generated by holiday periods and by special events such as concerts or sporting events. Normal daily traffic is not considered to be extraneous.
Feasible and reasonable measures	Feasibility relates to engineering considerations and what is practical to build; reasonableness relates to the application of judgement in arriving at a decision, taking into account the following factors: ▪ Noise mitigation benefits (amount of noise reduction provided, number of people protected). ▪ Cost of mitigation (cost of mitigation versus benefit provided). ▪ Community views (aesthetic impacts and community wishes). ▪ Noise levels for affected land uses (existing and future levels, and changes in noise levels).
Impulsiveness	Impulsive noise is noise with a high peak of short duration or a sequence of these peaks. Impulsive noise is also considered annoying.

Low frequency	Noise containing major components in the low-frequency range (20 to 250 Hz) of the frequency spectrum.
Noise criteria	The general set of non-mandatory noise levels for protecting against intrusive noise (for example, background noise plus 5 dB) and loss of amenity (e.g. noise levels for various land use).
Noise level (goal)	A noise level that should be adopted for planning purposes as the highest acceptable noise level for the specific area, land use and time of day.
Noise limits	Enforceable noise levels that appear in conditions on consents and licences. The noise limits are based on achievable noise levels, which the proponent has predicted can be met during the environmental assessment. Exceedance of the noise limits can result in the requirement for either the development of noise management plans or legal action.
Performance-based goals	Goals specified in terms of the outcomes/performance to be achieved, but not in terms of the means of achieving them.
Rating Background Level (RBL)	The rating background level is the overall single figure background level representing each day, evening and night time period. The rating background level is the 10th percentile min L_{A90} noise level measured over all day, evening and night time monitoring periods.
Receptor	The noise-sensitive land use at which noise from a development can be heard.
Sleep disturbance	Awakenings and disturbance of sleep stages.
Sound and decibels (dB)	Sound (or noise) is caused by minute changes in atmospheric pressure that are detected by the human ear. The ratio between the quietest noise audible and that which should cause permanent hearing damage is a million times the change in sound pressure. To simplify this range the sound pressures are logarithmically converted to decibels from a reference level of 2 x 10-5 Pa. The picture below indicates typical noise levels from common noise sources.



dB is the abbreviation for decibel – a unit of sound measurement. It is equivalent to 10 times the logarithm (to base 10) of the ratio of a given sound pressure to a reference pressure.

Sound power Level (SWL)

The sound power level of a noise source is the sound energy emitted by the source. Notated as SWL, sound power levels are typically presented in *dB(A)*.

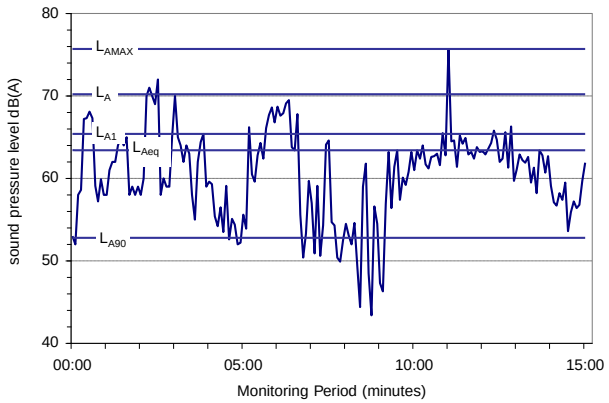
Sound Pressure Level (SPL)

The level of noise, usually expressed as SPL in *dB(A)*, as measured by a standard sound level meter with a pressure microphone. The sound pressure level in *dB(A)* gives a close indication of the subjective loudness of the noise.

Statistic noise levels

Noise levels varying over time (e.g. community noise, traffic noise, construction noise) are described in terms of the statistical exceedance level.

A hypothetical example of A weighted noise levels over a 15 minute measurement period is indicated in the following figure:



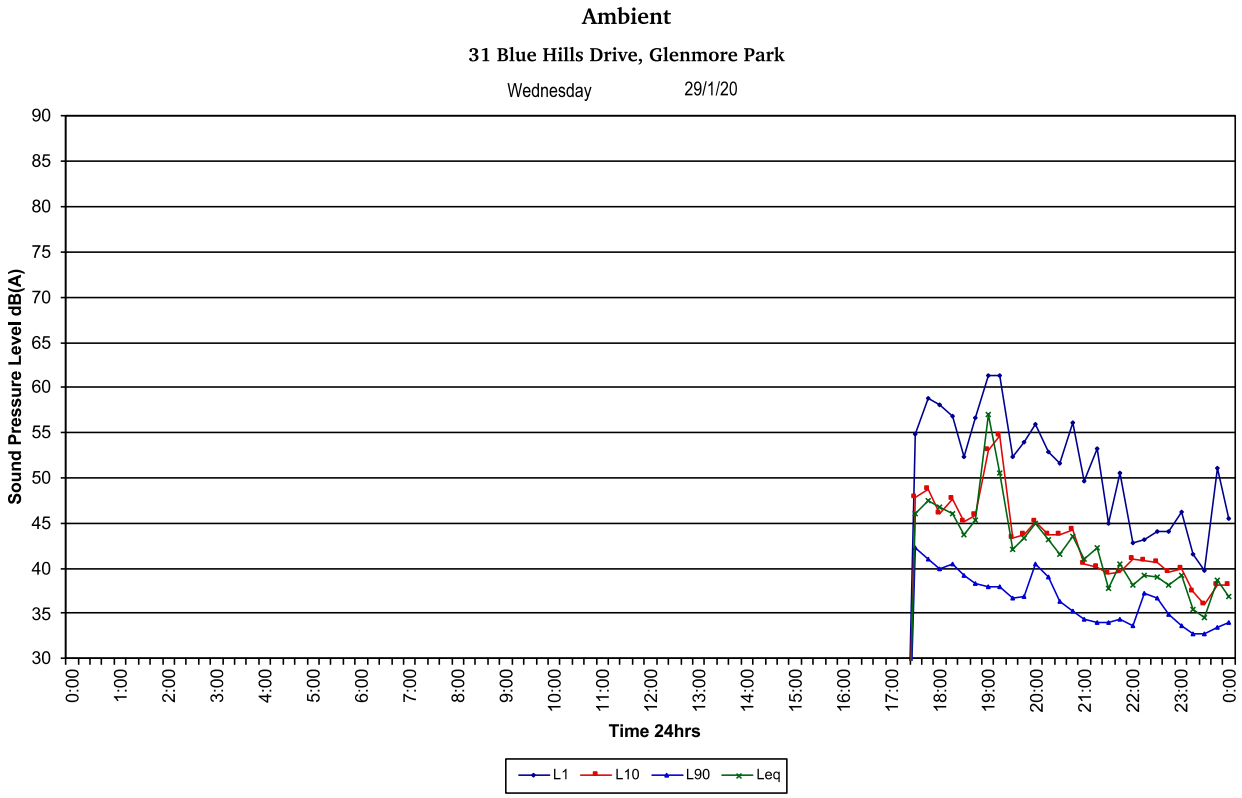
Key descriptors:

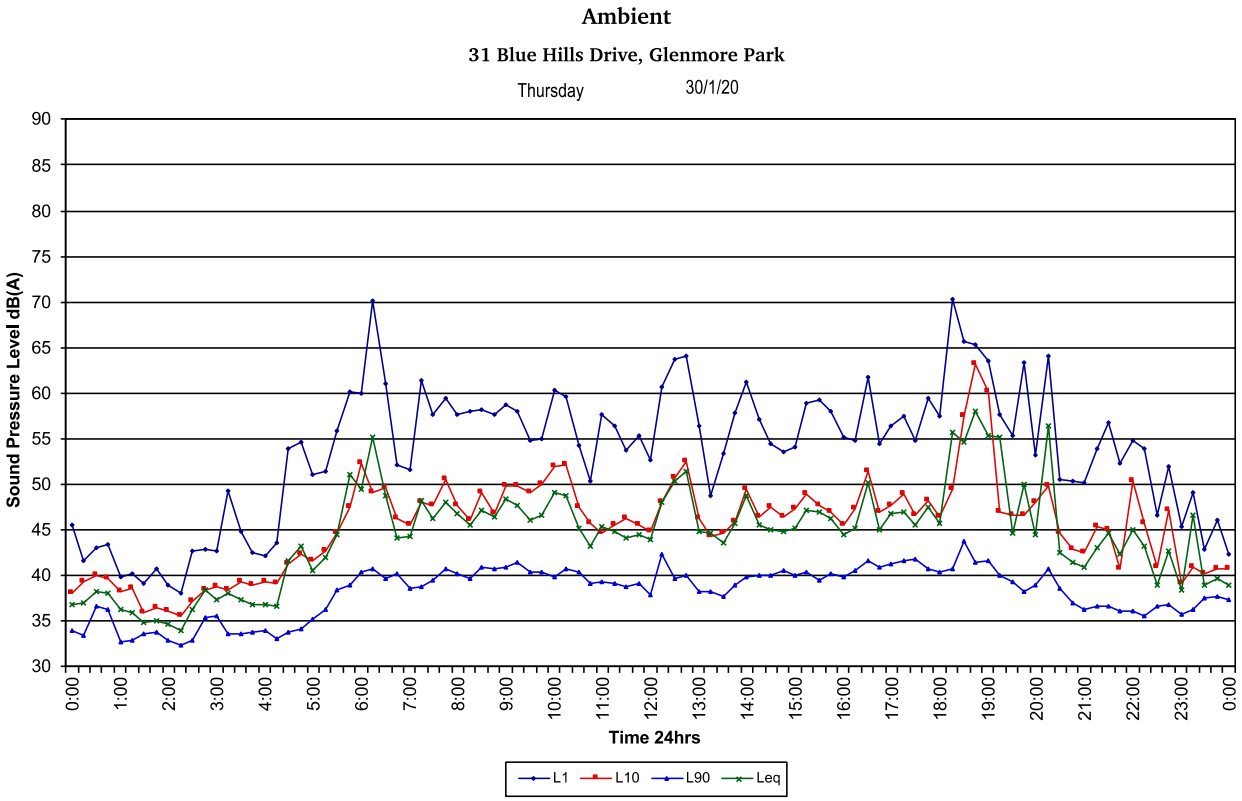
L_{Amax} Maximum recorded noise level.

L_{A1} The noise level exceeded for 1% of the 15 minute interval.

	L_{A10} Noise level present for 10% of the 15 minute interval. Commonly referred to the average maximum noise level. L_{Aeq} Equivalent continuous (energy average) A-weighted sound pressure level. It is defined as the steady sound level that contains the same amount of acoustic energy as the corresponding time-varying sound. L_{A90} Noise level exceeded for 90% of time (background level). The average minimum background sound level (in the absence of the source under consideration).
Threshold	The lowest sound pressure level that produces a detectable response (in an instrument/person).
Tonality	Tonal noise contains one or more prominent tones (and characterised by a distinct frequency components) and is considered more annoying. A 2 to 5 dB(A) penalty is typically applied to noise sources with tonal characteristics

Appendix B – Logger Graphs

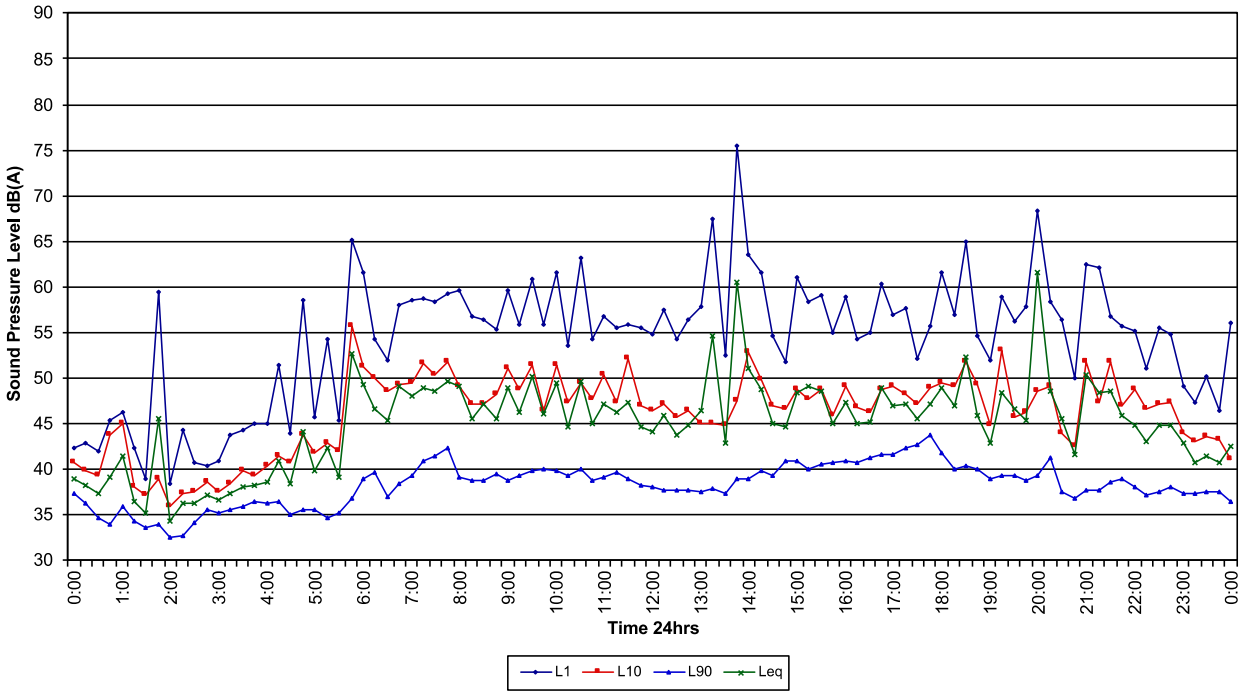




Ambient

31 Blue Hills Drive, Glenmore Park

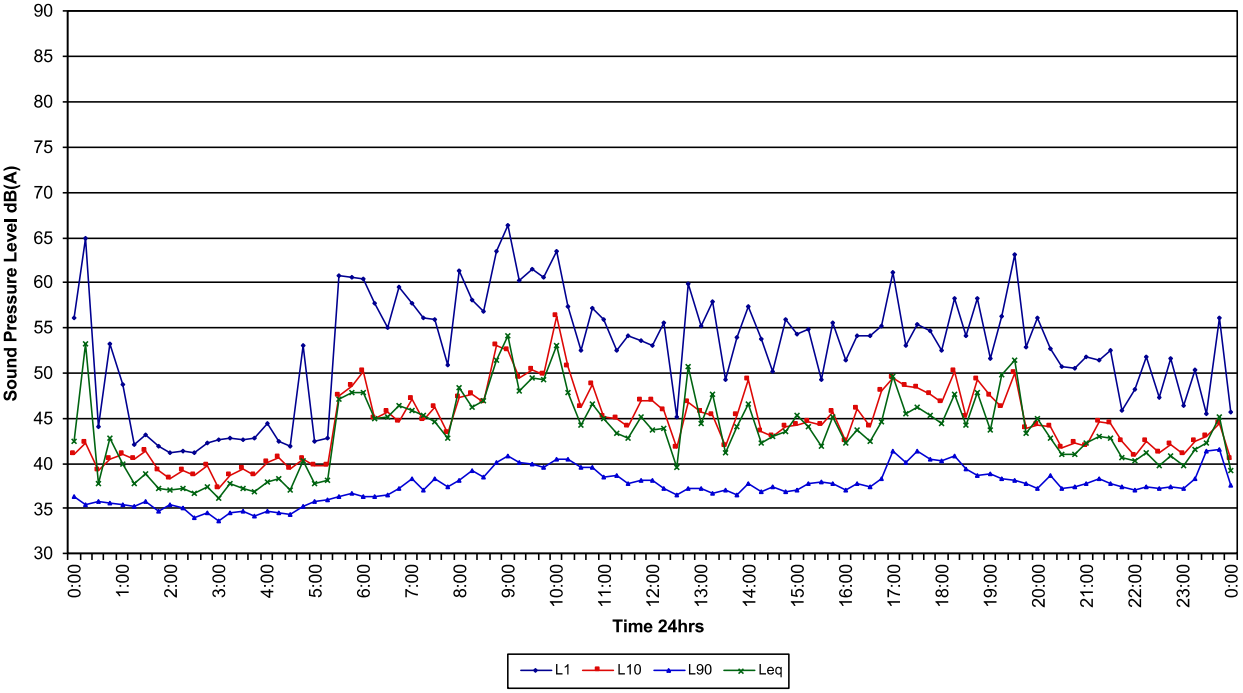
Friday 31/1/20

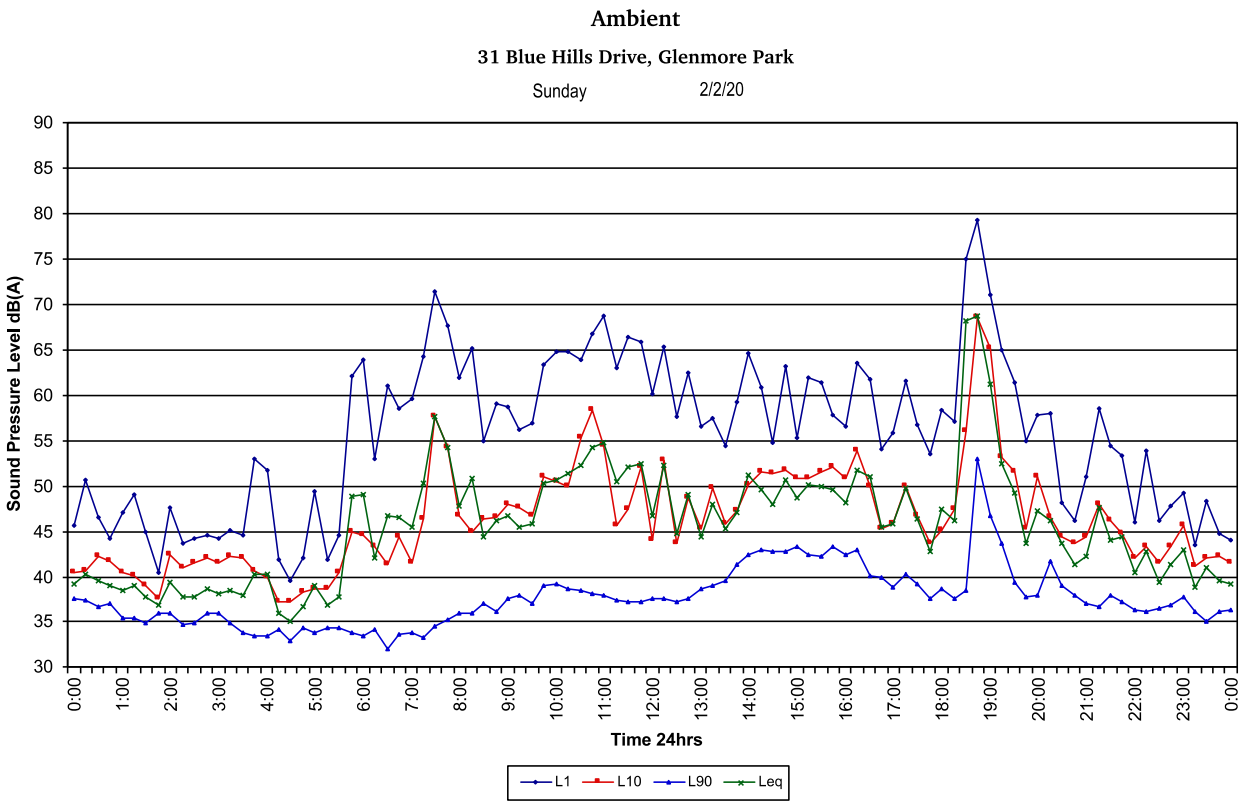


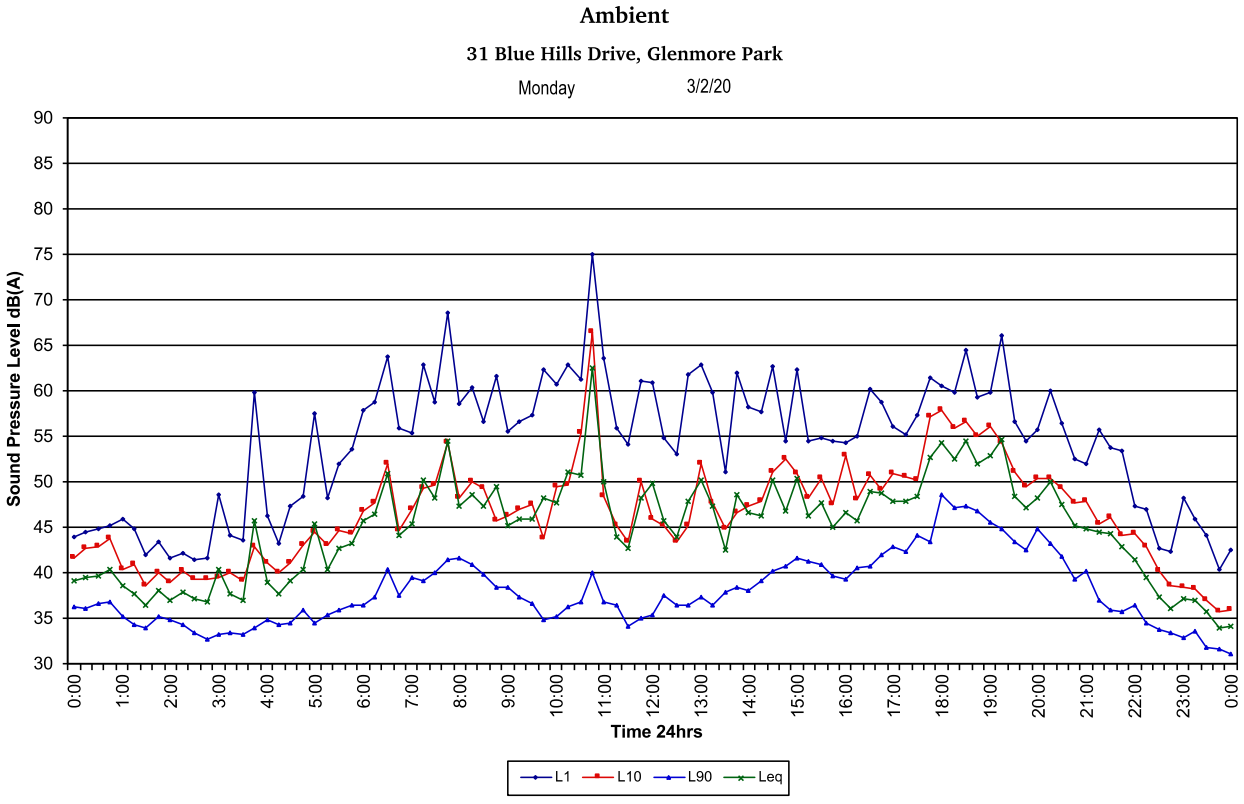
Ambient

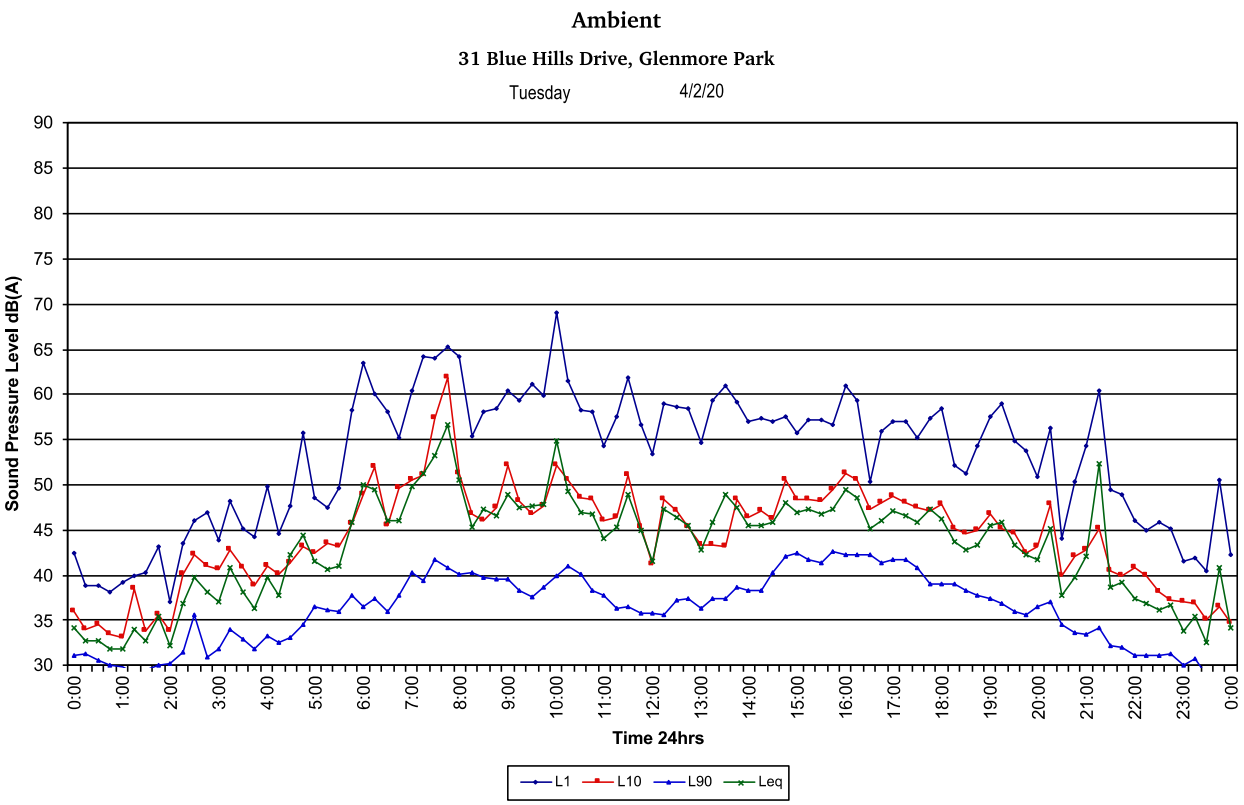
31 Blue Hills Drive, Glenmore Park

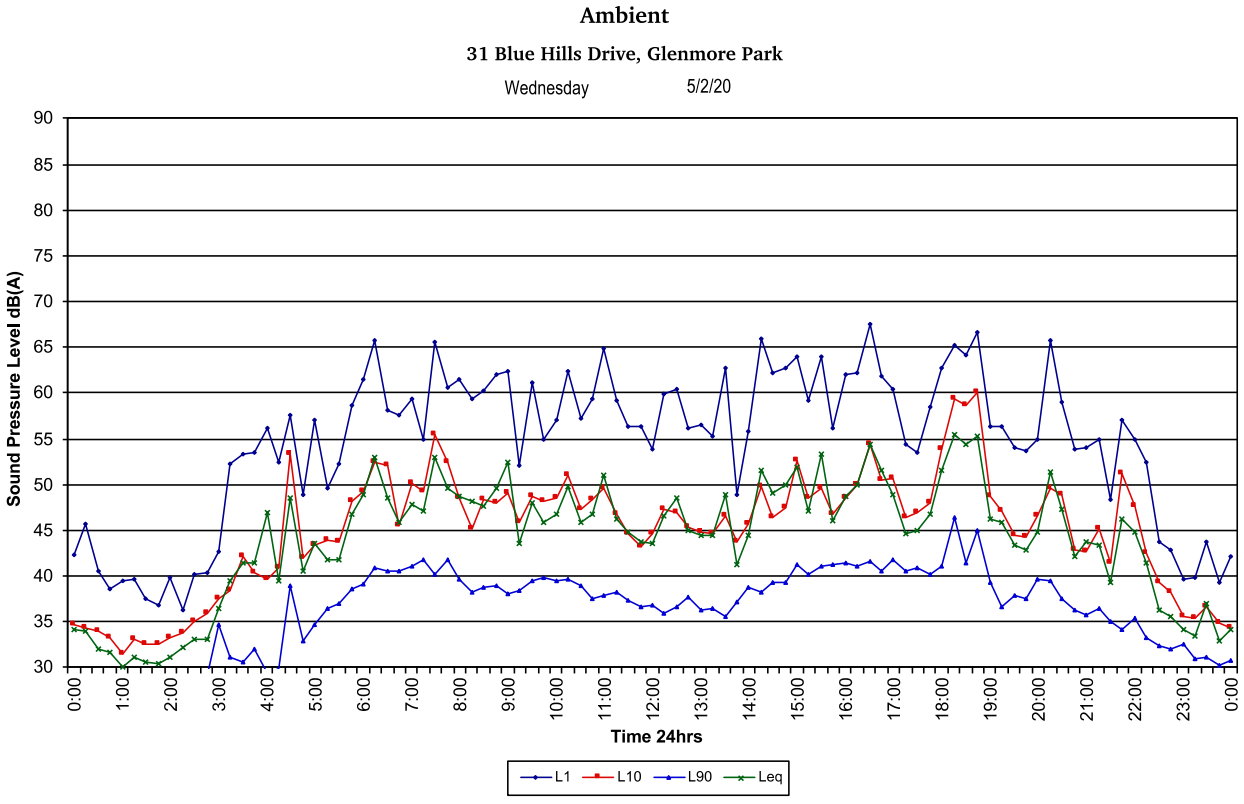
Saturday 1/2/20

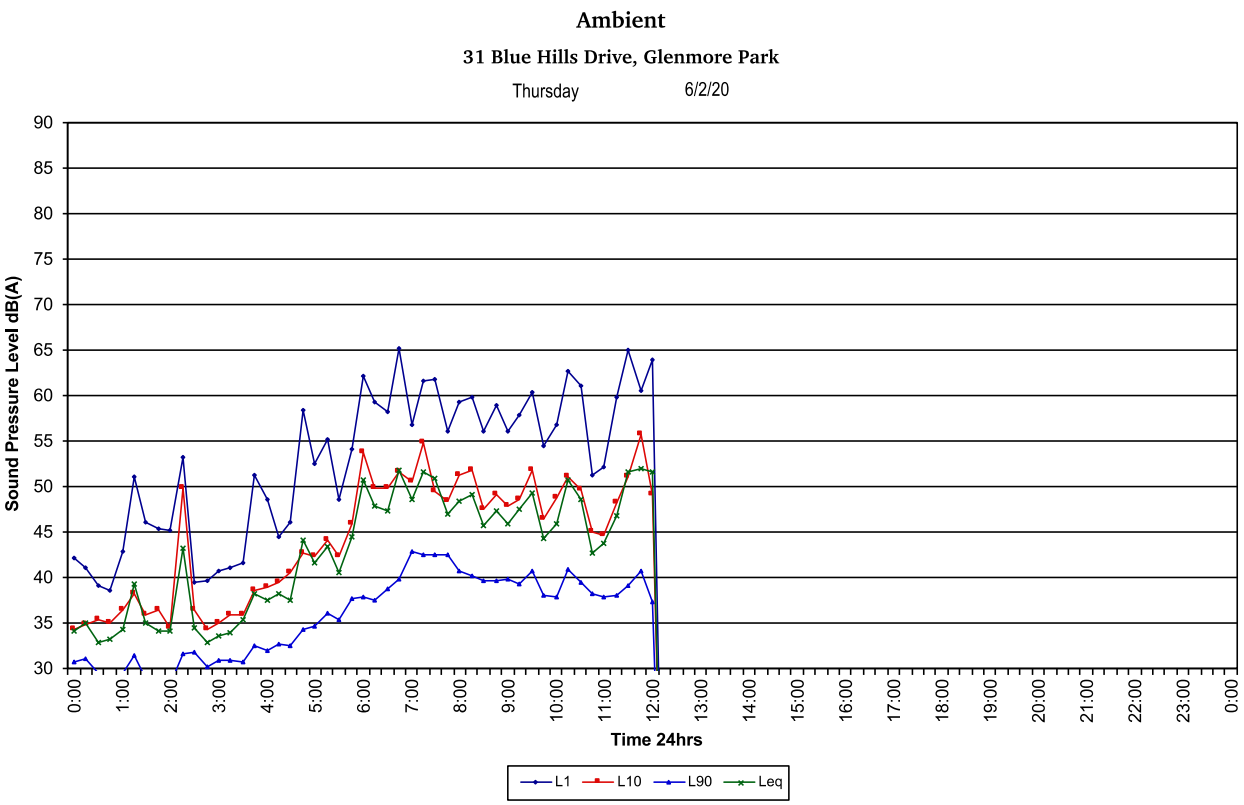












Appendix C – Calibration Certificates

Acoustic Research Labs Pty Ltd
Level 7 Building 2 423 Pennant Hills Rd
Pennant Hills NSW AUSTRALIA 2120
Ph: +61 2 9484 0800 A.B.N. 65 160 399 119
www.acousticresearch.com.au

Sound Level Meter
IEC 61672-3.2013
Calibration Certificate

Calibration Number C18582

Client Details	Rodney Stevens Acoustics Pty Ltd 1 Majura Close St Ives Chase NSW 2075
Equipment Tested/ Model Number :	Rion NL-42EX
Instrument Serial Number :	00546394
Microphone Serial Number :	172450
Pre-amplifier Serial Number :	46606

Pre-Test Atmospheric Conditions		Post-Test Atmospheric Conditions	
Ambient Temperature :	22.5°C	**Ambient Temperature :**	22.5°C
Relative Humidity :	49.2%	**Relative Humidity :**	48.2%
Barometric Pressure :	98.94kPa	**Barometric Pressure :**	98.92kPa

Calibration Technician : Lucky Jaiswal
Calibration Date : 5 Nov 2018
Secondary Check: Lewis Boorman
Report Issue Date : 5 Nov 2018

Approved Signatory : Ken Williams

Clause and Characteristic Tested	Result	Clause and Characteristic Tested	Result
12: Acoustical Sig. tests of a frequency weighting	*Pass*	17: Level linearity incl. the level range control	*Pass*
13: Electrical Sig. tests of frequency weightings	*Pass*	18: Toneburst response	*Pass*
14: Frequency and time weightings at 1 kHz	*Pass*	19: C Weighted Peak Sound Level	*Pass*
15: Long Term Stability	*Pass*	20: Overload Indication	*Pass*
16: Level linearity on the reference level range	*Pass*	21: High Level Stability	*Pass*

The sound level meter submitted for testing has successfully completed the class 2 periodic tests of IEC 61672-3:2013, for the environmental conditions under which the tests were performed.

However, no general statement or conclusion can be made about conformance of the sound level meter to the full requirements of IEC 61672-1:2013 because evidence was not publicly available, from an independent testing organisation responsible for pattern approvals, to demonstrate that the model of sound level meter fully conformed to the requirements in IEC 61672-1:2013 and because the periodic tests of IEC 61672-3:2013 cover only a limited subset of the specifications in IEC 61672-1:2013.

Least Uncertainties of Measurement -

Acoustic Tests		Environmental Conditions	
31.5 Hz to 8kHz	*±0.15dB*	*Temperature*	*±0.2°C*
12.5kHz	*±0.21dB*	*Relative Humidity*	*±2.4%*
16kHz	*±0.29dB*	*Barometric Pressure*	*±0.015kPa*
Electrical Tests			
31.5 Hz to 20 kHz	*±0.12dB*		

All uncertainties are derived at the 95% confidence level with a coverage factor of 2.

This calibration certificate is to be read in conjunction with the calibration test report.

Acoustic Research Labs Pty Ltd is NATA Accredited Laboratory Number 14172.
Accredited for compliance with ISO/IEC 17025 - calibration.

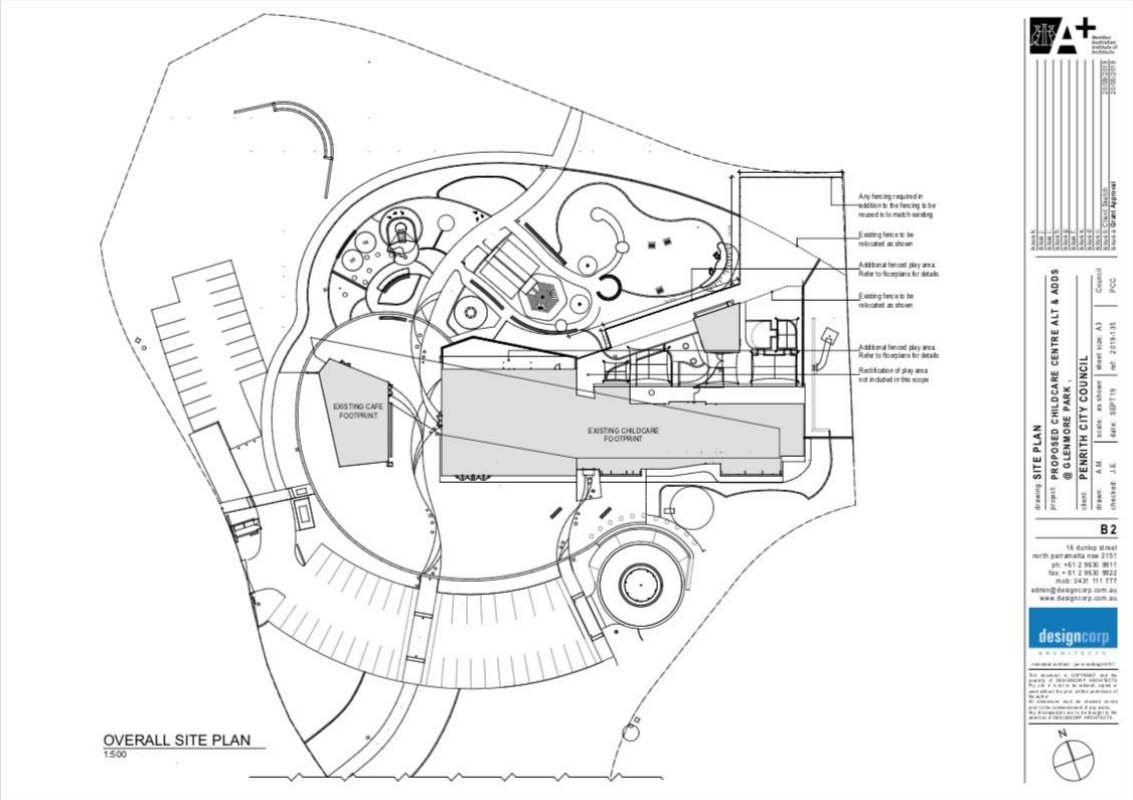
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration and inspection reports.

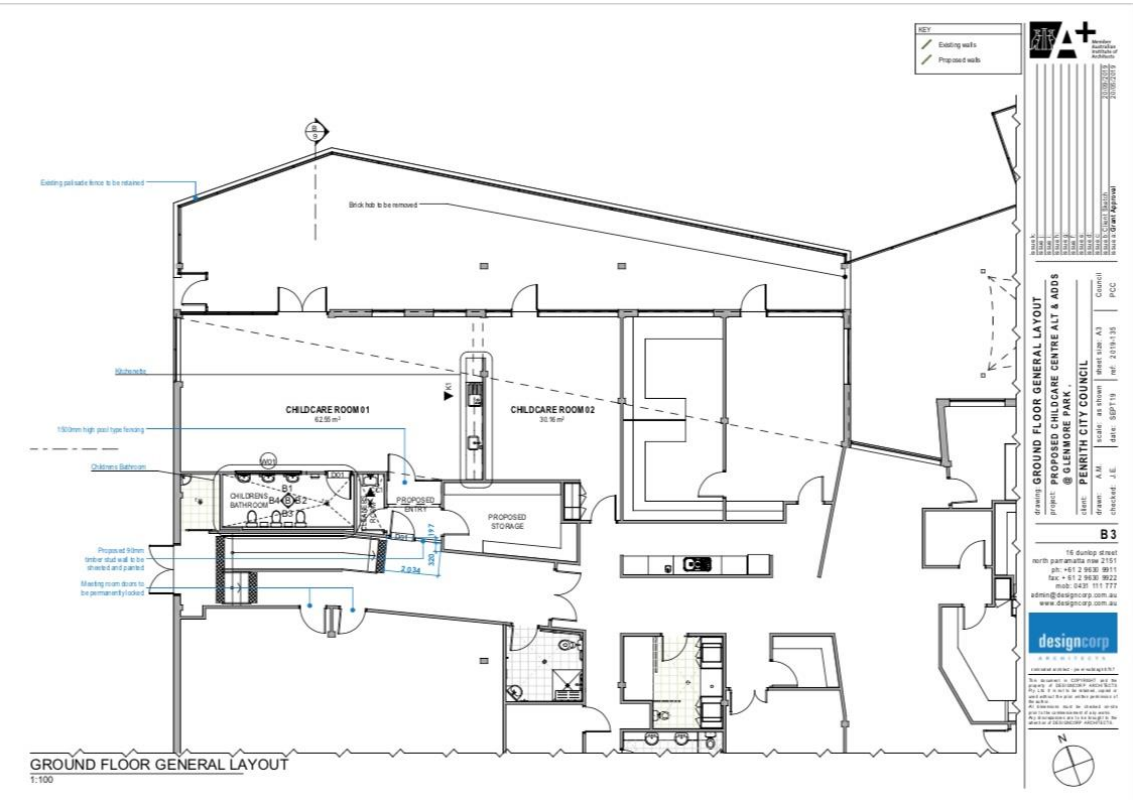
PAGE 1 OF 1

Appendix D – Architectural Plans

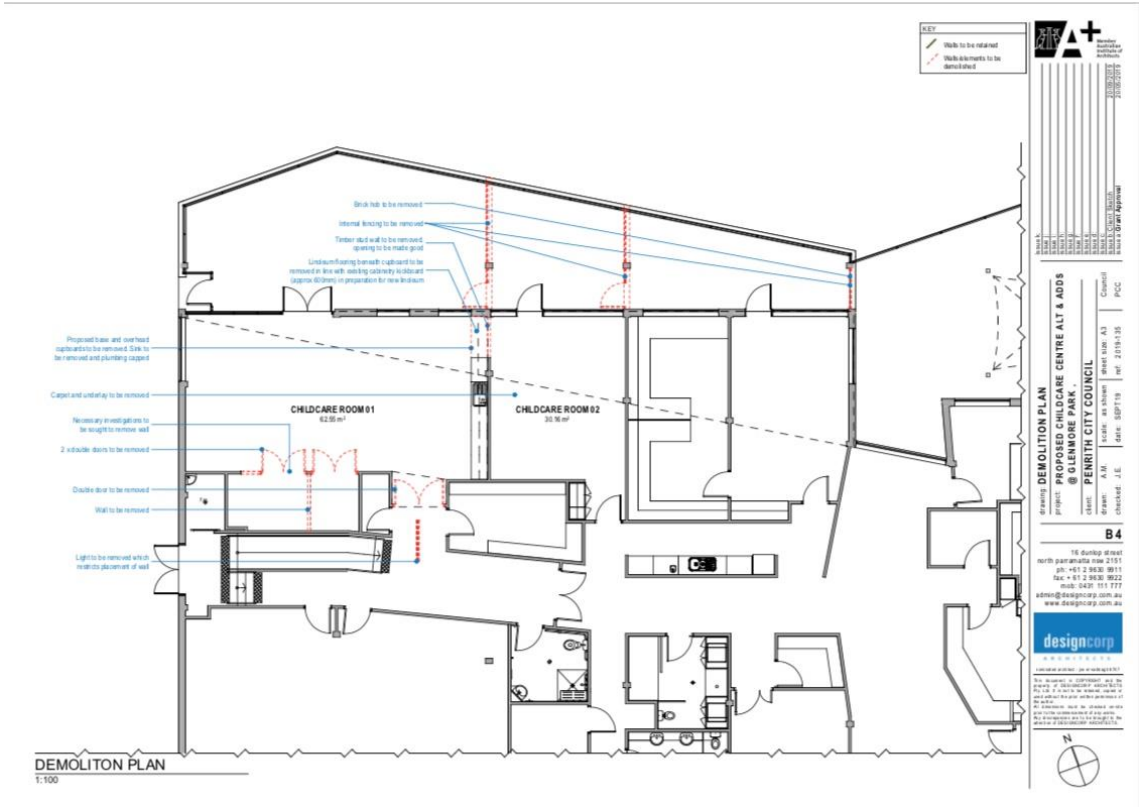
Overall Site Plan



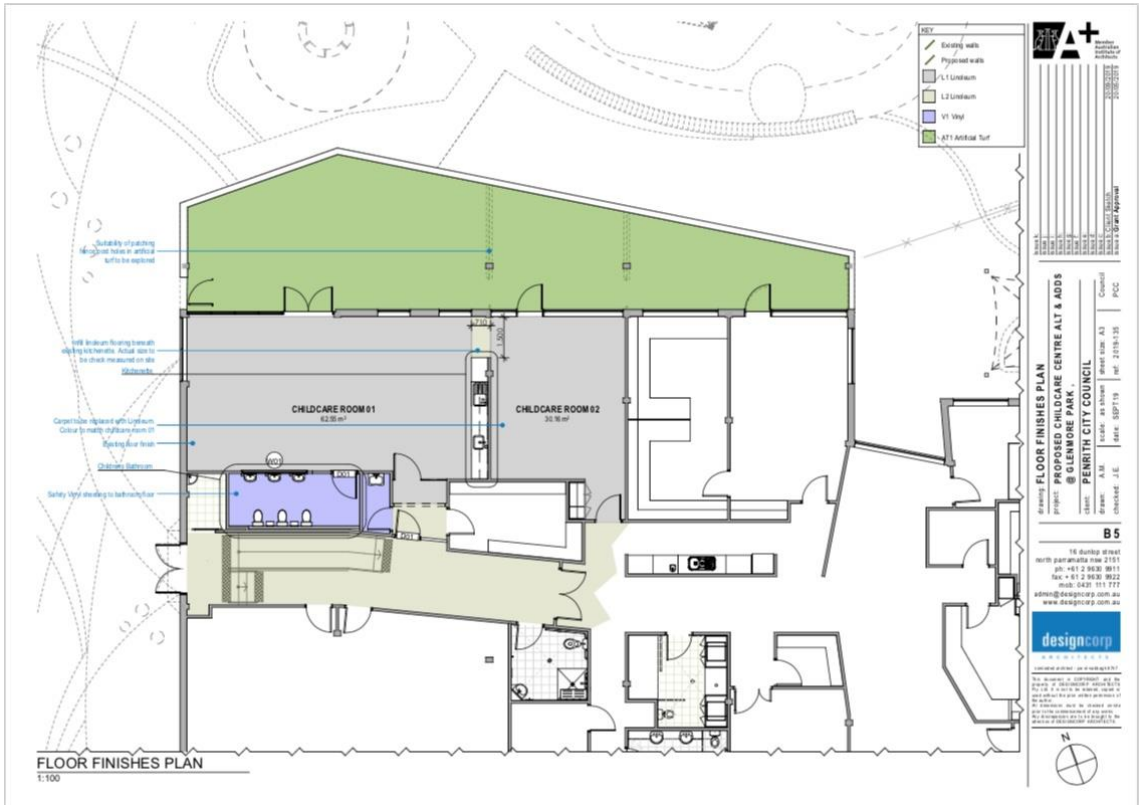
Ground Floor General Layout



Demolition Plan



Floor Finishes Plan



Area Calculation Plan

Glenmore Park Child and Family Centre

To ensure that Glenmore Park Child and Family Centre is meeting the acoustic requirement of not having more than 50% of children outdoor any given time we have broken the children into two groups across the 4 rooms.

We have demonstrated below how this would work for the operation of 4 room. The service will provide ongoing indoor and outdoor play options for children throughout the day to ensure that we can ensure that we limit the outdoor play are to 40 children, We will adjust supervision plans of the outdoor play space to include the limiting of children no more than 40 children outside at any one time. This ensure we have accurate procedures for the implementation of these requirement.

You will notice limited children would be outside from 7.00am to 8.00am as children are only beginning to arrive at this time and we would not anticipate more than 40 children in attendance. We will have lower number of children outdoors throughout the day depending season, weather and the individual routines of the room such meal time and rest periods.

Proposed Schedule of Outdoor Play

Total Children	Group Children	Group	Age	7-8 am	8-9 am	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	3-4 pm	4-5 pm	5-6 pm
12	6	**1**	0 to 2		6		6		6		6		6	
	6	**2**	0 to 2			6		6		6		6		6
15	7	**1**	2 to 3		7		7		7		7		7	
	8	**2**	2 to 3			8		8		8		8		8
26	13	**1**	3 to 5		13		13		13		13		13	
	13	**2**	3 to 5			13		13		13		13		13
27	14	**1**	3 to 5		14		14		14		14		14	
	13	**2**	3 to 5			13		13		13		13		13
80	**80**			**0**	**40**	**40**	**40**	**40**	**40**	**40**	**40**	**40**	**40**	**40**

	Outdoor Play Schedule
	Indoor play schedule
	Limited Children in attendance

Document prepared by:
Kylie Brennan
Glenmore Park Child and Family Centre Coordinator

BCA Section J Deemed to Satisfy Compliance Report 2017

31 Blue Hills Drive, Glenmore Park NSW
Proposed Childcare Centre Alterations & Additions

Report No. EC3263-2016-DTS
Compilation Date: 11/02/2020
Prepared By:
Manuel Basiri / Akshaya Sivakumar
Eco Certificates Pty Ltd

Table of Contents

1 - Introduction

The term Proposed Development in this report refers to the Proposed Childcare Centre Alterations and Additions at 31 Blue Hills Drive, Glenmore Park NSW.

This report presents the findings from the design assessment of the Proposed Development against the Deemed-to-Satisfy (DTS) requirements of Section J of the Building Code of Australia 2016, ENERGY EFFICIENCY.

According to Section J of the National Construction Code 2019 Volume 1, Energy Efficiency, from 1st May 2019 to 30th April 2020 Section J of NCC 2016 Volume One Amendment 1 may apply instead of Section J of NCC 2019. As a result the current report, at the time of its compilation, demonstrates compliance with Section J of the National Construction Code 2019, Energy Efficiency provisions.

The purpose of this report is to provide an assessment of the design plans and documentation for the Proposed Development and to satisfy the requirements of Local Government Area of the development for issuance of Construction Certificate for construction operations in the development site.

The scope of this report is limited to the design documentation referenced in Section 2 of this report and only covers Section J of BCA 2016 provisions.

2 - Referenced Documents

The following documents and design plans have been referenced in compilation of this report:

1- National Construction Code Series, Volume 1, Building Code of Australia 2016, Class 2 to Class 9 Buildings.

2- Architectural Plans provided by “DesignCorp” and received by Eco Certificates Consultants at 05/02/20.

3- Email correspondence and response to information request received from the architects of the Proposed Development.

3 - Proposed Development

The Proposed Development in this report is the Proposed Childcare Centre Alterations and Additions at 31 Blue Hills Drive, Glenmore Park NSW.

The development is in BCA Climate Zone 6 according to BCA Climate Map for NSW.

The Proposed Development is a class 9b building according to the BCA standard classification being a childcare centre.

The following construction elements are being proposed in the building design according to architectural plans and design documents referenced in this report:

External Walls: no new envelope external walls proposed.

Roof and Ceiling: no new envelope ceiling and roof elements proposed.

Internal Walls: no new envelope internal walls proposed.

Floors: no new envelope floors proposed.

Windows: no new envelope windows or other glazed elements proposed.

Skylights: no new skylights proposed.

Air Conditioning System: no design plans provided.

Lighting System: no design plans provided.

4- BCA Section J Compliance Provisions

This section analyses the current elements of the of Proposed Development design against provisions of Section J of the Building Code of Australia 2016, Energy Efficiency. In case of a non complying element, advisory notes are provided to bring the building in compliance with Section J requirements.

A summary note of these provisions is provided in Section 5-Conclusions of this report that can be incorporated into specification blocks of architectural plans and, as a result, be deployed during construction. It is however the responsibility of the entity responsible for the submission of the design plans and documents to the council to ascertain each and every element of this report is clearly referenced and reflected on the submitted plans and documents.

4-1 Part J1 Building Fabric

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	No new building envelope elements proposed	N/A	N/A

4-2 Part J2 Glazing

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	No new glazed envelope elements proposed	N/A	N/A

4-3 Part J3 Building Sealing

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Not applicable to the context of the Proposed Development	N/A	N/A

4-4 Part J5 Air-Conditioning and Ventilation Systems

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Design Plans Not Provided	N/A	N/A

4-5 Part J6 Artificial Lighting and Power

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Lighting electrical power of internal areas of the Proposed Development	Maximum design power allowed is 1677 Watts	Part J6.2 (b)
2	Artificial light switch or other lighting control devices of the internal areas of the Proposed Development	Light switch or control device must control lighting of no more than 250 m^2 of area. Notes	Part J6.3(c)(ii)(A)
3	Windows display lighting if installed	Must be controlled separately from other display lighting.	Part J6.4(b)
4	External lighting of the Proposed Development if installed	Must be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of the day on variable days. Notes	Part J6.5 (a)(i)
5	If the total perimeter lighting load of the Proposed Development exceeds 100 Watts	Provide average light source efficacy not less than 60 Lumens/Watt or control with a motion detector device except when providing emergency lighting in accordance with Part E4 of the BCA 2011. Notes	Part J6.5 (a)(ii)
6	Façade lighting or signage lighting of the Proposed Development if installed	Must be provided with a separate time switch. Notes	Part J6.5 (a)(iii)
7	Power supply to boiling water or chilled water storage if applicable to the Proposed Development	Must be controlled by a time switch. Notes	Part J6.6

4-5-1 Artificial Lighting and Power Notes:

1- A lighting timer must;
- **a. be located within 2 m of every entry door to the space; and**
- **b. have an indicator light that is illuminated when the artificial lighting is off; and**
- **c. not control more than**
  - i. an area of 100 m^2 with a single push button timer; and
  - ii. 95% of the lights in spaces of area more than 25 m^2; and
- **d. be capable of maintaining the artificial lighting**
  - i. for not less than 5Â minutes and not more than 15 minutes unless it is reset; and
  - ii. without interruption if the timer is reset.

2- Time switch;
- **a. A time switch must be capable of switching on and off electric power at variable pre-programmed times and on variable pre-programmed days.**
- **b. A time switch for internal lighting must be capable of being overridden by**
  - i. a means of turning the lights on, either by
    1. a manual switch or an occupant sensing device that on sensing a person's presence, overrides the time switch for a period of up to 2 hours, after which there is no further presence detected, the time switch must resume control; or
    2. an occupant sensing device that overrides the time switch upon a person's entry and returns control to the time switch upon the person's exiting, such as a security card reader; and
  - ii. a manual "off" switch
- **c. A time switch for external lighting must be capable of**
  - i. limiting the period the system is switched on to between 30 minutes before sunset and 30 minutes after sunrise is determined or detected including any pre-programmed period between these times; and
  - ii. being overridden by a manual switch or a security access system for a period of up to 30 minutes, after which the time switch must resume control.
- **d. A time switch for boiling water and chilled water storage units must be capable of being overridden by a manual switch or a security access system that senses a person's presence, overrides for a period of up to 2 hours, after which if there is no further presence detected, the time switch must resume control.**

3- Motion detectors;
- **a. In a Class 2, 3 or 9c aged care building other than within a sole-occupancy unit, a motion detector must**
  - i. be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and
  - ii. be capable of detecting a person before they are 1Â m into the space; and
  - iii. other than within a *sole-occupancy unit* of a Class 3 building, not control more than
    1. an area of 100 m^2; and
    2. 95% of the lights in spaces of area more than 25 m^2; and
  - iv. be capable of maintaining the artificial lighting when activated
    1. for not less than 5 minutes and not more than 15 minutes unless it is reset; and
    2. without interruption if the motion detector is reset by movement.
- **b. In a Class 5, 6, 7, 8, 9a or 9b building, a motion detector must**
  - i. be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and
  - ii. be capable of detecting
    1. a person before they have entered 1 m into the space; and
    2. movement of 500 mm within the useable part of the space; and
  - iii. not control more than
    1. in other than a carpark an area of 500 m^2 with a single sensor or group of parallel sensors; and
    2. 75% of the lights in spaces using high intensity discharge; and
  - iv. be capable of maintaining the artificial lighting when activated
    1. for a maximum of 30 minutes unless it is reset; and
    2. without interruption if the motion detector is reset by movement; and
  - v. not be overridden by a manual switch to permanently leave the lights on.
- **c. When outside a building, a motion detector must**
  - i. be capable of sensing movement such as by infra-red, ultrasonic or microwave detection or by a combination of these means; and
  - ii. be capable of detecting a person within a distance from the light equal to
    1. twice the mounting height; or
    2. 80% of the ground area covered by the light's beam; and
  - iii. not control more than five lights; and
  - iv. be operated in series with a photoelectric cell or astronomical time switch so that the light will not operate in daylight hours; and
  - v. be capable of maintaining the artificial lighting when the switch is on for a maximum of 10 minutes unless it is reset; and
  - vi. have a manual override switch which is reset after a maximum period of 4 hours.

4- Daylight sensor and dynamic lighting control device;
- **a. A daylight sensor and dynamic control device for artificial lighting must**
  - i. for switching on and off
    1. be capable of having the switching level set point adjusted between 50 and 1000 Lux; and
    2. have a delay of more than 2 minutes; and a differential of more than 100 Lux for a sensor controlling high pressure discharge lighting, and 50 Lux for a sensor controlling other than high pressure discharge lighting; and
  - ii. for dimmed or stepped switching, be capable of reducing the power consumed by the controlled lighting in proportion to the incident daylight on the working plane either
    1. continuously down to a power consumption that is less than 50% of full power; or
    2. in no less than 4 steps down to a power consumption that is less than 50% of full power.
- **b. Where a daylight sensor and dynamic control device has a manual override switch, the manual override switch must not be able to switch the lights permanently on or bypass the lighting controls.**

4-6 Part J7 Hot Water Supply and Swimming Pool and Spa Pool Plant

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	New hot water supply of the Proposed Development if installed	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with part B2 of NCC Volume Three – Plumbing Code of Australia	Part J7.2

4-7 Facilities for Energy Monitoring

	Building Element	Energy Efficiency Provisions	Corresponding BCA Part
1	Not applicable for the Proposed Development	N/A	N/A

5- Conclusions

Considering the design elements nominated on the Proposed Development provided by "Design Corp" the following can be concluded for the Proposed Development to meet the Deemed to Satisfy requirements of Section J of the Building Code of Australia 2016, Energy Efficiency;

1. Maximum design lighting power allowed for internal areas of the Proposed Development is 1677 Watts.
2. Artificial light switch or other lighting control devices of the Proposed Development must control lighting of no more than 250 m^2 of area.
3. Windows display lighting if installed must be controlled separately from other display lighting.
4. External lighting of the Proposed Development if installed must be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of the day on variable days.
5. If the total perimeter lighting load of the Proposed Development exceeds 100 Watts Provide average light source efficacy not less than 60 Lumens/Watt or control with a motion detector device.
6. Façade lighting or signage lighting of the Proposed Development if installed must be provided with a separate time switch.
7. If applicable to the Proposed Development, power supply to boiling water or chilled water storage must be controlled by a time switch in accordance with item 2 of the guidelines and specifications outlined in section 4-5-1 Artificial Lighting and Power Notes of this report.

8. All lighting and power control devices of the Proposed Development including timers, time switches, motion detectors and daylight control devices must follow the guidelines and specifications outlined in section 4-5-1 Artificial Lighting and Power Notes of this report.

9. When designing the lamp power density or illumination power density, the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.

10. If proposing a heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with part B2 of NCC Volume Three – Plumbing Code of Australia.

As per Clause A2.2 (a) of the *Building Code of Australia,* we recommend that a site inspection is undertaken by the assessors of this Report prior to the issue of an occupation certificate by the certifying authority. This is to ascertain complete compliance with the *Building Code of Australia* and its regulatory standards during the construction phase of the Proposed Development. Thorough assessment will be made by the inspector to assist the development in securing compliance certification from the relevant PCA or Council Authority.

6- Appendix

This section of the report demonstrates the results of employing BCA Calculators for Glazing, Lighting Power, Natural Ventilation Calculations, Loss of Ceiling Insulation Table and other referenced calculations and plans in this report.

Main Menu

LIGHTING CALCULATOR FOR USE WITH J6.2(b) VOLUME ONE (First issued with NCC 2014)

Multiple Lighting Systems Calculator | Help screen

Building name/description: 31 Blue Hills Drive, Glenmore Park NSW

Classification: Class 9b

Number of rows preferred in table below: 7 *(as currently displayed)*

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design Illumination Power Load	Space	Adjustment Factor One				Adjustment Factor Two				OVERALL DESIGN PASSES	
							Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages		Design Lumen Depreciation Factor	System Illumination Power Load Allowance	Lighting System Share of % of Aggregate Allowance Used
							Adjustment Factors	% Area	% of full power		Adjustment Factors	% Area	% of full power			
1	Childcare room 01	62.6 m²	34 m	4.6 m	1 W	School - general purpose learning areas and tutorial rooms									794 W	14% of 0%
2	Childrens bathroom	9.4 m²	14 m	2.7 m	1 W	Toilet, locker room, staff room, rest room and the like									95 W	14% of 0%
3	Childcare room 02	30.2 m²	25 m	4.6 m	1 W	School - general purpose learning areas and tutorial rooms									408 W	14% of 0%
4	Cleaners room	2.2 m²	6 m	2.7 m	1 W	Service area, cleaner's room and the like									20 W	14% of 0%
5	Storage room	12.5 m²	15 m	2.7 m	1 W	Storage with shelving no higher than 75% of the height of the aisle lighting									167 W	14% of 0%
6	WC 1	7.7 m²	11 m	2.7 m	1 W	Toilet, locker room, staff room, rest room and the like									78 W	14% of 0%
7	WC 2	11.6 m²	14 m	2.7 m	1 W	Toilet, locker room, staff room, rest room and the like									115 W	14% of 0%
				Total	7 W									***Total***	1677 W	

if inputs are valid

Statement of Environmental Effects

EXTENSION TO CHILD CARE FACILITY
31 BLUE HILLS DRIVE, GLENMORE PARK
22 FEBRUARY 2020

CONTENTS

TABLE OF FIGURES

QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects – Alterations and Additions to existing Child Care Facility

ADDRESS: Lot 8100 in DP876748: 31 Blue Hills Drive, Glenmore Park

COUNCIL: Penrith City Council

AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
February 2020	DA Lodgement Issue	Final	SR/JW	JW

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?	
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mine Subsidence Act 1992	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No
Concurrence	
SEPP 1- Development Standards	No
SEPP 64- Advertising and Signage	No
SEPP Coastal Management 2018	No
SEPP (Infrastructure) 2007	No
SEPP (Major Development) 2005	No
SREP (Sydney Harbour Catchment) 2005	No

EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application that proposes alterations and additions to an existing *'Centre-Based Child Care Facility'* to increase the capacity to 80 places, at 31 Blue Hills Drive, Glenmore Park.

The development proposes to provide additional indoor and outdoor play area in order to provide an additional 20 child care places, increasing the capacity from 60 places to 80 places. This is achieved primarily through the removal of existing meeting rooms associated with the community facility on this site- which has arisen through lack of use of those spaces and consideration of the highest and best use to benefit the community is via the expansion of high demand long dare care placements.

A brief description of the proposed changes is listed below:

1. Conversion of 2 meeting rooms into childcare rooms. Small wall between rooms is to be removed- providing an additional 92.71m^2 of indoor play area.
2. Conversion of current chair storage into children's bathroom. Children's bathroom waste and water supply to be gained from adjoining cleaners rooms mop sink
3. Removal of old double entry doors into room to be replaced with single entry door closer to hallway as well as pool type fence and gate internally
4. Addition of sink to existing kitchenette for hand washing

The child care facility is within a large multifunctional site, the Glenmore Park Child and Family Centre, containing the child care facility, a café and an outdoor seating/recreational area. The site has several frontages, with Glenmore Parkway bounding the site to the northern boundary, Blue Hills Drive bounding the site to the south western boundary and Coolabah Crescent bounding the site to the south eastern boundary.

The site has been zoned R2 Low Density Residential with a maximum height limit of 8.5m under the Penrith Local Environmental Plan 2010. *'Child Care Facilities'* are permissible with consent within the R2 Zone; however, it is noted that the proposed child care facility is made pursuant to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

The facility has been designed to comply with key planning requirements under the published State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Penrith Local Environmental Plan 2010, Penrith Development Control Plan 2014, Child Care Planning Guidelines and Children's (Education and Care Services) Supplementary Care Provisions 2012.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts, noting additional consultant reports are provided including:

- Section J Report
- Access Report
- Acoustic Report
- Traffic Report.

As detailed further in this statement the development concept is consistent with the planning principles and controls applying to the site and represents an efficient use of well-located land.

Therefore, having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land that will contribute towards providing valuable child care services, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

BACKGROUND TO SITE

A development application was approved by Penrith Council on the 28/11/2007 (DA07/0431) for the construction of *"Community Facilities including Child Care Centre, Café and Playground Facilities."*

Several minor Development Applications have since been approved for the site, some of them include;

- *DA13/0366: Solar Panels;*
- *DA13/0542: Shade Structure.*

Ongoing modifications have also occurred to the parent development consent on the site.

SITE AND LOCALITY DESCRIPTION

The site is legally known as Lot 8100 in DP876748, though is more commonly known as 31 Blue Hills Drive, Glenmore Park.

Site Analysis

Residing within an established residential estate, the site is separated from wetlands and low-density residential dwellings by its several street frontages. The site is bounded by Glenmore Parkway to its northern boundary, Blue Hills Drive bounding the site to its south western boundary and Coolabah Crescent bounding the site to its south eastern boundary. The development site is within a short driving distance to Western Sydney University Kingswood Campus, Nepean Hospital and Penrith CBD. A bus stop with services to Penrith (797) is located within a 350m walking distance from the site. Surrounded by low density housing developments, the parent site can be best described as a large irregular shaped land parcel with large frontages to Glenmore Parkway, Blue Hills Drive and Coolabah Crescent, with a total site area of approximately 1.5Ha.

The site is illustrated by an aerial map extract over the page.

Image 1: Aerial Map of Subject Site (Source: Google Maps)

- Subject Site

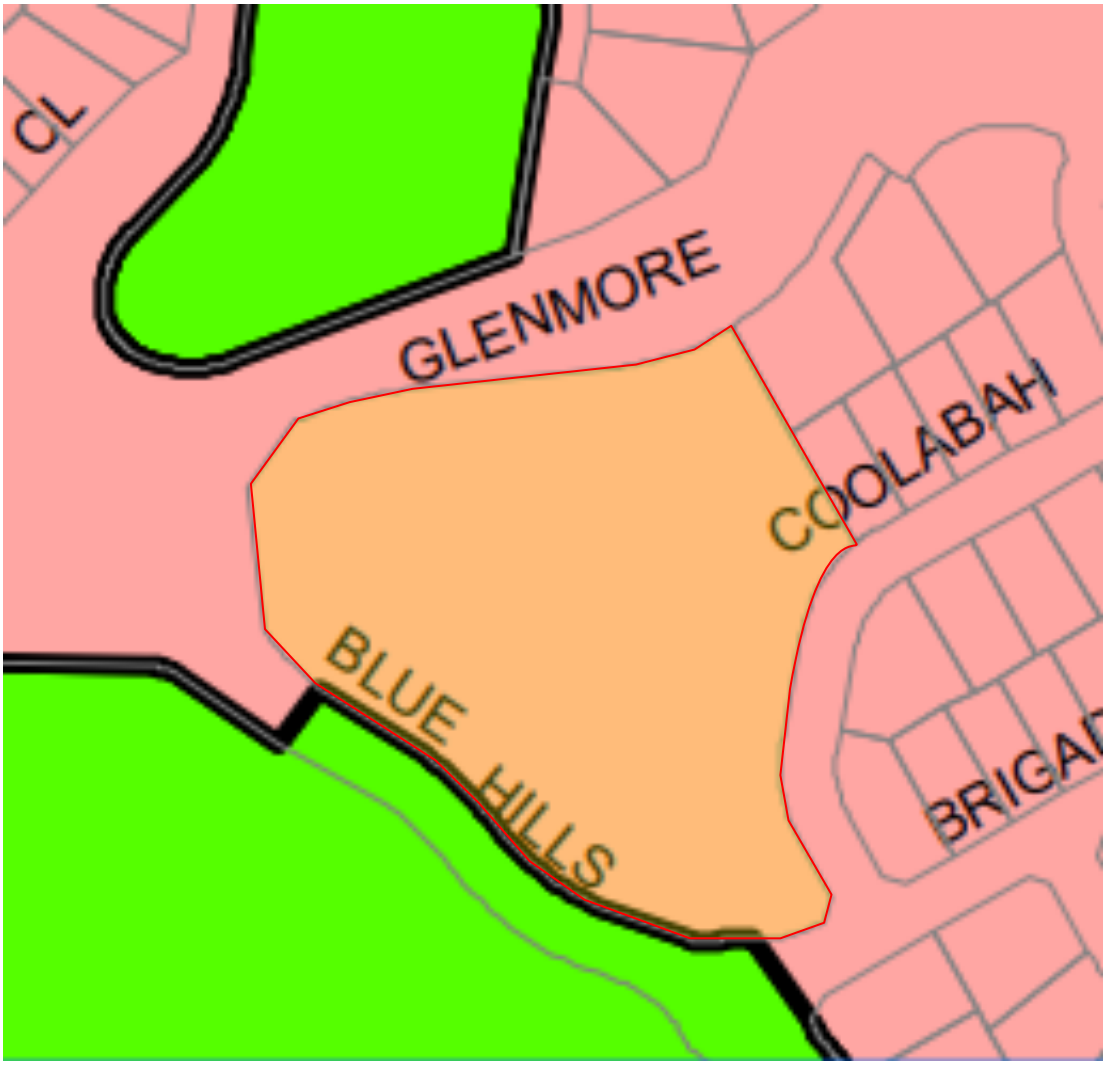
The image above shows the existing configuration of the site and relationship to the residential properties to the west of the site. The existing site contains a total of 44 parking spaces, that is shared across the existing café and child care centre use.

Zoning Controls

The site is zoned R2 Low Density Residential with a maximum height limit of 8.5m under the Penrith Local Environmental Plan 2010.

'Child Care Facilities' are permissible with consent within the R2 Zone, noting that the current application is made pursuant to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

Image 2: Zoning Map Sheet LZN_020 Extract (Source: Penrith LEP 2010)



- Subject Site

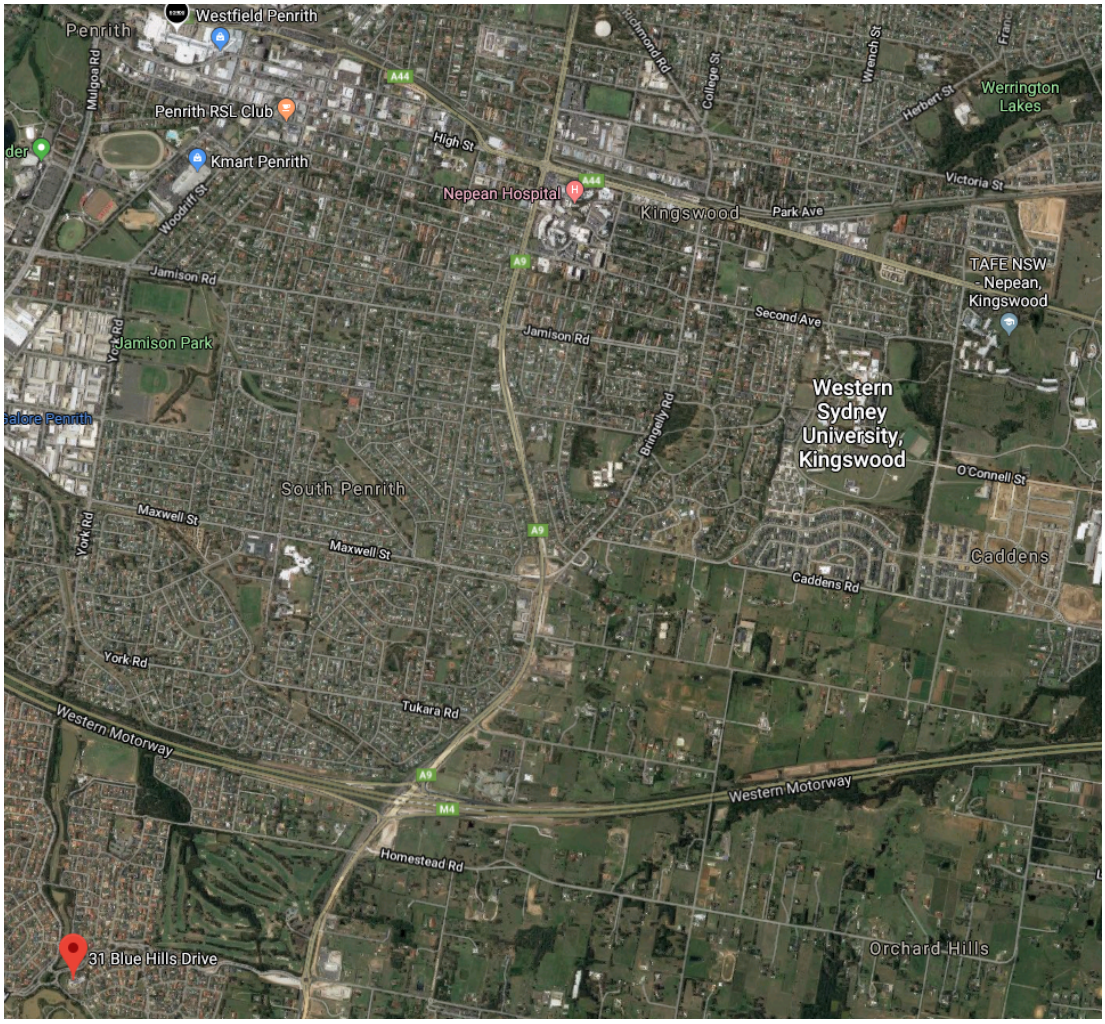
Built Form Analysis

Given the unique characteristics of the site, it differs from the standard 1-2 storey dwelling house, however, as it remains consistent in height and building materials present in modern developments within the area. The facility therefore is compatible with the existing low-density context. It is noted that the facility is already existing on the site, and that the modification does not seek to drastically alter the existing building form, thus it is to remain consistent.

Subject Area Analysis

The development site is within proximity to public parks/reserves, Western Sydney University Kingswood Campus, Nepean Hospital and Penrith CBD. An analysis of the development site within its broader locality is illustrated by an aerial map extract below.

Image 3: Aerial Map of the Broader Subject Area (Source: Google Maps)



Photographs are provided below and within the following pages that gives context to the locality and also the relationship of the parent site with adjoining developments.

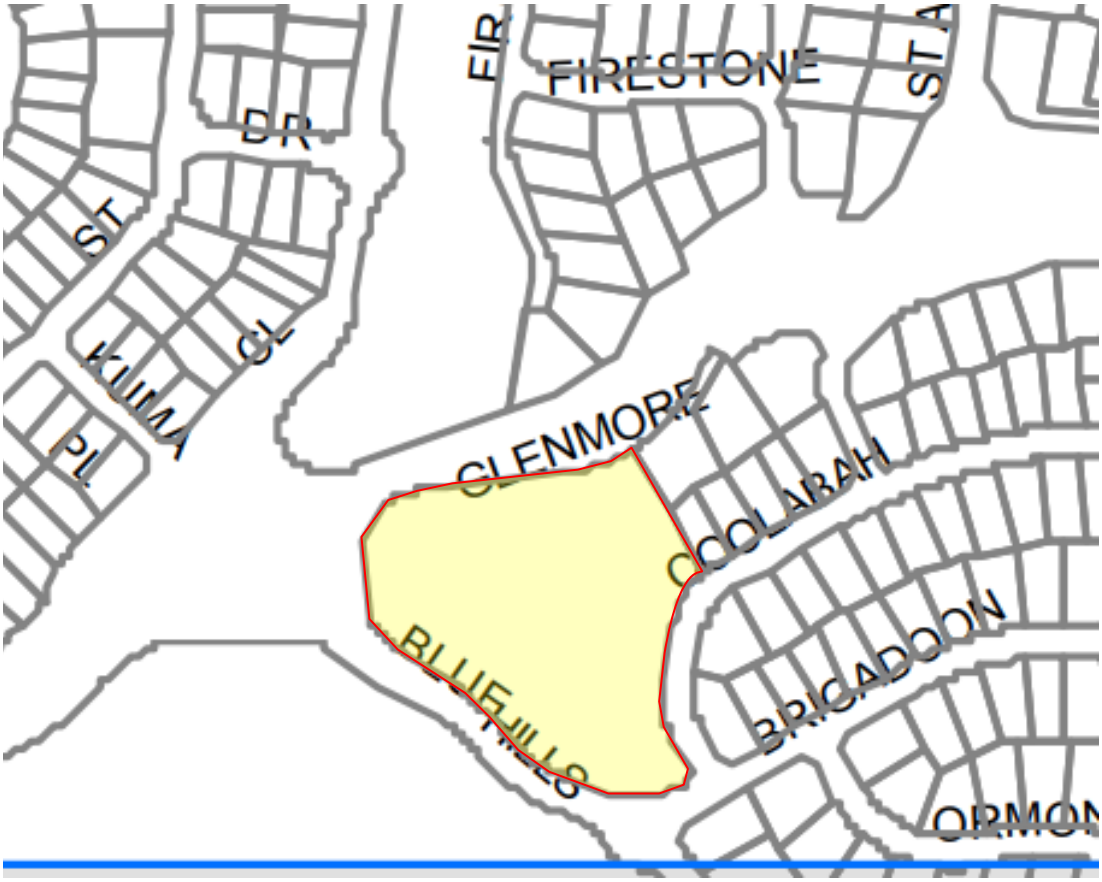
Photograph 1: Shows the subject site, as viewed from Coolabah Crescent.

Photograph 2: Shows the subject site, as viewed from Blue Hills Drive.

HERITAGE

The site is not identified as a heritage item or is it located within a heritage conservation area nor are there any local heritage item located near the subject parent site, as illustrated by a heritage map extract below.

Image 4: Heritage Map Sheet HER_006 Extract (Source: Penrith LEP 2010)



- Subject Site

As a result, the subject site will not have any associated heritage restriction and subsequently a Heritage Impact Statement is not deemed to be necessary.

DESCRIPTION OF PROPOSAL

The Development Application proposes alterations and additions to an existing *'Centre-Based Child Care Facility'* to increase the capacity to 80 places, at 31 Blue Hills Drive, Glenmore Park. The childcare will operate 7am to 6pm Monday to Friday.

The development proposes to provide additional indoor and outdoor play area in order to provide an additional 20 child care places, increasing the capacity from 60 places to 80 places. This is achieved primarily through the removal of existing meeting rooms associated with the community facility on this site- which has arisen through lack of use of those spaces and consideration of the highest and best use to benefit the community is via the expansion of high demand long dare care placements.

The new age ratios are:

- 0-2 year old: 16 children.
- 2-3 year old: 20 children.
- 3-5 year old: 44 children.

A brief description of the proposed changes is listed below:

1. Conversion of 2 meeting rooms into childcare rooms. Small wall between rooms is to be removed- providing an additional 92.71m^2 of indoor play area.
2. Conversion of current chair storage into children's bathroom. Children's bathroom waste and water supply to be gained from adjoining cleaners rooms mop sink
3. Removal of old double entry doors into room to be replaced with single entry door closer to hallway as well as pool type fence and gate internally
4. Addition of sink to existing kitchenette for hand washing

A detailed scope of works is provided within the architectural plans (pg. 9).

Parking

The site contains a total of 44 parking spaces at present, shared across the various uses. The report prepared by Loka Consulting Engineers confirms the following parking demand:

Café: 122m^2 of seated area= 21 spaces & Child Care Centre: 23 spaces

Total: 44 spaces. Therefore the existing 44 spaces on site are sufficient to cater for the proposal.

Acoustic

An Acoustic Report has been prepared by Rodney Stevens Acoustics (RSA) to address noise generation. That report confirms that subject to the following recommendations that the acoustic criteria can be satisfied:

- A 2.1m acoustic fence on the eastern boundary is to be provided.
- 50% of the children can engaged in outdoor play at a time;
- No music is to be placed in the outdoor areas.
- Children must be supervised at all times.

Access

An access report accompanies the application that confirms that compliance with disability access standards can be achieved.

The proposal is supported by the following plans and reports:

- Architectural Plans
- Section J Report
- Access Report
- Acoustic Report
- Traffic Report.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; and
- Penrith Local Environmental Plan 2010.

POLICY CONTROLS

The applicable policy control documents are: -

- Penrith Development Control Plan 2014;
- Childcare Planning Guidelines; and
- Education and Care Service National Regulations 2012.

CONSIDERATION OF PLANNING CONTROLS

A summary of the compliance of the proposal with the relevant planning controls is provided below.

STATE ENVIRONMENTAL PLANNING POLICY NO 55 REMEDIATION OF LAND

The SEPP applies to the development however this was considered as part of the original development application and found to be satisfactory and no further soil investigations are necessary.

STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The SEPP Educational Establishments and Child Care Facilities and associated Child Care Planning Guidelines were gazetted on the 1st of September 2017.

The SEPP has been introduced to facilitate the effective delivery of educational establishments and early education and care facilities across the State of NSW.

The table below provides discussions against the relevant provisions of the SEPP.

SEPP	Comment
3 Aims of Policy	
The aims of this Policy are as follows: **(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and** **(b) simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impacts as exempt development), and,** **(c) establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivery and to minimise impacts on surrounding areas, and**	The proposal will result in an addition of valuable child care places within the wider Penrith catchment.

(d) allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and **(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and** **(f) aligning the NSW planning framework with the National Quality Framework that regulates early education and care services,** **(g) ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and** **(h) encouraging proponent of new development or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design.**	
Part 3 Early education and care facilities – specific development controls	
23 Centre-based child care facility – matters for consideration by consent authorities **Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the *Child Care Planning Guidelines,* in relation to the proposed development.**	Applicable provisions under the Child Care Planning Guidelines has been addressed further within this statement.
25 Centre-based child care facility – non-discretionary development standards **The objective of this clause is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevents the consent authority from requiring more onerous standards for those matters.** **The following are non-discretionary development standards for the purpose of**	

section 79C (2) and (3) of the Act in relation to the carrying out of development for the purpose of a centre-based child care facility:	
location **the development may be located at any distance from an existing or proposed early education and care facility,** **indoor or outdoor space**	There are no restrictions relevant to the proposed development.
for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies – the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies – the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause, **Indoor play space required = 3.25m² for each child** **Outdoor place space required = 7m² for each child**	The centre-based child care facility provides 3.25m^2 of unencumbered indoor play space and 11.55m^2 of unencumbered outdoor play space which is consistent with the indoor and outdoor unencumbered space requirements of the Education and Care Service National Regulations.
site area and site dimensions – the development may be located on a site of any size and have any length of street frontage or any allotment depth,	Noted, with the development complying with site frontage requirements under the DCP.
26 Centre-based child care facility – development control plans **A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to age, age ratios, grouping, numbers of the like, of children) does not apply to development for the purpose of a centre-based child care facility:** **operational or management plans or arrangements (including hours of operation),** **demonstrated need or demand for child care services,** **proximity of facility to other early childhood education and care facilities,** **any matter relating to development for the purpose of a centre-based child care facility contained in:**	The DCP requires proposed child care facilities in excess of 40 children to demonstrate that services to be provided meets an unmet need in the community. Clause 26(b) of the Environmental Establishment and Child Care Facility SEPP 2017 stipulates that any provision of a development control plan that needs to demonstrate need or demand for child care services does not apply to the development for the purpose of a center-based child care facility.

the design principles set out in Part 2 of the *Child Care Planning Guidelines*, or the matters for consideration set out in Part 2 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).	

CHILD CARE PLANNING GUIDELINE

Under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, the *Child Care Planning Guideline* is to be taken into consideration when undertaking a development for a centre-based child care facility.

The planning guideline also takes precedence over a *Development Control Plan*, with some exceptions, where the two overlap in relation to a child care facility.

The table below provides detail on the relevant development standards relevant to the current proposal.

SEPP	Comment
Objectives **The planning objectives of this Guidelines are to:**	
• **promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations**	The development results in a high-quality centre-based child care facility designed to comply with the requirements of the National Regulations.
• **ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses**	The centre-based child care facility has been designed to be consistent with the existing low density built form pattern with the 1-2 storey building broken up into two distinct elements and include architectural features designed to match typical dwelling houses including pitched roof with appropriate landscape embellishment works in-order to be compatible and consistent with the existing low density context.
• **minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment**	The development has been designed to minimise adverse impacts on neighbouring properties in terms of privacy, acoustic and overshadowing. This is primary achieved via the siting and orientation of the building within the large site, providing sufficient separation and setback to neighbouring properties.

Part 3 Early education and care facilities – specific development controls	
3.1 Site selection and location	
C1 – For proposed development in or adjacent to a residential zone, consider:	
• **the acoustic and privacy impacts of the proposed development on the residential properties**	A Noise Impact Assessment has been prepared for the amended facility which concludes that the proposed child care facility is deemed to not cause "Offensive noise" to neighbouring residences provided that the noise control measures recommended is implemented.
• **The setback and siting of buildings within the residential context**	Complies with setback requirements under the DCP.
• **traffic and parking impacts of the proposal on residential amenity**	The development does not propose any changes to the approved parking arrangement noting the 44 spaces are sufficient to cater for demand as set out in the Loka Report.
C2 – When selecting a site, ensure that:	
• **the location and surrounding uses are compatible with the proposed development or use**	Centre-based child care facilities are a permissible and compatible land use within the R2 – Low Residential Density.
• **the site is environmentally safe including risk such as flooding, land slip, bushfires, coastal hazards**	Site is not identified as being affected by flooding, land slope, bushfires, coastal hazards and other environmental hazards.
• **there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous material remediation is needed**	The previous DA approved on the site investigated the potential environmental contaminants on the land and deemed the site acceptable.
• **the characteristics of the site are suitable for the scale and type of development proposed having regards to:** - **size of street frontage, lot configuration, dimensions and overall size** - **Number of shared boundaries with residential properties** - **will have no adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas**	The site is of a sufficient size and width to accommodate the proposed centre-based child care facility. The development site is not located within a sensitive environmental or cultural area and will not result in adverse environmental impacts on surrounding areas.

• **where the proposal is to occupy or retrofit an existing premise, the interior and exterior spaces are suitable for the proposed use**	N/A. Development proposes to undertake the development of a new centre-based child care facility.
• **there are suitable drop off and pick up areas, and off and on street parking**	The development does not propose any changes to the approved parking arrangement noting the 44 spaces are sufficient as confirmed in the Loka Report.
• **the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use**	Vehicular access is provided via Blue Hills Drive which is considered appropriate.
• **not located closely to incompatible social activities and uses such as restricted premises, injection rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises**	The subject site not located close to incompatible social activities and uses.
C3 – A child care facility should be located;	
• **near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship**	The site is within proximity to several parks and reserves, Western Sydney University Kingswood Campus, Nepean Hospital and Penrith CBD.
• **near or within employment areas, town centres, business centres, shops**	Subject site is Penrith CBD, Nepean Hospital and industrial employment areas.
• **with access to public transport including rail, buses, ferries**	Within walking distance to bus stops with services to Penrith.
C4 – A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from: • **proximity to** - **heavy or hazardous industry, waste transfer depots or landfill sites** - **LPG tanks or service stations** - **water cooling and water warming systems** - **odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use**	The subject site is not located within proximity to any identified environmental hazard.

zoning, may in future accommodate noise or odour generating uses - **extractive industries, intensive agriculture, agricultural spraying activities** • **any other identified environmental hazard or risk relevant to the site and/or existing buildings within the site**	
3.2 Local character, streetscape and the public domain interface	
C5 – The proposed development should:	
• **contribute to the local area by being designed in character with the locality and existing streetscape** • **reflect the predominant form of surrounding land uses, particularly in low density residential areas** • **recognise predominant streetscape qualities, such as building form, scale, materials and colours** • **include design and architectural treatments that responds to and integrate with the existing streetscape** • **use landscaping to positively contribute to the streetscape and neighbouring amenity** • **integrate car parking into the building and site landscaping design in residential areas**	The centre-based child care facility will remain compatible with the existing low-density characteristics of the subject area, noting development complies with prescribed height control under the LEP.
C6 – Create a threshold with a clear transition between public and private realms, including:	
• **fencing to ensure safety for children entering and leaving the facility**	The proposal incorporates built elements, fencing and landscaping that clearly distinguishes between the public and private domain.
• **windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community**	The proposed development incorporates an active façade that will permit casual surveillance to all frontages.
• **integrating existing and proposed landscaping with fencing**	Proposed landscaping works seek to soften the built form and fencing and also seek to integrate the development with the site's low-density context.

C7 – On sites with multiple buildings and /or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitor and children by changes in materials, plant species and colours	The site does not contain multiple buildings or entries. The primary entry point is designed to be clearly visible and legible from Blue Hills Drive.
C8 – Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:	
• **clearly defined street access, pedestrian paths and building entries**	The subject site does not adjoin a public park, open space or bushland however the development provides clearly defined street access, pedestrian paths and building entries.
• **low fences and planting which delineate communal/private open space from adjoining public open space**	Fencing and landscape works will contribute towards delineate communal/private open space from the public domain.
• **minimal use of blank walls and high fences**	The development is to retain the existing building, which incorporates architectural features and articulation to provide an attractive double storey-built form that appropriately addresses its frontages.
C9 – Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	Development proposes appropriate fencing that is consistent with fencing within the precinct and with comparable child care facility within the wider Penrith Local Government Area.
Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	Subject site is not listed as a heritage item and is not within a conservation area.
C10 – High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	See the attached acoustic report for detail noting only 2.1m is necessary to mitigate noise impacts which is only 300mm higher than typical boundary fencing.

3.3 Building orientation, envelope and design	
C11 – Orient a development on a site and design the building layout to	
• **ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by;** - **facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties** - **placing play equipment away from common boundaries within residential properties** - **locating outdoor play areas away from residential dwellings and other sensitive uses**	The proposed amendments will not impact upon the existing visual privacy and noise impacts on neighbouring properties.
• **optimise solar access to internal and external play areas**	The new areas are orientated to the north and thus receive adequate solar access.
• **avoid overshadowing of adjoining residential properties**	The proposal will not alter the existing building envelope.
• **ensure buildings along the street frontage define the street by facing it**	No changes.
• **ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climate conditions**	All outdoor play areas are to be located on the ground floor.
C12 – The following matters may be considered to minimise the impacts of the proposal on local character: • **building height should be consistent with other buildings in the locality** • **building height should respond to the scale and character of the street** • **setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility** • **setbacks should provide adequate access for building maintenance** • **setbacks to the street should be consistent with the existing character**	No changes to the existing building envelope are proposed.
C13 – Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres.	No changes to the building envelope are proposed.

C15 – The built form of the development should contribute to the character of the local area, including how it: • **respect and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage** • **contributes to the identity of the place** • **retains and reinforces existing built form and vegetation where significant** • **considers heritage within the local neighbourhood including identified heritage items and conservation areas** • **responds to its natural environment including local landscape setting and climate** • **contributes to the identify of place**	No changes to the existing building envelope are proposed.
C16 – Entry to the facility should be limited to one secure point which is: • **located to allow ease of access, particularly for pedestrians** • **directly accessible from the street where possible** • **directly visible from the street frontage** • **easily monitored through natural or camera surveillance** • **not accessible through an outdoor play area**	No changes proposed.
C17 – Accessible design can be achieved by: • **providing accessibility to and within the building in accordance with all relevant legislation**	No changes.
• **linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry**	No changes.

• providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.	No changes.
3.4 Landscaping	
C18 – Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. **Use the existing landscape where feasible to provide a high quality landscaped area by:** • **reflecting and reinforcing the local context** • **incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping**	No changes.
C19 – Incorporate car parking into the landscape design of the site by: • **planting shade tree in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings** • **taking into account streetscape, local character and context when siting car parking areas within the front setback** • **using low level landscaping to soften and screen parking areas**	No changes.
3.5 Visual and Acoustic Privacy	
C20 – Open balconies in mixed use development should not overlook facilities nor overhang outdoor play spaces.	The proposal is not part of a mixed-use development. Not applicable
C21 – Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: • **appropriate site and building layout**	

• **suitable locating pathways, windows and doors** • **permanent screening and landscape design**	Development has been designed to minimise direct overlooking of the proposed indoor room and additional outdoor play space from public area noting that the size of the development site permits appropriate siting and building layout and separation from public areas through the use of acoustic barriers and landscape works to the boundaries. The site is surrounded on all sides by streets, providing additional separation from any residential dwellings.
C22 – Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: • **appropriate site and building layout** • **suitable locating pathways, windows and doors** • **permanent screening and landscape design**	The site is surrounded on all sides by streets, providing separation from any residential dwellings. Landscaping and fencing also contribute in minimising overlooking.
C23 – A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should: • **provide an acoustic fence along any boundary where the adjoining property contains a residential use (An acoustic fence is one that is a solid, gap free fencing)** • **ensure that mechanical plant or equipment is screened by soil, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure**	See the provided acoustic report for detail.
3.6 Noise and Air Pollution	
Child care facilities located near major roads, rail lines, and beneath flight paths are likely to be subject to noise impacts. Other noisy environments such as industrial areas and substations may impact on the amenity and well-being of the children and staff. The location of child care facilities should be selected to avoid or minimise the potential impact of external sources of significant noise.	
C25 – Adopt design solution to minimise the impacts of noise, such as: • **creating physical separation between buildings and the noise source**	Not affected by the proposal.

• orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of opening facing noise sources • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits • locating cot rooms, sleeping areas and play areas away from external noise sources	
C26 – An acoustic repost should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: • on industrial zoned land where an ANEF contours is between 20 and 25, consistent with AS 2021 – 2000 • along a railway or mass transit corridor, as defined by *State Environmental Planning Policy (Infrastructure) 2007* • on a major or busy road • other land that is impacted by substantial external noise	No substantial external noise affects the site.
C27 – Locate child care facilities on sites which avoid or minimise the potential impact of external source of air pollution such as major roads and industrial development	Complies.
C28 – A suitable qualified air quality professional should prepare an air quality assessment report to demonstrate that the proposed child care facilities close to major roads or industrial development can meet air quality standards in accordance with relevant legislation and guidelines.	Not affected the by the proposal.

3.8 Traffic, Parking and Pedestrian Circulation	
C31 – Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land. **Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rate:** **Within 400m of a metropolitan train station:** • **1 space per 10 children** • **1 space per 2 staff. Staff parking may be stacked or tandem parking with no more than 2 spaces in each tandem space.** **In other areas:** • **1 space per 4 children**	No changes are proposed to the existing car parking arrangement.
C32 – In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicular movement or potential conflicts with truck and large vehicles.	Site not located on a commercial or industrial zone. Not applicable.
C33 – A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised and demonstrate that • **the amenity of the surrounding area will not be affected** • **there will be no impacts on the safe operation of the surrounding road network**	No changes to the existing parking arrangement are proposed.
C34 – Alternate vehicular access should be provided where child care facilities are on site fronting; • **a classified road** • **roads which carry freight traffic or transport dangerous goods or hazardous materials** **The alternate access must have regard to the prevailing traffic conditions**	No applicable as the site does not front a classified road or a road which carriers freight traffic or transport dangerous goods or hazardous materials.

• **pedestrian and vehicle safety including bicycle movements** • **the likely impact of the development on traffic**	
C35 – Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the sider locality in times of emergency.	Development site is not within a cul-de-sac or narrow lanes or road. Not applicable.
C36 – The following design solutions may be incorporated into a development to help provide a safe pedestrian environment; • **separate pedestrian access from the car park to the facility** • **defined pedestrian crossings including within large car parking areas** • **separate pedestrian and vehicle entries from the street for parents, children and visitors** • **pedestrian paths that enable two prams to pass each other** • **delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities** • **vehicles can enter and leave the site in a forward direction**	Development provide separate pedestrian and vehicular access. Vehicles can enter and exit the site in a forward direction.
C38 – Car parking design should: • **include a child safe fence to separate car parking areas from the building entrance to play areas** • **provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards** • **include wheelchair and pram accessible parking**	Car parking area is sufficiently separated from the building entrance and outdoor play area. Accessible car parking spaces designed in accordance with Australian Standard is clearly marked and situated near the entry point.
Part 4 Applying the National Regulations to development proposals	
4.1 Indoor space requirements	
Regulation 107 ***Education and Care Services National Regulations*** **Every child being educated and cared for within a facility must have a minimum of 3.25m^2 of unencumbered indoor space.**	The proposal provides 3.25m^2 of indoor play space per child. The play space has been

	calculated in accordance with the unencumbered guidelines of this Guideline.
Design Guidance ***Verandas as indoor space*** **For a veranda to be included as unencumbered indoor space, any opening must be able to be fully closed during inclement weather. It can only be counted once and therefore cannot be counted as outdoor space as well as indoor space.**	No veranda is to be included as unencumbered indoor space. Not applicable.
Design Guidance ***Storage*** **It is recommended that a child care facility provide;** • **a minimum of 0.3m^3 per child of external storage space** • **a minimum of 0.2m^3 per child of internal storage space**	The proposal provides appropriate internal and external storage areas.
4.2 Laundry and hygiene facilities	
Regulation 106 ***Education and Care Services National Regulations*** **There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering.**	On site laundry facilities are provided.
Laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	Designed to comply.
Child care facilities must also comply with the requirements for laundry facilities that are contained in the *National Construction Code.*	Laundry designed to comply with relevant requirements under the National Construction Code.
Design Guidance ***On site laundry*** **On site laundry facilities should contain:** • **a washer or washers capable of dealing with heavy requirements of the facility** • **a dryer** • **laundry sinks** • **adequate storage for soiled items prior to cleaning** •	Designed to comply.

4.3 Toilet and hygiene facilities	
Regulation 109 ***Education and Care Services National Regulations*** **Adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.**	Toilet facilities for both the children and staff are provided.
Child care facilities must comply with the requirements for sanitary facilities that are contained in the *National Construction Code.*	Sanitary facilities designed to comply with relevant requirements under the National Construction Code.

4.4 Ventilation and natural light	
Regulation 110 ***Education and Care Services National Regulations*** **Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.**	The proposed facility has been designed to achieve cross ventilation, receive and have adequate natural light and be temperature controlled to avoid extremes in temperature.
Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the *National Construction Code.* Ceiling height requirements may be affected by the capacity of the facility.	Light and ventilation and minimum ceiling heights designed to comply with relevant requirements under the National Construction Code.
Design Guidance ***Natural light*** **When designing child care facilities consideration should be given to:** • **providing windows facing different orientations** • **using skylights as appropriate** • **ceiling heights**	Development provides windows facing different orientation with the proposed ceiling heights are proportional to the room size to ensure natural lighting is available to activity spaces.

4.5 Administrative space	
Regulation 111 ***Education and Care Services National Regulations*** **Services must provide adequate area or areas for the purpose of conducting the administrative functions of the services, consulting with parents of children and conducting private conservations.**	Adequate space for administrative tasks being conducted on site are proposed within the office, staff and meeting rooms.

4.6 Nappy change facilities	
Regulation 112 ***Education and Care Services National Regulations***	
Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing.	Nappy change facilities are provided for the facility for kids aged between 0-2.
All nappy changing facilities should be designed and located in an area that prevents unsupervised access to children.	Complies.
Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the *National Construction Code.*	Nappy changing, and bathing facilities designed to comply with relevant requirements under the National Construction Code.
Design Guidance **In circumstances where nappy change facilities must be provided, design considerations could include;** **- Properly constructed nappy changing bench or benches** **- A bench type baby bath within one metre form the nappy change bench** **- The provision of hand cleansing facilities for adults in the immediate vicinity of the nappy change area** **- A space to store steps** **positioning to enable supervision of the activity and play areas**	Designed to comply.

4.7 Premises designed to facilitate supervision	
Regulation 115 ***Education and Care Services National Regulations***	
Centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regards to the needs to maintain their right and dignity.	The proposed layout ensures that hidden corners are avoided and that supervision views are maximised throughout the development.
Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the *National Construction Code.*	Comply.

4.8 Emergency and evacuation procedures	
Regulations 97 and 168 Education and Care Services National Regulations **Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.** **Regulation 97 sets out the detail for what those procedures must cover including;** • **instructions for what must be done in the event of an emergency** • **an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit** • **a risk assessment to identify potential emergencies that are relevant to the service**	The proposed child care facility has been designed and incorporate features that provide for the safe and managed evacuation of children and staff from the facility in the event of a fire or other emergency. An Emergency and Evacuation Plan will be prepared in accordance with Regulation 97 and design guidance contained within this Guideline prior to operations commencing.
Design Guidance **An emergency and evacuation plan should be submitted with a DA and should consider:** • **the mobility of children and how this is to be accommodated during an evacuation** • **the location of a safe congregation / assembly point, away from the evacuated building, busy road and other hazards, and away from evacuation points used by other occupants or tenants of the same building or of surrounding buildings** • **how children will be supervised during the evacuation and at the** • **congregation/assembly, relative to the capacity of the facility and governing child-to-staff ratios**	An Emergency and Evacuation Plan will be prepared in accordance with Regulation 97 and design guidance contained within this Guideline prior to operations commencing.
4.9 Outdoor space requirements	
Regulations 108 Education and Care Services National Regulations **Every child being educated and cared for within a facility must have a minimum of 7.0m^2 of unencumbered outdoor space.**	The proposal provides 11.55m^2 of unencumbered outdoor play space per child. The play space has been calculated in accordance with the unencumbered guidelines of this Guideline. Exploration and leaning within the outdoor play area will be maximised with the use of facilities such as the outdoor play equipment. Not applicable.

A veranda that is included within indoor space cannot be included when calculating outdoor space and vice versa.	
Design Guidance **Calculating unencumbered space for outdoor areas should not include areas of dense hedges or planting along boundaries which are designed for landscaping purpose and not for children's play.**	Complies, no areas of dense hedges or planting along boundaries are used to calculate unencumbered space for outdoor areas.
4.10 Natural environment	
Regulations 113 ***Education and Care Services National Regulations*** **The approved provider of a centre-based service must ensure that the outdoor space allow children to explore and experience the natural environment**	Exploration and leaning within the outdoor play area will be maximised with the use of facilities such as the outdoor play equipment.
Design Guidance **Shrubs and trees selected for the play space must be safe for children. Avoid plant species that risk the health, safety and welfare of the facility's occupants, such as those which:** • **are known to be poisonous, produce toxins or have toxic leave or berries** • **have seed pods or stone fruit, attract bees, have thrones, spikes or prickly foliage or drop branches**	Noted, refer to attached landscape plan for detail.
The outdoor space should be designed to: • **provide a variety of experience that facilitate the development of cognitive and physical skills, provide opportunities for social interaction and appreciation of the natural environment** • **Assist supervision and minimise opportunities for bullying and antisocial behaviour** • **enhance outdoor learning, socialisation and recreation by positioning outdoor urban furniture and play equipment in configurations that facilities interaction** • **sand pits and water play areas** • **furniture made of logs and stepped logs** • **dense indoor planting and green vegetated walls** • **climbing frames, walking and/or bike tracks**	The outdoor space has been designed to provide a variety of experience that facilitate the development of cognitive and physical skills, provide opportunities for social interaction and appreciation of the natural environment.

• **vegetable gardens and gardening tubs.**	
4.11 Shade	
Regulations 114 Education and Care Services National Regulations	
The approved provider of a centre-based service must ensure that the outdoor space includes adequate shaded areas to protect children from overexposure to ultraviolent radiation from the sun.	Appropriate natural and built shade structures are incorporated into the design of the child care facility that will contribute towards protecting children from overexposure to ultraviolent radiation from the sun.
4.12 Fencing	
Regulations 104 Education and Care Services National Regulations	
Any outdoor space used by children must 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. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.	Development proposes appropriate fencing that is consistent with fencing within the subject area and with comparable child care facility within the wider Penrith Local Government Area.
Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the *National Construction Code.*	Designed to comply.
Design Guidance	
Fencing at child care facilities must provide a secure, safe environment for children and minimise access to dangerous areas. Fencing also needs to positively contribute to the visual amenity of the streetscape and surrounding areas. In general, fencing around outdoor play areas should: • **prevent children climbing over, under or through fencing** • **prevent people outside the facility from gaining access by climbing over, under or through the fencing** • **not create a sense of enclosure.**	Development proposes appropriate fencing that is consistent with fencing within the subject area and with comparable child care facility within the wider Penrith Local Government Area.
Design consideration for side and rear boundary fences could include:	Designed to comply.

• **being made from solid prefinished metal, timber or masonry** • **Having a minimum height of 1.8m** • **having no rails or elements for climbing higher than 150mm from the ground** **Fencing and gates should be designed to ensure adequate sightlines for vehicles and pedestrian safety in accordance with Australian Standards and Roads and Maritime Services Traffic Management Guidelines.** **Gates should be designed to prevent children leaving/entering unsupervised by use of childproof locking systems.**	Fencing and gates designed to comply with relevant requirements under the Australian Standards and Roads and Maritime Services Traffic Management Guidelines. Designed to comply.
4.13 Soil assessment	
Regulations 25 *Education and Care Services National Regulations* **Subclause(d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purpose as part of an application for serviced approval.**	This was assessed during the original DA.

SYDNEY REGIONAL ENVIRONMENTAL PLAN (SREP) NO. 20 HAWKESBURY NEPEAN RIVER

The development proposal relies on the existing drainage system noting no change to the building envelope.

PENRITH LOCAL ENVIRONMENTAL PLAN 2010

As outlined below, the subject site is zoned R2 Low Residential Density under the provisions of the Penrith Local Environmental Plan 2010.

The current application is made pursuant to the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

'Centre-Based Child Care Facilities' are permissible with consent within the R2 Zone, with the site subject to a maximum building height of 8.5m as per the LEP.

> ***centre-based child care facilities*** *means:*
>
> *(a) a building or place used for the education and care of children that provides any one or more of the following:*
> *(i) long day care,*
> *(ii) occasional child care,*
> *(iii) Out-of-school-hours care (including vacation care),*
> *(iv) Preschool care, or*
> *(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Lay (NSW),*
>
> *but does not include*
>
> *(c) a building or place used for home-based child care or school-based child care, or*
> *(d) an office of a family day care services (within the meaning of the Children (Education and Care Services) National Lay (NSW), or*
> *(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or*
> *(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or*
> *(g) a service that is concerned primarily with providing lesion or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or*
> *(h) a child-mining service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.*

The development proposal is also consistent with the prescribed zone objectives which are stipulated as:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote the desired future character by ensuring that development reflects features or qualities of traditional detached dwelling houses that are surrounded by private gardens.*
- *To enhance the essential character and identity of established residential areas.*
- *To ensure a high level of residential amenity is achieved and maintained.*

The site provides a centre-based child care facility that will provide valuable child care services and employment opportunities to people who live and work in the local area.

The table in the following page provides details on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Penrith Local Environmental Plan 2010 – Compliance Table			
Clause	Controls	Comments	Complies
Zoning	R2 – Low Density Residential	'*Centre Based Child Care Facilities'* are permissible with Council consent in the R2 – Zone	**Yes**
Part 2 Permitted or Prohibited Development			
2.3	Zone objectives and land use table	The proposal is consistent with the zone objectives of the R2 – Low Density Residential Zone and will provide valuable child care services and employment opportunities to people who live and work in the local area.	**Yes**
2.6	Subdivision – consent requirements	No subdivision is proposed.	**N/A**
2.7	Demolition requires consent	Consent is sought for minor demolition, of the internal walls.	**Yes**
Part 4 Principal Development Standards			
4.3	Height of building – 8.5m	Penrith Local Environmental Plan 2010 Height of Building Map Sheet HOB_020 indicates that the maximum building height within the subject site is 8.5m. No changes to the existing height are proposed.	**N/A**

Clause	Controls	Comments	Complies
4.4	Floor space ratio	No FSR control applies to the subject site. Not relevant.	**N/A**
Part 5 Miscellaneous Provision			
5.10	Heritage conservation	The site is not identified as a heritage item or is it located within a heritage conservation area nor are there any local heritage item located near the subject parent site. As a result, the subject site will not have any associated heritage restriction and subsequently a Heritage Impact Statement is not deemed to be necessary.	**N/A**
Part 7 Additional Local Provisions			
7.1	Earthworks	No earthworks are proposed.	**N/A**
7.2	Flood planning	Not affected by the proposal	**N/A**
7.3	Development on natural resources sensitive land	The subject site is not identified on the Natural Resources Sensitive Map. Not applicable.	**N/A**
7.4	Sustainable Development	Not affected by the proposal.	**N/A**
7.5	Protection of Scenic Character and Landscape Values	Not affected by the proposal.	**N/A**
7.6	Salinity	Not affected by the proposal	**N/A**
7.7	Servicing	Already established.	**N/A**

PENRITH DEVELOPMENT CONTROL PLAN 2014

All relevant Council controls have been identified and considered in the following compliance table.

Penrith Development Control Plan 2014 Compliance Table			
Clause	Controls	Comments	Complies
C1 Site Planning and Design Principles			
1.1	Site Planning	*1.1.1 Site Analysis* Addressed within previous DAs. *1.1.2 Key Areas with Scenic and Landscape Values* Not affected by the proposal	 **Yes** **N/A**
1.2	Design Principles	*1.2.2 Built Form – Energy Efficiency and Conservation* Not affected by the proposal. *1.2.3 Building Form – Height, Bulk and Scale* No changes to the building envelope are proposed. *1.2.4 Responding to the Site's Topography and Landform* Does not affect the proposal *1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)* The proposal will continue to incorporate an active façade that will permit casual surveillance to both frontages as well as common areas and landscaped areas of the proposal. The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.	 **N/A** **N/A** **N/A** **Yes**

Clause	Controls	Comments	Complies
		The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles. *1.2.6 Maximising Access and Adaptability* No changes.	**N/A**
C2 Vegetation Management			
2.1	Preservation of Trees and Vegetation	Not affected by the proposal.	**N/A**
2.2	Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	Not affected by the proposal.	**N/A**
2.3	Bushfire Management	Not affected by the proposal.	**N/A**
C3 Water Management			
3.2	Catchment Management and Water Quality	Not affected.	**N/A**
3.3	Watercourses, Wetlands and Riparian Corridors	Not affected by the proposal.	**N/A**
3.4	Groundwater	Not affected by the proposal, no groundworks are proposed.	**N/A**
3.5	Flood Planning	Not affected by the proposal.	**N/A**
3.6	Stormwater Management and Drainage	Not affected by the proposal.	**N/A**
3.9	Water Sensitive Urban Design	Not affected by the proposal.	**N/A**
C4 Land Management			
4.1	Site Stability and Earthworks	Not affected by the proposal.	**N/A**
4.3	Erosion and Sedimentation	Not affected by the proposal.	**N/A**
4.4	Contaminated Lands	Not affected by the proposal.	**N/A**
4.5	Salinity	Not affected by the proposal.	**N/A**

C5 Waste Management			
		A Waste Management Plan is attached as part of this application. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development. Refer to attached Waste Management Plans for detail.	**Yes**
C6 Landscape Design			
		No changes to landscaping are proposed.	**N/A**
C7 Cultural and Heritage			
7.1	Heritage	N/A	**N/A**
7.2	Aboriginal Cultural and Heritage	N/A	**N/A**
7.3	Significant Trees and Gardens	N/A	**N/A**
C9 Advertising and Signage			
9.1		N/A	**N/A**
C10 Transport, Access and Parking			
10.2	Traffic Management and Safety	No changes.	**N/A**
10.3	Key Transport Corridors	The subject site is not located within a key transport corridor. Not relevant.	**N/A**
10.5	Parking, Access and Driveways Parking Rates 1 space per 10 children plus 1 employee	There is no change to the 44 spaces on the site, however the breakdown and consideration of the café and child care use has been considered in the traffic and parking report by Loka. That report outlines the following parking demand: Café: 122m^2 of seated area= 21 spaces Child Care Centre: 23 spaces Total: 44 spaces. Therefore the existing 44 spaces on site are sufficient to cater for the proposal.	**Yes**

D5 Other Land Uses			
5.2	Child Care Centers	*1) Work Based Child Care Centers*	
		The development site is not located within a business or industrial area.	**N/A**
		2) Location	
		a) The DCP requires proposed child care facilities in excess of 40 children to demonstrate that services to be provided meets an unmet need in the community. Clause 26(b) of the Environmental Establishment and Child Care Facility SEPP 2017 stipulates that any provision of a development control plan that needs to demonstrate need or demand for child care services does not apply to the development for the purpose of a center-based child care facility.	**Yes**
		b) The development is in proximity to the existing residential population of Glenmore Park.	Yes
		c) No changes to vehicular access are proposed.	**N/A**
		d) No changes to vehicular access are proposed.	**N/A**
		e) The development site is not located within an 85m radius of an existing or approved service station, or on land in a specific radius of an existing/approve flammable storage area under the State Environmental Planning Policy No 22 Hazardous and Offensive Development.	**Yes**
		f) The subject site is not located opposite or adjacent to an existing and lawful sex service premises and/or restricted premises.	**Yes**
		g) The subject site is not adjacent to an electricity transmission easement, mobile phone tower or similar structures.	**Yes**
		h) The subject site is not identified as being flood prone land under the Penrith LEP 2010.	**Yes**
		3) Design, Scale and Site Frontage	
		a) No changes.	N/A
		b) No changes.	
		c) No changes.	
		d) No changes.	
		e) No changes.	

	4) Built Form No changes. b) No changes. d) No changes.	**N/A**
	5) Vehicle Access, Circulation and Parking The vehicle circulation and car parking areas within the at-grade parking has been designed to allow safe drop-off and collection of children as well as the safe movement and parking of staff, parents and visitors. This is maintained by the proposal noting the overall parking provisions are consistent with those required for the Café and Child Care Centre use.	**Yes**
	6) Noise An acoustic report accompanies the DA confirming the 20 additional places will comply with the noise criteria subject to a 2.1m barrier and recommendations on management of the outdoor play spaces.	**Yes**
	7) Shade Appropriate shade structures are provided within the outdoor play area. See attached plans for detail.	**Yes**
	8) Landscaping No changes.	**N/A**

EDUCATION AND CARE SERVICES NATIONAL REGULATIONS 2012 (NATIONAL REGULATIONS)

In preparing this development application and in the design development of the proposal, regard has been had to not only the relevant Penrith City Council controls and guidelines, but also to the Education and Care Services National Regulations 2012 (National Regulations).

CONCLUSION

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

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Job Number: **20NL008-T2** **Date:** **18TH February, 2020**

Traffic Management Report for

Glenmore Park Child and Family Centre

Prepared by

LOKA CONSULTING ENGINEERS

Nermein Loka

BSC, ME, MIE (AUST), CPEng, NPER, RPEQ

Senior Civil Engineer

Accredited Certifier

Director

Table of Contents

1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Designcorp Architects to provide Traffic Management Plan for the site at Glenmore Park Child and Family Centre (refer to Figure 1 and Figure 2).

A Traffic Management Plan and Report is required for the proposed development to identify the impacts of the proposal on the local street network and mitigation measures required to ameliorate any impacts, describes the site and provides details of the development proposal.

- Reviews the road network in the vicinity of the site, and traffic conditions on that road network.
- Reviews the geometric design features of the proposed car parking facilities for compliance with the relevant codes and standards.
- Assesses the adequacy and suitability of the quantum of off-street car parking provided on site.

- **Figure 1 - The Subject Site (from SIX Maps)**

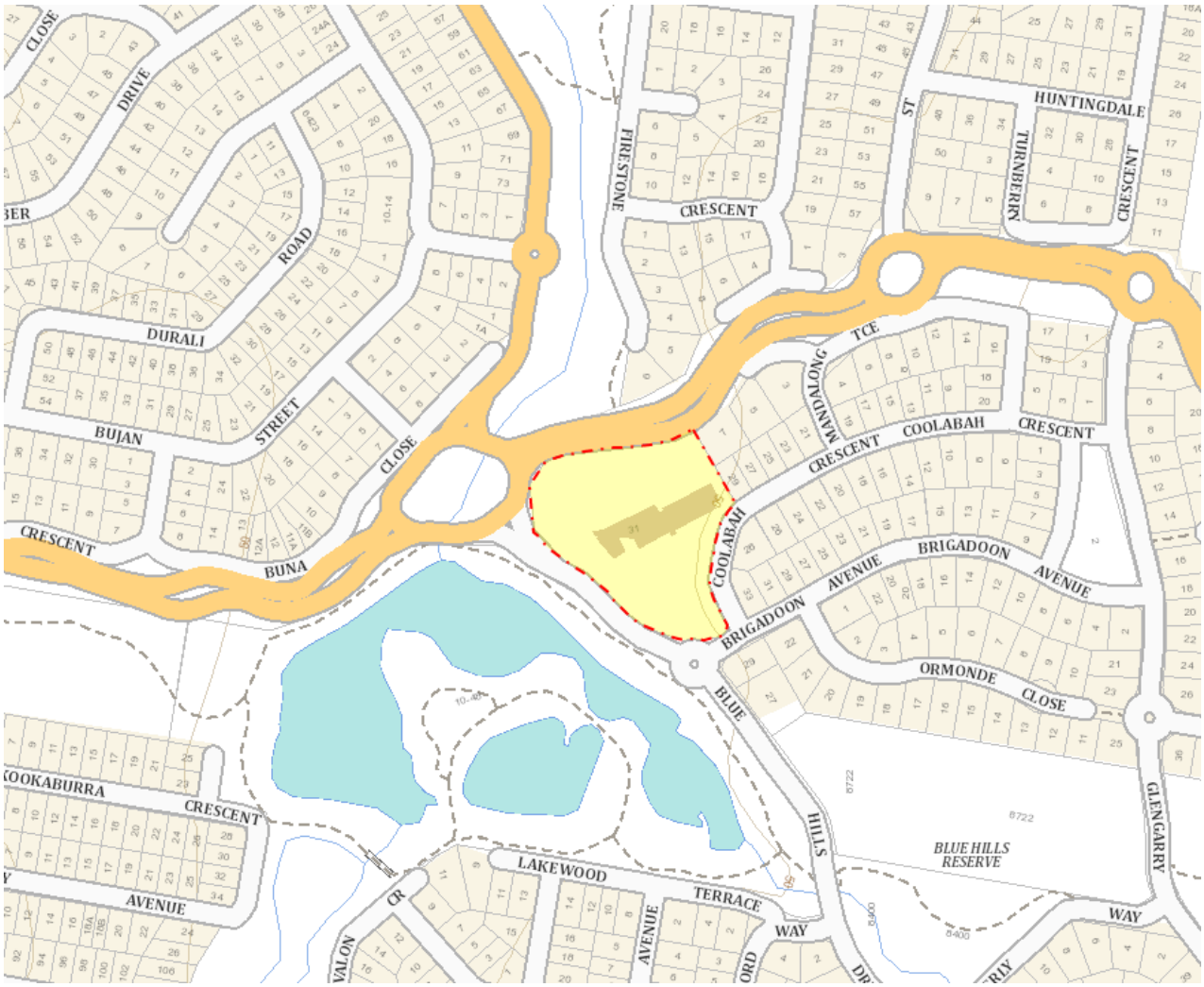

Figure 2 - Site location map (from SIX Maps)

2. Proposed Development

The proposed development will facilitate alteration and addition works as following:

1. Conversion of 2 meeting rooms into childcare rooms. Small wall between rooms is to be removed.
2. Conversion of current chair storage into children's bathroom. Children's bathroom waste and water supply to be gained from adjoining cleaners rooms mop sink.
3. Removal of old double entry doors into room to be replaced with single entry door closer to hallway as well as pool type fence and gate internally.
4. Addition of sink to existing kitchenette for hand washing.

The proposed development is bounded by:

- 29 Coolabah Crescent & 7 Mandalong Terrace on the East
- Blue Hills Drive on the West
- Glenmore Parkway on the North,
- Brigadoon Avenue & Coolabah Crescent on the South.

There is an existing vehicular crossing to the site from Blue Hills Drive

2.1.Public Transport, Pedestrians and Cyclists

The area is well connected to public transport, with bus stations located in close proximity to the site.

1- It takes 5 minutes walking (350m) from the site to Surveyors Creek Rd at Kiber Drive bus stop (refer to Figure 2-1).
2- It takes 8 minutes walking (650m) from the site to Glengarry Drive opp Westerly Way bus stop (refer to Figure 2-2).

Table 2-1 shows the bus line name; routes and the time between two successive trips. Refer to Transport NSW for accurate details.

Location	Line Name	Route	Interval
Bus stop 1	781	St Marys to Penrith via Glenmore Park	Twice per day
	797	Penrith to Glenmore Park	15 min
Bus Stop 2	794	Glenmore Park to Penrith via The Northern Rd	15 min
	799	Glenmore Park to Penrith via Regentville	30 min

Table 2-1 Bus line, route, and time

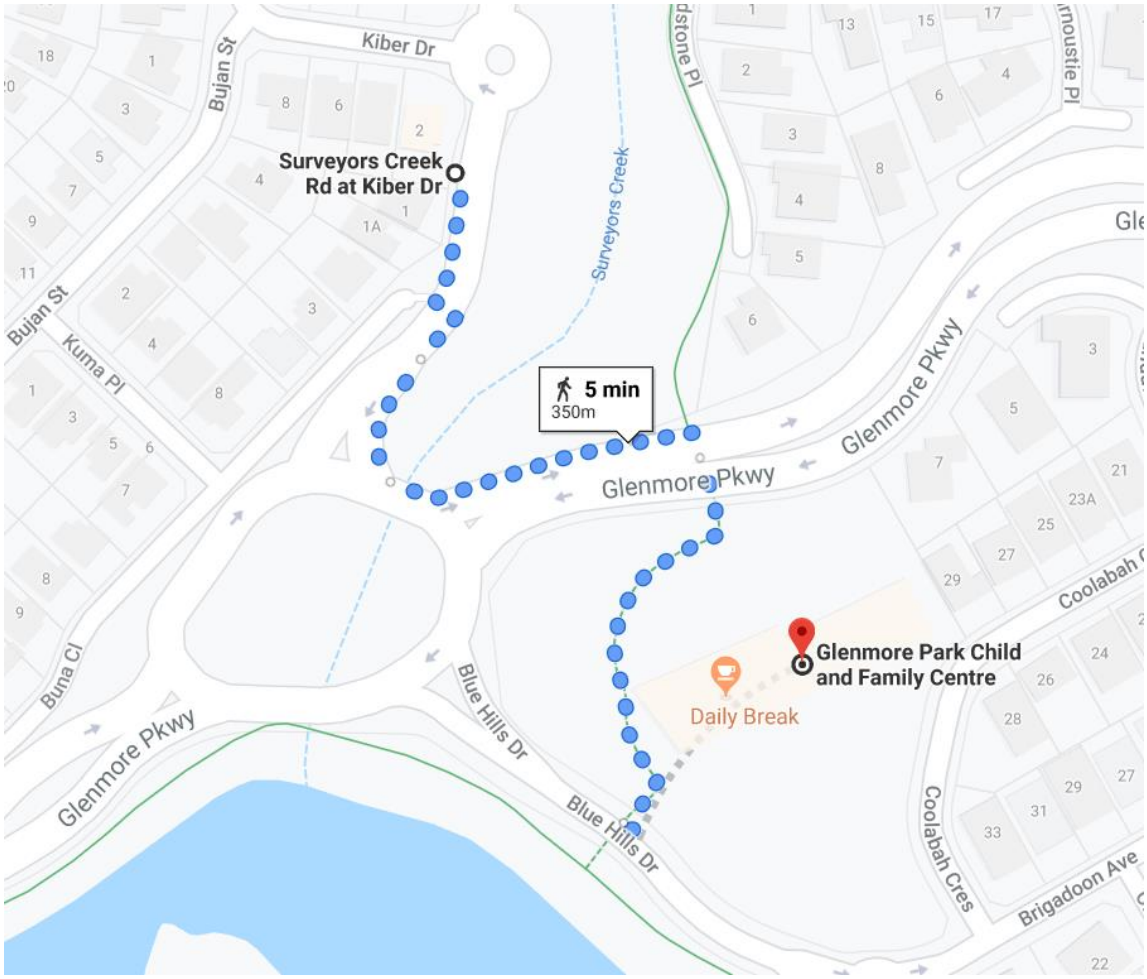

Figure 2-1 Subject Site to nearest bus stop

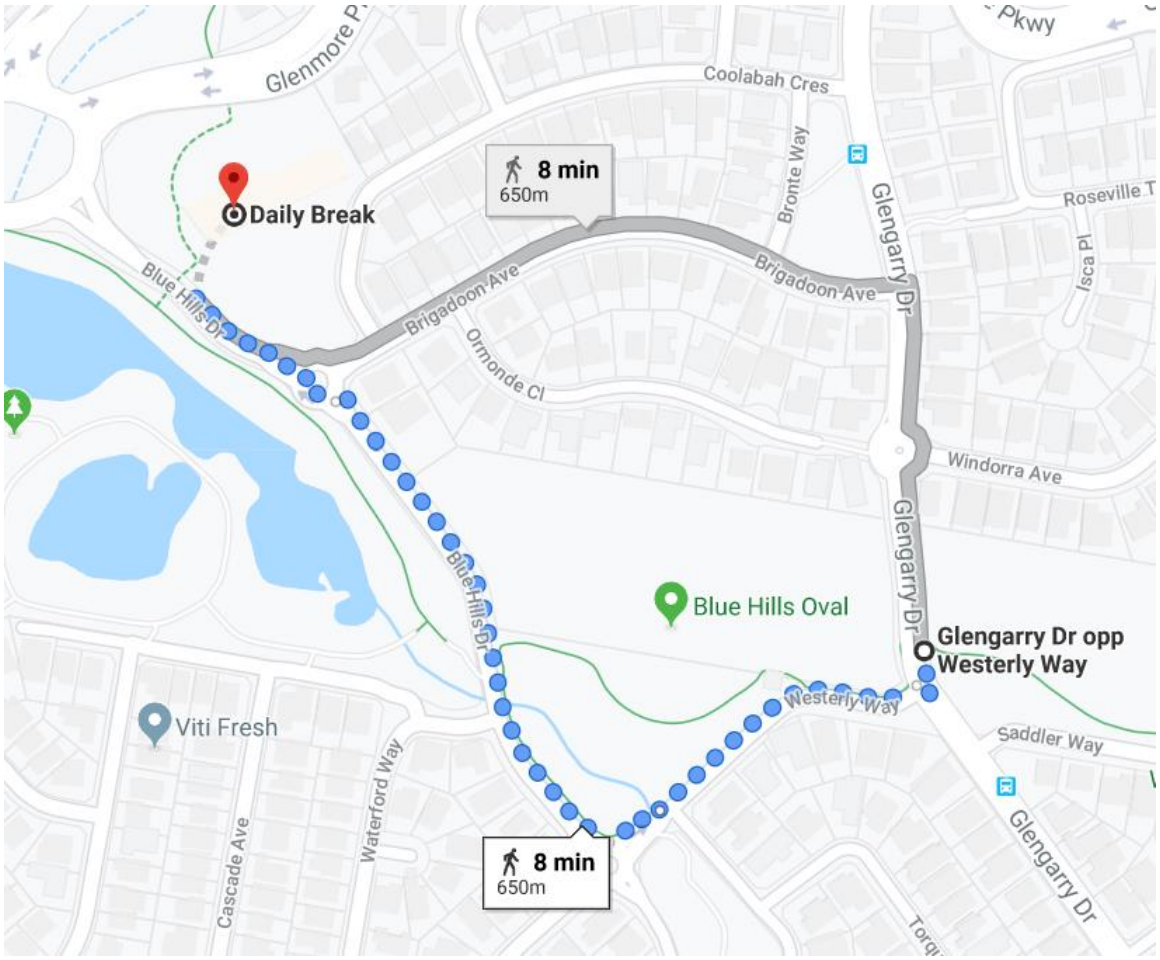

Figure 2-2 Subject Site to nearest bus stop

The site is accessible to bus transportation, shops and restaurants. This would decrease the need for staff and visitors of the proposed development to use private transportation to and from their various activities.

3. Existing Development

3.1.Development Description

The development consists of childcare & Café. In addition to carparking serving both.

3.1.1. Café

The gross floor area of the café is 125m². the café has 80 seats with approximately 120m² seated area (complying with traffic generating developments section 5.8.2 parking requirements for Restaurants/café. the mean eating floor space per seat was 1.5 m²). the café is open all week & during weekends & public holidays. the staff number is varying between 3 at week days to 8 at weekends & public holidays.

3.1.2. Childcare

the childcare consists of 3 indoor playrooms and 1 outdoor play area which can accommodate 60 children. table 3-1 shows the minimum staff required for different children year stages

according to NSW education qualification and ratio for child care centre

to age groups is as below table

Age of Children	No of Kids	Educator to child ratio	No. of staff
0 - 24 months	15	1: 4	4
24 months – 36 months	15	1: 5	3
Over 36 months	30	1: 10	3
Total number	**60**		**10**

Table 3-1 the staff required for different children's year stages

note there will be no clash between café & childcare working hours as the busiest time for the Café is the weekend when the childcare is not working.

3.2.Access

The proposed entry/exit to the carparking is available from Blue Hills Drive.

By walking and bicycling, residents also have four (4) accesses to the building: three from Blue Hills Drive & one from Glenmore Parkway.

4. Off Street Car Parking Provision

4.1. Car parking

According to the latest architectural plan, containing 5 indoor playrooms and 2 outdoor play & one parking facility located on ground floor and other secondary function rooms, kitchen, staff room, toilets, laundry, foyer and office. Table 4-1 shows the minimum space required according to Penrith Development Control Plan 2014.

Type of Building	Minimum spaces required
Child Care Centres	1 space per 10 children plus 1 per employee
Café	1 space per 6m^2 of seating area, plus 1 space per employee

Table 4-1 minimum space required according to Penrith DCP 2014

According to NSW education qualification and ratio for child care centre table 4-2 shows the minimum staff required for different year stages

Age of Children	Educator to child ratio
0 – 24 months	1: 4
24 months – 36 months	1: 5
Over 36 months	1: 10

Table 4-2 minimum staff required for different year stages

Accordingly, the staffs required for the child care centre is shown in table 4-3

Age of children	Number of children	rate	Total Educator	
0 - 24 months	16	0.25	4	13
24 months – 36 months	20	0.2	4	
Over 36 months	44	0.1	5	

Table 4-3 total number for staff required

Type of Parking spaces	Children / Area	Staff No.	Rate	Parking required	Total
Child Care Centres	80	13	1 space per 10 children 1 space per staff	21	44
Cafe	120	3	1 space per 6m2 of seating area 1 space per staff	23	

Table 4-4 - Minimum number of off-street parking spaces

According to the table 4-4 Minimum number of off-street parking spaces, there are 44 car parking space existing on site: which complies with Penrith Council DCP; the location details have been shown on the architectural plans (Appendix “A”).

5. Car Park and Driveway Layout

The Car Park and Driveway (driveway, internal roadways & car parking spaces) are already existing, working, complying with Australian Standard 2890. and approved by Penrith Council.

6. Traffic Generation

An indication of the traffic generation potential of the development proposal is provided in accordance with Roads and Maritime Services (RMS) publication ‘Guide to Traffic Generating Developments – Updated traffic surveys (August 2013)’.

RMS guidelines are based on an extensive survey of a wide range of land uses.

The existing development is identified as a café & a childcare serving 60 children while the proposed development is identified as a café (with no changes) & a childcare serving 80 children.

Child care centre

Centre type	Peak Vehicle Trips / Child		
	7:00 – 9:00 AM	2:30 – 4:00 PM	4:00 – 6:00 PM
Pre-school	1.4	0.8	-
Long-day care	0.8	0.3	0.7
Before/after care	0.5	0.2	0.7

The existing childcare centre

For the subject site, the total number of children accommodated is 60, consists of 30 children from 3 to 5 years old and 30 children from 0 to 3 years old. The expected traffic generation is shown as following:

Centre type	Peak Vehicle Trips		
	7:00 – 9:00 AM	2:30 – 4:00 PM	4:00 – 6:00 PM
Pre-school	42	24	-
Long-day care	24	9	21
Before/after care	-	-	-

The proposed childcare centre

For the subject site, the total number of children accommodated is 60, consists of 44 children from 3 to 5 years old and 36 children from 0 to 3 years old. The expected traffic generation is shown as following:

Centre type	Peak Vehicle Trips		
	7:00 – 9:00 AM	2:30 – 4:00 PM	4:00 – 6:00 PM
Pre-school	61.6	35.2	-
Long-day care	28.8	10.8	25.2
Before/after care	-	-	-

This value should be discounted by the expected existing volume of traffic, to determine the net increase (or decrease) in future expected traffic. This is shown in Table 7-1 below.

Traffic Generation Potential	**Land Use**	7:00 – 9:00 AM	2:30 – 4:00 PM	4:00 – 6:00 PM
Future	Child care	90.4	46	25.2
Existing	Child care	66	33	21
Net increase		**+25**	**+13**	**+5**

Table 7-1 Project Net Increase in Peak Hour Traffic Generation Potential

According to the Table above, it is likely that the proposed development will result in a change in the traffic generation by approximately **25 additional** vehicle trips during 7:00 – 9:00 AM, **13 additional** vehicle trips during 4:00 – 6:00 PM & **5 additional** vehicle trips during 4:00 – 6:00 PM

7. Conclusion

This report concludes that the proposed child care centre is suitable for the subject location in relation to the impact of traffic and it also complies with relevant parts of AS289.1

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL
Site Address: 31 Blue Hills Drive Glenmore Park
Applicants name and address: Designcorp Australia Pty Ltd 16 Dunlop Street North Parramatta NSW 2151
Phone:9630 9911 **Fax**: 9630 9922
Buildings and structures currently on the site: Single storey brick buildings, carparking, play equipment and associated structures.
Brief description of proposal: Minor internal alterations comprising of converting meeting rooms into childcare rooms and storage rooms into a bathroom
The details provided on this form are the intentions of managing waste relating to this project. Signature of applicant  Date: 26/02/2020

STAGE ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.
Applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.
With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.
Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- green waste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- Destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- Vehicle access to the site and to storage and container areas.

Demolition Stage One – To be completed for proposals involving demolition

Materials on Site		Destination		
		Reuse & recycling		Disposal
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	***e.g.. 2m3***	***e.g. clean and reuse for footings and broken bricks behind retaining walls***	***e.g. sent by XYZ Demolishes to ABC Recycling Company***	***e.g. nil to landfill***
Excavation material	0m3			
Green waste	0m3			
Bricks	0.1m3		Hallinans Recycling	
Tiles	0m3			
Concrete	0m3			
Timber – please specify	0.1m3			Waste Mulgoa Tip
Plasterboard	0.1m3			Waste Mulgoa Tip
Metals	0.1m3		Sims Metal 43 Ashford Avenue Milperra	
Asbestos	0m3			
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	1m3			Waste Mulgoa Tip

Demolition Stage One - continued

How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

The demolition/excavation waste contractors engaged will be responsible for the sorting and disposal of the waste according to the rules and regulations

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE TWO – CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

- Consider the following measures that may also save resources and minimise waste at the construction stage:
  - Purchasing Policy – i.e. Ordering the right quantities of materials and prefabrication of materials where possible;
  - Reusing formwork;
  - Minimising site disturbance, limiting unnecessary excavation;
  - Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling;
  - Co-ordination/sequencing of various trades.

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:
ii. Quantify materials for the project
iii. Use margin normally allowed in ordering
iv. Copy these amount of waste into your waste management plan

- When estimating waste the following percentages are building "rule of thumb" and relate to renovations and smallhomebuilding:

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m2
Concrete = 2.4 tonne per m3
Bricks = 1.0 tonne per m3
Tiles = 0.75 tonne per m3
Steel = 2.4 tonne per m3

- To improve provide more reliable figures:
- Compare your projected waste quantities with actual waste produced;
- Conduct waste audits of current projects;
- Note waste generated and disposal methods;
- Look at past waste disposal receipts;
- Record this information to help estimate future waste management plans.
- On a waste management plan amounts of waste may be stated in – m2 or m3 or tonnes (t).

Construction Stage Two – for proposals involving construction

Materials on Site		Destination		
		Reuse & recycling		Disposal
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	***e.g.. 2m3***	***e.g. clean and reuse for footings and broken bricks behind retaining walls***	***e.g. sent by XYZ Demolishes to ABC Recycling Company***	***e.g. nil to landfill***
Excavation material				
Green waste				
Bricks				
Tiles	0.1m3		Hallinans Recycling	
Concrete				
Timber – please specify	0.1m3			Waste Mulgoa Tip
Plasterboard	0.1m3			Waste Mulgoa Tip
Metals				
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	1m3 Inc. cladding & glazing			Waste Mulgoa Tip

How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

Refer to demolition process

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE THREE – DESIGN OF FACILITIES

- The following details should be shown on your plans:
  - Location of temporary storage space within each dwelling unit;
  - Location of Waste Storage and recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage & Recycling Room;
  - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
  - Location of communal composting area.
  - Access for vehicles.
- Every builder shall be provided with a Waste Storage and Recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Stage 3 – Design of Facilities – To be completed if designing waste facilities for the proposed development

Type of waste to be generated	Expected volume per week	Proposed on site storage and treatment facilities	Destination
Please specify. For example: glass, paper, food waste, offcuts etc	Litre of m3	For example: • waste storage & recycling area • garbage chute • on-site composting • compaction equipment	• recycling • disposal • specify contractor
Commercial Recyclables 1. Home paper and cardboard waste 2. Glass, aluminium and plastic (bottles)	1. 240L 2. 240L	240 Litres waste bin for paper, cardboard, glass, plastic and aluminium	Paper/cupboard to recyclers Glass/aluminium & plastic to collected by council appointed contractor
Total	2 Bins		
Commercial Non-recyclables 1. Food scraps etc. 2. Other plastics e.g. wrapping 3. Unrecyclable waster	1. 240L 2. 240L 3. 240L	240 Litres waste bin	To be collected by Council appointed contractors
Total	3 Bins		

Note: details of on-site waste management facilities should be provided on plan drawings accompanying your application.

ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on site (e.g. lease conditions, caretaker / manager on site).

Owner / occupant will be responsible for the provided bins to be maintained and put out for collection on council specified days

Owner / occupant will be responsible for the sorting out the appropriate product going into the provided bins to reduce the amount of general waste

Thank you for the information.