

## Penrith Development Control Plan 2014 (PDCP2014) Assessment Table

Health and Wellness Precinct

243 Forrester Road, North St Marys (Lot 12 DP 1192443)

PDCP2014 Provisions and Assessment	
PDCP2014 Control	Provision Applicable to Site and Assessment
<b>Chapter C1 Site Planning and Design Principles</b>	
Site analysis	A Site Analysis Plan has been provided at <b>Appendix 2</b> . The development has been designed to appropriately respond to the natural and built features of the site and surrounding area.
Key areas with scenic and landscape values	The southern boundary of the site and the adjoining site to the south are identified as exhibiting scenic and landscape value. However, this portion of the site includes carparking and access roads, and is therefore considered to exhibit <i>no</i> scenic or landscape value.  Notwithstanding, as demonstrated in the Architectural Drawings at <b>Appendix 2</b> , the proposal is considered to enhance the visual appearance and landscape quality of the site.
Certification system	As detailed in the Energy Efficiency Report at <b>Appendix 15</b> , the development would achieve energy conservation and greenhouse gas emissions reduction, including targeting a 4.5 Star NABERS Energy for Shopping Centres rating.
Energy efficiency and conservation	The development has considered passive design principles together with active sustainability measures to achieve energy efficiency and water conservation. Details are provided in the Energy Efficiency Report at <b>Appendix 15</b> .
Height, bulk and scale	The proposal would adapt the existing built form and site infrastructure through alterations and additions. Facades and new additions have been architecturally designed and provide articulation and visual interest through architectural features, glazed elements, varied materials and finishes, and entry statements. The new plaza would further define the entry and, complemented by landscaping and the retention of the mature canopy trees, would contribute to an enhanced outdoor realm for the site. Overall, the bulk and scale of the building would be generally consistent with the existing and would therefore continue to integrate with the character of the area.
Topography and landform	The proposal would retain the existing building and site infrastructure, and would likewise maintain the existing topography of the site with no need for any significant earthworks.
Safety and security	The development has considered the principles of Crime Prevention Through Environmental Design (CPTED) and includes both passive and active measures to promote safety for all site users. Lighting, surveillance systems, secure fencing and access control, together with the appropriate design and siting of building entries, car parking, loading areas and landscaping, would all contribute to a safe and secure environment for staff and visitors.
Access and adaptability	Accessible design would ensure equitable access for all, as addressed in the Access Report at <b>Appendix 14</b> .
<b>Chapter C2 Vegetation Management</b>	
Preservation of trees and vegetation	All existing mature canopy trees adjacent to the street frontage would be retained. The only vegetation requiring removal would be a limited number of trees within the car park, and this would be offset by new planting within the reconfigured car park.
Biodiversity	All existing mature canopy trees adjacent to the street frontage would be retained. The only vegetation requiring removal would be a limited number of trees within

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	<p>the car park, and this would be offset by new planting within the reconfigured car park.</p> <p>The site is not identified as comprising 'biodiversity value' in the Biodiversity Values Map. Accordingly, the biodiversity offsets scheme would not be triggered.</p> <p>Further, an Ecological Statement (<b>Appendix 9</b>) has been prepared by Cumberland Ecology to address the potential impacts to native vegetation, threatened species and their habitat as a result of the proposed development.</p> <p>Previous ecological assessment (2011) documented that the site contains Cumberland Plain Woodland which is listed in the schedules of the <i>Biodiversity Conservation Act 2016</i> (BC Act) and the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) as Critically Endangered. The previous assessment concluded that the original DA for the base build would not significantly impact Cumberland Plain Woodland or associated threatened fauna habitat.</p> <p>The current Ecological Statement similarly confirms that the current DA is not anticipated to result in further impacts to the biodiversity values of the subject site with no further impact upon Cumberland Plain Woodland or threatened species habitat. Accordingly, the proposed DA does not trigger entry into the biodiversity offsets scheme and no further ecological assessments are required to support the proposed DA.</p>
Bushfire	<p>The site comprises designated bushfire prone land, being defined as 'vegetation buffer' in Penrith Council's Bushfire Prone Land Map. Accordingly, the proposal would require a Bush Fire Safety Authority, the development would be Integrated Development, and referral to RFS would be required.</p> <p>A Bushfire Protection Assessment (<b>Appendix 8</b>) has been prepared by Travers to assess the proposal in accordance with PBP. The assessment found that the bushfire risk posed by the Cumberland Dry Sclerophyll Forest vegetation located north of the site, may be mitigated through appropriate bushfire protection measures managed in perpetuity. The required bushfire protection measures include:</p> <ul style="list-style-type: none"> <li>▪ Use of an alternative solution to determine minimum APZs for the childcare centre. This will involve the construction of a radiant heat barrier (fence) along the northern and part-eastern site boundary to reduce radiant heat impact on the building to &lt;math&gt;&lt;10\text{kW/m}^2&lt;/math&gt;;</li> <li>▪ Provision of access in accordance with the acceptable solutions outlined in PBP;</li> <li>▪ Water, electricity and gas supply in compliance with the acceptable solutions outlined in PBP;</li> <li>▪ Any building upgrades in compliance with the appropriate construction sections of AS3959-2009 (BAL 19) and PBP. It is noted that the existing building was required to be constructed in accordance with BAL 19 as per previous consent conditions; and</li> <li>▪ Emergency management and evacuation in compliance with PBP and NSW RFS guidelines for the <i>Preparation of an Emergency / Evacuation Plan</i>.</li> </ul>
<b>Chapter C3 Water Management</b>	

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Water management	<p>In its existing state, the site is highly modified, comprising of the existing building, hardstand and other paved areas for car parking and vehicular circulation. This existing development is considered to demonstrate the suitability of the site with respect to flooding.</p> <p>Stormwater would be managed in accordance with the Civil Plans at <b>Appendix 5</b>.</p>
<b>Chapter C4 Land Management</b>	
Site stability and earthworks	The proposal would retain the existing building and site infrastructure, and would likewise maintain the existing topography of the site with no need for any significant earthworks.
Landfill	The proposal would retain the existing building and site infrastructure, and would likewise maintain the existing topography of the site with no need for any significant earthworks.
Erosion and sedimentation	Erosion and sediment control would be managed in accordance with the Civil Plans at <b>Appendix 5</b> .
Contaminated lands	<p>A Phase 1 Environmental Site Assessment has been prepared by Geo-Logix and is provided at <b>Appendix 7</b>.</p> <p>An asbestos containment cell is located in the north-eastern corner of the site. An Asbestos Management Plan (AMP) was prepared for the site by GETEX in 2013. The AMP identifies that a 1m thick layer of clean fill was placed over the top and further defines methodologies and control measures to be adhered to. The encapsulated asbestos was identified as Non-Friable (Bonded) Asbestos. In its current state, the asbestos is controlled and is not considered to present a risk to human health or the environment.</p> <p>The proposed development would not disturb the encapsulated asbestos. Conceptual Site Modelling is currently being carried out to reflect site-related information relating to this contamination.</p> <p>Additionally, a Construction and Environmental Management Plan (CEMP) is being prepared to provide a strategy to satisfy the NSW environmental legislative requirements, maintain best practice work health and safety in accordance with current legislation, identify the activities, aspects and possible environmental impacts associated with the works, and identify any controls required to minimise the potential for environmental impacts to reduce the risk.</p> <p>A Long Term Environmental Management Plan (LTEMP) will also be prepared to specify responsibilities and obligations of relevant parties in the implementation of the LTEMP, provide information to relevant parties regarding the contamination status of the site and the potential risk posed by these contaminants, and to specify the environmental management procedures to be employed during the occupation and use of the site and during minor soil disturbance works.</p> <p>The Environmental Site Assessment concludes that the site can be made suitable for the proposed development.</p>

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Salinity	<p>As detailed in the Geotechnical Statement at <b>Appendix 6</b>, the site is an area of known salinity hazard and the presence of saline soils is indicated by the 2002 Salinity Potential in Western Sydney Map.</p> <p>In order to prevent adverse impacts from salinity, the Geotechnical Statement recommends that sufficient drainage should be incorporated into the design, as follows:</p> <ul style="list-style-type: none"> <li>▪ Drainage should ensure it does not excessively concentrate surface runoff and lead to water-logging of pavement areas or result in additional recharge to the groundwater system;</li> <li>▪ The subgrade should be sealed and pavements or slabs constructed as soon as possible;</li> <li>▪ The installation of a damp-proof course should restrict damage from rising moisture;</li> <li>▪ Landscaping should not buttress walls as this may provide a conduit for saline water to bypass damp-proofing;</li> <li>▪ Service trenches can provide conduits for water and therefore should be backfilled with compacted impermeable backfill, or with a clay plug every 2m along the trench.</li> </ul> <p>In addition, the aggressivity of the subgrade material should be confirmed prior to the construction of new footings.</p> <p>The overall conclusions of the Geotechnical Statement are that the site is suitable for the proposed alterations from a geotechnical perspective and further investigation prior to construction is not considered necessary.</p>
<b>Chapter C5 Waste Management</b>	
Waste management	<p>The Waste Management Plan at <b>Appendix 17</b> outlines the types and volumes of waste that would be generated during the demolition, construction and operational phases of the development. All materials would be recycled or disposed of off-site by licensed contractor.</p>
<b>Chapter C6 Landscape Design</b>	
Landscape design	<p>The proposed health and wellness precinct would adapt the existing built form, car park and site infrastructure, and would retain all existing trees adjacent to the street frontages. The only vegetation requiring removal would be a limited number of trees within the car park, and this would be offset by new planting within the reconfigured car park.</p> <p>The landscape quality of the site would be enhanced through the inclusion of landscaping as part of the development. As shown in the Landscape Plans at <b>Appendix 4</b>, a complementary variety of trees, shrubs, accents, grasses and groundcovers, would be provided within the entry plaza, car park and outdoor play area for the childcare centre.</p> <p>Further, an Ecological Statement (<b>Appendix 9</b>) has been prepared by Cumberland Ecology to address the potential impacts to native vegetation, threatened species and their habitat as a result of the proposed development.</p> <p>Previous ecological assessment (2011) documented that the site contains Cumberland Plain Woodland</p>

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	<p>which is listed in the schedules of the BC Act and the EPBC Act as Critically Endangered. The previous assessment concluded that the original DA for the base build would not significantly impact Cumberland Plain Woodland or associated threatened fauna habitat.</p> <p>The current Ecological Statement similarly confirms that the current DA is not anticipated to result in further impacts to the biodiversity values of the subject site with no further impact upon Cumberland Plain Woodland or threatened species habitat. Accordingly, the proposed DA does not trigger entry into the biodiversity offsets scheme and no further ecological assessments are required to support the proposed DA.</p>
<b>Chapter C7 Culture and Heritage</b>	
Culture and heritage	The subject site is not identified as a heritage item or heritage conservation, and is not located nearby to any heritage items or conservation areas.
<b>Chapter C8 Public Domain</b>	
Pedestrian amenity	<p>Reflecting the design approach of sustainably adapting the existing vacant building to accommodate the new health and wellness precinct, existing setbacks would be maintained (resulting in the built form being well setback from the street). The mature canopy trees adjacent to the street frontage would be protected, thereby maintaining the existing streetscape presentation and positively contributing the green character of the area.</p> <p>Internal to the site, the pedestrian experience would be improved through high quality architectural design for facades and new additions, with façade articulation and visual interest created through architectural features, glazed elements, varied materials and finishes, and entry statements. The new plaza would further define the entry and, complemented by landscaping and the retention of the mature canopy trees, would contribute to an enhanced outdoor realm for the site.</p>
Street furniture	Outdoor furniture would be included within the proposed plaza adjacent to the main pedestrian entry to the health and wellness precinct.
Lighting	External lighting would be appropriately located throughout the car park, along access routes, adjacent to the site entry and exit points, and in other locations across the site to promote safety for all site users.
Outdoor dining and trading areas	<p>The proposal would not include any cafes or restaurants, but opportunities for visitors to rest and relax outdoors (with or without takeaway health foods or drinks purchased from the small-scale kiosks) would be facilitated by the proposed central plaza. The plaza, together with all outdoor furniture and landscape features, would be wholly contained within the site.</p> <p>No outdoor trading or displays are proposed.</p>
<b>Chapter C9 Advertising and Signs</b>	
General requirements	<p>The proposal includes zones for wall signage attached to the building elevations.</p> <p>The proposed signage would be integrated with the architectural design, scale and character of the built form. Through high quality design and finish, the signage would positively contribute to the visual quality of the site. The signage would effectively identify the health and wellness precinct and its multiple tenancies, thereby promoting legibility for all site users.</p>

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	The signage would not obstruct any vehicular, pedestrian or cycle routes, or other infrastructure, and therefore would not negate the safety of drivers, pedestrians or cyclists.
<b>Chapter C10 Transport, Access and Parking</b>	
Transport and land use	<p>The site is strategically situated in proximity to growing residential catchments and employment lands that would generate demand for the services proposed to be incorporated on the site.</p> <p>By co-locating a comprehensive offering of health services, child care and other complementary facilities, the proposal would promote multi-purpose visitation and thereby reduce the need to travel. By introducing the health and wellness precinct in the proposed location, the distances that local residents and workers are required to travel to access such services would also be reduced.</p> <p>By reducing the number and distance of trips, the proposal would promote reduced road congestion, reduced pollution, reduced expenditure related to car travel, more sustainable use of resources, enhanced productivity and a higher standard of living for residents, workers and visitors.</p>
Traffic management and safety	<p>A Transport Impact Assessment has been prepared by One Mile Grid and is provided at <b>Appendix 10</b>.</p> <p>All car parking, accessible parking, bicycle spaces, access points, internal roadways and loading areas, would be designed in accordance with relevant Australian Standards.</p> <p>With respect to traffic generation, the Transport Impact Assessment states that the level of traffic would be comparable to the 340 vehicle movements during the weekday peak associated with the previous Masters use. During the weekend peak, traffic generation would be approximately half the 640 vehicle movements of the previous Masters. The Transport Impact Assessment states that the proposal would have no impact on the surrounding road network.</p> <p>The Transport Impact Assessment concludes the proposal would be supportable on transport planning grounds.</p>
Parking	The proposal includes the reconfiguration of the existing at-grade car park, which would result in an increase of five (5) spaces compared to the existing, resulting in total provision of 372 parking spaces. Based on empirical assessment for each of the proposed uses within the centre, and considering the reduced number of trips associated with multi-purpose visitation and different peak times for the various uses, adequate on-site parking would be available to accommodate all demand generated.
Access and driveways	The existing access arrangements for site ingress and egress would be maintained, with only minor modifications to the internal driveways. Swept paths for internal roadways and services areas, are included in <b>Appendix 10</b> , showing that the requirements for a 12.5m Heavy Rigid Vehicle (HRV) would be achieved.
Pedestrian connections	Internal to the site, designated pedestrian routes would be provided through the car park to the main building entries, to support the safe movement of pedestrians through the site.

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	Accessible design would ensure equitable access for all, as addressed in the Access Report at <b>Appendix 14</b> .
Bicycle facilities	Based on the NSW Government's <i>Planning Guidelines for Walking and Cycling</i> , a total of 9-19 bicycle spaces would be required for the development. The proposal would provide 32 bicycle spaces, therefore achieving compliance.
Chapter C12 Noise and Vibration	
Road traffic noise	<p>The majority of uses incorporated within the proposed health and wellness precinct would not constitute sensitive uses and would not be unacceptably affected by noise or vibration.</p> <p>The childcare centre would however constitute a sensitive use, and accordingly further assessment has been undertaken within the Noise Impact Assessment (<b>Appendix 11</b>). The noise intrusion assessment has considered the proposed childcare centre in the context of the AAAC Technical Guideline, the RNP and AS 2107:2016. To achieve compliance, recommendations are provided for glazing and the acoustic treatment of roofs, external walls and the outdoor play area.</p> <p>In addition, the siting and design of the proposed childcare centre have considered acoustic amenity for future users. The childcare centre has been situated toward the rear of the site, away from Forrester Road and the industrial area. An amenable environment (internally and externally) would be achieved through the generous setback of the building from the street, siting of the building in the south-eastern section of the site to maximise buffering from the industrial area and roundabout, maintenance of mature canopy trees in the street setback, additional landscaping, and high quality design and construction.</p> <p>Accordingly, the proposed childcare centre would benefit from an appropriate level of acoustic amenity.</p>
Industrial and commercial development	The site is not situated in immediate proximity to any residential areas or other sensitive land uses, and would have no unacceptable acoustic impact.
Chapter C13 Infrastructure and Services	
Location of easements for infrastructure	The site comprises a number of easements for water drainage, underground cables, electricity and a padmount substation, associated restrictions on use and positive covenants, and rights of carriageway and access, as identified in the Certificate of Title, Deposited Plan (DP) and 88B Instrument. These encumbrances have been considered in the design of the proposed development, and are shown in the Survey Plan at <b>Appendix 1</b> .
Utilities and service provision	The site is serviced by existing infrastructure that is anticipated to be capable of servicing the envisaged health and wellness precinct.
Engineering works and construction standards	All works on the site would be carried out in accordance with the applicable Council policies and Australian Standards.
Chapter D3 Commercial and Retail Development, Section 3.1 Bulky Goods Retailing	
General	The health and wellness precinct would incorporate a specialised retail component, to enhance the convenience of co-located service-offerings. The specialised retail tenancies would be integrated within the main built form, and would be designed as such. Shopfronts and entries would reflect the architectural

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	<p>character of the overall precinct, but would be clearly defined to promote legibility for customers.</p> <p>Reflecting the design approach of sustainably adapting the existing vacant building to accommodate the new health and wellness precinct, existing setbacks would be maintained. The mature canopy trees adjacent to the street frontage would be protected.</p>
Vegetation and landscaping	<p>All existing mature canopy trees adjacent to the street frontage would be retained. The only vegetation requiring removal would be a limited number of trees within the car park, and this would be offset by new planting within the reconfigured car park.</p> <p>Additional landscaping across the site, together with the creation of a plaza adjacent to the main entry to the building, would uplift the landscape character of the site.</p>
Chapter D4 Industrial Development	
Key precincts	<p>The site is identified as part of Precinct 1 'Dunheved/St Marys (north of Christie Street)'. It is noted though that the entirety of the industrial precinct is situated on the western side of Forrester Road, with the subject site being the sole outlier to the east.</p>
Building setbacks and landscape	<p>Reflecting the design approach of sustainably adapting the existing vacant building to accommodate the new health and wellness precinct, existing setbacks would be maintained. The mature canopy trees adjacent to the street frontage would be protected.</p> <p>The existing mature canopy trees, together with new landscaping across the site and the central plaza, would soften the appearance of the built form and car parking. In any case, the bulk, scale and mass of the building and expanse of car parking would generally reflect the character of the site in its existing state.</p>
Building design	<p>The proposal would adapt the existing built form and site infrastructure through alterations and additions. Facades and new additions have been architecturally designed and provide articulation and visual interest through architectural features, glazed elements, varied materials and finishes, and entry statements. The new plaza would further define the entry and, complemented by landscaping and the retention of the mature canopy trees, would contribute to an enhanced outdoor realm for the site. Overall, the bulk and scale of the building would be generally consistent with the existing and would therefore continue to integrate with the character of the area.</p> <p>Accessible design would ensure equitable access for all, as addressed in the Access Report at <b>Appendix 14</b>.</p> <p>As detailed in the Energy Efficiency Report at <b>Appendix 15</b>, the development would achieve energy conservation and greenhouse gas emissions reduction, including targeting a 4.5 Star NABERS Energy for Shopping Centres rating.</p> <p>Loading areas would be located to the rear of the building, contributing to a positive visual outcome.</p>



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Accessing and servicing the site	<p>The site benefits from existing access arrangements, that would be suitable to facilitate safe and efficient access to the health and wellness precinct.</p> <p>The existing car park would be retained, with some aspects reconfigured, to service the health and wellness centre.</p> <p>A Traffic Impact Assessment is provided at <b>Appendix 10</b>.</p>
Fencing	Perimeter fencing would reflect the existing and would be integrated with landscaping to achieve a positive visual outcome for the site and streetscape.
Lighting	External lighting would be appropriately located throughout the car park, along access routes, adjacent to the site entry and exit points, and in other locations across the site to promote safety for all site users.
<p><b>Chapter D5 Other Land Uses, Section 5.2 Child Care Centres</b>            (It is noted that by virtue of Clause 26 of the E-SEPP, these provisions of PDCP2014 would not technically apply to the proposal. Notwithstanding, consideration has been offered to demonstrate the suitability of the proposed childcare centre for the site).</p>	
Work-based childcare centres (business and industrial areas)	<p>The proposed childcare would be compatible with the environmental qualities of the site and would not give rise to land use conflict. Importantly, the balance of the site is proposed to be used for a health and wellness precinct incorporating low-intensity, non-polluting uses, which would not compromise the amenity or safety of the childcare centre. Reciprocally the proposed childcare use would not impact on the viability of the health and wellness precinct's operation.</p> <p>The design and siting of the childcare centre, together with landscaping and secure fencing, would create a safe, secure, amenable buffer between the proposed childcare centre and adjoining carpark. It is noted that the car park directly adjacent to the centre would be designated for use by parents and staff of the childcare centre exclusively.</p> <p>Further, the childcare centre would be compatible with the adjoining Club site with associated recreational infrastructure, and the nearby industrial area. An amenable environment (internally and externally) would be achieved through the generous setback of the building from the street, siting of the building in the south-eastern section of the site to maximise buffering from the industrial area and roundabout, maintenance of mature canopy trees in the street setback, additional landscaping, and high quality design and construction.</p>
Location	<p>The site is situated in proximity to growing residential catchments and employment lands that would generate demand for childcare services in order to support working parents. The inclusion of the childcare centre within the health and wellness precinct would support the co-location of social infrastructure and complementary services. This would promote multi-purpose visitation and convenience for local workers, residents and service-users.</p> <p>The site benefits from existing access arrangements for the overall site and health and wellness precinct, that would be suitable to also facilitate safe access to the childcare centre for parents and staff.</p> <p>Whilst the overall site benefits from direct access from key roads providing connectivity through the local area, the childcare centre itself would be generously</p>

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	<p>setback and buffered from the roads by existing landscaping and the pre-existing carpark. This would offer a high level of amenity for the childcare centre.</p> <p>The site is situated approximately 350m away from the nearest service station, being the Seven-Eleven at the corner of Forrester Road and Christie Street. Although the surrounding area comprises employment-generating uses, heavy and offensive industries are prohibited in the zone and also in surrounding zones. In addition, there is a significant separation distance between the proposed childcare centre and the industrial area, with buffering provided by the width of Forrester Road, mature canopy trees adjacent to the street frontage, and the significant area of car parking on the subject site.</p> <p>The site is also considered to be suitably distanced from any other incompatible uses or structures.</p>
Design, scale and site frontage	<p>The childcare centre would be integrated within the health and wellness precinct. The development overall would adaptively re-use the existing building through alterations and relatively small-scale additions. Accordingly, the general scale of the built form would continue to reflect the existing and integrate with the character of the general area.</p> <p>Facades and new additions have been architecturally designed and provide articulation and visual interest through architectural features, glazed elements, varied materials and finishes, and entry statements. Architectural design, materials, finishes and colours for the proposed childcare centre would be consistent with the balance of the proposed health and wellness precinct.</p> <p>The site is of an adequate size to accommodate generous indoor and outdoor play spaces and all other amenities and functional areas for the childcare centre, as well as all car parking required for both the proposed childcare centre and the health and wellness precinct.</p>
Built form	<p>The proposed childcare centre has been purpose-designed to meet the requirements of the relevant National Regulations and the Guideline, as detailed in the SEE and the supporting Appendices.</p> <p>The architecture of the building and façade design would integrate with the visual character of the proposed health and wellness precinct on the site.</p> <p>The centre would comprise a single storey only, with all indoor and outdoor spaces provided at ground level.</p>
Vehicle access, circulation and parking	<p>As shown in the Architectural Drawings (<b>Appendix 2</b>), car parking designated for the childcare centre has been allocated in immediate proximity to the entry to the childcare centre.</p> <p>A Traffic Impact Assessment is provided at <b>Appendix 10</b>.</p>
Noise	<p>The proposed childcare centre is not situated in immediate proximity to any residential or other sensitive uses, and would not give rise to any unacceptable noise impact (or other amenity impacts) for neighbouring properties.</p>

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	<p>Further, the siting and design of the proposed childcare centre have considered acoustic amenity for future users. The childcare centre has been situated toward the rear of the site, away from Forrester Road and the industrial area.</p> <p>An amenable environment (internally and externally) would be achieved through the generous setback of the building from the street, siting of the building in the south-eastern section of the site to maximise buffering from the industrial area and roundabout, maintenance of mature canopy trees in the street setback, additional landscaping, and high quality design and construction.</p> <p>Detailed assessment has been undertaken within the Noise Impact Assessment (<b>Appendix 11</b>), which includes recommendations for glazing and the acoustic treatment of roofs, external walls and the outdoor play area.</p> <p>Accordingly, the proposed childcare centre would benefit from an appropriate level of acoustic amenity.</p>
Shade	Shade structures would be incorporated in the outdoor play space to ensure an amenable environment for children.
Landscaping	Landscaping would be provided to complement the childcare centre and provide screening between the outdoor play space and adjoining carpark. Secure fencing would be provided around the perimeter of the centre. The existing landscape setbacks and mature canopy trees adjacent to the street frontage would be maintained.