



Statement of Environmental Effects

CHILD CARE FACILITY

5 MARY STREET,
NORTHMEAD

16 AUGUST 2023



QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects – 90 place child care facility
ARCHITECT: Janssen Designs
ADDRESS: Lot 43 in DP8884: 5 Mary Street, Northmead
COUNCIL: City of Parramatta
AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
August 2023	Draft Issue	Draft	SK/JW	JW
16 August 2023	Final Issue	Final	SK/JW	JW

Integrated Development (under S.4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

<i>Coal Mine Subsidence Compensation Act 207</i>	<i>No</i>
<i>Fisheries Management Act 1994</i>	<i>No</i>
<i>Heritage Act 1977</i>	<i>No</i>
<i>Mining Act 1992</i>	<i>No</i>
<i>National Parks and Wildlife Act 1974</i>	<i>No</i>
<i>Petroleum (Onshore) Act 1991</i>	<i>No</i>
<i>Protection of the Environment Operations Act 1997</i>	<i>No</i>
<i>Roads Act 1993</i>	<i>No</i>
<i>Rural Fires Act 1997</i>	<i>No</i>
<i>Water Management Act 2000</i>	<i>No</i>

Concurrence

<i>SEPP (Industry and Employment) 2021</i>	<i>No</i>
<i>SEPP (Resilience and Hazards) 2021</i>	<i>No</i>
<i>SEPP (Transport and Infrastructure) 2021</i>	<i>No</i>
<i>SEPP (Planning Systems) 2021</i>	<i>No</i>
<i>SEPP (Precincts – Central River City) 2021</i>	<i>No</i>
<i>SEPP (Precincts – Easter Harbour City) 2021</i>	<i>No</i>
<i>SEPP (Precincts – Regional_ 2021</i>	<i>No</i>
<i>SEPP (Precincts – Western Parkland City) 2021</i>	<i>No</i>
<i>SEPP (Biodiversity and Conservation) 2021</i>	<i>No</i>

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application that proposes to remove identified trees and demolish all existing structures in-order to construct a 2 storey x 90 place 'Centre-Based Child Care Facility' with a total of 24 car parking spaces on-site at 5 Mary Street, Northmead.

The subject site currently resides within the City of Parramatta however prior to boundary adjustments occurring in 2016 the site was located within The Hills Shire Council area and was subject to relevant planning controls associated The Hills Shire including The Hills Local Environmental Plan 2019 & The Hills Development Control Plan 2012. However, with the recent gazettal of the Parramatta Local Environmental Plan 2023, the current application is subject to all relevant controls under the new LEP. However, The Hills DCP 2012 would still apply to the current proposal until the new Parramatta Harmonisation Development Control Plan is adopted. It is noted that the new PDCP is not yet in force and is not yet a matter for consideration for this proposal noting a savings provision is intended to be in force and adoption is likely in late August/early September after a report is made to an Ordinary Council meeting. Therefore the Draft DCP has no weight to the assessment of the application.

The key aspects of the proposal are provided below:

Centre-Based Child Care Facility:

The proposed center-based child care facility has been designed to accord with the overarching design criteria outlines in the Child Care Planning Guidelines.

The internal areas will consist of 4 indoor play rooms over 2 levels, sleeping rooms, administrative areas including staff rooms and offices, kitchen, laundry, storerooms and amenities. The facility will also accommodate 2 outdoor play areas over 2 levels.

The proposed centre-based child care facility has been designed to accord with the overarching design criteria outlined in the Child Care Planning Guidelines as follows:

- *The design responding to the context of the surrounding area by proposing an attractive two storey-built form appropriate with the established low density residential suburb.*
- *Appropriate additional landscape embellishment works to ensure that landscape character of the site is respected.*
- *The proposed built form has been designed commensurate with the existing low density residential character of the immediate locality.*
- *The proposed learning spaces provide a good mix of inclusive learning space for all students.*

- *The development can deliver sustainable design features including natural ventilation and access to natural light to ensure artificial cooling and heating is minimised.*

The 'child care facility' will operate with a maximum of 90 places with the following breakdown of the age groups:

- 0-2 years: 20 kids
- 2-3 years: 20 kids
- 3-5 years: 50 kids

The facility provides a total of 309.5m² or 3.44m² of unencumbered indoor play area per child and 642.9m² or 7.14m² of unencumbered outdoor play area per child.

Breakdown of unencumbered indoor play area per age group is provided below:

- 0-2 years: 70.0m²
- 2-3 years: 66.2m²
- 3-5 years: 173.3m²

There will be a maximum of 16 staff members with the proposed hours of operation to be between 6:00pm to 7:00pm Monday – Friday (excluding public holidays).

Parking:

The proposal has provided a total of 24 spaces within the basement level with the following breakdown:

- 14 x staff car parking spaces.
- 10 x visitor car parking spaces including an accessible car parking space.

Access to the basement level is via a new double width vehicle crossover, driveway and graded ramp towards the central portion of the site from Mary Street.

Within proximity to The Hills School, the development site is located on the northern side of Mary Street, approximately 120m east from the intersection of Windsor Road and Mary Street. The development site is also within close proximity to a medical centre, veterinarian, NBC Sports Club, places of public worship and local parks/reserves. Baulkham Hills Stockland Mall and Winston Hills Mall is within a short car trip from the development site. Furthermore, bus stops with services to Parramatta is within a 220m walking radius along the eastern side of Windsor Road with a second bus stop on the other side of Windsor Road, which is approximately within a 270m walking radius has regular services to Rouse Hill and Hornsby.

The subject land parcel, can be best described as a large regular shaped east-west oriented mid-block land parcel with a frontage of 20.115m to Mary Street and a site depth of 65.835m, resulting in a total site area of 1,322m². The development site slopes from the rear of the site toward Mary Street, a fall of approximately 5.58m over a site depth of 65.835m, resulting in a gradient of 8.48%. As such, the development has been designed to follow the natural contours of the site to minimise excessive cut and fill.

At present, the site accommodates a single storey clad residence with tile roof and associated structures including rear metal sheds, clad cubby house, vehicular crossover and driveway. It is noted that all physical structures are to be demolished in order to accommodate the proposed 2 storey x 90 place child care facility.

The development site is zoned R2 – Low Density Residential with a maximum permitted building height limit of 9m and a maximum FSR of 0.5:1 under Parramatta Local Environmental Plan 2023. ‘Child Care Facilities’ are permissible with consent within the R2 Zone, however, is pursuant to Part 3.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

The child care facility has been designed to comply with key planning requirements under Part 3.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, Parramatta Local Environmental Plan 2023, The Hills Development Control Plan 2013, Child Care Planning Guidelines and Children’s (Education and Care Services) Supplementary Care Provisions 2012.

Residing within an established residential estate, the built form along Mary Street comprises predominantly of older style low density residential dwellings, interspersed by modern larger two storey residential dwellings of mixed architectural styles and ages. As such, the proposed 2 storey built form has been designed in terms of its form and presentation to be compatible with the existing low density residential built form character within the immediate locality.

The design scheme has also undertaken conscious effort to minimise adverse impacts on neighbouring properties in terms of privacy, acoustic and overshadowing. This includes the siting and orientation of the building combined with compliance to height and setback provisions to ensure adjoining properties will continue to receive reasonable solar access. Parking is provided within a basement level to minimise to minimise the impact of excessive hard surfaces whilst also mitigate vehicle traffic impacts onto neighbouring properties. Furthermore, the incorporation of acoustic barriers combined with a Plan of Management is to ensure that the noise emission from both the indoor and outdoor play areas will comply with the relevant noise criterion.

The development seeks to utilise the land in accordance with the zoning and take advantage of its size and location within an established residential estate that is within close proximity to commercial centres, local schools, medical services and local bus stops. The development will also deliver a contemporary 2 storey built form that will not only addresses its frontage to Mary Street, but will positively contribute to the existing streetscape whilst increasing valuable child care places within Northmead.

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

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.

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, 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.

SITE AND LOCALITY DESCRIPTION

The development site is legally known as Lot 43 in DP8884, but is more commonly known as 5 Mary Street, Northmead.

Subject Site

Within proximity to The Hills School, the development site is located on the northern side of Mary Street, approximately 120m east from the intersection of Windsor Road and Mary Street.

The subject land parcel, can be best described as a large regular shaped east-west oriented mid-block land parcel with a frontage of 20.115m to Mary Street and a site depth of 65.835m, resulting in a total site area of 1,322m². The development site slopes from the rear of the site toward Mary Street, a fall of approximately 5.58m over a site depth of 65.835m, resulting in a gradient of 8.48%. As such, the development has been designed to deal with the site contours by cutting in to the site particularly at the rear to mitigate acoustic and visual privacy impacts. At present, the site accommodates a single storey clad residence with tile roof and associated structures including rear metal sheds, clad cubby house, vehicular crossover and driveway as illustrated by Photograph 1 below.

Photograph 1: Shows 5 Mary St, viewed from the Mary St looking northwards



The development site is surrounded by residential dwellings to its northern, eastern and western boundaries with Mary Street separating the site from low density housing to the south.

An aerial photograph is provided below for context of the subject site.

Image 1: Aerial Map of Subject Site (Source: Six Map)



 Subject Site


ZONING

As illustrated by Council's zoning map extract overleaf, the development site is zoned R2 – Low Density Residential and is subject to a maximum permitted building height limit of 9m and a maximum FSR of 0.5:1 under the Parramatta Local Environmental Plan 2023.

'Child Care Facilities' are permissible with consent within the R2 Zone, however, is pursuant to Part 3.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Image 2: Zoning Map Extract (Source: NSW Government Planning Portal)



 Subject Site

BUILT FORM ANALYSIS

Residing within an established residential estate, the built form along Mary Street comprises predominantly of older style low density residential dwellings, interspersed by modern larger two storey residential dwellings of mixed architectural styles and ages. As such, the proposed 2 storey built form has been designed in terms of its form and presentation to be compatible with the existing low density residential built form character within the immediate locality.

BROADER LOCALITY ANALYSIS

As illustrated by broader locality map extract below, the development site is within close proximity to a medical centre, veterinarian, NBC Sports Club, places of public worship and local parks/reserves. Baulkham Hills Stockland Mall and Winston Hills Mall is within a short car trip from the development site. Furthermore, bus stops with services to Parramatta is within a 220m walking radius along the eastern side of Windsor Road with a second bus stop on the other side of Windsor Road, which is approximately within a 270m walking radius has regular services to Rouse Hill and Hornsby.

Image 3: Broader Locality Map Extract (Source: Google Maps)



The development will play a positive and valuable role in increasing child care places within Northmead by 90 additional places.

Photographs are provided in the following page that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 2: Shows existing streetscape along Mary St looking eastward



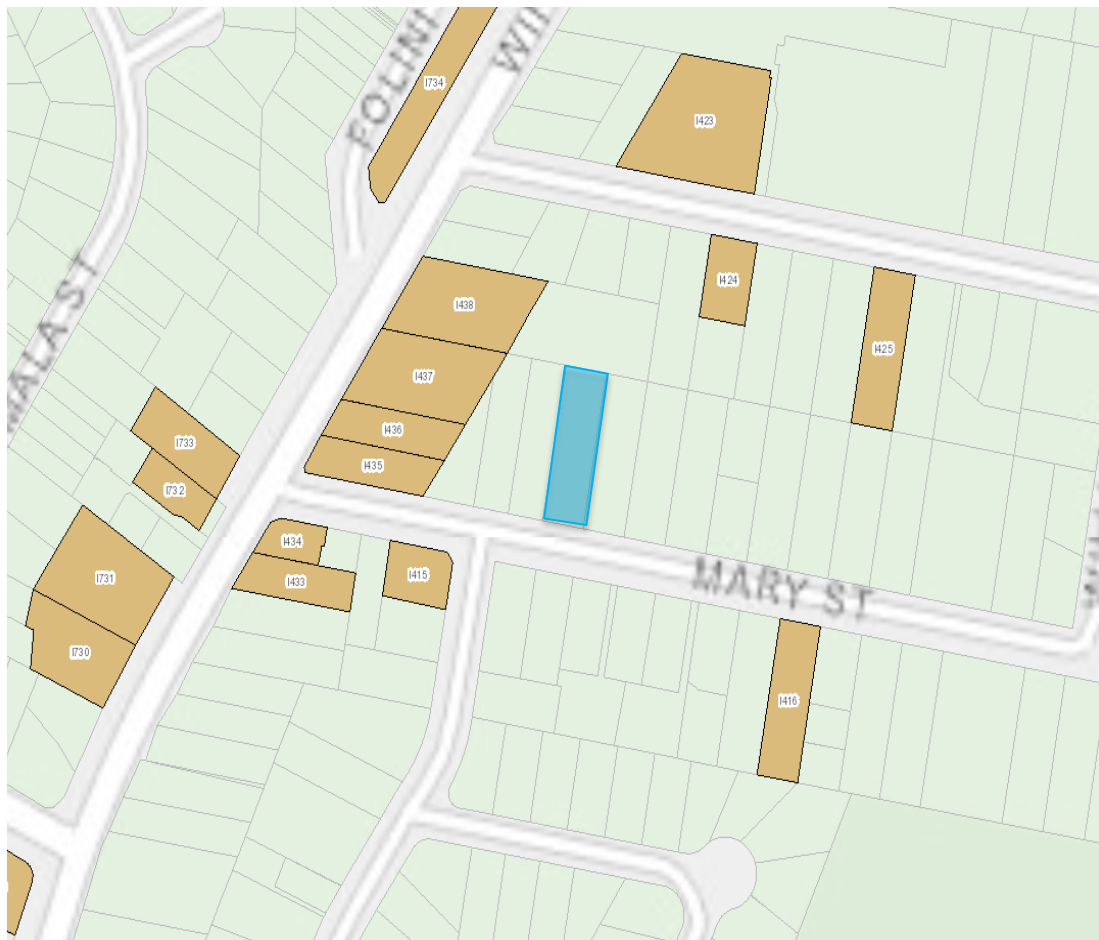
Photograph 3: Shows existing streetscape along Mary St looking westward



HERITAGE

The site is not identified as a heritage item nor is it located within a heritage conservation area, however there are local heritage items located within close proximity to the subject site, as illustrated by a heritage map extract below.

Image 4: Heritage Map Extract (Source: NSW Government Planning Portal)



 Subject Site

There is sufficient separation between the development site and the identified heritage items with existing dwellings providing adequate buffers and will ensure that the curtilage of the local heritage items are not unduly unaffected by this development.

As a result, the subject site will not have any associated heritage restrictions and subsequently any further heritage investigation is not deemed to be necessary.

DESCRIPTION OF PROPOSAL

This Development Application is seeking consent to remove identified trees and demolish all existing structures in-order to construct a 2 storey x 90 place 'Centre-Based Child Care Facility' with a total of 24 car parking spaces on-site at 5 Mary Street, Northmead.

Centre-Based Child Care Facility:

The proposed center-based child care facility has been designed to accord with the overarching design criteria outlines in the Child Care Planning Guidelines.

The internal areas will consist of 4 indoor play rooms over 2 levels, sleeping rooms, administrative areas including staff rooms and offices, kitchen, laundry, storerooms and amenities. The facility will also accommodate 2 outdoor play areas over 2 levels.

The proposed centre-based child care facility has been designed to accord with the overarching design criteria outlined in the Child Care Planning Guidelines as follows:

- *The design responding to the context of the surrounding area by proposing an attractive two storey-built form appropriate with the established low density residential suburb.*
- *Appropriate additional landscape embellishment works to ensure that landscape character of the site is respected.*
- *The proposed built form has been designed commensurate with the existing low density residential character of the immediate locality.*
- *The proposed learning spaces provide a good mix of inclusive learning space for all students.*
- *The development can deliver sustainable design features including natural ventilation and access to natural light to ensure artificial cooling and heating is minimised.*

The 'child care facility' will operate with a maximum of 90 places with the following breakdown of the age groups:

- 0-2 years: 20 kids
- 2-3 years: 20 kids
- 3-5 years: 50 kids

The facility provides a total of 309.5m² or 3.44m² of unencumbered indoor play area per child and 642.9m² or 7.14m² of unencumbered outdoor play area per child.

Breakdown of unencumbered indoor play area per age group is provided below:

- 0-2 years: 70.0m²
- 2-3 years: 66.2m²
- 3-5 years: 173.3m²

There will be a maximum of 16 staff members with the proposed hours of operation to be between 6:00pm to 7:00pm Monday – Friday (excluding public holidays).

Parking:

The proposal has provided a total of 24 spaces within the basement level with the following breakdown:

- 14 x staff car parking spaces.
- 10 x visitor car parking spaces including an accessible car parking space.

Access to the basement level is via a new double width vehicle crossover, driveway and graded ramp towards the central portion of the site from Mary Street.

Signage:

Signage is not proposed as part of the current application, noting signage will be part of future DAs.

A brief description of the various aspects of the proposal is provided below.

Level	Inclusion
Lower Ground Floor / Basement Level	Access Arrangements <u>Vehicle:</u> Access to the basement level is via a graded ramp and driveway situated toward the central portion of the site from Mary Street. The basement level includes internal circulation areas with turning areas to allow vehicles to enter and exit the basement in a forward direction. <u>Pedestrian:</u> Pedestrian pathways provides safe and direct access to lift core and stairwell from Mary Street. A secondary graded pathway that runs along the site's eastern side boundary provides access to the service room and bin store room.

Parking

A total of 24 car parking spaces with the following breakdown:

- 14 staff parking spaces
- 10 visitor parking spaces including an accessible car parking space

Child Care Facility

Child care facility comprises of the following:

- Front porch/patio and entry point
- Lobby
- Administrative areas including:
 - o Reception area
 - o Directors office
 - o Accessible bathroom

Service

- Service room
- Waste bin room

Lift core and stairwells, including fire escape stairwell.

Child Care Facility

Child care facility comprises of the following:

- Internal corridor
- Administrative areas including:
 - o Staff room
 - o Laundry
 - o Kitchen
 - o Accessible bathroom
- A total of 202.4m² unencumbered indoor play area comprising of:
 - o Indoor Playroom 1: 0-2 age indoor kids playroom accommodating a total of 20 kids and 5 teachers with a total of 70.0m² of floor area with direct access to craft bench, 2 x cot room, shared toilet / nappy change area with Indoor Playroom 2 and outdoor play area via transition area. Access to bottle preparation room and toy store room is within proximity to Indoor Playroom 1.
 - o Indoor Playroom 2: 2-3 age indoor kids playroom accommodating a total of 20 kids and 4 teachers with a total of 66.2m² of floor area with direct access to craft bench, shared toilet / nappy change area with Indoor Playroom 2 and shared kids WC and toy store room with Playroom 3 and access to the outdoor play area via transition area.

	<ul style="list-style-type: none"> ○ Indoor Playroom 3: 3-6 age indoor kids playroom accommodating a total of 20 kids and 4 teachers with a total of 66.2m² of floor area with direct access to craft bench, shared kids WC and toy store room with Playroom 2 and access to the outdoor play area via transition area. - Outdoor Play Area with a total of 427m² of unencumbered outdoor play area. - Outdoor storage room (15.90m³)
Lift core and stairwell including a fire egress stairwell.	
Level 1	<p>Child Care Facility</p> <p>Child care facility comprises of the following:</p> <ul style="list-style-type: none"> - Internal foyer - Administrative areas including: <ul style="list-style-type: none"> ○ Accessible bathroom - A total of 107.1m² unencumbered indoor play area comprising of: <ul style="list-style-type: none"> ○ Indoor Playroom 4: 3-6 age indoor kids playroom accommodating a total of 30 kids and 3 teachers with a total of 107.1m² of floor area with direct access to craft bench, kids toilet, toy store room and outdoor play area. - Outdoor Play Area with a total of 215.9m² of unencumbered outdoor play area. - Outdoor storage room (18.90m³)
Lift core and stairwell including a fire stairwell egress to the ground floor.	

The relevant architectural plans for the proposal have been prepared by Janssen Design whilst supporting reports and documents have been prepared by relevant sub consultants dealing with matters such as traffic and parking, noise, drainage and landscaping.

The design scheme has undertaken conscious effort to minimise adverse impacts on neighbouring properties in terms of privacy, acoustic and overshadowing. This includes the siting and orientation of the building combined with compliance to height and setback provisions to ensure adjoining properties will continue to receive reasonable solar access. Parking is provided within a basement level to minimise to minimise the impact of excessive hard surfaces whilst also mitigate vehicle traffic impacts onto neighbouring properties.

Furthermore, the incorporation of acoustic barriers combined with an Plan of Management is to ensure that the noise emission from both the indoor and outdoor play areas will comply with the relevant noise criterion.

The proposed development has also been designed to commensurate with the existing low density residential character of the immediate locality by delivering a modern two storey built form set within a landscape setting that will be compatible with the existing built form patterns along Mary Street.

This is illustrated by an 3D Photomontage provided below.

Image 5: 3D Photomontage Extract



The proposal will play a positive role in increasing valuable child care places within Northmead.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Parramatta Local Environmental Plan 2023

POLICY CONTROLS

The applicable policy control documents include:

- Childcare Planning Guidelines
- Education and Care Services National Regulations 2012
- The Hills Development Control Plan 2012

CONSIDERATION OF PLANNING CONTROLS

The subject site currently resides within the City of Parramatta however prior to boundary adjustments occurring in 2016 the site was located within The Hills Shire Council area and was subject to relevant planning controls associated The Hills Shire including The Hills Local Environmental Plan 2019 & The Hills Development Control Plan 2012. However, with the recent gazettal of the Parramatta Local Environmental Plan 2023, the current application is subject to all relevant controls under the new LEP.

However, The Hills DCP 2012 would still apply to the current proposal until the new Parramatta Harmonisation Development Control Plan is adopted. *It is noted that the new PDCP is not yet in force and is not yet a matter for consideration for this proposal noting a savings provision is in force and adoption is likely in late August/early September after a report is made to an Ordinary Council meeting.*

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for coastal management and it not applicable to this development.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

The following table considers the risk of the site being contaminated:

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?	X	
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	X	
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation		X
Is the site listed on Council's Contaminated land database?		X
Is the site subject to EPA clean-up order or other EPA restrictions?		X
Has the site been the subject of known pollution incidents or illegal dumping?		X
Does the site adjoin any contaminated land/previously contaminated land?		X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?		NA.

A review of aerial photographs indicates that the development site has historically been utilised for residential purposes with no known potentially contaminating activities being conducted on the site.

A Preliminary Site Investigation has been prepared by Geotechnical Consultants Australia and accompanies this application.

The report has concluded the following:

Overall, the site is considered to have a low risk of subsurface contamination. Analytical results indicated no exceedance of the NEPM Health and Ecological assessment criteria for Residential (A) sites, with the exception of Asbestos in one location (TP2).

Based on visual observations, the Asbestos contamination is potentially derived from the fibrocement sheds within the site. Therefore, GCA recommend that a Hazardous Materials Survey is completed for the onsite structures. This HMS will then recommended site demolition processes and Asbestos removal requirements.

Following demolition of onsite structures and removal of hardstands, a Detailed Site Investigation (DSI) should be undertaken for the site with Asbestos sampling collected at double density of the requirements for Table 2 of the NSW EPA, Contaminated Land Guidelines, Sampling Design Part 1 – Application, 2022. Finally, an Asbestos Clearance Certificate (issued by a Licenced Asbestos Assessor) will be required confirming the successful removal of all Asbestos containing material from the site.

Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of onsite soil to be low and finds that the site can be made suitable for the proposed development and land use (Residential A), provided the recommendations within Section 14 are undertaken.

If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)
- SEPP No 50—Canal Estate Development (SEPP 50)

- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The subject site is within a well-established residential area, having historically been used for urban purposes, noting a few insignificant trees on-site have been identified to be removed to facilitate the development with appropriate compensatory planting provided as shown on the landscape plan.

The proposal will also incorporate high quality landscape embellishment works in accordance with the attached Landscape Plan that is appropriate within a low density residential context along with appropriate replacement plantings to help reduce the physical bulk and scale of the development.

The landscape treatment will also soften the built form and assist with maintaining privacy to neighbouring properties.

Refer to attached Landscape Plan for detail.

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of two now repealed SEPP's being:

- State Environmental Planning Policy (Western Sydney Employment Area) 2009; and
- State Environmental Planning Policy No 64—Advertising and Signage.

Chapter 3 – Advertising and signage' contains planning provisions from within the former SEPP 64 for advertising and signage in NSW.

Signage is not proposed as part of this application; however it is anticipated that signage will be subject to subsequent applications.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

In accordance with this chapter, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

In accordance with this chapter, the application is not required to be referred to Trains NSW as the proposal is not in the vicinity of rail infrastructure. Given the distance from Rail infrastructure and in accordance with this chapter, an acoustic and vibration report is not required to be prepared. The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of this chapter that requires a consent authority to consider the impact of arterial roads on buildings used for new developments.

This chapter identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as ‘traffic generating development’.

The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

Chapter 3 of the SEPP contains planning provisions from the former Education and Childcare SEPP for child-care centres, schools, TAFEs and Universities.

The table below provides discussions against the relevant provisions of Chapter 3 of the SEPP.

SEPP	Comment
<p>3.1 Aims</p> <p>The aims of this Policy are as follows:</p> <p>(a) improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and</p> <p>(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,</p> <p>(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</p> <p>(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</p> <p>(e) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</p>	<p>The proposal will result in an addition of valuable child care places within Northmead.</p>

(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.

3.3 Interpretation

centre-based child care facility means: a building or place used for the education and care of children that provides any one or more of the following:

long day care,
occasional child care,
out-of-school-hours care (including vacation care)
preschool care, or
an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW),

but does not include:

- a building or place used for home-based child care or school-based child care, or an office of a family day care services (within the meanings of the Children (Education and Care Services) National Law (NSW), or
- a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- 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
- a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational,

The proposed centre-based child care facility is consistent with the definition contained within the SEPP.

religious or sporting activity, or providing private tutoring, or
- a child-minding 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.

Part 3.3 Early education and care facilities – specific development controls

3.23 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.

3.25 Centre-based child care facility – floor space ratio

(1) Development consent must not be granted for the purpose of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio for the building on the site of the facility exceeds 0.5:1.

The development site is subject to a maximum FSR of 0.5:1 under Parramatta LEP 2023.

The development site provides a FSR of 0.46:1 and therefore is compliant with FSR requirements under the LEP.

3.26 Centre-based child care facility – non-discretionary development standards

(1) 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.

(2) 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:

- (a) location - the development may be located at any distance from an existing or proposed early education and care facility,

There are no restrictions relevant to the proposed development.

- (b) indoor or outdoor space**
- (i) 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**
 - (ii) 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,**

The centre-based child care facility provides 309.5m² or 3.44m² of unencumbered play space and 642.9m² or 7.14m² of unencumbered outdoor play space which is consistent with the indoor and outdoor unencumbered space requirements of the Education and Care Service National Regulations.

Indoor play space required = 3.25m² for each child

Outdoor place space required = 7m² for each child

- (c) 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,**
- (d) colour of building materials or shade structures – the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.**

Noted, with the development complying with site frontage requirements under the DCP.

There are no restrictions relevant to the proposed development.

3.27 Centre-based child care facility – development control plans

(1) 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

Noted.

the purpose of a centre-based child care facility:

- (a) operational or management plans or arrangements (including hours of operation),
- (b) demonstrated need or demand for child care services,
- (c) proximity of facility to other early childhood education and care facilities,
- (d) any matter relating to development for the purpose of a centre-based child care facility contained in:
 - (i) the design principles set out in Part 2 of the *Child Care Planning Guidelines*, or
 - (ii) 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 Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, 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 overleaf provides detail on the relevant development standards relevant to the current proposal.

The Guideline underwent minor revisions in 2021 however the provisions are largely the same.

SEPP **Comment**

Objectives	
The planning objectives of this Guidelines are to:	
<ul style="list-style-type: none"> • <i>promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations</i> 	<p>The development results in a high quality centre-based child care facility designed to comply with the requirements of the National Regulations.</p>
<ul style="list-style-type: none"> • <i>ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses</i> 	<p>The centre-based child care facility proposes a two storey built form designed to be consistent with the existing low density character within the established residential estate.</p> <p>The front setback is to be also landscaped to minimise the impact of hard surfaces whilst integrating the proposal within the context of the site and its surrounds.</p>
<ul style="list-style-type: none"> • <i>minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment</i> 	<p>The development has been designed to minimise adverse impacts on neighbouring properties in terms of privacy, acoustic and overshadowing, as discussed in detail further within this statement.</p>

Part 2 Design Quality Principles

Principle 1 – Context

<p><i>Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</i></p>	<p>The child care facility is compatible in scale and design with the existing low density residential built form along Mary Street.</p>
<p><i>Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood.</i></p>	<p>The design scheme has undertaken conscious effort to minimise adverse impacts on social, economic, health and environmental conditions.</p>
<p><i>Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centers, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.</i></p>	<p>Combined with compliance to height and setback provisions will ensure adjoining properties will continue to receive a minimum of 3 hours of interrupted solar access at mid-winter.</p> <p>The site is within proximity to:</p> <ul style="list-style-type: none"> • Educational facilities including, <ul style="list-style-type: none"> ○ The Hills School ○ Northmead Creative and Performing Arts High School ○ Northmead Public School • Northmead Shopping Village

- Bus stops within a 300m walking distance, with services to Parramatta, Rouse Hill and Hornsby Liverpool and Parramatta
- Arterial roads including:
 - Windsor Road
 - James Ruse Drive
 - M2 Motorway

Principle 2 – Built form

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area.

Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures.

The development proposes a two storey building that is consistent and compatible with the existing low density built form character within the established residential estate.

The development proposes a highly articulated built form with a variety of materials, colours and textures.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.

Principle 3 - Adaptive learning spaces

Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out.

Good design achieves a mix of inclusive learning spaces to cater for all students and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.

The play spaces have been designed to provide a variety of experience that facilitates the development of cognitive and physical skills, provide opportunities for social interaction and appreciation of the natural environment.

Principle 4- Sustainability

Sustainable design combines positive environmental, social and economic outcomes.

The proposed facility has been designed to achieve cross ventilation and adequate natural light access.

This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

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.

Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.

Principle 5 - Landscape

Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity.

The subject site is within a well-established residential area, having historically been used for urban purposes, is predominantly cleared of vegetation, noting a few insignificant trees identified are to be removed as part of this application.

The development proposes appropriate landscape embellishment works that will contribute to the local context.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

The landscaping plan incorporates planting that comprise a mix of trees, shrubs and grasses. Refer to attached Landscaping Plan for detail.

Side boundaries are to be landscaped in-order to permit appropriate deep soil and drainage, and so that the development will not impact upon vegetation on neighbouring properties.

Principle 6 - Amenity

Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff.

As previously discussed, the development provides well designed indoor and outdoor play areas, access to sunlight and natural ventilation and visual and acoustic privacy.

Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility.

The development also proposes adequate storage, service areas and accessibility for all.

Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.

Principle 7 - Safety

Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately.

Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).

Well designed vehicular parking and access minimise traffic safety risks on children and staff.

The development proposes a design that will optimise safety for children.

Fencing and gates designed to comply with relevant requirements under the Australian Standards and Roads and Maritime Services Traffic Management Guidelines.

The proposal incorporates built elements, fencing and landscaping that clearly distinguishes between the public and private domain.

The proposed development incorporates an active façade that will permit casual surveillance to the common areas within the development site.

The proposed facility has been designed with temperature control to avoid extremes in temperature.

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**

An Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd which accompanies this application has found that, provided the noise control recommendations made in Section 8.0 of the report are implemented, the level of noise emitted by the proposed child care facility will meet the acceptable noise level requirements of the Association of Australasian Acoustical Consultant's *Guideline for Child Care Centres Acoustic Assessment* and the Environmental Protection Authority's *NSW Road Noise Policy*, and is considered acceptable.

The development is to incorporate appropriate noise mitigation measures including a 2.1m-2.3m acoustic barrier to wrap around the outdoor play area at the ground floor with 1.39m acoustic barrier to wrap around the first floor outdoor play area in accordance with the Environmental Noise Impact Assessment, noting that a Plan of Management is to manage outdoor play times and the number of children accessing outdoor area at any one time.

<ul style="list-style-type: none"> • the setback and siting of buildings within the residential context • traffic and parking impacts of the proposal on residential amenity 	<p>The proposal is also designed to minimise privacy impacts of neighbouring properties. This is achieved via appropriate siting and orientation of the building towards its frontage, compliance to height and side setback controls. Furthermore, the use of fencing and sill high windows along the site elevation at the ground floor with predominantly blank walls to the western elevation at the first floor and generous building separation towards the eastern elevation (10m) combined with 1.39m acoustic barriers will contribute towards protecting the privacy impacts to neighbouring properties.</p> <p>Complies with setback requirements under the DCP.</p> <p>Traffic & Parking Impact Assessment which has been prepared by Hemanote Consultants which accompanies this application has found that the proposed development will not have adverse impacts on existing traffic or parking conditions and is worth of Council's support.</p> <p>Refer to attached Traffic and Parking Impact Assessment Report for detail.</p>
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C2 – When selecting a site, ensure that:

<ul style="list-style-type: none"> - 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 	<p>Centre-based child care facilities are permissible and compatible land use within the R2 – Low Residential Density Zone, noting that the site resides within an established residential estate located within close proximity to commercial premises and educational establishments.</p> <p>Site is not identified as being affected by land slope, flooding, bushfires, coastal hazards and other environmental hazards.</p> <p>Given the historical use of the site for residential purposes, land contamination is not likely.</p> <p>A Preliminary Site Investigation has been prepared by Geotechnical Consultants Australia and accompanies this application.</p> <p>Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of onsite soil to be low and finds that the site can be made suitable for the proposed development and land use (Residential A), provided the recommendations within Section 14 are undertaken.</p>
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<ul style="list-style-type: none"> - the characteristics of the site are suitable for the scale and type of development proposed having regards to: <ul style="list-style-type: none"> - 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 premises, 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 	<p>The development site which has a total site area of 1,322m² can be described as a large regular shaped mid-block land parcel that is of sufficient size and width to accommodate the proposed 2 storey child care facility.</p> <p>The development is to provide a contemporary single storey built form designed to be consistent with the existing low density character within the immediate locality.</p> <p>The development site is not located within a sensitive environmental or cultural area and will not result in adverse environmental impacts on surrounding areas.</p> <p>N/A. Development proposes to undertake the development of a new centre-based child care facility.</p> <p>The development provides car parking spaces in accordance with the DCP, noting appropriate car parking spaces are provided within the basement level to permit the drop off and pick up of children.</p> <p>The subject site does not front a classified road, however vehicular access is to be provide from Mary Street which is considered appropriate and safe for the proposed use.</p> <p>Subject site is not located closely to incompatible social activities and uses.</p>
<p>C3 – A child care facility should be located;</p>	
<ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries 	<p>Subject site is located within close proximity to a commercial centres, schools and local reserves/parks.</p> <p>Bus stops with services to Parramatta is within a 220m walking radius along the eastern side of Windsor Road with a second bus stop on the other side of Windsor Road, which is approximately within a 270m walking radius has regular services to Rouse Hill and Hornsby.</p>

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 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**

The subject site is not located within proximity to any identified environmental hazard.

Given the historical use of the site for residential purposes, land contamination is not likely.

Given the historical use of the site for residential purposes, land contamination is not likely.

A Preliminary Site Investigation has been prepared by Geotechnical Consultants Australia and accompanies this application.

Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of onsite soil to be low and finds that the site can be made suitable for the proposed development and land use (Residential A), provided the recommendations within Section 14 are undertaken.

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**

The centre-based child care facility proposes a modern two storey building that will be consistent and compatible with the existing low density characteristics within the established low density residential estate, noting development complies with prescribed height control under the LEP.

Appropriate landscaping is to be provided between the building and the street edge. Refer to attached Landscape Plan for detail.

- **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 front setbacks are to be also landscaped to minimise the impact of hard surfaces whilst integrating the proposal within the context of the site and its surrounds.

Parking is to be provided within the basement level to minimise impacts to the streetscape.

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**

Proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain.

The proposed development incorporates an active façade that will permit casual surveillance to the site’s frontage and to the common areas within the development site.

Proposed landscaping works seeks to soften the built form whilst also seeking to integrate the development with the site’s residential 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 the street level.

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**
- **low fences and planting which delineate communal/private open space from adjoining public open space**

The development site does not adjoin public parks, open space or bushlands, however, has been designed to provide clearly defined street access, pedestrian paths and building entries.

Fencing and landscape works will contribute towards delineate communal/private open space from the public domain.

<ul style="list-style-type: none"> • minimal use of blank walls and high fences 	<p>Development incorporates architectural features and articulation to provide an attractive two storey built form that appropriately addresses its frontage to Mary Street.</p>
<p>C9 – Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.</p>	<p>Development proposes appropriate fencing that is consistent with fencing within the precinct and with comparable child care facility within the wider Parramatta Local Government Area.</p>
<p>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.</p>	<p>The site is not identified as a heritage item nor is not located adjacent to a local heritage item.</p>
<p>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.</p>	<p>Subject site does not front a classified road; however, the development proposes appropriate fencing that is consistent with fencing within the subject area and with comparable child care facility within the wider Local Government Area.</p>

3.3 Building orientation, envelope and design

<p>C11 – Orient a development on a site and design the building layout to</p>	
<ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by; <ul style="list-style-type: none"> - 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 	<p>The proposed 2 storey centre-based child care facility has been designed and sited to address Mary Street whilst also designed to comply with prescribed setback controls under The Hills DCP 2012 and the Child Care Planning Guidelines to minimise privacy impacts on neighbouring properties.</p> <p>The development has also been designed to ensure that the visual privacy and minimises overlooking impacts on neighbours by appropriately siting and orientation of the building predominantly towards its frontage whilst also being compliant with height and setback provisions. Furthermore, the use of fencing and sill high windows along the site elevation at the ground floor with predominantly blank walls to the western elevation at the first floor and generous building separation towards the eastern elevation (10m) combined with 1.39m acoustic barriers will contribute towards protecting the privacy impacts to neighbouring properties.</p>

The development is to incorporate appropriate noise mitigation measures including a 2.1m-2.3m acoustic barrier to wrap around the outdoor play area at the ground floor with 1.39m acoustic barrier to wrap around the first floor outdoor play area in accordance with the Environmental Noise Impact Assessment, noting that an Plan of Management is to manage outdoor play times and the number of children accessing outdoor area at any one time.

An Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd. which accompanies this application has found that, provided the acoustic barriers nominated on Appendix A are constructed and the recommendations in Section 9.0 are implemented and adhered to, the level of noise emitted by the proposed Child Care Facility will meet the noise level requirements as detailed in Section 7.0 and considered acceptable.

- **optimise solar access to internal and external play areas**

The internal and external play areas associated with the child care facility have been oriented and designed to maximise solar access.

- **avoid overshadowing of adjoining residential properties**

The proposed 2 storey child care facility has been designed to reduce the potential for overshadowing of neighbouring properties as shown on the shadow diagrams appropriate solar access is afforded to adjoining properties.

- **ensure buildings along the street frontage define the street by facing it**

Development proposes an attractive contemporary 2 storey building designed to address Mary Street.

- **ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climate conditions**

Complies, all outdoor play areas above the ground floor will provide appropriate protection from the wind and other climate conditions.

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**

Development proposes a 2 storey building that is consistent and compatible with the existing low density built form character within the subject area.

The proposal has also been designed to comply with the setback provision under The Hills DCP 2012.

- setbacks to the street should be consistent with the existing character

C13 – Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres.

Proposal has been designed to comply with prescribed setback controls under The Hills DCP 2012.

C14 – On land in a residential zone, side and rear boundary setbacks should observe the prevailing setback required for a dwelling house.

The development has been designed to comply with setback requirements under The Hills DCP 2012.

C15 – 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

The child care facility provides direct and clear primary entry point from Mary Street.

The pedestrian entry point is visible from the street frontage, permits ease of access and directly accessible from the street level.

Access to the site is in accordance with the Access Report that accompanies this application.

C16 – Accessible design can be achieved by:

- providing accessibility to and within the building in accordance with all relevant legislation
- 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
- 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

Development has been designed to be accessible to and within the building in accordance with all relevant legislation, with direct equitable pedestrian access provided to the primary entry points of the child care facility via a graded pathway from Mary Street. Furthermore, lift core provides access to all levels from the lower ground floor/basement level.

Access to the site is in accordance with the Access Report that accompanies this application.

Development provides appropriate continuous path of travel to and within the building, including access between the street entry points and main building entrances via a graded pedestrian pathway.

3.4 Landscaping

C17 – 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**

The subject site is within a well-established residential area, having historically been used for urban purposes, noting a few insignificant trees on-site have been identified to be removed to facilitate the development with appropriate compensatory planting provided as shown on the landscape plan.

The proposal is to introduce high quality landscape embellishment works within the existing residential character along front frontages that aims to reduce the physical bulk and scale of the development and integrate the proposal within the context of the site and its surrounds.

The landscaping plan incorporates planting that is indigenous to the immediate area and will be utilised as part of learning programmes within the centre to assist with attending children understanding the benefits of utilising local native plantings.

Refer to attached Landscaping Plan for detail.

C18 – 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**

Development proposes all car parking within the lower ground floor/basement level, nevertheless the development proposes appropriate landscape embellishment works that will improve and enhance the subject site whilst helping to integrate the proposal within the context of the site and its surroundings.

Refer to attached Landscaping Plan for detail.

3.5 Visual and acoustic privacy

C19 – 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

C20 – 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 indoor rooms and outdoor play spaces from public area via appropriate site and building layout with fencing and landscaping to mitigate potential privacy issues.

The development is to incorporate acoustic fencing that is to wrap around both the ground and first floor outdoor play area in accordance with the Environmental Noise Impact Assessment to mitigate potential noise impacts to adjoining properties.

C21 – 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

Complies, the centre-based child care facility is designed to minimise direct overlooking of main internal living areas and private open space in adjoining developments.

C22 – 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

Development proposes appropriate acoustic fencing/barriers in accordance with the accompanying Environmental Noise Impact Assessment, including acoustic barriers that wraps around both the ground floor and first floor outdoor play areas combined with a plan of management to mitigate potential noise impacts to adjoining properties.

Refer to attached Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd for more detail.

C23 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:

- identify an appropriate noise level for a child care facility located in residential and other zones
- determine an appropriate background noise level for outdoor play areas

An Environmental Noise Impact Assessment accompanies the development application demonstrating compliance with the requirements.

during times they are proposed to be in use

- determine the appropriate height of any acoustic fence to enable the noise criteria to be met

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.

C24 – Adopt design solution to minimise the impacts of noise, such as:

- creating physical separation between buildings and the noise source
- 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

The subject site is not located near major roads, rail lines, beneath flight paths or other noisy environments.

It is noted that appropriate design/ measures have been undertaken including appropriate setbacks, use of landscaping and acoustic screens to minimise acoustic impacts to neighbouring properties.

An Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd which accompanies this application has found that, provided the recommendations in Section 8.0 are implemented and adhered to, the level of noise emitted by the proposed Child Care Facility will meet the noise level requirements and considered acceptable.

C25 – An acoustic report 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*

The subject site is not located on industrial land, where an ANEF contours is between 20 and 25, along a railway or mass transit corridor, on a major or busy road or other land that is impacted by substantial external noise.

- on a major or busy road
- other land that is impacted by substantial external noise

It is noted that appropriate design/ measures have been undertaken including appropriate setbacks, use of landscaping and acoustic barriers to minimise acoustic impacts to neighbouring properties.

An Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd which accompanies this application has found that, provided the recommendations in Section 8.0 are implemented and adhered to, the level of noise emitted by the proposed Child Care Facility will meet the noise level requirements and considered acceptable.

Finally, an Plan of Management will manage outdoor play times and the number of children accessing outdoor area at any one time to mitigate potential noise to neighbouring properties. Refer to the Environmental Noise Impact Assessment that accompanies this application for detail.

C26 – 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.

C27 – 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.

The subject site is not located near a major road or industrial development.

3.7 Hours of operation

C28 – Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays

The child care facility is to operate between 6:00am to 7:00pm Monday to Friday.

C29 – Within mixed use areas or predominantly commercial areas, the hours of operation of each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses

Subject site is not located within a mixed-use are. Not applicable.

3.8 Traffic, parking and pedestrian circulation

C30 – 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. The Development has regard with the car parking requirements under The Hills Development Control Plan 2012.

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

C31 – 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.

C32 – 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

Traffic & Parking Impact Assessment which has been prepared by Hemanote Consultants which accompanies this application has found that the proposed development will not have adverse impacts on existing traffic or parking conditions and is worth of Council's support.

Refer to attached Traffic and Parking Impact Assessment Report for detail.

C33 – 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

No applicable as the site does not front a classified road or a road which carries freight traffic or transport dangerous goods or hazardous materials.

The alternate access must have regard to the prevailing traffic conditions

- pedestrian and vehicle safety including bicycle movements
- the likely impact of the development on traffic

<p>C34 – 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.</p>	<p>Development site is not within a cul-de-sac or narrow lanes or road. Not applicable.</p>
<p>C35 – The following design solutions may be incorporated into a development to help provide a safe pedestrian environment;</p> <ul style="list-style-type: none"> • 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 • 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 	<p>Development provided separate pedestrian and vehicular access.</p> <p>Vehicles can enter and exit the site in a forward direction. Refer to swept path diagrams for more detail.</p>
<p>C36 Mixed use developments should include:</p> <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop off and pick up zones that are exclusively available for use during the facility’s operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<p>N/A.</p>
<p>C37 – Car parking design should:</p> <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance to the play areas • provides clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards including wheelchair and pram access parking 	<p>Car parking area is sufficiently separated from the building entrances and outdoor play area.</p> <p>Accessible car parking space, designed in accordance with Australian Standard is clearly marked and situated near the entry point.</p>

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 3.25m² of unencumbered indoor space.

The proposal provides 3.44m² 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 0.3m³ per child of external storage space
- a minimum of 0.2m³ 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: Designed to comply.

- 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

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 conversations.

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;

Designed to comply.

- Properly constructed nappy changing bench or benches
- A bench type baby bath within one metre from 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 step positioning to enable supervision of the activity and play areas

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 ensure 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.

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.

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

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

An Emergency and Evacuation Plan will be prepared in accordance with Regulation 97 and design guidance contained within this Guideline prior to operations commencing.

- 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

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 7.0m² of unencumbered outdoor space.

The proposal provides 7.14m² 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.

A veranda that is included within indoor space cannot be included when calculating outdoor space and vice versa.

Not applicable.

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 facilitates interaction
- sand pits and water play areas
- dense indoor planting and green vegetated walls
- climbing frames, walking and/or bike tracks
- vegetable gardens and gardening tubs.

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.

4.11 Shade

Regulations 114
Education and Care Services National Regulations

Outdoor play areas should:

- have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required.
- adequate shade for outdoor play areas is to be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area
- have evenly distributed shade structures over different activity spaces.

Designed to comply.

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 ultraviolet radiation from the sun.

A large covered outdoor shade area as well as large tree canopies are illustrated on the plans.

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.

Development proposes appropriate fencing that is consistent with fencing within the subject area and with comparable child care facility within the wider Local Government Area.

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.

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 Local Government Area.

Design consideration for side and rear boundary fences could include:

- 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

Side fencing has been undertaken in accordance with the Childcare Acoustic Assessment.

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.

Fencing and gates designed to comply with relevant requirements under the 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.

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.

Given the historical use of the site for residential purposes, land contamination is not likely.

Given the historical use of the site for residential purposes, land contamination is not likely.

A Preliminary Site Investigation has been prepared by Geotechnical Consultants Australia and accompanies this application.

Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of onsite soil to be low and finds that the site can be made suitable for the proposed development and land use (Residential A), provided the recommendations within Section 14 are undertaken.

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 Parramatta City Council controls and guidelines, but also to the Education and Care Services National Regulations 2012 (National Regulations).

It is noted that the National Regulations provide exhaustive controls and requirements in addition to that of local government and includes: -

- licensing and approvals processes, including documentation requirements;
- facilities and equipment requirements;
- staffing requirements;
- child number requirements;
- operational requirements;
- administrative requirements;
- probity check requirements; and
- various miscellaneous requirements.

It is noted that a large portion of the controls have been addressed in Chapter 3 Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and the Child Care Guidelines, and therefore, only the relevant controls will be addressed in the table below:

Clause	Controls	Comment	Complies
Part 4.3 Physical Environment			
Division 1 Centre-Based Services and Family Day Care Services			
104	Fencing	Appropriate outdoor play area fencing will be provided by the proposed centre-based child care facility.	Yes
106	Laundry and hygiene facilities	A laundry facility is available on the premises of the proposed centre-based child care facility.	Yes
107	Space requirements – indoor space	The proposed centre-based child care facility provides 3.44m ² of unencumbered indoor play space per child as shown on the submitted architectural plans.	Yes
108	Space requirements – outdoor space	The proposed centre-based child care facility provides 7.14m ² of unencumbered outdoor play space per child as shown on the submitted architectural plans.	Yes

109	Toilet and hygiene facilities	Age-appropriate toilet and washing facilities are provided.	Yes
110	Ventilation and natural light	The facility will receive adequate ventilation and natural light, as addressed in the SEPP and Child Care Guidelines previously within this statement.	Yes
Division 2 Additional Requirements for Centre-Based Services			
111	Administrative space	An administration room is located within the proposed Child Care Facility.	Yes
112	Nappy change facilities	A nappy change facility is provided by the proposed centre-based child care facility.	Yes
113	Outdoor space – natural environment	As addressed earlier in this statement, the development provides outdoor spaces that permit children to explore and experience the natural environment.	Yes
114	Outdoor space – shade	The proposed centre-based child care facility has provided adequate shading. Refer to attached architectural plans for detail.	Yes
Part 4.4 Staffing Requirements			
123	Staff to child ratio	<p>Clause 123 provides minimum staff requirements for child care facilities in <u>Australia:</u></p> <p>0-2 Years – 1 employee per 4 children 2-3 Years – 1 employee per 5 children 3-5 Years – 1 employee per 11 children</p> <p>It is noted that Clause 271 overrides the ratio for the 3-5 age group for facilities in <u>New South Wales.</u> Therefore the ratios for the proposed facility are as follows:</p> <p>0-2 Years – 1 employee per 4 children 2-3 Years – 1 employee per 5 children 3-5 Years – 1 employee per 10 children</p> <p>The breakdown of children ratio within the proposed centre-based child care facility is as follows:</p> <p>0-2 Years – 20 children (5 staff) 2-3 Years – 20 children (4 staff) 3-6 Years – 50 children (5 staff)</p> <p>Total: 14 staff. 14 staff to be provided.</p>	Yes

Part 7.3 New South Wales – Special Provisions

271	Educators to child ratios – (1) children aged 36 months or more but less than 6 years	<p>(1) Regulation 123 (1)(c) applies as modified by this section.</p> <p>(2) The educator to child ratio for children aged 36 months or more but less than 6 years of age is 1 educator to 10 children.</p> <p>This is addressed in the section above.</p>	Yes
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PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

As illustrated by Council’s zoning map extract overleaf, the development site is zoned R2 – Low Density Residential and is subject to a maximum permitted building height limit of 9m and a maximum FSR of 0.5:1 under the Parramatta Local Environmental Plan 2023.

Image 6: Zoning Map Extract (Source: NSW Government Planning Portal)



'Centre-Based Child Care Facilities' are permissible with consent within the subject site and the proposal is consistent with the definition contained within 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 Law (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 Law (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 lesson or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
 - (h) a child-minding 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 proposal is also consistent with the prescribed zone objectives that 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 maintain the low density residential character of the area.
- To ensure that non-residential land uses area located in a context and setting that minimises impacts on the amenity of a low density residential environment.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.

The centre-based child care facility has been designed to commensurate with the existing low density residential character of the immediate locality.

The proposed development provides a centre-based child care facility that will serve the needs of people who live and work in the local area, and also provide employment opportunities for local residents.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant provisions.

Parramatta Local Environmental Plan 2023			
Clause	Control	Comment	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 to meet the day to day needs of local residents.	Yes
2.6	Subdivision – consent requirements	No subdivision is proposed.	N/A
2.7	Demolition requires development consent	Council consent is sought for the demolition of the existing structures on site.	Yes
Part 4 Principal Development Standards			
4.3	Height of buildings – 9m	<p>Parramatta Local Environmental Plan 2023 Height of Buildings Map indicates that the maximum building height within the subject site is 9m.</p> <p>The development proposes a 2 building with no part of the proposed built form to encroach 9m in height in accordance with the height provisions under the LEP.</p> <p>Refer to attached plans for detail.</p>	Yes

4.4	Floor space ratio – 0.5:1	<p>A maximum floor space ratio of 0.5:1 is identified for the site under Parramatta Local Environmental Plan 2023 Floor Space Ratio Map.</p> <p>The development proposes an FSR of 0.46:1 and as such is compliant with this control.</p> <p>FSR calculations have been undertaken in accordance with Clause 4.5.</p>	Yes
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Part 5 Miscellaneous Provisions Principal Development Standards

5.10	Heritage conservation	<p>The site does not contain any heritage-listed items nor are their heritage items within close proximity to the development site. However, there are heritage items within the broader locality.</p> <p>The proposed child care facility will not impact upon the heritage significance of the identified given the separation to the heritage item and the existing pattern of development between the subject site and Heritage Items that acts as a visual buffer between the items and the subject site.</p> <p>As such, it is not considered that the proposed child care facility will impact on the curtilage of the local heritage items. Furthermore, the proposal is consistent with the prevailing low density character of the subject area and will provide valuable child care service to the local community.</p>	N/A
5.21	Flood planning	<p>The development site is not identified as being flood prone.</p>	N/A

Part 6 Additional Local Provisions – Generally

6.1	Acid sulfate soils	<p>The subject site is not identified as being affected by Acid Sulfate Soils.</p>	N/A
6.2	Earthworks	<p>This application seeks Council consent for excavation of the site as per the attached plans.</p> <p>It is considered that the proposed excavation will have minimal adverse environmental or amenity impact.</p>	Yes

		<p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area. The proposed excavation work is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p>	
6.3	Biodiversity	The site is not identified as ' <i>Biodiversity</i> ' on the Natural Resources Map.	N/A
6.4	Riparian land and waterways	The site is not identified as ' <i>Riparian land and waterways</i> ' on the Natural Resources Map.	N/A
6.5	Stormwater management	<p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area. The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater. See attached Stormwater Management Plan for detail.</p>	Yes
6.6	Foreshore area	The proposal is not within close proximity of the foreshore and is not located within the foreshore building line.	N/A
6.7	Essential services	The development site is well serviced by electricity, water and sewer and the required utility clearances will be obtained prior to works commencing on site.	Yes
6.13	Design excellence	The development site is not identified as " <i>Design Excellence Precinct</i> " on the Design Excellence Map, nor will the proposed building exceed 55m in height.	N/A

THE HILLS DEVELOPMENT CONTROL PLAN 2012 – PART B SECTION 6 – BUSINESS

This application has been assessed against relevant provisions of The Hills DCP 2012 Part B Section 6 of the DCP that relates to child care facilities within The Hills Local Government Area. The table below provides detail on the provisions relevant to the current proposal.

The Hills Development Control Plan 2012 – Part B – Section 6 Compliance Table			
Clause	Controls	Comment	Complies
Part 2 – Objectives and Development Controls			
2.2	Site analysis	<p>A site analysis has been prepared for the proposal and is attached as part of this application.</p> <p>The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site and the design response has been informed through the site analysis process.</p>	Yes
2.3	Development sites	<p>(a) Specific site frontage apply to Child Care Facilities. Refer to Clause 2.34 for detail.</p> <p>(b) Adequate provision made for water, sewerage, energy supply, telecommunications and stormwater drainage will be provided if required.</p> <p>(c) Development is proposing a child care facility pursuant to Part 3.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.</p>	<p>Refer to Clause 2.34</p> <p>Yes</p> <p>-</p>
2.4	Floor space ratio	Development comply with FSR controls under The Parramatta LEP 2023	Yes
2.5	Setbacks	Specific setback provisions apply to Child Care Facilities. Refer to Clause 2.34 for detail.	Refer to Clause 2.34
2.6	Building height	Development comply with height controls under The Parramatta LEP 2023	Yes
2.7	Building design and materials	<p>Development proposes an attractive contemporary two storey building that incorporates physical articulation of the built form and a mixed palette of building materials and finishes.</p> <p>Materials and finishes used are consistent with that existing in the area while being contemporary in character.</p>	Yes

		The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building.	
2.8	Signage	No signage is proposed at this stage.	N/A
2.9	Hours of operation	The hours of operation is to be between 7:00am until 6:00pm Monday to Friday (excluding public holidays) in accordance with the Child Care Planning Guidelines.	Yes – Child Care Planning Guidelines
2.10	Energy efficiency	The proposed child care facility has been designed to maximise energy efficiency, including the siting and orientation of the building to the north to maximise solar access.	Yes
2.11	Biodiversity	Situated within an established residential estate, the development site is not identified as containing significant terrestrial biodiversity.	N/A
2.12	Erosion and sediment control	Erosion and sediment control measures are to be implemented during construction to minimise land disturbance and erosion and it is anticipated that conditions of consent will reinforce this. An Erosion and Sediment Control Plan will accompany the development application.	Yes
2.13	Fencing, landscaping and tree preservation	<p>The subject site is within a well-established residential area, having historically been used for urban purposes, noting a few insignificant trees on-site have been identified to be removed to facilitate the development with appropriate compensatory planting provided as shown on the landscape plan.</p> <p>The proposal is to undertake extensive landscaping embellishment works including landscaping along the site’s front, side and rear setback will be undertaken in accordance with the attached Landscape Plan which accompanies this application.</p> <p>The landscape treatment will not only incorporate planting that is indigenous to the immediate area and will be utilised as part of learning programmes within the centre to assist with attending children understanding the benefits of utilising local native plantings, but also contribute towards softening up the built form, assist with maintaining privacy and help to integrate the development within the site’s context. Refer to attached Landscape Plan which accompanies this application for detail.</p>	Yes

		Furthermore, the development is to provide appropriate fencing within a residential context.	
2.15	Vehicular access	<p>The proposal provides for the safe and efficient movement of vehicular traffic within the site and both entering and existing the site, noting that all vehicles can enter and exit the site in a forward direction.</p> <p>Vehicular routes are clearly indicated and accessible.</p> <p>Accessways and car parking spaces are to be appropriately dimensioned in accordance with Council controls.</p>	Yes
2.18	Loading facilities	No loading facilities is required for child care facilities. Proposed car parking facilities can be accommodated in the vacant visitor parking spaces. See the traffic report for further detail.	Yes
2.19	Pedestrian access and movement	<p>Development has been designed to be accessible to and within the building in accordance with all relevant legislation, with direct graded pedestrian access provided via graded pathway from Mary Street, noting that the proposal is accompanied via an Access Report.</p> <p>Development provides appropriate continuous path of travel to and within the building, including access between the street entry and main building entrance.</p>	Yes
2.21	Stormwater Management	<p>The proposed development incorporates Water Sensitive Urban Design principles that seek to minimise and manage the impact of stormwater on site and within the area.</p> <p>The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater.</p> <p>The proposal incorporates appropriate setbacks and landscaping that will permit stormwater penetration and will reduce runoff and the impact of stormwater on site and in the area.</p> <p>Refer to attached Stormwater Management for detail.</p>	Yes
2.22 & 2.23	Waste Management – Storage and Facilities & Waste Management Planning	<p>Appropriate waste storage areas are provided on site within the basement level.</p> <p>A Waste Management Plan is attached as part of this application.</p>	Yes

		<p>Notwithstanding, it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>Refer to attached Waste Management Plan and Architectural Plans for future detail.</p>	
2.24	Heritage	<p>The development site is not identified as being a heritage item nor is it located within a heritage conservation area. However, there are several local heritage items within the vicinity of the development site.</p> <p>It is noted that the heritage significance associated with the other local heritage items within the subject area comes from the heritage listed buildings itself rather than the streetscape which is not intact with redevelopment of the subject area over time.</p> <p>There is sufficient separation between the development site and the local heritage items, thus ensuring that the proposed development will have no detrimental impact on the heritage curtilage associated with the local heritage items within the subject area.</p> <p>As a result, the subject site will not have any associated heritage restriction and subsequently any further heritage investigation is not deemed to be necessary.</p>	Yes
2.26	Site Investigation	<p>Given the historical use of the site for residential purposes, land contamination is not likely.</p> <p>A Preliminary Site Investigation has been prepared by Geotechnical Consultants Australia and accompanies this application.</p> <p>Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of onsite soil to be low and finds that the site can be made suitable for the proposed development and land use (Residential A), provided the recommendations within Section 14 are undertaken.</p>	Yes
2.27	Pollution Control	<p>It is considered that the proposal will not significantly contribute to air pollution, odours or the release of atmospheric pollutants.</p> <p>Appropriate management of the site during the demolition and construction phase will limit the potential for air pollution.</p>	Yes

2.34	Centre-based child care facilities – additional controls	<p>a) The subject site residing within a residential area comprising of low density built forms, noting that the proposed built form is comparable with the residential character within the immediate vicinity of the development site.</p> <p>The current proposal has been designed to deliver a contemporary two storey-built form set within a landscape setting.</p> <p>As such the current proposal has been designed to comply with setback controls associated with dwelling houses under Part B Section 2 – Residential of The Hills DCP 2012, as demonstrated below:</p> <p><u>Front Setback</u></p> <p>The DCP prescribes a minimum front setback of 5m for child care facilities within residential zones.</p> <p>The development provides a front setback of >5m to Mary Street from the primary building line, noting that the front setback scheme has been designed to be consistent with the existing front setback patterns of neighboring properties to the site's immediate side boundaries. Complies.</p> <p><u>Side Setback</u></p> <p>The DCP prescribes a minimum side setback of 900mm for 1 or 2 storey dwelling houses.</p> <p>The development provides a minimum side setback 1.5m. Complies.</p> <p><u>Rear Setback</u></p> <p>The DCP prescribes a minimum rear setback of 4m for 1 storey element of dwelling and 6m to 2 storey element of dwelling.</p> <p>The development provides a minimum rear setback >6m from the primary building line.</p> <p>c) The proposal achieves appropriate amenity to neighboring properties in terms of overshadowing and privacy and as such the proposed setback arrangement are considered appropriate.</p> <p>e) It is evident the development does not provide parking within the ground floor noting basement parking is provided and will not impact upon the existing streetscape along both frontages. The basement design and depth of the basement enables the provision of screen planting.</p>	Yes
			Yes
			Yes
			Yes
			Yes
			Yes

(f) The front setback areas are to be appropriately landscaped with deep soil areas.	Yes
(h) DCP stipulated that the location of external child play areas is not permitted within the front setback area.	Yes
No portion of the outdoor play area is located within the front setback area.	
(j) & (k) Landscaping is to be provided in accordance with the Landscape Plan which accompanies this application.	Yes
(l) Food preparation areas are to comply with the relevant requirements and standards.	Yes

THE HILLS DEVELOPMENT CONTROL PLAN 2012 – PART C SECTION 1 – PARKING

The application has been assessed against relevant provisions of The Hills DCP 2012 Part C Section 1 of the DCP which regulates parking requirements within The Hills LGA.

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

The Hills DCP 2012 – Part C – Section 1 C Parking Compliance Table			
Clause	Controls	Comment	Complies
2.1	General Parking Requirements	<p>For child care facilities, the DCP prescribes 1 space per employee plus 1 space per 6 children.</p> <p>The development proposes a 90 place child care facility with a total of 13 staff parking. As such the development is required to provide a total of 13 staff parking and 15 visitor car parking spaces or a total of 28 car parking spaces.</p> <p>The development is to provide a total of 24 car parking spaces comprising of 14 staff parking spaces and 10 visitor car parking spaces including an accessible car parking space.</p> <p>This varies the DCP by a total of 5 parking spaces however it is noted that the traffic and parking assessment sets out the following rationale for the parking departure:</p> <ul style="list-style-type: none"> - The soon to be adopted Parramatta DCP 2023 has a 1 per 4- which would equate to 23 spaces vs the 24 spaces provided. - The RMS rate for child care centres is also 1 per 4- which equates to 23 spaces vs the 24 spaces provided. - Carparking demand analysis reveals that the real demand for drop-off is 9 spaces vs the 10 spaces provided-based upon queuing theory. <p>On that basis the quantum of parking provided is suitable.</p>	Variation
2.2	Parking for Disabled Persons and Parents with Prams	<p>The basement level has been designed to accommodate people with a disability and parents with prams.</p> <p>The development provides an accessible car parking space within the basement level with dimensions and size in-accordance with Council requirements.</p>	Yes

		Development has also designed to ensure a continuous and accessible path of travel in accordance with AS 1428.1 within the carparking area with a lift core providing access to the ground floor.	
2.7	Car Park Design and Layout	<p>It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site. The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p> <p>The proposed car parking arrangement within the lower ground floor/basement level is to be appropriately integrated into the proposal and is consistent with existing, surrounding development.</p> <p>Vehicle and pedestrian routes are clearly indicated and accessible, with lift and stair lobbies within the basement level clearly marked.</p> <p>Furthermore, the carparking area is to have adequate lighting.</p> <p>It is considered that the proposal provides an appropriate outcome on site that provides adequate parking arrangements as well as ensuring the safe and efficient movement of vehicular and pedestrian traffic.</p> <p>Access ways and car parking spaces are to be appropriately dimensioned in accordance with Council controls and will permit the safe movement and parking of vehicles on site.</p> <p>See attached plans and Traffic & Parking Impact Assessment for detail.</p>	Yes
2.8	Landscaping	Development is to provide appropriate landscaping. Refer to attached Landscape Plan for detail.	Yes
2.10	Access Driveways	Access driveway width have been designed to comply with relevant Australian Standards and Council requirements.	Yes

THE HILLS DEVELOPMENT CONTROL PLAN 2012 – PART C SECTION 2 – SIGNAGE

The application has been assessed against relevant provisions of The Hills DCP 2012 Part C Section 2 of the DCP which regulates signage requirements within The Hills LGA.

Signage is not proposed as part of this application; however it is anticipated that signage will be subject to subsequent applications.

THE HILLS DEVELOPMENT CONTROL PLAN 2012 – PART C SECTION 4 – HERITAGE

The application has been assessed against relevant provisions of The Hills DCP 2012 Part C Section 4 of the DCP which regulates heritage and heritage listed items within The Hills LGA.

The development site is not identified as being a heritage item nor is it located within a heritage conservation area. However, there are several local heritage items within the vicinity of the development site.

It is noted that the heritage significance associated with the other local heritage items within the subject area comes from the heritage listed buildings itself rather than the streetscape which is not intact with redevelopment of the subject area over time.

There is sufficient separation between the development site and the local heritage items, thus ensuring that the proposed development will have no detrimental impact on the heritage curtilage associated with the local heritage items within the subject area.

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

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.