Camden Local Planning Panel

Agenda
16 April 2019

2.00pm
Camden Council
Administration Centre
70 Central Avenue, Oran Park

CAMDEN LOCAL PLANNING PANEL

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CAMDEN LOCAL PLANNING PANEL

SUBJECT: ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

CAMDEN LOCAL PLANNING PANEL

SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS

In accordance with Camden's Local Planning Panel Operational Procedures, this meeting is being audio recorded by Council staff for publication on Council's website.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

CAMDEN LOCAL PLANNING PANEL

SUBJECT: DECLARATION OF INTEREST

This section provides an opportunity for Panel Members to disclose any interest that they may have relating to a Report contained in this Agenda.

CAMDEN LOCAL PLANNING PANEL

CLPP01

SUBJECT: **DA/2018/775/1 - ALTERATIONS, EXTENSION AND USE OF AN EXISTING BUILDING AS AN 88 PLACE CENTRE-BASED CHILD CARE FACILITY, DISPLAY OF SIGNAGE AND ASSOCIATED SITE WORKS - 18 AND 20 BROUGHTON STREET, CAMDEN**

TRIM #: 19/89948

DA Number:	2018/775/1.
Development:	Alterations, extension and use of an existing building as an 88 place centre-based child care facility, display of signage and associated site works.
Estimated Cost of Development:	$640,000.
Site Address(es):	18 and 20 Broughton Street, Camden.
Applicant:	Five Canons Architecture.
Owner(s):	NP Stamatis Holdings Pty Ltd.
Number of Submissions:	40 (all objecting to the development).
Development Standard Contravention(s):	None.
Classification:	Local development.
Recommendation:	Approve with conditions.
Panel Referral Criteria:	≥10 submissions.
Report Prepared By:	Ryan Pritchard, Principal Planner.

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for a centre-based child care facility at 18 and 20 Broughton Street, Camden.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minster for Planning's Section 9.1 Direction, it is subject to 10 or more submissions by way of objection.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2018/775/1 for a centre-based child care facility pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a centre-based child care facility at 18 and 20 Broughton Street, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

When originally lodged the DA proposed a 99 place centre-based child care facility. The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011 (Camden DCP). The exhibition period was from 18 to 31 July 2018. 20 submissions were received (all objecting to the development).

Following feedback from Council staff the applicant submitted amended plans and additional information. The key amendments included:

- reducing the number of child care places from 99 to 91,
- reducing the number of off-street car parking spaces from 25 to 23,
- provision of a dedicated pedestrian access path separated from the vehicular access,
- additional tree removal and compensatory landscaping, and
- improved configuration of the facility's indoor and outdoor play spaces.

The DA was publicly re-exhibited for a period of 14 days in accordance with the Camden DCP. The re-exhibition period was from 28 November to 11 December 2018. 19 submissions were received (all objecting to the development). A late submission objecting to the development was subsequently received in March 2019.

Following further feedback from Council staff the applicant submitted further amended plans and additional information. The key amendments included:

- reducing the number of child care places from 91 to 88,
- reducing the number of off-street car parking spaces from 23 to 22,
- provision of a dedicated blind aisle turning bay at the south eastern end of the car park,
- improved configuration of the facility's indoor and outdoor play spaces, and
- redesigned waste bin storage area and additional compensatory landscaping.

The above amendments are depicted in the proposed plans attached to this report.

The key issues raised in the submissions relate to:

- unreasonable traffic impacts,
- insufficient off-street car parking,
- tree removal,
- heritage and character impacts, and
- noise impacts.

The Roads and Maritime Services' (RMS) Guide to Traffic Generating Development provides that a centre-based child care facility that accommodates 88 children will generate, on average, 35 vehicle trips in the daily AM peak hour (i.e. one trip every 1 minute, 43 seconds). It is also noted that the previously approved medical centre use for the site would have generated, on average, 29 vehicle trips in the AM peak hour. The development will therefore generate an additional 6 net vehicle trips per hour (i.e. one trip every 10 minutes) during the AM peak hour over and above the latest use that has already been approved for the site. This additional vehicular traffic is not considered to be significant and will be easily accommodatable by the surrounding road network.

The Camden DCP, the RMS' Guide to Traffic Generating Development and the Child Care Planning Guideline (CCPG) require that child care facilities provide 1 off-street car parking space per 4 children. The facility will accommodate 88 children which requires 22 spaces. 22 spaces will be provided.

The site contains 32 existing trees and the DA proposes to remove 31 of them. The trees have been assessed and only three were found to be of moderate significance and in good health. The other trees to be removed were found to be of low significance with many being in poor condition and containing defects. To offset the removal of the 31 trees the applicant has submitted landscaping plans which propose the planting of 24 new trees. The applicant has also agreed to replace the three existing 'Black Cherry Plum' street trees in the road verge in front of the site with three new Blue Jacaranda trees. Subject to retaining one of trees proposed to be removed (tree 4, an Ornamental Pear tree), it is considered that the replacement trees, together with other landscaping in the form of shrubs, groundcovers and a landscaped trellis, will adequately offset the proposed tree removal. It is acknowledged that there will be a decrease in tree canopy in the area in the short-term; however, the replacement trees will result in a better long-term outcome for the area.

The site is located within the Camden Heritage Conservation Area. The site is not listed as a heritage item however Table B4 of the Camden DCP identifies it as being a potential heritage item for the future. The rear extension will have a compatible single storey form and be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The front of the building will be largely retained as is with most existing timber framed doors and windows to be retained and made good. An existing single door and window will each be converted into double doors that will match the style of the central veranda door. The front of the site will remain in a similar configuration to that which currently exists. Car parking spaces 1 and 2 will sit forward of the building line however they will be set behind a proposed 1.2m high timber picket fence and landscaping.

Overall the development will maintain the essence of the site's character, being a detached single storey building with appropriate materials and detailing, set within landscaped gardens. This outcome is considered appropriate for the Camden Heritage Conservation Area and Broughton Street.

The applicant has submitted an acoustic impact assessment in support of the DA. The assessment makes several recommendations to control adverse noise impacts from the development including construction of 2.1m high acoustic fencing and incorporating noise management practices into the facility's operational management plan. Subject to these recommendations, the development will be consistent with Council's Environmental Noise Policy and unreasonable adverse noise impacts will be unlikely.

Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

AERIAL PHOTO

THE SITE

The site comprises two properties that are commonly known as 18 and 20 Broughton Street, Camden and are legally described as lots B and A, DP 343009.

The site is rectangular in shape and has a frontage of 33.5m to Broughton Street, a depth of 60.4m and an area of 2,024m². The site slopes upwards from Boughton Street to the rear by a maximum of 4.2m. The site also has a maximum north east-south west cross fall of 2.8m, in line the prevailing north east-south west downward slope of Broughton Street.

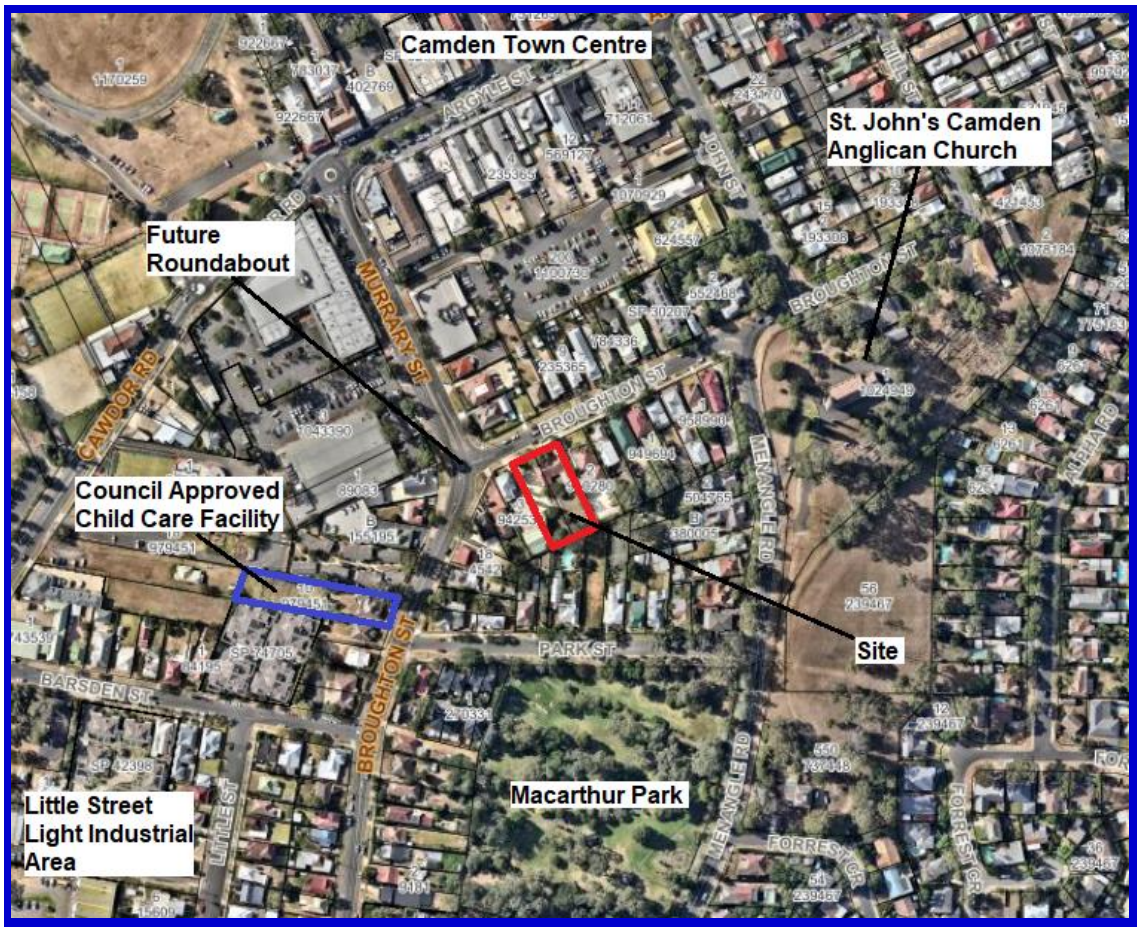
The site contains an existing single storey Art Deco cottage that dates from the 1950s, clad in fibrous cement sheeting and topped with a hipped terracotta tile roof. The building has previously been approved to be used for a variety of purposes with the most recent being as a medical centre in late 2017. A timber deck sits within an open grassed area at the rear of the building. The site contains 32 trees including a mature, visually dominant Liquidambar tree that sits within the property's front garden. A vehicular access driveway from/to Broughton Street and ancillary concrete car park exist along the south western side of the site. The site is located within the Camden Heritage Conservation Area.

The surrounding area is predominantly characterised by single storey, detached brick and weatherboard Federation cottages set within landscaped gardens. Many of the cottages are in residential use and many have been adapted for various types of medical centres and business premises, and contain at-grade parking behind their building lines. Broughton Street also forms part of several bus routes between Camden South and Campbelltown. The nearest bus stops are located on Murray Street to the north west of the site.

The Camden Town Centre is located to the north west, north and north east. St John's Camden Anglican Church (a State heritage item) lies to the north east on the corner of Broughton Street and Menangle Road. To the east and south lie low density residential properties predominantly characterised by single storey detached dwellings. Macarthur Park also lies to the south on the corner of Park Street and Menangle Road. To the south west lies the Little Street light industrial area.

It is noted that Council has accepted funding from the RMS' Regional Roads REPAIR Program to part fund a future roundabout at the intersection of Broughton Street and Murray Street to improve traffic flow and safety.

It is also noted that at the Ordinary Council meeting of 13 December 2016, Council approved DA/2016/563/1 for the development of a 72 place centre-based child care facility at 31 Broughton Street to the south west of the site. This development has yet to commence and its development consent will expire on 13 December 2019 unless it is commenced by that date.



HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
18 December 2017.	Approval of DA/2017/670/1 for use of the existing building as a medical centre and associated site works.
24 July 2008.	Approval of DA/2008/486/1 for use of part of the existing building as a café, construction of a pergola and associated

	site works.
21 November 2007.	Approval of DA/2007/904/1 for use of the existing building as a music conservatorium and associated site works.
19 February 2001.	Approval of DA/2001/213/1 for use of the existing building as a holistic healing centre and associated site works.

THE PROPOSAL

DA/2018/775/1 seeks approval for a centre-based child care facility.

Specifically the development involves:

- removal of 31 existing trees and replacement planting of 24 new trees,
- demolition of part of the existing building including some internal and external walls and a rear veranda,
- construction of alterations and a single storey rear extension to the existing building. The extension will be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The extension's maximum height will be 5.9m above existing ground level and it will have a gross floor area of 364m^2,
- use of the building as a centre-based child care facility. The facility will accommodate 88 children in the following age groups:
    - 0-2 years = 32 children,
    - 2-3 years = 20 children, and
    - 3-5 years = 36 children,
- alterations and extension to the site's existing car park. The car park will contain a widened 5.8m, two way vehicular access driveway from/to Broughton Street, a dedicated pedestrian access path, 22 off-street car parking spaces and a dedicated blind aisle turning bay,
- outdoor play spaces at the front and rear of the building containing play equipment and landscaping,
- construction of a single storey outdoor equipment store in the southern corner at the very rear of the site. The store will be constructed of brick, will have a shallow skillion roof and a storage volume of 13.6m^3,
- replacement of an existing timber picket fence along the site's front boundary with a new 1.2m high timber picket fence and a faux pedestrian gate. The fence will return along site's north eastern (side) boundary to the building line. Behind the building line, along the site's north eastern (side) boundary, a 2.1m high lapped and capped timber acoustic fence will be constructed. Along the site's south eastern (rear) boundary, a 2.1m high lapped and capped timber acoustic fence will be constructed,
- display of two business identification signs. One sign will be attached to the picket fence in front of car parking space 1 and the other will be attached to the pedestrian access gate in the picket fence. The signs will have areas of 1.9m^2 and 0.6m^2

respectively and be formed from hand painted timber. The signs will not be illuminated,

- associated site works including the construction of earthworks, retaining walls, drainage and landscaping,
- operating hours of 7am-7pm Monday to Friday, and
- employment of 16 educational staff and one chef.

The estimated cost of the development is $640,000.

ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Educational and Child Care Facilities) 2017.
- State Environmental Planning Policy No. 55 - Remediation of Land.
- State Environmental Planning Policy No. 64 - Advertising and Signage.
- Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River.
- Camden Local Environmental Plan 2010.

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

The Education SEPP provides a consistent State-wide planning regime for education establishments and early education and care facilities.

Clause 22 of the Education SEPP requires that concurrence from the Department of Education be obtained should the development not comply with the indoor and outdoor space requirements of the *Education and Care Services National Regulations*. The development complies with the indoor and outdoor space requirements of the Regulations and therefore concurrence from the Department of Education is not required.

Clause 23 of the Education SEPP requires the consent authority to take into consideration any applicable provisions of the CCPG. An assessment table in which the development is considered against the CCPG is provided as an attachment to this report.

Clause 26 of the Education SEPP specifies that certain listed requirements of development control plans do not apply to centre-based child care facilities, including those matters contained within Parts 2, 3 and 4 of the CCPG. Notwithstanding, the development has been assessed against the Camden DCP and it is noted that its provisions are broadly consistent with the CCPG. No conditions are recommended that would render the development inconsistent with Clause 26 or the CCPG.

State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)

SEPP 55 provides a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

The applicant has submitted a preliminary contamination investigation in support of the DA. The investigation noted that the existing building's fibrous cement sheeting may contain asbestos and recommended that this be further assessed through a hazardous asbestos survey before the commencement of demolition works. The investigation concluded that the site is suitable for the development.

Council staff have reviewed the investigation, agree with its findings and are satisfied that the site is suitable for the development. Conditions are recommended that require a hazardous building materials assessment and post-demolition soil sampling to be undertaken. This will ensure that no respirable asbestos fibres remain on the ground. Additionally, a standard contingency condition is recommended that requires any contamination found during construction be managed in accordance with Council's Management of Contaminated Lands Policy.

State Environmental Planning Policy No 64 - Advertising and Signage (SEPP 64)

SEPP 64 aims to ensure that signage is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations and is of high quality design and finish.

Clause 8 of SEPP 64 requires the consent authority to be satisfied that signage is consistent with the objectives of SEPP 64 and the assessment criteria specified in Schedule 1.

Council staff are satisfied that the signage is consistent with SEPP 64's objectives in that it is compatible with the desired amenity and visual character of the area, will provide effective communication by displaying the business' name and logo and will be of a high quality design and finish that is appropriate for a heritage conservation area. Council staff have also considered SEPP 64's Schedule 1 assessment criteria and are satisfied that the signage is consistent with it.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of SREP 20 and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development. Appropriate erosion and sediment control measures and a water pollution control device have been proposed as part of the development.

Camden Local Environmental Plan 2010 (Camden LEP)

Site Zoning

The site is zoned B4 Mixed Use pursuant to Clause 2.2 of the Camden LEP.

Land Use Definitions

The development is defined as a "centre-based child care facility" and "business identification signs" by the Camden LEP.

Permissibility

A "centre-based child care facility" and "business identification signs" are permitted with consent in the B4 Mixed Use zone pursuant to the land use table in the Camden LEP.

Planning Controls

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an attachment to this report.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

(a)(iii) the provisions of any development control plan

Camden Development Control Plan 2011 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report.

(a)(iiia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions attached to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

Traffic Impacts

The applicant has submitted a traffic, access and parking assessment in support of the DA. Council staff, including Council's traffic engineer, have reviewed the assessment and are satisfied that the development is unlikely to have any unreasonable adverse impacts upon the operation of the surrounding road network.

The RMS' Guide to Traffic Generating Development provides that a centre-based child care facility that accommodates 88 children will generate, on average, 35 vehicle trips in the daily AM peak hour (i.e. one trip every 1 minute, 43 seconds). It is also noted that the approved medical centre use for the site would have generated, on average, 29 vehicle trips in the AM peak hour. It is appropriate to deduct the approved vehicle trips for the site (29) from the proposed vehicle trips (35) to understand the true extent of the development's impact. Doing so results in the development generating an additional 6 net vehicle trips per hour (i.e. one trip every 10 minutes) during the AM peak hour over and above the latest use that has already been approved for the site. This additional vehicular traffic is not considered to be significant and will be easily accommodatable by the surrounding road network.

The RMS' guide also recognises that the daily PM peak for child care facilities occurs over a longer but less intense period between 2.30pm and 6pm. This more 'spread out' PM peak reduces the impact of additional vehicular traffic as it occurs over a much longer period. Even when added to the existing traffic volumes in the surrounding road network, the impact of the additional PM peak vehicular traffic is not considered to be significant and will be easily accommodatable.

Off-Street Car Parking

The Camden DCP requires that centre-based child care facilities provide 1 off-street car parking space per 4 children and that one of the spaces is designed for people with a disability. The facility will accommodate 88 children which requires 22 spaces. 22 spaces will be provided and one of the spaces will be designed for people with a disability.

It is noted that the Camden DCP's off-street car parking rate is consistent with the RMS' Guide to Traffic Generating Development which recommends 1 space per 4 children for centre-based child care facilities.

Furthermore, the CCPG specifies that parking should be provided in accordance with the development control plan that applies to the land. It is noted that the CCPG provides that where a development control plan does not specify a parking rate, the parking rate used should be 1 space per 4 children. This is consistent with the Camden DCP which applies to the land.

It should be noted that parking rates are not simply based on the maximum number of people that could ever attend a development at any time. The rates are informed by surveys of different land uses whilst they are in operation. This gives a more accurate reflection of the amount of parking that is reasonably required on average and acknowledges the reality that a proportion of visitors will also access development via walking, cycling and public transport. Furthermore, the provision of car parking needs to be considered against the characteristics of how that parking will actually be used.

Child care parking facilities are busiest in the AM peak period however it is noted that during the day they are typically under-utilised for substantial periods. Parking rates take such characteristics into account and recognise that providing large car parks that are only used for short periods of time is an inefficient, uneconomic and unreasonable use of land.

Consequently it is considered that the development will provide sufficient off-street car parking spaces to accommodate staff and visitors.

Section 4.15(3A)(a) of the *Environmental Planning and Assessment Act 1979* provides that if development complies with a development control plan, the consent authority cannot impose more onerous requirements upon that development.

Tree Removal and Replacement Landscaping

The site contains 32 existing trees and the DA proposes to remove 31 of them. The trees proposed to be removed are:

- 1 Ornamental Pear tree.
- 7 Cyprus trees.
- 4 Chinese Tallowoods.
- 1 Boxelder Maple.
- 8 Canary Island Date Palms.
- 1 Crepe Myrtle.
- 5 Desert Ashes.
- 1 Willow Bottlebrush.
- 1 Lacebark tree.
- 1 Blue Jacaranda.
- 1 White Cedar.

Three of the trees to be removed are native trees (the Willow Bottlebrush, the Lacebark tree and the White Cedar).

The applicant has submitted an arborist report in support of the DA. The report assessed the condition and significance of the existing trees and found that of the 31 to be removed, only three were of moderate significance and in good health. The other trees to be removed were found to be of low significance with many being in poor condition and containing defects. To offset the removal of the 31 trees the applicant has submitted landscaping plans which propose the planting of 24 new trees. The new trees to be planted will be a mix of Japanese Maples, Old Man Banksias, Blueberry Ashes, Crepe Myrtles and Broad Leaf Paper Barks.

In addition, following discussion with Council staff, the applicant has agreed to replace the three existing 'Black Cherry Plum' street trees in the road verge in front of the site with three new Blue Jacaranda trees. The three existing street trees are in a poor condition and of little amenity value.

Council staff, including Council's landscape officer, have reviewed the arborist report and landscaping plans. The recommendations of the arborist report are considered reasonable having regard to the limited significance and condition of the majority of the trees to be removed.

The following further details Council staff's consideration of the proposed tree removal:

- Front of the site (trees 4, 6 and 7) - Tree 6 has a failed central leader and is required to be removed to facilitate a widened 5.8m, two way vehicular access driveway. Tree 7 must also be removed to facilitate alterations to the car park area. Following assessment, it is considered that tree 4 can and should be retained. The tree is in a sound condition, will not negatively impact upon the front outdoor play space and will provide mature landscape softening for the front of the site in tandem with the retained Liquidambar tree (tree 5). Conditions are recommended to allow its pruning and ensure its protection and retention.

- Area in the vicinity of the car park (trees 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 29) - These trees are required to be removed to facilitate the expansion of the car park and a two-way vehicular access driveway. Trees 8-14 (inclusive) that line the south western side of the driveway must be removed to achieve a compliant driveway width for the site. Modifications to retain them are not possible as the physical space available for the driveway is constrained by the position of the existing building, the pedestrian access path and the existing south western (side) boundary. A landscaped trellis will be provided along the south western side of the driveway to 'green' that aspect of the site.

- Middle of the site (trees 19, 20, 21, 22, 23, 24 and 25) - These trees are required to be removed to facilitate a reasonable building footprint for the development. It would be difficult to design around them and would likely compromise their long-term health and condition.

- Rear of the site (trees 26, 27, 28, 30, 31, 32, 33, 34 and 35) - The majority of these trees are in poor condition and exhibiting various defects including co-dominance, poor forms and suppressed canopies. Four Canary Island Date Palms (trees 28, 31, 33 and 35) are in a reasonable condition however are not suitable for use in a child care facility due to their sharp fronds and common harbouring of rats and starlings. Council staff have inspected the palms and consider that they are self-sown and approximately 15-20 years old. The palms are considered to be of low retention value and significance to the site. Tree 34 is a White Cedar tree which is poisonous and not suitable for a child care facility.

  It is acknowledged that the existing trees at the rear of the site provide upper canopy landscaping for the area. A condition is recommended to ensure that the six replacement trees proposed along the rear of the site are increased from 100 litre to 200 litre container sizes. This will help ensure the quicker replacement of upper canopy landscaping for the area.

The replacement trees, together with other landscaping in the form of shrubs, groundcovers and the landscaped trellis, will adequately offset the proposed tree removal. The replacement trees will be better spaced than the existing trees which will facilitate superior upper tree canopy in the long-term and will more closely link to the vegetation communities and landscaped character of Camden. The replacement trees are also more consistent with Council's preferred tree and landscape species list which provides a species palette suitable for planting in the Camden LGA. It is acknowledged that there will be a decrease in tree canopy in the short-term; however the replacement trees will result in a better long-term outcome for the area for the aforementioned reasons.

Biodiversity Conservation Act 2016

The Camden LGA is designated as a "Western Sydney Interim Designated Area." This means that the legislation that applied prior to the gazettal of the *Biodiversity Conservation Act 2016* applies to the Camden LGA until 25 November 2019. The previous legislation was the *Threatened Species Conservation Act 1995*. Council staff have assessed the development and are satisfied that it will not have a significant impact upon any threatened species. This is because the site's vegetation is best described as scattered exotic plantings (29 trees) and 3 native trees. Additionally, the site and vegetation have limited native habitat value.

Management of Tree Droppings From Tree 36

The applicant's arborist report identifies that tree 36, which is located on 9 Park Street to the rear of the site, is a White Cedar tree. All parts of this tree are poisonous and symptoms from ingestion can range from nausea, vomiting and diarrhoea to seizures, coma and death. Part of this tree will overhang the rear outdoor play space which presents a risk to children if they ingest the tree droppings.

To address this issue the applicant proposes to construct a rigid shade structure underneath the canopy of tree 36. The structure will feature a deep custom-built box gutter to catch tree droppings. A management plan to guide the management of tree droppings has also been indicated.

The construction of the rigid shade structure with box gutter will help minimise the amount of tree droppings reaching the ground. A condition is also recommended requiring the preparation and implementation of a management plan specifically for the management of droppings from tree 36. The management plan will include a regime to empty the box gutter of tree droppings on a regular basis, staff training, inspection of all areas to be accessed by children and removal of all tree droppings originating from tree 36. These measures are considered to be a reasonable approach to adequately manage tree droppings from tree 36.

Heritage and Character Impacts

The site is located within the Camden Heritage Conservation Area. The site is not listed as a heritage item however Table B4 of the Camden DCP identifies it as being a potential heritage item. The site is recognised as having some heritage value as it is a unique example of Art Deco architecture surrounded by similar small-scale cottages in Camden. There is no current proposal to list the site as a heritage item.

The surrounding area is predominantly characterised by single storey, detached brick and weatherboard Federation cottages set within landscaped gardens. Many of the cottages have been adapted for various types of medical centres and business premises, and contain at-grade parking behind their building lines.

The applicant has submitted a heritage impact statement in support of the DA. Council staff, including Council's heritage officer, have reviewed the statement and are satisfied that the development is unlikely to have any unreasonable adverse heritage and character impacts.

The rear extension will have a compatible single storey form and be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The front of the building will be largely retained as is with most existing timber framed doors and windows to be retained and made good. An existing single door and window

will each be converted into double doors that will match the style of the central veranda door. A condition is recommended that requires these conversions to use painted timber frames and glazing consistent with the existing windows. The applicant has also proposed to retain the original ornate internal features of the building including the architraves, skirtings, cornices and picture rails on the perimeter walls.

The front of the site will remain in a similar configuration to that which currently exists. Car parking spaces 1 and 2 will sit forward of the building line however they will be set behind the proposed 1.2m high timber picket fence and landscaping. The impact of this hardstand will be further mitigated as the frontage of this site is wider than that of the rest of the properties fronting Broughton Street (33.5m v 12-15m). This allows the site to accommodate the hardstand without the frontage being visually dominated by it. Furthermore, parking spaces 1 and 2 will abut the existing combined driveway crossover of the subject site and 22 Broughton Street. Due to this, this aspect of Broughton Street already exhibits a 'harder' character which helps to minimise the impact of the parking spaces. More importance is placed on maintaining the 'softer' central and north eastern aspects of the site's frontage, which will be achieved.

Overall the development will maintain the essence of the site's character, being a detached single storey building with appropriate materials and detailing, set within landscaped gardens. This outcome is considered appropriate for the Camden Heritage Conservation Area and Broughton Street.

Noise Impacts

The applicant has submitted an acoustic impact assessment in support of the DA. The assessment makes several recommendations to control adverse noise impacts from the development including:

- construction of 2.1m high acoustic fencing, behind the building line, along the site's north eastern (side) and south eastern (rear) boundaries. The fencing must be of solid continuous construction and a condition is recommended to require it to be constructed of lapped and capped timber,

- keeping windows closed when the facility is at 70% or greater capacity to control noise emissions to nearby sensitive receivers. Such a requirement is consistent with the noise mitigation requirements imposed on other child care facilities in the Camden LGA,

- switching off mechanical plant and equipment outside of the facility's hours of operation to minimise impacts on nearby sensitive receivers, and

- incorporating noise management practices into the facility's operational management plan including a contact phone number for parents and neighbours, monitoring for crying/misbehaving children and noise minimisation education for all visitors.

Council staff have considered the assessment and are satisfied that, subject to the above recommendations, the development will be consistent with Council's Environmental Noise Policy and unreasonable adverse noise impacts will be unlikely. Conditions are recommended to ensure that the recommendations of the acoustic assessment are complied with. A further condition is recommended to increase the height of the acoustic barrier along the site's south eastern (rear) boundary to 2.8m to

account for a level difference between this site and the adjoining properties at 7 and 9 Park Street to the rear.

Disabled Access to the Front Outdoor Play Space

The front garden (part of the front outdoor play space) is directly accessible from the veranda adjoining the 0-2 years nursery room. However due to a level difference a staircase exists between the veranda and the front garden. This means that direct access for disabled staff and children is not available from the veranda to the front garden. The applicant has not proposed to construct an access ramp as this will have negative visual impacts upon the site's Broughton Street frontage.

The applicant has submitted an access report in support of the DA. Alternative access to the front garden is available from the 0-2 years nursery room via the building's main entrance and the pedestrian access path. The travel distance is 55m which is considered reasonable in this circumstance. The front garden forms a small part of the total outdoor play space and the visual benefits of avoiding the construction of an access ramp outweigh the longer travel distance to it.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the development.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 14 days in accordance with the Camden DCP. The exhibition period was from 18 to 31 July 2018. 20 submissions were received (all objecting to the development).

Following the submission of amended plans and additional information the DA was publicly re-exhibited for a period of 14 days in accordance with the Camden DCP. The re-exhibition period was from 28 November to 11 December 2018. 19 submissions were received (all objecting to the development). A late submission objecting to the development was subsequently received in March 2019.

The following discussion addresses the issues raised in the submissions.

1. *Unreasonable additional traffic generation and impacts, particularly given the extremely busy weekday characteristics of Broughton Street. The development will also require more than the stated vehicles trips to deliver children to the site.*

Officer comment:

The development's traffic generation and associated impacts have been assessed in the "likely impacts…" section of this report.

2. *Broughton Street is very narrow, serves as a bus route and carries a significant amount of bypass traffic. Due to the extensive use of on-street parking, moving vehicles have to pull over (often into driveways) to let buses pass. Additional vehicular traffic will further complicate already difficult vehicle movements in the street.*

Officer comment:

On average, only an additional 35 vehicle trips will be generated by the development in the AM peak hour, and only 6 vehicle trips over and above the approved medical centre use for the site. The additional vehicle traffic is not considered to be significant and will not appreciably complicate vehicle movements along Broughton Street.

3. *Broughton Street should have a sign posted speed of 40km/h based on the applicant's traffic report and the desirable maximum speeds for local roads.*

Officer comment:

All speed zoning is determined by the RMS. The general urban speed limit is 50km/hr in built up areas. Consideration is only given to 40km/h sign posting in streets that meet specific criteria, generally being low vehicle numbers and high pedestrian activity, which would not apply to Broughton Street. The desirable average speed of a road does not necessarily reflect the legal limit, particularly in urban areas. It is noted that most vehicles are unlikely to drive at 50km/h in Broughton Street during the working day.

4. *Pedestrian safety will be compromised due to the combination of existing and additional vehicle traffic in the area. The area is not safe for such an influx of children given that Broughton Street is a bus route, has minimal available on-street car parking and is already heavily trafficked. Additionally, there is no pedestrian crossing at the lower end of Broughton Street and its intersection with Murray Street.*

Officer comment:

The development is considered to be suitable for the site in terms of pedestrian safety. Broughton Street contains footpaths on either side to facilitate pedestrian movement and it is possible to cross it at its lower end (if required) without a dedicated pedestrian crossing. The street is not considered to be unsafe for pedestrians either with or without the development. It is noted that the development will provide compliant off-street car parking spaces to accommodate visitors and a dedicated pedestrian access path adjacent to those spaces to facilitate safe pedestrian access to the building.

5. *When two buses meet each other at the lower end of Broughton Street it is very dangerous. This will be exacerbated by the additional on-street parking requirements generated by the development.*

Officer comment:

The development will provide off-street car parking spaces in full compliance with the Camden DCP, the RMS' Guide to Traffic Generating Development and the CCPG. This provision is reasonable and the use of existing on-street car parking will not ordinarily be necessary. Consequently the development will not appreciably exacerbate existing concerns about bus movements along Broughton Street.

6. *The site is too close to the intersection of Broughton and Murray Streets. Additionally, the new roundabout to be constructed at that intersection will result in a sharp right turn into the site and reduced vehicle storage capacity for vehicles seeking to make the right turn.*

Officer comment:

The site's proximity to the intersection of Broughton and Murray Streets will not render it unsafe. A future roundabout will be developed at the intersection which may lead to reduced vehicle 'storage capacity' for vehicles turning left from Murray Street into Broughton Street. However given the low volume of additional traffic that will be generated by the development, it is not anticipated that there will be significant numbers of vehicles waiting to turn right into the site, all at once, after exiting the roundabout. It is noted that a final design for the roundabout is yet to be completed.

7. *Additional vehicle movements will be generated by frequent waste collection vehicles servicing the development.*

Officer comment:

Council staff have considered the development's likely waste generation and are satisfied that it can be serviced by two 660 litre garbage bins (to be emptied twice a week) and one 660 litre recycling bin (to be emptied three times a week). The waste collection will occur on site and only between the hours of 9.30am-2pm Monday to Friday. This will minimise the impact of waste collection vehicles and is considered reasonable given that the servicing will occur outside of peak hours.

8. *Construction traffic will exacerbate traffic impacts in the area for months.*

Officer comment:

The development will result in increased traffic from construction vehicles however this will be temporary and accommodatable by the surrounding road network without unreasonable adverse impacts. A standard condition is recommended that requires the preparation and implementation of a traffic management plan in accordance with Council's Engineering Specifications and AS 1742.3.

9. *Insufficient off-street car parking will be provided to service the development. This will result in visitors using extremely limited and high demand on-street parking, further congesting Broughton Street. This will be exacerbated by the limited access to the site and around the car park which will cause people to park on-street as a better alternative.*

Officer comment:

The development will provide off-street parking in full compliance with the Camden DCP, the RMS' Guide to Traffic Generating Development and the CCPG. This provision is reasonable and the use of existing on-street car parking will not ordinarily be necessary. Off-street car parking provision has been assessed in the "likely impacts…" section of this report.

The car park has been designed to comply with Council's engineering specifications and the relevant Australian Standards. Safe access to, around and from the site will be provided for staff and parents.

10. *A previous version of the CCPG required additional off-street parking spaces to be provided for staff at a rate of 1 space per 2 staff.*

Officer comment:

The current CCPG specifies that parking should be provided in accordance with the development control plan that applies to the land. It is noted that the CCPG provides that where a development control plan does not specify a parking rate, the parking rate used should be 1 space per 4 children. This is consistent with the Camden DCP which applies to the land.

11. *Stacked off-street parking will not be used and will result in people parking on-street. Stacked parking is not practical and is potentially dangerous.*

Officer comment:

The development will provide 6 stacked parking spaces (spaces 17-22) for staff use only. The spaces will be line-marked to clearly identify them for staff use only and an operational management plan will require staff to park in them before parking in any of the other off-street car parking spaces. A small amount of stacked parking spaces is considered reasonable if they are designated for staff use and is consistent with many existing child care facilities in the Camden LGA. It is noted that the CCPG provides that stacked parking for staff may be used in child care facilities however the stacking should be no more than two spaces deep. The development's stacked parking will be two spaces deep.

12. *Only 6 off-street car parking spaces have been allocated to accommodate the transport of children by vehicle.*

Officer comment:

The applicant originally identified spaces 1-5 (inclusive) for drop-off with spaces 6-16 (inclusive) being shared spaces for both visitors and staff. However the currently proposed plans show that spaces 1-16 (inclusive) will be available for parents to park and drop-off their children.

13. *Inadequate disabled car parking will be provided to cater for disabled children.*

Officer comment:

Parking space 11 will be provided as a disabled parking space. One parking space is required by the National Construction Code and is therefore adequate for the development.

14. *How many administration staff will the development accommodate? Other child care facilities instruct their staff to park on public roads to free off-street parking spaces for parents.*

Officer comment:

The centre will employ 16 educational staff (which will also undertake administration functions) and one chef. As Broughton Street offers unrestricted on-street parking, staff may legally park thereon in the same way that staff or visitors to any of the surrounding businesses may park thereon. Notwithstanding, sufficient off-street parking spaces will be provided in accordance with the relevant planning controls. Therefore the use of existing on-street car parking will not ordinarily be necessary.

15. *The DA indicates that 10 staff will be on duty during the peak arrival and departure times. This will decrease the availability off-street parking available for parents.*

Officer comment:

Sufficient off-street parking spaces will be provided in accordance with the relevant planning controls. Off-street car parking provision has been assessed in the "likely impacts…" section of this report.

16. *Parents need to access the site to establish if parking is available with the potential for the drop-off and pick-up area to become congested and frustrating to parents.*

Officer comment:

A dedicated turning bay will be provided at the south eastern end of the car park to allow parents who enter the site and find that no parking spaces are available, to turn around and exit the site in a forward direction. This is consistent with AS 2890 and considered reasonable to facilitate vehicle flow around the site. Notwithstanding, sufficient off-street parking spaces will be provided in accordance with the relevant planning controls and it is anticipated that parents will ordinarily be able to locate a parking space within the site.

17. *Cars accessing the site will have to drive over the pedestrian access path which is dangerous.*

Officer comment:

The original plans submitted with the DA proposed a pedestrian access path combined with the vehicle access to the site. This was deemed inappropriate from a pedestrian safety perspective and following feedback from Council staff, the applicant submitted amended plans which propose a dedicated pedestrian access path separate from the vehicle access.

18. *The limited space within the site will cause safety issues for children and parents entering, manoeuvring through and out of it. The Camden DCP requires vehicle access to be in a forward direction however cars will need to reverse out of the parking spaces.*

Officer comment:

Vehicles will be able to enter and exit the site in a forward direction. This will be facilitated by a dedicated turning bay at the south eastern end of the car park. It is acceptable for cars to carefully reverse out of parking spaces and the safety of the manoeuvre has been enhanced by the separation of the pedestrian and vehicle accesses to the site.

19. *A car parking in some of the parking spaces will find it difficult/impossible to manoeuvre out of.*

Officer comment:

The car park has been designed to comply with Council's engineering specifications and the relevant Australian Standards. Vehicles will be able to safely maneouvre into and out of all of the proposed car parking spaces.

20. *The site's previous medical centre use resulted in cars parking across neighbouring driveways, making it extremely difficult for people to enter and exit their homes or businesses.*

Officer comment:

Sufficient off-street parking spaces will be provided in accordance with the relevant planning controls. Therefore it is not anticipated that the development will ordinarily generate a significant demand for on-street parking or cause vehicles to park across neighbouring driveways. Blocking a private driveway is an offence under the NSW Road Rules. This rule is enforceable by both the Police and Council should they become aware of the offence.

21. *Broughton Street currently provides unrestricted on-street parking which gets heavily used, often by workers in the nearby Camden Town Centre. Visitors to nearby businesses constantly complain about the lack of available on-street car parking. The full length of Broughton Street should have time restricted parking during the day.*

Officer comment:

Council has sought to balance parking controls throughout the Camden CBD based on proximity to Argyle Street. Council will continue to monitor the appropriateness of parking controls and review them if necessary.

22. *The photographs submitted with the DA show that Broughton Street does not host any on-street parking but this does not reflect weekday reality.*

Officer comment:

The applicant has submitted additional photographs taken during two weekday morning and afternoons. These photographs show that Broughton Street hosts increasing on-street parking from 7am-9am and decreasing parking between 3pm-7pm. In both the AM and PM scenarios there is some on-street parking available at various times. Notwithstanding, sufficient off-street parking spaces will be provided in accordance with the relevant planning controls. Therefore it is not anticipated that the development will ordinarily generate a significant demand for on-street parking.

23. *The proposed tree removal will leave the site bland and characterless. No trees should be removed unless strictly necessary and not simply undertaken to reduce the need to protect them during construction.*

Officer comment:

The proposed tree removal has been assessed in the “likely impacts…” section of this report.

24. *The tree removal across the site is too extensive and will harm its character and that of the area. The mature vegetation at the rear of the site should be retained and it is noted that its removal will expose the building to views from properties at the rear.*

Officer comment:

The proposed tree removal has been assessed in the “likely impacts…” section of this report.

25. *The building's garden setting will be diminished by creating a play area at the front and enlarging the driveway. They will be out of character with the residential nature of the street.*

Officer comment:

The front play space facing Broughton Street will present as a landscaped garden as it will contain hedging, lawns, trees and shrubs. Play embellishments will be timber stepping pads in a mulched garden area and a log seat/bench. The development's compatibility with the character of the area has been assessed in the likely impacts…" section of this report.

26. *The Cyrpus trees along the side boundary contribute significantly to the treescape and could be easily integrated into the new plantings. The removal of all landscaping along the driveway will render the site unsightly.*

Officer comment:

The proposed tree removal and replacement landscaping has been assessed in the "likely impacts…" section of this report.

27. *Trees 4, 8, 9, 10, 11, 12, 14 and 15 should be retained. Their retention would also reduce the urban heat island effect of the expanded driveway and hardstand area.*

Officer comment:

The proposed tree removal has been assessed in the "likely impacts…" section of this report. It is considered that the replacement tree planting will adequately contribute to minimising the urban heat island effect.

28. *New plantings should be as advanced as possible. The replacement planting will not achieve sufficient landscape softening or reduce the urban heat island effect in the short to medium term.*

Officer comment:

The replacement tree planting will have 100 litre container sizes. A condition is recommended to ensure that the six replacement trees proposed along the rear of the site are increased from 100 litre to 200 litre container sizes. This will help ensure the quicker replacement of upper canopy landscaping and contribute to the reduction of the urban heat island effect.

29. *It is unclear if tree 34 in the corner is to be removed.*

Officer comment:

Tree 34 (a White Cedar tree) is proposed to be removed as detailed in the arborist report submitted by the applicant in support of the DA.

30. *Privacy impacts due to tree removal.*

Officer comment:

It is not considered that the proposed tree removal will result in significant privacy impacts from or upon the development. This is in consideration of the development's

separation from adjoining properties, proposed levels, fencing and replacement landscaping.

31. *The size of the window panes should be of an appropriate 1950s size and use timber frames.*

Officer comment:

The proposed plans show that the existing windows will be repaired and made good.

32. *The external changes to the building and fencing will detract from local heritage.*

Officer comment:

The development's compatibility with the character of the area has been assessed in the likely impacts…" section of this report. Conditions are recommended to ensure that the timber frames for the new doors are painted to match the existing building and that the glazing used is consistent with the building's existing windows.

33. *A high hedge will be out of character with the site's existing streetscape.*

Officer comment:

A condition is recommended that will require the hedging that will be set behind the 1.2m high timber picket fence to be maintained at a height of 1.2m. This will be compatible with the existing character of Broughton Street.

34. *Unreasonable noise impacts that will be intensified by the small size of the play areas and will not be addressed by the inadequate noise mitigation measures.*

Officer comment:

The development's noise impacts have been assessed in the "likely impacts…" section of this report.

35. *The acoustic fence proposed along the site's south eastern (rear) boundary must be increased in height to 2.8m as there is a level difference between the subject site and a property at the rear.*

Officer comment:

The applicant has agreed to increase the height of the rear acoustic fence from 2.1m to 2.8m to account for the level difference with the property at the rear. A condition is recommended to ensure that this occurs.

36. *The acoustic fence must return around the south western (side) boundary with 22 Murray Street to abut the rear building on that site. This is to stop noise being funnelled through a small open section of the side boundary.*

Officer comment:

The acoustic fence is not required to return around the side boundary as suggested as the development will include the construction of an outdoor equipment store in the southern corner of the site. The store will provide a solid boundary and address this concern.

37. *Concern that children will be restricted from accessing fresh air and outdoor space when the facility is at 70% capacity, and that staff will need to take children for walks to Macarthur Park as an alternative.*

Officer comment:

Windows must be kept closed when the facility is at 70% or greater capacity to control noise emissions to nearby sensitive receivers. However, children are not restricted from being taken outside into the facility's outdoor play spaces when 70% capacity is reached.

38. *Noise and air pollution due to vegetation removal.*

Officer comment:

The existing vegetation on the site that will be removed would offer only a negligible degree of noise attenuation. Noise attenuation will be satisfactorily provided by the proposed acoustic fences. Additionally, it is not considered that the vegetation removal will result in noticeably increased air pollution. Appropriate replacement landscaping will be provided to adequately mitigate the loss of the existing vegetation.

39. *Overdevelopment of the site.*

Officer comment:

The development is not considered to be an overdevelopment of the site. This is evidenced by the fact that the likely negative impacts of the development can be adequately mitigated as detailed in this report.

40. *There will be a risk to existing residents from asbestos exposure from works to the existing building.*

Officer comment:

The applicant has submitted a preliminary contamination investigation in support of the DA. The investigation noted that the existing building's fibrous cement sheeting may contain asbestos and recommended that this be further assessed through a hazardous asbestos survey before the commencement of demolition works. A condition is recommended that requires a hazardous building materials assessment to be undertaken. The assessment will identify any hazardous building components (including asbestos) and measures to protect workers and occupants of adjoining properties.

41. *Impacts from car headlights as the facility will operate in the early morning and evening.*

Officer comment:

The development's proposed operating hours are 7am-7pm. During the winter months a portion of staff and parents will need to use headlights to drive to and from the site. However on average the development will result in one vehicle trip every 1 minute, 43 second in the AM peak period with the PM peak period being 'spread out' which reduces the frequency of vehicles attending the site. It is not anticipated that unreasonable additional headlight glare will result from the development.

It is noted that the applicant has agreed to increase the height of the rear acoustic fence to 2.8m high in order to account for a level difference between the subject site and properties to the rear. This will help to mitigate any potential headlight glare impacts upon those properties.

42. *Concerns about children being exposed to anti-social behaviour from some residents in the vicinity of Broughton Street/Little Street.*

Officer comment:
Children attending the facility will be monitored by staff at all times and it is noted that the majority of the outdoor play spaces will be located at the rear of the building away from public view and exposure.

43. *The CCPG states that play spaces visible from public areas should be minimised. There will be security issues by having an outdoor play space at the front of the site.*

Officer comment:

The CCPG provides an objective to "protect the privacy and security of children attending the facility" but does not specifically prohibit the use of front setbacks as outdoor play spaces.

The front outdoor play space will be separated from Boughton Street by a 1.2m high timber picket fence and hedging. It is noted that the CCPG permits fence heights at a minimum height of 1.2m. This boundary treatment will adequately separate children from the street and provide a reasonable degree of visual privacy given the low height of young children. This is considered a reasonable outcome as Broughton Street is a public road reserve on which vehicular and pedestrian traffic move along, rather than a public reserve where people may linger for extended periods of time.

It is noted that the front outdoor space will be overlooked by the 0-2 years nursery room and that children will be supervised by staff. Additionally, the front outdoor play space (including the veranda) accounts for only 17.8% of the total outdoor play space. As most of the facility's outdoor play spaces will be behind building line, a reasonable overall degree of privacy will be achieved.

44. *The outdoor play spaces are not of a sufficient and healthy size.*

Officer comment:

The development complies with the outdoor space requirements of the *Education and Care Services National Regulations*. The play spaces are considered to be of a reasonable size and configuration, and will provide for a variety of experiences through timber and sandstone stepping pads, bench seating, plant growing areas, a sand pit and cubby house.

45. *The pedestrian access path should be wide enough for two prams to pass each other.*

Officer comment:

The pedestrian access path will be 1m wide which will not allow two prams to pass each other. The path cannot be increased in width due to constraints set by the existing building, side boundaries, required vehicle access driveway widths and car parking space lengths. It is noted that the CCPG suggests pedestrian access paths be wide

enough to let two prams pass each other however it is not a mandatory requirement and not essential for the development to operate successfully.

46. *The pedestrian access path behind the parking spaces is unsafe as cars may drive over it.*

Officer comment:

The parking spaces that will directly adjoin the pedestrian access path will each have wheel stops to ensure vehicles stop in the correct position and not accidently drive over the pedestrian path.

47. *Emergency evacuation is a concern as there is only one way into and out of the site. Additionally, the safe areas are identified on the driveway and the travel distance to them will exceed 60m which does not comply with the Fire Regulations.*

Officer comment:

The site has separate pedestrian and vehicle accesses. Emergency access from the site will be possible and it is noted that other child care facilities in the Camden LGA have similar configurations and can operate effectively. The emergency assembly points indicated on the proposed plans are within the site's driveway and are sufficient to facilitate egress from the building in an emergency. A condition is recommended that requires the preparation and implementation of an operational management plan for the facility which will include more refined emergency and evacuation procedures.

Council staff have reviewed the proposed plans and note that it is possible for occupants to egress the building in accordance with the National Construction Code. Further details for emergency access will be finalised by the accredited certifier prior to the issue of a Construction Certificate.

48. *The applicant's needs assessment appears to show child care demand in new urban release area and not in older areas such as Camden. The development would be better located in one of the Camden LGA's new urban release areas.*

Officer comment:

The applicant submitted a child care needs assessment in support of the DA. The assessment concludes that there is a demand for child care places within the development's catchment area, that 100 additional places are required to address current demands and that by 2023, between 250-350 additional places will be required due to ongoing population growth.

Notwithstanding the above, the NSW planning framework does not require that applicants demonstrate a 'need' for development that they propose. The consent authority must be satisfied that the development is permitted with consent in the zone in which it is proposed and consider its consistency with a range of planning controls including the zone objectives and the provisions of the CCPG and the Camden DCP. The need for and long-term viability of the development is an economic decision for the applicant to make.

The above is supported by Clause 26(1)(b) of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 which provides that any requirement of a development control plan that requires there to be a demonstrated

need or demand for child care facilities does not apply. This further reinforces that the 'need' for development need not be demonstrated.

49. *It is unclear what will be stored in the outdoor storage area in the southern corner of the site.*

Officer comment:

The outdoor equipment storage areas will be used to store items relates to the outdoor play spaces and their maintenance. This may include play equipment, toys and maintenance equipment. It is noted that a dedicated waste bin storage area will be provided adjacent to the pedestrian access path at the front of the site.

50. *Additional residents should have been notified of the DA including those on Menangle Road between Broughton and Park Streets. Council should consider publicly re-exhibiting the DA and include the businesses on the north western side of Broughton Street.*

Officer comment:

The DA was publicly exhibited for a period of 14 days in accordance with the Camden DCP. Following the submission of amended plans and additional information the DA was publicly re-exhibited for a period of 14 days in accordance with the Camden DCP.

The re-exhibition included:

- all properties in the street block bound by Broughton Street, Murray Street, Park Street and Menangle Road,
- the properties on the north western side of Broughton Street, and
- the properties on the eastern side of Broughton/Murray Streets between the Park Street intersection and the Coles supermarket.

51. *Why has the development of an approved child care facility at 31 Broughton Street not proceeded?*

Officer comment:

The development of an approved child care facility at 31 Broughton Street is a matter for the owner of that site. It is noted that Development Consent 2016/563/1 which approved that facility will expire on 13 December 2019 unless it is commenced by that date.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

Western City District Plan (the District Plan)

A District Plan is not a mandatory matter for consideration in the determination of a DA. However it is considered to be in the public interest to consider the development's consistency with the District Plan given that it is a publicly exhibited district strategic plan.

The District Plan's Planning Priority W3 seeks to provide services and social infrastructure to meet people's change needs. This includes co-locating child care facilities close to employment sources and transport facilities.

It is considered that the development is generally consistent with the District Plan in that the facility represents an appropriate support service for the nearby Camden Town Centre and will complement its primary office and retail functions by providing a child care facility for the workers therein. The site is also located close to public transport provided by the bus stops in Murray Street to the north west.

EXTERNAL REFERRALS

The external referral undertaken for this DA is summarised in the following table:

External Referral	Response
Camden Airport.	Confirmation that the development does not infringe the Camden Airport Obstacle Limitations Surface and no objection.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That the Panel approve DA/2018/775/1 for a centre-based child care facility at 18 and 20 Broughton Street, Camden subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The development is, subject to the recommended conditions, consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, State Environmental Planning Policy No 55 - Remediation of Land, State Environmental Planning Policy No 64 - Advertising and Signage, State Regional Environmental Plan No 20 - Hawkesbury-Nepean River and Camden Local Environmental Plan 2010.

2. The development is, subject to the recommended conditions, consistent with the objectives of Camden Development Control Plan 2011.

3. The development is considered to be of an appropriate scale and form for the site and the character of the locality.

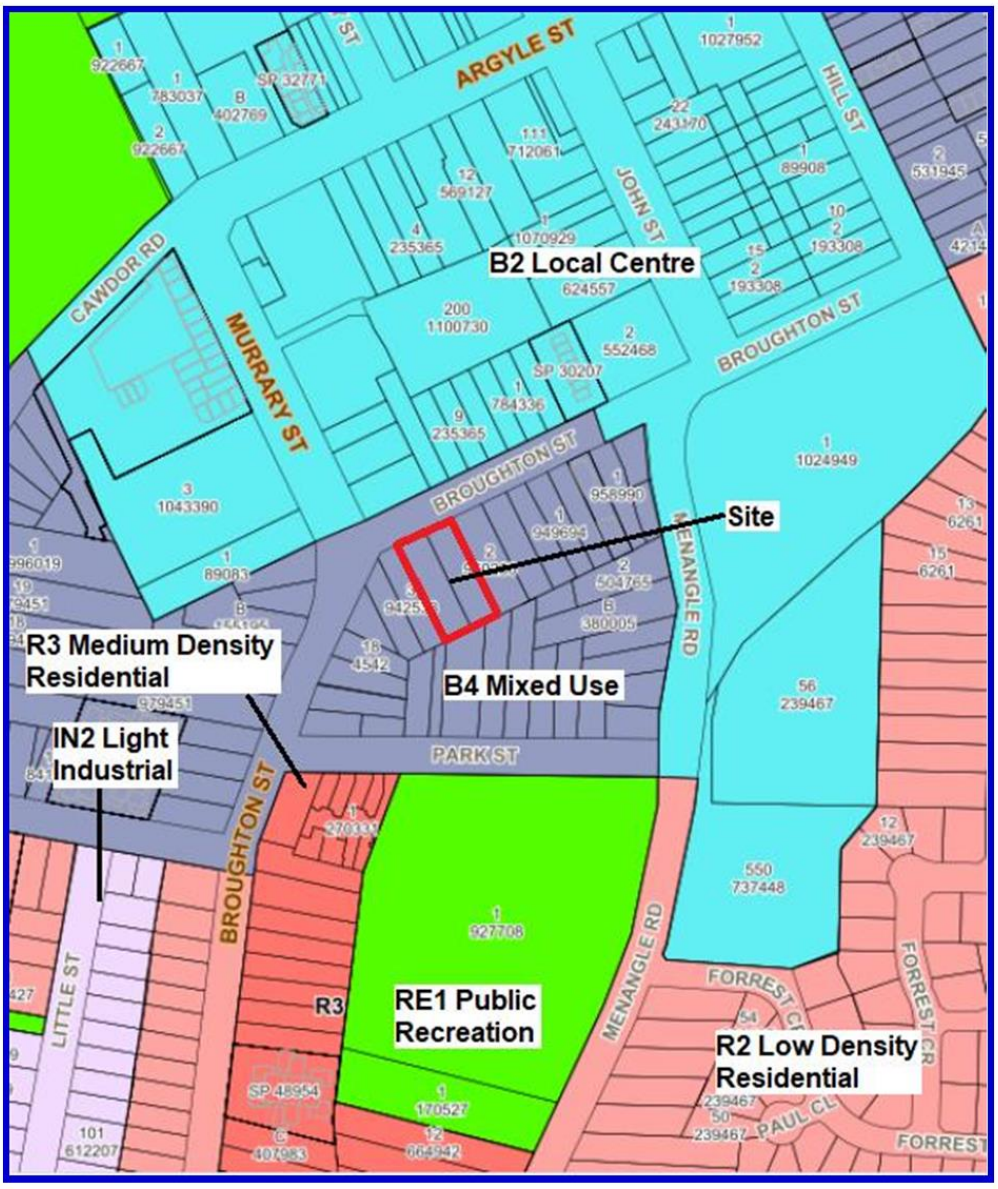
4. The development is, subject to the recommended conditions, unlikely to have any unreasonable adverse impacts upon the natural or built environments.

5. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is within the public interest.

ATTACHMENTS

1. Zoning plan
2. Camden Local Environmental Plan 2010 assessment table
3. Camden Development Control Plan 2011 assessment table
4. Child Care Planning Guideline assessment table
5. Recommended conditions
6. Proposed plans
7. Arborist report
8. Submissions - *Supporting Document*

ZONING PLAN


ARGYLE ST
HILL ST
JOHN ST
CAWDOR RD
MURRARY ST
BROUGHTON ST
B2 Local Centre
Site
MENANGLE RD
R3 Medium Density Residential
IN2 Light Industrial
B4 Mixed Use
PARK ST
LITTLE ST
R3
RE1 Public Recreation
R2 Low Density Residential
FORREST CR
PAUL CL

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
2.3 Zone objectives and land use table The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited. The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone. The zone objectives for this site are: • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To encourage development that supports or complements the primary office and retail functions of the local centre zone.	The development is permitted with consent in the B4 Mixed Use zone. The development is consistent with the relevant objectives of the B4 Mixed Use zone in that: • subject to the recommended conditions, it will be compatible with the existing land uses adjoining the site and the surrounding area, • the site is an accessible location, being close to the Camden Town Centre, near established residential properties and bus stops. The site's location will help contribute to the use of public transport and encourage walking and cycling, • subject to the recommended conditions, conflict between the development and land uses within adjoining zones will be minimised, and • the development will support and complement the primary office and retail functions of the nearby B2 Local Centre zone by providing a child care facility for the workers therein.	Yes.
2.7 Demolition requires development consent Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	Part of the existing building will be demolished to facilitate the alterations and extensions that are proposed to it. Development consent has been sought for this demolition.	Yes.
4.3 Height of buildings Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map. The maximum building height for this site is 7m.	The maximum height of the development will be 5.9m above existing ground level.	Yes.
5.10 Heritage conservation Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance	The site is located within the Camden Heritage Conservation Area. The site is not listed as a heritage item however Table B4 of the Camden DCP identifies it as being a potential heritage item. The site is recognised as having some heritage value as it is a unique example of Art Deco architecture surrounded by	Yes.

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of the item or area concerned. The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.	similar small-scale cottages in Camden. There is no current proposal to list the site as a heritage item. The surrounding area is predominantly characterised by single storey, detached brick and weatherboard Federation cottages set within landscaped gardens. Many of the cottages have been adapted for various types of medical centres and business premises, and contain at-grade parking behind their building lines. The applicant has submitted a heritage impact statement in support of the DA. Council staff, including Council's heritage officer, have reviewed the statement and are satisfied that the development is unlikely to have any unreasonable adverse heritage and character impacts. The rear extension will have a compatible single storey form and be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The front of the building will be largely retained as is with most existing timber framed doors and windows to be retained and made good. An existing single door and window will each be converted into double doors that will match the style of the central veranda door. A condition is recommended that requires these conversions to use painted timber frames and glazing consistent with the existing windows. The applicant has also proposed to retain the original ornate internal features of the building including the architraves, skirtings, cornices and picture rails on the perimeter walls. The front of the site will remain in a similar configuration to that which currently exists. Car parking spaces 1 and 2 will sit forward of the building line however they will be set behind the proposed 1.2m high timber picket fence and landscaping. The impact of this hardstand will be further mitigated as the frontage of this site is wider than that of the rest of the properties fronting Broughton Street (33.5m v 12-15m). This allows the site to accommodate the hardstand without the frontage being visually dominated by it. Furthermore, parking spaces 1 and 2 will abut the existing combined driveway crossover of the subject site and 22 Broughton Street. Due to this, this aspect of Broughton Street already exhibits a 'harder' character which helps to minimise	

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	the impact of the parking spaces. More importance is placed on maintaining the 'softer' central and north eastern aspects of the site's frontage, which will be achieved. Overall the development will maintain the essence of the site's character, being a detached single storey building with appropriate materials and detailing, set within landscaped gardens. This outcome is considered appropriate for the Camden Heritage Conservation Area and Broughton Street.	
7.2 Airspace operations Before granting development consent to development on land that will penetrate an identified obstacle limitation surface or PANS-OPS surface, the consent authority must consult the relevant Commonwealth body about the application and give the body not less than 28 days within which to consider the application. The consent authority may only grant development consent for development referred to above if: (a) the relevant Commonwealth body is satisfied the development will not penetrate the obstacle limitation surface or PANS-OPS surface, or (b) the relevant Commonwealth body is satisfied the development will penetrate the obstacle limitation surface or PANS-OPS surface and: (i) does not object to the consent authority granting development consent, or (ii) does not object to the consent authority granting development consent and any conditions provided will be imposed as far as practicable.	The development will not exceed the obstacle limitation surface shown for the site on Camden Airport's Obstacle Limitation Surface map. The DA was referred to Camden Airport for comment. The Airport confirmed that the development does not infringe the obstacle limitation surface and raised no objection.	Yes.
7.4 Earthworks Before granting development consent for earthworks the consent authority must consider a number of matters listed by this clause, including the impact on the existing and likely amenity of adjoining properties.	The development includes earthworks to create a level building platform for extensions to the existing building on the site. The matters listed by this clause have been considered and the earthworks are considered acceptable with regard to them.	Yes.

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Control	Assessment	Compliance?
A2 Notification and Advertising Requirements DAs are to be publicly exhibited in accordance with the Camden DCP.	The DA was publicly exhibited in accordance with the Camden DCP.	Yes.
B1.1 Erosion and Sedimentation Development must incorporate erosion and sediment control measures. An erosion and sediment control plan must be submitted with DAs. Appropriate dust suppression measures must be implemented during all construction works.	An erosion and sediment control plan has been submitted with the DA and a standard condition is recommended to ensure compliance with it. A standard condition is recommended to address dust suppression.	Yes.
B1.2 Earthworks Development should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill and incorporating split level design. Only virgin excavated natural material (VENM) should be used as fill material. DAs must be accompanied by supporting information that addresses the management of land and water and the rehabilitation of the site following earthworks.	The proposed earthworks are considered reasonable given the slope of the land. It is noted that the development incorporates a split level design to accommodate the slope. A standard condition is recommended to ensure that only VENM is used as fill material. The DA has been accompanied by sufficient information regarding the management of land and water and the rehabilitation of the site following the earthworks.	Yes.
B1.3 Salinity Management Groundwater recharge is to be minimised in accordance with the Camden DCP. Development must incorporate erosion and sediment control measures. Where salinity is identified as a hazard it must be appropriately managed in accordance with the Camden DCP.	A condition is recommended that requires the preparation of and compliance with a salinity management plan for the development prior to the issue of a Construction Certificate. This will meet the requirements of the Camden DCP. An erosion and sediment control plan has been submitted with the DA and a standard condition is recommended to ensure compliance with it.	Yes.
B1.4 Water Management Development must comply with Council's Engineering Specifications in terms of on-site stormwater detention, drainage and water sensitive urban design.	The development has been designed in accordance with Council's engineering specifications and incorporates appropriate on-site stormwater detention, drainage and water quality measures.	Yes.
B1.5 Trees and Vegetation Development consent for tree removal must only be granted if a number of matters listed by the Camden DCP have been considered, including the aesthetic, botanical, ecological, cultural and heritage	The matters listed for consideration by the Camden DCP have been considered. The majority of the trees to be removed have limited significance and many of them are in poor condition. The proposed new tree planting, together with other landscaping in the form of shrubs, groundcovers and a	Yes.

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importance of the trees and the need for replacement tree planting.	landscaped trellis, is considered satisfactory to offset the removal of the existing trees.	
B1.6 Environmentally Sensitive Land DAs proposing development on environmentally sensitive land must address a number of matters listed by the Camden DCP, including identification of adverse impacts on vegetation. DAs proposing development on environmentally sensitive land must provide a description of the proposed measures to be undertaken to avoid and/or ameliorate any potential adverse impacts. Development consent may not be granted to development on environmentally sensitive land unless Council is satisfied that the development meets the objectives of this section and ensures that a number of criteria listed by the Camden DCP are met, including minimising adverse potential environmental impacts.	Most of the rear half of the site is identified as environmentally sensitive land. However following inspection, the vegetation is best described as scattered exotic plantings (29 trees) and 3 native trees. The site's environmentally sensitive designation is therefore considered to be erroneous. Council staff have considered the site and vegetation and conclude that they have limited native habitat value. The proposed replacement tree planting, together with other landscaping in the form of shrubs, groundcovers and a landscaped trellis, is considered satisfactory to offset the removal of the existing trees. A condition is recommended that requires a tree survey to be completed and nest boxes to be installed to offset the removal of any hollow and active nest bearing trees.	Yes.
B1.8 Environmental and Declared Noxious Weeds Weed dispersion must be minimsed, weed infestations must be managed and machinery entering or leaving the site must be clean and free of noxious weed material. DAs for development on or adjacent to environmentally sensitive land must be accompanied by a weed eradication and management plan.	A standard condition is recommended to address weed dispersion, infestation management and machinery cleanliness. This condition will also satisfactorily regulate ongoing weed eradication and management.	Yes.
B1.9 Waste Minimisation and Management DAs must be accompanied by a waste management plan that addresses the applicable waste management controls of the Camden DCP. Waste management criteria for particular development types must be complied with.	A waste management plan that adequately addresses the applicable waste management controls of the Camden DCP has been submitted with the DA. Subject to the recommended conditions, the development will comply with the Camden DCP's waste management controls for this particular development type.	Yes.
B1.12 Contaminated and Potentially Contaminated Land Council must consider whether the site is contaminated and if it is suitable for the development in accordance with State Environmental Planning Policy No. 55 - Remediation of Land.	The applicant has submitted a preliminary contamination investigation in support of the DA. The investigation noted that the existing building's fibrous cement sheeting may contain asbestos and recommended that this be further assessed through a hazardous asbestos survey before the commencement of demolition works. The	Yes.

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	investigation concluded that the site is suitable for the development. Council staff have reviewed the investigation, agree with its findings and are satisfied that the site is suitable for the development. Conditions are recommended that require a hazardous building materials assessment and post-demolition soil sampling to be undertaken. This will ensure that no respirable asbestos fibres remain on the ground. Additionally, a standard contingency condition is recommended that requires any contamination found during construction be managed in accordance with Council's Management of Contaminated Lands Policy.	
B1.15 Development Near Camden Airport Buildings or structures located within the area affected by the Camden Airport Obstacle Limitations Surface (OLS) or Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) must not exceed the obstacle height limit shown on the OLS map. Buildings or structures located within the area affected by the Camden Airport OLS or PANS-OPS must use materials that have low reflectivity.	The development will not exceed the obstacle height limit shown for the site on Camden Airport's OLS map. The DA was referred to Camden Airport for comment. The Airport confirmed that the development does not infringe the obstacle limitation surface and raised no objection. The proposed construction materials will have low reflectivity.	Yes.
B1.16 Acoustic Amenity An acoustic report, prepared by a suitably qualified acoustic consultant and addressing a number of matters listed by the Camden DCP, including background noise levels and potential impacts, must be submitted with the DA. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency. Noise from the construction of commercial developments must be assessed and managed in accordance with the NSW Environment Protection Authority's Interim Construction Noise Guideline 2009. Particular noise criteria for centre-based child care facilities must be complied with.	The applicant has submitted an acoustic impact assessment in support of the DA. The assessment makes several recommendations to control adverse noise impacts from the development including: • construction of 2.1m high acoustic fencing, behind the building line, along the site's north eastern (side) and south eastern (rear) boundaries. The fencing must be of solid continuous construction and a condition is recommended to require it to be constructed of lapped and capped timber, • keeping windows closed when the facility is at 70% or greater capacity to control noise emissions to nearby sensitive receivers. Such a requirement is consistent with the noise mitigation requirements imposed on other child care facilities in the Camden LGA,	Yes.

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	• switching off mechanical plant and equipment outside of the facility's hours of operation to minimise impacts on nearby sensitive receivers, and • incorporating noise management practices into the facility's operational management plan including a contact phone number for parents and neighbours, monitoring for crying/misbehaving children and noise minimisation education for all visitors. Council staff have considered the assessment and are satisfied that, subject to the above recommendations, the development will be consistent with Council's Environmental Noise Policy and unreasonable adverse noise impacts will be unlikely. Conditions are recommended to ensure that the recommendations of the acoustic assessment are complied with. A further condition is recommended to increase the height of the acoustic barrier along the site's south eastern (rear) boundary to 2.8m to account for a level difference between this site and the adjoining properties at 7 and 9 Park Street to the rear.	
B2 Landscape Design A landscape plan is to be submitted for DAs for development other than single dwelling houses or minor alterations to an existing building. Natural features of the site should be retained and incorporated into the design of the development. Landscaping design is to address a number of matters listed by the Camden DCP, including integration with the existing landscape character of the street and sensitivity to the site attributes, existing landscape features, streetscape view and vistas.	The site contains 32 existing trees and the DA proposes to remove 31 of them. The trees have been assessed and only three were found to be of moderate significance and in good health. The other trees to be removed were found to be of low significance with many being in poor condition and containing defects. To offset the removal of the 31 trees the applicant has submitted landscaping plans which propose the planting of 24 new trees. The applicant has also agreed to replace the three existing 'Black Cherry Plum' street trees in the road verge in front of the site with three new Blue Jacaranda trees. Subject to retaining one of trees proposed to be removed (tree 4, an Ornamental Pear tree), it is considered that the replacement trees, together with other landscaping in the form of shrubs, groundcovers and a landscaped trellis, will adequately offset the proposed tree removal. It is acknowledged that there will be a decrease in tree canopy in the area in the short-term; however, the replacement trees will result in a better long-term outcome for the area.	Yes.
B3.1.1 General Heritage Provisions All development in areas with heritage	It is considered that the development is consistent with the Camden DCP's requirements. The development will	Yes.

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significance is to comply with a number of requirements listed by the Camden DCP, including ensuring that new development complements existing buildings, locating additions primarily at the rear of buildings and retaining original verandas and significant internal features.	complement the existing building on the site, be largely located to the rear and retain original features such as the existing veranda and the original ornate internal features of the building including the architraves, skirtings, cornices and picture rails on the perimeter walls.	
B3.1.2 Camden Heritage Conservation Area All development in the Camden Heritage Conservation Area is to comply with a number of requirements listed by the Camden DCP, including not compromising views to St. John's Church spire, locating development on the town fringe that will complement the viability of the "main street" and ensuring new development is compatible with existing cottage dominated streetscapes.	It is considered that the development is consistent with the Camden DCP's requirements. The development will not compromise views to St. John's Church spire, will complement existing "main street" uses in the Camden Town Centre and will be compatible and visually subservient to the existing building.	Yes.
B3.2 Aboriginal Culture and Heritage An Aboriginal Heritage Impact Permit is required where development will impact upon any Aboriginal objects and places	The site is not known to contain any Aboriginal objects and is not identified as an Aboriginal place. Standard conditions are recommended to manage any unexpected Aboriginal or European heritage finds during works.	Yes.
B4.1 General Requirements for Signage Signage shall not detract from the amenity and character of the land to which it relates and its size and nature must relate to the scale of development on the site and in the vicinity. Signage must relate to an exempt or approved land use being conducted on the site. Signage shall be displayed in the English language, be located within the property boundaries and be kept in good repair. Signage within heritage conservation areas shall be in keeping with the age and style of the item and area.	The signage will not detract from the amenity and character of the site and surrounding area. The signage is small in scale and compatible with the character of Broughton Street. The signage is also considered to be appropriate for the Camden Heritage Conservation Area given its small scale and low profile when viewed in context with the building on the site. The signage will relate to the development the subject of the DA, be displayed in English and be located on the proposed 1.2m high timber picket fence and pedestrian access gate bounding the site's Broughton Street frontage.	Yes.
B4.2 Signs on Heritage Items or in Heritage Conservation Areas Signage in heritage conservation areas must comply with a number of criteria listed by the Camden DCP, including having minimal impacts upon the character of the conservation area and not involving neon, flashing, pulsing or moving signage.	It is considered that the signage is consistent with the Camden DCP's criteria. The signage will have minimal impacts upon the Camden Heritage Conservation Area, will be located to retain the dominance of the building and formed from hand painted timber which is an acceptable material for area. The signs will not be illuminated.	Yes.
B4.4 Commercial and Mixed Use Zones	The total combined area of all the signage will not exceed 20% of the visible wall	Yes.

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The total combined display area of all signage on the land shall not exceed 20% of the visible wall area. The numbers of signs permitted shall not exceed two per elevation that is visible from a public place.	area of the building. Two signs are proposed and will be affixed to the 1.2m high timber picket fencing and pedestrian access gate along the site's front property boundary.	
B4.9 Child Care Centres A maximum of two signs with a combined area of 4m² are permitted and should be generally limited to flush wall signs or pole/pylon signs. Signage shall be limited to the display of the business name, address and phone number and any other information required to be displayed by the Department of Education.	Two signs are proposed with a combined area of 2.5m². The signs will be affixed to the 1.2m high timber picket fencing and pedestrian access gate along the site's front property boundary. The signage will display the business name and logo. A condition is recommended to limit any additional wording on the signage to that listed by the Camden DCP.	Yes.
B5.1 Off-Street Car Parking Rates/Requirements Centre-based child care facilities require 1 car parking space per 4 children. One of the car parking spaces must be designed for people with a disability. Provision for service vehicles is at Council's discretion.	The development will accommodate 88 children. This equates to a car parking space requirement of 22 spaces (88 / 4 = 22). One of the car parking spaces has been designed for people with a disability. Car parking space 12 will be used as a delivery vehicle bay only between 9.30am-2pm, i.e. outside of peak hours. Waste collection will also occur from within the site outside of peak hours. This is considered to be reasonable provision for service vehicles and conditions are recommended to ensure it occurs.	Yes.
B5.2 Car Parking Design Criteria Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Waste storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Landscaping of car park areas must comply with a number of matters listed by the Camden DCP including softening the appearance of large paved areas and suitable species selection.	A condition is recommended that requires car parking spaces 17-22 (inclusive) to be line marked as staff only parking. All other spaces will be clearly and conveniently available for either staff or visitor use. Waste storage will occur in a dedicated waste storage area adjacent to car parking spaces 1 and 2. Waste collection will occur from within the site. The proposed landscaping will achieve compliance with the matters listed by the Camden DCP, ensuring the development and additional hard stand areas are softened by an appropriate mix of trees, groundcovers and shrubs.	Yes.
D3.2.1 Function and Uses Development within business zones shall incorporate a range of local retail, commercial, entertainment, child care, residential and community uses to serve the needs of the local community.	The development of a centre-based child care facility is consistent with this control and the planning intent for the B4 Mixed Use zone.	Yes.

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D3.2.2 Layout/Design The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development. Development is to be designed to front the street and any public places. New development must not detract from significant existing views and vistas.	The layout and location of the development is considered to be acceptable and is, subject to the recommended conditions, unlikely to have any unreasonable adverse impacts upon the amenity of surrounding development. The entrance to the building will be from the south western side of the site. Notwithstanding this, the development will provide an active frontage to Broughton Street in the form of overlooking indoor play spaces and an outdoor play space. The significant components of the development will be mostly to the rear and side of the existing building. The development will not detract from any significant views and vistas.	**No, however minor variation recommended to be supported.**
D3.2.3 Built Form and Appearance Buildings should have a similar mass and scale to create a sense of consistency. Development in business zones must be compatible with surrounding business development in terms of appearance, type bulk and scale, design and character. Roof forms should be appropriately designed to respond to the built form of other nearby business development. New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places. Development must address public spaces (including streets). Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building. Site facilities such as loading, waste storage, servicing and other infrastructure shall be designed to minimise the visual impact on the public domain and impacts on neighbours.	The altered and extended building will retain a similar overall visual mass and scale when viewed from Broughton Street. The development will be compatible with the character of the surrounding area in terms of its bulk, mass, scale, design, character and overall appearance. The building's front 0-2 years nursery room will overlook Broughton Street however this is considered positive as it will provide opportunities for passive surveillance of the street. This, combined with the front outdoor play space, will provide an appropriate address to Broughton Street. Air conditioning units will be mounted to a section of flat roof linking the existing building and the proposed extensions. The units will be visually obscured from Broughton Street by the higher hipped roof over the existing building. Waste storage will occur in a dedicated waste storage area adjacent to car parking spaces 1 and 2. This area has been orientated to minimise its visual profile when viewed from Broughton Street and will be screened by a 1.2m high timber picket fence and landscaping.	Yes.
D3.2.4 Pedestrian Amenity Business development must be designed to facilitate high levels of pedestrian amenity and permeability.	The development will include a dedicated pedestrian access path to the building's entrance to facilitate pedestrian amenity. The path will be located adjacent to the majority of the proposed parking spaces which will assist in pedestrians moving to	Yes.

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	and from their vehicles with young children.	
D3.2.5 Public Domain Development must include a high quality landscape design and be consistent with Chapter B2 of the Camden DCP. The building and landscape design are to be complementary to ensure legible, safe, comfortable and easy access for pedestrians from the street frontages, within the business zone and to adjoining land, where appropriate. Street tree and open space plantings are to provide generous shade for pedestrians. All signage and advertising is to be designed in a coordinated manner.	The replacement trees, together with other landscaping in the form of shrubs, groundcovers and a landscaped trellis, are considered satisfactory to offset the removal of the existing trees and will provide a high quality landscape design for the site. The development will include a dedicated pedestrian access path to the building's entrance to facilitate pedestrian amenity. The development will include the replacement of three existing street trees in the road verge in front of the site with three new Jacaranda trees. These new trees will provide additional shade opportunities for pedestrians travelling along Broughton Street. The signage is compatible with the character of Broughton Street.	Yes.
D3.2.6 Parking and Access The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape. Parking areas shall be designed to enable safe, legible, comfortable and easy access for pedestrians from the street frontages. Car parking must be provided in accordance with Chapter B5 of the Camden DCP.	The extended car parking area will be appropriately softened by landscaping. This will ensure that the hard stand area and parked cars do not dominate the site's Broughton Street frontage. The development will include a dedicated pedestrian access path to the building's entrance to facilitate pedestrian amenity. The path will be located adjacent to the majority of the proposed parking spaces which will assist in pedestrians moving to and from their vehicles with young children. Car parking will be provided in accordance with Chapter B5 of the Camden DCP.	Yes.
D3.7.1 Layout/Design Development in the B4 Mixed Use zone should be complementary to the existing land uses in the B2 Local Centre zone which forms the core business and retail precinct of the Camden township.	The development of a centre-based child care facility on this site will be complementary to the existing land uses in the nearby B2 Local Centre zone.	Yes.
D3.7.2 Built Form and Appearance Buildings must contribute to the local distinctiveness of the Camden township by using a varied palette of colours, materials and finishes.	The proposed building works have been designed to match in with the material and colour palette of the existing building.	Yes.
D3.7.4 Heritage and Character The Camden township is located within	The controls in Chapter B3 of the Camden DCP, and specifically Section B3.1, have been considered.	Yes.

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the Camden Heritage Conservation Area. Reference must be made to Chapter B3 of the Camden DCP, with specific regard to Section B3.1. Development within the B4 Mixed Use zone at Camden must be consistent with the Camden Town Centre Strategy prepared by Council and dated 2008.	The development has been assessed against the Camden Town Centre Strategy 2008 and is considered to be consistent with it.	
D5.1 Child Care Centres - Site Selection Centre-based child care facilities must not be located on land which is subject to a number of constraints listed by the Camden DCP. DAs for centre-based child care facilities must be accompanied by a Phase 1 contamination investigation undertaken in accordance with Council's Management of Contaminated Lands Oolicy.	The site is not located on land that is subject to any of the constraints listed by the Camden DCP. A Phase 1 contamination investigation was submitted with the DA.	Yes.
D5.1 Child Care Centres - Built Form, Scale and Character The building design must complement the desired built form, scale and character for the neighbourhood. Entrances to buildings must be orientated towards the street front and be easily identifiable.	The altered and extended building will retain a similar overall visual mass and scale when viewed from Broughton Street. The development will be compatible with the character of the surrounding area in terms of its bulk, mass, scale, design, character and overall appearance. The traditional entrance to the building faces Broughton Street. The proposed entrance to the building will be from the south western side of the site. Notwithstanding this, entry to the site will be easily identifiable via the pedestrian access gate and dedicated pedestrian access path to the building's entrance. Retaining the building entry in this location is supported as it removes the need to provide a visually prominent access ramp along the building's Broughton Street frontage. It is noted that the previously approved medical centre use for the building (2017) also had its entrance from the side of the building.	**No, however minor variation recommended to be supported.**
D5.1 Child Care Centres - Setbacks The front setback may only be used for access, car parking and landscaping purposes and not for outdoor play areas and the like, unless it can be demonstrated that doing so is acceptable having regard to:	The front setback of the building will be used for a combination of pedestrian and vehicular access, two car parking spaces, landscaped gardens and an outdoor play space. The outdoor play space is considered to be acceptable in that it will receive good solar access, provide additional passive surveillance opportunities for Broughton Street and incorporate an appropriate 1.2m high	Yes.

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(a) site characteristics (e.g. configuration, solar access, relationships to neighbouring properties), (b) separate pedestrian access can be provided to the main entry of the buildings, and (c) the incorporation of appropriate fencing or screening measures which are compartible with the streetscape.	timber picket fence which will be compatible with the streetscape. A separate pedestrian entry/exit path will also be provided.	
D5.1 Child Care Centres - Acoustic Amenity An acoustic assessment prepared in accordance with Council's Environmental Noise Policy by a qualified acoustic consultant must be submitted with the DA. Where acoustic fencing is required it must be of solid continuous construction and have a maximum height of 2.1m. Outdoor play areas must be located to minimise noise for adjoining neighbouring properties.	The applicant has submitted an acoustic impact assessment in support of the DA. The assessment makes several recommendations to control adverse noise impacts from the development including: • construction of 2.1m high acoustic fencing, behind the building line, along the site's north eastern (side) and south eastern (rear) boundaries. The fencing must be of solid continuous construction and a condition is recommended to require it to be constructed of lapped and capped timber, • keeping windows closed when the facility is at 70% or greater capacity to control noise emissions to nearby sensitive receivers. Such a requirement is consistent with the noise mitigation requirements imposed on other child care facilities in the Camden LGA, • switching off mechanical plant and equipment outside of the facility's hours of operation to minimise impacts on nearby sensitive receivers, and • incorporating noise management practices into the facility's operational management plan including a contact phone number for parents and neighbours, monitoring for crying/misbehaving children and noise minimisation education for all visitors. Council staff have considered the assessment and are satisfied that, subject to the above recommendations, the development will be consistent with Council's Environmental Noise Policy and unreasonable adverse noise impacts will be unlikely. Conditions are recommended to ensure that the recommendations of the acoustic assessment are complied	Yes.

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	with. A further condition is recommended to increase the height of the acoustic barrier along the site's south eastern (rear) boundary to 2.8m to account for a level difference between this site and the adjoining properties at 7 and 9 Park Street to the rear.	
D5.1 Child Care Centres - Landscaping A landscape concept plan must be submitted with the DA and comply with a number of matters listed by the Camden DCP including the retention of existing vegetation (where possible). Landscaping design must reflect the prevailing landscape character of the streetscape in terms of scale and planting style.	The replacement tree planting, together with other landscaping in the form of shrubs, groundcovers and a landscaped trellis, is considered satisfactory to offset the removal of the existing trees and will provide a high quality landscape design for the site.	Yes.
D5.1 Child Care Centres - Fencing Fences must be designed to maximise privacy to all adjoining properties. Child proof fencing and self closing gates must be installed around outdoor play areas and at the entrance to ensure the safety and security of children. Fencing, particularly that provided in the front setback are of the site, must be of a type and colour complementary to the streetscape and residential character.	Lapped and capped timber acoustic fencing to a maximum height of 2.1m is proposed along most of the site's north eastern (side) boundary) and all of the south eastern (rear) boundary. A condition is recommended to increase the height of the acoustic fence along the site's south eastern (rear) boundary to 2.8m to account for a level difference between this site and the adjoining properties at 7 and 9 Park Street to the rear. An existing colorbond fence runs along the site's south western (side) boundary. This fencing will ensure sufficient privacy for all adjoining properties.	Yes.
D5.1 Child Care Centres - Signage Signage must comply with Section B4.9 of the Camden DCP.	The signage will comply with Section B4.9 of the Camden DCP.	Yes.
D5.1 Child Care Centres - Traffic, Parking and Pedestrians Car parking and access must comply with Chapter B5 of the Camden DCP. A traffic report prepared by a qualified traffic consultant must be submitted with the DA. The DA must specify the number of children proposed to attend the facility. All required parking spaces must be fully contained within the site. A drop-off area must be provided and be fully contained within the site. The driveway and car parking layout must	Car parking and access for the development comply with Chapter B5 of the Camden DCP. A traffic report prepared by a suitably qualified traffic consultant has been submitted with the DA. The DA specifies that the facility will accommodate 88 children, requiring the provision of 22 car parking spaces that will be provided off-street. The car park will provide an adequate facility for children to be dropped-off within the site. The design of the driveway, car park and dedicated pedestrian access path will allow for the safe delivery and collection of children and the safe movement of staff, visitors and service vehicles.	**No, however minor variation recommended to be supported.**

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be designed to allow for the safe delivery and collection of children, as well as the safe movement and parking of staff, visitors and service vehicles. The car park design must make provision for safe pedestrian access and existing/proposed shared pathways. Pedestrian access must be separated from vehicular access and have a gradient no greater than 1:14 and a non-slip surface. Separate ingress and egress is required but if not possible, a turning area is to be provided to facilitate safe manoeuvring and to enable vehicles to enter and leave the site in a forward direction. Adequate areas for landscaping and planting must be provided to reduce the visual impact of the car park in the streetscape, including an area at least 2m wide along all street frontages. Centre-based child care facilities must comply with the requirements of the Building Code of Australia, AS 2890 and the Disability Discrimination Act with regards to disabled access and car parking.	A dedicated turning bay will be provided at the south eastern end of the car park and facilitate vehicles to enter and leave the site in a forward direction. A pedestrian access path separate from the vehicular access will be provided and have a gradient less than 1:14. The landscaping between parking space 1 and Broughton Street will be 1m instead of the required 2m. However a 1m width is considered acceptable given that it is softening only one car parking space length (5.4m) and will contain appropriate shrubs and trees that will still achieve the objective of this control. Standard conditions are recommended to ensure that the development will comply with the Building Code of Australia and AS 2890.	
D5.1 Child Care Centres - Hours of Operation The DA must specify the proposed hours of operation.	The DA has specified the proposed hours of operation. The hours of operation will be 7am to 7pm Monday to Friday.	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

Part 2 Design Quality Principles	Assessment	Achieved?
1 Context	The development will respond and contribute to it's surrounding context. Overall the development will maintain the essence of the site's character, being a detached single storey building with appropriate materials and detailing, set within landscaped gardens. The site is well located for the development, being close to public transport and the Camden Town Centre.	Yes.
2 Built Form	The rear extension will have a compatible single storey form and be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The front of the building will be largely retained as is with most existing timber framed doors and windows to be retained and made good. An existing single door and window will each be converted into double doors that will match the style of the central veranda door. A condition is recommended that requires these conversions to use painted timber frames and glazing consistent with the existing windows. The applicant has also proposed to retain the original ornate internal features of the building including the architraves, skirtings, cornices and picture rails on the perimeter walls.	Yes.
3 Adaptive Learning Spaces	The development's layout and design will achieve quality learning spaces and is generally consistent with the CCPG. The outdoor spaces will provide for a variety of experiences through timber and sandstone stepping pads, bench seating, plant growing areas, a sand pit and cubby house.	Yes.
4 Sustainability	The development will achieve reasonable cross ventilation and access to natural sunlight. The development will provide a water tank and demonstrate consistency with Section J (energy efficiency) of the Nation Construction Code.	Yes.
5 Landscape	The development will remove 30 trees from the site however includes replacement planting of 24 trees and replacement of three poor quality street trees within the Broughton Street road reserve. The replacement trees, together with other landscaping in the form of shrubs, groundcovers and a	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

	landscaped trellis, will adequately offset the proposed tree removal. The replacement trees will be better spaced than the existing trees which will facilitate superior upper tree canopy in the long-term and will more closely link to the vegetation communities and landscaped character of Camden. The replacement trees are also more consistent with Council's preferred tree and landscape species list which provides a species palette suitable for planting in the Camden LGA.	
6 Amenity	Good amenity will be achieved through compliance with the indoor and outdoor space requirements of the *Education and Care Services National Regulations* and general consistency with the CCPG.	Yes.
7 Safety	Safety and security will be achieved through the provision of passive surveillance to Broughton Street, appropriate fencing and landscaping and management of tree droppings from the White Cedar tree on the adjoining property.	Yes.
Part 3 Matters for Consideration	**Assessment**	**Achieved?**
C1 Site Selection and Location Ensure that appropriate zone considerations are assessed when selecting a site.	Subject to the recommended conditions, the development is considered to be compatible with surrounding land uses and a mixed use environment. These uses are a mix of low scale commercial and residential development that are unlikely to have any unreasonable adverse impacts upon children, staff or visitors to the facility. Furthermore, subject to the recommended conditions, the development is unlikely to have adverse impacts upon the viability of surrounding uses by way of introducing a concentration of young children into the environment.	Yes.
C2 Site Selection and Location Ensure that the site selected for a proposed child care facility is suitable for the use.	The site is considered to be acceptable for the development due to its consistency with the B4 Mixed Use zone objectives, the CCPG and the ability for potential impacts including noise, off-street parking and landscape design to be adequately addressed. Tree droppings from the White Cedar tree on the adjoining property can be adequately managed via the recommended conditions.	Yes.
C3 Site Selection and Location	The development will be located near to a town centre, within proximity to	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

Ensure that sites for child care facilities are appropriately located.	public transport and in an area with good pedestrian connectivity to community uses, businesses, shops, services and the like.	
C4 Site Selection and Location Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	The development will not be located near any sources of adverse environmental conditions listed by the CCPG. Tree droppings from the White Cedar tree on the adjoining property can be adequately managed via the recommended conditions.	Yes.
C5 Local Character, Streetscape and the Public Domain Interface Ensure that the child care facility is compatible with the local character and surrounding streetscape.	The development is compatible with the local character and surrounding streetscape. The development maintains the single storey built form and landscaped garden character of the site and streetscape.	Yes.
C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface Ensure clear delineation between the child care facility and public spaces.	Clear transitions between public and private realms will be created through the use of fencing and gates. The building will overlook Broughton Street, providing passive surveillance to the street as a safety measure and connection between the facility and the community. The development will include a dedicated pedestrian access path to the building's entrance to facilitate pedestrian amenity.	Yes.
C9 and C10 Local Character, Streetscape and the Public Domain Interface Ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	The front fencing adjoining Broughton Street will be a 1.2m high timber picket fence that will balance security, territorial reinforcement and passive surveillance. The site is within a heritage conservation area and the fencing has been designed to be compatible with the fencing character of the streetscape.	Yes.
C11 Building Orientation, Envelope and Design Respond to the streetscape and site, while optimising solar access and opportunities for shade.	The orientation and design of the development will achieve reasonable visual privacy, solar access and appropriate levels.	Yes.
C12 Building Orientation, Envelope and Design Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	The building height will be compatible and in keeping with the scale and character of other buildings in the locality. The development's maximum building height will be less than the site's maximum building height development standard of 7m. The building setbacks to Broughton Street will remain unchanged and the setbacks to other properties will allow for adequate privacy.	Yes.

CLPP01

Attachment 4

Child Care Planning Guideline (CCPG) Assessment Table

C13 and C14 Building Orientation, Envelope and Design Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	The building setbacks to Broughton Street will remain unchanged.	Yes.
C15 Building Orientation, Envelope and Design Ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	The rear extension will have a compatible single storey form and be constructed of painted fibrous cement sheeting and terracotta roof tiles to match the existing building. The front of the building will be largely retained as is with most existing timber framed doors and windows to be retained and made good. The front of the site will remain in a similar configuration to that which currently exists. Car parking spaces 1 and 2 will sit forward of the building line however they will be set behind the proposed 1.2m high timber picket fence and landscaping. To offset the removal of 30 trees the applicant has submitted landscaping plans which propose the planting of 24 new trees. Overall the development will maintain the essence of the site's character, being a detached single storey building with appropriate materials and detailing, set within landscaped gardens.	Yes.
C16 Building Orientation, Envelope and Design Ensure that buildings are designed to create safe environments for all users.	Visitor entry to the building is limited to one secure point. A dedicated pedestrian access path will provide access to the building entry, separate from the car park and outdoor play spaces.	Yes.
C17 Building Orientation, Envelope and Design Ensure that child care facilities are designed to be accessible by all potential users.	The development will be accessible by minimising steps and providing reasonable ramped pathways as alternative options where required.	Yes.
C18 and C19 Landscaping Provide landscape design that contributes to the streetscape and amenity.	Appropriate landscaping will be provided to integrate the development into its surroundings. This includes the planting of shrubs, groundcovers and 24 new trees to offset the removal of 30 existing trees. The front of the site will remain in a similar configuration to that which currently exists. Car parking spaces 1 and 2 will sit forward of the building line however they will be set behind	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

	the proposed 1.2m high timber picket fence and landscaping.	
C20 and 21 Visual and Acoustic Privacy Protect the privacy and security of children attending the facility.	The privacy and security of children attending the facility will be protected through appropriate fencing and landscaping.	Yes.
C22 Visual and Acoustic Privacy Minimise impacts on privacy of adjoining properties.	The development will not overlook the main internal living areas and private open spaces of any adjoining development.	Yes.
C23 and 24 Visual and Acoustic Privacy Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	The applicant has submitted an acoustic impact assessment in support of the DA. The assessment makes several recommendations to control adverse noise impacts from the development including construction of acoustic fencing, keeping windows closed when the facility is at 70% or greater capacity, switching off mechanical plant and equipment outside of the facility's hours of operation and incorporating noise management practices into the facility's operational management plan. Council staff have considered the assessment and are satisfied that, subject to the above recommendations, the development will be consistent with Council's Environmental Noise Policy and unreasonable adverse noise impacts will be unlikely.	Yes.
C25 and 26 Noise and Air Pollution Ensure that outside noise levels on the facility are minimised to acceptable levels.	There are no significant noise sources in the surrounding area that will impact upon the amenity of the development.	Yes.
C27 and 28 Noise and Air Pollution Ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	There are no significant sources of air pollution in the surrounding area that will impact upon the amenity of the development.	Yes.
C29 and C30 Hours of Operation Minimise the impact of the child care facility on the amenity of neighboring residential developments.	The proposed hours of operation are compatible with the mixed use character of the surrounding environment.	Yes.
C31, C32 and C33 Traffic, Parking and Pedestrian Circulation Provide parking that satisfies the needs of users and demand generated by the centre.	Off-street car parking spaces will be provided at the rate specified in Camden Development Control Plan 2011. It is noted that the CCPG specifies that, where a development control plan does not specify car parking rates, a rate of 1 space per 4 children should be used. This rate is identical to that	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

	specified in Camden Development Control Plan 2011. The applicant has submitted a traffic, access and parking assessment in support of the DA. Council staff, including Council's traffic engineer, have reviewed the assessment and are satisfied that the development is unlikely to have any unreasonable adverse impacts upon the operation of the surrounding road network.	
C34 and C35 Traffic, Parking and Pedestrian Circulation Provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	The development will expand and use an existing driveway access off Boughton Street. The additional traffic generated by the development, in conjunction with existing traffic on Broughton Street, will not render the environment unsafe for vehicles and pedestrians.	Yes.
C36, C37 and C38 Traffic, Parking and Pedestrian Circulation Provide a safe and connected environment for pedestrians both on and around the site.	A dedicated pedestrian access path that is separate from the vehicular access and car park will be provided. Deliveries and waste collection will occur from within the site but outside of peak hours. Vehicles will be able to enter and leave the site in a forward direction. The car park will be separated from the building entrance and play areas by level changes and fencing. A clearly marked accessible car parking space will be provided adjacent to the building entry in accordance with the appropriate Australian Standards.	Yes.
Part 4 National Regulations	**Assessment**	**Achieved?**
4.1 Indoor Space Requirements.	Each child attending the facility will have 3.35m² of unencumbered indoor space. This exceeds the required 3.25m² of unencumbered indoor space per child. The development will provide 0.2m³ of internal storage space per child. This is consistent with the recommended internal storage space of 0.2m³ per child. The development will provide 0.31m³ of external storage space per child. This is consistent with the recommended external storage space of 0.3m³ per child.	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

	A pram storage area will be provided adjacent to the reception area.	
4.2 Laundry and Hygiene Facilities.	An on-site laundry room capable of complying with the requirements of the CCPG will be provided. A condition is recommended to ensure consistency with the CCPG.	Yes.
4.3 Toilet and Hygiene Facilities.	The development will provide suitably provisioned and private toilet and hygiene facilities.	Yes.
4.4 Ventilation and Natural Light.	The development will achieve reasonable access to natural light and ventilation through the provision of multiple windows, external door openings and 3m high ceilings.	Yes.
4.5 Administrative Space.	A reception area will be provided for the purposes of conducting administrative functions. A separate meeting room will be provided for consulting with parents of children and conducting private conversations.	Yes.
4.6 Nappy Change Facilities.	The development will provide suitably designed and provisioned nappy change facilities adjacent to each of the indoor play spaces.	Yes.
4.7 Premises Designed to Facilitate Supervision.	Children's toilet cubicles will not have doors to provide dignity whilst enabling supervision. The proposed room layouts will facilitate supervision and reasonable through views.	Yes.
4.8 Emergency and Evacuation Procedures.	A plan indicating emergency evacuation routes and assembly points was submitted with the DA. A condition is recommended that requires the preparation and implementation of an operational management plan for the facility. This plan will also include emergency and evacuation procedures.	Yes.
4.9 Outdoor Space Requirements.	Each child attending the facility will have 7.04m² of unencumbered outdoor space. This is consistent with the required 7m² of unencumbered outdoor space per child.	Yes.
4.10 Natural Environment.	Appropriate landscaping will be provided to integrate the development into its surroundings. This includes the planting of shrubs, groundcovers and 24 new trees to offset the removal of 30 existing trees. Tree droppings from the White Cedar tree on the adjoining property can be adequately managed via the recommended conditions.	Yes.

Child Care Planning Guideline (CCPG) Assessment Table

	The outdoor spaces will provide for a variety of experiences through timber and sandstone stepping pads, bench seating, plant growing areas, a sand pit and cubby house.	
4.11 Shade.	Year-round solar access will be provided to at least 30% of the ground area of the outdoor space. Less than 60% of the outdoor space will be covered. A mixture of landscaping, shade structures and play equipment will provide shade to at least 30% of the outdoor play area.	Yes.
4.12 Fencing.	Existing and proposed side and rear fencing around the outdoor play spaces will have a height of at least 1.8m, be solid and have no rails or elements for climbing. The lowest fence height will be the 1.2m high timber picket fencing along the site's Broughton Street frontage. This minimum fence height is consistent with the CCPG.	Yes.
4.13 Soil Assessment.	The applicant has submitted a preliminary contamination investigation in support of the DA. The investigation noted that the existing building's fibrous cement sheeting may contain asbestos and recommended that this be further assessed through a hazardous asbestos survey before the commencement of demolition works. The investigation concluded that the site is suitable for the development. Council staff have reviewed the investigation, agree with its findings and are satisfied that the site is suitable for the development. Conditions are recommended that require a hazardous building materials assessment and post-demolition soil sampling to be undertaken. This will ensure that no respirable asbestos fibres remain on the ground. Additionally, a standard contingency condition is recommended that requires any contamination found during construction be managed in accordance with Council's Management of Contaminated Lands Policy.	Yes.

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

(1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
DA-001 Rev. H.	Cover Sheet.	Five Canons Architecture.	22 March 2019.
DA-100 Rev. H.	Site Plan.	Five Canons. Architecture.	22 March 2019.
DA-203 Rev. H.	Proposed Floor Plan.	Five Canons. Architecture.	22 March 2019.
DA-204 Rev. H.	Access Plan.	Five Canons. Architecture.	22 March 2019.
DA-205 Rev. H.	CPTED Plan.	Five Canons. Architecture.	22 March 2019.
DA-300 Rev. H.	Elevations.	Five Canons. Architecture.	22 March 2019.
DA-301 Rev. H.	Elevations.	Five Canons. Architecture.	22 March 2019.
DA-400 Rev. H.	Sections.	Five Canons. Architecture.	22 March 2019.
DA-401 Rev. H.	Sections.	Five Canons. Architecture.	22 March 2019.
DA-500 Rev. H.	Commercial Kitchen.	Five Canons. Architecture.	22 March 2019.
DA-502 Rev. H.	Bottle Prep.	Five Canons. Architecture.	22 March 2019.
2018.0601DA1-1 Issue E.	Landscape Plan.	TGS Landscape Architects.	7 February 2019.
2018.0601DA1-2 Issue E.	Landscape Plan.	TGS Landscape Architects.	7 February 2019.
ST01 Amendment C.	Site Drainage Plan and Details.	Danmor Consulting Engineers.	31 October 2018.
ST02 Amendment C.	Erosion and Sediment Control Plan and Details.	Danmor Consulting Engineers.	31 October 2018.

Document Title	Prepared by	Date
Waste Management Plan (Demolition and Construction Waste Management Only).	Five Canons Architecture.	6 June 2018.
Arboricultural Impact Appraisal and Method Statement.	Naturally Trees.	7 November 2018.

(2) **Modified Documents and Plans** - The development shall be modified as follows:

a) Modify the height of the acoustic fence to be constructed along the south east (rear) boundary of the site to have a height of 2.8m.

b) Lower the height of the existing boundary fence (with 22 Broughton Street, Camden) adjacent to the driveway to achieve a sight triangle compliant with Figure 3.3 of AS 2890.1.

c) The front and side return boundary fence shown on the approved plans must be a 1.2m high timber picket fence. The fence must be painted to match the existing building.

d) The conversion of the existing single door and window in the front elevation into double doors must use timber frames. The frames must be painted to match the existing building. The glazing must be of a style/design consistent with the windows in the existing building.

e) The approved signs must be formed from hand painted timber.

f) Drenchers used to achieve compliance with the Building Code of Australia must be painted to match the existing building.

g) The on-site laundry must contain:

- a washer(s) and dryer,
- laundry sinks, and
- storage for soiled items prior to cleaning.

h) Provide soundproofing for the meeting room that ensures that private conversations inside the room cannot be readily heard from outside the room.

i) Remove the incorrect notation identifying air conditioning units being located on the pedestrian access path.

Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.

(3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

(4) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:

a) protect and support the adjoining building, structure or work from possible damage from the excavation; and

b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

(5) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993* prior to works commencing.

(6) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.

(7) **Prohibition of Burning** - The open burning of waste and other refuse is prohibited throughout the Camden LGA.

(8) **Tree Removal** - Development consent is granted for the removal of 30 trees on the site as identified in the Arboricultural Impact Appraisal and Method Statement by Naturally Trees dated 7 November 2018. Tree 4 must be retained as detailed in condition 2.0(12) of this development consent.

Development consent is also granted for the removal of the three street trees within the Boughton Street road reserve in front of the site.

The tree removal must comply with the following requirements:

a) Tree 4 must be pruned including selective and/or formative pruning up to 25% of the overall leaf area (particularly growth throughout canopy and branches overhanging or growing towards driveway/playground areas) in accordance with Clauses 7.2.4 and 7.2.5 of AS 4373. Other pruning may include removal of any dead wood in accordance with Clause 7.2.2 of AS 4373.

b) Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and are to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.

c) Approved tree work must only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

d) This development consent does not grant access to adjoining land. The applicant must negotiate any issues of access with adjoining property owners.

e) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stock piles of green waste or processed timber for reuse including firewood must be stored behind the building line or placed out view from the street within 28 days of the tree works authorised by this development consent.

f) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

g) Tree work is inherently noisy and potentially disruptive to normal traffic conditions. The applicant must notify (at least 24 hours prior) surrounding neighbours of the time and date of the approved tree works.

(9) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and

b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

(10) **Infrastructure in Road and Footpath Areas** - Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

Note - The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

(11) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.

(12) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and not appear visually prominent or dominant from any public view.

(13) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

(14) **Approved Signage** - The content of the approved signage must be limited to the business name, logo, address, telephone number and any other details required to be displayed by the Department of Education.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

(1) **Upgrade with the BCA** - Pursuant to Clause 94 of the EP&A Regulation 2000, the existing building is to be upgraded in the following manner to bring the building into compliance with the BCA:

a) Part C - Fire Resistance, with regard to the external wall and openings of the existing building within 3 metres of the eastern property boundary.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(2) **Structural Engineer's Certificate** - A certificate must be prepared by a practising structural engineer certifying that the building design is capable of withstanding the effects of water and water pressure due to flooding. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(3) **Driveway Gradients and Design** - The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:

a) the driveway shall comply with Council's Access Driveway Specifications; https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf;

b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;

c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and

d) a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

(4) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:

a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;

b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;

c) retaining walls shall not be erected within drainage easements;

d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

(5) **Design of Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer in accordance with Council's Engineering Specifications.

(6) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

Note - Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

(7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

Where a Construction Certificate is required by this development consent, a detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

(8) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(9) **Provision of Kerb Outlets** - Kerb outlets shall be provided in the kerb and gutter adjacent to the site.

The outlets shall be located within 2m downstream of the prolongation of the site corner with the lowest reduced level and to the requirements of the PCA.

(10) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.

Note - An administration fee is payable upon the lodgement of a bond with Council.

(11) **Performance Bond** - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council's Development Infrastructure Bonds Policy.

Note - An administration fee is payable upon the lodgement of a bond with Council.

(12) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority.

The detailed landscape must include:

- Preparation in accordance with Appendix B of Council's Engineering Design Specifications.
- Protection and retention of tree 4 in the northern corner at the front of the site.
- The Crepe Myrtle tree to be planted on the south western side of the driveway must be relocated back by 2.5m to achieve a sight triangle compliant with Figure 3.3 of AS2890.1.
- Amended detail for the trellis along the driveway boundary to detail the structure to be self-supporting.
- Notation of three Jacarandas (*Jacaranda mimosifolia*) to be incorporated into the road reserve as replacement street trees.
- All trees shall be sourced in minimum of 100 litre container stock, except for the 6 trees to be planted along the rear boundary of the site, which shall be sourced in a minimum container size of 200 litres.
- All trees to be sourced in accordance with tests and measurements contained within AS 2303-2015 - Tree Stock for Landscape Use.
- Tree planting detail and section drawings are to specify root barriers where trees are planted in close proximity to hard surfaces.

- Installation of trees in accordance with clause B.2.3 Appendix B of Council's Engineering Design Specifications.

(13) **Tree Survey Plan and Hollow Bearing Trees/Active Nests** - A tree survey plan to identify whether tree hollows or active nests are present in the trees approved for removal must be prepared. If three hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared in addition to the tree survey plan.

The nest box installation and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance works. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

All hollow-bearing and active nest trees removed from the site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence, in line with the *National Parks and Wildlife Act 1974*. A qualified ecologist or wildlife carer will be present throughout vegetation clearing activities to relocate fauna, or take fauna into care where appropriate (i.e. juvenile or nocturnal fauna).

(14) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the Certifying Authority and Council.

(15) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:

a) the *Food Act 2003*;

b) the Food Regulation 2015;

c) Food Standards Australia and New Zealand - Food Standards Code 2003;

d) Council's Food Premises Code;

e) AS 1668.1-2015 and 1668.2-2012;

f) the BCA; and

g) AS 4674-2004 Design, construction and fitout of food premises.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(16) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 and 2. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(17) **Salinity Management Plan** - A salinity management plan must be prepared by a qualified engineer to address moderately saline soils impacting on concrete and

mildly aggressive soils impacting on steel for the development. Reference to the construction requirements from AS 2159, AS 2870 and AS 3600 must be included in the plan. The requirements of the management plan must be implemented in the design of the development.

(18) **Fibre-Ready Facilities/Telecommunications Infrastructure** - Documentary evidence must be provided to the Certifying Authority demonstrating that satisfactory arrangements have been made for:

a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre ready facilities are fit for purpose; and

b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the Certifying Authority.

(19) **External Walls and Cladding Flammability** - The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the Certifying Authority must:

a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and

b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

(20) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost $25,000 or more.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

(1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of $20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.

(2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

a) a description of the work to be carried out;

b) the address of the land on which the work is to be carried out;

c) the registered number and date of issue of the relevant development consent;

d) the name and address of the PCA, and of the person by whom the PCA was appointed;

e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and

f) a telephone number on which the PCA may be contacted for business purposes.

(3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

a) the name and address of the person by whom the notice is being given;

b) a description of the work to be carried out;

c) the address of the land on which the work is to be carried out;

d) the registered number and date of issue of the relevant development consent and construction certificate;

e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and

f) the date on which the work is intended to commence.

(4) **Construction Certificate Required** - In accordance with the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

a) a Construction Certificate has been issued by a Certifying Authority;

b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent;

c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;

d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

(5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

a) that unauthorised entry to the work site is prohibited;

b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and

c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out and shall be removed upon the completion of works.

(6) **Site is to be Secured** - The site shall be secured and fenced.

(7) **Demolition Work** - Consent is granted for the demolition of part of the existing building as detailed on the approved plans, subject to compliance with the following conditions:

a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site.

b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.

c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied.

d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services.

e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times.

f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a

facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.

h) The burning of any demolished material on site is not permitted and offenders will be prosecuted.

i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.

(8) **Sydney Water Approval** - The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

A copy of the approval receipt from Sydney Water must be submitted to the PCA.

(9) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater - Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

(10) **Dilapidation Report - Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the PCA and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

(11) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the PCA.

(12) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.

(13) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specifications shall be provided to the PCA.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon the proposal. The EMP shall include but not be necessarily limited to the following measures:

a) measures to control noise emissions from the site;

b) measures to suppress odours and dust emissions;

c) soil and sediment control measures;

d) measures to control air emissions that includes odour;

e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;

f) any other recognised environmental impact;

g) work, health and safety; and

h) community consultation.

(14) **Hazardous Building Materials Assessment** - A hazardous building material assessment must be undertaken on all buildings and structures to be demolished and must identify all hazardous components on the site. The assessment must be provided to the PCA and Council.

Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant NSW WorkCover Authority and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.

(15) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

(1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.

(2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.

(3) **Site Management** - The following practices are to be implemented during construction:

a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;

b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;

c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;

d) waste control containers shall be located on the site;

e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc.);

f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:

i) be a standard flushing toilet connected to a public sewer; or
ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or

iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

(4) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

(5) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to PCA prior to the development proceeding beyond floor level stage.

(6) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the PCA prior to the development proceeding beyond frame stage.

(7) **Stormwater - Collection and Discharge Requirements** - The roof of the subject buildings shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks conveyed to the stormwater drainage system as per the approved hydraulic plan.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

(8) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

(9) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

"WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

(10) **Seal Up Existing Redundant Laybacks** - All existing redundant laybacks must be sealed up to match the existing concrete gutter on the road.

(11) **Vehicles Leaving the Site** - The construction supervisor must ensure that:

a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;

b) the wheels of vehicles leaving the site:

i) do not track soil and other waste material onto any public road adjoining the site; and

ii) fully traverse the site's stabilised access point.

(12) **Soil, Erosion, Sediment and Water Management - Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

(13) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.

(14) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.

(15) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

(16) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

(17) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the PCA.

The validation report and associated sampling location plan must:

a) be prepared by a person with experience in the geotechnical aspects of earthworks; and

b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and

c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and

ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."

d) confirm that the fill material;

i) provides no unacceptable risk to human health and the environment;

ii) is free of contaminants;

iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");

iv) is suitable for its intended purpose and land use; and

v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

e) less than 6000m^3 - 3 sampling locations; and

f) greater than 6000m^3 - 3 sampling locations with 1 extra location for each additional 2000m^3 or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for contamination and salinity must be undertaken in accordance with the following table:

Classification of Fill Material	**No of Samples Per Volume**	**Volume of Fill (m^3)**
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

Note - Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

(18) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.

(19) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.

(20) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

(21) **Contamination Sampling Post Demolition Works** - Additional soil sampling of the site following demolition works is required to assess for asbestos fibres in the soil. The sampling must be undertaken by a suitably qualified and experienced contamination consultant and the results are to be reported to Council prior to the issue of an Occupation Certificate. Where contamination that requires remediation has been identified, development consent for a remediation action plan must be sought from Council. All approved remediation works must be completed prior to the issue of an Occupation Certificate.

(22) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has be contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

(23) **Acoustic Fences** - A 2.1m high lapped and capped timber fence is to be constructed along the site's north eastern (side) boundary consistent with the diagram in "Section 6 - Recommendations" in the report titled "Proposed Child Care Centre Acoustic Impact Assessment Report No. R180243R1," prepared by Rodney Stevens Acoustics and dated 31 May 2018."

An additional lapped and capped timber fence with a height of 2.8m must be constructed along the site's south eastern (rear) boundary in the position shown in the diagram in "Section 6 - Recommendations" in the report titled "Proposed Child Care Centre Acoustic Impact Assessment Report No. R180243R1," prepared by Rodney Stevens Acoustics and dated 31 May 2018."

The acoustic fences must be painted to match the existing building.

(24) **Glazing Treatments** - The windows of the centre shall be no less than 4mm thick glass with acoustic seals.

(25) **Mechanical Plant Selection and Attenuation** - A qualified acoustic consultant must undertake a review of the selected mechanical plant for the centre to ensure

compliance with the criteria 42 B(A) LAeq (15 minutes) when noise from the plant is measured at a distance of one metre inside the nearest affected residential boundary.

(26) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014) (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

(27) **Construction Waste Management Plan** - The approved waste management plan must be kept on site and be complied with until the completion of all construction works.

(28) **Archaeology Discovered During Excavation** - If any object surviving from the past is uncovered during the work, that could have historical significance (but is not an Aboriginal object):

a) all work must stop immediately in that area;

b) the Office of Environment and Heritage (OEH) must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and

c) any requirements of OEH must be implemented.

Note - Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1977* may be required before further work can continue.

For more information contact the heritage Division of OEH on (02) 9873 8500 or at heritagemailbox@environment.nsw.gov.au.

(29) **Aboriginal Objects Discovered During Excavation** - If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:

a) all excavation or disturbance of the area must stop immediately in that area;

b) the Office of Environment and Heritage (OEH) must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and

c) any requirements of OEH must be implemented.

Note - If an Aboriginal object is discovered, an Aboriginal Heritage Impact Permit may be required under the *National Parks and Wildlife Act 1974*.

More information is available at http://www.environment.nsw.gov.au/ACHregulation.htm or from the Environment line on 131 555.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

(1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.

(2) **Upgrade with the BCA** - All building upgrade measures required to be installed pursuant to Clause 94 of the EP&A Regulation 2000, shall be certified prior to use of the building for the purposes approved by this development consent.

(3) **External Walls and Cladding Flammability** - The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate the Principal Certifying Authority must:

a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and

b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.

(4) **Fire Safety Certificate** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.

(5) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.

(6) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent. The certification/verification shall be provided to the satisfaction of the PCA.

(7) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:

a) Energy supplier - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development.

b) Water supplier - A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to www.sydneywater.com.au/section73 or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(8) **Positive Covenant - OSD / On Site Retention / Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures;

b) the proprietor shall have the facilities inspected annually by a competent person;

c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and

d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to and approved by the PCA prior to the issue of an Occupation Certificate.

(9) **Certification of On-site Detention and Water Quality Systems Works** - A certificate prepared by a suitably qualified engineer shall be submitted to the Principal Certifying Authority certifying the following:

(a) The works having been constructed in accordance with the approved plans.

(b) The constructed On-site Detention and Water Quality systems will function in accordance with the approved Construction Certificate plans.

(c) Any variations from the approved drainage plans will not impair the performance of the On-site Detention and Water Quality systems.

(10) **On-Site Detention - Works As Executed Plans** - Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the stamped approved plans. The following details are to be shown on the Work-as-Executed plans and shall be marked in red on a copy of the original stamped approved plan at the Construction Certificate stage:

(a) Sufficient levels and dimensions to verify the OSD storage volume.

(b) Invert levels of:

- the internal drainage lines.
- The orifice plates.
- Outlet control pit.

(c) Verification that the orifice plates have been fitted and the diameter of the fitted plates.

(d) Verification of the trash screen is stalled.

(11) **Stormwater - Plan of Management (POM)** - The registered proprietor of the land shall prepare a POM for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance. The POM shall be provided to the PCA for approval.

(12) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.

(13) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.

(14) **Replacement Street Tree Inspection** - The applicant shall make arrangements for Council to inspect the replacement street tree plantings. The inspection must occur prior to the issue of an Occupation Certificate.

(15) **Food Premises** - The following notifications shall occur:

a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website; and

b) the NSW Food Authority shall be notified and a copy of the notification shall be provided to Council. Notification can be completed on the NSW Food Authority website.

(16) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.

(17) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

(18) **Operational Management Plan** - An operational management plan must be developed for the facility and address all relevant operational matters including, but not necessarily limited to:

- contact numbers for parents and neighbours,
- monitoring for crying/misbehaving children,
- noise minimisation education for visitors,
- complaints management,

- staff to park in designated staff car parking spaces 17-22 (inclusive) on the site before parking in any of the other off-street car parking spaces,
- emergency and evacuation procedures,
- food preparation, and
- waste management.

A copy of the management plan is to be provided to Council. The management plan is to be fully implemented at all times.

(19) **Management Plan for Adjoining White Cedar Tree Droppings** - A management plan must be developed for the facility and address the management of tree droppings from the White Cedar tree at the rear of 9 Park Street that overhangs part of the rear of the site. The plan must include, but not necessarily be limited to:

- regular emptying of the box gutter on the shade structure,
- staff training on the appearance and handling of tree droppings originating from the White Cedar tree,
- staff training on required responses to children ingesting any tree droppings originating from the White Cedar tree,
- inspection of all areas able to be accessed by children with particular focus on the rear outdoor play space for tree droppings originating from the White Cedar tree prior to children being allowed into them, and
- removal of all tree droppings originating from the White Cedar tree prior to children being allowed into the outdoor play spaces.

A copy of the management plan is to be provided to Council. The management plan is to be fully implemented at all times.

(20) **Line Marking** - Car parking spaces 17-22 (inclusive) must be line marked to clearly signify that they are available for staff use only.

(21) **Lot Consolidation** - Lots B and A, DP 343009 are to be consolidated.

A copy of the registered plan of consolidation shall be provided to the PCA.

6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

(1) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements

including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc.) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

(2) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.

The hedging that will be set behind the 1.2m high timber picket fence must be maintained at a height of 1.2m.

(3) **Discharge into Waterways** - No wastewater, chemicals or other substances shall be permitted to discharge to the waterway that runs through the site or Council's stormwater system. Only clean, unpolluted water is permitted to discharge. All liquids (such as oils lubricants, hydraulic fluids, fuel, paints, detergents and any other chemicals) shall be stored in a covered and suitably bunded area.

(4) **Liquid Spills** - Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.

(5) **Storage of goods** - The storage of goods and materials shall be confined within the building. At no time shall goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.

(6) **No Waste to Be Stored Outside of the Site** - No waste is to be placed on any public land (e.g. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.

(7) **Food Premises** - All equipment (including pie warmers, hot food display units, etc.) used for the display or storage of hot food shall maintain the food at a temperature of not less than 60°C.

All equipment used for the display or storage of cold food shall maintain the food at a temperature of not more than 5°C.

A food business must, at food premises where potentially hazardous food is handled, have a temperature measuring device (e.g. probe thermometer) that:

a) is readily accessible; and

b) can accurately measure the temperature of potentially hazardous food to +/-1ºC.

A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises. All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.

(8) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.

(9) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).

(10) **Music and/or Amplifiers** - Music and other amplified sound, including recorded or broadcast programmes or the like, played on the premises, shall be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists, and shall only be audible within the property boundaries. The use of amplified music in outdoor areas of the site is prohibited.

(11) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday.	7am-7pm.
Tuesday.	7am-7pm.
Wednesday.	7am-7pm.
Thursday.	7am-7pm.
Friday.	7am-7pm.
Saturday.	Closed.
Sunday and Public Holidays.	Closed.

(12) **Mechanical Plant Operation** - The operation of all mechanical plant shall be restricted to between the hours of 7am to 7pm Monday to Friday.

(13) **Windows to be Kept Closed** - Windows are to be kept closed to control noise emissions when the facility is operating at 70% or greater capacity.

(14) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.

(15) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.

(16) **Deliveries to Occur on Site** - Deliveries are to be carried out wholly within car parking space 12 only between the hours of 9.30am-2pm Monday to Friday.

(17) **Waste Management** - The following waste management requirements must be complied with:

- the development must operate a minimum of two 660 litre garbage bins (to be emptied twice a week) and one 660 litre recycling bin (to be emptied three times a week),

- waste bins must be stored in the designated waste storage area shown on the approved plans, and

- all waste collection must occur on site and only between the hours of 9.30am-2pm Monday to Friday.

(18) **Approved Signage Maintenance** - The approved signs shall be maintained in a presentable and satisfactory state of repair. Development consent is not given or implied for any form of illumination or floodlighting to any sign.

(19) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.

(20) **Number of Children to be Accommodated** - This development consent approves a maximum of 88 children to be accommodated at the facility.

(21) **Department of Education** - The centre must comply with all requirements of the Department of Education. A letter from the Department of Education which details the approved number and age of children to be accommodated at the facility, and any operational conditions, must be submitted to Council prior to the facility becoming operational.

Should the Department of Education approval be subsequently amended at any time the operator of the facility must submit a copy of the amended approval to Council.

This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 87

CHILDCARE

NP STAMATIS HOLDINGS PTY LTD

18 BROUGHTON STREET CAMDEN, NSW 2570

DRAWING No: **DA- 001**

SHEETS IN SET	
001	COVER SHEET
100	SITE PLAN
102	AREA PLAN
200	EXISTING FLOOR PLAN
203	PROPOSED FLOOR PLAN
204	ACCESS PLAN
205	CPTED PLAN
208	LICENSING PLAN
300	ELEVATIONS
301	ELEVATIONS
400	SECTIONS
401	SECTIONS
500	COMMERCIAL KITCHEN
502	BOTTLE PREP
700	SHADOWS WINTER
701	SHADOWS SUMMER

BCA REQUIREMENTS: ARCHITECTURAL REQ. FOR CONSTRUCTION CERTIFICATE

C1.1 FIRE RESISTING CONSTRUCTION ALL ELEMENTS OF CONSTRUCTION TO COMPLY WITH SPECIFICATION C1.1
C1.10 FIRE HAZARD PROPERTIES: MATERIALS UTILISED TO COMPLY WITH SPECIFICATION C1.10 FOR FIRE HAZARD
PROPERTIES OF FINISHES
(i) FOR MATERIALS: NON-SPRINKLER PROTECTED AREAS: A CRITICAL RADIANT HEAT FLUX ≥ 2.2
WALLS AND CEILINGS: NON- SPRINKLER PROTECTED AREAS, MUST BE A GROUP 1.2 OR U USED IN ACCORDANCE WITH
TABLE 2 OF SPEC. C1.10a AND HAVE: A SMOKE GROWTH RATE INDEX OF ≤ 100 OR AN AVERAGE
SPECIFIC EXTINCTION AREA OF ≤ 250m²/kg
C2.4 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS, SPANDREL SEPARATION TO BE
PROVIDED IN ACCORDANCE WITH CL 2.6 OF TEH BCA. (FLANDERS WITH FRL OF ≥ 90/90/90 PROJECTING
1100mm HORIZONTALLY &400mm ALONG WALL BEYOND THE OPENING, OR VERTICALLY 900mm
C2.4 ACCEPTABLE METHODS OF PROTECTION: OPENINGS LOCATED WITHIN 2m OF A FIRE SOURCE
FEATURE ARE TO
BE PROTECTED IN ACCORDANCE WITH C2.4.
C2.12 OPENINGS FOR SERVICE INSTALLATIONS: SERVICE PENETRATIONS THROUGH FIRE RATED
FLOOR STRUCTURES
TO COMPLY WITH CL 2.15
D1.2 NUMBER OF EXITS REQUIRED
(a) ALL BUILDINGS MUST HAVE AT LEAST ONE EXIT FROM EACH STOREY
(c) EXCEPTIONS: SHALL HAVE TWO EXITS IF EGRESS FROM THAT STOREY INVOLVES A
(i) TRAVEL DISTANCE OF 20m OR MORE THAN 5 0m, UNLESS
(ii) THE FLOOR AREA OF THE STOREY EXCEEDS 100m² MORE THAN 50m² AND
(iii) THE DISTANCE OF TRAVEL FROM ANY POINT ON TEH FLOOR TO A SINGLE EXIT IS NOT MORE THAN 20m
D1.3 WHEN FIRE ISOLATED STAIRWAYS AND RAMPS ARE REQUIRED
(a) EVERY FIRE ISOLATED STAIR OR RAMP SERVING AS A REQUIRED EXIT MUST BE FIRE ISOLATED
D1.10 DISCHARGE FROM EXITS IF AN EXIT DISCHARGES TO A NON-OPEN SPACE THAT IS AT A DIFFERENT
LEVEL THAN THE PUBLIC ROAD TO WHICH IT IS CONNECTED, THE PATH OF TRAVEL TO THE ROAD
MUST BE BY:
(i) A RAMP OR OTHER INCLINE HAVING A GRADIANT NOT STEEPER THAN 1:14 AS REQUIRED BY TEH
DEEMED TO SATISFY PROVISIONS OF PART D2
D2.7 INSTALLATION IN EXITS AND PATHS OF TRAVEL: DISTRIBUTION OR SWITCHBOARDS LOCATED
WITHIN A PATH OF
TRAVEL TO BE ENCLOSED WITH NON COMBUSTIBLE CONSTRUCTION OR A FIRE PROTECTIVE
COVERING AND THE
ACCESS DOOR TO BE SEALED AGAINST SMOKE SPREAD
D2.13 GOING AND RISERS: STAIRS AND LANDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH CL
D2.13 AND (3) (a)
INC: TREAD AND RISER CONFIGURATION, LANDING DIM. AND SLOPE, NON-SLIP FINISH OR NON-SKID
STRIP NEAR EDGE
OF NOSING WITH ADDITIONAL PROVISIONS REQ UNDER CL. D.3.3.
D2.15 THRESHOLDS: DOOR THRESHOLDS TO BE CONSTRUCTED IN ACCORDANCE WITH CL D.15
D2.16 BALUSTRADES AND OTHER BARRIERS: BALUSTRADING/BARRIERS TO BE PROVIDED IN
ACCORDANCE WITH CL D.
2.16- INC: MIN HEIGHT, OPENING DIMENSIONS, HORIZONTAL ELEMENT RESTRICTIONS, WIRE
BALUSTRADING REQ.
PERMANENT FIXTURES ADJACENT TO BALCONY BALUSTRADES TO COMPLY WITH INTENT OF AS
1926.1 WITH REGARD
TO CLIMBABLE ZONES.

GENERAL NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY [PCA] AND THE BUILDING CODE OF AUSTRALIA [BCA] - AS AMENDED.

REMOVAL OF ASBESTOS: CEMENT SHEETING MUST BE CARRIED OUT BY A LICENSED CONTRACTOR IN COMPLIANCE WITH THE REQUIREMENTS OF THE NSW WORKCOVER AUTHORITY INVELATION TO THE REMOVAL, HANDLING AND DISPOSAL OF ALL MATERIAL CONTAINING ASBESTOS, AND THE WORK SAFE AUSTRALIA ASBESTOS CODE OF PRACTICE AND 2nd ANCE NOTES

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS1901 - AS CURRENTLY AMENDED.

IN BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROADS. FOOTPATHS ARE TO BE RESTORED TO THE SATISFACTION OF THE BCA

ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS

ALL STORMWATER REQUIREMENTS, EXTERNAL AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DETAILS

ALL LAND SCAPED AREAS, EXISTING TREES, DRIVEWAY, DRYING YARDS AND FENCING TO LANDSCAPE ARCHITECT'S DETAILS.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.

ALL MATERIALS AND COMPONENTS SHALL COMPLY WITH THE EARLY HAZARD INDICES REQUIREMENTS OF BCA SPEC. CLAUSE 1.10.

ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT CURRENT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS AND THE BUILDING CODE OF AUSTRALIA.

SLISSEDIMENT CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION WORK.

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOMS AND WC WINDOWS TO BE INSTALLED WITH OBSCURE GLASS.

UNLESS THE DOOR IN A SANITARY COMPARTMENT SWINGS OUTWARD OR IS GREATER THAN 1.2M AWAY FROM THE TOILET SUITE, THE DOOR MUST BE INSTALLED WITH REMOVABLE LIFT-OFF HINGES

THE REFLECTIVITY INDEX OF ALL EXTERNAL GLASS MATERIALS IS NOT TO EXCEED 20%

PROTECTIVE MEASURES ARE REQUIRED FOR EACH TREE BEING RETAINED ON SITE AND SHALL BE ESTABLISHED BEFORE BUILDING WORKS COMMENCE, AND SHALL BE CONSTRUCTED AND MAINTAINED AS PER COUNCIL REQUIREMENTS

PEDESTRIAN TRAFFIC AND USE OF BOUNDING PUBLIC FOOTPATHS, SPACE TO REMAIN UNOBSTRUCTED (UNLESS SUBJECT TO SEPARATE COUNCIL APPROVAL) INCLUDING PARKAGCESS - TO BE MAINTAINED IN ACCORDANCE WITH AS1742.3 "PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS"

STATUTORY REQUIREMENTS

IN ADDITION TO THE REQUIREMENTS AS SET OUT IN DWGS SCHEDULES AND DOCUMENTS, ENSURE COMPLIANCE TO THE FOLLOWING;

ALL GLAZING TO MEET THE REQUIREMENTS OF AS1288 AND AS2047

ALL SERVICES PENETRATING A BUILDING ELEMENT REQUIRED TO HAVE A FIRE RESISTANCE LEVEL MUST BE PROTECTED IN ACCORDANCE WITH PART C3.15. TWO HOUR FIRE SEPARATION TO BE MAINTAINED FOR PENETRATIONS THROUGH SLAB. CERTIFICATES TO BE PROVIDED AT BUILDING APPROVAL.

ALL NEW DOORS SHALL HAVE A MINIMUN CLEAR OPENING OF 850MM

INSTALL BRAILLE AND TACTILE INDICATORS TO ALL MALE FEMALE AND ACCESSIBLE WC DOOR IN ACCORDANCE WITH AS1428.1

INSTALL 75MM GLAZING MANIFESTO CAL TO ALL CLEAR GLAZED PANELS AS PER WINDOWS SCHEDULE. DECAL TO BE LOCATED 900 TO 1000MM FROM FINISH FLOOR LEVEL AND TO EXTEND FULL WIDTH AND 10% COLUR CONTRAST- REFER TO FINISHES SCHEDULE FOR TYPE

FIRE EXTINGUISHERS TO BE INSTALLED AS PER AS1841 WITH PICTORIAL SIGNAGE ON ATS.

ANY NEW WATERPROOFING TO NEW AREAS TO COMPLY WITH AS3740 4.4 AND TABLE P1.7 OF THE BCA.

KITCHEN DOOR TO BE INSTALLED WITH CHILD PROOF LATCH ENSURE FLOOR SURFACES MUST BE EVENLY TO PREVENT SLIPS TRIPS AND FALLS

GENERAL SPECIFICATION

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. THE BUILDER/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S CODE S (CURRENT EDITION) BUILDING REGULATIONS, LOCAL BY-LAWS AND DEVELOPMENT CONSENT REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING
AUSTRALIAN STANDARDS
A.S. 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
A.S. 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
A.S. 1684 NATIONAL TIMBER FRAMING CODE
A.S 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
A.S. 2870 (PT 1) RESIDENTIAL SLABS AND FOOTINGS
A.S. 2904 DAMP-PROOF COURSES AND FLASHINGS
A.S. 3600 CONCRETE STRUCTURES
A.S. 3660.1 CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
A.S. 4773 MASONRY IN BUILDINGS
A.S. 3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
A.S. 2786 SMOKE ALARMS
A.S. 4055 WIND LOADINGS FOR HOUSING
A.S. 4100 STEEL STRUCTURES

THE SE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ORDRAL ENGINEERING COMPUTATIONS AND DRAWINGS.

ALL TIMBER FRAME MEMBERS TO BE IN ACCORDANCE WITH AS THAT NO RESPONSIBILITY WILL BE TAKEN FOR TRANSCRIBED INFORMATION.

WHERE THE BUILDING IS OTHER THAN CLASS 1(A) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S. 3660.1 OR CLAUSE 3.1.3.3 OF THE HOUSING PROVISIONS OF THE BCA FOR CONC SLAB ON GROUND.

WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY ACCORDING TO MANUFACTURER, EXTERNAL WINDOWS TO BE FLASHED ALL AROUND.
ALL WINDOW OPENINGS ARE TO BE MEASURED ON SITE PRIOR TO MANUFACTURE.

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

SEWER SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES' REQUIREMENTS.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASMENT LINES.

ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 GRALV. 270G (Z600 TABLE 2B2, HOT DIPPED GALV., SISTEEL OR CADMIUM COATED.

ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 (VOL 2) OR A.S 3740 WHA WALL FINISHES SHALL BE IMPERVIOUS TO A MIN. HEIGHT OF 1500MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BINDING SINKS AND TROUGHS IF WITH IN 75MM OF THE WALL, UNLESS NUTED OTHERWISE

PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 450MM CRS IN EACH DIRECTION AND WITHIN 300MM OF ARTICULATION JOINTS.

PROVIDE THERMAL INSULATION AS FOLLOWS
EXTERNAL WALLS BEING MIN R1.5 VALUE INSULATION
CEILING PROVIDED WITH MIN R3.0 VALUE INSULATION
REFER BASIX CERTIFICATE

THE BUILDER WILL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW WORKS.

ALL BALUSTRADES TO BE DESIGNED AND COMPLY WITH A.S 1170.1

PROJECT TEAM INFORMATION
THE SE DWGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT TEAM INFORMATION INCLUDING STRUCTURAL ENGINEERING, SERVICES ENGINEERING, ACOUSTIC ENGINEERING AND LANDSCAPE DESIGN

THE BUILDER SHALL REPORT ALL DISCREPANCIES, INACCURACIES AND OMISSIONS TO THE PRINCIPAL REPRESENTATIVE AND SEEK CLARIFICATION BEFORE PROCEEDING.

STAIRS (PUBLIC)
MAX RISER =180MM, MIN= 115MM
MIN TREAD 250MM, MAX 355MM
BALUSTRADE @ 865MM FROM NOSING OF TREAD

STAIRS, ISSUE OCCUPANCY UNIT)
MAX RISER =190MM, MIN= 115MM
MIN TREAD 240MM, MAX 355MM
BALUSTRADE @ 865MM FROM NOSING OF TREAD

STAIR TREADS AND LANDINGS TO HAVE NON-SLIP FINISH THROUGHOUT OR AN ADEQUATE NON-SKID STRIP NEAR THE EDGE OF THE LANDING IN ACCORDANCE WITH BCA-TABLE D2.14 WHEN TESTED IN ACCORDANCE WITH A.S. 4586

ALL STAIRS TO HAVE OPAQUE RISERS IN ACCORDANCE WITH AS 1428.1 - 2009 (CLAUSE 11.1.5?)
PROVISION FOR THE STAIR TREADS TO HAVE NOSINGS NOT LESS THAN 5MM AND NOT GREATER THAN 25MM DEEP ACROSS THE FULL WIDTH OF THE TREAD AND WITH A DIFFERENCE IN LEVELS OF NOT MORE THAN 5MM IN A COLOUR WHICH CONTRAST TO THE BACKGROUND

ALL SWITCHES AND CONTROLS ON THE ACCESS PATH OF TRAVEL ARE TO BE LOCATED BETWEEN 900-1100MM ABOVE FFL AND NOT LESS THAN 500MM FROM INTERNAL CORNERS AS PER SECTION 1.4 OF A.S. 1428.1 2009

PROVISION OF BRAILE AND TACTILE SIGNAGE IN ACCORDANCE WITH SECTION 9 OF A.S. 1428.1 - 2009

PROVISION OF TACTILE GROUND SURFACE INDICATORS IN ACCORDANCE WITH SECTION 23 AZ OF A.S 1428.4 - 2009

PROVISION OF A MINIMUM 30% LUMINANCE CONTRAST TO IDENTIFY THE LOCATION OF ALL DOORWAYS IN ACCORDANCE WITH SECTION 3.1 OF A.S. 1428.1-2009

DOOR SIZES PROVIDING A CLEAR OPENING WIDTH OF AT LEAST 850MM TO ALL DOORS REQUIRED FOR CIRCULATION THROUGHOUT THE LEVEL BY PERSONS WITH AMBULANT DISABILITIES

DOOR HARDWARE TO COMPLY WITH SECTION 13.6.2 OF A.S 1428.1-2009

ALL SERVICES PENETRATING A BUILDING ELEMENT REQUIRED TO TAKE A FIRE RESISTANCE LEVEL MUST BE PROTECTED IN ACCORDANCE WITH PART C3.15 OF THE BCA. ALL TEST SYSTEMS & DETAILS PROVIDED. TWO HOUR FIRE SEPARATION MUST BE MAINTAINED FOR PENETRATIONS

A POWER-OPERATED DOOR TO A PATH OF TRAVEL TO AN EXIT MUST BE CAPABLE OF BEING OPENED MANUALLY WITH A FORCE NOT EXCEEDING 110N IF POWER FAILURE

A 75MM GLAZING MANIFESTO CAL IS TO BE PROVIDED TO ALL CLEAR GLAZED PANELS. THE DECAL MUST BE LOCATED BETWEEN 900 & 1100MM AND EXTEND THE FULL WIDTH-REFER TO FINISHES SCHEDULE FOR TYPE

ALL JOINERY DOORS TO HAVE CHILD SAFE LATCHES SIMILAR TO HAFELE PLASTIC RING ETC 25.310 WHITE.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NEW AND INFECTED ONLY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 40% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX - OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

KITCHEN - GENERAL NOTES

FITOUT OF KITCHEN TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 4674-2004 DESIGN CONSTRUCTION AND FITOUT OF FOOD PREMISES

GENERAL REQUIREMENTS;

PROOF AGAINST PESTS TREATED WATER IN ACCORDANCE WITH AS 3500.4.2

FLOORS

CERAMIC FLOOR TILES SHALL BE CLEANABLE, NON-ABSORBENT, EPOXY GROUTED AND LAID IN ACCORDANCE WITH AS 3958.1

THE INTERSECTION OF FLOORS WITH WALLS SHALL MEET THE COVING REQUIREMENT

COVING TILE MINIMUM RADIUS TO BE 25MM. REFER TO FINISHES SCHEDULE FOR DETAILS LESS TO ANY FIXTURES SHALL BE MINIMUM 15MM

WALLS AND CEILINGS SHALL BE OF SOLID CONSTRUCTION

CEILINGS SHALL BE NON-PERFORATED AND FINISHED FREE OF OPEN JOINTS, CRACKS AND CREVICES.

WALLS AND CEILINGS SHALL BE TIGHT JOINTED, SEALED AND DUST PROOF.

SEALANTS USED SHALL BE WASHABLE AND OF IMPERVIOUS MATERIAL

WALLS AND CEILINGS ARE TO BE OF LIGHT COLOUR. REFER TO FINISHES SCHEDULE FOR DETAILS

ALL SHELVING TO BE 25MM OFF WALL

SERVICES

SERVICE PIPES CONDUITS AND WIRING SHALL BE CONCEALED IN FLOOR PLINTHS WALLS AND CEILING

SHALL BE FIXED ON BRACKETS WITH 25MM CLEARANCE BETWEEN PIPE AND WALL SURFACE

ALL PENETRATIONS SHOULD BE SEALED

FIXTURES SHALL BE MOVABLE FOR CLEANING

REFER TO MECHANICAL CONSULTANTS DWGS FOR ALL VENTILATION DETAILS

REFER TO HYDRAULIC CONSULTANT DWGS FOR ALL HYDRAULIC DETAILS AND DISPOSAL OF WASTE WATER.

REFER TO ELECTRICAL CONSULTANTS DWGS FOR ALL ELECTRICAL DETAILS

HAND WASH BASINS

HANDBASINS ARE TO BE PROVIDED WITH A SINGLE OUTLET FOR WARM CLEAN POTABLE WATER.

PROVIDE A TOWEL AND SOAP DISPENSER

A RECEPTACLE FOR USED TOWELS SHALL BE PROVIDED

AUSTRALIAN STANDARDS COMPLIANCE

THE BUILDING WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH, BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS

AS/NZS 1664	ALUMINIUM STRUCTURES
AS/NZS 1365	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
AS 1562.2	DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 2047	WINDOWS IN BUILDINGS - SELECTION AN INSTALLATION
AS 2327	COMPOSITE STRUCTURES
AS 2870	RESIDENTIAL SLABS AND FOOTING CONSTRUCTION
AS 1680	INTERIOR AND WORK PLACE LIGHTING
AS 1684	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS 3700	MASONRY STRUCTURES
AS 3012	ELECTRICAL INSTALLATIONS
AS 1668	THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS
AS 2441	INSTALLATION OF HOSE REELS
AS 2444	PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION
AS 3786	SMOKE ALARMS
AS 1288	GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2107	ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING
AS 3660.1 -2000	INTERIORS TERMITE MANAGEMENT - NEW BUILDING WORK
AS/NZS 2890.1 -2004	OFF-STREET PARKING
AS 3623 -1993	DOMESTIC METAL FRAMING

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
C	PRE DA / CONSULT ADJUSTED ISSUE	06.06.2018	EV
D	DA ISSUE	22.06.2018	EV
E	FORMAL RESPONSE (RFI 26.07.2018)	16.08.2018	EV
F	FORMAL RESPONSE (RFI 2 12.10.2018)	09.11.2018	EV
G	RESPONSE TO RFI 3 (EMAILED 25.01.2019)	30.01.2019	EV
H	DA FINAL ISSUE	22.03.2019	EV

NORTH

CLIENT	NP STAMATIS HOLDINGS PTY LTD	DRAWING TITLE	COVER SHEET
ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570		
PROJECT No.	17051	PROJECT	CHILDCARE
SCALE (@A1)	1 : 20	DATE ISSUED	22.03.2019
DRAWING No.	DA- 001	REV	H

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

FILE REF: X:\01_Projects\02_ODD\2017\17051_18 Broughton Street Camden\02_DESIGN\CAD_Drawings\17051_18 Broughton Street Camden_REV H.vt

FIVE CANONS ARCHITECTURE
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This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 88

SITE PARTICULARS

LOT / DP: LOT A &B DP 343009
ZONING: B4 - MIXED USE
OVERALL SITE AREA: 2024M²

DEVELOPMENT SUMMARY

OVERALL GROSS AREA SCHEDULE (EXISTING)

EXISTING GROSS FLOOR AREA	749.42 m²
HARDSTAND AREA	364.16 m²
PORCH	38.73 m²
PORCH	38.69 m²
DEEP SOIL LANDSCAPED AREA	1,079.39 m²
HARDSTAND AREA	743.13 m²
TOTAL	2020.69 m²

OVERALL GROSS AREA SCHEDULE (PROPOSED)

PROPOSED GROSS FLOOR AREA	956.11 m²
HARDSTAND AREA	709.38 m²
HARDSTAND AREA	143.5 m²
DEEP SOIL LANDSCAPED AREA	928.17 m²
DEEP SOIL LANDSCAPED AREA	89.82 m²
PORCH	38.78 m²
DEEP SOIL LANDSCAPED AREA	15.19 m²
DEEP SOIL LANDSCAPED AREA	7.481 m²
HARDSTAND AREA	77.82 m²
TOTAL	2022.56 m²

EXISTING GROSS BUILDING FOOTPRINT: 298.83m² / 0.13:1
PROPOSED GROSS BUILDING FOOTPRINT: 695.69m² / 0.28:1

EXISTING GROSS DEEP SOIL LANDSCAPED AREA: 1079.39m² / 66%
PROPOSED GROSS DEEP SOIL LANDSCAPED AREA: 701.36m² / 35%

EXISTING HARDSTAND AREA: 370.29m² / 18%
PROPOSED HARDSTAND AREA: 709.10m² / 35%

CHILDCARE SUMMARY

TOTAL NUMBER OF CHILDREN: 88

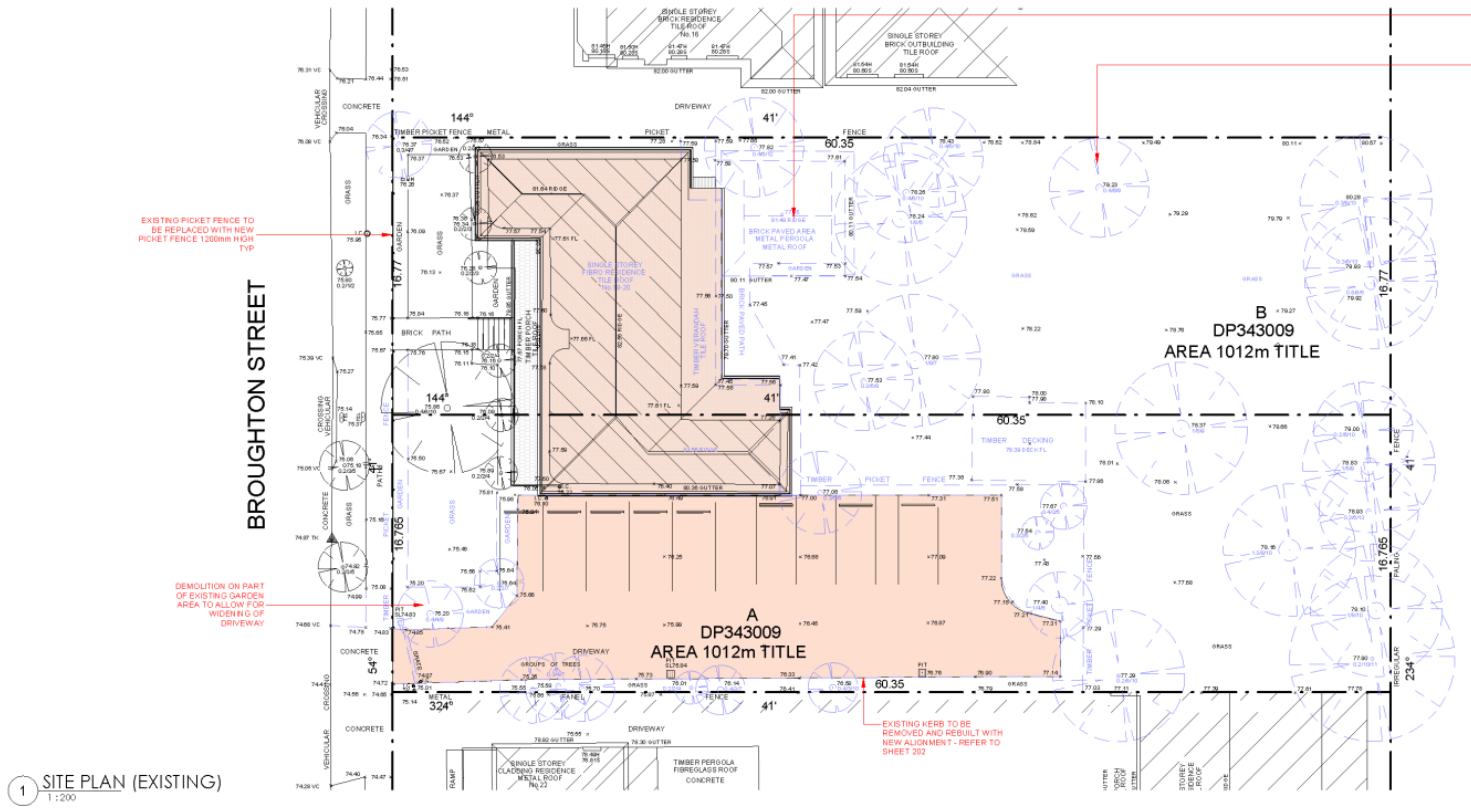
TOTAL UNENCUMBERED INDOOR SPACE

UNENCUMBERED INDOOR SPACE 0-2	104.21 m²
UNENCUMBERED INDOOR SPACE 2-3	33.72 m²
UNENCUMBERED INDOOR SPACE 2-3	31.82 m²
UNENCUMBERED INDOOR SPACE 3-5	113.16 m²
UNENCUMBERED INDOOR SPACE 3-5	51.82 m²
TOTAL	296.86 m²

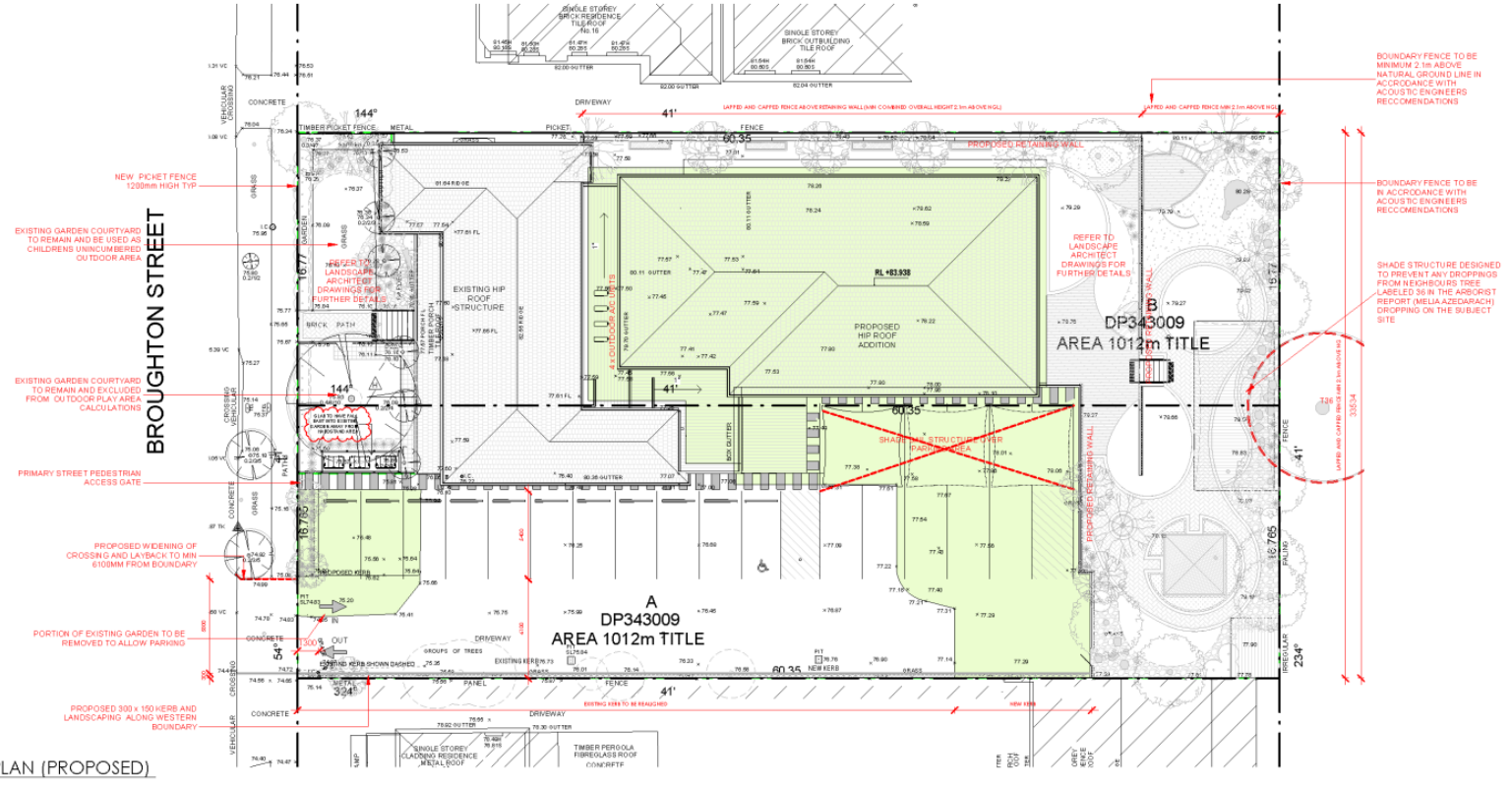
TOTAL UNENCUMBERED OUTDOOR SPACE

UNENCUMBERED NATURAL OUTDOOR SPACE	554.67 m²
UNENCUMBERED NATURAL OUTDOOR SPACE	110.28 m²
TOTAL	664.95 m²

PARKING
REQUIRED:
1: 4 PER CHILD ENROLLED = 22
PROPOSED:
22 (INCLUSIVE OF 1 DISABLED SPACES)



1 SITE PLAN (EXISTING)
1:200



2 SITE PLAN (PROPOSED)
1:200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

ENQUIRY No: 14012030
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DIAL 1100 BEFORE YOU DIG

LEGEND
- EXISTING TO BE DEMOLISHED / REMOVED
- ADDITION
- EXISTING

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
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H	DA FINAL ISSUE	22.03.2019	EV

NORTH
PROJECT No. 17051
CLIENT: NP STAMATIS HOLDINGS PTY LTD
ADDRESS: 18 BROUGHTON STREET CAMDEN, NSW 2570
PROJECT: CHILDCARE
DRAWING TITLE: SITE PLAN
SCALE (@A1): As indicated
DATE ISSUED: 22.03.2019
DRAWING No.: DA- 100
REV: H

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

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DRAWING No. DA- 100

Proposed plans

This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 89

SITE PARTICULARS

LOT /DP:	LOT A &B DP 340089
ZONING:	B4 - MIXED USE
OVERALL SITE AREA:	2024m²

DEVELOPMENT SUMMARY

OVERALL GROSS AREA SCHEDULE (EXISTING)

EXISTING GROSS FLOOR AREA	330.42 m²
HARDSTAND AREA	394.16 m²
PORCH	39.72 m²
PORCH	35.69 m²
DEEP SOIL LANDSCAPED AREA	1279.36 m²
HARDSTAND AREA	74.11 m²
TOTAL	2023.69 m²

OVERALL GROSS AREA SCHEDULE (PROPOSED)

PROPOSED GROSS FLOOR AREA	568.11 m²
HARDSTAND AREA	709.38 m²
HARDSTAND AREA	74.13 m²
DEEP SOIL LANDSCAPED AREA	628.17 m²
DEEP SOIL LANDSCAPED AREA	99.82 m²
PORCH	35.70 m²
DEEP SOIL LANDSCAPED AREA	8.19 m²
DEEP SOIL LANDSCAPED AREA	14.65 m²
HARDSTAND AREA	7.82 m²
TOTAL	2023.96 m²

EXISTING GROSS BUILDING FOOTPRINT	248.83m² / 0.13:1
PROPOSED GROSS BUILDING FOOTPRINT	605.89m² / 0.29:1
EXISTING GROSS DEEP SOIL LANDSCAPED AREA	1379.36m² / 80%
PROPOSED GROSS DEEP SOIL LANDSCAPED AREA	701.95m² / 30%
EXISTING HARDSTAND AREA	272.21m² / 10%
PROPOSED HARDSTAND AREA	709.16m² / 30%

CHILDCARE SUMMARY

TOTAL NUMBER OF CHILDREN 68

TOTAL UNENCUMBERED INDOOR SPACE

UNENCUMBERED INDOOR SPACE B-D-2	104.31 m²
UNENCUMBERED INDOOR SPACE B-2-3	38.70 m²
UNENCUMBERED INDOOR SPACE B-2-3	36.82 m²
UNENCUMBERED INDOOR SPACE B-3-5	111.18 m²
UNENCUMBERED INDOOR SPACE B-3-5	111.82 m²
TOTAL	284.65 m²

TOTAL UNENCUMBERED OUTDOOR SPACE

UNENCUMBERED NATURAL OUTDOOR SPACE	314.07m²
UNENCUMBERED NATURAL OUTDOOR SPACE	110.29m²
TOTAL	424.36m²

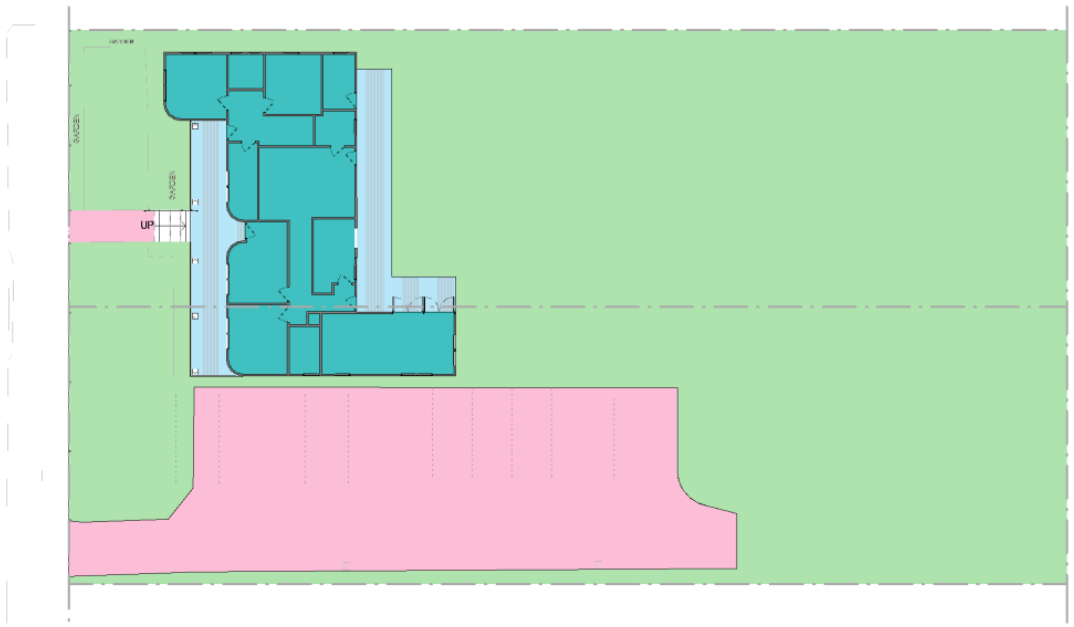
PARKING

REQUIRED :

1: 4 PER CHILD ENROLLED =22

PROPOSED :

22 (INCLUSIVE OF 1 DISBABLED SPACES)



2 GROUND LEVEL (EXISTING)
1 : 200

DEEP SOIL LANDSCAPED AREA
HARDSTAND AREA
EXISTING GROSS FLOOR AREA
PORCH

6 OVERALL PROPOSED AREAS
1 : 200

DEEP SOIL LANDSCAPED AREA
HARDSTAND AREA
PORCH
PROPOSED GROSS FLOOR AREA

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
C	PRE DA / CONSULT ADJUSTED ISSUE	06.06.2018	EV
D	DA ISSUE	22.06.2018	EV
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G	RESPONSE TO RFI 3 (EMAILED 25.01.2019)	30.01.2019	EV
H	DA FINAL ISSUE	22.03.2019	EV

NORTH

CLIENT	NP STAMATIS HOLDINGS PTY LTD	DRAWING TITLE	AREA PLAN
ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570		
PROJECT	CHILDCARE	SCALE (@A1)	As indicated
		DATE ISSUED	22.03.2019
PROJECT No.	17051	DRAWING No.	DA- 102
		REV	H

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FIVE CANONS ARCHITECTURE
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www.fivecanons.com.au

DRAWING No. **DA- 102**

Attachment 6 **CLPP01**

DA- 200

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Smithfield, NSW 2164
Event Pty Ltd T/as Five Canons ABN 86 609 861 761

VISUAL SCALE 1:100 @ A1

CLIENT	NP STAMATIS HOLDINGS PTY LTD
ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570
PROJECT	CHILDCARE
DRAWING TITLE	EXISTING FLOOR PLAN
SCALE (@A1)	As indicated
DATE ISSUED	22.03.2019
DRAWING No.	DA- 200
REV	H

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

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NORTH	
PROJECT No.	17051

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
C	PRE DA / CONSULT ADJUSTED ISSUE	06.06.2018	EV
D	DA ISSUE	22.06.2018	EV
E	FORMAL RESPONSE (RFI 26.07.2018)	16.08.2018	EV
F	FORMAL RESPONSE (RFI 2.12.10.2018)	09.11.2018	EV
G	RESPONSE TO RFI 3 (EMAILED 25.01.2019)	30.01.2019	EV
H	DA FINAL ISSUE	22.03.2019	EV

STATUS **DA ISSUE**

1 GROUND FLOOR (EXISTING) 1:100

= EXISTING WALL / COLUMN / FOOTING
= EXISTING TO BE DEMOLISHED

SITE PARTICULARS

LOT / DP: LOT 4 IN DP 343009
2 YARD: 84 - ABOUT 0.18E
OVERALL SITE AREA: 2064M²

DEVELOPMENT SUMMARY

OVERALL GROSS AREA SCHEDULE (EXISTING)

EXISTING GROSS FLOOR AREA	186.41 m²
PORCH	26.72 m²
DEEP SOIL LANDSCAPED AREA	1379.38 m²
HARDSTAND AREA	14.13 m²
TOTAL	2026.96 m²

OVERALL GROSS AREA SCHEDULE (PROPOSED)

PROPOSED GROSS FLOOR AREA	186.11 m²
HARDSTAND AREA	770.28 m²
PORCH	14.13 m²
DEEP SOIL LANDSCAPED AREA	454.41 m²
DEEP SOIL LANDSCAPED AREA	29.62 m²
DEEP SOIL LANDSCAPED AREA	8.19 m²
DEEP SOIL LANDSCAPED AREA	1.48 m²
DEEP SOIL LANDSCAPED AREA	2.82 m²
TOTAL	2026.96 m²

EXISTING GROSS BUILDING FOOTPRINT	186.59m² / 9.21 %
PROPOSED GROSS BUILDING FOOTPRINT	865.09m² / 42.68 %
EXISTING GROSS DEEP SOIL LANDSCAPED AREA	1379.38m² / 68%
PROPOSED GROSS DEEP SOIL LANDSCAPED AREA	731.91m² / 36%
EXISTING HARDSTAND AREA	270.23m² / 13%
PROPOSED HARDSTAND AREA	770.10m² / 38%

CHILDCARE SUMMARY

TOTAL NUMBER OF CHILDREN: 88

TOTAL INDOOR AREA REQUIRED (3.25M²/CHILD)	286m²
UNENCUMBERED INDOOR SPACE PROVIDED	334.21 m²
UNENCUMBERED INDOOR SPACE 0-2	33.72 m²
UNENCUMBERED INDOOR SPACE 2-3	115.10 m²
UNENCUMBERED INDOOR SPACE 3-5	185.39 m²
TOTAL	334.21 m²
TOTAL OUTDOOR AREA REQUIRED (7M²/CHILD)	616m²
UNENCUMBERED NATURAL OUTDOOR SPACE	1104.21 m²
TOTAL	1104.21 m²

PARKING
REQUIRED
1 / 4 PER CHILD ENROLLED = 22
PROVIDED
22 INCLUDING 1 DISABLED SPACES

This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 91

DA- 203

DRAWING No

SITE PARTICULARS

LOT / DP:	• LOT A &B DP 340909
ZONING:	B4 - MIXED USE
OVERALL SITE AREA:	2024m²

DEVELOPMENT SUMMARY

OVERALL GROSS AREA SCHEDULE (EXISTING)

EXISTING GROSS FLOOR AREA	1180.42 m²
HARDSTAND AREA	344.15 m²
PORCH	29.72 m²
PORCH	35.88 m²
DEEP SOIL LANDSCAPED AREA	1379.39 m²
HARDSTAND AREA	14.53 m²
TOTAL	2003.88 m²

OVERALL GROSS AREA SCHEDULE (PROPOSED)

PROPOSED GROSS FLOOR AREA	1856.11 m²
HARDSTAND AREA	704.26 m²
HARDSTAND AREA	14.13 m²
DEEP SOIL LANDSCAPED AREA	629.17 m²
DEEP SOIL LANDSCAPED AREA	99.82 m²
PORCH	26.76 m²
DEEP SOIL LANDSCAPED AREA	519 m²
DEEP SOIL LANDSCAPED AREA	14.01 m²
HARDSTAND AREA	7.82 m²
TOTAL	2020.96 m²

EXISTING GROSS BUILDING FOOTPRINT	296.02m² /10.13 %
PROPOSED GROSS BUILDING FOOTPRINT	606.69m² / 0.29 %
EXISTING GROSS DEEP SOIL LANDSCAPED AREA	1379.39m² / 68%
PROPOSED GROSS DEEP SOIL LANDSCAPED AREA	701.26m² / 35%
EXISTING HARDSTAND AREA	370.29m² / 18%
PROPOSED HARDSTAND AREA	709.59m² / 35%

CHILDCARE SUMMARY

TOTAL NUMBER OF CHILDREN: 88

TOTAL UNENCUMBERED INDOOR SPACE

UNENCUMBERED INDOOR SPACE 0-2	104.21 m²
UNENCUMBERED INDOOR SPACE 2-3	33.72 m²
UNENCUMBERED INDOOR SPACE 2-3	31.82 m²
UNENCUMBERED INDOOR SPACE 3-5	113.18 m²
UNENCUMBERED INDOOR SPACE 3-5	11.82 m²
TOTAL	294.85 m²

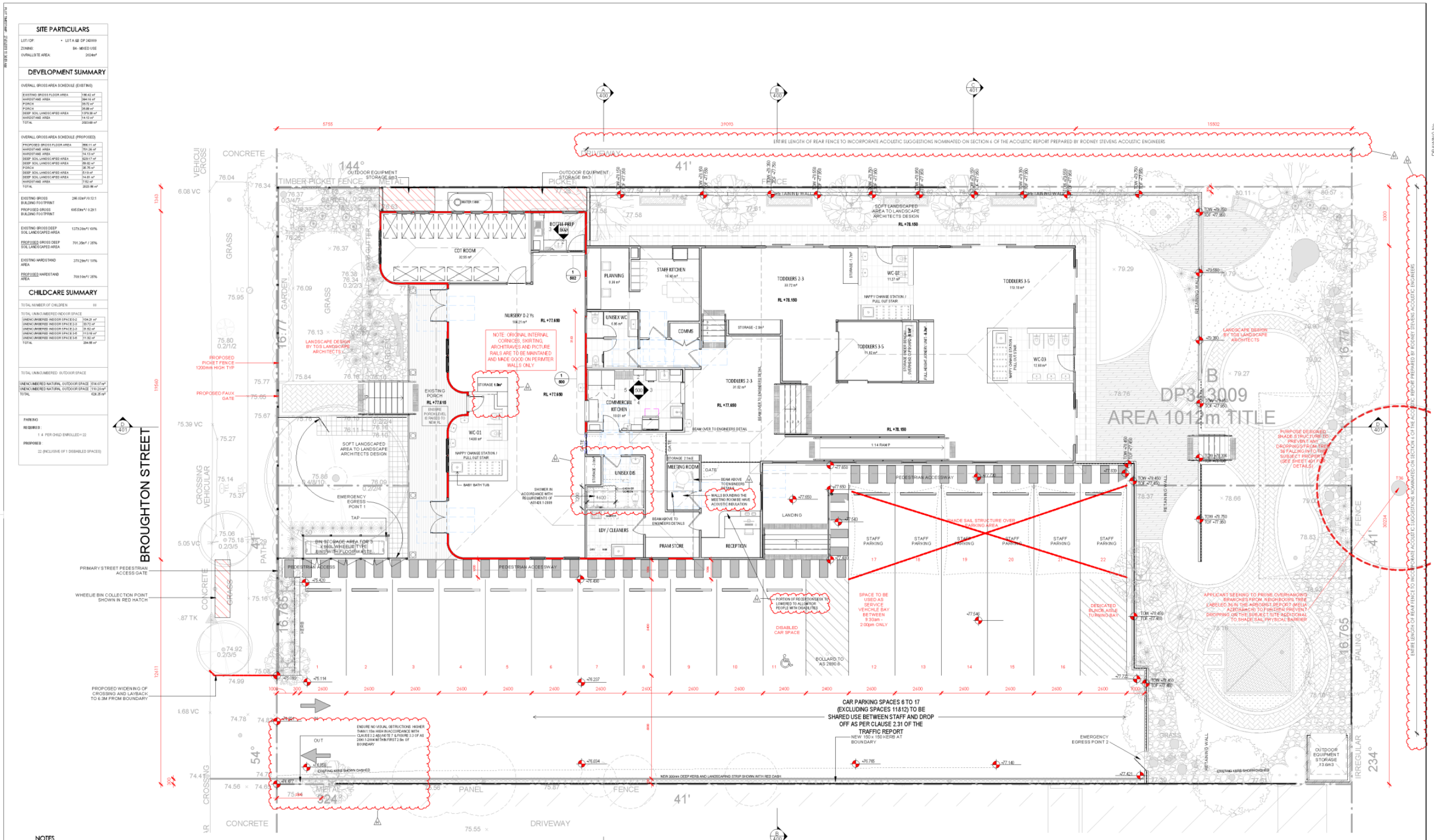
TOTAL UNENCUMBERED OUTDOOR SPACE

UNENCUMBERED NATURAL OUTDOOR SPACE	514.07 m²
UNENCUMBERED NATURAL OUTDOOR SPACE	110.23 m²
TOTAL	624.30 m²

PARKING

REQUIRED:
1: 4 PER CHILD ENROLLED = 22

PROPOSED:
22 (INCLUSIVE OF 1 DISABLED SPACES)



1 GROUND FLOOR (PROPOSED)
1:100

= EXISTING WALL / COLUMN / FOOTING
= EXISTING TO BE DEMOLISHED

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

NOTES
- ALL DIMENSIONS TO STRUCTURAL ELEMENTS, ALLOW EXTRA FOR WALL/ FLOOR FINISHES AS REQUIRED
- ALL LEVELS HAVE BEEN PREPARED TO AHD
- EXTENT OF EXCAVATION TO BE DETERMINED ONSITE
- BACKFILL TO BE AGAINST FOOT OF SLAB
- WATER CONNECTION TO EXISTING PRE LAID WATER SERVICE.
- SEWER CONNECTION TO AUTHORITIES REQUIREMENTS
- TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS REPORTS AND ILLUSTRATIONS
- READ IN CONJUNCTION WITH ALL SERVICES DRAWINGS
- CARPARKING DESIGNED IN ACCORDANCE WITH AS2890.1 & 6

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
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H	DA FINAL ISSUE	22.03.2019	EV

NORTH	CLIENT	NP STAMATIS HOLDINGS PTY LTD	DRAWING TITLE: PROPOSED FLOOR PLAN
	ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570	
PROJECT No. 17051	PROJECT	CHILDCARE	SCALE (@A1): As indicated; DATE ISSUED: 22.03.2019
	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.		DRAWING No.: DA- 203; REV: H

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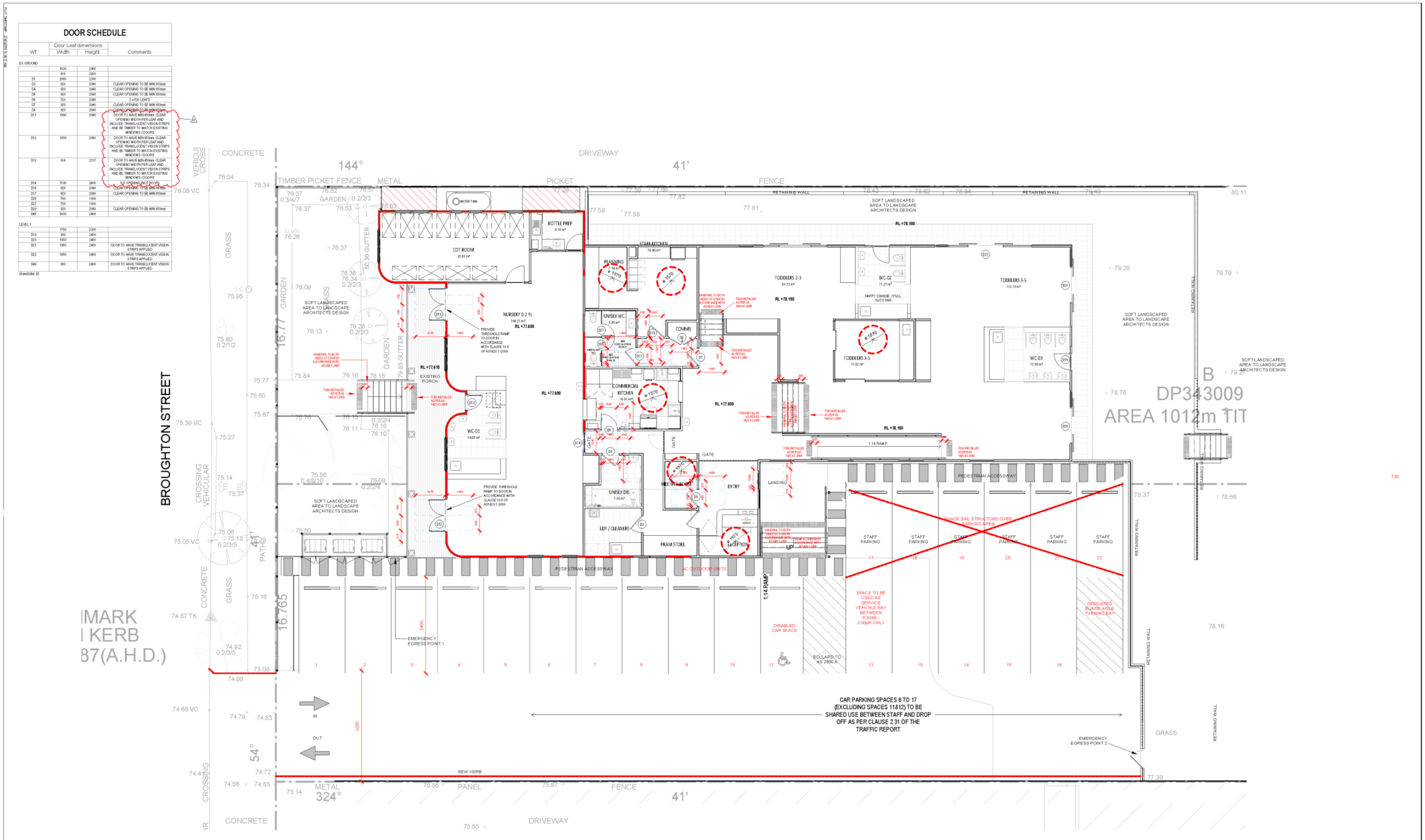
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 92

DRAWING No. **DA- 204**

DOOR SCHEDULE

WT	Door Leaf dimensions Width	Height	Comments
EX GROUND			
	1020	2040	
	1166	2320	
D4	2660	2300	
D5	820	2040	CLEAR OPENING TO BE MIN 950mm
D6	820	2040	CLEAR OPENING TO BE MIN 950mm
D7	720	2040	CLEAR OPENING TO BE MIN 950mm
D8	820	2040	CLEAR OPENING TO BE MIN 950mm
D9	820	2040	CLEAR OPENING TO BE MIN 950mm
D11	1966	2040	2 x 820 LEAFS CLEAR OPENING TO BE MIN 950mm CLEAR OPENING CLEAR WINDOW
D12	1966	2040	DOOR TO HAVE MIN 950mm CLEAR OPENING WIDTH PER LEAF AND INCLUDE TRANSLUCENT VISION STRIPS AND BE TIMBER TO MATCH EXISTING WINDOWS / DOORS
D13	914	2127	DOOR TO HAVE MIN 950mm CLEAR OPENING WIDTH PER LEAF AND INCLUDE TRANSLUCENT VISION STRIPS AND BE TIMBER TO MATCH EXISTING WINDOWS / DOORS SLIDING ACT DOOR
D14	1530	2600	CLEAR OPENING TO BE MIN 950mm
D15	820	2040	CLEAR OPENING TO BE MIN 950mm
D17	820	2040	CLEAR OPENING TO BE MIN 950mm
D25	700	1800	
D27	700	1800	
D29	820	2040	CLEAR OPENING TO BE MIN 950mm
D45	2000	2400	
LEVEL 1			
D19	950	2400	
D20	1950	2400	
D21	1950	2400	DOOR TO HAVE TRANSLUCENT VISION STRIPE APPLIED
D22	1950	2400	DOOR TO HAVE TRANSLUCENT VISION STRIPE APPLIED
D46	900	2400	DOOR TO HAVE TRANSLUCENT VISION STRIPE APPLIED



1 GROUND FLOOR ACCESS PLAN
1 : 100

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
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NORTH

PROJECT No. **17051**

CLIENT: **NP STAMATIS HOLDINGS PTY LTD**

ADDRESS: **18 BROUGHTON STREET CAMDEN, NSW 2570**

PROJECT: **CHILDCARE**

DRAWING TITLE: **ACCESS PLAN**

SCALE (@A1): **1 : 100**

DATE ISSUED: **22.03.2019**

DRAWING No.: **DA- 204**

REV: **H**

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FIVE CANONS ARCHITECTURE
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www.fivecanons.com.au

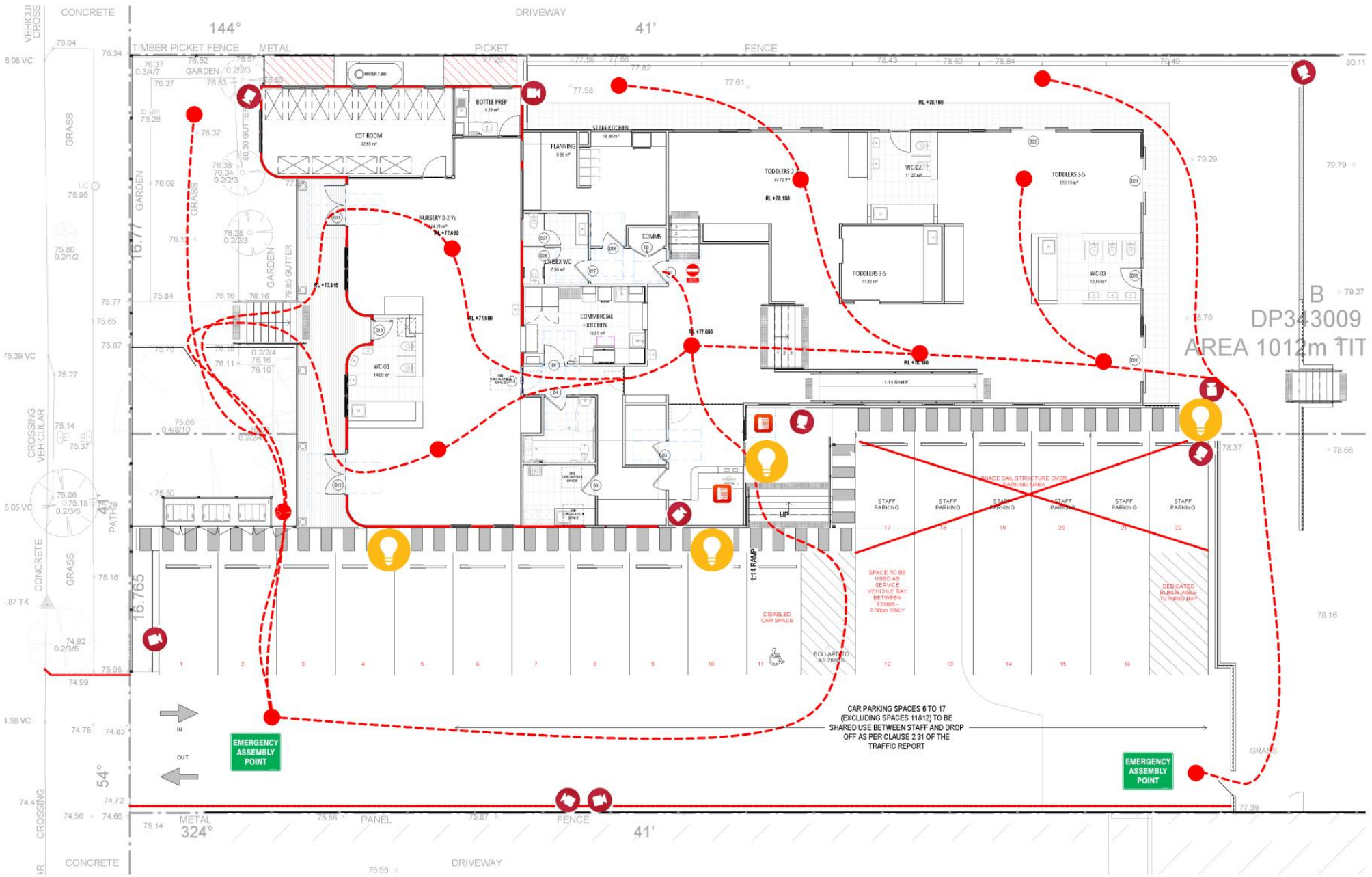
Proposed plans

DA- 205

DRAWING No

CPTED SCHEDULE

SYMBOL	ITEM
	CCTV CAMERAS
	EVACUATION TRAVEL PATH START / END POINTS
	MANUAL ACCESS CONTROL UNIT FOR MAIN ENTRY DOOR CONTROLLED FROM RECEPTION
	STAFF ENTRY ONLY SIGNAGE
	MOTION SENSOR WALL / POLE MOUNTED FLOODLIGHTS FOR CARPARK COVERAGE WITH LUX SENSOR
EMERGENCY ASSEMBLY POINT	EMERGENCY ASSEMBLY POINT



1 GROUND FLOOR CPTED
1:100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
C	PRE DA / CONSULT ADJUSTED ISSUE	06.06.2018	EV
D	DA ISSUE	22.06.2018	EV
E	FORMAL RESPONSE (RFI 26.07.2018)	16.08.2018	EV
F	FORMAL RESPONSE (RFI 2 12.10.2018)	09.11.2018	EV
G	RESPONSE TO RFI 3 (EMAILED 25.01.2019)	30.01.2019	EV
H	DA FINAL ISSUE	22.03.2019	EV

NORTH

PROJECT No. **17051**

CLIENT: **NP STAMATIS HOLDINGS PTY LTD**
ADDRESS: **18 BROUGHTON STREET CAMDEN, NSW 2570**
PROJECT: **CHILDCARE**

DRAWING TITLE: **CPTED PLAN**
SCALE (@A1): **As indicated**
DATE ISSUED: **22.03.2019**
DRAWING No.: **DA- 205**
REV: **H**

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www.fivecanons.com.au

This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 94

SITE PARTICULARS

LOT/DP: • LOT A &B DP 343099
ZONING: B4 - MIXED USE
OVERALL SITE AREA: 2924m²

DEVELOPMENT SUMMARY

OVERALL GROSS AREA SCHEDULE (EXISTING)

EXISTING GROSS FLOOR AREA	1160.42 m²
HARDSTAND AREA	364.16 m²
PORCH	39.72 m²
PORCH	36.89 m²
DEEP SOIL LANDSCAPED AREA	1379.39 m²
HARDSTAND AREA	314.12 m²
TOTAL	3222.69 m²

OVERALL GROSS AREA SCHEDULE (PROPOSED)

PROPOSED GROSS FLOOR AREA	1856.11 m²
HARDSTAND AREA	701.38 m²
HARDSTAND AREA	314.12 m²
DEEP SOIL LANDSCAPED AREA	1023.17 m²
DEEP SOIL LANDSCAPED AREA	356.82 m²
PORCH	36.76 m²
DEEP SOIL LANDSCAPED AREA	319 m²
DEEP SOIL LANDSCAPED AREA	74.81 m²
HARDSTAND AREA	7.82 m²
TOTAL	3220.98 m²

EXISTING GROSS BUILDING FOOTPRINT 266.69m² / 0.13:1
PROPOSED GROSS BUILDING FOOTPRINT 606.59m² / 0.29:1

EXISTING GROSS DEEP SOIL LANDSCAPED AREA 1379.39m² / 48%
PROPOSED GROSS DEEP SOIL LANDSCAPED AREA 701.26m² / 38%

EXISTING HARDSTAND AREA 378.28m² / 13%
PROPOSED HARDSTAND AREA 709.19m² / 38%

CHILDCARE SUMMARY

TOTAL NUMBER OF CHILDREN 88

TOTAL UNINCUMBERED INDOOR SPACE

UNENCUMBERED INDOOR SPACE 0-2	104.21 m²
UNENCUMBERED INDOOR SPACE 2-3	33.72 m²
UNENCUMBERED INDOOR SPACE 2-3	31.52 m²
UNENCUMBERED INDOOR SPACE 3-5	113.15 m²
UNENCUMBERED INDOOR SPACE 3-5	11.92 m²
TOTAL	294.55 m²

TOTAL UNINCUMBERED OUTDOOR SPACE

UNENCUMBERED NATURAL OUTDOOR SPACE	314.17 m²
UNENCUMBERED NATURAL OUTDOOR SPACE	110.29 m²
TOTAL	424.35 m²

PARKING
REQUIRED :
1 X PER CHILD ENROLLED = 22
PROPOSED
22 (INCLUSIVE OF 1 DISABLED SPACES)

INDOOR PLAY	TOTAL FLOOR SPACE	NUMBER OF CHILDREN	NUMBER OF STAFF
NURSERY 0-2s	104.21	32	8
TODDLERS 2-3s	65.24	20	4
TODDLERS 3-5s	125.1	36	4
TOTAL	**294.55m²**	**88**	**16 (EXC ADMIN)**

STORAGE SCHEDULE

LOCATION	No OF CHILDREN	REQUIRED	SUPPLIED
INTERNAL (0.2m²)	88	17.6m²	18.3m²
EXTERNAL (0.3m²)	88	26.4m²	27.6m²

OUTDOOR PLAY	MIN REQ	NUMBER OF CHILDREN	PROVIDED
NURSERY 0-2s	224	32	TBA
TODDLERS 2-3s	140	20	TBA
TODDLERS 3-5s	280	36	TBA
TOTAL	**616m²**	**88**	**624.35m²**

RATIO	AREA	NUMBER OF CHILDREN	M² PER CHILD
INTERNAL	294.55	88	3.34
EXTERNAL	624.35	88	7.10

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

1 LICENSING PLAN
1 : 100

- UNENCUMBERED INDOOR SPACE 0-2
- UNENCUMBERED INDOOR SPACE 2-3
- UNENCUMBERED INDOOR SPACE 3-5
- UNENCUMBERED NATURAL OUTDOOR SPACE

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
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H	DA FINAL ISSUE	22.03.2019	EV

NORTH

PROJECT No. 17051

CLIENT: NP STAMATIS HOLDINGS PTY LTD
ADDRESS: 18 BROUGHTON STREET CAMDEN, NSW 2570
PROJECT: CHILDCARE

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DRAWING TITLE: **LICENSING PLAN**
SCALE (@A1): As indicated
DATE ISSUED: 22.03.2019
DRAWING No.: DA- 208
REV: H

FILE REF: X:\01_Projects\02_ODD\2017\17051_18 Broughton Street Camden\02_DESIGN\CAD_Drawing\17051_18 Broughton Street Camden_REV H.vt

DRAWING No. DA- 208

FIVE CANONS ARCHITECTURE
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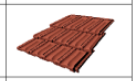
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 95

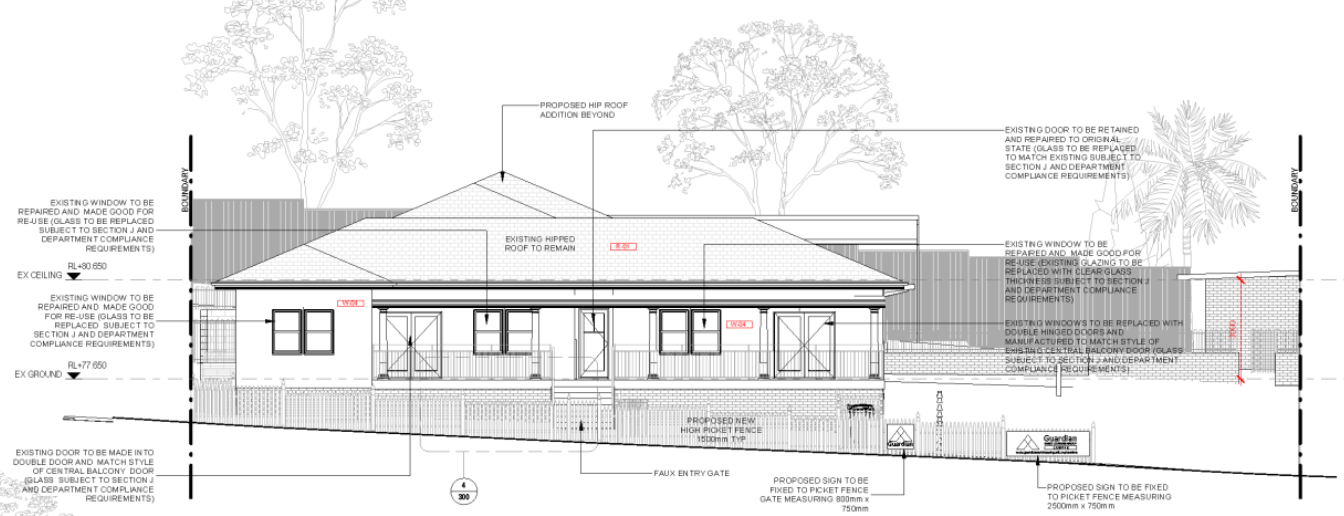
DRAWING No

DA- 300

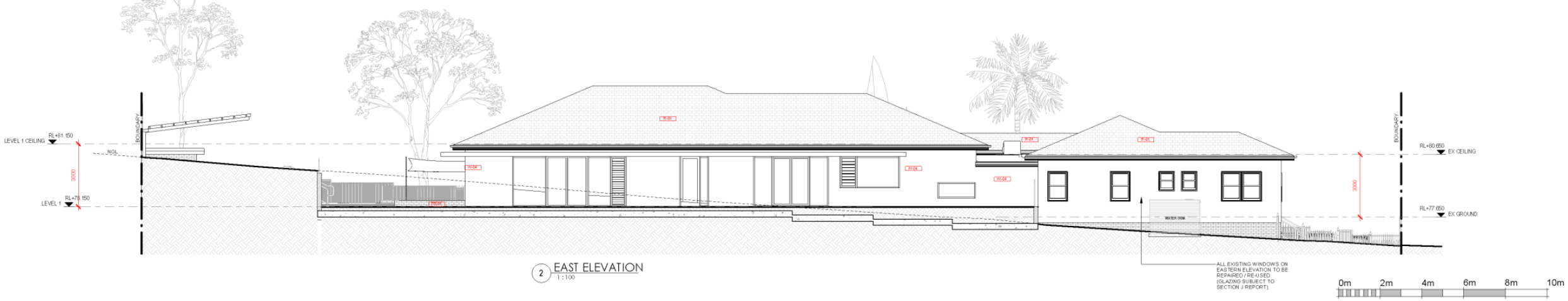
FINISHES SCHEDULE

REF	SPECIFICATION	SAMPLE
FB-01	AUSTRAL BRICK RENOVATION GETRUDIS BROWN FACE BRICK	
P-01	DULUX SEMI GLOSS ACRYLIC PAINT "ANTIQUE WHITE U.S.A"	
W-04	JAMES HARDIE 9mm FC SHEET PAINTED IN DULUX "ANTIQUE WHITE U.S.A" WITH BATTEN JOINTS TO MATCH EXISTING	
R-01	MONIER ROOFING TERRACOTTA ROOF TILE STYLE "MARSEILLE" COLOUR " FLORENCE RED"	
AL-01	ALUMINIUM SCREEN POWDER COATED IN DULUX "SURFMIST"	
WINDOW FRAMES / DOOR FRAMES	POWDER COATED IN DULUX DURRALOY "WHITE SATIN"	
FASCIA / GUTTER / DOWNPIPES	DULUX "SURFMIST"	

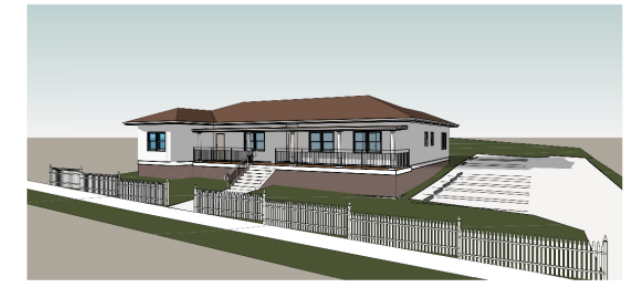
3 NORTH ELEVATION (EXISTING)
1 : 100



1 NORTH ELEVATION
1 : 100

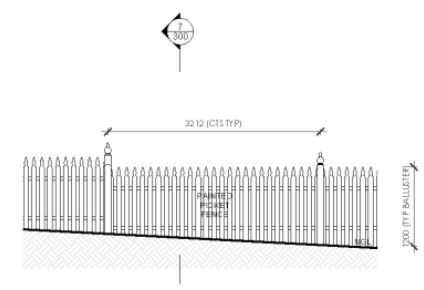


2 EAST ELEVATION
1 : 100

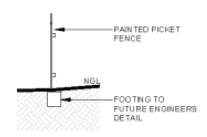


5 EXISTING

6 PROPOSED



4 FENCE ELEVATION DETAIL
1 : 50



7 FENCE SECTION
1 : 50

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

STATUS

DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
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NORTH

PROJECT No. **17051**

CLIENT: **NP STAMATIS HOLDINGS PTY LTD**

ADDRESS: **18 BROUGHTON STREET CAMDEN, NSW 2570**

PROJECT: **CHILDCARE**

DRAWING TITLE: **ELEVATIONS**

SCALE (@A1): **As indicated**

DATE ISSUED: **22.03.2019**

DRAWING No.: **DA- 300**

REV: **H**

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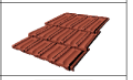
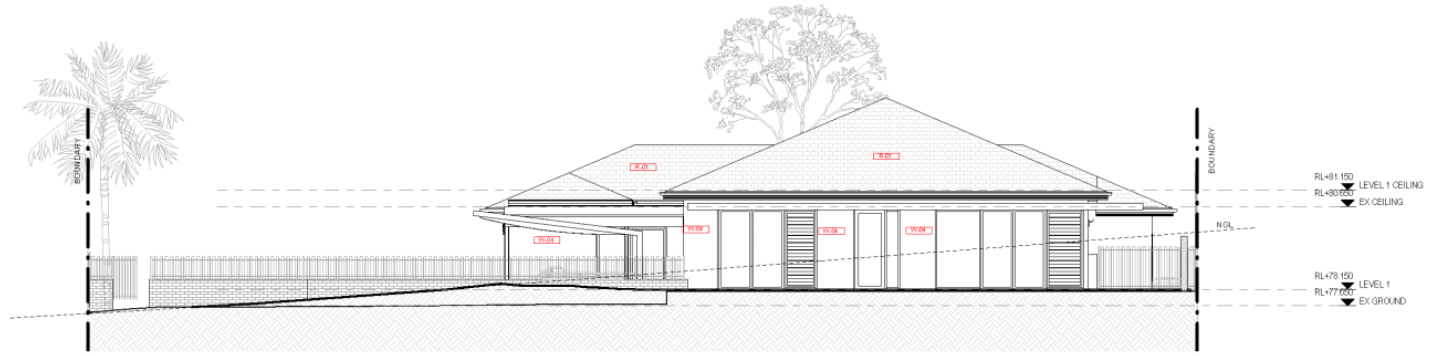
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 96

DA- 301

DRAWING No.

FINISHES SCHEDULE

REF	SPECIFICATION	SAMPLE
FB-01	AUSTRAL BRICK RENOVATION GETRUDIS BROWN FACE BRICK	
P-01	DULUX SEMI GLOSS ACRYLIC PAINT "ANTIQUE WHITE U.S.A"	
W-04	JAMES HARDIE 9mm FC SHEET PAINTED IN DULUX "ANTIQUE WHITE U.S.A" WITH BATTEN JOINTS TO MATCH EXISTING	
R-01	MONIER ROOFING TERRACOTTA ROOF TILE STYLE "MARSEILLE" COLOUR " FLORENCE RED"	
AL-01	ALUMINIUM SCREEN POWDER COATED IN DULUX "SURFMIST"	
WINDOW FRAMES / DOOR FRAMES	POWDER COATED IN DULUX DURRALOY "WHITE SATIN"	
FASCIA / GUTTER / DOWNPIPES	DULUX "SURFMIST"	



1 SOUTH ELEVATION
1 : 100

2 WEST ELEVATION
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

STATUS

DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
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NORTH

CLIENT	NP STAMATIS HOLDINGS PTY LTD	DRAWING TITLE	ELEVATIONS
ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570		
PROJECT No. 17051	PROJECT CHILDCARE	SCALE (@A1)	As indicated
		DATE ISSUED	22.03.2019
	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.	DRAWING No.	DA- 301 REV H

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FIVE CANONS ARCHITECTURE
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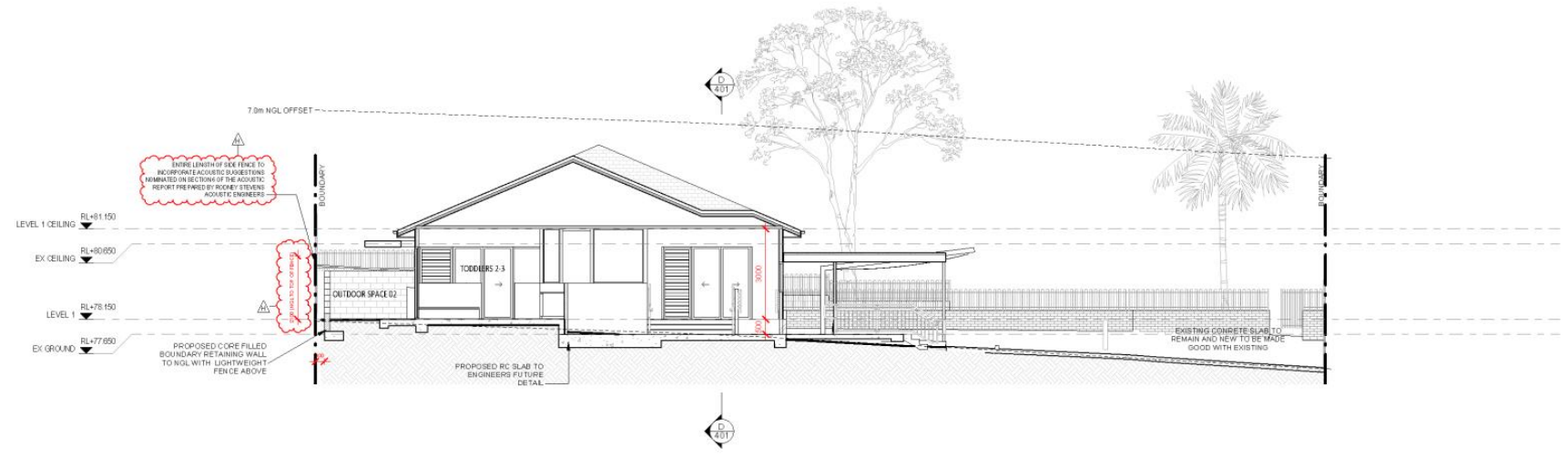
www.fivecanons.com.au
Even Pty Ltd Trias Five Canons ABN 86 609 661 761

NOTE:

- ALL NOTED LEVELS ARE TO STRUCTURE
- ALL DIMENSIONS ARE TAKEN TO STRUCTURE
- ANY INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF FIVE CANONS
- READ IN CONJUNCTION WITH CONSULATANT ENGINEER DETAILS
- READ IN CONJUNCTION WITH RELEVANT SERVICES AUTHORITY INFORMATION
- READ IN CONJUNCTION WITH FF+E SCHEDULE / SPECIFICATIONS

A SECTION AA
1 : 100



B SECTION BB
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
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NORTH

CLIENT: **NP STAMATIS HOLDINGS PTY LTD**
ADDRESS: **18 BROUGHTON STREET CAMDEN, NSW 2570**
PROJECT No.: **17051**
PROJECT: **CHILDCARE**
DRAWING TITLE: **SECTIONS**
SCALE (@A1): **1 : 100**
DATE ISSUED: **22.03.2019**
DRAWING No.: **DA- 400**
REV: **H**

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DRAWING No.
DA- 400

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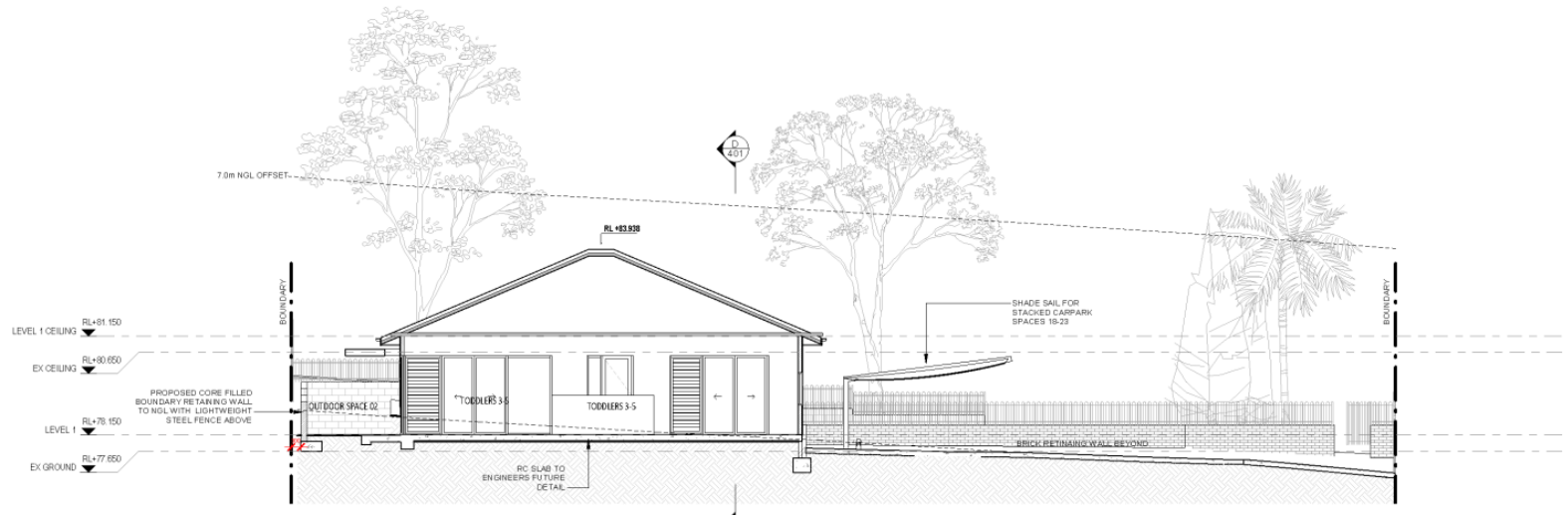
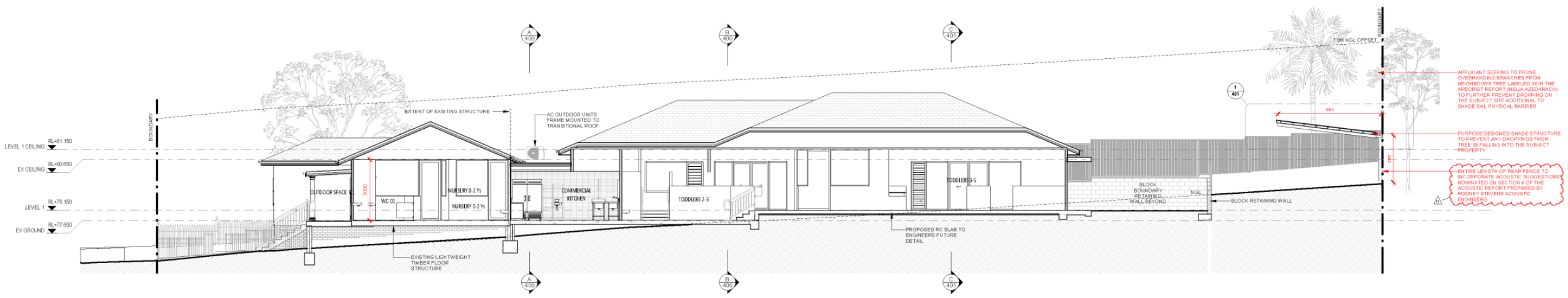
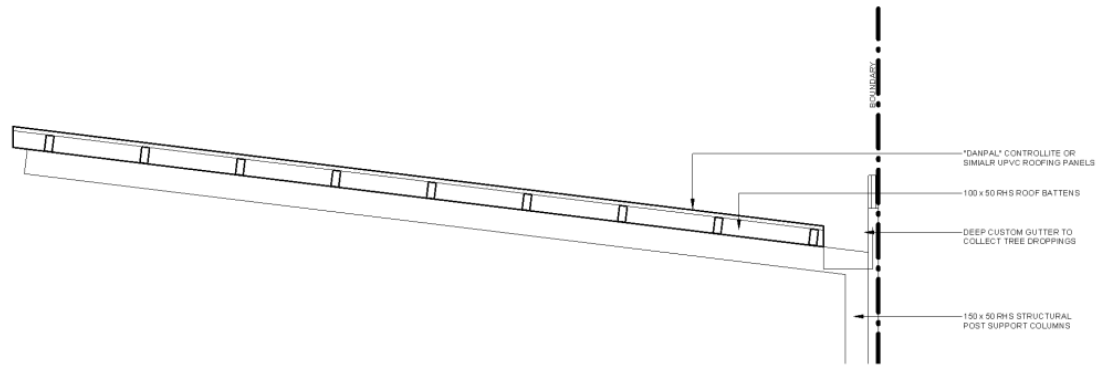
DRAWING No. **DA- 401**



C SECTION CC
1 : 100



D SECTION DD
1 : 100



1 SHADE STRUCTURE DETAIL
1 : 20

NOTE:
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- READ IN CONJUNCTION WITH RELEVANT SERVICES AUTHORITY INFORMATION
- READ IN CONJUNCTION WITH FF+E SCHEDULE / SPECIFICATIONS

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

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NORTH

PROJECT No. **17051**

CLIENT **NP STAMATIS HOLDINGS PTY LTD**

ADDRESS **18 BROUGHTON STREET CAMDEN, NSW 2570**

PROJECT **CHILDCARE**

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DRAWING TITLE **SECTIONS**

SCALE (@A1) **As indicated**

DATE ISSUED **22.03.2019**

DRAWING No. **DA- 401**

REV **H**

FILE REF: X:\01_Projects\02_ODD\2017\17051_18 Broughton Street Camden\02_DESIGN\CAD_Drawings\17051_18 Broughton Street Camden_REV H.rvt

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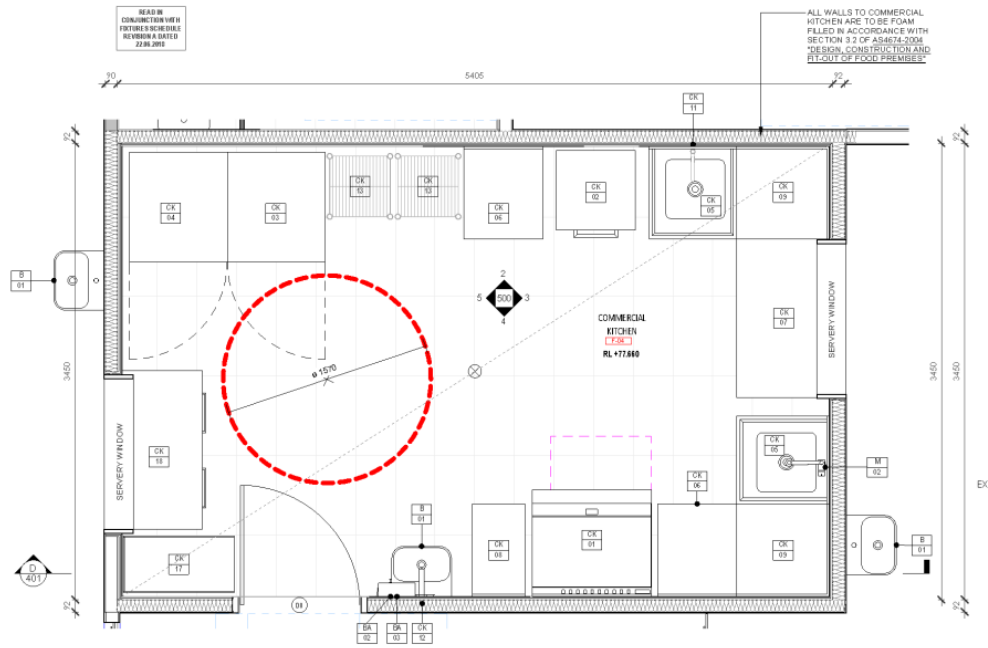
www.fivecanons.com.au
Evrint Pty Ltd T/as Five Canons, ABN 86 609 861 761

Proposed plans

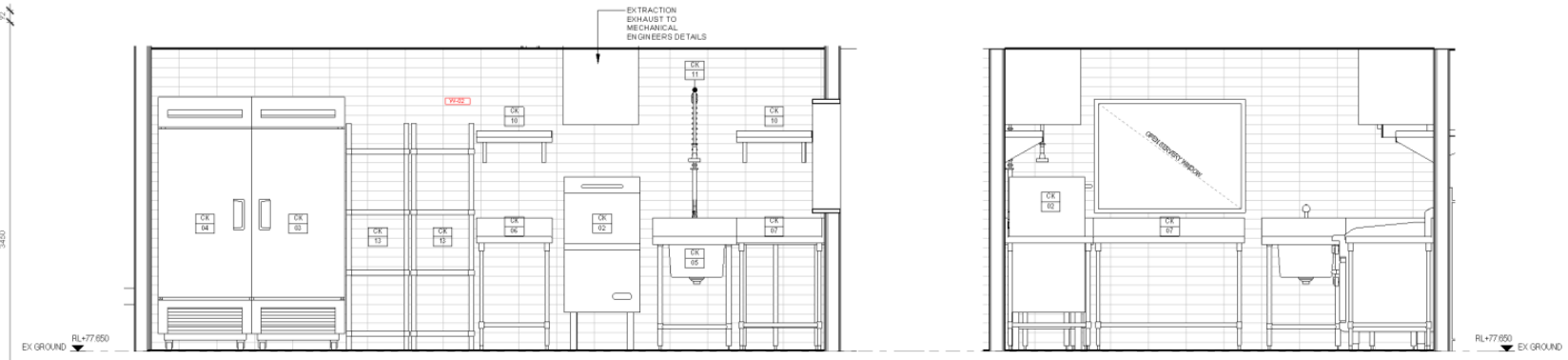
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 99

DA- 500

DRAWING No.

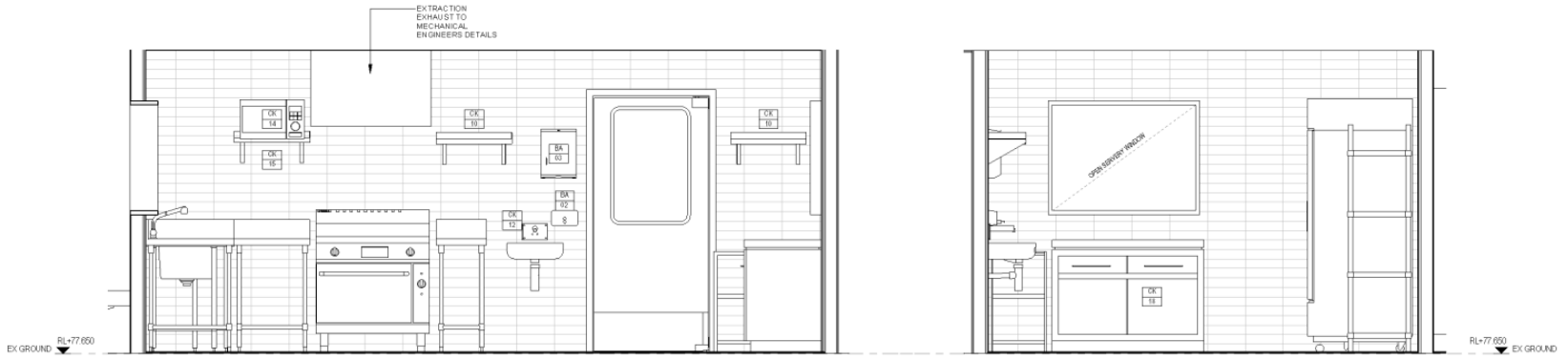


1 COMMERCIAL KITCHEN
1 : 25



2 500 ELEV 2
1 : 25

3 500 ELEV 3
1 : 25



4 500 ELEV 4
1 : 25

5 500 ELEV 5
1 : 25

KITCHEN - GENERAL NOTES

FITOUT OF KITCHEN TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 4674-2004 DESIGN CONSTRUCTION AND FITOUT OF FOOD PREMISES.

GENERAL REQUIREMENTS;

PROOF AGAINST PESTS

HEATED WATER IN ACCORDANCE WITH AS 3500.4.2

WALLS OF ALL FOOD PREMISES SHALL BE OF SOLID CONSTRUCTION

CERAMIC FLOOR TILES SHALL BE CLEANABLE, NON-ABSORBENT, EPOXY GROUTED AND LAID IN ACCORDANCE WITH AS 3958.1

THE INTERSECTION OF FLOORS WITH WALLS SHALL MEET THE COVING REQUIREMENT

COVING TILE MINIMUM RADIUS TO BE 25MM REFER TO FINISHES SCHEDULE FOR DETAILS LESS TO ANY FIXTURES SHALL BE MINIMUM 10MM

WALLS AND CEILINGS SHALL BE OF SOLID CONSTRUCTION

CEILINGS SHALL BE NON-PERFORATED AND FINISHED FREE OF OPEN JOINTS, CRACKS AND CREVICES.

WALLS AND CEILINGS SHALL BE TIGHT JOINTED, SEALED AND DUST PROOF.

SEALANTS USED SHALL BE WASHABLE AND OF IMPERVIOUS MATERIAL

WALLS AND CEILINGS ARE TO BE OF LIGHT COLOUR. REFER TO FINISHES SCHEDULE FOR DETAILS

ALL SHELVING TO BE 25MM OFF WALL

SERVICES

SERVICE PIPES CONDUITS AND WIRING SHALL BE CONCEALED INFLOOR PLINTHS WALLS AND CEILING

SHALL BE FIXED ON BRACKETS WITH 25MM CLEARANCE BETWEEN PIPE AND WALL SURFACE

ALL PENETRATIONS SHOULD BE SEALED

FIXTURES SHALL BE MOVABLE FOR CLEANING

REFER TO MECHANICAL CONSULTANTS DWGS FOR ALL VENTILATION DETAILS

REFER TO HYDRAULIC CONSULTANT DWGS FOR ALL HYDRAULIC DETAILS AND DISPOSAL OF WASTE WATER.

REFER TO ELECTRICAL CONSULTANTS DWGS FOR ALL ELECTRICAL DETAILS

HAND WASHING

HAND BASINS ARE TO BE PROVIDED WITH A SINGLE OUTLET FOR WARM CLEAN POTABLE WATER.

PROVIDE A TOWEL AND SOAP DISPENSER

A RECEPTACLE FOR USED TOWELS SHALL BE PROVIDED

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
B	PRE DA CONSULT ISSUE	16.05.2018	EV
C	PRE DA / CONSULT ADJUSTED ISSUE	06.06.2018	EV
D	DA ISSUE	22.06.2018	EV
E	FORMAL RESPONSE (RFI 26.07.2018)	16.08.2018	EV
F	FORMAL RESPONSE (RFI 2 12.10.2018)	09.11.2018	EV
G	RESPONSE TO RFI 3 (EMAILED 25.01.2019)	30.01.2019	EV
H	DA FINAL ISSUE	22.03.2019	EV

NORTH

CLIENT	NP STAMATIS HOLDINGS PTY LTD	DRAWING TITLE	COMMERCIAL KITCHEN
ADDRESS	18 BROUGHTON STREET CAMDEN, NSW 2570		
PROJECT No. 17051	PROJECT CHILDCARE	SCALE (@A1) As indicated	DATE ISSUED 22.03.2019
	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.	DRAWING No. DA- 500	REV H

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FIVE CANONS ARCHITECTURE
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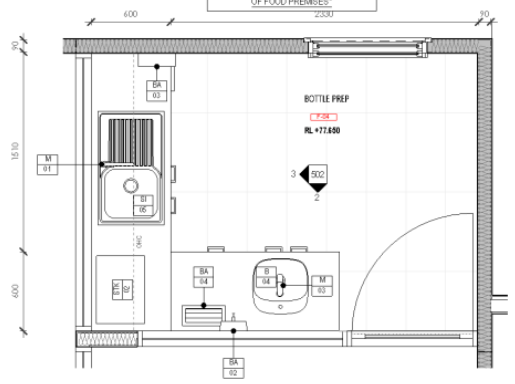
Suite 16, 680 The Horsley Drive Smithfield, NSW 2164
P: 02 9310 5200
E: admin@fivecanons.com.au
www.fivecanons.com.au
Evrim Pty Ltd T/as Five Canons, ABN: 86 609 661 761

Proposed plans

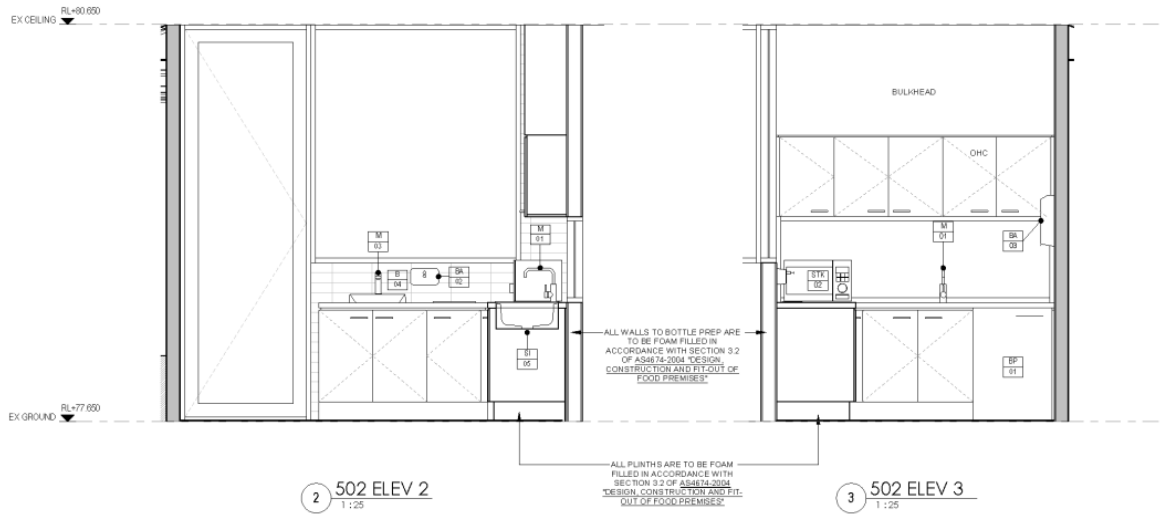
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 100

ALL WALLS & PLINTHS TO BOTTLE PREP ARE TO BE FOAMFILLED IN ACCORDANCE WITH SECTION 3.2 OF AS4674-2004 "DESIGN, CONSTRUCTION AND FIT-OUT OF FOOD PREMISES"



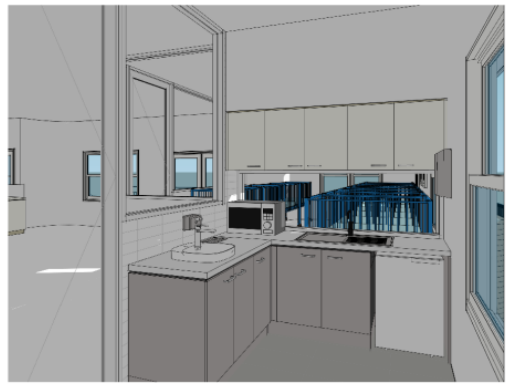
1 BOTTLE PREP PLAN (J-02)
1 : 25

READ IN CONJUNCTION WITH FIXTURES SCHEDULE REVISION A DATED 22.06.2018



2 502 ELEV 2
1 : 25

3 502 ELEV 3
1 : 25



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H	DA FINAL ISSUE	22.03.2019	EV

NORTH

CLIENT: NP STAMATIS HOLDINGS PTY LTD
ADDRESS: 18 BROUGHTON STREET CAMDEN, NSW 2570
PROJECT No.: 17051
PROJECT: CHILDCARE
DRAWING TITLE: BOTTLE PREP
SCALE (@A1): As indicated
DATE ISSUED: 22.03.2019
DRAWING No.: DA- 502
REV: H

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DA- 502
DRAWING No.

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Evmr Pty Ltd Trias Five Canons ABN 86 609 661 761

Proposed plans

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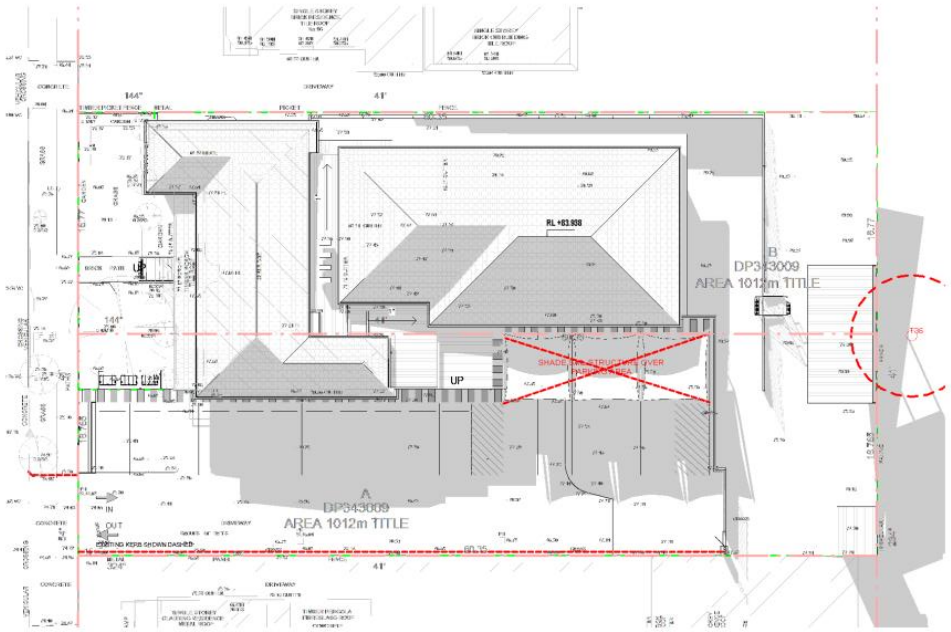
DA- 700

DRAWING No



1 SHADOWS 9AM JUNE 21
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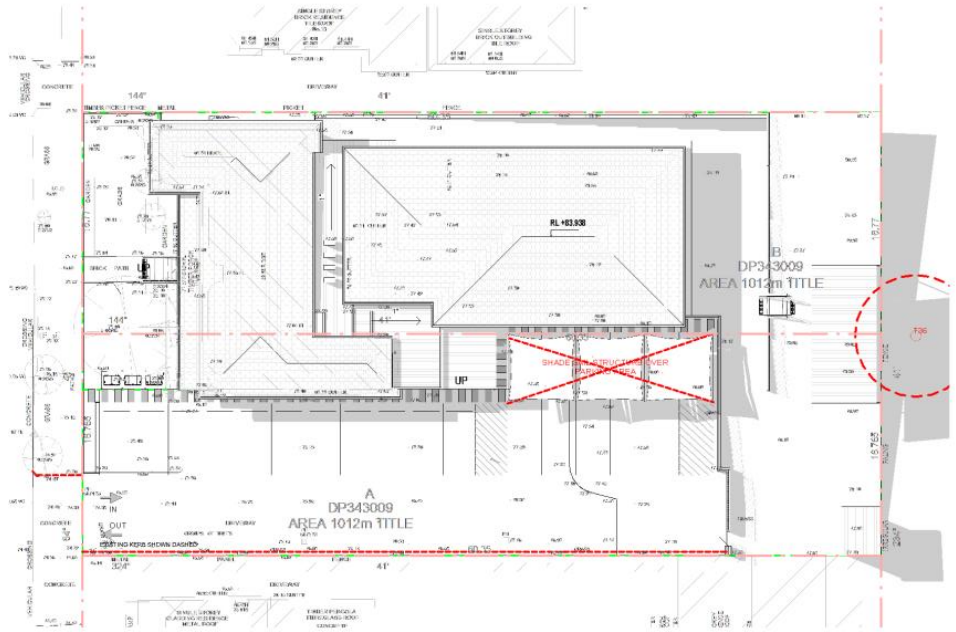
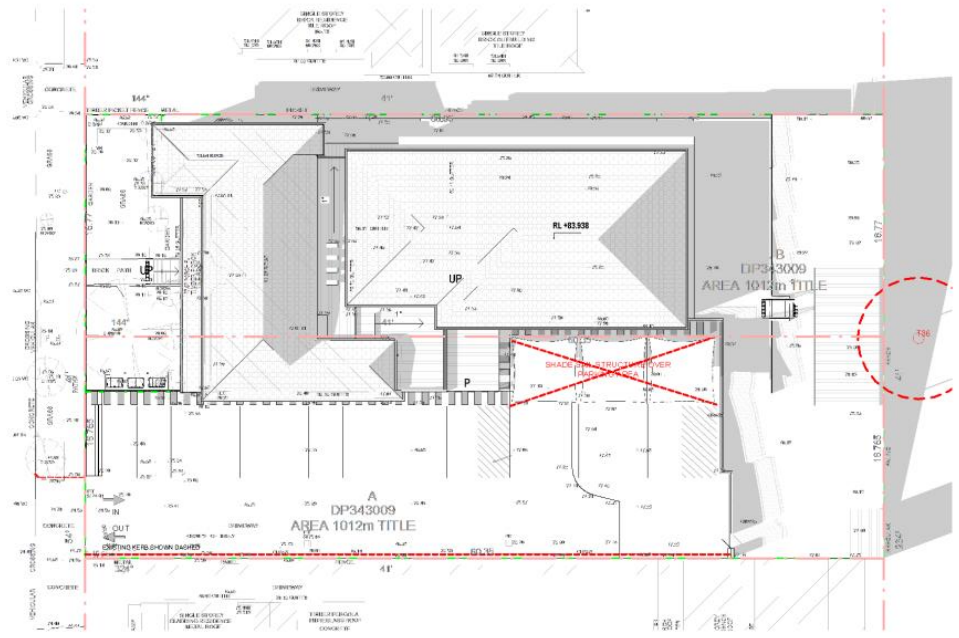


2 SHADOWS 12PM JUNE 21
1:250



3 SHADOWS 3PM JUNE 21
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STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
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H	DA FINAL ISSUE	22.03.2019	EV

NORTH

PROJECT No. **17051**

CLIENT: **NP STAMATIS HOLDINGS PTY LTD**
ADDRESS: **18 BROUGHTON STREET CAMDEN, NSW 2570**
PROJECT: **CHILDCARE**

DRAWING TITLE: **SHADOWS WINTER**
SCALE (@A1): **1 : 250**
DATE ISSUED: **22.03.2019**
DRAWING No.: **DA- 700**
REV **H**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT

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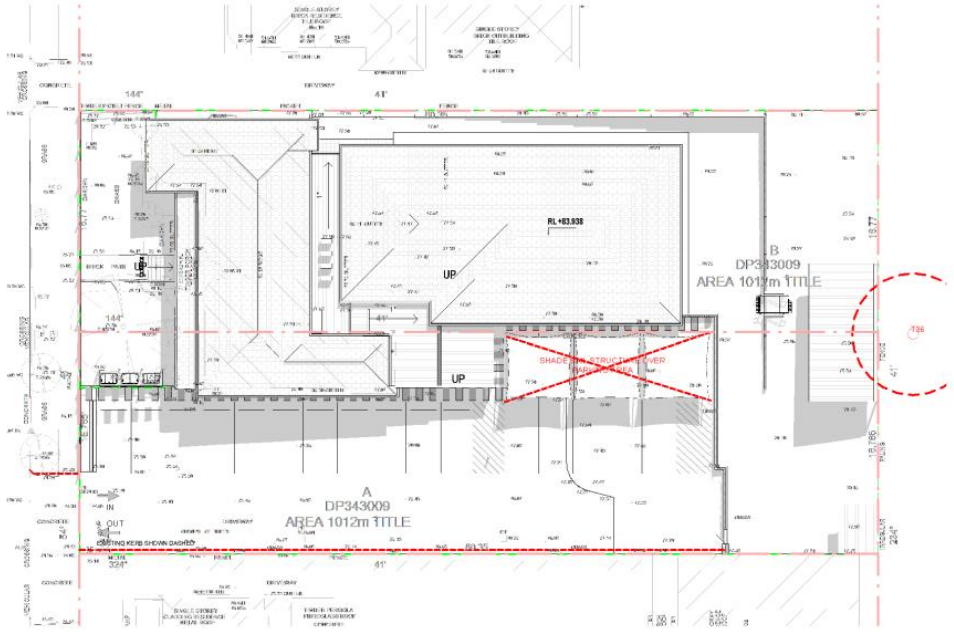
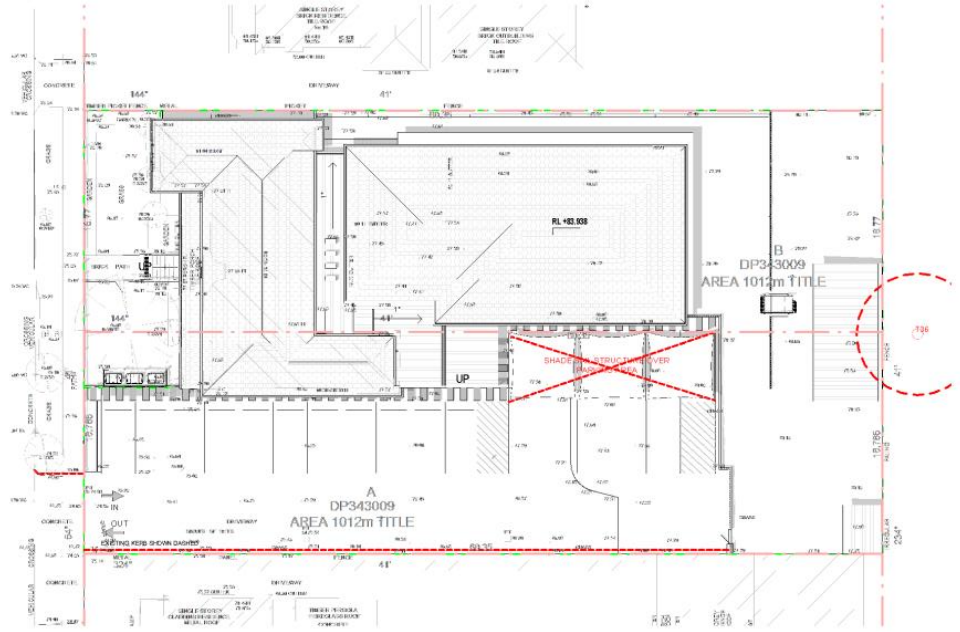
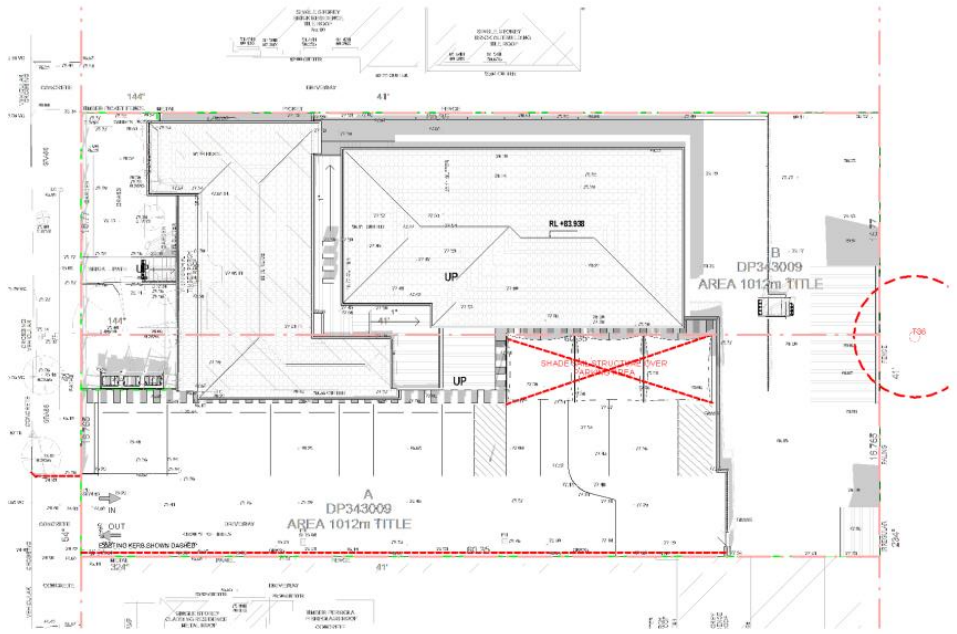
DRAWING No. **DA- 701**



1 SHADOWS 9AM DECEMBER 21
1 : 250



2 SHADOWS 12PM DECEMBER 21
1 : 250



3 SHADOWS 3PM DECEMBER 21
1 : 250

STATUS
DA ISSUE

REV	DESCRIPTION	DATE	BY
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H	DA FINAL ISSUE	22.03.2019	EV

NORTH

PROJECT No. **17051**

CLIENT **NP STAMATIS HOLDINGS PTY LTD**

ADDRESS **18 BROUGHTON STREET CAMDEN, NSW 2570**

PROJECT **CHILDCARE**

DRAWING TITLE **SHADOWS SUMMER**

SCALE (@A1) **1 : 250**

DATE ISSUED **22.03.2019**

DRAWING No. **DA- 701**

REV **H**

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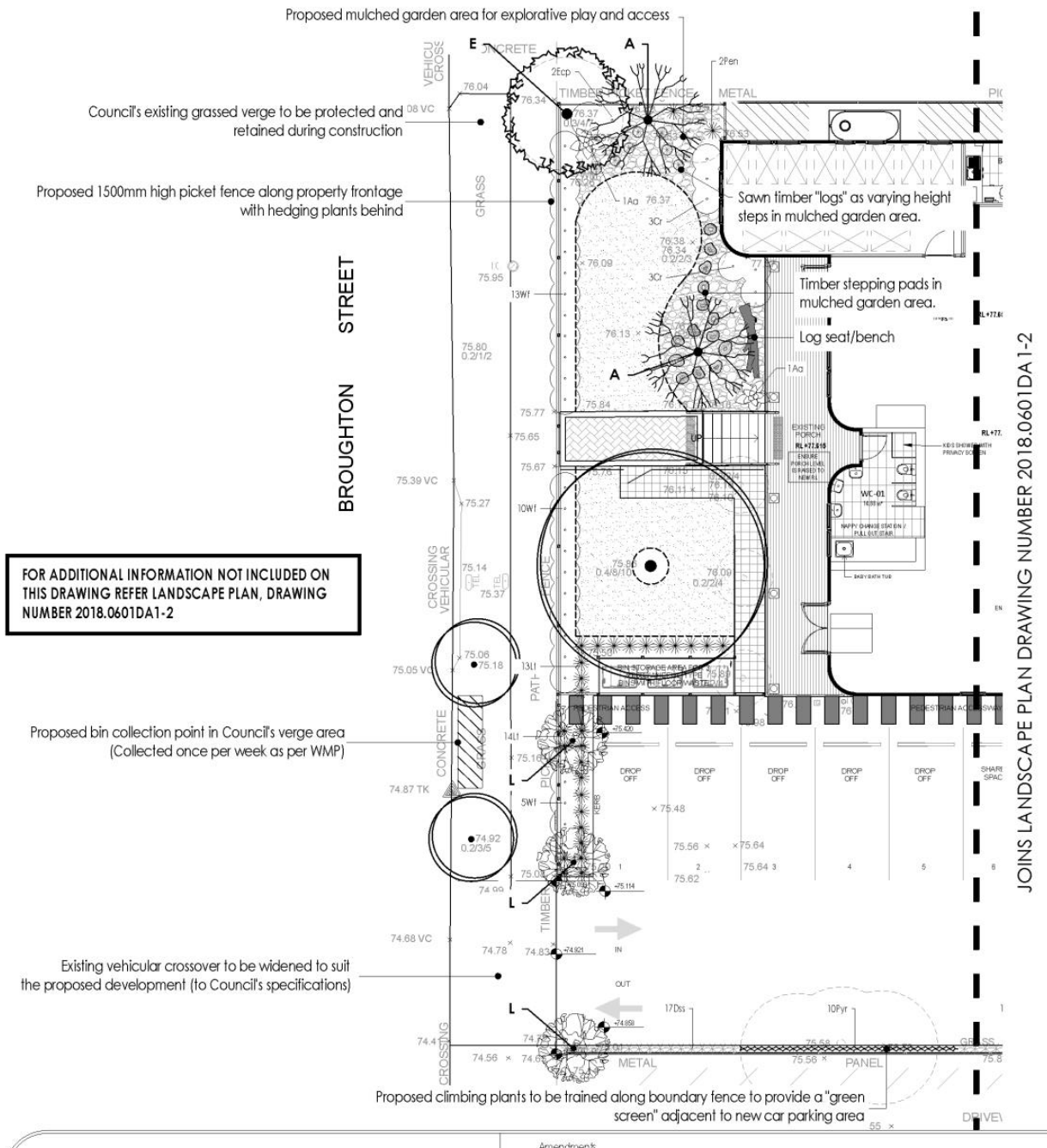
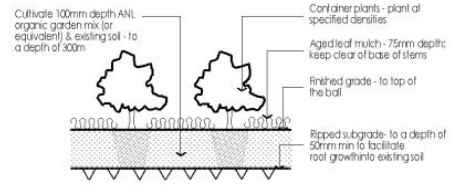
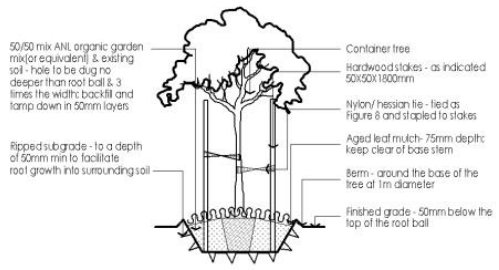
Typical Trough Planters/Feature Garden Elements (to future detail)



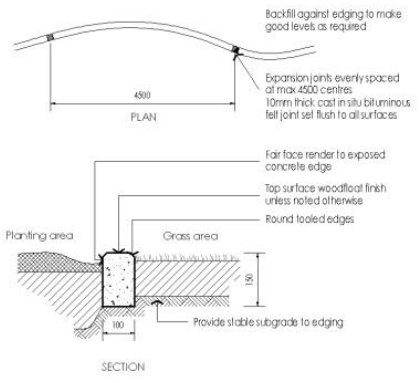
FOR ADDITIONAL INFORMATION NOT INCLUDED ON THIS DRAWING REFER LANDSCAPE PLAN, DRAWING NUMBER 2018.0601DA1-2



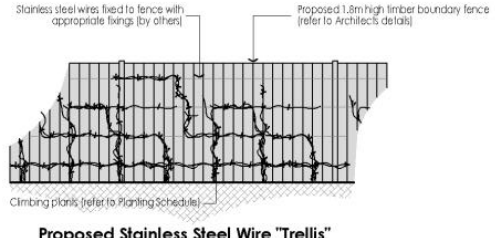
Garden Bed Planting Detail Section



Tree Planting Detail Section



Concrete Garden Edge Plan & Section



Proposed Stainless Steel Wire "Trellis" Along New Boundary Fence

Section

LEGEND

New Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm depth of imported turf underlay. Just prior to spreading the turf, spread 'Shirley's No.17 lawn fertilizer' over the underlay at the recommended rate. Lay "Sir Walter Buffalo" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Proposed recycled brick paving in herringbone pattern. A touch of history.

Proposed 'soft-fall' mulched garden area

New mulched garden area to promote interactive play in the garden setting

Proposed sandstone flagging stepping pads in mulched garden area

Proposed timber decked surface suitable for riding bikes, scooters etc.

Existing trees or shrubs to be protected and retained during construction

Existing trees or shrubs to be removed (pending Council approval)

Proposed 2000mmH acoustic boundary fencing (to engineers specification)

Proposed self closing, min. 1200mm palisade pool-type safety fence and gate (to be selected by owner)

Proposed 1500mm high picket fence along property frontage with manicured hedge plantings behind (refer to plant schedule and Architects details for more information)

Proposed seasonal vegetable/herb gardens for interactive learning and play.

Landscaped areas
Excavate all Planting Areas to a depth of 150mm below finished levels. Cultivate subgrade a further 150mm. Supply & install 100mm of soil mix that consists of 50% Site Top Soil (if suitable) with 50% ANL Organic Garden mix (or equivalent). Install 75mm depth of selected mulch.

Note:
Maintenance:
All landscape works are to be maintained for a period of twelve months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

Irrigation:
All garden areas on the landscape plan are to be covered by a fully automatic drip irrigation system. The controller is to be equal to a Richdel 446 PR' and is to be housed in a central box adjacent to the electricity meter. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
A	Acer palmatum (Japanese Maple - 6m)	4	100 litre	yes
B	Banksia serata (Old Man Banksia - 8m)	4	100 litre	yes
E	Elaeocarpus reticulatus (Blueberry Ash - 8m)	7	100 litre	yes
L	Lagerstroemia indica (Crepe Myrtle - 6m)	6	100 litre	yes
M	Melaleuca quinquenervia (Broad Leafed Paper Bark - 10m)	3	100 litre	yes
Shrubs				
Aa	Phormium tenax 'Maori Maiden' (NZ Flax - 0.9m)	6	300mm	-
Bb	Camelia japonica 'Betty Ridley' (Japanese Camelia - 3m)	7	300mm	-
Bs	Syzigium australe 'Resilience' (Dwarf Lilly Pilly - 3m)	5	300mm	-
Cr	Abelia Francis Mason' (Gold Abelia - 2m)	8	200mm	-
Ecp	Viburnum tinus (Laurustinus - 3m)	2	300mm	-
Ka	Coleonema pulchellum (Diosma - 1.5m)	2	200mm	-
Wf	Murraya paniculata (Orange Jessamine - 3m)	23	200mm	-
Groundcovers				
Dss	Dianella 'Silver Streak' (Flax Lily - 0.5m)	51	150mm pot	
Hv	Alternanthera denfata (Ruby Leaf Alternanthera - 0.3m)	18	150mm pot	
Ll	Liriope muscari 'Evergreen Giant' (Giant Liriope - 0.6m)	35	150mm pot	
Pen	Agapanthus orientalis 'Black Panther' (Lily Of The Nile - 0.5m)	9	150mm pot	
Pyr	Trachelospermum tricolour (Variegated Star Jasmine - 0.3m)	30	150mm pot	

THE OUTDOOR PLAY AREAS OF THIS DEVELOPMENT HAVE BEEN DESIGNED TO COMPLY WITH **PART 1 - GENERAL REQUIREMENTS** AND **PART 2 - DESIGN CONSTRUCTION - SAFETY ASPECTS; AS/NZS 4422 - PLAYGROUND SURFACING - SPECIFICATIONS, REQUIREMENTS AND TEST METHODS; AND AS/NZS 472 - PLAYGROUNDS AND PLAYGROUND EQUIPMENT**

TGS Landscape Architects
Postal Address: PO BOX 457 BEECROFT NSW 2119
ph. (02) 9980 1010
fax. (02) 9484 8071
web. www.tgslandscape.com.au

Amendments

01/06/2018	Landscape Concept (for review)		
05/06/2018	Landscape DA Issue		
14/06/2018	Landscape DA Issue		
16/08/2018	Landscape DA Issue (revised as requested)		
31/10/2018	Landscape DA Issue (revised)		
07/02/2019	Landscape DA Issue (revised)		

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- All dimensions must be checked on-site prior to the commencement of any works
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS

Title: **LANDSCAPE PLAN**

Date: 7th February 2019

Client: Mr Nathan Stamatis

Drawing number: 2018.0601DA1-1

Design by: JB | Checked by: JB | Scale: 1 : 100@A1/1:200@A3 (0 1 2 3 4 5 7.5) | Issue: E

Project: **PROPOSED CHILDCARE CENTRE**

18-20 BROUGHTON STREET

CAMDEN

North:

SHEET 1 of 2

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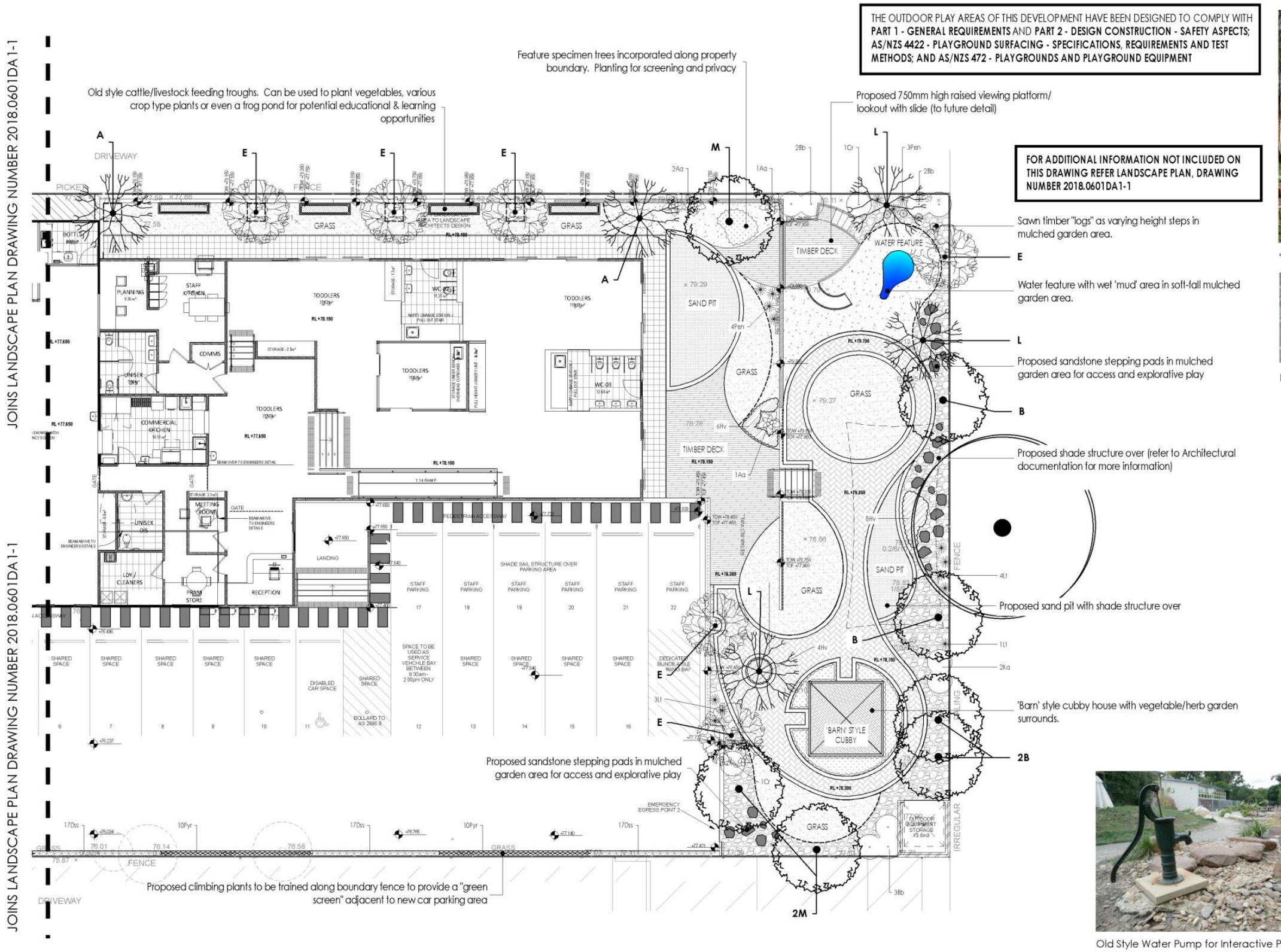
Attachment 6



'Barn' Style Cubby

Recycled Brick Paving

Timber Steppers in Garden

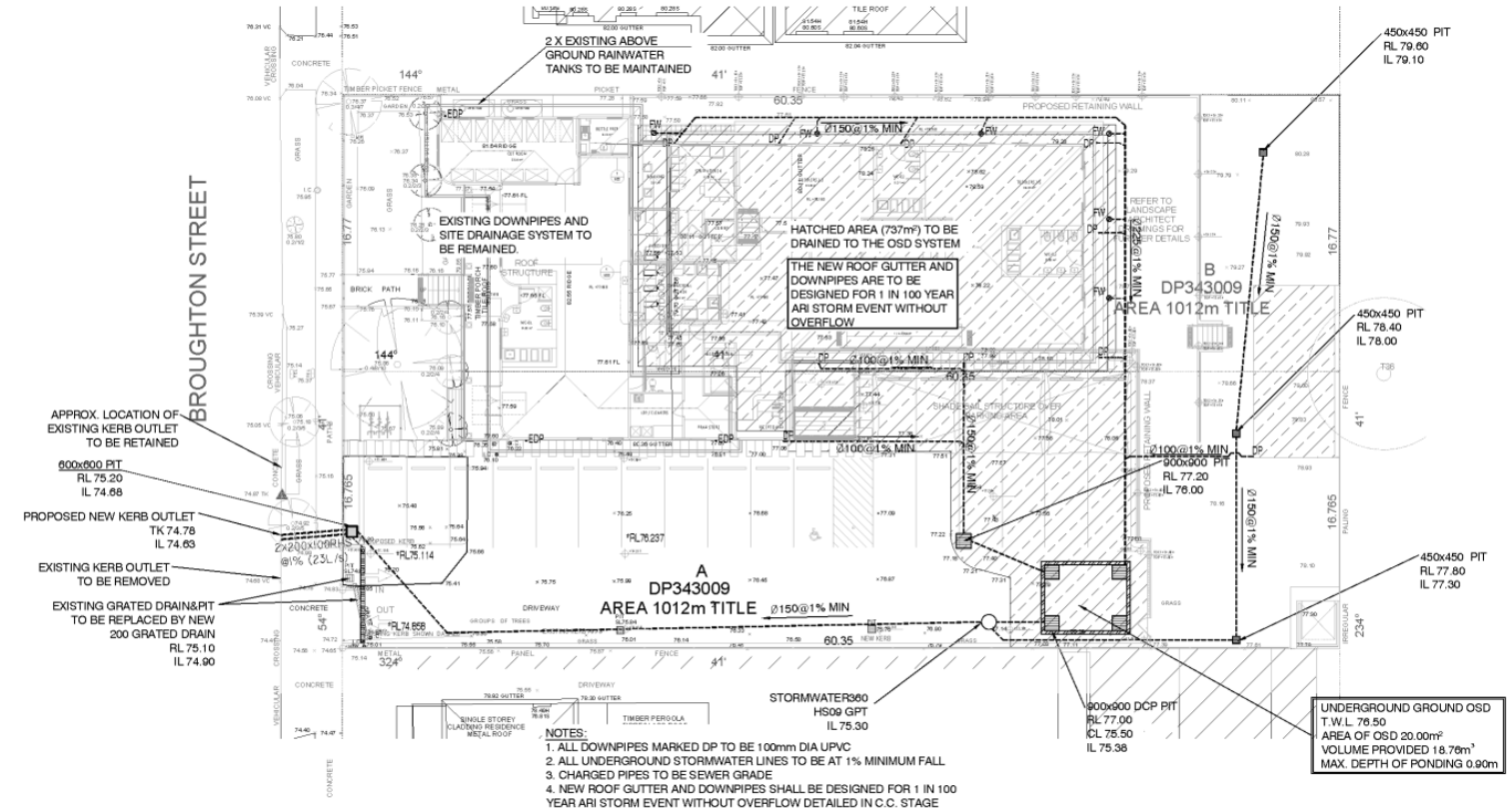
Timber Stepping Logs

Old Style Water Pump for Interactive Play

TGS Landscape Architects Postal Address: PO BOX 457 BEECROFT NSW 2119 ph. (02) 9980 1010 fax. (02) 9484 8071 web. www.tgslandscape.com.au	Amendments 01/04/2018 Landscape Concept (for review) 05/04/2018 Landscape DA Issue 14/04/2018 Landscape DA Issue 16/08/2018 Landscape DA Issue (revised as requested) 31/10/2018 Landscape DA Issue (revised) 07/02/2019 Landscape DA Issue (revised) - This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author - All dimensions must be checked on-site prior to the commencement of any works - All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS	Title: LANDSCAPE PLAN Client: Mr Nathan Stamatis Design by: JB Checked by: JB Scale: 1 : 100@A1/1:200@A3 (0 1 2 3 4 5 7.5) Issue: E	Date: 7th February 2019 Drawing number: 2018.0601DA1-2	Project: PROPOSED CHILDCARE CENTRE 18-20 BROUGHTON STREET CAMDEN North: SHEET 2 of 2

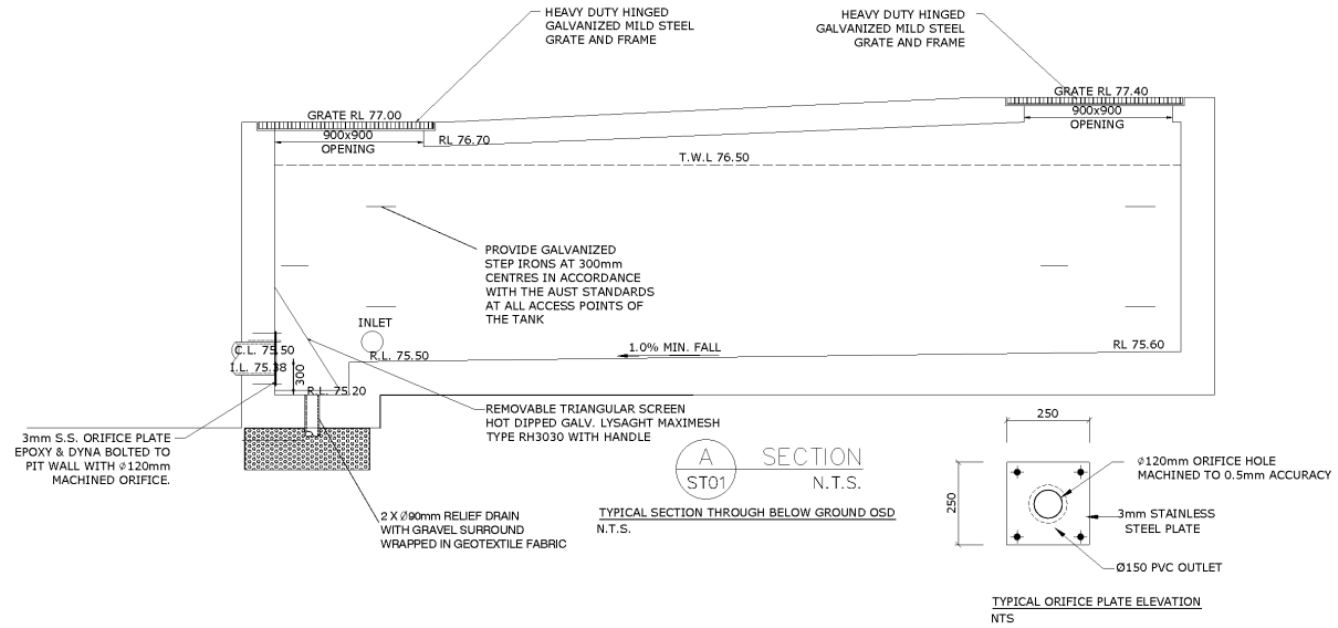
Proposed plans

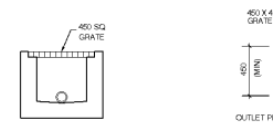
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 105

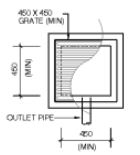


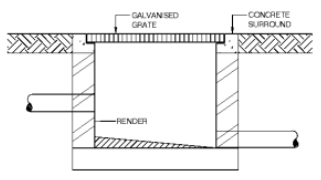
NOTES:
1. ALL DOWNPIPES MARKED DP TO BE 100mm DIA UPVC
2. ALL UNDERGROUND STORMWATER LINES TO BE AT 1% MINIMUM FALL
3. CHARGED PIPES TO BE SEWER GRADE
4. NEW ROOF GUTTER AND DOWNPIPES SHALL BE DESIGNED FOR 1 IN 100 YEAR ARI STORM EVENT WITHOUT OVERFLOW DETAILED IN C.C. STAGE

SITE STORMWATER DRAINAGE PLAN
SCALE 1:200









NOTE RE. SERVICES
APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS

DIAL 1100 BEFORE YOU DIG

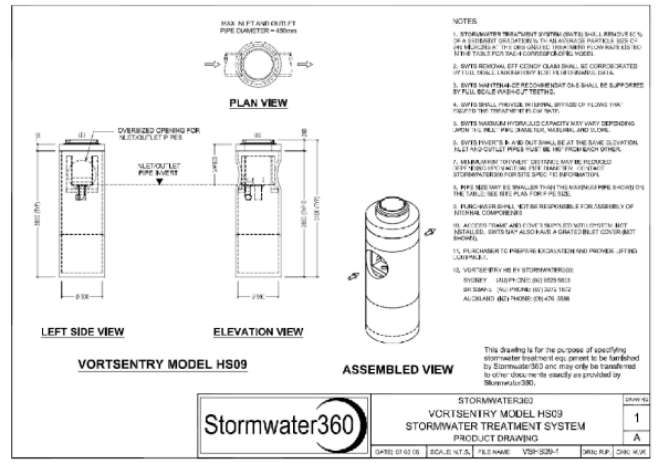
OSD CALCULATION SUMMARY:
SITE AREA = 2024m²
PRE-DEVELOPMENT:
40% PAVED, 60%GRASSED
5 YR ARI =60L/s
10YR ARI = 70L/s
20YR ARI =82L/s
50YR ARI =96L/s
100YR ARI =113L/s

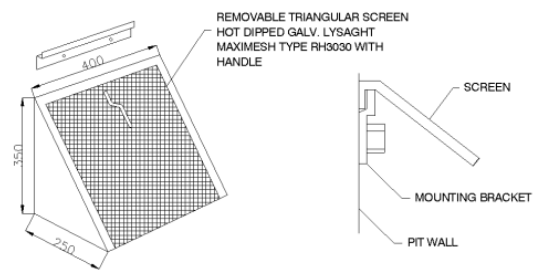
POST-DEVELOPMENT:
737m² HARD PAVED AREA TO BE DRAINED TO OSD SYSTEM
865m² HARD PAVED AREA AND 432m² SOFT PAVED AREA TO BE BYPASSED OSD SYSTEM
VOLUME OF OSD PROVIDED =18.76m³
SIZE OF ORIFICE =120mm²
5YR ARI = 58L/s
10YR ARI= 66L/s
20YR ARI= 75L/s
50YR ARI=87L/s
100YR ARI=98L/s

A CDS TYPE GROSS POLLUTANT TRAP SYSTEM SHALL BE PROVIDED FOR WATER QUALITY PROPOSED.

SYMBOLS

F.F.L	FINISHED FLOOR LEVEL
T.K	TOP OF KERB
RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
———	STORMWATER DRAINAGE PIPE
- - - - - -	DOWNPIPE TO RAINWATER TANK
• DP	100Ø DOWN PIPE (U.N.O.)
◖ SP	SPREADER
• IE	INSPECTION EYE
▨	MASONRY RETAINING WALL
⊗ FW	FLOOR WASTE 150Ø
▤	GRATED INLET PIT
▥	GRATED DRAIN
←	OVERLAND FLOW PATH
ES—	EMERGENCY SPILTTER
VD•	VERTICAL DROP
• EDP	EXISTING 100Ø DOWN PIPE (U.N.O.)
———	EXISTING STORMWATER DRAINAGE





MULTI PURPOSE FILTER SCREEN
N.T.S.
PRODUCT CODE: MMMPS (MASCOT ENGINEERING)

NOTES

1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES

danmor CONSULTING ENGINEERS
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E/ info@danmorconsulting.com.au
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AMENDMENTS

NO.	DESCRIPTION	DATE
A	FOR DA APPROVAL	20.05.18
B	FOR DA APPROVAL	06.06.18
C	FOR COUNCIL'S COMMENT	31.10.18

DRAWN: D.M. DESIGNED: D.M.
APPROVED: DATE: 28.05.18
DANNY MORCHED
B.E CIVIL
M.E STRUCTURAL
CPEng,MIEAust,NPER
MEMB. NO: 2320866
SCALE AT A1: 1:200 UNO

PROJECT:
ADDITIONS AND ALTERATION - CHILDCARE AT 18-20 BROUGHTON STREET, CAMDEN NSW

CLIENT:
NP STAMATIS HOLDING PTY LTD

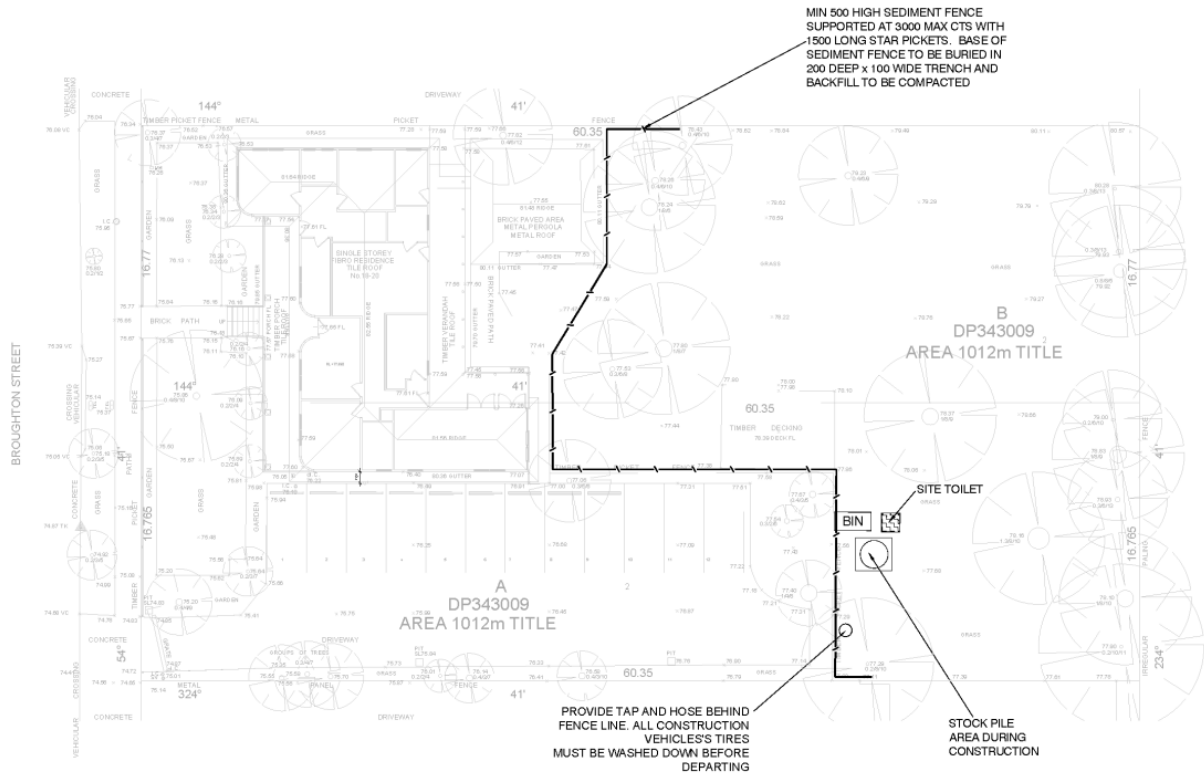
TITLE:
SITE DRAINAGE PLAN AND DETAILS

ALL DIMENSIONS IN 'mm' UNLESS OTHERWISE STATED
JOB NO. D18187
DRAWING NO. ST01

Proposed plans

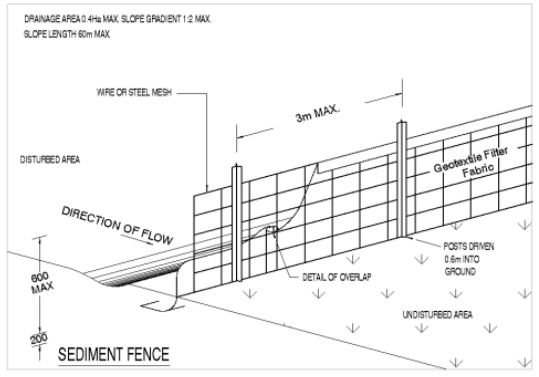
This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 106

Attachment 6

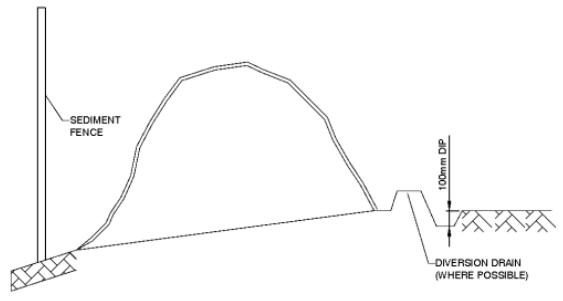


EROSION AND SEDIMENT CONTROL PLAN

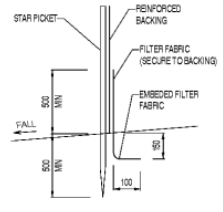
SCALE 1:200



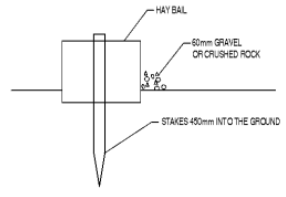
SEDIMENT FENCE



SOIL STOCK PILE

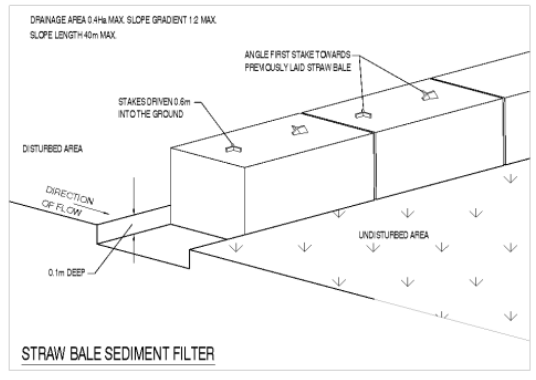


SILT FENCE DETAIL



HAY BAIL DETAIL

TO BE USED AS REQUIRED



STRAW BALE SEDIMENT FILTER

EROSION CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3rd EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
3. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
4. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER
5. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

SYMBOLS

EXISTING CONTOURS

SILT FENCE

WIRE MESH FENCE

NOTES: SOIL & WATER MANAGEMENT

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEPT DAILY.
6. NO MATERIAL TO BE STORED ON FOOTPATH.
7. IF YOU DO NOT COMPLY YOU MAY BE LIABLE TO A $1500 FINE.

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CLIENT:
NP STAMATIS HOLDING PTY LTD

TITLE:
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

ALL DIMENSIONS IN 'mm' UNLESS OTHERWISE STATED

JOB NO. D18187

DRAWING NO. ST02

Proposed plans

Naturally Trees

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Arborist Reports, Landscape Design, Flora and Fauna Surveys,
Biodiversity and Ecological Impact Assessments &
Bushfire Protection Assessment Services

Arboricultural Impact Appraisal and Method Statement

18 Broughton Street
Camden, NSW

Prepared for
NP Stamatis Holdings Pty Ltd

7 November 2018

by Andrew Scales
Dip. Horticulture / Dip. Arboriculture AQF5

PO Box 5085, Elanora Heights NSW 2101
E: info@naturallytrees.com.au M: 0417 250 420

CLPP01

Attachment 7

Summary

The proposed development includes alterations and additions to the existing dwelling and extension of the existing carparking area. I have inspected all the trees that could be affected and list their details in Appendix 2. Based on this information, I provided guidance to project architect on the constraints these trees impose on the use of the site.

Four high category trees and twenty-seven low category trees will be lost because of this proposal. However, a comprehensive landscaping scheme to mitigate these losses is proposed that will include the planting of new trees. The proposed changes may adversely affect a further two high category trees and three low category trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal is expected to have a moderate impact on the contribution of trees to local amenity or character.

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1. INTRODUCTION

1.1 **Instruction:** I am instructed by Five Canons Architecture to inspect the tree population at 18 Broughton Street, Camden and to provide an arboricultural report to accompany a development application. This report investigates the impact of the proposed development on trees and provides the following guidelines for appropriate tree management and protective measures:

- a schedule of the relevant trees to include basic data and a condition assessment;
- an appraisal of the impact of the proposal on trees and any resulting impact that has on local character and amenity;
- a preliminary arboricultural method statement setting out appropriate protective measures and management for trees to be retained

1.2 **Purpose of this report**: This report provides an analysis of the impact of the development proposal on trees with additional guidance on appropriate management and protective measures. Its primary purpose is for the council to review the tree information in support of the planning submission and use as the basis for issuing a planning consent or engaging in further discussions towards that end. Within this planning process, it will be available for inspection by people other than tree experts, so the information is presented to be helpful to those without a detailed knowledge of the subject.

1.3 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and include a summary in Appendix 1.

1.4 **Documents and information provided:** Five Canons Architecture provided me with copies of the following documents:

- Survey Plan, Dwg No. 18-0317 by Pang Surveyors dated 24 March 2018;
- Plans, Elevations and Sections, Dwg No. 001 to 401, by Five Canons Architecture dated 26 October 2018; and
- Landscape Plan, Dwg No. 2018.0601DA1-1 and 2018.0601DA1-2, by TGS Landscape Architects dated 31 October 2018.

1.5 **Scope of this report:** This report is only concerned with thirty-six trees, thirty-two located within the subject site and four adjacent to it, on public and private properties. It takes no account of other trees, shrubs or groundcovers within the site unless stated otherwise. It includes a preliminary assessment based on the site visit and the documents provided, listed in 1.4 above.

2. THE LAYOUT DESIGN

2.1 **Tree AZ method of tree assessment:** The TreeAZ assessment method determines the worthiness of trees in the planning process. TreeAZ is based on a systematic method of assessing whether individual trees are important and how much weight they should be given in management considerations. Simplistically, trees assessed as potentially important are categorised as '**A**' and those assessed as less important are categorised as '**Z**'. Further explanation of TreeAZ can be found in Appendix 3.

In the context of new development, all the Z trees are discounted as a material constraint in layout design. All the A trees are potentially important and they dictate the design constraints. This relatively simple constraints information is suitable for use by the architect to optimise the retention of the best trees in the context of other material considerations.

2.2 **Site visit and collection of data**

2.2.1 **Site visit:** I carried out an unaccompanied site visit on 7 June 2018. All my observations were from ground level and I estimated all dimensions unless otherwise indicated. Aerial inspections, root or soil analysis, exploratory root trenching and internal diagnostic testing was not undertaken as part of this assessment. I did not have access to trees on other private properties and have confined observations of them to what was visible from within the property. The weather at the time of inspection was clear and dry with good visibility.

2.2.2 **Brief site description:** 18 Broughton Street is located in the residential suburb of Camden (refer figure 1). The site is on the southern side of the road and surrounded by similar development. The property consists of a single storey residence that is currently unoccupied and set to the front of the site. A variety of ornamental and coniferous trees are scattered throughout the site and around the site boundaries.

Figure 1: The location of the subject site (www.googlemaps.com).

2.2.3 **Collection of basic data:** I inspected each tree and have collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule included, with explanatory notes, in Appendix 2. Each tree was then allocated to one of four categories (**AA**, **A**, **Z** or **ZZ**), which reflected its suitability as a material constraint on development.

2.2.4 **Identification and location of the trees:** I have illustrated the locations of the significant trees on the Tree Management Plan (Plan TMP01) included as Appendix 8. This plan is for illustrative purposes only and it should not be used for directly scaling measurements.

2.2.5 **Advanced interpretation of data:** Australian Standard *Protection of trees on development sites* (AS4970-2009), recommends that the trunk diameter measurement for each tree is used to calculate the tree protection zone (TPZ), which can then be interpreted to identify the design constraints and, once a layout has been consented, the exclusion zone is to be protected by barriers.

2.2.6 **Plan updates:** During my site visit, I noted one tree (Tree 36) that was not shown on the land survey. I have illustrated its approximate location on plan TMP01, but this position has not been accurately surveyed. I do not consider that this has affected the conclusions of this report.

2.3 **The use of the tree information in layout design:** Following my inspection of the trees, the information listed in Appendix 2 was used to provide constraints guidance based on the locations of all the A trees. All the Z trees were discounted because they were not considered worthy of being a material constraint. This guidance identified two zones of constraint based on the following considerations:

- The tree protection zone (TPZ) is an area where ground disturbance must be carefully controlled. The TPZ was established according to the recommendations set out in AS4970-2009 and is the radial offset distance of twelve (x12) times the trunk diameter. In principle, a maximum encroachment of 10% is acceptable within the TPZ and a high level of care is needed during any activities that are authorised within it if important trees are to be successfully retained.

- The structural root zone (SRZ) is a radial distance from the centre of a tree's trunk, where it is likely that structural, woody roots would be encountered. The distance is calculated on trunk flare diameter at ground level. The SRZ may also be influenced by natural or built structures, such as rocks and footings. The SRZ only needs to be calculated when major encroachment (>10%) into a TPZ is proposed.

3. ARBORICULTURAL IMPACT APPRAISAL

3.1 **Summary of the impact on trees:** I have assessed the impact of the proposal on trees by the extent of disturbance in TPZs and the encroachment of structures into the SRZ (as set out briefly in 2.3 above and more extensively in Appendix 2). All the trees that may be affected by the development proposal are listed in Table 1

Table 1: Summary of existing trees and trees that may be affected by development

Impact	Reason	Important trees		Unimportant trees	
		AA	A	Z	ZZ
Retained trees that may be affected through disturbance to TPZs	Removal of existing surfacing/structures/ landscaping and/or installation of new surfacing/structures/ landscaping		5, 36		1, 2, 3
Trees to be removed	Building and driveway construction and/or level variations within TPZ		22, 23, 25, 34	4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 26, 27, 28, 29, 30, 31, 32, 33, 35	

3.2 **Detailed impact appraisal**

3.2.1 **Category A trees to be lost:** The proposed development will necessitate the removal of four high category trees (Trees 22, 23, 25 and 34). These trees are considered moderate significance and display good health and condition. To compensate for loss of amenity, consideration has been given to replacement planting within the site (refer Landscape Plan, Dwg No. 2018.0601DA1-1 and 2018.0601DA1-2, by TGS Landscape Architects dated 31 October).

3.2.2 **Category A trees that could potentially be adversely affected through TPZ disturbance:** Two category A trees (Trees 5 and 36) could potentially be adversely affected through disturbance to their TPZ's as follows:

- Tree 5: This is a significant tree within the subject property. The proposed works will occupy 15% of the TPZ of this tree and therefore only minor impacts are expected. Tree sensitive construction measures must be implemented if works are to proceed within the TPZ as prescribed by the Australian Standard AS4970-2009 *Protection of trees on development sites*. Similarly, excavation works required to be undertaken within the TPZ should be performed by hand under the supervision of the project arborist.

  It should be noted that it is proposed to assess and prune/reduce the branches of Tree 5 to reduce leaf and fruit drop as required.

- Tree 36: This is a significant tree within the adjoining property. The proposed landscaping works will occupy 27% of the TPZ of this tree and therefore impacts are expected. Tree sensitive construction measures must

be implemented if works are to proceed within the TPZ as prescribed by the Australian Standard AS4970-2009 *Protection of trees on development sites*. Similarly, excavation works required to be undertaken within the TPZ should be performed by hand under the supervision of the project arborist.

It should be noted that all parts of *Melia azedarach* (Tree 36) plants are poisonous. Symptoms may include nausea, vomiting, diarrhoea, lethargy, confusion, coma, seizures, and death (www.childrens.health.qld.gov.au). Therefore, it is proposed to prune/reduce the overhanging branches of Tree 36 to reduce leaf and fruit drop.

3.2.3 **Low category trees to be retained:** Trees 1, 2 and 3 can be retained if appropriate protective measures are properly specified and controlled through a detailed arboricultural method statement.

3.2.4 **Low category trees to be removed:** The proposed development will necessitate the removal of twenty-seven trees of low and very low retention value. These include Trees 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 26, 27, 28, 29, 30, 31, 32, 33 and 35. None of these trees are considered significant or worthy of special measures to ensure their preservation.

3.3 Proposals to mitigate any impact

3.3.1 **Protection of retained trees:** The successful retention of trees within the site will depend on the quality of the protection and the administrative procedures to ensure protective measures remain in place throughout the development. An effective way of doing this is through an arboricultural method statement that can be specifically referred to in the planning condition. An arboricultural method statement for this site is set out in detail in Section 4.

3.3.2 **New planting:** In the context of the loss of trees, a comprehensive new landscaping scheme is proposed including semi-mature trees to be planted within available areas in prominent locations (refer Landscape Plan, Dwg No. 2018.0601DA1-1 and 2018.0601DA1-2, by TGS Landscape Architects dated 31 October 2018). The new trees should have the potential to reach their potential height without excessive inconvenience and be sustainable into the long term, significantly improving the potential of the site to contribute to local amenity and character.

3.3.3 **Summary of the impact on local amenity:** Four high category trees and twenty-seven low category trees will be lost because of this proposal. However, a comprehensive landscaping scheme to mitigate these losses is proposed that will include the planting of new trees. The proposed changes may adversely affect a further two high category trees and three low category trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal is expected to have a moderate impact on the contribution of trees to local amenity or character.

4. ARBORICULTURAL METHOD STATEMENT

4.1 Introduction

4.1.1 **Terms of reference:** The impact appraisal in Section 3 identified the potential impacts on trees caused by proposed development. Section 4 is an arboricultural method statement setting out management and protection details that must be implemented to secure successful tree retention. It has evolved from Australian Standard AS4970-2009 *Protection of trees on development sites*.

4.1.2 **Plan TMP01:** Plan TMP01 in Appendix 8 is illustrative and based entirely on provided information. This plan should only be used for dealing with the tree issues and all scaled measurements must be checked against the original submission documents. The precise location of all protective measures must be confirmed at the pre-commencement meeting before any demolition or construction activity starts. Its base is the existing land survey, which has the proposed layout superimposed so the two can be easily compared. It shows the existing trees numbered, with high categories (A) highlighted in green triangles and low categories (Z) highlighted in blue rectangles. It also shows the locations of the proposed protective measures.

4.2 Tree protection with fencing and ground protection

4.2.1 **Protection fencing:** Tree protection fencing must comply with AS4970 (section 4.3) recommendations. An illustrative guide is included as Appendix 4. The approximate location of the barriers and the TPZs is illustrated on plan TMP01. The precise location of the fencing must be agreed with the project Arborist before any development activity starts.

4.2.2 **Ground protection:** Any TPZs outside the protective fencing must be covered in ground protection based on AS4970 recommendations until there is no risk of damage from the demolition and construction activity. An illustrative specification for this ground protection is included as Appendix 5. On this site, it must be installed near Trees 5 and 36 as illustrated on plan TMP01 before any demolition and construction starts.

4.3 **Precautions when working in TPZs:** Any work in TPZs must be done with care as set out in Appendix 6. On this site, special precautions must be taken near Trees 1, 2, 3, 5 and 36 as illustrated on plan TMP01 and summarised below:

- **Removal of existing surfacing/structures and replacement with new surfacing/structures:** Trees 1, 2, 3, 5 and 36 may be adversely affected by the demolition and construction works. Any adverse impact must be minimised by following the guidance set out in Appendix 6.

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Attachment 7

- **Installation of new soft landscaping:** All landscaping activity within TPZs has the potential to cause severe damage and any adverse impact must be minimised by following the guidance set out in Section 7 of Appendix 6.
- **Installation of new services or upgrading of existing services:** It is often difficult to clearly establish the detail of services until the construction is in progress. Where possible, it is proposed to use the existing services into the site and keep all new services outside TPZs. However, where existing services within TPZs require upgrading or new services have to be installed in TPZs, great care must be taken to minimise any disturbance. Trenchless installation should be the preferred option but if that is not feasible, any excavation must be carried out by hand according to the guidelines set out in Section 6 of Appendix 6. If services do need to be installed within TPZs, consultation must be obtained from the project Arborist and/or council before any works are carried out.

4.4 Other tree related works

4.4.1 **Site storage, cement mixing and washing points:** All site storage areas, cement mixing and washing points for equipment and vehicles must be outside TPZs unless otherwise agreed with the project Arborist and/or council. Where there is a risk of polluted water run off into TPZs, heavy-duty plastic sheeting and sandbags must be used to contain spillages and prevent contamination.

4.4.2 **Pruning:** Any pruning that is required to accommodate hoardings, scaffolding or to accommodate the unloading/loading of vehicles and has been approved by Council shall be carried out by a qualified Arborist (AQF3) and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.

4.5 Programme of tree protection and supervision

4.5.1 **Site management:** It is the developer's responsibility to ensure that the details of this arboricultural method statement and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents must be kept on site at all times and the site manager must brief all personnel who could have an impact on trees on the specific tree protection requirements. This must be a part of the site induction procedures and written into appropriate site management documents.

5. HOW TO USE THIS REPORT

5.1 **Limitations:** It is common that the detail of logistical issues such as site storage and the build programme are not finalised until after consent is issued. As this report has been prepared in advance of consent, some of its content may need to be updated as more detailed information becomes available once the post-consent project management starts. Although this document will remain the primary reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments.

5.2 **Suggestions for the effective use of this report:** Section 4 of this report, including the relevant appendices, is designed as an enforcement reference. It is constructed so the council can directly reference the detail in a planning condition. Referencing the report by name and relating conditions to specific subsections is an effective means of reducing confusion and facilitating enforcement in the event of problems during implementation. More specifically, the following issues should be directly referenced in the conditions for this site:

1.	Pre-commencement meeting	4.5
2.	Protection fence	4.2.1 and Appendix 4
3.	Ground protection	4.2.2 and Appendix 5
4.	Removal of surfacing/structures	4.3 and Appendix 6 (Section 4)
5.	Installation of surfacing/structures	4.3 and Appendices 6 (Section 5)
6.	Services	4.3 and Appendix 6 (Section 6)
7.	Landscaping	4.3 and Appendix 6 (Section 7)
8.	Programming of tree protection	4.5 and Appendix 7
9.	Arboricultural supervision	4.5 and Appendix 7

Each of the above matters shall be supervised by the project arborist and the relevant conditions can only be discharged once that supervision has been confirmed in writing to the relevant parties. The last column of the table in Appendix 7 is to be used so that the various supervision issues can be recorded as they are confirmed by supervision letters. It is intended to act as a summary quick-reference to help keep track of the progress of the supervision.

6. OTHER CONSIDERATIONS

6.1 **Trees subject to statutory controls:** The subject trees are legally protected under Camden Council's Tree Preservation Order, it will be necessary to consult the council before any pruning or removal works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that the council may take an alternative point of view and have the option to refuse consent.

6.2 **Trees outside the property:** Trees located in the adjacent properties effectively out of the control of the owners of 18 Broughton Street, Camden. It will not be possible to easily carry out the recommended works without the full co-operation of the tree owners. The implications of non-cooperation require legal interpretation and are beyond the scope of this report.

7. BIBLIOGRAPHY

7.1 **List of references:**

Australian Standard AS4373-2007 *Pruning of Amenity Trees*.
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International Society ofArboriculture, Savoy, Illinois.

Mattheck, Dr. Claus R., Breloer, Helge (1995) The Body Language of Trees - A Handbook for Failure Analysis;
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Robinson, L (1994) Field Guide to the Native Plants of Sydney
Kangaroo Press, Kenthurst NSW

8. DISCLAIMER

8.1 Limitations on use of this report:

This report is to be utilized in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, and directly attached to that submission, report or presentation.

ASSUMPTIONS

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible: however, Naturally Trees can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

- *Information contained in this report covers only those trees that were examined and reflects the condition of those trees at time of inspection: and*
- *The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.*

Yours sincerely

Andrew Scales
Dip. Horticulture / Arboriculture
Mobile: 0417 250 420

APPENDIX 1

Brief qualifications and experience of Andrew Scales

1. **Qualifications:**

Associate Diploma Horticulture	Northern Sydney Institute of TAFE	1995-1998
Certificate in Tree Surgery	Northern Sydney Institute of TAFE	1998
Associate Diploma Arboriculture	Northern Sydney Institute of TAFE	1999-2006

2. **Practical experience:** Being involved in the arboricultural/horticultural industry for in excess of 10 years, I have developed skills and expertise recognized in the industry. Involvement in the construction industry and tertiary studies has provided me with a good knowledge of tree requirements within construction sites.

   As director of Naturally Trees, in this year alone I have undertaken hundreds of arboricultural consultancy projects and have been engaged by a range of clients to undertake tree assessments. I have gained a wide range of practical tree knowledge through tree removal and pruning works.

3. **Continuing professional development:**

Visual Tree Assessment (Prof. Dr. Claus Mattheck)	Northern Sydney Institute of TAFE 2001
Wood Decay in Trees (F.W.M.R.Schwarze)	Northern Sydney Institute of TAFE 2004
Visual Tree Assessment (Prof. Dr. Claus Mattheck)	Carlton Hotel, Parramatta NSW 2004
Tree A-Z / Report Writing (Jeremy Barrell)	Northern Sydney Institute of TAFE 2006
Up by Roots – Healthy Soils and Trees in the Built Environment (James Urban)	The Sebel Parramatta NSW 2008
Tree Injection for Insect Control (Statement of Attainment)	Northern Sydney Institute of TAFE 2008
Quantified Tree Risk Assessment (QTRA) Registered Licensee #1655	South Western Sydney Institute TAFE 2011
Practitioners Guide to Visual Tree Assessment	South Western Sydney Institute TAFE 2011
Quantified Tree Risk Assessment (QTRA) Registered Licensee #1655	Richmond College NSW TAFE 2014
VALID Approach to Likelihood of Failure (David Evans)	Centennial Park NSW 2017

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APPENDIX 2

Tree schedule

NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background; trees to be removed in red text.

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
1	*Prunus cerasifera 'Nigra'*	3	2	150	**2.0**	60%	O	Cambium damage	Grass	Kerb	L	**ZZ1**
2	*Prunus cerasifera 'Nigra'*	3	2	150	**2.0**	60%	O	Cambium damage	Grass	Kerb	L	**ZZ1**
3	*Prunus cerasifera 'Nigra'*	2	1	40	**2.0**	60%	O	Cambium damage	Grass	Kerb	L	**ZZ1**
4	*Pyrus calleryana*	6	5	250	**3.0**	80%	M	Nil	Garden bed	Nil	M	**Z12**
5	*Liquidambar styraciflua*	16	14	600	**7.2**	80%	M	Nil	Grass	Nil	H	**A1**
6	*Cupressus sp.*	9	6	300	**3.6**	60%	O	Dieback, Failed central leader	Garden bed	Adjacent driveway	M	**Z9**
7	*Sapium sebiferum*	4	3	100	**2.0**	80%	S	Nil	Garden bed	Adjacent driveway	L	**Z1**
8	*Cupressus sp.*	10	6	400	**4.8**	60%	O	Nil	Garden bed	Adjacent driveway	M	**Z4**
9	*Cupressus sp.*	10	5	300	**3.6**	60%	O	Nil	Garden bed	Adjacent driveway	M	**Z12**
10	*Cupressus sp.*	9	3	250	**3.0**	60%	O	Nil	Garden bed	Adjacent driveway	M	**Z12**
11	*Cupressus sp.*	4	2	200	**2.4**	60%	O	Dieback, Failed central leader	Garden bed	Adjacent driveway	M	**Z9**
12	*Cupressus sp.*	9	3	250	**3.0**	60%	O	Nil	Garden bed	Adjacent driveway	M	**Z12**
13	*Cupressus sp.*	10	5	300	**3.6**	60%	O	Nil	Garden bed	Adjacent driveway	M	**Z12**
14	*Acer negundo*	8	7	250	**3.0**	80%	M	Nil	Grass	Nil	M	**Z3**
15	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Garden bed	Nil	M	**Z12**
16	*Sapium sebiferum*	4	3	100	**2.0**	80%	S	Nil	Garden bed	Adjacent driveway	L	**Z1**
17	*Sapium sebiferum*	5	4	100	**2.0**	80%	M	Nil	Garden bed	Nil	L	**Z1**
18	*Sapium sebiferum*	6	4	200	**2.4**	80%	M	Nil	Grass	Adjacent driveway	L	**Z1**
19	*Lagerstroemia indica*	5	5	200	**2.4**	80%	M	Nil	Grass	Nil	L	**Z1**

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
20	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Grass	Nil	L	**Z12**
21	*Phoenix canariensis*	3	3	300	**2.0**	80%	S	Nil	Grass	Nil	L	**Z1**
22	*Fraxinus angustifolia*	10	9	300	**3.6**	70%	M	Nil	Garden bed	Nil	M	**A1**
23	*Callistemon salignus*	10	8	400	**4.8**	80%	M	Nil	Garden bed	Adjacent driveway	M	**A1**
24	*Fraxinus angustifolia*	7	5	300	**3.6**	60%	M	Failured, first order branch, Lopped canopy	Garden bed	Adjacent building	M	**Z9**
25	*Brachychiton discolor*	10	6	500	**6.0**	70%	M	Nil	Grass	Nil	M	**A1**
26	*Fraxinus angustifolia*	14	10	350	**4.2**	70%	M	Co-dominant, Very poor form	Grass	Nil	M	**Z9**
27	*Fraxinus angustifolia*	14	10	400	**4.8**	70%	M	Co-dominant, Very poor form	Grass	Nil	M	**Z9**
28	*Phoenix canariensis*	3	3	300	**2.0**	80%	S	Nil	Grass	Nil	L	**Z1**
29	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Grass	Nil	L	**Z12**
30	*Fraxinus angustifolia*	5	5	200	**2.4**	60%	M	Co-dominant, Very poor form	Grass	Nil	M	**Z9**
31	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Garden bed	Nil	M	**Z12**
32	*Jacaranda mimosifolia*	12	8	450	**5.4**	70%	M	Leaning, Suppressed canopy	Grass	Nil	M	**Z12**
33	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Garden bed	Nil	M	**Z12**
34	*Melia azedarach*	12	9	300	**3.6**	80%	M	Nil	Grass	Adjacent building	M	**A1**
35	*Phoenix canariensis*	6	5	600	**2.0**	80%	M	Nil	Garden bed	Nil	M	**Z12**
36	*Melia azedarach*	20	18	700	**8.4**	80%	M	Co-dominant	Grass	Nil	H	**A1**

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Explanatory Notes

- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.
- **Species:** The species identification is based on visual observations and the botanical name. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Tree number:** relates to the reference number used on site diagram/report.
- **Height:** Height is estimated to the nearest metre.
- **Spread:** The average crown spread is visually estimated to the nearest metre from the outermost tips of the live lateral branches.
- **DBH:** These figures relate to 1.4m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- **Foliage Cover:** Percent of estimated live foliage cover for particular species range.
- **Age class:**

Y	Young = recently planted
S	Semi-mature (<20% of life expectancy)
M	Mature (20-80% of life expectancy)
O	Over-mature (>80% of life expectancy)

- **TPZ:** The Tree Protection Zone (TPZ) is the radial offset distance of twelve times the trunk diameter in meters.
- **Tree AZ:** See reference for Tree AZ categories in Appendix 3.
- **Significance:** A tree's significance/value in the landscape takes into account its prominence from a wide range of perspectives. This includes, but is not limited to neighbour hood perspective, local perspective and site perspective. The significance of the subject trees has been categorized into three groups, such as: High, Moderate or Low significance.

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APPENDIX 3

TreeAZ Categories (Version 9.02 A+NZ)

Z **Category Z: Unimportant trees not worthy of being a material constraint**

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc

High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure

Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc

Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people

Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognised court or tribunal would be likely to authorise removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognised court or tribunal would be likely to authorise removal, i.e. severe structural damage to surfacing and buildings, etc

Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population

Z9	Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorisation hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

A **Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint**

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorisation hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy (www.treeaz.com/tree_az/)

APPENDIX 4

Tree protection fencing and signs - Illustrative specification

Protective fencing: Protective 1.8m high fencing should be installed at the location illustrated on the Tree Management Plan before any site works start. All uprights should be fixed in position for the duration of the development activity. The fixings must be able to withstand the pressures of everyday site work.

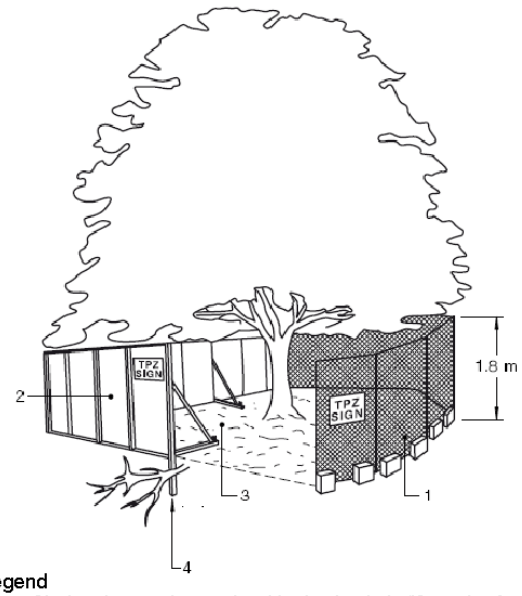
Inside the protective fencing, the following rules must be strictly observed:

- **No vehicular access**
- **No storage of excavated debris, building materials or fuels**
- **No excessive cultivation for landscape planting**
- **No fires**
- **No mixing of cement**
- **No service installation or excavation**

Once erected, protective fencing must not be removed or altered without consulting first with the project Arborist.

Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area and signage must be attached to outside of fencing.

Signage: All signs are to provide clear and readily accessible information to indicate that a TPZ has been established. Signage identifying the TPZ must be attached to outside of fencing and be visible from within the development site.



Signage example:

Legend

1. Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3. Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

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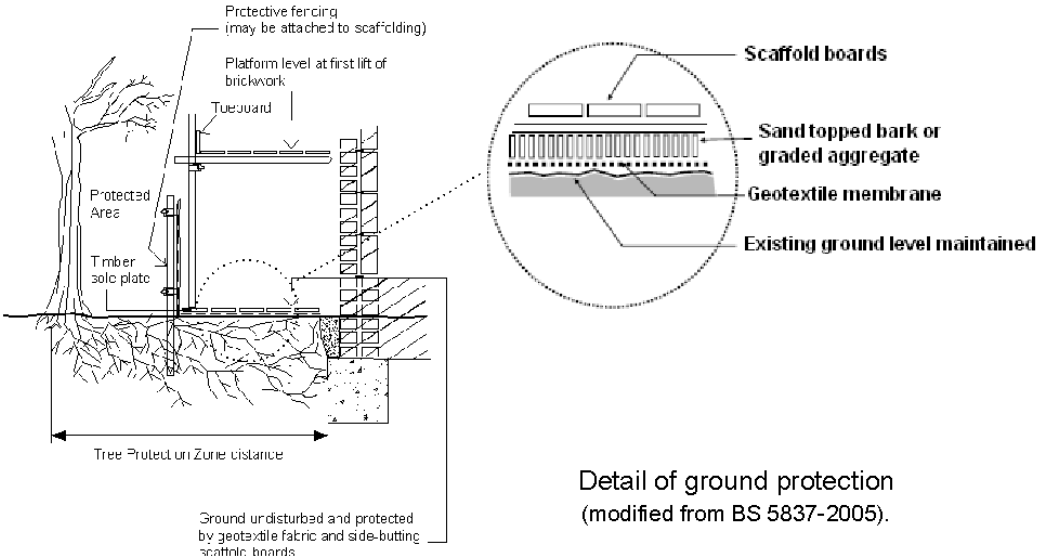
APPENDIX 5

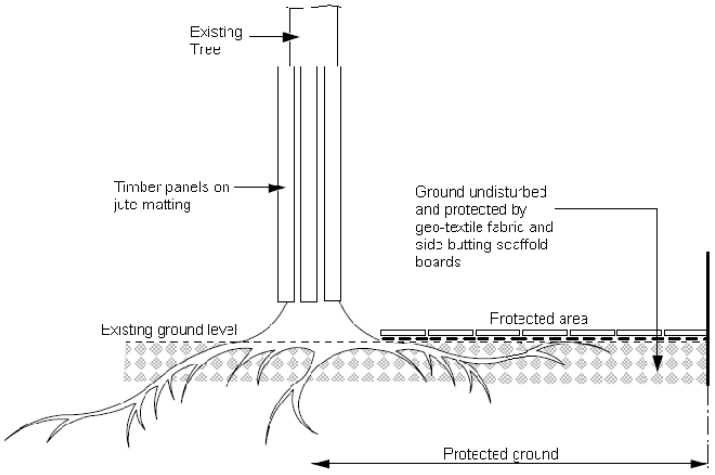
Root zone and trunk protection - Illustrative specification

Root zone protection: Where necessary, access through the TPZ can be achieved by laying aggregate and timber boards (or similar) over the root zone to protect roots. The ground beneath the boarding should be left undisturbed and should be protected with a porous geo-textile fabric covered with sand or mulch.



Detail of ground protection
(modified from BS 5837-2005).

Trunk protection: Where fencing cannot be installed, the vertical trunk of exposed trees shall be protected by the placement of 3.6m lengths of 50 x 100mm hardwood timbers, spaced vertically, at 150mm centres and secured by 2mm wire at 300mm wide spacing over suitable protective padding material e.g. Jute Matting. The trunk protection shall be maintained intact until the completion of all work on site.



Detail of trunk protection.

APPENDIX 6
General guidance for working in TPZ

1 PURPOSE OF THIS GUIDANCE

This guidance sets out the general principles that must be followed when working within a TPZ. Where more detail is required, it will be supplemented by illustrative specifications in other appendices in this document (refer Appendix 4 and 5).

This guidance is based on the Australian Standards (2009) AS4970: *Protection of Trees on Construction Sites*.

Once the site works start, this guidance is specifically for the site personnel to help them understand what has been agreed and explain what is required to fully meet their obligations to protect trees. All personnel working in TPZs must be properly briefed about their responsibilities towards important trees based on this guidance.

This guidance should always be read in conjunction with the Tree Management Plan (TMP01) illustrating the areas where specific precautions are necessary. Each area where precautions are required is explained on the plan as identified on the legend. All protective measures should be installed according to the prevailing site conditions and agreed as satisfactory by the Project Arborist before any demolition or construction work starts.

2 TREE PROTECTION

2.1 Tree Protection Zone (TPZ)

The TPZ is a radial setback, extending outwards from the centre of the trunk, where disturbance must be minimised if important trees are to be successfully retained. The TPZ area is illustrated on the Tree Management Plan (TMP01) accompanying this guidance.

- The TPZ is a radial setback extending outwards from the centre of the trunk equal to the DBH x 12.
- This area shall be protected by tree protective fencing (refer Appendix 4).
- Any part of the TPZ outside of the tree protective fencing area must be isolated from the work operations by protective barriers and/or root zone protection for the duration of the work (refer Appendix 5).
- The Project Arborist shall approve the extent of the TPZ prior to commencement of works.
- The TPZ shall be mulched to a depth of 90mm with approved organic mulch e.g. leaf and wood chip where possible.
- Supplementary watering shall be provided in dry periods to reduce water or construction stress, particularly to those trees which may incur minor root disturbance.

The following activities shall be excluded within the TPZ:

- Excavation, compaction or disturbance of the existing soil.
- The movement or storage of materials, waste or fill.
- Soil level changes
- Disposal/runoff of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids
- Movement or storage of plant, machinery, equipment or vehicles.
- Any activity likely to damage the trunk, crown or root system.

2.2 Arboricultural supervision

Any work within TPZs requires a high level of care. Qualified arboricultural supervision is essential to minimise the risk of misunderstanding and misinterpretation. Site personnel must be properly briefed before any work starts. Ongoing work must be inspected regularly and, on completion, the work must be signed off by the Project Arborist to confirm compliance by the contractor.

2.3 Tree protection fencing, root zone and trunk protection

Prior to site establishment, tree protection fencing and root zone and trunk protection shall be installed to establish the TPZ for trees to be retained in accordance with site conditions. These protective barriers shall be maintained entire for the duration of the construction program (refer Appendix 4 and 5).

Tree protection fencing and trunk and root zone protection shall be removed following completion of construction. The mulch layer in the TPZ shall be retained and replenished where required to maintain a 75mm thickness

2.4 Pruning

All pruning work required (including root pruning) should be in accordance with Australian Standard No 4373-1996 - Pruning of Amenity Trees.

2.5 Tree Damage

In the event of damage to a tree or the TPZ, the Project Arborist shall be engaged to inspect and provide advice on remedial action. This should be implemented as soon as practicable and certified by the Project Arborist.

2.6 Post construction maintenance

In the event of any tree deteriorating in health after the construction period, the Project Arborist shall be engaged to provide advice on any remedial action. Remedial action shall be implemented as soon as practicable and certified by the Project Arborist.

3 EXCAVATION AND FILL IN TPZ

3.1 Excavation within TPZ

If excavation within the TPZ is required the following shall be applied to preserve tree root systems:

- Excavation within TPZ must be carried out under the instruction and supervision of the Project Arborist.
- A root mapping exercise is to be undertaken and certified by the Project Arborist. Root mapping shall be undertaken by either ground penetrating radar, air spade, water laser or by hand excavation using hand tools, taking care not to damage the bark and wood of any roots.
- The purpose of the root mapping shall be to locate woody structural roots greater than 40mm in diameter. Where possible, flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.
- If digging by hand, a fork shall be used to loosen the soil and help locate any substantial roots.
- Once roots have been located, the trowel shall be used to clear the soil away from them without damaging the bark.
- Exposed roots to be removed shall be cut cleanly with a sharp saw or secateurs.
- Roots temporarily exposed shall be protected from direct sunlight, drying out and extremes of temperature by appropriate covering.

3.2 Fill within TPZ

Placement of fill material within the Tree Protection Zone of trees to be retained should be avoided where possible. However, where fill cannot be avoided:

- All fill material to be placed within the TPZ should be approved by Project Arborist and consist of a course, gap-graded material to provide aeration and percolation to the root zone. Materials containing a high percentage of 'fines' is unacceptable for this purpose.
- The fill material should be consolidated with a non-vibrating roller to minimise compaction of the underlying soil.
- No fill material should be placed in direct contact with the trunk.

4 DEMOLITION OF SURFACING/STRUCTURES IN TPZ

4.1 Definitions of surfacing and structures

For the purposes of this guidance, the following broad definitions apply:

• **Surfacing:** Any hard surfacing used as a vehicular road, parking or pedestrian path including tarmac, solid stone, crushed stone, compacted aggregate, concrete and timber decking.

• **Structures:** Any man-made structure above or below ground including service pipes, walls, gate piers, buildings and foundations. Typically, this would include drainage structures, services, car-ports, bin stores and concrete slabs that support buildings.

4.2 Demolition and access

Roots frequently grow adjacent to and beneath existing surfacing/structures so great care is needed during access and demolition. Damage can occur through physical disturbance of roots and/or the compaction of soil around them from the weight of machinery or repeated pedestrian passage. This is not generally a problem whilst surfacing/structures are in place because they spread the load on the soil beneath and further protective measures are not normally necessary. However, once they are removed and the soil below is newly exposed, damage to roots becomes an issue and the following guidance must be implemented:

- No vehicular or repeated pedestrian access into TPZ permitted unless on existing hard surfacing or root zone protection.
- Regular vehicular and pedestrian access routes must be protected from compaction with temporary root zone protection as set out in Appendix 5.
- Where a TPZ is exposed by the work, it must be protected as set out in AS4970 until there is no risk of damage from the development activity.

4.3 Removal of surfacing/structures

Removing existing surfacing/structures is a high-risk activity for any adjacent roots and the following guidance must be observed:

- Appropriate tools for manually removing debris may include a pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow.
- Machines with a long reach may be used if they can work from outside the TPZ or from protected areas within the TPZ.
- Debris to be removed from the TPZ manually must be moved across existing hard surfacing or temporary root zone protection in a way that prevents compaction of soil. Alternatively, it can be lifted out by machines provided this does not disturb the TPZ.
- Great care must be taken throughout these operations not to damage roots.

5 INSTALLATION OF SURFACING/STRUCTURES IN TPZ

5.1 **Basic principles:** New surfacing/structures in a TPZ are potentially damaging to trees because they may disturb the soil and disrupt the existing exchange of water and gases in and out of it. Adverse impact on trees can be reduced by minimising the extent of these changes within the TPZ.

- **Surfacing:** Suitable surfacing should be relatively permeable to allow water and gas movement, load spreading to avoid localised compaction and require little or no excavation to limit direct damage. The actual specification of the surfacing is an engineering issue that needs to be considered in the context of the bearing capacity of the soil, the intended loading and the frequency of loading. The detail of product and specification are beyond the scope of this guidance and must be provided separately by the appropriate specialist.

- **Structures:** Where possible structures are to be constructed above ground level on piled supports and redirecting water to where it is needed. The detailed design and specification of such structures is an engineering issue that should be informed and guided by the Project Arborist. Conventional strip foundations in the TPZ for any significant structure may cause excessive root loss and are unlikely to be acceptable. However, disturbance can be significantly reduced by supporting the above ground part of the structures on small diameter piles/piers or

cast floor slabs set above ground level. The design should be sufficiently flexible to allow the piles to be moved if significant roots are encountered in the preferred locations.

5.2 Establishing the depth of roots

The precise location and depth of roots within the soil is unpredictable and will only be known when careful digging starts on site. Ideally, all new surfacing within a TPZ should be no-dig, i.e. requiring no excavation whatsoever, but this is rarely possible on undulating surfaces.

New surfacing normally requires an evenly graded sub-base layer, which can be made up to any high points with granular, permeable fills such as crushed stone or sharp sand. This sub-base must not be compacted as would happen in conventional surface installation. Some limited excavation is usually necessary to achieve this and need not be damaging to trees if carried out carefully and large roots are not cut.

Tree roots and grass roots rarely occupy the same soil volume at the top of the soil profile, so the removal of a turf layer up to 50mm is unlikely to be damaging to trees. It may be possible to dig to a greater depth depending on local conditions but this would need to be assessed by the Project Arborist.

6 SERVICES IN TPZ

For the purposes of this guidance, services are considered as structures. Excavation to upgrade existing services or to install new services within a TPZ may damage retained trees and should only be chosen as a last resort. In the event that excavation emerges as the preferred option, the decision should be reviewed by the Project Arborist before any work is carried out. If excavation is agreed, all digging should be done carefully and follow the guidance set out in 3.1 above.

7 SOFT LANDSCAPING IN TPZ

For the purposes of this guidance, soft landscaping includes the re-profiling of existing soil levels and covering the soil surface with new plants or an organic covering (mulch). It does not include the installation of solid structures or compacted surfacing.

Soft landscaping activity after construction can be extremely damaging to trees.

No significant excavation or cultivation shall occur within the TPZ (e.g. planting holes). Where new designs require levels to be increased to tie in with new structures or surrounding ground level, good quality and relatively permeable top soil should be used for the fill. It should be firmed into place but not over compacted in preparation for turfing or careful shrub planting.

All areas close to tree trunks should be kept at the original ground level and have a mulched finish rather than grass to reduce the risk of mowing damage.

This is the report submitted to the Camden Local Planning Panel held on 16 April 2019 - Page 131

APPENDIX 7

Schedule of works and responsibilities

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1	Indicate clearly (with spray paint) trees approved for removal only	Principal Contractor	Project Arborist	Prior to demolition and site establishment
2	Establishment of tree protection fencing and additional root, trunk and/or branch protection	Principal Contractor	Project Arborist	Prior to demolition and site establishment
3	Supervise all excavations works proposed within the TPZ	Principal Contractor	Project Arborist	As required prior to the works proceeding adjacent to the tree
4	Inspection of trees by Project Arborist	Principal Contractor	Project Arborist	Monthly during construction period
5	Final inspection of trees by Project Arborist	Principal Contractor	Project Arborist	Prior to the issue of Occupation Certificate

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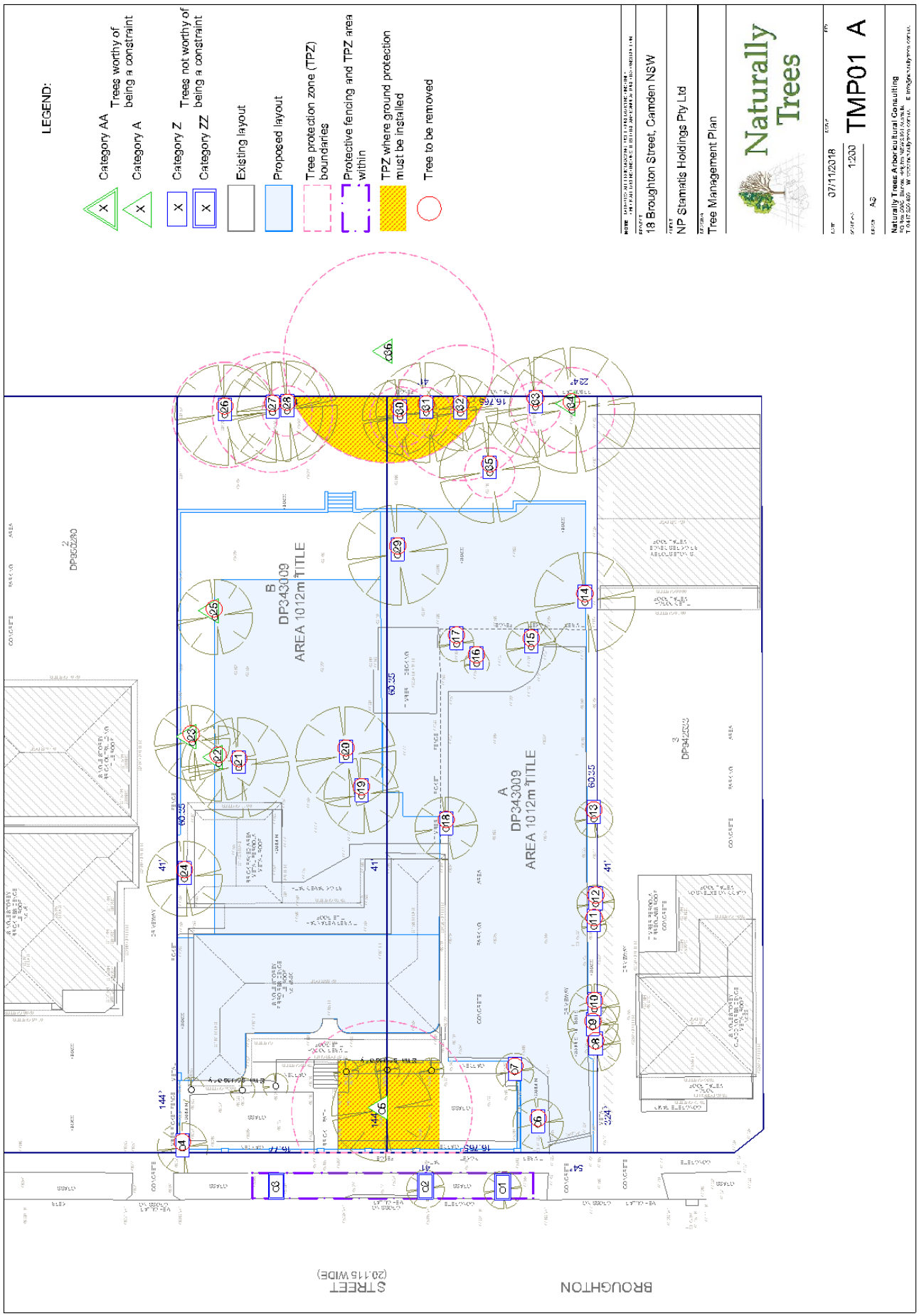
Attachment 7

APPENDIX 8

Tree management plan

-refer attached Tree Management Plan, Dwg No. TMP01,
by Naturally Trees dated 7 November 2018



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Attachment 7