

DESIGN CERTIFICATE STATEMENT

Address: 46A Townsend Street Condell Park

Development: Development Application for Proposed Childcare Centre

Reference: 2023-118

Dated: 23 November 2023

I, Sue Ayad, the principal of Unique Garden Design and a member of Landscape Design Institute, certify that the landscape design and documentation prepared by my office complies with Childcare and Department of Education SEPP guidelines – Delivering quality childcare for NSW September 2021.

The Landscape plan is proposing the following:

3.4 Landscaping Child care planning Guide

C17- Landscape plan has been designed to incorporate screening along the boundary and integrated fencing.

C18 -Under car parking has been allocated for the centre.

- Shade trees have been selected to provide shade and allow sun in winter on the whole site. Consideration has been taken to use local plants.
- Low plants to soften and enhance streetscape.

3.5 Visual and acoustic privacy

- Canopy trees and screening plants have been noted on site to create privacy from neighbouring properties.
- Variety of trees and dense shrubs have been proposed to reduce sound transmission between outdoor play areas and neighbouring properties.
- Quiet areas for have been nominated on site

C19 – Screening plants in planters have been proposed to prevent overlooking on neighbouring properties.

C 20 – Screening plants in variety of heights to provide screening for privacy.

C21 – Screening plants in variety of heights to provide screening for privacy.

C22- Proposed gap free fences.

C23 -Please refer to acoustic report for further information.

4.9 Outdoor Space Requirements

- Unencumbered space for outdoor areas are **not** included areas of dense hedged or plantings along boundaries.

Simulated outdoor environments.

- Nature light has been incorporated into the design
- A combination of different floor types and textures have been proposed for outdoor environments.
- Proposed Softfall must comply with Australian Standards/NZS 4422:1996 Playground Surfacing -Specifications, Requirements and Testing Methods is to be used in the centre.
- Proposed sand pits and water play areas have been nominated on plan.
- Proposed Children's Play equipment to comply with Australian standards 1924.1.1981 Playground equipment for Park, Schools and Domestic use General Requirements.
- Proposed dense planting with the use of evergreen and deciduous trees.
- Sensory garden and vegetable garden has been nominated on plan.

4.10 Natural environment

Regulation 113 – Education and Care Services National Regulations.

- All proposed shrubs and trees for the play space a safe for children
- The outdoor space is designed to have a variety of experiences which will facilitate the development of cognitive and physical skills and provide good opportunities for social interactions and allow children to appreciate the natural environment.
- All proposed elements are not limited to supervision and minimise opportunities for bullying and antisocial behaviour.
- Proposed outdoor learning, socialisation and recreation by positing outdoor urban furniture and play equipment in configurations that will assist in facilitating interaction with other children and staff.

4.11 Shade

Nature shade

- Proposed local species dense trees local to allow shade in summer and deciduous trees to allow filtered winter sun. Selected trees are suited for local soil and climatic conditions on site.
- Proposed trees have been nominated to planted site perimeter to prevent obstruction of supervision.
- Proposed trees are to be pruned on the underside to all shaded nooks underneath.
- Proposed deciduous trees are to be planted on eastern and western to allow solar access.
- Proposed a balance of evergreen and deciduous trees to give shade in summer and sunlight in winter.

Built shade structures

- Proposed shade sail and open pergola to allow shade where necessary.

4.12 Fencing

- Please refer to architectural plan and design.

Bankstown City Council - Part 6- Childcare Centres

Deep soil zones ***Provided in deep soil zones.***

3.10 Childcare centres in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must provide:

- (a) a minimum 2-metre-wide deep soil zone along the primary road frontage and secondary road frontage of an allotment; and
- (b) a minimum 1.5-metre-wide deep soil zone around the perimeter of the outdoor play area, to act as a buffer to the fence, provide spatial separation to neighbouring properties and enhance the aesthetic quality of the space.

The deep soil zone must be landscaped by way of deep soil plantings and canopy trees.

Proposed Landscape plan complies with the above conditions.

Landscaped Area

Objectives

The objectives are:

- (a) To have appropriate landscaping and outdoor play areas in child care centres. . ***Provided as shown on proposed landscape plan.***
- (b) To have useable open space on the street frontage for canopy trees and deep soil zones. ***Provided as shown on proposed landscape plan.***
- (c) To have landscaping that softens the appearance of buildings, car parks and service areas. ***Provided as shown on proposed landscape plan.***
- (d) To have useable private open space to dwellings that form part of child care centres. ***Provided as shown on proposed landscape plan.***

All Conditions below have been attended to as shown on Proposed landscape plan .

Landscaping

6.4 Development applications must submit a detailed landscape plan prepared by a qualified landscape architect that:

- (a) shows all existing trees and the general location, type and size of trees both proposed and to be retained; and
- (b) considers the following guidelines:
 - (i) retain existing significant trees and under storey vegetation.
 - (ii) trees should be a major element in the provision of landscaping, where appropriate. Shrubs and ground cover planting should supplement these trees;
 - (iii) any landscaping must use hardy species with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix

1); and

- (iv) avoid low branching trees in pedestrian traffic areas, and species with prickly/spiny leaves or fruit.

6.5 The landscaping of outdoor play areas must not include the species listed in

Appendix 2 or any of the species listed below:

- (a) plants known to produce toxins;
- (b) plants with high allergen properties;
- (c) plants with profuse scented flowers or known to attract high numbers of bees, spiders, and insects;
- (d) plants with thorns or spiky foliage and branches; and
- (e) any weed or potential weed species.

Bankstown City Council

Bankstown Development Control Plan 2015–Part B6 21

March 2015 (Amended December 2019)

Retaining walls

6.6 Outdoor play areas must avoid retaining walls where possible.

6.7 The maximum height for retaining walls in outdoor play areas is 400mm above natural ground level, and must incorporate a safety fence or the like to prevent accidental falls.

6.8 Retaining walls must locate agricultural drainage lines:

- (a) behind the base of the wall and at the foot of the wall; and
- (b) the drainage lines must connect with the proposed stormwater drainage system of the development.

6.9 Retaining walls on the boundary of an allotment must be masonry construction.

Controls

1. A minimum of 25% of the site area shall consist of Landscaped Area, this may include lawn, deep rooted trees, garden beds and mulched areas. Provided as shown on proposed landscape plan.

2. There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees. **Provided as shown on proposed landscape plan.**

3. A minimum of 50% of the front setback area shall be landscaped area. **Provided as shown on proposed landscape plan.**

4. There must be an unencumbered area of 3 x 5m in the front setback for the opportunity to accommodate deep rooted trees. **Provided as shown on proposed landscape plan.**

2. Areas of grass are to be limited to play areas. Other landscaped areas are to be planted. **Provided on landscape plan**

3. Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry. **Provided on landscape plan**

4. Landscaping species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species. **Provided on landscape plan**

5. The setback areas of development are to be utilised for canopy tree planting. The landscape design for all development must include canopy trees that will achieve a minimum 8m height at maturity within front and rear setback areas. Any tree with a mature height over 8m should be planted a minimum distance of 3m from the building or utility services. **Provided on landscape plan**

6. Landscape planting should principally comprise of native species to maintain the character of Liverpool and provide an integrated streetscape appearance. Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access. **Provided on landscape plan**

7. The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors. **Provided on landscape plan**

8. Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties. The height of screening plants to be provided is 2.5 to 3m at maturity. **Provided on landscape plan**

9. Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from internal rooms as appropriate for gardener access. **Provided on landscape plan**

Notes:

-All trees are to have been grown in accordance with 'A guide to assessing tree quality' by Clarke and NATSPEC Guide no. 2.

-All trees planted must have adequate root volume so as to not require staking. Reference should be made to AS 2303:2015 for ideal stock.

LDI-Registration No: 531 A} Current Professional Indemnity Insurance B} Accreditation: Diploma in Landscape Design & Horticulture

Signature:

Dated: 20.12.2023

Sue Ayad