

Statement of Environmental Effects

Proposed Centre-Based Child Care Facility at 7-9 Banksia Road, Greenacre

November 2024



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Introduction

This report has been prepared by Navon Planning on behalf of The Grove Academy in relation to the proposed child-based care facility at 7-9 Banksia Road, Greenacre. The proposal seeks to construct a new two storey child-based care facility accommodating 100 children including basement parking. The proposal is appropriate for the site and surrounding area and assists in meeting the emerging demand for child care services within the local Greenacre area.

Preliminary urban planning advice was obtained by Mr Warren Terry, Council's Senior Town Planner to assist with guiding the design and to achieve a favourable outcome for both Council and the surrounding area. Navon Planning have assessed the proposal against the relevant State and Council planning controls and the proposal is considered satisfactory and worthy of Council approval.

This application is supported by the following documents:

- Architectural plans prepared by Lockhart - Krause Architects
- Survey prepared by Azimuth Surveyors
- Statement of Environmental Effects prepared by Navon Planning
- Landscape Plan prepared by Studio Georgouras
- Stormwater Plan prepared by Hyten Engineering
- Traffic and Parking Impact Assessment prepared by Hemanote Consultants
- Acoustic Assessment prepared by RWDI
- Arboricultural Impact Assessment prepared by Arbor Express
- BCA Assessment Report prepared by Credwell
- Access Assessment Report prepared by Credwell
- Preliminary fire safety engineering review prepared by Warringtonfire Australia
- Waste Management Plan prepared by MRA Consulting Group
- Quantity Surveyors Report prepared by DuoQS

The Site and Surrounding Area

The subject site is located 7-9 Banksia Road, Greenacre and the legal description is Lot A DP 365724 and Lot A DP 419336. The two sites combined comprise a total area of 1,364sqm. The total site frontage has a length of 29.565m, an eastern boundary of 40.235m, a northern/rear boundary of 29.565, and a western boundary of 51.205m. Existing on 7 Banksia Road is a single storey detached dwelling with a carport and on 9 Banksia Road is a two storey detached dwelling with a double garage.

The surrounding area is characterised by a range of detached dwellings the commercial shops along Waterloo Road, and the Greenacre Civic Centre Reserve to the north. There are also other child care centres within the surrounding area including at 82 and 117 Banksia Road among others, demonstrating there is a demand for child care within the area.

Council is currently reviewing their planning controls for the site and Greenacre Civic Centre Reserve, to the north of the site, as conveyed in 'Framework Map' as per Figure 2 below. The study emphasises enhancing the functionality and accessibility of the Greenacre Community Place Precinct while aligning with broader strategic goals for the community's development. It aims to develop a framework for future development, focusing on community needs, access, safety, traffic, and planning controls.



Figure 1: The site and surrounding area

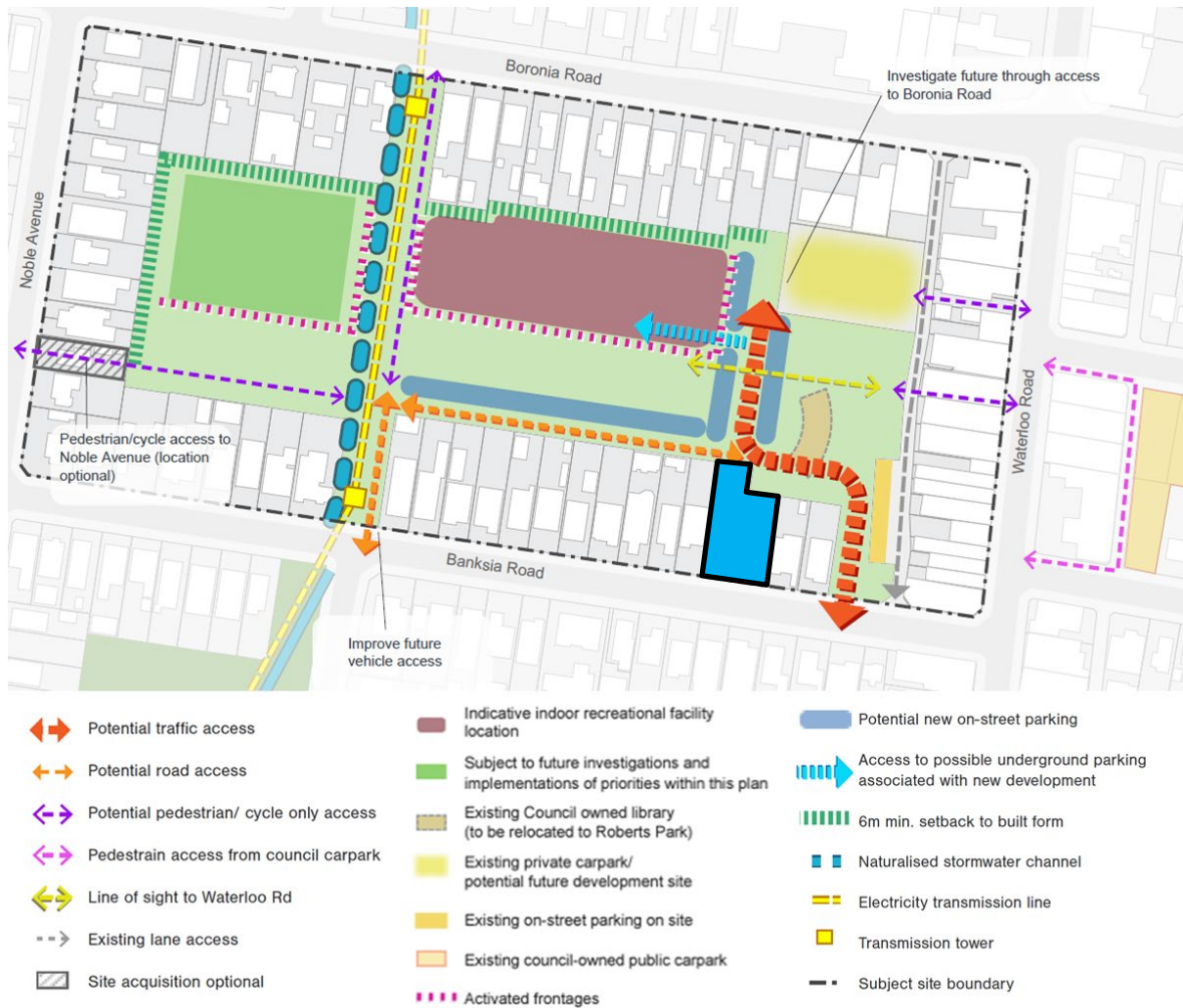


Figure 2: Greenacre Community Place Precinct Framework Map showing the subject site in blue



Figure 3: The subject site



Figure 4: Dwellings to the east of the site



Figure 5: Dwellings to the west of the site



Figure 6: Dwellings across the road from the site



Figure 7: Contemporary dual occupancy opposite the site



Figure 8: Rear view of the site from park

The Proposal

This application seeks approval for the construction of a centre-based child care facility accommodating 100 children at 7-9 Banksia Road, Greenacre. Refer to the architectural plans prepared by Lockhart - Krause Architects for further details of the proposal.

Specifically, the proposal includes the following:

- Demolition of existing structures
- Removal of 9 trees and 4 trees to be retained
- Construction of a two storey centre-based child care facility for 100 children comprising:

Basement

- Basement parking for 25 cars including:
 - 14 x visitors/parents spaces
 - 10 x staff spaces
 - 1 x accessible space
- Bicycle parking
- Bin storage
- 1m wide pedestrian pathway
- Lift and stairs

Ground Floor

- Reception
- Staff room
- Kitchen
- Laundry
- Disabled WC
- Room 1- 0-2 year olds (20 children and 5 staff)
- Cot room
- Room 2- 2-3 year olds (25 children and 5 staff)
- Two bathrooms for children
- Room 3- 2-3 year olds (25 children and 5 staff)
- Internal store room of 12sqm
- Outdoor play area for 0-2 year olds
- Outdoor play area for 2-3 year olds
- Stairs and lift

- Landscaping
- Fencing

First Floor

- Storage rooms
 - Plant rooms
 - Offices
 - Programming office
 - Break room for staff
 - Disabled WC
 - Room 4- 3-4 year olds (15 children and 3 staff)
 - Room 5- 4-5 year olds (15 children and 3 staff)
 - Outdoor play area
 - Lift and stairs
-
- A total of 100 children and 21 staff
-
- Hours of operation- Monday to Friday, 7am to 6pm

Assessment of Planning Controls

Draft Environmental Planning Instruments

There are no relevant draft EPIs applicable to the proposal.

State Environmental Planning Policy (Resilience and Hazards)

The R2 Low Density Residential site is unlikely to contain any contaminants as the site appears to have been unlikely to have been used for any purpose that would cause the site to be contaminated. In this regard, the proposal is considered to be consistent with these provisions.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The proposed centre incorporates removal of 9 trees and 4 trees will be retained, as supported by the Arboricultural Impact Assessment. The proposal also provides substantial landscaping as per the submitted landscape plan. Therefore, the proposal can satisfy the relevant provisions under this SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of this SEPP applies to centre-based child care facilities and is therefore relevant to this application. The table below addresses how the proposal complies with the relevant provisions under the SEPP.

Control	Proposal	Complies
Part 3.3 Early education and care facilities—specific development controls		
3.23 Centre-based child care facility—matters for consideration by consent authorities		
Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable	The following section below addresses the provisions of the guidelines.	Yes

Control	Proposal	Complies
provisions of the <i>Child Care Planning Guideline</i> , in relation to the proposed development.		
3.25 Centre-based child care facility—floor space ratio (1) Development consent must not be granted for the purposes of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio for the building on the site of the facility exceeds 0.5:1. (2) This section does not apply if another environmental planning instrument or a development control plan sets a maximum floor space ratio for the centre-based child care facility.	The Clause does not apply as the Canterbury Bankstown LEP 2023 includes an FSR maximum.	N/A
3.26 Centre-based child care facility—non-discretionary development standards (2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility— (a) location—the development may be located at any distance from an existing or proposed early education and care facility, (b) indoor or outdoor space (i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations applies—the unencumbered area of indoor space and the	The site is appropriately located within the vicinity of a school and is located near another centre under construction. A minimum of 3.25sqm of unencumbered indoor space is required for 100 children. The proposal includes 327sqm of indoor space for each child and complies with this provision.	Yes Yes

Control	Proposal	Complies
<p>unencumbered area of outdoor space for the development complies with the requirements of those regulations, or</p> <p>(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,</p> <p>(c) site area and site dimensions—the development may be located on a site of any size and have any length of street frontage or any allotment depth,</p> <p>(d) colour of building materials or shade structures—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.</p> <p>(3) To remove doubt, this section does not prevent a consent authority from—</p> <p>(a) refusing a development application in relation to a matter not specified in subsection (2), or</p> <p>(b) granting development consent even though any standard specified in subsection (2) is not complied with.</p>	<p>A minimum of 700sqm of unencumbered outdoor space is required for 100 children. The proposal includes 781sqm of outdoor space for each child and complies with this provision.</p> <p>The site is considered suitable for the proposal.</p> <p>Compatible colours and materials are incorporated.</p> <p>Noted.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>3.27 Centre-based child care facility—development control plans</p> <p>(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios,</p>	<p>Council's DCP provisions regarding hours of operation, demonstrated need or demand, proximity and all matters set out in Sections 2, 3, and 4 of the Child Care Planning Guidelines</p>	<p>Yes</p>

Control	Proposal	Complies
<p>groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility—</p> <p>(a) operational or management plans or arrangements (including hours of operation),</p> <p>(b) demonstrated need or demand for child care services,</p> <p>(c) proximity of facility to other early education and care facilities,</p> <p>(d) any matter relating to development for the purpose of a centre-based child care facility contained in—</p> <p>(i) the design principles set out in Part 2 of the Child Care Planning Guideline, or</p> <p>(ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).</p> <p>(2) This section applies regardless of when the development control plan was made.</p>	do not apply (other than those concerning building height, side and rear setbacks or car parking rates).	

Child Care Planning Guideline

Below is an assessment of the relevant provisions under the guidelines.

Control	Proposal	Complies
3.1 Site selection and locations	The proposal is consistent and appropriate in the residential context. Acoustic and traffic reports accompany this DA and support the proposal.	Yes

Control	Proposal	Complies
3.2 Local character streetscape and the public domain interface	The proposed centre comprises a compatible appearance and scale in relation to the existing and future dwellings to be built within the area. For more details, refer to the submitted plans.	Yes
3.3 Building orientation envelope and design	The proposed centre-based child care facility is appropriately orientated, and the acoustic report ensures potential noise impacts will be alleviated. The proposed centre maintains suitable solar access to the site and surrounding area.	Yes
3.4 Landscaping	This application is accompanied by a Landscape Plan incorporating high quality landscaped area compatible with the streetscape and surrounding area.	Yes
3.5 Privacy and security of children	The skilful design minimises any overlooking from public areas and ensures the car parking area is clearly separated from outdoor play areas.	Yes
3.6 Noise and air pollution	Recommendations to minimise any potential additional noise are found in the accompanying acoustic report.	Yes
3.7 Hours of operation	The facility seeks to establish a centre-based child care facility with operating hours from Monday to Friday. The operating hours are consistent with general childcare service operations and compatible with the surrounding residential area.	Yes
3.8 Traffic, parking and pedestrian circulation	The proposed centre accommodates 100 children and includes 25 car spaces allocated for pick up/drop off and staff. As demonstrated in the Traffic and Parking Impact Assessment, the proposal is considered to be acceptable.	Yes

Control	Proposal	Complies
4.1 Indoor space requirements	A minimum of 325sqm of unencumbered indoor space is required for 100 children. The proposal includes 327sqm of indoor space for each child and complies with this provision	Yes
4.2 Laundry and hygiene facilities	The proposal includes suitable facilities with a laundry room on the first floor.	Yes
4.3 Toilet and hygiene facilities	The proposal includes appropriate toilet and hygiene facilities.	Yes
4.4 Ventilation and natural light	The proposal is designed to comply with the relevant ventilation and natural light provisions.	Yes
4.5 Administrative space	The proposal includes various rooms dedicated to staff on both levels.	Yes
4.6 Nappy change facilities	The proposal incorporates suitable nappy changing facilities.	Yes
4.7 Premises designed to facilitate supervision	The proposal is designed to facilitate suitable supervision to the outdoor play areas.	Yes
4.8 Emergency evacuation and procedures	Appropriate evacuation procedures will be provided.	Yes
4.9 Outdoor space requirement	A minimum of 700sqm of unencumbered outdoor space is required for 100 children. The proposal includes 781sqm of outdoor space for each child and complies with this provision.	Yes
4.10 Natural environment	This application incorporates detailed landscaping as per the Landscape Plan.	Yes
4.11 Shade	The proposal includes suitable shading above the outdoor play areas.	Yes
4.12 Fencing	Appropriate fencing is proposed.	Yes

Control	Proposal	Complies
4.13 Soil assessment	The site is unlikely to have been used for any purpose that would cause the site to be contaminated.	Yes

Canterbury Bankstown Local Environmental Plan 2023

The site is zoned R2 Low Density Residential under the Canterbury Bankstown Local Environmental Plan 2023. The proposal is defined as a centre-based child care facility and is permissible within the R2 zone. The table below outlines how the proposal complies with the relevant LEP provisions.

Control	Proposal	Complies
4.3 Height of buildings The height of the building is not to exceed 9m.	The proposed height is 8.5m.	Yes
4.4 Floor space ratio (2B) Despite subclause (2), the following maximum floor space ratios apply— (a) for a building used for non-residential purposes— (i) on land in Zone R2 and identified as “Area 1” on the Clause Application Map—0.4:1	The site is located in Area 1 and therefore the maximum FSR of 0.4:1 applies. Site area: 1,364sqm Maximum: 0.4:1 (545.6sqm) Proposed: 0.4:1 (545sqm)	Yes
5.10 Heritage	The site is not listed as a heritage item and it is not located within a heritage conservation area. There are no known heritage items in close proximity to the site.	Yes
5.21 Flood Planning	The site is not flood affected.	Yes
6.1 Acid Sulfate Soils	Not identified.	Yes

Control	Proposal	Complies
6.2 Earthworks	The proposal requires earthworks appropriate for the proposed centre.	Yes
6.9 Essential services	Appropriate services can be provided to the site.	Yes
6.13 Special provisions for centre-based child care facilities Development consent must not be granted for the purposes of centre-based child care facilities on land identified as "Area 1" on the Clause Application Map if the vehicular access to the land is from— (a) a classified road, or (b) a cul-de-sac road or a road where the carriageway between kerbs is less than 10m.	The site is located within Area 1 and therefore these provisions apply. The site is not located on a classified road and is required to have a carriageway of at least 10m. The existing carriageway is 10m.	Yes

Canterbury Bankstown Development Control Plan 2023

The proposal has been assessed against the relevant DCP provisions in the table below.

Control	Proposal	Complies
2 Site Considerations		
2.1 Site Analysis	Considered in the proposal.	Yes
2.2 Flood Risk Management	The site is not affected by flooding.	Yes
2.3 Tree Management	The proposed centre incorporates removal of 9 trees and 4 trees will be retained, as supported by the Arboricultural Impact Assessment. The proposal also provides substantial landscaping as per the submitted landscape plan.	Yes
2.4 Pipeline Corridors	Not applicable.	N/A
3 General Requirements		
3.1 - Development Engineering Standards	The proposal has considered engineering requirements including stormwater, as demonstrated in the stormwater plans.	Yes
3.2 Parking Centre-based child care facilities Car Spaces 1 car space per 4 children; and 2 additional car spaces for the exclusive use of any associated dwelling.	The proposal requires 25 car spaces and provides 25 car spaces. The design of the car park is considered to be acceptable and is supported by the Traffic and Parking Impact Assessment which concluded as follows; <i>"The estimated traffic generation from the proposed development is of low impact on</i>	Yes

Control	Proposal	Complies
Bicycle Spaces 1 space per 4 staff	<p><i>existing flows on Banksia Road and surrounding streets and will not have adverse impacts on the current operational performance of the subject existing intersections, which will continue to operate at the same levels of service. The traffic generated by the proposed childcare centre development can be readily accommodated within the existing road network.</i></p> <p><i>The parking demand resulting from the proposed childcare centre can be easily accommodated within the proposed adequate on-site car and bicycle parking for both staff and visitors/parents, in addition to on-street parking."</i></p> <p>5 bicycle spaces are provided.</p>	Yes
3.3 Waste Management	Refer to the waste management plan submitted with this application.	Yes
3.4 Sustainable Development	Considered in the design of the centre.	Yes
3.5 Subdivision	Not applicable.	N/A
3.6 Signs	Signage is not proposed.	Yes
3.7 Landscape	The proposal provides substantial landscape as demonstrated in the submitted landscape plan. It can therefore comply with the relevant landscaping and biodiversity provisions.	Yes
10 Other Development		
10.1 Centre-Based Child Care Facilities		

Control	Proposal	Complies
1 Introduction	The proposal has been skilfully designed to ensure it meets the relevant objectives.	Yes
2 Traffic Management Traffic management (environmental capacity) 2.1 Development for the purpose of child care facilities must not result in a street in the vicinity of the site to exceed the environmental capacity maximum. If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street. Traffic management (level of service) 2.2 Development for the purpose of child care facilities must not result in a street intersection in the vicinity of the site to have a level of service below Level B. If the existing level of service is below Level B, the development must maintain the existing level of absolute delay of that street intersection. Traffic impact studies	<p>The propose centre and associated traffic can be appropriate managed as per the submitted Traffic and Parking Impact Assessment.</p> <p>The centre can comply.</p> <p>Refer to the submitted Traffic and Parking Impact Assessment.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3 Site Layout and Building Envelopes		
Storey limit 3.1 The storey limit for child care facilities is two storeys. 3.2 Child care facilities in the business zones must solely locate on the first storey (i.e. the ground	<p>The centre comprises a maximum of two storeys.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p>

Control	Proposal	Complies
<p>floor) or the second storey of a building to ensure the safe evacuation of children during emergencies.</p> <p>3.3 Facilities or activities for children aged 0–2 years must solely locate on the first storey (i.e. the ground floor) of a building to ensure the safe evacuation of children during emergencies.</p>	<p>0-2 year old play areas are located on the ground level.</p>	<p>Yes</p>
<p>Setbacks</p> <p>3.4 The minimum setback for child care facilities in Zone R2 Low Density Residential and Zone R3 Medium Density Residential is:</p> <p>(a) 5.5m to the primary street frontage;</p> <p>(b) 3m to the secondary street frontage;</p> <p>(c) 1.5m to the side boundary; and</p> <p>(d) the basement level must not project beyond the ground floor perimeter of the child care facility.</p> <p>3.5 The minimum setback for child care facilities in Zone R4 High Density Residential is:</p> <p>(a) 6m to the primary street frontage;</p> <p>(b) 3m to the secondary street frontage;</p> <p>(c) 1.5m to the side boundary; and</p> <p>(d) the basement level must not project beyond the ground floor perimeter of the child care facility.</p>	<p>The proposal incorporates 5.5m to Banksia Road.</p> <p>Not applicable.</p> <p>1.5m side setbacks are applied to both levels.</p> <p>The proposed basement is designed beyond the ground floor of the centre, although due to the high quality design of the centre and substantial landscaping, this is considered to be acceptable.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Justified</p> <p>N/A</p>

Control	Proposal	Complies
<p>3.6 Council will determine the minimum setbacks for child care facilities in zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential based on the setbacks of the street and the surrounding buildings.</p> <p>3.7 Council may require development that adjoins land in the business zones, industrial zones or rail corridors to have greater setbacks to protect the amenity of children and staff from air and noise pollutants.</p> <p>3.8 Child care facilities must ensure the siting of outdoor areas (such as a balcony or deck) and outdoor play areas avoids:</p> <ul style="list-style-type: none"> (a) a living area or bedroom of an adjoining dwelling; (b) areas forward of the front building line; (c) a road and driveway that may have noise or a possible pollution impact on children; (d) any other potential noise or pollution source; and (e) any potential traffic hazard locations where an out-of-control vehicle may injure children. 	<p>Not applicable.</p> <p>Not applicable.</p> <p>These design elements have been considered in the outdoor play areas.</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p>
<p>Access</p> <p>3.9 Child care facilities must be easily accessible to people with disabilities and must comply with the Building Code of Australia and Australian Standard AS 1428.1–2021, <i>Design for access and mobility</i>.</p>	<p>Suitable access is provided as demonstrated in the submitted Access Report.</p>	<p>Yes</p>
<p>Car parks</p>		

Control	Proposal	Complies
3.10 The siting and design of car parks and driveways must ensure the safe movements of people and vehicles to and from child care facilities.	The basement incorporates safe movements for vehicles and demonstrated in the Traffic and Parking Impacts Assessment. The basement also incorporates a 1m wide dedicated pedestrian pathway.	Yes
4 Building Design and Energy Efficiency		
Energy efficiency 4.1 Child care facilities must make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities, such as: (a) good orientation and natural light to rooms and play areas; (b) limiting building depth to provide natural cross-ventilation and natural light; (c) minimal use of mechanical ventilation; (d) use of sun shading devices; (e) preventing UV factor to open areas; and (f) ensuring the development adapts to the existing topography by avoiding excessive cut and fill.	Considered in the high quality design.	Yes
Access to sunlight 4.2 The design of buildings should achieve a northern orientation to maximise solar access. 4.3 The design of buildings must ensure that: (a) At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The site and centre are oriented towards the north. Can comply as per the submitted shadow diagrams.	Yes Yes

Control	Proposal	Complies
<p>(b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.</p>	<p>Provided as per the submitted shadow diagrams.</p>	<p>Yes</p>
<p>Building design</p> <p>4.4 Child care facilities with 29 children or less in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential may locate in:</p> <p>(a) an existing dwelling house; or</p> <p>(b) a purpose-built facility provided the external building design gives the appearance of a dwelling house.</p> <p>4.5 Child care facilities with more than 29 children in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must locate in a purpose-built facility. The external building design must give the appearance of a dwelling house.</p> <p>4.6 Development for the purpose of new buildings must incorporate architectural elements to articulate the building form and avoid large expanses of blank walls. Architectural elements may include but not be limited to:</p> <p>(a) Defining the base, middle or top of a building using different materials and colours.</p> <p>(b) Incorporating horizontal or vertical elements such as recessed walls or banding.</p> <p>(c) Incorporating recessed or partially recessed balconies within the building wall.</p>	<p>The proposal incorporates more than 29 children.</p> <p>The high quality designed centre resembles features of a residential dwelling including contemporary finishes and colours, similar to recently built dwellings in the area.</p> <p>These architectural features have been considered in the design where appropriate.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>

Control	Proposal	Complies
<p>(d) Defining the window openings, fenestration, balustrade design, building entrances, and doors.</p> <p>(e) Using sun shading devices.</p> <p>(f) Any other architectural feature to the satisfaction of Council.</p> <p>4.7 Development for the purpose of new buildings must provide active frontages to the streets and must orientate buildings and pedestrian entrances to the streets.</p> <p>4.8 Development for the purpose of new buildings on corner sites must:</p> <p>(a) present each street facade as a main street facade;</p> <p>(b) incorporate architectural features to emphasise the corner address; and</p> <p>(c) ensure the corner element is in proportion with the scale and articulation of the development.</p>	<p>Provided.</p> <p>The site is not a corner site.</p>	<p>Yes</p> <p>N/A</p>
<p>Roof design</p> <p>4.9 Development for the purpose of new buildings must have roof designs that:</p> <p>(a) unify separate or attached buildings with a contemporary architectural appearance; and</p> <p>(b) combine good quality materials and finishes.</p>	<p>Provided.</p>	<p>Yes</p>
<p>Front fences</p> <p>4.10 The maximum fence height for front fences is 1.8m.</p> <p>4.11 The external appearance of a front fence forward of the front building line must ensure:</p>	<p>The front fence is not more than 1.8m.</p> <p>Proposed.</p>	<p>Yes</p> <p>Yes</p>

Control	Proposal	Complies
<p>(a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing); and</p> <p>(b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.</p> <p>4.12 Council does not allow the following types of front fences:</p> <p>(a) chain wire, metal sheeting, brushwood, and electric fences; and</p> <p>(b) noise attenuation walls.</p>	Not proposed.	Yes
5 Acoustic Privacy		
<p>Acoustic privacy</p> <p>5.1 Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).</p> <p>5.2 The location and design of child care facilities must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land. For the purpose of this clause, Council requires applications to submit an Acoustic Report prepared by a suitably qualified acoustic consultant to determine:</p> <p>(a) existing noise levels at the identified sensitive receiver locations;</p> <p>(b) likely noise levels to emanate from the child care facility at the identified sensitive receiver locations;</p>	<p>Considered in the submitted acoustic report and complies.</p> <p>Considered in the design and supported by the acoustic report.</p>	<p>Yes</p> <p>Yes</p>

Control	Proposal	Complies
<p>(c) whether the development must apply measures to ensure the noise of children playing in outdoor areas does not exceed 10dB(A) above the background noise level;</p> <p>(d) whether the location and setbacks of the development are sufficient to protect the acoustic privacy of adjacent dwellings;</p> <p>(e) whether the location of outdoor areas should avoid living areas and bedrooms of adjacent dwellings; and</p> <p>(f) whether the development must install certain noise attenuation measures to protect the acoustic privacy of adjacent dwellings.</p> <p>The Acoustic Report must measure the noise readings over a 15 minute period and must provide details of all modelling assumptions including source noise data, noise monitoring positions, receiver heights and locations, prevailing meteorological conditions during the monitoring, confirmation of the methodology adopted along with a copy of the model input and output data.</p> <p>5.3 The maximum height for noise attenuation walls and fences along the boundary of the site is 2m.</p>	<p>Provided as per the acoustic report.</p> <p>Not more than 2m is proposed as supported by the acoustic report.</p>	<p>Yes</p> <p>Yes</p>
6 Open Space and Landscape		
<p>Outdoor play areas</p> <p>6.1 The location of outdoor play areas must allow supervision from within the child care facility.</p> <p>6.2 Outdoor play areas must:</p> <p>(a) locate on a land gradient that is predominantly flat;</p>	<p>Provided.</p> <p>The land on which the outdoor play area is proposed is generally flat.</p>	<p>Yes</p> <p>Yes</p>

Control	Proposal	Complies
(b) provide access to shade, particularly between 9.30am and 3.00pm during summer months. This may be in the form of a shade structure or natural shade from trees;	Proposed.	Yes
(c) consider the surface treatment in accordance with best practice guidelines in early childhood environments.	Considered in the design.	Yes
6.3 Outdoor play areas do not include: (a) a driveway, parking area, drying area or other service area, undercroft area, balcony and the like; or (b) deep soil zones; or (c) within residential zones, any above ground terrace, deck or verandah where the height of the floor level is more than 300mm above the ground level (existing).	These elements are excluded from the calculation of outdoor play areas.	Yes
6.4 Outdoor play areas must avoid retaining walls where possible.	Avoided.	Yes
6.5 The maximum height for retaining walls in outdoor play areas is 300mm above the ground level (existing), and must incorporate a safety fence or the like to prevent accidental falls.	Less than 300mm.	Yes
6.6 Retaining walls on the boundary of the site must be masonry construction.	Considered in the design.	Yes
Landscape and deep soil zones		
6.7 Applications must submit a detailed landscape plan prepared by a qualified landscape architect consistent with Council's Landscape Guide.	Refer to the submitted landscape plan.	Yes

Control	Proposal	Complies
<p>6.8 Child care facilities in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must provide:</p> <p>(a) a minimum 2m wide deep soil zone along the primary street frontage and secondary street frontage of the site; and</p> <p>(b) a minimum 1.5m 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.</p> <p>6.9 Council will determine the minimum width for deep soil zones for child care facilities in zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential based on the setbacks of the street and the surrounding buildings.</p>	<p>More than 2m is provided in the front.</p> <p>Provided along the perimeter around outdoor play areas.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>
<p>Private open space</p> <p>6.10 Where a child care facility forms part of a dwelling house, the development must provide a minimum 80m² of private open space for the exclusive use of the dwelling house.</p>	<p>Not applicable.</p>	<p>N/A</p>
<p>7 Safety and Security</p>		
<p>7.1 The front door and at least one window to buildings must face the street to enable natural surveillance.</p> <p>7.2 The street number of buildings must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.</p>	<p>Provided.</p> <p>Provided.</p>	<p>Yes</p> <p>Yes</p>

Control	Proposal	Complies
7.3 Child care facilities must separate the car park and any outdoor play area with a safety fence and gates.	The car park is located within the basement and is therefore clearly separated from the outdoor play areas.	Yes
7.4 Child care facilities with more than 15 children must erect (at the expense of the applicant) an unscalable 1.8m high lapped timber fence or the like along the side and rear boundaries of the site.	A 2m high fence is proposed, as recommended by the acoustic report.	Yes
7.5 Child care facilities must provide safe access for children and people with disabilities, and fire protection and evacuation requirements.	Considered in the design.	Yes
7.6 Child care facilities in existing buildings must remove any existing contamination such as lead based paints and asbestos insulation.	Not applicable.	N/A
8 Site Facilities		
Building design (utilities and building services)		
8.1 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	Located in the basement.	Yes
8.2 Utilities and building services are to be integrated into the building design and concealed from public view.	Proposed.	Yes
8.3 Child care facilities must ensure the following facilities are not visible to the street or any nearby public open spaces: (a) waste storage areas; (b) storage of goods and materials; and (c) any clothes drying areas.	These facilities are not visible from the street.	Yes

Control	Proposal	Complies
Building design (substations) 8.4 The location and design of substations must be shown on the plans. 8.5 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view. 8.6 Substations must not locate forward of the front building line.	Not required for the proposal.	N/A
Food premises 8.7 The design, construction, and operation of kitchens and food premises must comply with: (a) <i>Food Act 2003</i> ; (b) <i>Food Regulation 2010</i> ; (c) FSANZ Food Standards Code; and (d) Australian Standard AS 4674–2004, <i>Design, construction and fitout of food premises</i> .	The proposed kitchen complies as per the plans.	Yes
10.4 Non-Residential Land Uses in Residential Zones		
5 Other Non-Residential Development		
5.1 In determining applications that relate to land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential, Council must take into consideration the following matters: (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone; (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;	The proposal has carefully considered these design elements.	Yes

Control	Proposal	Complies
<p>(c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the midwinter solstice;</p> <p>(d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;</p> <p>(e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and</p> <p>(f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.</p> <p>5.2 The non-residential component of buildings that adjoin residential zones in the former Canterbury Local Government Area should comply with the Building Height Plane as shown in Figure 5a.</p>	<p>The proposed design of the centre is considered to be appropriate given the existing streetscape and future character of the area. Despite the variation, the design is of high quality and respects the amenity of the adjoining properties.</p>	<p>Justified</p>

Section 4.15 Assessment

Natural Environment

The proposal includes landscaping appropriately distributed throughout the site as detailed in the submitted landscape plan. The proposed landscaping is compatible with the existing and future character of Greenacre. The design incorporates an appropriate balance of natural and synthetic materials typically found in child care facilities and is compatible with the sloping site. The proposal also complies with the relevant stormwater provisions. Any potential acoustic impacts have been minimised through the careful design and shadowing impacts are minor due to the skilful design. The proposed child-based care facility is therefore unlikely to cause any adverse impacts to the natural environment.

Built Environment

The scale of the proposed child-based care facility is compatible with the built form and streetscape of the Greenacre envisaged by Council's controls. The proposed built form is responsive to the surrounding area and fully complies with Council's building envelope controls, such as FSR, height and setbacks. Any variations proposed have been appropriately discussed previously in this report and are found to generate negligible amenity or visual impacts. The proposal is unlikely to cause any adverse impacts to the site and surrounding area.

Social and Economic Impacts

The proposal is sympathetic to the surrounding properties and will not cause any significant adverse social and economic impacts.

Suitability of the Site

The site is considered suitable for the proposal as discussed in this report.

Public Interest

The provision of child care services in a built form compatible with the surrounding residential area is consistent with the public interest.

Conclusion

This report for the proposed child-based care facility at 7-9 Banksia Road, Greenacre has considered the site, context, proposal and key planning considerations. The proposal has also been reviewed in accordance with the relevant State and Council planning controls and largely complies as discussed in this report. Any variations are considered to be supportable due to the unique site conditions. The proposal is considered suitable for the site and surrounding area as it will enhance the site, will achieve a quality urban design outcome for the site and will positively contribute to the future character of Greenacre envisaged by Councils planning controls.

Overall, there will be negligible amenity impacts to the adjoining properties once they are developed and the character of the streetscape will be enhanced by the skilful design. The proposal will also benefit the local residents by the provision of a new child-based care facility in the area. It is for these reasons that the proposal is worthy of development consent.