

## Grace's Place DA – Issues

### Outdoor exercise area

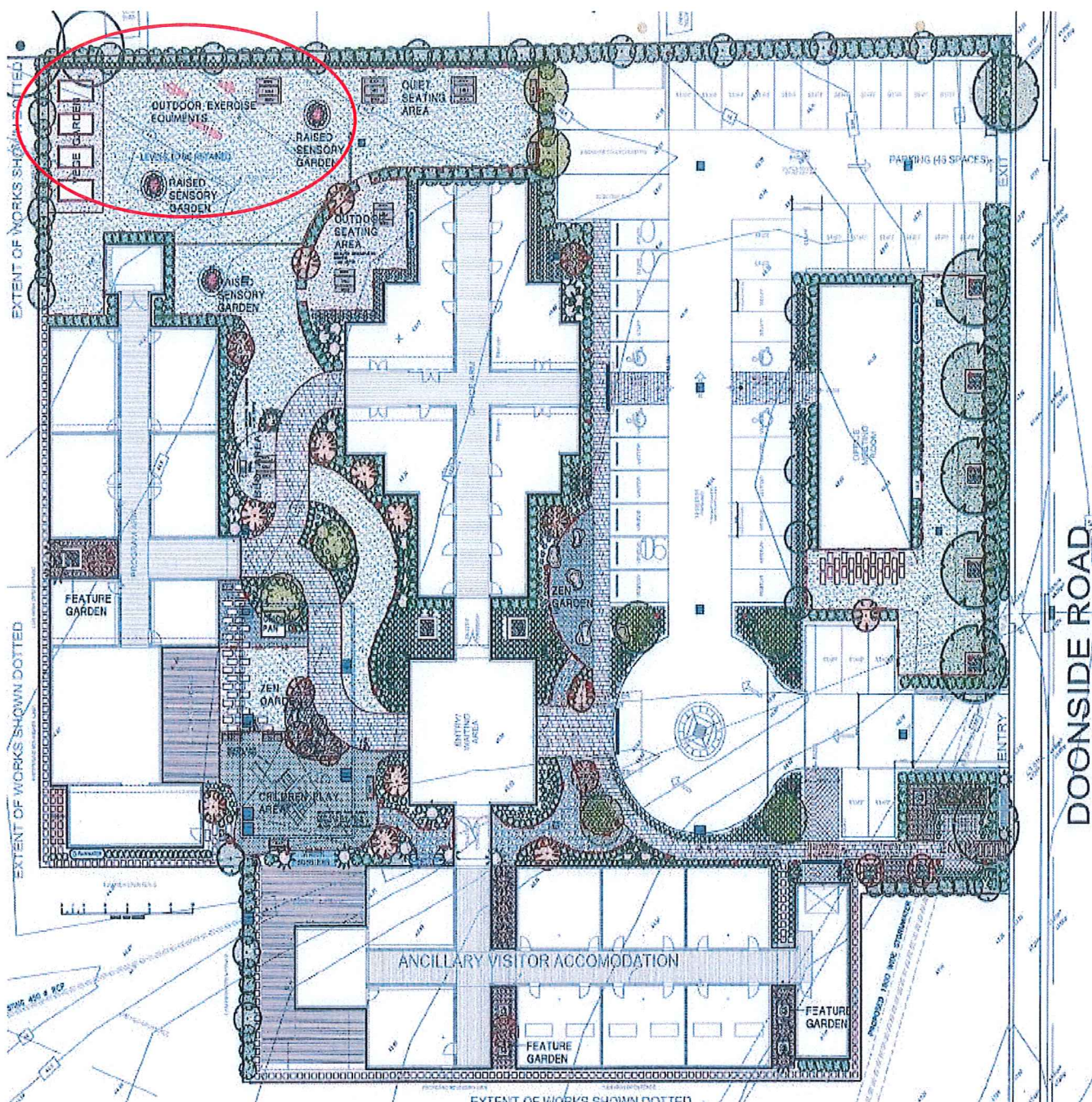
1. Relocation of the outdoor exercise area in the North West corner away from the residential areas

#### Applicant's response

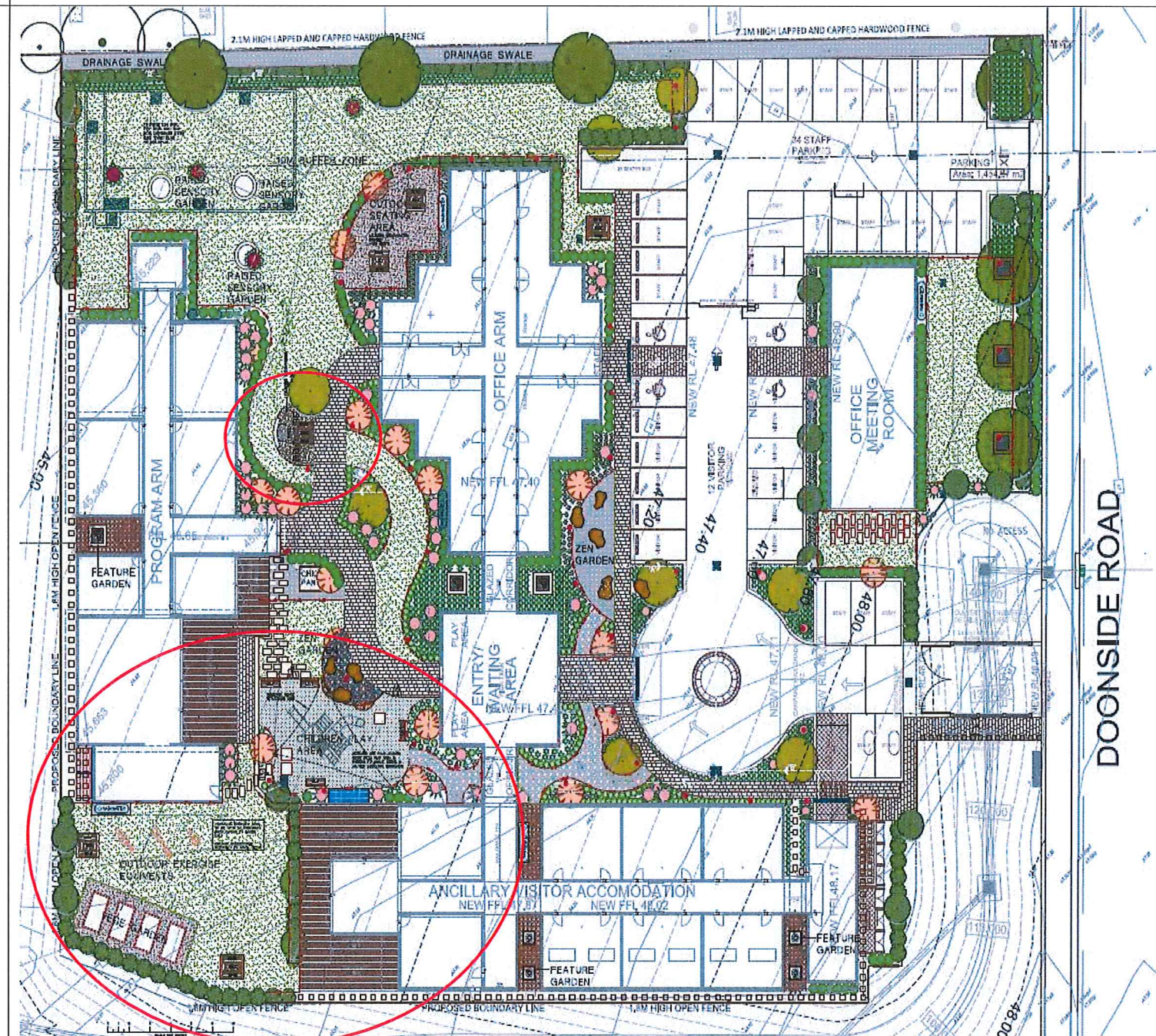
The outdoor exercise area is relocated to the south-west corner of the site over 75 m away from the neighbouring properties.

The barbeque area is over 30 m from the neighbours and the children's play area is over 65 m from neighbours.

#### Original Plan



#### Amended Plan

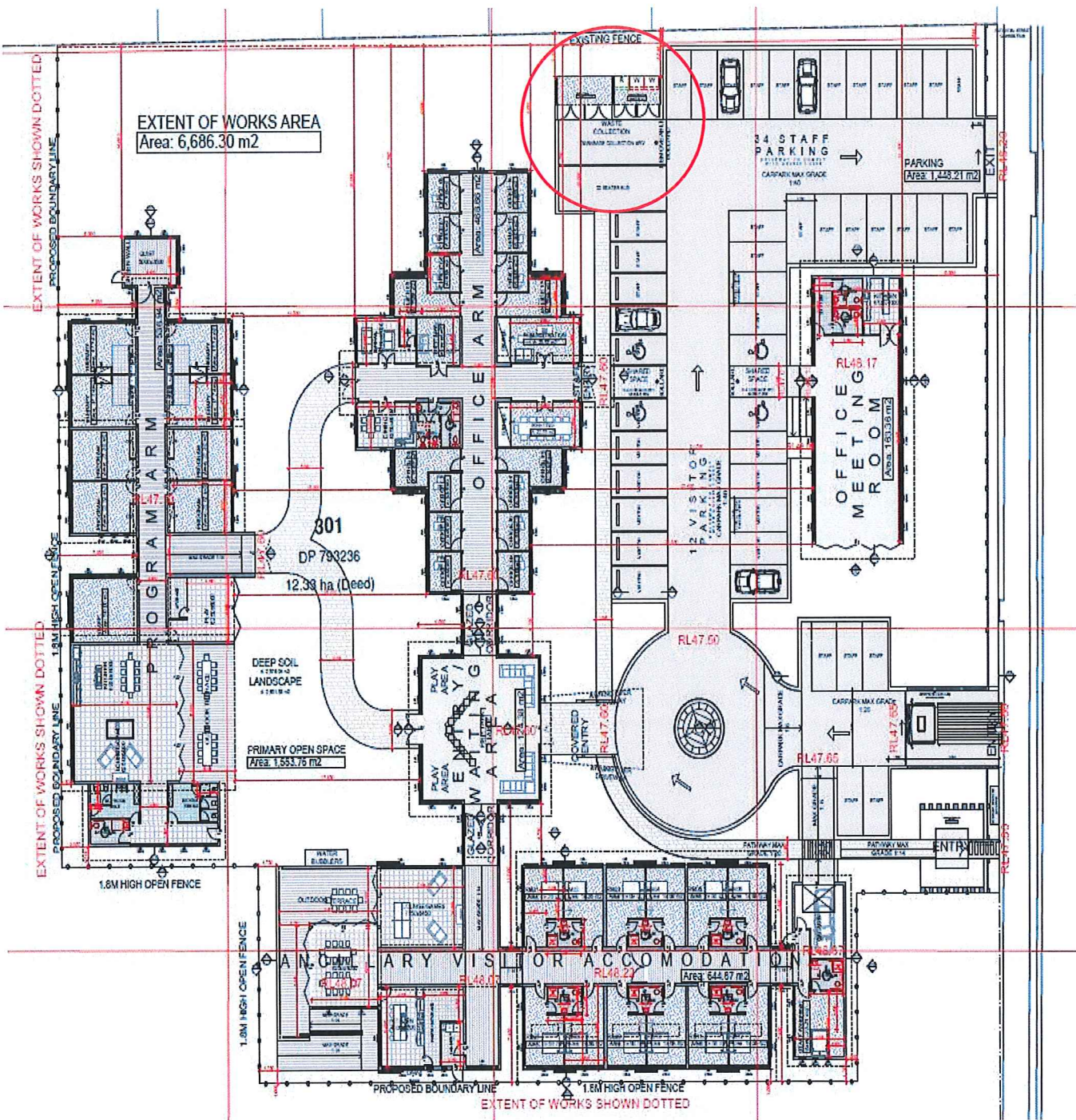




# Waste storage area

2. The waste storage area on the north-west boundary to be moved to an area not close to the residences; the bins to be of domestic size only and to be collected on the street

Original Plan

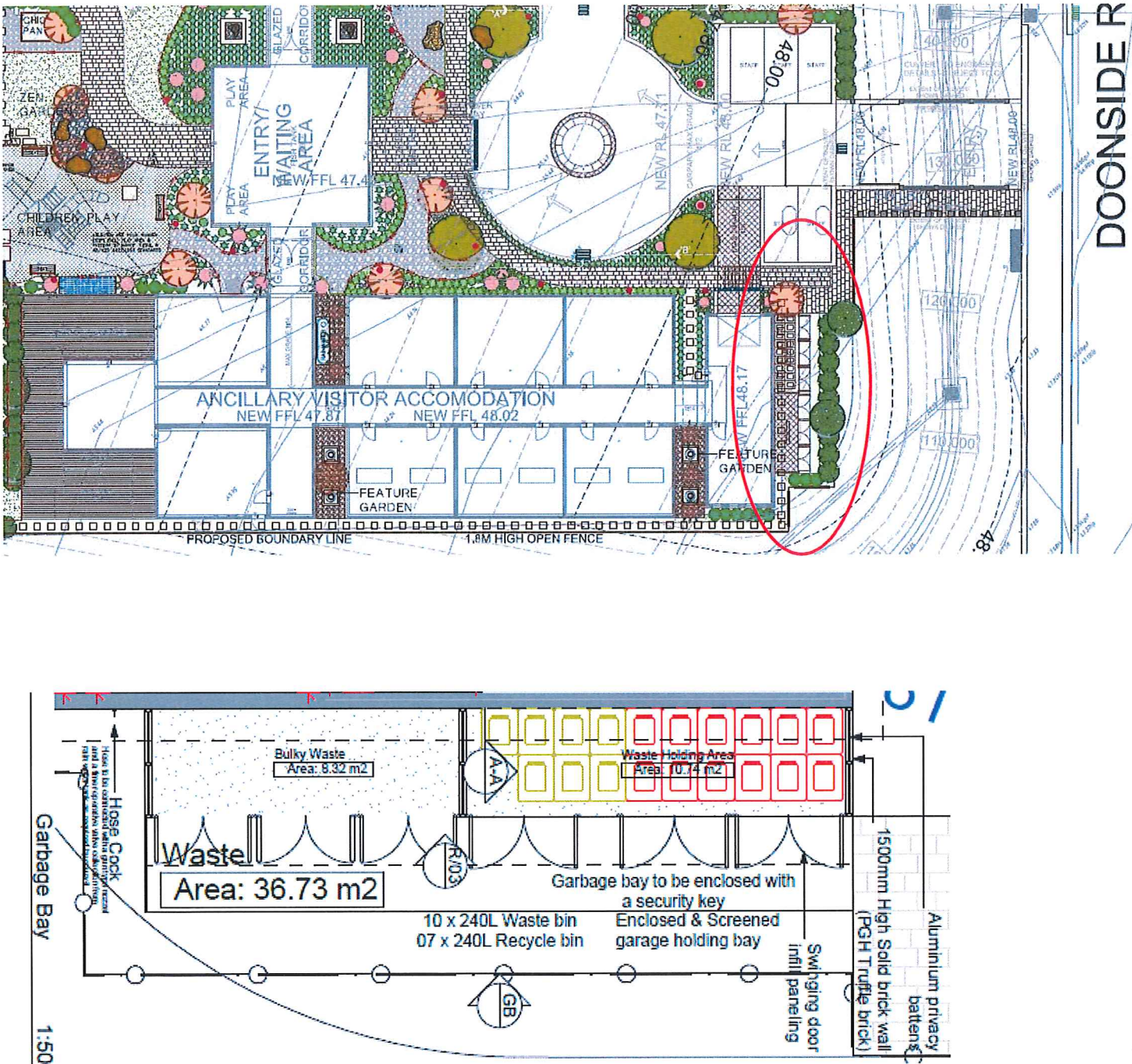


# Applicant's response

The waste storage area is now located adjoining the visitor's accommodation on the south-eastern corner of the site, over 75 m away from the existing residential properties.

The applicant has changed the commercial collection to a Council service and is now proposing domestic sized bins and kerbside collection.

Amended Plan





Lighting

3. Lighting plan proposal to be submitted with lux report

Applicant’s response

An outdoor lighting plan has been submitted along with a lux report.

Lighting Plan:

The lighting plan shows the location of lights surrounding the main entry and car parking area. The lights consist of bollards and flood lights.

3 flood lights near the main entry will be fixed at the height of 3.5 m above the ground level. All other lights proposed are bollard lights at 380 mm in height when attached to a wall/fence, or 600 mm high when attached to the ground.

These lights are located along the ancillary accommodation and car parking areas as detailed in the outdoor lighting plan.

Lux report:

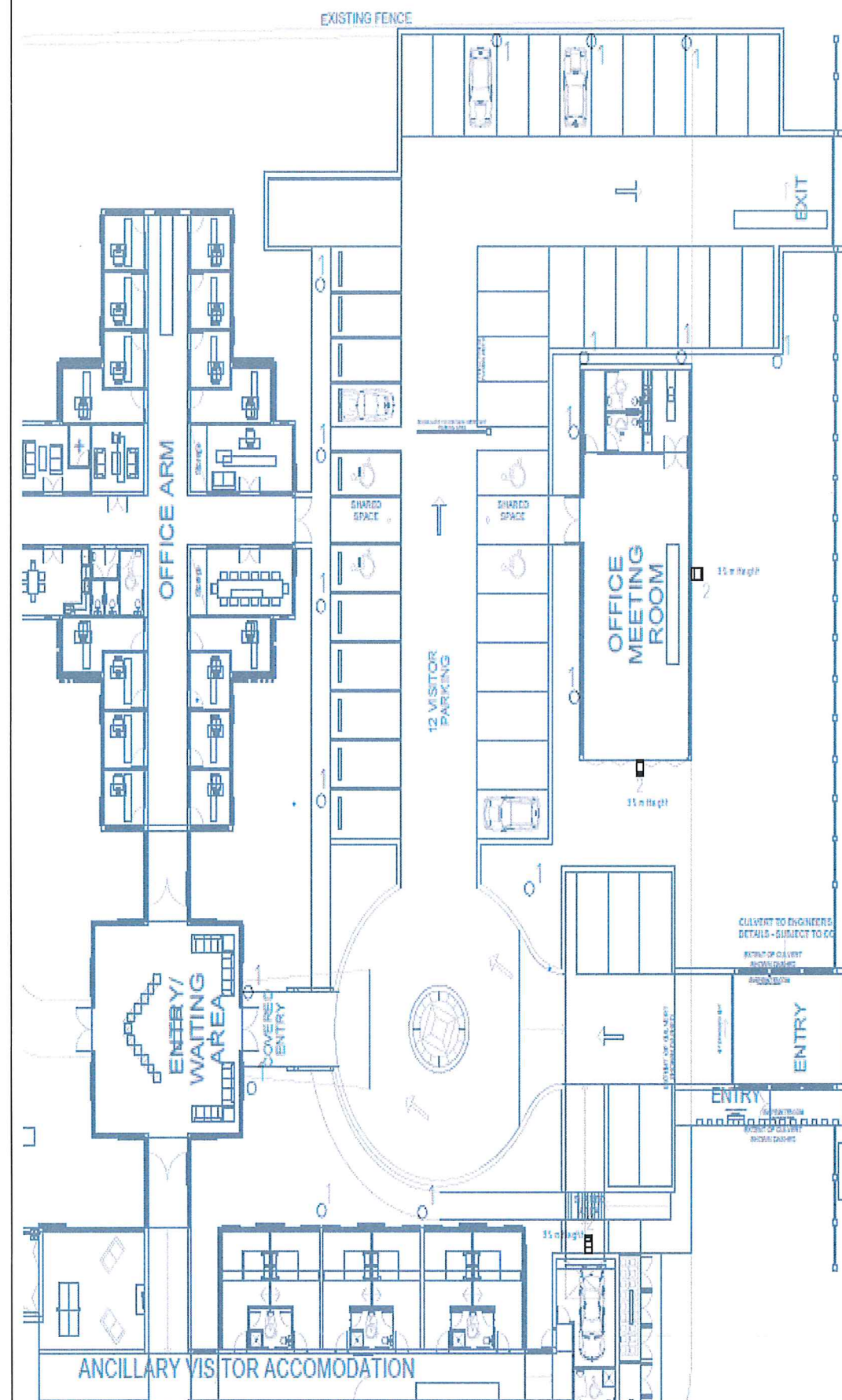
The report confirms that the proposed lighting will be installed in accordance with standard engineering practice, consistent with the requirements of Sections E, F and J of the Building Code of Australia and the relevant Australian Standard 1158.3.1. Accordingly, the outdoor lighting plan will not result in offensive glare to the surrounding neighbouring properties.

Original Plan

Details were to be provided as part of the consent.

Amended Plan





Index	Manufacturer	Luminaire type
1	BRILLANT	BRILLANT

Index	Manufacturer	Luminaire type
2	DOMUS	BLADE-50-5000K

#	Name	Parameter	Min
1	MAIN ENTRY	Perpendicular Illuminance (Adaptive)	0.60 lx
2	CAR PARK	Perpendicular Illuminance (Adaptive)	0.08 lx



## On-site detention

4. On-site detention to be placed on site in accordance with the requirements of Council's engineers

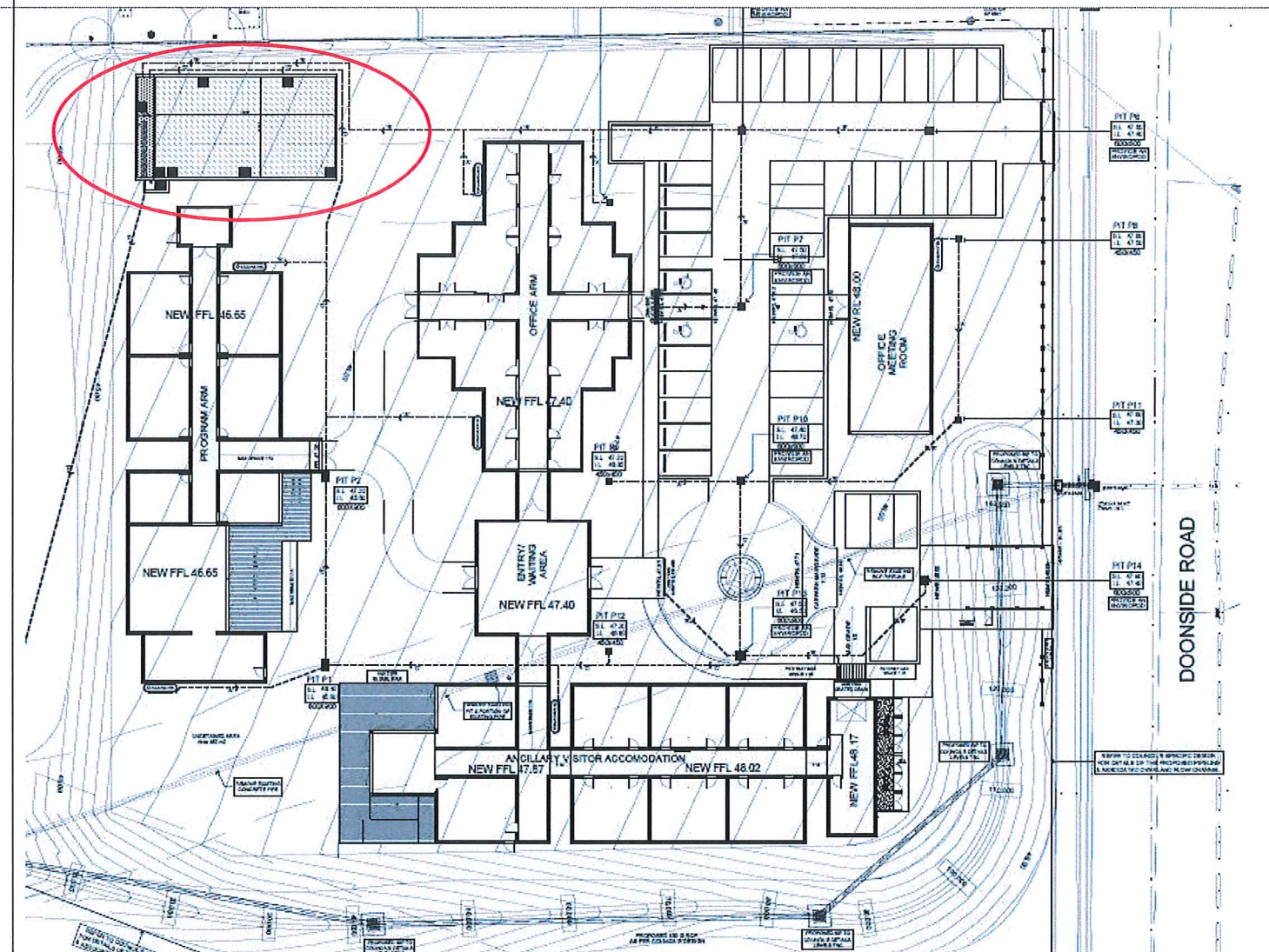
## Original Plan

Details were to be provided as part of the consent.

### Applicant's response

Location of the OSD system is shown on the civil plans to the satisfaction of Council's Drainage Engineer. The OSD system will be located in the north-western corner of the site.

## Amended Plan





Overnight parking area

5. A barrier to be placed so as to contain overnight parking area

Applicant’s response

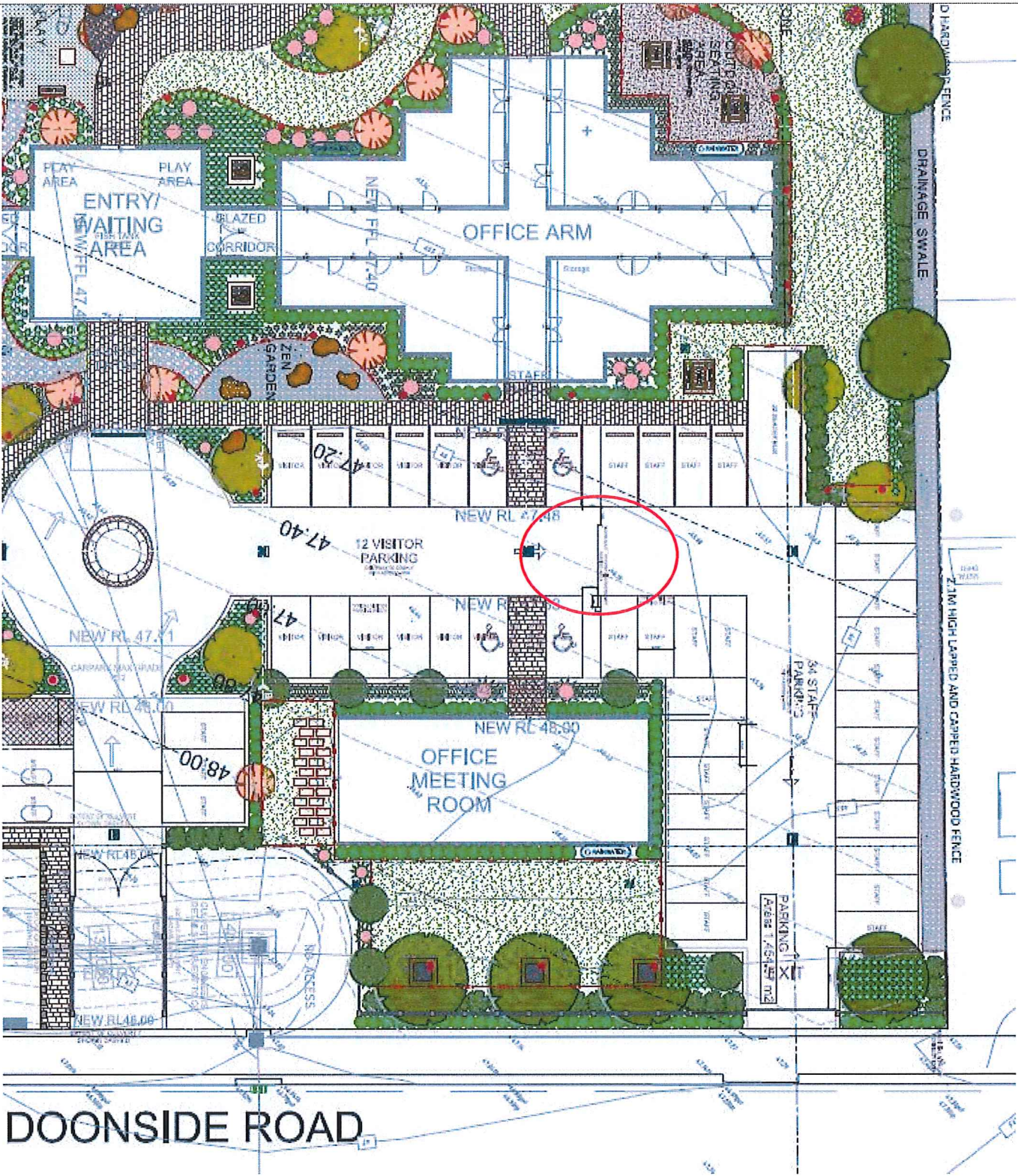
A boom gate is now proposed to prevent cars to park along the north-western boundary adjoining the existing residential properties.

The boom gate will be located in the car parking area, between the office meeting room and the office arm buildings approximately 25 m away from the residential boundary to ensure the noise from cars is reduced.

Original Plan

Details were to be provided as part of the consent.

Amended Plan





Emergency contact

6. A sign should be designed for the front of the site showing an emergency telephone number

Applicant's response

A sign is now proposed to be located on the front entry gate.

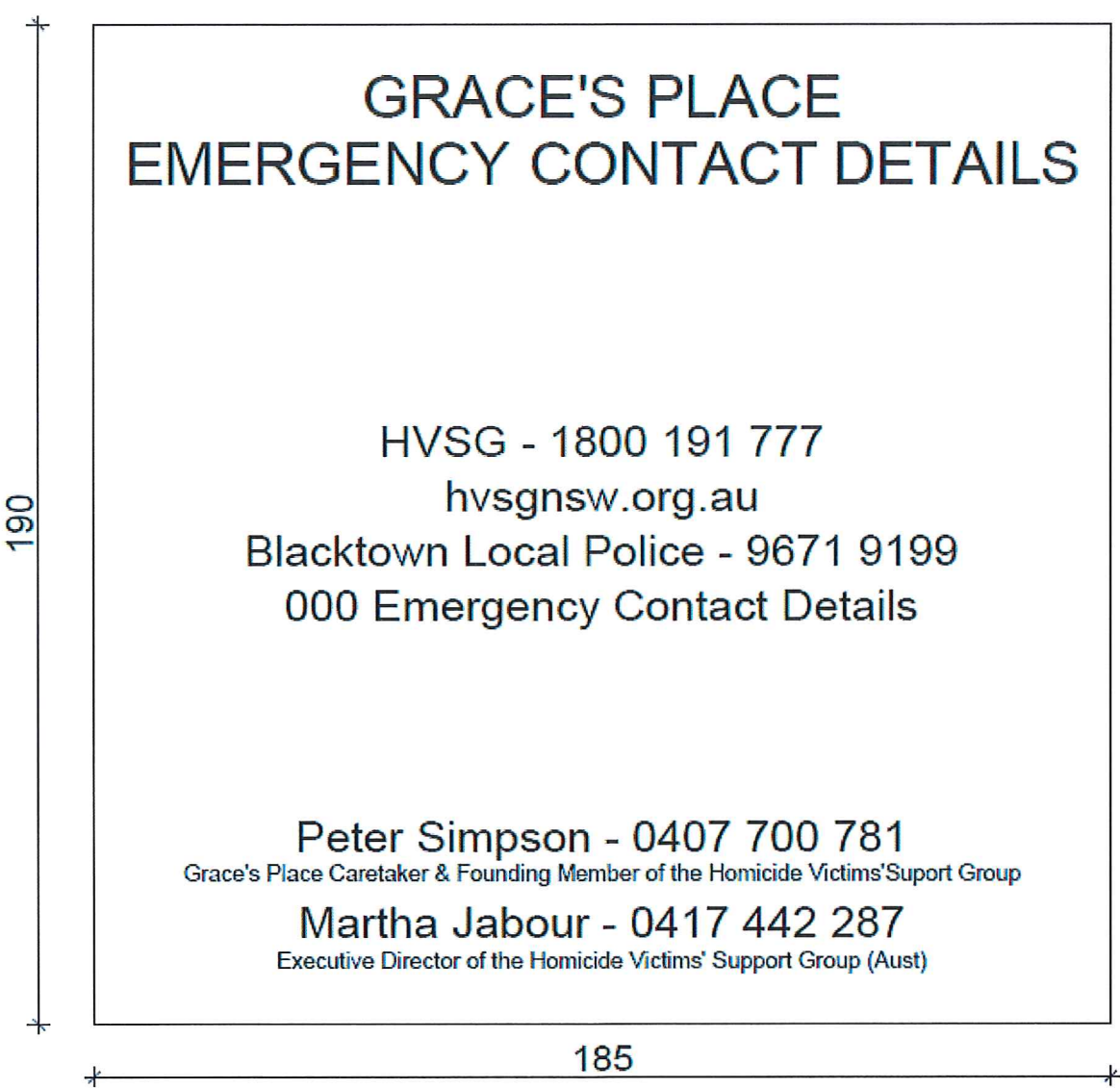
A metal sign of 190 mm x 185 mm dimensions is to be fixed onto the sandstone pier of the front gate facing Doonside Road.

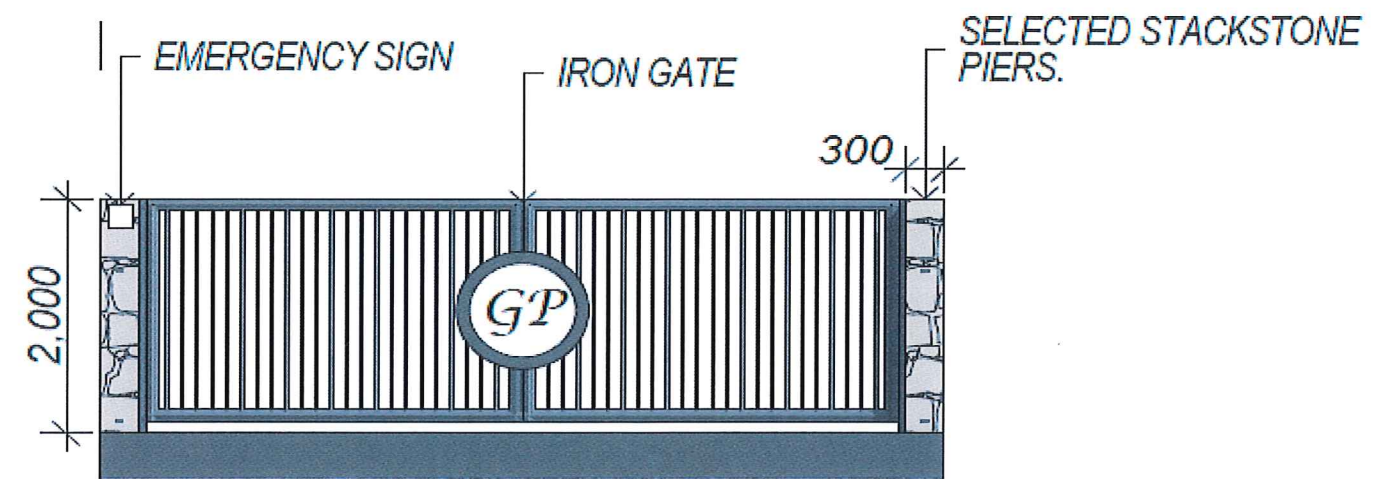
The sign will be white with black lettering and include the key contact persons and their mobile numbers as well as other phone numbers in the case of an emergency.

Original Plan

Details were to be provided as part of the consent.

Amended Plan





Typical Gate Detail



Landscaping plan

7. Landscaping plan to be redesigned to accommodate the Council drainage swale at the north-west boundary and to show all gates

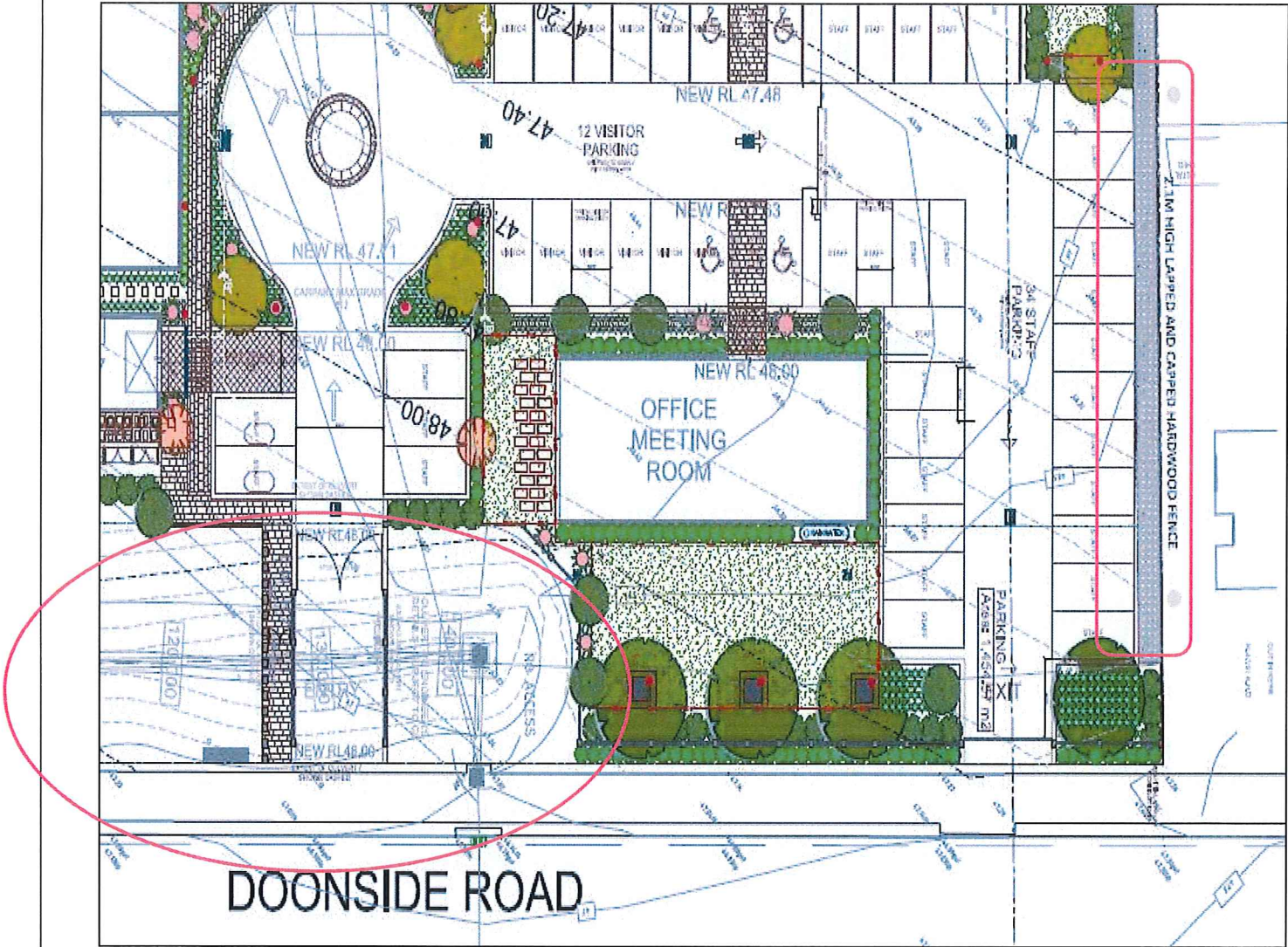
Original Plan

Details were to be provided as part of the consent.

Applicant’s response

- (i) The revised landscape plan now submitted denotes that no trees will be proposed along the proposed drainage swale along the north-western boundary.
- (ii) All proposed gates are shown on the submitted plans and will not obstruct the relevant stormwater management on the site.

Amended Plan





## Plan of Management

Plan of Management	Applicant's response
8. The Plan of Management to be completed to the satisfaction of the Council's Manager Community Services, and to include the details required by Council in its Assessment Report and in condition 15.10. All details of all security measures, the details of the 24 hour caretaker, hours of operation, car park management and day to day arrangements of the office and the children must be provided	A revised Plan of Management now includes all details as required by the Panel, and has been reviewed and is to the satisfaction of Council's Manager Community Services
Original Plan	Amended Plan
Details were to be provided as part of the consent.	<p>Details of PoM includes:</p> <p><b>CONTENTS</b></p> <p>Executive Summary</p> <p>Mission Statement</p> <p>Introduction</p> <ol style="list-style-type: none"><li>1. Aim</li><li>2. Location</li><li>3. Organisational Structure &amp; Management<ol style="list-style-type: none"><li>I. Duties of the On Site Manager and Caretaker</li></ol></li><li>4. Hours of Operation</li><li>5. HVSG &amp; Grace's Place Staff<ol style="list-style-type: none"><li>I. Staff/Volunteers/Management Committee</li></ol></li><li>6. Resident Information<ol style="list-style-type: none"><li>I. Grace's Place Capacity</li><li>II. Record of Resident's Special Needs</li><li>III. Rights and Responsibilities</li></ol></li><li>7. Catering, Laundry, Cleaning and Maintenance.</li><li>8. Children</li><li>9. Insurances</li><li>10. Centre Cleanliness, Waste Management and Maintenance</li><li>11. Mechanism for Conveying Policies and Updates to Family Members and Parents</li><li>12. External Signage</li><li>13. Internal Signage</li><li>14. Child Protection under NSW Legislation<ol style="list-style-type: none"><li>I. Mandatory Requirements</li></ol></li><li>15. Incident Register</li><li>16. Dispute Resolution Procedure<ol style="list-style-type: none"><li>I. Complaints Management</li></ol></li><li>17. Accidents, Emergency and Fire Safety</li><li>18. Safety and Security</li><li>19. Fire Safety, Flood and Emergency</li><li>20. Car Parking &amp; Visitor Parking</li></ol>