

Attachment 5 - Holroyd Development Control Plan 2013 compliance table

No.	Requirement	Comment	Yes	No	N/A
PART A – GENERAL CONTROLS					
3.	Car Parking				
3.1	<u>Child care centre</u> 1 space per 4 kids	130/4 = 32.5 (33) required 33 proposed	☐	☒	☐
	<u>Medical centre</u> 1 space per 25 m ² (+ accessible spaces at the discretion of Council)	1330 / 25 = 53.2 (54)			
	<u>Specialised retail</u> (bulky goods) 1 per 50 m ² , or 1 per 2 employees	20,004 (excluding loading areas) / 50 = 400.08			
	<u>Food and drink premises</u> 1 per 8 m ²	1314/8 =164.25 (165)			
		Total required = 652 Total provided = 594 The proposal involves a shortfall of 58 spaces which is considered satisfactory as discussed in detail in the body of the report. The concept approved under DA 2017/7 included 1,264 spaces across the whole site. A condition is included in the draft determination to require a minimum of 670 spaces to be provided at stage 3.			
	<u>Bicycle parking</u> <u>Ground floor</u> 1 space per 300m ² for employees 1 space per 2500 m ² for visitors <u>First floor</u> 1 space per 200 m ² for employees 1 space per 750 m ² for visitors	Ground floor GLFA = 15,141 m ² 50.47 (51) + 6 = 57 First floor GLFA = 8,283 m ² 41.41 (42) + 11 = 53 110 bicycle spaces required. 113 spaces proposed.	☒	☐	☐
3.3	Dimensions of car parking facilities, gradients, driveways, circulation and manoeuvring	Council's Traffic Engineer has assessed the submitted plans and documentation and considers it satisfactory subject to condition.	☒	☐	☐
3.5	Driveways shall be set back a minimum of 1 m from the side boundary	The driveway is directly adjacent to the western side boundary. No setback provided. This is consistent with the concept approval.	☐	☒	☐
3.6	Accessible parking Minimum of 2 accessible per 100 spaces required	13 accessible spaces proposed	☒	☐	☐
4.	Tree and Landscape Works				
4.1	All trees and vegetation over a height of 3.6 metres are	There are a number of trees that were approved to be removed under the stage 1	☐	☒	☐

	protected	application. This application recommends that an additional 25 trees be removed. These trees are located along the northern and western boundaries of the site, including six trees located on RMS land. Council's landscape and Tree Management Officer recommended that the retention of trees 1 and 36 be investigated. The applicant's response to the deferral indicated that tree 1 was approved for removal under the concept application (DA 2017/7) and tree 36 needs to be removed due to the impact of stormwater works. It appears that a total of 81 trees on the northern part of the subject site are to be removed (including those approved for removal under the concept plan and those proposed to be removed under this application). The plans provide for 40 replacement trees and 23 shrubs.			
4.2	Development works including existing trees and landscaping				
	All proposals and development works shall comply with Australian Standard 4970-2009 – Protection of Trees on Development Sites.	Conditions included in draft determination to require protection to be provided for the trees that are to be retained.	☒	☐	☐
	Development shall not impact trees on public land	Trees on RMS land proposed to be removed. Owner's consent from RMS has been provided and the applicant's arborist report supports the removal of these trees due to impacts from the stormwater works.	☐	☒	☐
	Where a landscape plan is required, it shall be prepared by a Landscape Architect/Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented and show sufficient detail to enable construction.	Landscape plan provided. Council's Landscape and Tree Management Officer has advised that the proposed landscaping is satisfactory subject to conditions.	☒	☐	☐
	Provide landscaping that enhances the streetscape and setting of development, incorporating a mix of trees, shrubs and ground covers planted appropriately and where necessary, providing essential screening or solar access roles.	The proposed landscaping on site is considered satisfactory. Condition included in the draft determination to require the stage 2 landscape plan to be updated.	☒	☐	☐
6.5	Salinity Management				
	Worst case scenario salinity potential to be considered, and response to include: strategies to protect infrastructure, including roads and	Site is identified as having moderate salinity potential. Conditions are included in the draft determination to address this issue.	☒	☐	☐

	underground services and to manage the water cycle.				
6.4	Erosion and sediment control plan				
	All development applications must include an ESCP where the proposal has, or could have the potential to involve: a) the disturbance of the soil surface including that which arises from clearing, levelling, shaping, filling, excavation and/or placement of fill thereon; or b) any changes in the rate and/or volume of runoff entering, directly or indirectly, to any waters or flow over any land.	The Civil Engineering drawings include a satisfactory erosion and sediment control plan.	☒	☐	☐
7.	Stormwater Management				
	Stormwater drainage acceptable systems	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions. The stormwater drainage system is generally in accordance with the stage 1 approval.	☒	☐	☐
	Water sensitive urban design	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	☒	☐	☐
8.	Flood Prone Land				
	Additional information may be required	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	☒	☐	☐
	Development on Flood Prone Land to minimise impact on water quality, native bushland vegetation; riparian vegetation; estuaries, wetlands, lakes or other water bodies; aquatic and terrestrial ecosystems; indigenous flora and fauna; or fluvial geomorphology.	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	☒	☐	☐
11	Site Waste Minimisation and Management Plan (SWMMP)				
	All applications are to be accompanied by a Site Waste Minimisation and Management Plan	A satisfactory WMP was submitted to address ongoing waste management requirements. No construction WMP provided. Condition included in the draft determination for this information to be provided prior to the issue of a construction certificate.	☐	☒	☐
PART C – COMMERCIAL, SHOP TOP HOUSING AND MIXED USE DEVELOPMENT CONTROLS					
1.0	Building Envelope				
1.1	Lot size and frontage				
	The minimum lot frontage for development within Zone B2 Local Centre, Zone B4 Mixed Use and Zone B5 Business Development and Zone B6	Both frontages exceed 20 m.	☒	☐	☐

	Enterprise Corridor shall be, unless otherwise stated as site specific controls in this DCP: • up to three storeys- 20 metres. • 4 - 8 storeys- 26 metres. • 9 storeys and greater- 32 metres.				
	Council may require the consolidation of more than one existing land holding to be undertaken in order to meet all the requirements of the DCP	Not required in this case.	☐	☐	☒
	Commercial development is not permitted on battleaxe lots	Not a battleaxe lot.	☐	☐	☒
1.2	Site coverage, floor area and building use				
	For a bulky goods development, the bulky goods shall occupy a minimum 60% of the total floor area.	15 bulky goods tenancies proposed equal to 83% of total GFA.	☒	☐	☐
	Consent must not be granted to development for the purposes of a food and drink premises on land in Zone B6 Enterprise Corridor if the gross floor area of the food and drink premises is more than 1000 square metres.	Site is not within B6 zone.	☐	☐	☒
	Consent must not be granted to development for the purposes of a shop on land in Zone B1 Neighbourhood Centre if the gross floor area of the shop is more than 1000 square metres.	Site is not within B1 zone.	☐	☐	☒
1.3	Building Height				
	The minimum floor to ceiling height for a floor in a commercial building, or the commercial component of a building shall be as follows: • Floor Min Floor to Ceiling height • Ground Floor 3.5m • First Floor- regardless of use 3.3m • All other floors 2.7m	The proposed floor to ceiling heights exceed the minimum requirements.	☒	☐	☐
	Basement level parking above the natural ground level should be limited to not impact on the bulk, scale and design of the building	No basement parking proposed under this application	☐	☐	☒
	Maximum building height in storeys shall be provided in accordance with the table below:	The subject site has a 20 m height limit pursuant to HLEP 2013. The proposed building is two storeys in height which complies with the number of storeys control.	☒	☐	☐

	<table><tr><th colspan="2">Permitted Height (storeys)</th></tr><tr><th>Height (m)</th><th>Storey</th></tr><tr><td>10</td><td>1</td></tr><tr><td>11</td><td>2</td></tr><tr><td>12.5</td><td>2</td></tr><tr><td>14</td><td>3</td></tr><tr><td>17</td><td>4</td></tr><tr><td>20</td><td>5</td></tr><tr><td>23</td><td>6</td></tr></table>	Permitted Height (storeys)		Height (m)	Storey	10	1	11	2	12.5	2	14	3	17	4	20	5	23	6				
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Height (m)	Storey																						
10	1																						
11	2																						
12.5	2																						
14	3																						
17	4																						
20	5																						
23	6																						
1.4	Setbacks, Separation and Depth																						
	Minimum front setbacks for B5 Business Development zones shall be as follows: • Greystanes and Smithfield- 10 metres • Holroyd/Granville- 6 metres • Church Street Granville- 0 metres • All other areas, unless otherwise stated in Part J, K, L, M, N, O, P or Q- 4 metres	The proposal has 10 m building setbacks to both frontages.	☒	☐	☐																		
	A street wall height of four storeys (14-17m) is required in the following locations: • B6 Enterprise Corridor zone on Great Western Highway at Mays Hill and Finlayson Transitway Precincts. • B5 Business Development zone- Church Street.	The proposal is for a two storey building with maximum height of 15.4 m (RL 48.4-33)	☒	☐	☐																		
	A 3 metre setback is required above the street wall height.	Not applicable.	☐	☐	☒																		
	Unless otherwise stated in site specific controls within this DCP, where a site adjoins a business zone, there is no side setback requirement.	Site does not adjoin a business zone.	☐	☐	☒																		
	Where a site adjoins any residential zone (and not separated by a road), the side setback shall be a minimum of 3 metres.	Site does not adjoin a residential zone.	☐	☐	☒																		
	Where adjoining a residential zone, the development must demonstrate that the proposed setbacks will enable the achievement of access to sunlight and privacy as required under this DCP to the adjoining residential property. Setbacks, transition of height, location of balconies and windows and screening may assist.	Site does not adjoin a residential zone.	☐	☐	☒																		
1.5	Landscaping and Open Space																						
	Landscaped area is not required in business zones.	No site specific controls for landscaping.	☐	☐	☒																		

	unless where site specific controls within this DCP requires otherwise.				
	Where street setbacks are required, the resulting open space, other than that approved for vehicular and pedestrian access, shall be landscaped and maintained to Council's satisfaction.	Street setbacks are proposed to be landscaped.	☒	☐	☐
	Developments are to contribute to streetscape character and public domain amenity by: i) relating landscape design to the desired proportions and character of the streetscape ii) using planting and landscape elements appropriate to the scale of the development iii) selecting appropriate indigenous species in accordance with Council's preference. iv) mediating between and visually softening the bulk of large development for the person on the street.	Landscaping proposed to street setbacks, and tree planting within car park areas. Condition included in the draft determination to require inclusion of Cumberland Plain Woodland species in the replacement tree planting.	☒	☐	☐
2.0	Movement				
2.1	<i>Rear Laneways and Private Accessways</i>				
	Where buildings have access to existing laneways, vehicular access must be provided from the laneway.	No existing laneway access.	☐	☐	☒
2.2	<i>Pedestrian access</i>				
	The design of developments shall comply with Disability (Access to premises) Buildings Standards 2010.	Proposal is capable of complying. Standard conditions included in the draft determination.	☒	☐	☐
2.3	<i>Building entries</i>				
	Main building entry points should be clearly visible from primary street frontages, well lit, legible and enhanced through building design and treatment.	Building entries are clearly defined.	☒	☐	☐
	Access to public areas of buildings shall not have unnecessary barriers or obstructions including uneven and slippery surfaces, steep stairs and ramps, narrow doorways, paths and corridors etc.	To be addressed at construction certificate stage. The proposal is capable of complying with NCC.	☒	☐	☐
2.4	<i>Vehicle access</i>				
	One two way driveway is permitted per development	Site exceeds 10,000 m ² . Vehicular access approved under DA 2017/7.	☒	☐	☐

	site up to 10,000 m ²				
	All vehicles must be able to enter and leave the site in a forward direction.	The design of the vehicular access and car parking areas provides for all vehicles to enter and exit in a forward direction.	☒	☐	☐
	The width of driveways is limited to a maximum of 6 metres or 8 metres for commercial loading docks and servicing.	Vehicular access approved under DA 2017/7.	☐	☐	☒
2.5	<i>Parking</i>				
	On-site parking is to be accommodated underground wherever possible, in zones where residential development is permitted.	Residential development not permitted in the B5 zone.	☐	☐	☒
3.0	Design And Building Amenity				
3.1	Safety and Security				
3.4	<i>Shopfronts</i> Solid roller shutters, either internal or external, that block out or obscure windows or entrances, are not permitted.	No roller shutters proposed.	☐	☐	☒
3.17	Maintenance				
	Durable materials, which are easily cleaned and graffiti resistant, are to be selected.	The proposed external materials are durable (compressed FC sheet, laminate panels, metal deck roofing)	☒	☐	☐
	The area of painted exterior walls is to be limited, for example by incorporating colour in materials rather than painting over rendering.	Some factory pre-finished materials included in the schedule.	☒	☐	☐
	A fully automated commercial grade drip irrigation system shall be provided to all landscaped areas of the development.	Standard conditions included in the draft determination to address this issue.	☒	☐	☐
3.18	Waste Management				
	Waste storage areas must be located so as to be easily serviced and not cause any negative impacts in terms of visual appearance, noise or smell.	Proposal complies, subject to conditions.	☒	☐	☐
5.2	Signage				
	Protect the visual quality and the amenity of the streetscape.	The number and size of the proposed signs is considered excessive. Conditions included in the draft determination to require deletion of one pylon sign and three 'paddle pop' signs, and reduction in size of proposed wall signs.	☐	☒	☐
	Do not locate signage to obscure important architectural features.	Signs cover windows – condition to be imposed requiring that window signs cover a maximum of 30% of any window.	☐	☒	☐
	The size of signs shall not dominate or obscure the	The size of the signs dominates the buildings.	☐	☒	☐

	architecture of the buildings.				
5.3	Hours of Operation				
	B5 – Business Development zone • 6 am to 12 am	The majority of the proposed uses comply with this control. However, the fast food outlets are proposed to operate 24 hours a day, 7 days a week.	☐	☒	☐
	For hours extending outside of 6.00 am-10.00 pm, applicants must demonstrate that noise, amenity and light impacts and crime prevention factors have been considered and addressed, through the submission of the following reports for assessment: • Acoustic report • Social Impact Statement • CPTED Report • Plan of Management	The fast food outlets are proposed to operate 24 hours a day, 7 days a week. All other uses comply with DCP hours of operation. Subject to compliance with the draft conditions, Council is satisfied that the proposed development will have acceptable impacts in the locality. The background noise levels are relatively high in this area due to the location of the site at the intersection of two busy roads. Standard conditions are included in the draft determination to ensure appropriate management of noise, odour and lighting impacts.	☐	☒	☐
PART F – ADVERTISING AND SIGNAGE					
1.	General signage controls				
	All signs must: • be compatible with the scale, proportion and other characteristics of the site and/or building on which they are to be located; • respect important features of the site and/or building; • not reduce safety for road vehicles, cyclists or pedestrians by obscuring sightlines.	The proposed signs are not compatible with the scale and proportions of the site and buildings. Subject to compliance with the recommended conditions, road safety will not be affected by the proposal.	☒	☐	☐
	Where signs include illumination, they must: • not result in unacceptable glare; • not affect safety for pedestrians, vehicles or aircraft; • not detract from the amenity of any residence or other form of accommodation; • permit the level of illumination to be varied according to time of day.	Subject to compliance with the Australian Standard for control of the effects of outdoor lighting, and a curfew in line with the hours of operation for each tenancy, the illumination is considered acceptable.	☒	☐	☐
	Signs must not: • Be attached to a vehicle • Be a temporary poster or sticker • Be of a portable nature, except in special	Proposed signage complies with these requirements.	☒	☐	☐

	circumstances specified in the DCP • Include flashing lights, • Include inflatable signs or structures, other than temporary signs • Be located on or above awnings, except within business zones; • Be located on or above rooftops				
	With regard to streetscape and local visual character, the proposed sign must: • Be compatible with the existing or desired future character of the locality • Not detract from the amenity or visual quality of any environmentally sensitive area • Have a scale, proportion and form that is appropriate for the streetscape setting or landscape • Contribute to the visual interest of the streetscape, setting or landscape • Not protrude above buildings, structures or tree canopies in the area	The proposed wall signs are considered to be out of proportion to the buildings on which they are to be installed. Condition included in the draft determination to require reduction in the size of the wall signs to comply with the maximum 10% control as detailed above. The proposed pylon signs will protrude above the buildings and tree canopies in the area. The sign at the corner of Woodpark Road and Betts Road is recommended to be deleted as it is the most visually obtrusive of the pylon signs. Approval of this sign would ensure that there are at least two pylon signs visible from all approaches to the site which is not necessary. The remaining two pylon signs are considered to adequately identify the location of the centre and are better placed to assist motorists in finding the site, as they are adjacent to the vehicular entry points.	☐	☒	☐
	The maximum height (in metres) for all development, including advertising and signage, is detailed within Holroyd Local Environmental Plan 2013, as a written statement and associated maps.	The pylon signs have a height of 15 m which complies with the 20 m height standard applying to the site.	☒	☐	☐
3.	Signs in Business Zones				
	Total signage per street frontage must not exceed one to hamper, one fascia, one wall sign or projecting wall sign and one under awning sign.	There are multiple signs visible from both street frontages. Given the length of the street frontages and the number of tenancies proposed, a non-compliance with this control is considered acceptable. However, the total number of signs proposed is considered excessive as discussed above.	☐	☒	☐
	No advertising structure is to extend beyond the vertical projection of the awning	Not applicable	☐	☐	☒
	Advertising located more than 3.5 metres above ground level must either form part of the building or otherwise be sympathetic to the general	Amended plans show that façade signs do not extend above the height of the parapet. The signs are generally sympathetic to the form and character of the building and	☒	☐	☐

	form and character of the building and the surrounding streetscape	streetscape.			
	Advertising structures must not be erected on top of awnings unless: - Alternative forms of above awning advertising cannot be provided on the building façade; and - The size, shape and scale of such advertising is sympathetic to the general form and character of the building and the surrounding commercial streetscape and skyline.	No advertising structures proposed.	☐	☐	☒
	Wall signs, including painted wall signs, must not exceed one per street frontage	It is considered appropriate to have more than one sign per frontage in this instance as the proposed development includes multiple tenancies. Each tenancy will need to be able to adequately identify itself to prospective customers. However, the size and number of signs proposed is excessive. To be addressed by condition as detailed above.	☐	☒	☐
	Window signs are to be limited to 30% of the area of the window and are permitted on ground floor windows only	Window signs (good guys tenancy) to be reduced in size to maximum 30% of any window.	☐	☒	☐
7.	Sign specifications				
	Where a sign is externally illuminated by flood or concealed lighting, such lighting must be directed solely on the advertisement, and its surrounds, and shielded so that glare does not extend beyond the advertisement.	No externally illuminated signs proposed.	☐	☐	☒
	<i>Illuminated signs or signs of a reflective nature must:</i> - be displayed and located in a manner that does not cause glare; - not otherwise dazzle or distract drivers of vehicles; and not adversely affect the amenity the surrounding area. - not protrude more than 300 mm from the wall, unless occupational health and safety standards require a greater protrusion; and - not protrude above the parapet or eaves; and - does not extend over a window or other opening; and	- Condition to comply with AS for outdoor lighting - Conditions included in the draft determination to require that only internal illumination is permitted, - Condition to ensure that wall signs do not to protrude more than 300 mm from the wall. - amended plans show that signs do not project above parapet - Condition for window signs to cover maximum 30% of any window	☒	☐	☐

	f) does not obscure significant architectural elements of the building; and g) not be located on the same building elevation as a building identification sign or business identification sign	f) amended plans show deletion of signs over aluminium louvres g) multiple signs on each building elevation, considered appropriate in the context of this multi-tenant development.			
	<i>Pole and Pylon Signs, and Flag Poles</i> A pole or pylon sign must: a) not project over the boundary of the premises; b) where illuminated, include a timer to be fitted to extinguish illumination between certain hours at Council's discretion; c) not have a sign panel underside less than 2.6 metres above ground but more than 0.9 metres above ground; d) have a height and dimensions having regard to e) the character of the surrounding area, i) the amenity of	The proposal includes 3 x 15 metre high pylon signs • adjacent to the Woodpark Road entrance, • at the corner of Betts Rd and Woodpark Road, and • adjacent to the Betts Road entrance, A condition is included in the draft determination to require deletion of the pylon sign at the corner of Woodpark Road and Betts Road. The two remaining pylon signs will be more than adequate to identify the location of the development, and its major tenants. The sign is significantly higher than the proposed buildings, and all proposed vegetation. It would dominate the skyline from all angles, thus detracting from the visual amenity of the area. There are also 3 x 6 m high 'paddle pop' signs within the Betts Road setback, in front of the fast food outlets. A condition is included in the draft determination to require the deletion of these signs as they are considered to be disproportionately high in relation to the adjacent buildings, and unnecessary for business identification purposes. The paddle pop signs would also partially obscure, and be obscured by, the pylon sign at the Betts Road access point. k) The proposed pylon signs are located within the boundaries of the subject site. l) It is not considered necessary to require the illuminated signs to be extinguished in this case. m) Proposal complies. n) The height and dimensions are appropriate having regard to the matters listed at (e) f) There is no pole with a height of 12 m or more proposed. g) The signs are 6 m and 15 m high h) 3 x 15 m high pylon sign and 3 x 6 m high paddle pop signs proposed. Conditions included in the draft determination to require deletion of one pylon sign and all 3 paddle pop signs. i) Appropriate conditions are included in	☒	☐	☐

	surrounding land uses, ii) the landscape quality of the area, iii) driver safety and iv) the circumstances of the case; f) not have a pole exceeding 12 metres in height, when measured from natural ground level adjacent to the base of the pole to the underside of the sign; g) not exceed 15 metres in height to the highest point of the sign; h) not exceed one (1) sign per site; i) be securely fixed and stable; and j) be maintained in a structurally adequate and safe condition at all times.	the draft determination to ensure that the signs are constructed in accordance with the relevant standards. j) Appropriate conditions are included in the draft determination to ensure that the signs are maintained in accordance with the relevant standards.			
	<i>Wall Advertisements and Painted Wall Signs</i> Wall advertisements and painted wall signs must: a) be limited to one (1) wall advertisement per building elevation; b) be integrated with the design of the building on which it is to be displayed; c) not exceed the following areas – i) 20% of the above ground elevation, where the building has an above ground elevation of 100 m² or less, or ii) 20 m², where the building has an above ground elevation of more than 100 m² but less than 200 m², or iii) 10% of the above ground elevation, where the building has an above ground elevation of 200 m² or more; d) not protrude more than 300 mm from the wall, unless occupational health and safety standards require a greater protrusion; and e) not protrude above the parapet or eaves; and f) does not extend over a window or other opening; and g) does not obscure significant architectural elements of the building; and	There are a total of: • 9 wall signs on the western elevation • 5 wall signs on the eastern elevation • 9 wall signs on the southern elevation • 6 wall signs on the northern elevation It is considered reasonable that the development include multiple wall signs on each elevation due to the size of the proposed buildings, and the number of tenancies within the development. However, the plans show that, all elevations have wall signs which exceed 10% of the elevation. As proposed, the signage is incompatible with the scale and proportions of the buildings. A condition is included in the draft determination to require that wall signs be reduced in size such that they do not exceed 10% of any building elevation. The amended plans show that proposed signs do not protrude above the parapet. Condition included in the draft determination to require that signage does not obscure any significant architectural elements of the buildings. Condition included in draft determination to require that signs do not cover window openings	☐	☒	☐

	h) not be located on the same building elevation as a building identification sign or business identification sign				
PART I – CHILDCARE CENTRES					
1	Size and Density				
C1	A child care centre proposed in an R2 Low Density Residential zone is limited in size to accommodate not more than forty-five (45) children. Capacities of child care centres located in other zones will be assessed on the merits of each application.	The subject site is zoned B5 – Business Development. SEPP Education permits child care centre of any size.	☐	☐	☒
C2	The design requirements for Child Care Centres located within R2 – Low Density Residential and R3 – Medium Density Residential, shall comply with the building envelope standards outlined in Part B of this DCP relating to one and two storey residential development.	The subject site is zoned B5 – Business Development	☐	☐	☒
C3	If the proposed child care centre is to be located in a building consisting of more than one level, the child care centre component must be located on the ground floor of the buildings with office and storage space permitted on the upper level.	The proposed child care centre is located on the upper level of the development. However, the centre itself is all on one level. Accordingly, there are no safety or access concerns with the proposed design.	☐	☒	☐
C4	The minimum site frontage for a child care centre is 20 metres.	The subject site has a frontage exceeding 20 m.	☒	☐	☐
C5	The site must not be 300 m from hazardous industries, LP gas sites, mobile telephone base stations and towers, and safe from any other environmental health hazards, such as high lead levels, chemical spraying in rural areas, or proximity to cooling tower drift in high rise building areas.	The subject site is not within proximity to any of the listed environmental hazards. The applicant submitted a health hazard assessment, which concludes that the site is safe from an electromagnetic field perspective, and will not represent any risk to the health and well-being of those working at, attending or visiting the centre.	☒	☐	☐
C6	The siting of child care centres must adhere to locational guidelines under current NSW Office of Environment and Heritage (OEH) instruments, such as SEPP 33 Hazardous and Offensive Developments, with particular regard to exclusion from hazardous industries.	The site is not within proximity to any hazardous or offensive developments.	☒	☐	☐
C7	Child care centres should not be located having frontage to	The Cumberland Highway and Woodpark Road are generally considered unsuitable	☐	☒	☐

	any road, which in the opinion of Council, is unsuitable for the establishment of a child care centre having regard to:- (a) prevailing traffic conditions; (b) pedestrian and traffic safety; and (c) the likely impact of development on the flow of traffic on the surrounding street system.	locations for a child care centre. However, given the nature of the proposed development and the location of the child care centre within the complex, it is considered that there is no safety risk associated with the proposed child care centre.			
	Child care centres should not be located having frontage to an arterial or sub-arterial road (as identified in HDCP 2013).	See comment above.	☐	☒	☐
	The roads identified in Appendix 2 are also considered by Council to be generally unsuitable for the establishment of child care centres	See comment above.	☐	☒	☐
	Sites with existing swimming pools are not considered suitable for child care centres. However, an application may be considered if the applicant intends to remove the existing swimming pool and restore the area to its original ground level.	No existing or proposed swimming pools on site.	☒	☐	☐
	Child care centres shall not be located on an allotment within an entire residential cul-de-sac.	Subject site is not located within a cul-de-sac.	☒	☐	☐
	Child care centres shall be detached from any residential dwellings and have separate entry and exit points.	No dwellings on site or proposed.	☐	☐	☒
2	Vehicular Access and Parking				
	Separate entry and exit driveways shall be provided. The design of such driveways shall ensure that inbound and outbound vehicles are separated and that vehicles enter and leave the site in a forward direction.	The proposed child care centre is located within a mixed-use development with separate entry and exit driveways. The child care centre car park also has sufficient dimensions to allow two way movement.	☒	☐	☐
C2	No pedestrian or vehicular access is to be provided from an arterial road, sub-arterial road or where the development would be contrary to the environmental capacity of the street or contrary to the traffic movement on the surrounding street system.	The traffic report submitted with the application indicates that the local road network can easily accommodate the proposed development. There are no pedestrian or vehicular safety issues arising from the location of the child care centre.	☐	☐	☒
C3	All applications are to be	Traffic and parking report submitted with the	☒	☐	☐

	supported by a Traffic and Parking Report prepared by a suitably qualified person addressing the above issues to Council's satisfaction.	application and reviewed as satisfactory by Council's Engineer.			
	Long stay staff parking must be distinguished from the short stay visitor parking by suitable signage and/or marking. Both must be provided in a convenient location to allow for safe dropping off and picking up of children.	No dedicated staff parking required.	☐	☐	☒
	Consideration may be given to reducing on-site requirements for short stay parent and visitor parking only if convenient and safe on-street parking is otherwise available. This is providing that the use of such parking does not excessively impact upon the amenity of the adjacent area.	Sufficient parking provided on site for the child care centre.	☐	☐	☒
	All staff parking shall be provided on site.	No staff parking required for child care centre in business zone.	☐	☐	☒
	To eliminate the possibility of frontages and access ways containing expanses of plain cement, decorative pavement treatment shall be provided to all driveways and parking areas. That is, the use of decorative paving materials such as exposed aggregate or pattern stamped and coloured concrete and paving bricks. Plain cement or coloured cement will not be accepted for driveways and parking areas for aesthetic and amenity purposes.	Proposed child care centre is within a mixed use development. No dedicated driveway.	☐	☐	☒
3.	Acoustic and Visual Privacy				
	An acoustic assessment must be completed by a suitably qualified person.	Acoustic report submitted with the application and reviewed as satisfactory by EHU.	☒	☐	☐
	A Noise Management Plan shall accompany the development application. This should, as a minimum, provide details of child to staff ratios, noise control measures of children while in outdoor play areas and seasonal play times.	Not required in this case as the child care centre is not located adjacent to any residential property.	☐	☐	☒
	Consideration is to be given to the following design mechanisms in respect to noise abatement for surrounding properties in the area:	The child care centre is located within a mixed use development with no direct interface with any residential property.	☐	☐	☒

	a) The appropriate design and siting of the child care centre; b) The appropriate layout and arrangement of outdoor space and activities; c) The appropriate location of outdoor play areas away from main living area or bedroom windows of any surrounding dwellings in predominantly residential areas, and away from external noise sources; d) The use of acoustic barriers and design, such as screen fencing or planting as noise buffers for external noise sources or transmission of noise from the child care centre to surrounding properties; e) The appropriate location of mechanical plant such as exhaust fans and air conditioning units to ensure noise generation does not impact on surrounding properties.				
	Noise abatement measures are to be undertaken to ensure that inside noise levels do not exceed 40dB(A) (Leq 24). Assessments should take background noise levels into account.	Acoustic report indicates that the proposal complies with relevant requirements.	☒	☐	☐
	Where the site is likely to be affected by heavy traffic or rail noise, the child care centre should be designed to locate playrooms, sleep rooms and playgrounds away from the noise source and reduce the impact of noise by barriers such as solid fencing and window glazing. Sites on main or arterial roads should be avoided.	Site is affected by road noise. The centre has been designed to comply with relevant noise criteria. A 6.5 m high acoustic wall is proposed along the eastern edge of the play area.	☒	☐	☐
	A landscape buffer with suitable screening plants and a minimum width of 1 metre shall be provided along the side and rear boundaries of the development to help minimise overlooking.	Not applicable in this context as the outdoor site does not adjoin any residential properties.	☐	☐	☒
	Due to the potential generation of noise, if the proposed child care centre is to incorporate	At grade parking proposed.	☐	☐	☒

	basement level car parking, details of mechanical ventilation are to be included in the application.				
4	Indoor Spaces				
C1	In addition to the requirements under the relevant legislation, the design of indoor floor spaces within child care centres shall take into account the following factors: a) Clear and unobstructed lines of site to all areas within the child care centre shall be provided at all times; b) Where achievable, windows of indoor play areas are to be located with a northern orientation and should receive at least three hours of sunlight between the hours of 9am and 3pm on June 21; c) For locations where a northern orientation for indoor play areas is not achievable, they should be located where they will receive a minimum of 3 hours of sunlight, where possible;	See child care planning guideline. The proposed floor to ceiling height within the child care centre is 3 m, and the indoor play rooms are up to 20 m deep (6.6 x the ceiling height). The 2-3 year old room and 4-5 year old room have access to direct sunlight from east and west facing windows. However, these are fixed windows that will not assist with natural ventilation. The 0-2 year old room and 3-4 year old room will receive very limited direct sunlight from the proposed 'skytubes' as shown on the amended plans. There is an opportunity to provide north facing, operable clerestory windows that would ensure access to direct sunlight and natural ventilation for all play rooms. A condition is included in the draft determination to address this issue.	☐	☒	☐
	In addition to the requirements under the relevant legislation, indoor space shall include the following facilities within the child care centre: a) Where a separate kitchen is provided, the kitchen should have a door, half gate or other barrier to prevent unsupervised entry by children into the kitchen. b) Garbage storage and recycling facilities.	a) the kitchen will not be accessible to children. b) waste storage area provided between the bulky goods and medical centre on level 1. Staff will transport waste to the waste storage area on a daily basis.	☒	☐	☐
	Children's toilets are to be located so they are directly accessible to children's indoor and outdoor play spaces.	Sufficient toilets provided for the number of children provided.	☒	☐	☐
	Food preparation areas are to be constructed and provided in accordance with the relevant sections of the Australia/New Zealand Food Standards Code, specifically AS4674-2004 Design, Construction and Fit Out of Food Premises, Food Standard Code 3.2.3 and conditions outlined in Children (Education and Care Services) Supplementary Provisions Regulation 2012 Part 3 – Facilities and Equipment	Details to be provided at construction certificate stage. The proposal is capable of complying with the relevant requirements.	☒	☐	☐

	Requirements.				
	Applications must include a floor plan of the kitchen area.	Kitchen floor layout provided on plans. Further details to be provided prior to the issue of a construction certificate.	☒	☐	☐
	Power points in indoor play areas should be at a height which is unreachable by children or covered with a child safe cover.	To be addressed at construction certificate stage.	☒	☐	☐
	Plans are to show the number of children each room is proposed to accommodate to ensure staffing levels are sufficient for proper supervision.	Number of children for each room specified.	☒	☐	☐
5	Outdoor Spaces				
	Minimum standards of usable outdoor space per child that is exclusively for the use of children is to be provided, in accordance with the latest Children's Services regulations. Plans must demonstrate that they meet this requirement.	Figured dimensions on plans indicate compliance.	☒	☐	☐
	Outdoor spaces are to provide a variety of experiences through the provision of different spaces within the outdoor area. These different areas are to be: a) Open areas for activities such as running; b) Quiet areas and formal quiet areas; and c) Active areas.	Proposal complies.	☒	☐	☐
	Outdoor spaces are to be: a) Located away from the main entrance of the child care centre, car parking areas or vehicle circulation areas; b) Integrated with indoor space and provide direct and easy access between those two areas; c) Of a design and layout to enable clear lines of sight to all areas of the outdoor space to allow direct staff supervision from other areas of the child care centre; d) Located away from existing and potential noise and environmental health sources; e) If the child care centre is	a) The outdoor play areas are located away from the main entrance to the childcare centre, car parking areas and vehicle circulation areas, b) Outdoor space is directly accessible from all indoor play areas. c) The design provides for sightlines to maintain direct staff supervision throughout the centre, d) The site is subject to road noise from Cumberland Highway and Woodpark Road. Satisfactory as discussed elsewhere in this report. e) Not a predominantly residential area.	☒	☐	☐

	located in a predominantly residential area, outdoor spaces are to be located away from the living/bedroom windows of surrounding dwellings; f) Inaccessible from public areas outside of the child care centre, except in the case of an emergency evacuation or centre deliveries such as sand replacement; g) Located away from areas where objects can be projected down onto play areas; and h) Adequately fenced on all sides	f) The proposed outdoor areas are inaccessible from public areas outside of the child care centre. g) No areas of the development allow for objects to be projected down onto the play areas. h) The facility is adequately fenced on all sides.			
	Outdoor play spaces are to be adequately shaded in accordance with Shade for Child Care Services published by the NSW Cancer Council and NSW Health Department.	Sufficient shade provided to outdoor play area.	☒	☐	☐
	Physical shading devices are to provide sun protection to children and be integrated into the design of the building and the outdoor area and should be fire retardant.	Proposed shading is integrated into the design of the building.	☒	☐	☐
	In commercial zones, consideration must be given to isolating the children from the effects of noise, pollution and winds and providing access to natural light and air.	Noise, pollution, etc. considered elsewhere in the report.	☒	☐	☐
	Outdoor space should be exposed to the sky to provide direct sunlight, breezes and fresh air, and have access to shelter and shade. Planting, climbing equipment and visual features must provide an interesting and stimulating experience for the children.	Proposal complies	☒	☐	☐
	<u>Transitional Areas</u> a) A transitional area between the building and the play area supporting space for both indoor and outdoor activities is to be provided. It is space additionally required for the building and the playground and may only be included as either the outdoor or indoor space requirement, not both. It may comprise of a verandah;	a) A covered outdoor area is proposed along the northern edge of the outdoor play area, providing a transition between internal and external spaces.	☒	☐	☐

	b) The roof area of the transitional area must be a minimum of 4 meters in width to ensure sufficient activity zones with access space around them; c) The transitional area must be designed in a manner that offers protection from unfavourable weather conditions, including strong winds and rainfall; d) The transitional area must be designed in a manner that utilises natural temperature controlling measures, including cross ventilation.	b) the transitional area is approximately 10 m wide. c) The covered outdoor area will protect children and staff from rain and direct sunlight d) the covered outdoor area is completely open on one side.			
6	Landscaping				
	A detailed landscape plan prepared by a suitably qualified landscape professional should be submitted with all development applications for child care centres and should demonstrate the following: a) Separation of outdoor space into active quiet areas; b) Proposed planting, with a variety of trees and plants to be used which create visual interest for children, and can provide shading where appropriate; c) Locations of play equipment; d) Separation of outdoor space according to age ranges, including the locations of lower fencing or other structures which divide the outdoor spaces; and e) Outdoor spaces which include a variety of surfaces such as grass, soft porous paving and the like	A detailed landscape plan was submitted for the child care centre component of the development and is considered satisfactory.	☒	☐	☐
	Landscaping and fencing should be designed to provide a noise barrier and privacy screen for adjoining residents.	No adjoining residential properties.	☐	☐	☒
	Minimum soil depths for outdoor space and planted areas above basement parking in residential areas should be a minimum of 600mm.	Not a residential area.	☐	☐	☒
	The minimum depth of sandpits is 600mm with adequate drainage and shade (refer to www.kidsafensw.org for further construction	Satisfactory by condition.	☒	☐	☐

	guidelines).				
	Outdoor play equipment is to comply with Australian Standards,	Satisfactory by condition.	☒	☐	☐
	Existing natural features and significant vegetation of a site should be conserved where possible to help increase the amenity of the area.	See comments elsewhere in this report regarding vegetation removal and landscape design for the site.	☒	☐	☐
	All existing and proposed vegetation located on the site and on sites directly adjoining are to be assessed in order to ensure they are free of toxins or safety hazards such as seeds, poisonous, spiky or potentially dangerous plants.	Not applicable as the child care centre is on the upper level.	☐	☐	☒
	Plant species shall be those suitable to the local area. Refer to Part A of this DCP for a detailed plant listing.	Proposed landscaping in the outdoor play area is considered appropriate.	☒	☐	☐
	Areas likely to be subject to high water demand are fitted with a water efficient irrigation system such as drip irrigation with moisture sensors.	No high water demand areas proposed	☐	☐	☒
	Irrigation should use rainwater or recycled water in preference to mains water.	Limited landscaping proposed, limited irrigation required.	☒	☐	☐
7	Fencing				
	Outdoor space is required to be fenced on all sides with a height of at least 1.8m, be accessible from the street and have regard to: • The safety and security of children; • The prevention of children climbing over, under or through fences and leaving the premises unsupervised; • The integration with building design and proposed materials and colour scheme • The integration of existing and proposed landscaping with fencing and • The prevention of a sense of enclosure	2.3 m high acoustic wall/fence provided to southern and western sides of the outdoor play area. The proposed fence is satisfactory with regard to child safety, and integration with the building design. The 6.5 m high acoustic wall is proposed to the eastern edge of the outdoor play area to minimise the impact of traffic noise from the highway.	☒	☐	☐
	Acoustic fences should not be higher than 2m. If a fence higher than 2m is unavoidable it must be contained within the development site with a 1.8m traditional lapped and capped boundary fence and the remaining height to be of thick,	Acoustic fences are higher than 2 m as measured from the finished floor level of the outdoor play area. Satisfactory in this instance as there are no impacts on adjoining properties.	☐	☒	☐

	transparent perspex to ensure any views are maintained.				
	Taller fences must terminate to the rear of the development. Any fence 1.8m in height shall terminate 1m behind the front façade.	Not applicable on this site.	☐	☐	☒
	A series of barriers in the form of child proof gates are to be provided at the entry to the premises. This may include a gate on the front boundary and gate into the reception area to provide a catchment area.	Suitable barriers proposed.	☒	☐	☐
8	Fire Safety and Emergencies				
	An evacuation plan complying with AS3745-2002 Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces shall be submitted as part of the Development Application	Suitable evacuation plan submitted by the applicant.	☒	☐	☐
9	Accessibility				
	All new child care centres, building conversions and additions to existing premises shall comply with the minimum access requirements outlined in Part D3 of the Building Code of Australia and AS 1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work. Details are to be included on plans to be submitted with the application for development consent.	An accessibility report was submitted in support of the application, which indicates that the proposed development meets minimum accessibility requirements. It is recommended that a standard condition of consent be imposed requiring compliance with the NCC and Australian Standards –	☒	☐	☐
	The building must provide a continuous path of travel from the street and or parking area into and within every room and outdoor area used by staff and children.	Proposal provides for level access from the parking area to the front door and throughout the centre.	☒	☐	☐
	Appropriate measures, such as pavement and landscaping treatment, are required to separate pedestrian and vehicular access and direct them accordingly.	Separate pedestrian access paths are indicated with different pavement treatment.	☒	☐	☐
	Hard paved surfaces are to be provided for all access paths.	Proposal complies.	☒	☐	☐