

Parramatta Development Control Plan 2011 Compliance Table

Requirement	Yes	No	N/A	Comments
PART 2 SITE PLANNING				
2.4.3.1 Sedimentation				
P1. Development is to be designed and constructed to integrate with the natural topography of the site so as to minimise the need for cut and fill.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development results earthworks to facilitate the basement construction and development of the site.
P4. Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) Managing Urban Stormwater: Soils and Construction and Council's Design and Development Guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent have been recommended to ensure adequate erosion and sediment control measures are implemented during the demolition and construction phases of the development.
2.4.3.2 Acid Sulfate Soils				
P1. Development is to ensure that sites with potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in the Parramatta LEP 2011.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard conditions have been recommended to manage the acid sulfate soil affectation of the site.
2.4.3.3 Salinity				
P1. Construction techniques are to be employed that prevent structural damage to the development as a result of salinity. Where the potential risk of salinity is identified by using the Salinity Study Map for Western Sydney 2006, further investigations in accordance with the Western Sydney Salinity Code of Practice 2003 are to be undertaken.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard conditions have been recommended to manage salinity during the construction phase of the development.
2.4.4 Land Contamination				
P2. Council under Clause 7 (1) of SEPP No. 55 must not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to discussion at SEPP 55 section of this Report – the site is considered suitable for the development having regard to contamination. Notwithstanding, a condition of consent has been recommended should any unexpected finds be encountered during the demolition or construction phases of the development.
2.4.5 Air Quality				
P2. Effective site controls during and after demolition and construction are to ensure that development does not contribute to increased air pollution.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent have been recommended to ensure that measures are implemented to protect air quality during the demolition and construction phases of the development.
2.4.8 Public Domain				
P.1 Development is to be designed to address elements of the public domain, including the building interface between private and public domains, circulation patterns and accessways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The design of the development provides a clear delineation between the public and private domains.

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PART 3 DEVELOPMENT PRINCIPLES					
3.1.3 Primary Building Envelope Tables					
height	refer to the Parramatta LEP 2011 Height of Buildings Map and transition requirements at 3.1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings C and D have minor exceedances of the maximum 31m building height under PLEP 2011. Refer to the body of the Report and Cl. 4.6 discussion. Buildings A, B and E are compliant.
floor space ratio	refer to Parramatta LEP 2011 Floor Space Ratio Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development maintains a minor non-compliance with the maximum FSR in PLEP 2011. Refer to the body of the Report and Cl. 4.6 discussion.
minimum site frontage	18 metres where more than 10 metres in height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site maintains frontages to Woodville Road, Lansdowne Street and Highland Street in excess of 18m.
front setback	<ul style="list-style-type: none"> 3 metres except where specified in Part 4 of the DCP a lesser setback may be permitted if consistent with predominant street setback 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTE 3: Area specific provisions are contained in Part 4 of this DCP. Refer to assessment in following section of this Table.
side setbacks	<ul style="list-style-type: none"> Dependent upon amenity impact/s on adjoining development Residential use – ADG requirements 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See above
rear setback	<ul style="list-style-type: none"> 15% of site length for residential component; and/or where boundary adjoins a residential development or a residential zone; and otherwise on merit. ADG requirements 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See above.
deep soil zone	Rear setback area is to be a deep soil landscaped area for the following: <ul style="list-style-type: none"> in the B4 Zone if residential development is proposed at ground level 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See above.
landscaped area	<ul style="list-style-type: none"> for all business zones, if site adjoins residential development or a residential zone, or otherwise on merit. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See above.
3.2.1 Building Form and Massing					
P1. Buildings are to be of a height that responds to the topography and the shape of the site.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above comment, re: minor non-compliances to building height of Buildings C & D. Buildings A, B and E are compliant.
P2. The proportion and massing of buildings is to relate favourably to the form, proportions and massing of existing and proposed buildings patterns in the street.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P3. Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The combination of materials and variations in the facade of the building provide relates favorably to the site topography and adjoining properties. A centrally located communal entry point has been provided to the development.
P4. The form and massing of buildings is to provide a transition between adjoining land use zones and building types.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P5. Building form and massing is to support individual and communal entries.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.6 For all mixed use developments, potential management arrangements, including ownership/lease patterns are to be considered at the design stage to ensure proper functioning of various components of the building.					

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<p>3.2.2 Building Facades and Articulation</p> <p>P1 Building design and architectural style is to interpret and respond to the positive character of the locality, including the dominant patterns, textures and compositions of buildings</p> <p>P2 Design consideration is to be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; the location and proportion of windows and doors. The descriptions of housing character types in Appendix 4 – Neighbourhood Character Areas for different areas of the local government area are to be interpreted in the design of residential development to protect and enhance neighbourhood amenity and character.</p> <p>P3 Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.</p> <p>P4 The facades of buildings should be designed with a balance of horizontal and vertical elements.</p> <p>P6 Building frontages and entries are to provide a sense of address and visual interest from the street.</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The design of the building provides articulation with the provision of balconies and utilises a range of materials to provide a degree of variation to the façade.</p> <p>There is a balance between the horizontal and vertical elements of the building and the entrance to the building is centrally located and easily identifiable from the street. There is a good delineation of the private and public domain through the use of fencing and landscaping.</p>
<p>3.2.3 Roof Design</p> <p>P2. Roof form should minimise the appearance of bulk and scale of a building.</p> <p>P.4 The visual intrusiveness of service elements, such as service plants, lift over-runs and the like, is to be minimised by integrating them into the design of the roof.</p>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>The building roofs have been designed to minimise the visual impact of service elements, with the lift over-runs and service plants integrated into the roof design.</p>
<p>3.2.4 Energy Efficient Design</p> <p>P1. Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The application was accompanied by a BASIX Certificate and a condition of consent has been recommended requiring compliance with the BASIX Certificate.</p>

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3.2.5 Streetscape				
P1 Development is to respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is consistent with the streetscape envisaged for the area, whilst not offending the established streetscape pattern. The landscaping harmonises the built form with the streetscape . The front setback of the development is consistent with established setbacks along Woodville Road and the materials chosen contribute to the overall quality of the streetscape.
P2 Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.3 New buildings are to recognise and enhance the patterns and elements of facades within the street. Designs are to provide visual cohesion, continuity and distinction, and in particular, have regard to the horizontal and vertical proportions of building elements which create the visual scene.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P4 Building setbacks from the street boundary are to be consistent with prevailing setbacks of adjoining and nearby buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.5 Buildings on corner sites are to be articulated to address each street frontage and are to define prominent corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.6 Development adjoining land use zone boundaries should provide a transition in form, considering elements such as height, scale, appearance, materials and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.7 Buildings on corner sites are to be articulated to address each street frontage and are to define prominent corners.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P8 Buildings are to be constructed of suitably robust and durable materials which contribute to the overall quality of the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The mailboxes are integrated into the development. A condition of consent has been recommended requiring the provision of a mail box in accordance with relevant Australia Post requirements.
C9. Mail boxes are to be: • visually integrated with the development and have regard to the amenity of the streetscape. Design and location details are to be provided with the development application; • located for convenient access by residents and deliverers on main pathways; and • in compliance with Australia Post requirements for positioning and dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.2.6 Fences				
P10. Front fences are to be a maximum height of 1.2m.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No front fencing proposed.
3.3.1 Landscaping				
P15. A landscape plan, prepared by a suitably qualified person, is to be submitted for development that, in Council's opinion, will significantly alter the landscape character. In all cases, a landscape plan will be required to accompany applications for RFBs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The application was accompanied by a Landscape Plan.

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3.3.2 Private and Communal Open Space C7. A minimum of 10m ² of private open space per dwelling is to be provided with minimum dimensions of 2.5m. C8. A minimum of 10m ² of communal open space per dwelling is to be provided. C.9 Communal open space may be provided on the roof top where it will not adversely impact on visual and acoustic privacy, and safety and security elements.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	Complaint with ADG requirements.
3.3.3 Visual and Acoustic Privacy C4. Building separation is to provide generous courtyard spaces for optimum visual and acoustic privacy, communal open space and significant landscaping. C5. Landscaping should be used along boundaries to obscure sight lines for optimum visual privacy.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	No residential development proposed on the ground level.
3.3.4 Acoustic Amenity P.4 Council may require a report by an acoustic consultant to be submitted with development applications for noise generating developments or for residential developments on sites adjacent to noise generating sources such as busy roads and rail corridors.	<input checked="" type="checkbox"/> 	<input type="checkbox"/> 	<input type="checkbox"/> 	An Acoustic Report has been provided and assessed by Council's Environmental Health Unit and conditions of consent have been recommended accordingly.
3.3.5 Solar Access and Cross Ventilation P2. Detached single and two storey, dual occupancy and townhouse dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in the primary living area, and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing development currently receives less sunlight than this requirement, this should not be unreasonably reduced. C8. The minimum floor to ceiling height is 2.7m. C.12 The minimum floor to ceiling height is 3.3m for non-residential uses on the ground floor and 2.7m above ground floor. The floor to ceiling height may however, be reduced for attics, mezzanines and the like. C.13 In the B4 Mixed Use zone, building layouts are to be flexible to allow variable tenancies or uses on the ground floor for mixed use developments and residential flat buildings. Minimum floor to ceiling heights on the ground floor should be 3.3 metres to encourage flexibility.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	As a result of the orientation of the site, the existing dwellings adjoining the site maintain a minimum 3 hours solar access between 9am and 3pm on 21 June. Each floor provides a minimum floor to ceiling height of 2.7m. Dwellings are naturally cross ventilated. Each dwelling maintains a depth of less than 18m.
3.3.6.1 Stormwater Drainage P6. Adequate provision is to be made for the control and disposal of stormwater run-off from the site to ensure that it has no adverse impact on Council's stormwater drainage systems, the development itself, or adjoining properties. Stormwater drainage design criteria are to be in accordance with Council's Stormwater Disposal Policy and current Design and Development Guidelines.	<input checked="" type="checkbox"/> 	<input type="checkbox"/> 	<input type="checkbox"/> 	Council's Development Engineer has endorsed the proposed stormwater design. Conditions of consent have been recommended accordingly.

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3.3.7 Waste Management Applicants are required to prepare a Waste Management Plan in accordance with the requirements detailed in City of Parramatta Council's Waste Management Plan template 2016 and Waste Management Guidelines for new Development Applications 2016.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's waste management officer has endorsed the proposed bin room and on-going waste management arrangements proposed. Conditions of consent have been recommended to address waste management during the demolition and construction phases of the development.
3.4.2 Access for People with Disabilities P1. The siting, design and construction of premises available to the public are to ensure an appropriate level of accessibility, so that all people can enter and use these premises. Access is to meet the requirements of the Disability Discrimination Act, 1992 (DDA), the relevant Australian Standards and the Building Code of Australia (BCA).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditions of consent have been recommended to address compliance with the DDA and BCA.
3.4.3 Safety and Security C1. Buildings should contain multiple stair/ lift cores which limit the number of dwellings with access from the circulation core.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate lift services have been provided, see discussion in ADG section of the report.
3.4.4 Housing Diversity and Choice P1. The following mix is to be used as a guide for residential flat buildings, the residential component of mixed use developments: 3 bedroom 10% - 20% 2 bedroom 60% - 75% 1 bedroom 10% - 20% This mix may be refined having regard to: <ul style="list-style-type: none"> whether the development is for the purpose of public housing or the applicant is a community housing or non-profit organisation. P2. Adaptable housing complying with AS 4299 is to be provided in multi-dwelling housing, residential flat buildings, and the residential component of mixed use developments in accordance with the following: More than 20 dwellings 10%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following unit mix is proposed by the development: <ul style="list-style-type: none"> 1 bedroom 146 dwellings (35.3%) 2 bedroom 216 dwellings (52.3%) 3 bedroom 51 dwellings (12.4%) The proposed unit mix is providing a range of 1, 2 and 3 bedroom dwelling types to meet the needs of future residents of the area and the proposed mix is therefore supported by Council.
3.5.1 Heritage C.3 Where development is proposed that adjoins a heritage item identified in the Parramatta LEP 2011, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subject site is not heritage listed and is not within a heritage conservation area. Adjoining the site to the south is an item of local heritage significance, the 'Granville South Public School' (1243). The development has been accompanied by a HIS, refer to discussion in the body of this report.



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<p>3.6.2 Parking and Vehicular Access</p> <p>C.23 Vehicular access is not to be provided along the boundary adjacent to residential uses.</p> <p>C.24 Loading/manoeuvring areas are to be located within buildings or screened from adjacent residential uses.</p> <p>C.25 Residential and non-residential car parking spaces are to be physically separated.</p> <p>Car parking rates</p> <p>Residential flat buildings, Multi dwelling housing or the residential component of Mixed Use development (not within 400 metres walking distance of a transitway bus stop with a service frequency of an average of 10 minutes or less during the morning peak hour (7am-9am) in either direction, or of a railway station).</p> <p>0.6 spaces per studio apartment 1 space per 1 bedroom unit 1.25 spaces per 2 bedroom unit 1.5 spaces per 3 bedroom unit 2 spaces per 4 bedroom unit</p> <p>Plus 0.25 space per dwelling for visitor parking</p> <p>A car wash bay which may also be a visitor space</p> <p>Retail Premises 1 space per 30sqm of gross floor area</p> <p>Child Care Centres 1 space for every 4 children in attendance</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Residential:</u> $146 \times 1 = 146$ $216 \times 1.25 = 270$ $51 \times 1.5 = 77$ Total = 493 spaces</p> <p>Visitor: $0.25 \times 413 = 104$ spaces</p> <p>Total Required = 597</p> <p>439 residential spaces have been provided and 75 visitor spaces provided</p> <p>Total Provided = 514</p> <p>It is acknowledged that the development provides residential car parking spaces compliant with the requirements of the ADG, i.e. RMS Guide to Traffic Generating Developments. Given compliance with the SEPP 65 and ADG requirements, the proposed car parking for the residential component of the development is considered acceptable.</p> <p>The development is short 8 visitor spaces, in accordance with the RMS Guide to Traffic Generating Developments (RMS Guide) requirement for visitor parking. This is considered a minor variation and on this basis, is considered acceptable to Council.</p> <p><u>Retail:</u> Retail, Supermarket & Liquor Shop total GFA = 10,055.5sqm</p> <p>$10,055.5 / 30 = 335.1$ Total required = 336 spaces</p> <p>A total of 366 spaces are provided within Basement 1, in excess of the minimum requirement of the PDCP 2011.</p> <p><u>Child Care Centre:</u> 100 children total $100 / 4 = 25$ spaces required 25 spaces provided within Basement 1 in compliance with the minimum requirement of the PDCP 2011.</p> <p><u>Hotel:</u> It is acknowledged that the PDCP 2011 does not provide a car parking rate for hotel development. In the absence of a rate, the rates of the RMS Guide have been used.</p> <p>The RMS Guide calls for 1 space per 4 bedrooms in 3 and 4 star hotels.</p> <p>The hotel component of the development provides a total of 95 rooms.</p> <p>$95 / 4 = 23.75$ Total required = 24 spaces</p>
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				A total of 25 spaces are provided for the hotel in Basement 1, consistent with the provisions of the RMS Guide for hotel development.
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Requirement	Yes	No	N/A	Comments
PART 4 SPECIAL PRECINCTS				
4.1.12 Merrylands East Neighbourhood Centre Precinct				
Key Site				
Development Application Requirements C.1 In addition to these standard requirements, all development applications are to provide: <i>f</i> A detailed traffic study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A detailed traffic study has accompanied the application. This has been reviewed by Council's Engineer and is considered satisfactory. Conditions of consent have been recommended accordingly.</p> <p>The development is generally in accordance with the Site Structure and Land Use Plan, having regard to the proposed new streets, open space, supermarket and eat street.</p> <p>New Street 1 and New Street 2 have been proposed to be constructed and delivered as per the requirements of the DCP and executed VPA for the site.</p> <p>See above comment.</p> <p>No residential is proposed on the ground floor of any of the five proposed buildings.</p> <p>The development site is generally in accordance with the Preferred Lot Consolidation plan, with the exception of 6 Lansdowne Street and 22 Woodville Road, Merrylands. Refer to the body of the report for a discussion on site isolation, attempts were made by the developer to acquire these properties, however the developer was unsuccessful.</p>
Structure, Form and Density C.1 Development is to be in accordance with Figure 4.1.12.4 Site Structure and Land Use Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.2 New Street 1 and New Street 2 (Refer Fig 4.1.12.4) must be constructed and delivered by the proponent as part of the development of the key site, in accordance with Council's engineering requirements, and at no cost to Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.3 New Street 1 and New Street 2 are to provide separation between future development and Granville South Public School to the south and neighbouring residential to the west.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.4 The ground floor and first floor of the proposed development on the key site are to be non-residential.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lot Consolidation and Minimum Street Frontage C.2 Development must be designed and planned in relation to the development parcels as shown in Figure 4.1.12.5 Preferred Lot Consolidation unless it can be demonstrated that lot amalgamation cannot be achieved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				

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<p>C.4 Where a development proposal results in an isolated site, applicants will be required to demonstrate that the development of the separate sites can be feasibly achieved, which will require:</p> <ul style="list-style-type: none"> <i>f</i> provision of a feasible building envelope for the isolated site, indicating height, setbacks and site coverage (building and basement); <i>f</i> identification and assessment of the likely impacts the two developments will have on each other including solar access and visual and acoustic privacy; and <i>f</i> identification, assessment and mitigation of the impacts of the separate development of the isolated site or sites on the streetscape. This will require an applicant/s to document how the development of both sites respond to the character of the streetscape and achieve a suitable built form and satisfactory level of amenity including solar access and visual and acoustic privacy. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above comment.
<p>Building Heights</p> <p>C.1 Development shall not impact on solar access or create overshadowing of the playground or sporting fields of the Granville South Public School.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Having regard to the layout of the adjoining Granville South Public School to the south of the site, there is a basketball court along the school's northern boundary with the site, a sports court and sports field towards the western school boundary and a playground located centrally within the school site.</p> <p>The development will have overshadowing impacts on the basketball court, sports court and playground. The sports field is not overshadowed.</p> <p>The Applicant has provided hourly shadow diagrams from 9am to 3pm on 21 June, to demonstrate the overshadowing impacts generated by a fully compliant DCP built form and the proposed development scheme. These diagrams demonstrate that the proposed development has generally the same degree of overshadowing as a fully DCP compliant design.</p> <p>At 9am the development has an overshadowing impact on part of the sports court and playground and the entirety of the basketball court.</p> <p>Between the hours of 10am and 2pm, the overshadowing impact of the development is limited to part of the basketball court, with the area overshadowed gradually declining each hour. By 3pm the overshadowing impact of the development is limited to a small portion of the north-eastern corner of the court.</p> <p>Given the largely unimpeded solar access between the hours of 10am and 3pm on 21 June to the sports court, sports field and playground areas within the school, the proposed overshadowing is considered acceptable. The development provides compliant setbacks to the southern boundary of the site and it is acknowledged that the overshadowing impacts are influenced to a degree by the orientation of the site. It is considered that the</p>

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<p>C.2 The height of buildings is to be generally in accordance with Figure 4.1.12.6 Building Heights and all requirements of the ADG, particularly building separation.</p> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>development has been designed to minimise the overshadowing impact to the school, noting that the degree of overshadowing generated by the proposed scheme is consistent with the overshadowing that would be generated by a fully compliant DCP scheme.</p> <p>Having regard to the above, the variation to this control is supported by Council. Building heights have been distributed within the site generally in accordance with Figure 4.1.12.6.</p> <p>However, variations are sought with regard to the number of storeys as follows:</p> <ul style="list-style-type: none"> • Building E proposes a 5 storey built form adjoining Lansdowne Street rather than 4 storeys; • Building A proposes a 6-8 storey built form central to the site rather than 7 storeys; and • Building B proposes a 5-8 storey built form adjoining New Street 1 rather than 5-7 storeys. <p>Having regard to the exceptions sought, the Applicant has noted the following points having regard to the Design Principles and Planning Controls within the PDCP 2011:</p> <ul style="list-style-type: none"> • The physical result of the non-compliance at these locations is an approximate half storey increase, which remains consistent with the envisaged bulk and scale for the neighbourhood centre. • The design form of buildings in the DA plans is consistent with the objectives, design principles and intent of the DCP and are consistent with the general DCP envelopes. This includes in particular the stepping down of building height from Woodville Road to the park and neighbouring residential zone to the west. • Appropriately, the greater built form adjoins Woodville Road, transitioning to the more sensitive fringes with established low density residential development generally to the north and west of the development site and the Granville South Public School to the south. • There is a distinct step down in building height along Lansdowne Street from 9 storeys to 5 storeys consistent with the objectives of the DCP. <p>Having regard to the above, the proposed variation to this control is supported by Council.</p>
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Setbacks C.1 Minimum setbacks are to be in accordance with Figure 4.1.12.7 Setbacks (Please refer to Figures 4.1.12.8 to 4.1.12.15 for details).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development is generally consistent with the setbacks required by Figure 4.1.12.7, with the exception of the following:</p> <p>Woodville Road Setback DCP Control = 10m Proposed scheme (building) = 10m (minor encroachment at north eastern corner) Proposed scheme (basement level) = 5m</p> <p>It is noted that there is a minor encroachment into the 10m setback requirement, with a minor portion of the ground floor setback 7.5m from the boundary. This reduced setback is required to facilitate a functional loading dock to allow for 20m articulated truck manoeuvring requirements.</p> <p>New Street 2 Setback DCP Control = 9.5m (from kerb) Proposed scheme (northern section) = 4m footpath + 4m colonnade</p> <p>There is a minor variation to the setback from New Street 2 at the northern section of the development. This variation is supported by Council as it forms only part of the length of the frontage to New Street 2, with the southern section remaining compliant. The variation is considered minor and is influenced by the alignment of the lot.</p>
C.2 Unless otherwise identified, street setbacks are to be in alignment with the predominant existing street setbacks for each street within the neighbourhood precinct.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above discussion.
C.3 If the key site is not developed as a single, consolidated lot, the development must be setback a minimum of 6m from the property boundary of any undeveloped lot with frontage to Lansdowne Street and New Street 2 as per Figure 4.1.12.15.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 6m setback applied to 6 Lansdowne Street.
C.4 A deep soil setback of 10m must be provided on the eastern boundary of the site along Woodville Road as per Figure 4.1.12.4 Site Structure and Land Use Plan and Figure 4.1.12.10 Woodville Road Setbacks (Section B-B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep soil setback provided.
C.5 A deep soil setback of 6.5m is to be provided on the southern boundary of the site along New Street 1 as per Figure 4.1.12.4 Site Structure and Land Use Plan and Figure 4.1.12.11 New Street 1 Setbacks (Section C-C).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep soil setback provided.
C.6 A deep soil setback of 6.5m on the western side and a deep soil setback of 7m on the eastern side of the northern end of New Street 2 (north of the street connecting to Highland Street) is to be provided as per Figure 4.1.12.4 Site Structure and Land Use Plan and Figure 4.1.12.13 New Street 2 Setbacks – Northern End (Section E-E).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep soil setback provided.
New Roads C.1 A 4m wide one-way road carriageway must be provided on New Street 1 with a 2.5m wide pedestrian footpath on the southern side. On the northern side, a 2.5m wide parking bay, a 2.5m wide verge, and a 2m wide pedestrian	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compliant carriageway provided in accordance with DCP and executed VPA.

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footpath should be provided as per Figure 4.1.12.11 New Street 1 Setbacks (Section C-C).				
C.2 A 4m wide one-way road carriageway must be provided on the southern end of New Street 2 (south of the street connecting to Highland Street) with a 2.5m wide pedestrian footpath, a 2.5m verge, and a 2.5m wide parking bay on the western side. On the eastern side, a 2.5m wide verge and a 7m wide outdoor dining area should be provided as per Figure 4.1.12.12 New Street 2 Setbacks – Southern End (Section D-D).	☒	<input type="checkbox"/>	<input type="checkbox"/>	Compliant carriageway provided in accordance with DCP and executed VPA.
C.3 A 7m wide two-way road carriageway must be provided on the northern end of New Street 2 (north of the street connecting to Highland Street) with a 2.5m wide pedestrian footpath, a 2m verge and a 2.5m wide parking bay on the western side. On the eastern side, a 2.5m pedestrian footpath should be provided as per Figure 4.1.12.13 New Street 2 Setbacks – Northern End (Section E-E).	☒	<input type="checkbox"/>	<input type="checkbox"/>	Compliant carriageway provided in accordance with DCP and executed VPA.
Landscape and Open Space C.1 A public domain concept plan for the development of the site or any part thereof is to be provided with the first Development Application for the land. The plan must: <i>f</i> provide for deep soil planting zones (Refer Figure 4.1.12.4); <i>f</i> show how a high amenity public domain will be achieved on the site and on Woodville Road; <i>f</i> provide an indicative landscape design, including details and indicative costs for street furniture, street trees, landscaping works, materials and utilities; <i>f</i> indicate how street trees and other planting arrangements are to be provided on all new streets to Council's specifications.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Public Domain Concept Plan provided and reviewed by Council's Landscape Architect and considered appropriate. Conditions of consent recommended accordingly.
C.2 Development proposing outdoor dining must comply with Council's Outdoor Dining Policy and Guidelines.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
C.3 A fully embellished neighbourhood park not less than 2,000 square metres is to be provided, to a design approved by Council and located as shown in Figure 4.1.12.4 Site Structure and Land Use Plan. A concept plan is to be provided with the lodgement of the first DA for the Site.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Park provided in accordance with DCP and executed VPA.
C.4 A minimum of 85% of the neighbourhood park is to be deep soil zone, and the total area of the neighbourhood park is to be excluded from all deep soil calculations associated with private development.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 85% of park is deep soil – 1,853sqm = 92.65%
C.5 The neighbourhood park is to: <i>f</i> provide the primary green public open space to act as the heart of the neighbourhood precinct; <i>f</i> provide for primarily soft landscaping and deep soil planting including mature plants; <i>f</i> avoid basement parking beneath the neighbourhood park; <i>f</i> provide both passive and active recreation spaces; <i>f</i> be landscaped to include native trees; <i>f</i> provide a safe play area for children which is to be visually and physically connected to the main park area; <i>f</i> include play elements integrated into the landscape design and enable informal play; <i>f</i> be dedicated to Council and Council engineers are to be consulted prior to the design of all internal roads within the precinct.	☒	<input type="checkbox"/>	<input type="checkbox"/>	Compliant neighbourhood park is proposed.

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<p>C.6 Medium sized tree planting (a minimum 6-8 metres mature height at 7 – 10 m centre-to-centre) with an understorey of shrubs (1.5m – 3m) and ground cover must be provided along the boundary on the southern side (adjacent the school). The medium sized tree planting within a deep soil zone is to be incorporated at the southern end of the park.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape Plan submitted has been reviewed by Council's Landscape Architect and is considered acceptable.
<p>C.7 All elements are to be vandal and graffiti resistant.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted.
<p>C.8 Design of the public domain is to be integrated with stormwater management.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public domain has been designed having regard to stormwater management.
<p>C.9 All internal roads not in Council's ownership must be maintained at all times. Note: Council will not accept dedication of roads with basement parking underneath.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No internal roads proposed not to be under Council ownership.
<p>C.10 Wintergardens are to be provided fronting Woodville Road. The area of the wintergardens is to be excluded from the GFA for FSR calculations.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted. Wintergardens have been excluded from GFA calculations.
<p>Building Elements, Architectural Diversity and Articulation</p>				
<p>C.1 To minimise perceived building bulk and monotony, the building façade should have unique architectural expressions while still maintaining cohesion.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
<p>C.2 The maximum linear length of any residential building component is to be 65m.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
<p>C.3 Buildings in excess of 45m long must be designed as at least two distinct 'building components' which are to: <i>f</i> not exceed 25m in length with a preferred length of 20m (Refer Figure 4.1.12.16) <i>f</i> have a building separation of minimum 6m for the full height of the building <i>f</i> have their own distinctive architectural character</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
<p>C.4 Full height gaps are to be provided between buildings consistent with the building separation provisions of the Apartment Design Guide (ADG) for solar access and visual connections. Where possible, building breaks are to be aligned with streets and lanes in the surrounding area or proposed streets and lanes.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building separation generally provided in accordance with ADG – see body of report for discussion.
<p>C.5 The southern façade of the proposed development adjoining the school must be designed to maintain the visual privacy of the school.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Southern building facades have been designed to maintain visual privacy of the school.
<p>Active Street Frontage</p>				
<p>C.1 To provide active street frontage at ground floor level as per Figure 4.1.12.17.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Active street frontages proposed.
<p>C.2 Except for the southern façade, clear glazing is to be provided, and reflective, tinted or obscured window coverings should be avoided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noted, complies.
<p>C.3 A minimum of 80% of the building facades with active street frontage and street address at ground level are to be transparent.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum 80% transparency provided for ground level street facades.
<p>C.4 Opaque glass should be provided along the southern building façade, to prevent overlooking of the school.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opaque glass provided.

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Awnings and Canopies

C.1 Awnings are to be provided to the full extent along Woodville Road, the southern boundary and the outdoor dining area.

C.2 All awnings should be a minimum width of 3.5m (Refer Figure 4.1.12.14).

C.3 Incorporate glazing/transparent material in the awning to allow solar access.

Street Wall Height

C.1 Street wall height for the mixed-use development should be two storeys with an upper level setback.

Upper Level Setback

C.1 The buildings above the podium are to be setback in accordance with Figures 4.1.12.10 to 4.1.12.14.

Traffic Management and Parking

C.1 A detailed traffic study will be submitted with any Development Application for the site or part thereof. It will:

- a. identify and address traffic generation issues associated with the overall development of the site;
- b. include modelling of the Lansdowne Street/Woodville Road and Oxford Street/ Woodville Road intersections as a network and not as individual intersections and;
- c. include modelling of the priority control for the intersection of Lansdowne Street and the internal street.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Complaint awnings provided.

Minimum width of 3.5m provided.

Solar access incorporated.

The proposed development comprises a single level of non-residential land uses at the ground floor and a mixture of residential and non-residential uses on the first floor.

The Applicant has provided the justification that the development has been designed to provide a continuation of the ground floor external wall, via a parapet feature, which presents as a second storey element with penetrations and landscaping. This design solution is considered to meet the objectives of the chapter by reinforcing the proposed uses on the ground floor, is of human scale at the street level and with a retail colonnade that provides a high degree of amenity for pedestrians.

This justification is considered acceptable by Council.

Upper levels setback.

Traffic Study provided.

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and determine whether a roundabout is required at that intersection.				
C.2 The traffic study is to comply with the Roads and Maritime Services Traffic Modelling Guidelines (2013).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.3 Ensure any site vehicle access points are located to avoid conflict with pedestrians and vehicles accessing the school.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.4 The loading bay entry should be located on Lansdowne Street and separated from vehicular entry into the mixed-use development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.5 No driveway vehicle access from Woodville Road is permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.6 Left-out exit from New Street 1 only permitted onto Woodville Road.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.7 A travel plan will be submitted with any Development Application for the site or part thereof to reduce car trips and encourage the use of sustainable transport.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Traffic Study.
Contamination C.1 All contamination arrangements are to be in accordance with Section 2.12.4 of this DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See body of report for SEPP 55 discussion.
Air Quality C.1 Air quality must be considered early in the design process for development fronting Woodville Road. C.2 Air quality design considerations must be based on the above design principles and as per the NSW Department of Planning Development Near Rail Corridors and Busy Roads – Interim Guideline (2008).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
Noise and Vibration C.1 An acoustic report is to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (AAS). The report is to consider noise intrusion from the road and measures to ensure compliance with the SEPP (Infrastructure) 2007.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acoustic Report submitted and conditions of consent recommended accordingly.
C.2 The report must also consider noise emissions from the development including but not limited to proposed mechanical plant (air conditioners, automatic roller doors, ventilation plant for the underground car park), and access and egress to loading and car parking areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above comment.
C.3 Consideration is required for the demolition/remediation/construction noise and vibration intrusion of the proposed development on the neighbourhood school and properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard conditions of consent recommended.
C.4 The acoustic report must be prepared in accordance with the Noise Policy of Industry (2017), NSW Government Department of Planning Development Near Rail Corridors and Busy Roads – Interim Guidelines (2008), and the NSW Environment Protection Authority Interim Construction Noise Guideline (2009).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies.
C.5 Construction management plans are to be prepared prior to the commencement of any construction on site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standard condition of consent recommended.

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PART 5 OTHER PROVISIONS				
5.2 Child Care Centres 5.2.3.1 Site Selection Preferred sites for a child care centre are sites: <i>f</i> where safe and convenient vehicular access can be provided; <i>f</i> where safe and convenient pedestrian access can be provided; <i>f</i> where there is less exposure to neighbouring dwellings and other noise sensitive uses (for example, corner sites); <i>f</i> that are of a size and shape that provides for efficient building forms, generous access/ circulation spaces and extensive play areas; <i>f</i> that form part of an existing educational, open space or other community facility; <i>f</i> that are within walking distance of major public transport services; <i>f</i> that are within existing workplaces or business and employment nodes; and <i>f</i> that are not located adjacent to arterial and main roads or sites within cul-de-sacs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed child care centre is located on the ground level of Building E and has direct access from the street level as well as secure access from the basement. The site is located in good proximity to public transport, being located along the Woodville Road corridor. The child care centre does not maintain a frontage to Woodville Road, but is located on the corner of the local streets being Lansdowne Street and Highland Street.
5.2.3.3 Child Care Centres in Other Zones Building siting and design The child care centre shall comply with the relevant height, floor space ratio, minimum frontage, minimum street and side setback and building envelope controls for the respective zones contained in both the relevant environmental planning instrument applying to the land and any other Section applying to the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The child care centre is proposed within a mixed use building on the ground floor of Building E, which has been designed in accordance with the ADG.
Minimum indoor and outdoor space Except as provided below, the minimum amount of indoor unencumbered space and outdoor unencumbered space to be provided per child care place shall comply with the requirements of the Regulation. At the time this Section was made the Regulation required a minimum of 3.25 square metres of indoor unencumbered space per place and a minimum of 7 square metres per place for outdoor unencumbered space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The child care centre provided complaint indoor and outdoor spaces, refer to assessment against the provisions of the Education SEPP.
Level within building Child care centres should generally be situated on ground level of a building. Child care centres in business zones may be located above ground level, but only where it can be demonstrated that there are no viable alternatives for the location of a child care centre at ground level in the building due to: <i>f</i> the built form of the building and density of the surrounding area; and access to above-ground open space is available. Other requirements in respect to above-ground centres are as follows: <i>f</i> A reduction in the minimum amount of indoor unencumbered space per child is not permitted. <i>f</i> Playrooms are to be designed so as to be enclosed by floor to ceiling height glass. Glass used in the building is to be in accordance with AS 1288-2006 - Glass in buildings - Selection and installation. <i>f</i> Indoor areas adjacent to public areas shall be screened to prevent direct sight into child care centres. <i>f</i> A safe refuge area shall be provided within the child care centre and opening directly to a dedicated fire-isolated stair. The minimum total area of the refuge shall be calculated at the rate of 0.25 square metres per person for the capacity of the centre, including staff. The doors, walls, floors and ceiling of the refuge shall have a minimum Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The child care centre is located on the ground level of Building E.

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<p>Resistance Level (FRL) equal to that required for the fire stairs. <i>f</i> Also refer to the Section on 'Outdoor Areas' below for requirements for outdoor play spaces.</p> <p>Proximity to noise or odour generating uses Child care centres must not be situated near to significant noise or odour generating uses, or to sites which (due to the prevailing land use zoning) may in future accommodate noise or odour generating uses.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The child care centre does not front Woodville Road, but rather is located with a frontage to the two local streets being Lansdowne Street and Highland Street.</p>
<p>5.2.3.4 Access and Parking</p> <p>Car parking rates On site car parking is to be provided at the rate of a minimum of 1 parking space per 4 child care places.</p> <p>Parking for people with a disability is to be provided at the rate of 1 space in every 10 spaces. If the car parking required is less than 10 spaces then at least 1 space must be provided.</p> <p>A reduction in the minimum parking requirement may be considered where: <i>f</i> there is sufficient safe on street parking available at appropriate times located outside the development within the frontage of the subject site; and <i>f</i> the development is not likely to result in any adverse impact on the safe operation of the surrounding road network.</p> <p>Vehicle circulation and car parking design Vehicle circulation and car parking areas shall be designed to allow the safe drop-off and collection of children and the safe movement and parking of staff, parent, visitor and service vehicles. In this regard: <i>f</i> the design shall take into account nearby traffic generators, street design, and the existing environment for pedestrians and cyclists; <i>f</i> access driveways shall not be located opposite, or in the vicinity of, road intersections; <i>f</i> on site car parking and vehicle manoeuvring areas are to be designed so that vehicles are able to safely enter and leave the site in a forward direction; <i>f</i> the development must comply with the provisions of AS 2890.1 Parking Facilities - Off Street Car Parking; <i>f</i> tandem parking may be provided but only where the spaces that are not accessible at all times are designated for staff use; <i>f</i> car parking areas and access ways shall not visually dominate the external appearance of the development and shall be softened by the provision of appropriate plantings in the front setback area; <i>f</i> access provision to the outdoor play spaces and playgrounds should allow for trucks that occasionally deliver items such as sand or gardening supplies through secure-locking gates; and <i>f</i> provision of at least one secure bicycle parking space should be made for each development at a rate of one space per 25 child care places. Council will not support applications where existing traffic volumes or road geometry are such that danger would be created by pedestrians crossing the road to enter the child care centre site or by vehicles turning in the vicinity of the site.</p> <p>Pedestrian access design Access arrangements must ensure that safe and convenient access to the entry of the child care centre is</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A total of 25 car parking spaces are provided in the basement for the child care centre.</p> <p>Designated parking is provided for the child care centre within the basement, to facilitate safe parking and access.</p> <p>Pedestrian access is provided from the street level as well as from the basement.</p>

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<p>available to all persons. Additionally, outdoor play spaces in the centre must be accessible for children. In this regard:</p> <p><i>f</i> pedestrian access that is separated from vehicular access is to be provided from the street to the building and from all car spaces to the building (it is essential that children using the centre do not need to walk past the back turning circle of a car);</p> <p><i>f</i> the development must comply with the provisions of AS 1428.1 Design for Access and Mobility and comply with Part D of the Building Code of Australia;</p> <p><i>f</i> all pedestrian pathways in the development should have a minimum width of 1.2 metres to allow easy circulation throughout the site;</p> <p><i>f</i> the maximum grade of the front setback and any area of the site to be counted as unencumbered play space should be no greater than 1 in 12;</p> <p><i>f</i> hard paved surfaces are to be provided leading into the entry of a play environment and continuing inside that will allow children and adults with mobility aids as well as toddlers in strollers to enter with ease;</p> <p><i>f</i> if basement car parking is to be incorporated into the proposal, a lift or ramp must be provided between the basement level and upper levels; and</p> <p><i>f</i> the use of inclinator as the sole access for persons with a disability will not be supported.</p> <p>Acoustic Privacy All child care centre development applications are to be supported by an acoustic assessment report. The acoustic assessment must be completed by an appropriately qualified and experienced person or organisation.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has been accompanied by an Acoustic Assessment and conditions of consent have been recommended accordingly.
<p>5.2.3.6 Indoor Areas A minimum of 3.25 square metres of unencumbered indoor floor space shall be provided for each child care place.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complaint indoor areas have been provided, refer to assessment against the Education SEPP.
<p>5.2.3.7 Outdoor Areas Outdoor play spaces should be designed in accordance with the requirements included in Quality Area 3 'Physical Environment' of the National Quality Standard in association with the Regulation.</p> <p>Centres located in business zones In addition to the above requirements, for centres that are to be located above ground level in business zones:</p> <p><i>f</i> child-safe fencing is to be provided for the safety of children and to prevent objects being thrown over the edge; and</p> <p><i>f</i> every effort should be made to make outdoor space as inviting as possible with generous use of shade structures and tub planting. It may be impracticable to provide the required minimum amount of useable outdoor play space in child care centres located in business zones. In these circumstances Council may permit the provision of some or all of that space in an indoor space. Such space is to be designed and equipped to permit children to participate in activities that promote gross motor skills, provided that:</p> <p><i>f</i> the outdoor space is to be physically separated from the indoor space, with visual and physical access between the two areas for staff supervision and ease of access for children and staff; and</p> <p><i>f</i> the area has a northern orientation for access to natural sunlight.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor space has been provided in compliance with the Education SEPP, refer to assessment of development against the provisions of the Education SEPP.