

Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes:

- demolition of existing structures
- removal of 7 trees (located within the boundary of the site)
- civil works (including the excavation of the basement carpark) stormwater management and services and utilities connections
- new landscaping
- construction of a single storey building for use as a centre-based childcare facility.

2 Childcare centre

2.1 The revised design reduces the childcare centre to a single storey building, minimising the bulk and scale of the development so that it presents as more of a domestic scale development consistent with the character of the locality.

2.2 Increased setbacks have been maintained to minimise privacy and overshadowing on the adjoining properties.

2.3 The childcare centre is proposed to be constructed of face brick with an aluminium cladding feature, grey matrix FC cladding, a Colorbond metal roof with aluminium windows and doors.

2.4 The proposed single storey childcare facility will:

- accommodate 106 children
 - 32 x 0 to 2 year olds
 - 37 x 3 to 4 year olds
 - 37 x 4 to 5 year olds
- consist of an administration room, reception, staff room, meeting room, office, toilets, laundry, kitchen, storerooms, cot room and, indoor and outdoor play areas
- include 7 at-grade car spaces and 1 basement providing 29 car spaces
- operate 7 am to 7 pm, Monday to Friday.

3 Traffic and parking

3.1 A Traffic Report prepared by EB Traffic Solutions Pty Ltd dated 14 November 2021 assesses the traffic and parking implications of the operation with specific consideration of:

- the existing conditions and a description of the proposal
- an assessment of the development's car parking requirements
- the adequacy of the onsite car parking supply to accommodate both the proposal's car parking requirements and the car parking demands anticipated to be generated by the proposal

- the traffic impact of the proposal.
- 3.2 In its report, EB Traffic Solutions concludes the traffic generated by the parents and staff will be minimal and is not expected to adversely impact upon the safety or operation of the surrounding road network.
- 3.3 EB Traffic Solutions' recommendations include staff and visitor spaces being lined marked with appropriate signage, a bicycle rack being installed at the front of the site, refuse bins being serviced outside of the childcare centre's operating times, deliveries being restricted to the time periods between the drop off/pick up time periods (between 9.30 am and 3.00 pm on weekdays) and any obstructions within the sight line triangles such as vegetation or letter boxes, being of a height less than 900 mm.

4 Landscaping

- 4.1 The proposal was supported by a landscape plan prepared by JS Architects that proposes planting of large trees:
- *Pyrus Calleryana* 'Chanticleer' (Callery Pear - 10m) along the front boundary
 - *Eucalyptus Ficifolia* 'Summer Red' (Red Flowering Gum - 5m) along the side boundaries
 - *Tristania Laurina* 'Luscious' (Water Gum - 10m) 35 litre as street trees.
- 4.2 Shrubs are proposed along the front of the proposed building.

5 Arboricultural impact assessment and Tree management plan

- 5.1 An Arboricultural Impact Assessment and Tree Management Plan Revised (prepared by Redgum Horticultural and dated 10 December 2020) has been submitted in support of the application.
- 5.2 This impact assessment considers 13 trees, 11 trees within the site and 2 trees on the adjacent road reserve.
- 5.3 Of the 11 trees within the site, the report concludes that:
- 3 trees be retained
 - 7 trees be nominated for removal and replacement with species in line with the associated landscape documentation for the development
 - 1 tree be preserved in situ and protected through the implementation of adequate measures for integration into the development
 - 1 street tree be replaced with 2 trees in line with the landscape plan.

6 Contamination

- 6.1 A Phase II Environmental Site Assessment (REP-19-7917-B prepared by EnviroTech Pty Ltd and dated 9 November 2020) was submitted in support of the application.
- 6.2 EnviroTech concludes the site requires soil remediation for the proposed works to be deemed suitable for the proposed land use.

7 Waste management

- 7.1 A Waste management plan prepared by JS Architects was submitted in support of the application that addresses demolition, construction and ongoing management of waste.

8 Noise

- 8.1 An Acoustic Assessment report (prepared by Acoustic Works and dated 15 October 2021) assessed the proposal in line with the acoustic criteria contained within the Association of Australian Consultants Guideline for Child Care Centre Acoustic Assessment.
- 8.2 The assessment was based on the predicted noise levels and subjective assessment of the site and surrounds for the daytime period (7 am to 6 pm, Mondays to Fridays).
- 8.3 Acoustic Works reported that noise impacts at the residential receiver locations are predicted to comply with the assessment criteria based on the recommendations for acoustic treatment being implemented.
- 8.4 The recommendations relate to the use of the outdoor play area, alternative ventilation for the indoor play area, review of onsite mechanical plant and timing for waste collection

9 Other reports received

- 9.1 A DA-Accessibility and Building Code of Australia Compliance report (prepared by JS Architects and dated 30 December 2020) concludes that accessibility can be appropriately achieved within this development.
- 9.2 A Building Code of Australia Assessment Report (prepared by Murrow Consulting Pty Ltd and dated 22 December 2020) provides a Building Code of Australia 2019 Amendment 1 (BCA) compliance assessment of the proposed early childhood centre building to be constructed.
- 9.3 A revised Crime Prevention Through Environmental Design report (prepared DDC and dated 21 July 2020) was received and forwarded to the NSW Police Local area of Command for comments/conditions.
- 9.4 An updated Operational plan of management dated July 2021 was submitted in support of the proposal that includes the children's schedules, traffic and parking management, noise management, mechanism for conveying policies and updates to parents, security measures, supervision of children, parents/guardian and family involvement policy, comprehensive complaints handling procedure, centre cleanliness, waste management and administration procedures.