

Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes:

- clearing the site of all vegetation
- construction of the incomplete cul-de-sac turning head on Talland Street including kerb, gutter, footpath and related subdivision into 1 residue lot and dedication of the half cul-de-sac of Talland Street.
- excavation to provide a shared 2 basement levels with parking for 70 cars inclusive of 5 tandem spaces, 6 accessible spaces and 2 motorcycle spaces, with driveway entry from Talland Street
- construction of a part 1/part 2-storey building with centralised open space
- use of the part 1/part 2-storey building component as a 110 place childcare centre
- use of the 2-storey building component as a medical centre with ground level reception and waiting area, and 7 consulting rooms at first floor level
- associated stormwater and landscaping works
- 4 business identification signs, 2 on the southern elevation fronting Kensington Park Road and 2 on the eastern elevation addressing the main entry on Talland Street.

1.2 The design comprises a flat roof structure with exposed concrete slab edges, curtain wall glazing with external aluminium louvres, aluminium framed windows, face brick and render.

1.3 The pedestrian entry is from Talland Street and all medical centre staff and patients, and childcare staff and visitors will rely on parking spaces in the basement levels. There will be no pedestrian access to the site from Kensington Park Road.

1.4 The proposed site and floor plan is at Figure 1 with renderings of the building's presentation to the 2 street frontages at Figure 2 and 3 below.

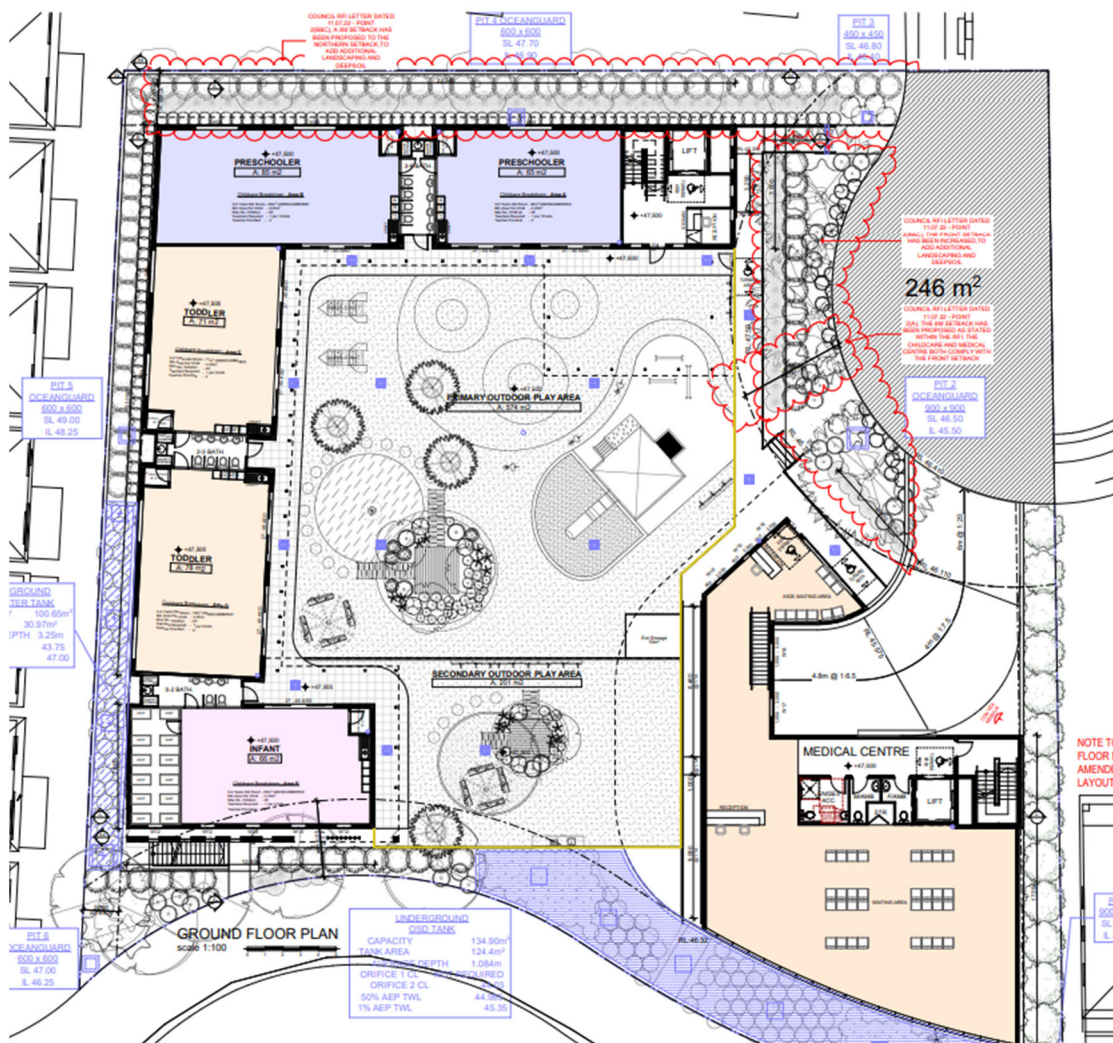


Figure 1: ground level floor plan with centralised outdoor childcare play space above basement



Figure 2: view of the part 1/part 2-storey building from Tolland Street with childcare centre on right and medical centre on left



Figure 3: view from Kensington Park Road

2 Childcare centre component

- 2.1 The proposed childcare centre has a capacity for 110 children in the age range from babies through to 6 year old children.
- 2.2 A total of 19 teachers will support this child population in addition to 1 centre manager, 1 chef and 1 receptionist.
- 2.3 The breakdown of child population by age bracket will be as follows:

Age	Child population
0 to 2 yo	20
2 to 3 yo	44
3 to 6 yo	46

- 2.4 The proposal includes 5 separate care and play rooms to cater for each of the above age cohorts in line with the minimum 3.25 m² of internal space per child. Refer to the area allocation specified on the ground floor plan in the drawings at attachment 5.
- 2.5 The proposed hours of operation will be 7 am to 6 pm Monday to Friday with no operation on weekends.
- 2.6 A common centralised outdoor play space with an area of 775 m² provides the minimum 7 m² of unencumbered outdoor space per child. It includes play facilities and equipment in line with the needs of different age groups and the child care guideline.
- 2.7 The first floor level of the child care building component includes offices, kitchen and amenities for the centre staff. No childcare will be undertaken at the first floor level.
- 2.8 There are physical and operational measures aimed at minimising potential noise disturbance from the childcare operations. These include:
 - no music in the outdoor areas
 - construction of acoustic fence specified to meet standards recommended by the acoustic expert.
- 2.9 The child care building and basement levels are separated from the site boundaries as follows:
 - Minimum 6 m from Talland Street cul-de-sac
 - 3 m from the northern boundary adjoined by existing dwellings fronting Grandeur Street
 - 2 m from the western boundary adjoined by residential dwellings fronting a central access way off Kensington Park Road.

3 Medical centre component

- 3.1 The Statement of Environmental Effects and Traffic Impact Assessment states that the medical centre has a capacity for 9 staff including medical practitioners, practicing from 7 consulting rooms at the first floor and notes that not all medical practitioners are likely to attend once. The ground floor space is designated for use as reception and waiting room.
- 3.2 The hours of operation will be 9 am to 6 pm Monday to Friday and 9 am to 2 pm on Saturdays.

4 Traffic and parking

- 4.1 A Traffic Impact Assessment prepared by TTPA, dated February 2022, provides an assessment of traffic and parking issues associated with the operation with specific consideration of the:
- capacity of the local street network
 - adequacy of the site to accommodate the proposal's car parking requirements and the car parking demand that the proposed mixed use development will generate
 - related traffic impacts.
- 4.2 The report concludes:
- the proposed development's traffic generation will not present adverse traffic implications and traffic-related environmental impacts
 - the proposed parking provision will be adequate and complies with DCP requirements
 - the basement levels provide for safe set-down and pick-up of children
 - service vehicle access for up to a 6.35 m private waste contractor vehicle is appropriate
 - the proposed internal circulation can meet current AS2890.1 and design standards.
- 4.3 The 2 proposed levels of basement parking will have capacity for a total of 70 car spaces, including 4 accessible spaces, allocated as follows:

Use	Parking spaces
Child care staff	19 spaces
Child care visitors	19 spaces
Medical centre staff	5 spaces
Medical centre patients	27 spaces

- 4.4 It is noted there are 7 consulting rooms associated with the medical centre and 9 staff are proposed. A total of 5 spaces for staff and 27 spaces for medical centre patients are provided in the basement parking. A condition will be imposed requiring staff parking to be altered based on the number of staff proposed being 9 staff, leaving the balance of 23 parking spaces for patients.
- 4.5 The 9 spaces allocated to medical centre staff will include 5 stacked in a tandem parking configuration on basement 2. The allocation of these spaces to medical centre staff is because they are anticipated to park before the childcare centre opens and for longer periods with little turnover during the day.
- 4.6 Two motorcycle spaces will also be provided within the basement.

5 Landscaping and open space

- 5.1 The proposal is supported by a landscape plan prepared by Discount Landscape Plans.
- 5.2 The landscape approach includes:

- perimeter planting within the 2m deep soil setbacks to all site boundaries
- a range of smaller scale shrubs and ground covers in planter beds within the outdoor child play space
- larger canopy trees within the setback from Talland Street, the children's play area and along the northern boundary setback.

6 Cut and fill

- 6.1 Bulk earthworks are proposed to facilitate a 2 level basement car park and an onsite detention for this development.

7 Waste management

- 7.1 All garbage collection will occur within Basement level 1 and the bin loading area is next to the bin holding room.
- 7.2 Waste and recycling will be collected by a private waste contractor from a designated collection area within the basement, using a standard small rigid vehicle (SRV).
- 7.3 Collection will occur outside peak centre usage when the demand for on-site parking by staff and visitors is reduced.
- 7.4 The Statement of Environmental Effects notes that collection vehicles will be limited to a 6.35 m rear loading SRV with a maximum height of 2.08 m, to ensure access and manoeuvrability in the basement.

8 Contamination

- 8.1 Documentation confirms that in-situ soils meet the definition of Virgin Excavated Natural Material (VENM) and an asbestos clearance certificate accompanies the development application.
- 8.2 A Preliminary Site Investigation dated 22 November 2021 concludes that the potential for significant contamination of soil and groundwater is low.

9 Noise

- 9.1 A Noise Impact Assessment prepared by Rodney Stevens Acoustics, dated 18 January 2022, assessed the proposal in line with the Association of Australian Acoustic Consultations Technical Guideline Child Care Centre Noise Assessment v3.0 to determine, based on predicted noise levels, potential impacts for surrounding residential development.
- 9.2 It also assesses the impact of predicted road traffic noise intrusion to the child care centre outdoor play areas and indoor space.
- 9.3 The report concludes that road noise intrusion is acceptable and predicted noise emissions at the residential receiver locations from both outdoor play and indoor spaces and activities within the basement are predicted to comply with the relevant noise criteria, subject to:
- no music being played in the outdoor areas
 - no use of playground equipment that allows a child to be more than 0.5 above the ground level
 - children being supervised at all times

- the windows facing the residential receivers being fixed closed and glazing for the windows on the western, northern and southern façades having a minimum Rw 35. All remaining glazing can be standard
- a 1.8 metre high solid, glazed and gap free barrier constructed from glass or Perspex (polycarbonate material) will be installed around the perimeter of the external child play space. It is also proposed to provide acoustic treatment to the boundary fences to mitigate the noise impacts.

10 Other documents submitted with application

- 10.1 An Access Report prepared by Ergon Consulting, dated 21 January 2022 concludes that accessibility can be appropriately achieved within the development.
- 10.2 A Building Code of Australia Assessment Report prepared by National BCA, dated 19 January 2022 provides a Building Code of Australia 2019 compliance assessment of the proposed building.
- 10.3 A Plan of Management dated 2 February 2022 was submitted in support of the proposed childcare centre detailing operation, drop off and pick up, noise management, safety and security, complaint management centre maintenance and emergency procedures.