

Detailed information about proposal and DA submission material

1 Overview

1.1 The proposal includes:

- Consolidation of numbers 21 and 23 Olive Street (lots 98 and 99 in DP 14294).
- Demolition of the existing structures at 21 and 23 Olive Street, which both include a single storey dwelling house and an outbuilding.
- Tree removal (see section 2 below).
- Construction of a 3-storey centre-based childcare centre facility (see 3 below).

2 Tree removal

- 2.1 The submitted survey plan shows 3 existing trees between 7 and 12 metres tall on the subject properties to be removed.
- 2.2 The Arborist Report Ref 7849 prepared by Red Gum Horticultural dated 23 May 2022 identifies 1 additional tree on the site to be removed. The 4 trees proposed to be removed are 2 x Crepe Myrtles, a Sweet Gum and a White Cedar.
- 2.3 An existing Bottlebrush street tree on the south-east side of the property and a Sweet Gum tree on the northern side on the adjoining property No. 19 Olive Street are to be retained.
- 2.4 The proposed landscape plan indicates provision of 20 new trees between 5 m and 8 m tall at maturity, among other shrubs and vegetation.

3 Construction of a centre-based childcare centre facility

3.1 The proposed childcare centre will be a 3-storey building comprising of:

- Basement parking over 2 levels, for 44 cars (20 staff spaces + 24 visitor spaces) including 4 bicycle racks,
- A total of 499m² indoor spaces and a total of 1,043m² outdoor spaces over 3 levels:
Ground: 74m² indoor spaces, a cot room and 148m² outdoor spaces for 20 children between 0 - 2-year olds.
+ 108m² indoor spaces and 215m² outdoor spaces for 30 children between 2 - 3-year olds.
An office room, kitchen area, laundry and a staff room are all proposed on the ground floor as well.
First: 195m² indoor spaces and 420m² outdoor spaces for 60 children between 3 - 5-year olds.
Second: 122m² indoor spaces and 268m² outdoor spaces for 30 children between 3 - 5-year olds.
- The proposed front building setbacks are 9m to Olive Street and 3m to William Street, and the proposed rear (north-east boundary) building setback to the adjoining No. 24 William Street is 6m. These setbacks apply to all 3 floors.

- The proposed side (north-west boundary) setbacks to the adjoining No. 19 Olive Street are 2m for the ground and first floors, and 6m for the second floor.
 - Acoustic walls 3m in height are proposed along the north-west elevation's outdoor areas on the first and second floors.
 - The proposed building height is 10.7m, and the proposed building materials and finishes are rendered walls with aluminium fence and glass balustrades.
- 3.2 The childcare facility is proposed to cater a total of 140 children with the following mix:
- 20 children between 0 - 2-year old.
 - 30 children between 2 – 3-year old.
 - 90 children between 3 – 5-year old.
- 3.3 The proposed hours of operation are:
7 am to 6 pm, Monday to Friday.
- 3.4 No signage is proposed as part of this application.
- 3.5 20 staff to be employed with no cook.

4 Traffic

- 4.1 A Traffic and Parking Impact Assessment Report prepared by Hematote Consultants and dated September 2022 concludes that the:
- Provision of off-street parking and bicycle racks is satisfactory and has considered the relevant Australian Standards in its design.
 - Existing local road network will not be negatively impacted by the proposal, in terms of vehicle movement and parking.
 - site is accessible to public transport.

5 Waste management

- 5.1 The site will be serviced by a private contractor, 2 days a week.
Waste storage will be provided in the basement car parking for 16 bins (8 for general waste and 8 for recycling), and wheeled to the kerbside on collection days.
- 5.2 A Waste Management Plan Ref. 22104 has been prepared by Dickens Solution, dated July 2023.

6 Acoustic measures

- 6.1 An Acoustic Report Ref. 1022035 was prepared by Acoustic Works dated 8 September 2022, which concludes the proposed acoustic impacts to the surrounding residential receivers are satisfactory, subject to the following recommendations:
- The use of outdoor play areas to be limited to only 4 hours a day.
 - closing of windows and internal sliding doors during operation hours
 - Construction of a 2.4 m high acoustic barrier fence (either 16mm thick lapped timber, masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood or other materials with a minimum surface density of 10kg/m² and be free of gaps and holes) along the north-west and north-east (rear boundaries) to the outdoor play area.
 - Construction of a 1.4 m high acoustic barrier fence (either 16mm thick lapped timber, masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood or other materials with a minimum surface density of 10kg/m² and be free of gaps and holes) balustrade along

the first and second floors' outdoor play areas and a full height 3m masonry wall only along the north-west elevation of the outdoor play areas.

- Provision of noise absorbers in the ceiling areas.
- Provision of thick windows and insulated wall and internal partitions.

6.2 The Acoustic Report's findings are based on the following noise monitor locations:



Neighbour 1 = No 19 Olive Street.

Neighbour 2 = 24 William Street.

Neighbour 3 = Nos. 26 - 30 Olive Street and No. 33 William Street.

The noise monitors were placed 1.4m above the ground surface level and recorded noise levels between 4 and 22 April 2022.

7 Other matters

- 7.1 A Plan of Management for the facility's operation (Ref: Olive 21-23, dated September 2022) outlines the operator and staff responsibilities regarding parking management, noise management and house-keeping. The Plan of Management includes the recommendation for a Traffic and Parking Management Plan to be prepared by a qualified expert and issued to all the parents, guardians and staff to provide guidance on the safe operation of the car parking and driveway areas. The pedestrian walkway connecting the car parking spaces is to be kept clear at all times and for all parking associated with the centre to occur within the signposted spaces. The centre staff will regularly monitor during peak drop-off and pickup periods.
- 7.2 An Access Report (Ref. 22165, prepared by Vista Access Architects and dated 12 September 2022) identifies areas of compliance and recommendations for other areas to ensure compliance with the relevant Australian Standards for disability access provisions. The report concludes that the proposal is capable of achieving compliance.
- 7.3 A Preliminary Site Investigation Report (prepared by EI Australia and dated 15 September 2022) finds the site to be potentially contaminated with asbestos from the existing residential dwellings. The report concludes that the site can be made suitable for the proposed child care centre (page 32), subject to the implementation of the report's recommendations on page 33, as follows:

- A Hazardous Materials Survey (HMS) should be completed prior to the demolition works, to identify any hazardous materials that may be present within the building structure, ensuring that the identified materials are appropriately managed and human health is protected;
- Prior to the demolition work, an asbestos clearance inspection should be conducted by a qualified environmental practitioner (occupational hygienist/ environmental scientist) to ensure the hazardous materials were properly removed from the site during demolition and no hazardous materials remain at the site surfaces.
- Following demolition, the site-wide fill and natural soils should be classified for offsite disposal to a licensed landfill in accordance with the NSW EPA (2014) *Waste Classification Guidelines*. The following should be completed:
 - The asbestos impacts identified at borehole location (HA1) should be delineated. As an "asbestos hotspot", the location should be encompassed by a 5m by 5m investigation area;
 - Once this asbestos hotspot area is chased out and validated, the resulting excavated soils should be classified and disposed offsite as Special Waste (asbestos), as per NSW EPA (2014).
 - The fill layer (down to 0.3 mBGL) should be completely removed from the setback areas where only natural soils will remain onsite as deep soil zones, including the proposed outdoor play areas. The soil waste should be classified and disposed offsite as per NSW EPA (2014).
 - Following excavation and offsite disposal to a licensed landfill of the asbestos hotspot and the remainder of the site-wide fill (including fill within the deep soil set-back areas), a detailed site walkover by a suitably qualified environmental consultant is to be completed to ensure there are no visible signs of contamination remaining at the surface (i.e. fragmented asbestos sheeting, staining, etc) prior to the commencement of basement bulk excavation of the natural soils. The remaining natural soils should be validated for offsite disposal in accordance with NSW EPA (2014).

7.4 An evacuation diagram dated 4 May 2022 and prepared by the applicant's consultant SPS Fire and Safety has been submitted with the application. The diagram details the proposed exit paths from all floors and play areas to assemble at the front building entry on Olive Street in the event of any emergency.