Camden Council Development Control Plan 2011

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| **Control** | **Assessment** | **Compliance?** |
| **B1.1**  **Erosion and Sedimentation**  Appropriate erosion, sediment and dust control measures must be implemented. | Appropriate erosion and sedimentation control measures have been proposed, which include sediment basins and sediment fencing. | Yes |
| **B1.2**  **Earthworks**  Cut and fill should be minimised  Only virgin excavated natural material should be used as a fill material. | Cut and fill has been minimised.  A standard condition is recommended to address this matter. | Yes  Yes |
| **B1.3**  **Salinity Management Plan**  Consideration of a salinity management plan has been made by Council’s Environmental Health Officer, who is satisfied with the recommendations of the salinity management plan. The recommendations will form part of conditions of consent. | A salinity management plan has been submitted with the application recommending strategies for future earthworks, as well as public and private assets. These strategies have been reviewed by Council’s EHO’s and are considered acceptable, subject to conditions. | Yes |
| **B1.4**  **Water Management**  Ensure compliance with Council’s engineering specifications for controls relating to detention, drainage and water sensitive design. | A standard condition is recommended to address this matter. | Yes |
| **B1.5**  **Trees and Vegetation**  Approval required for the removal of trees and vegetation | No vegetation is proposed to be removed. | N/A |
| **B1.6**  **Environmentally Sensitive Land**  Development on land mapped as environmentally sensitive must address any impacts on the native vegetative community, habitats, habitat corridors, wetlands and biodiversity values within a reserve. | See comments made against Clause 7.8 of Camden Local Environmental Plan 2010 in the main body of this report. | Yes |
| **B1.7**  **Riparian Corridors**  All uses with the exception of environmental protection works, drainage and crossings are prohibited with the core riparian and vegetation buffer zones. Wherever possible and practicable, infrastructure and utility services should be located outside the riparian corridor. | No use is proposed within the core riparian and vegetation buffer zones. | N/A |
| **B1.8**  **Environmental and Declared Noxious Weeds**  All applications for development, subdivision and bulk earthworks are to consider the need to minimise weed dispersion and to ensure weed infestations are managed during the stages of development. | A standard condition is recommended requiring noxious weeds management in accordance with the DCP. | Yes, subject to conditions. |
| **B1.9.1**  **Waste Management Plan**  A waste management plan shall be submitted with any development application seeking consent for development that is likely to generate waste during construction and / or during the ongoing operation of the development. | A satisfactory waste management plan has been submitted. | Yes |
| **B1.10**  **Bushfire Risk Management**  1) A Bushfire Protection and Assessment Report must form part of all development applications on land identified as Bushfire Prone Land on Camden Council’s Bushfire Prone Land Map. The report must be in accordance with the requirements of the NSW RFS Planning for Bushfire Protection Guidelines and must outline the proposed development’s consistency with:  a) RFS Planning for Bushfire Protection Guidelines,  b) Australian Standard AS 3959 Construction of Buildings in Bush Fire Prone Areas,  c) RFS Building in Bushfire Prone Areas Single Dwelling Applicants Kit for any detached dwelling house or alterations and additions to a dwelling house, and  d) Building Code of Australia  2) Asset Protection Zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as restrictions on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.  3) Asset Protection Zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive. | A bushfire protection assessment has been prepared for the development concluding that the bushfire protection measures proposed will comply with Planning for Bushfire Protection 2006. The DA was referred to the RFS under the integrated provisions of the Act, with a bushfire safety authority granted by the RFS subject to conditions.  An Inner Protection Area (IPA) Asset Protection Zone is required for the aged care centre facility and child care centre. The IPA will be wholly contained within the proposed subdivision.  No asset protection zones, fire trails or perimeter roads are proposed to exist on land zoned environmentally sensitive. | Yes  Yes  Yes |
| **B1.12**  **Contaminated and Potentially Contaminated Land Management**  An assessment is to be made by the applicant under SEPP No. 55 as to whether the subject land is contaminated prior to the submission of a Development Application. | Please refer to comments made under the assessment against SEPP 55 in the main body of the report. | Yes |
| **B1.14**  **Development adjoining Sydney Catchment Authority Controlled Areas – the upper canal**  All development shall include the provision of appropriate security / delineation fencing and / or other mitigation strategies in the consultation with the Sydney Catchment Authority. | The proposed development is not located immediately adjacent to the Upper Canal. Accordingly, consultation with WaterNSW was not required in this instance. | N/A |
| **B1.16**  **Acoustic Amenity**  Subdivision or development for residential purposes near roads, airports, and industrial / commercial uses, shall include a program of appropriate noise attenuation measures to reduce traffic or other noise that potentially will affect residential properties. For roads, noise attenuation measures must be prepared in accordance with Council’s Environmental Noise Policy. The program shall predict noise levels for a ten year period and any noise attenuation measures shall address these noise levels. | An acoustic report has been submitted with the application, assessing noise levels for the next ten years from Springs Road. The predicted internal noise levels for bedrooms and living rooms of the RACF; future independent living units; and the child care centre are predicted to meet the recommended internal noise levels with windows closed (with recommended glazing, frames and seals). With windows open, noise levels are expected to exceed the criteria by more than 10dB and so will require habitable rooms on the southern, eastern and western façades up to 35m from the southern boundary to be mechanically ventilated to achieve noise level compliance and ventilation requirements when windows are closed. As demonstrated within the acoustic report, subject to nominated windows being constructed subject to acoustic attenuation measures, acoustic compliance for internal noise criteria is achieved. | Yes |
| **B2**  **Landscape Design**  A landscape plan is to be submitted for all development that, in Council’s opinion, will significantly alter the existing and intended landscape character of the land. | The proposed landscape plan is considered satisfactory subject to conditions. | Yes |
| **B3.2**  **Aboriginal Culture and Heritage**  An Aboriginal Heritage Impact Permit (AHIP) is required from OEH for any activity likely to have an impact on Aboriginal objects and places before work takes place. This includes known Aboriginal items identified in Table B7, identified on the AHIMS register, or an Aboriginal item discovered as part of site investigations or development. | Not required to be obtained. The site has been heavily disturbed from past earthworks and mining activities. | N/A |
| **B5.1 Off-Street Car parking rates / requirements**  Child Care Centre  1 car parking space per 4 children.  1 of the car parking spaces shall be designed for people with a disability.  Residential Care Facility  Camden DCP Part B5.1 refers carparking rates for this form of development to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.  1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and  1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and  1 parking space suitable for an ambulance. | 180/4 – 45 spaces required  37 spaces on the lower ground level and 8 spaces at the ground level. 45 spaces in total.  2 spaces on the lower ground level and another 2 spaces at the ground levels are for people with a disability (total 4 spaces).  122/10 – 12.2 spaces required  50 staff/2 - 25 spaces  1 ambulance space  Total – 38 spaces required  42 spaces are provided within the basement level, with one space for ambulance parking provided under the porte cochere and another space provided for the min-bus adjacent to the loading area. | Yes  Yes |
| **B5.2 Car parking design criteria**   1. Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Spaces should be freely accessible, preferably in front of the building. 2. Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. | Car parking spaces will be line marked. Car parking for the RACF is freely available and provided within a basement. Car parking for the child care centre is freely available and is provided on a lower ground level and at grade.  Garbage storage is internally housed within the RACF, with an external corridor leading to the northern loading area enabling the transportation of bins for garbage collection. Garbage storage is also housed internally within the child care centre, with a waste collection point located adjacent to the entry/exit driveway to the north of the site. All storage and collection areas are acceptable with minimal visual impact and conflict with on-street vehicle movements. | Yes  Yes |
| **C5.1**  **Neighbourhood Amenity and Subdivision Design**  High level of pedestrian connectivity must be provided.  Subdivision layout must provide a legible and permeable street hierarchy.  Street blocks in a grid formation are to generally be a maximum of 250m long x 70m wide.  Preferred lot orientation is either north-south or east-west.  Residential lots must be generally rectangular and the use of battle- axe lots is to be minimised | The proposed development will provide roads and footpaths which will link to existing residential subdivisions to the west and south of the site.  The proposed streets are legible, permeable and will encourage vehicular and pedestrian movement within the subdivision.  The site was formerly considered to be the location of a new school for Spring Farm. As such, the Spring Farm Master Plan did not envisage new streets within this portion of Spring Farm. New streets will be constructed connecting Plumage Crescent to the west to the roundabout on Springs Road at the south east corner of the site.  The proposed lots have a north-south orientation.  All of the proposed lots are generally rectangular in shape and no battle-axe lots are proposed. | Yes  Yes  N/A  Yes  Yes |
| **C5.2**  **Street Network and Design**  Street network to be generally in accordance with the Spring Farm Masterplan.  Streets are to comply with the applicable road cross sections.  Local streets designed with the minimum cross- section are to play a minor role in the road network.  All streets and roundabouts are to comply with Council’s engineering specifications.  Traffic management is to be used to produce a low speed environment.  Street trees are to be provided on all streets. | The proposed development is generally consistent with the Spring Farm masterplan.  All streets comply with the applicable road cross sections within the Spring Farm DCP.  The proposed local streets will play a minor role in the overall road network.  A standard condition is recommended to address this matter.  The proposed development will achieve a low speed environment.  Street trees will be provided within all streets. | Yes  Yes  Yes  Yes  Yes  Yes |
| **C5.3**  **Pedestrian and Cycle Network**  Pedestrian and cycle connections to be consistent with the Spring Farm Pedestrian and Cycle Path Network | Pedestrian and cycle connections have been proposed that are consistent with the Spring Farm Pedestrian and Cycle Path Network. | Yes |
| **C5.4**  **Public Transport Network**  Bus routes and stops to be in accordance with the Spring Farm Indicative Bus Route map. | Bus routes and stops will be in accordance with the Spring Farm Indicative Bus Route Map. The desired bus route path is along Springs Road before turning at Nicholson Road and heading north or vice versa. As part of Council’s Capital Works Program new concrete paths and bus shelters will be constructed on Springs Road between Richardson Road and Hark Way. One of the bus shelters will be constructed approximately midway along the site’s frontage. The completion of bus shelters along Springs Road is expected to be completed in March / April 2021. | Yes |
| **C5.7**  **Provision of Adequate Infrastructure and Facilities**  The provision of adequate local public infrastructure and facilities must be demonstrated. | A condition is recommended which requires the payment of Section 7.11 contributions in accordance with Camden Contributions Plan. These contributions will facilitate the provision of adequate public infrastructure and facilities. | Yes |
| **C7.1**  **Spring Farm Introduction**  Consistency with the Spring Farm Master Plan (C18). | The proposed development is generally consistent with the Spring Farm Master Plan. | Yes |
| **C7.1**  **Residential Density Targets**  Consistency with the Spring Farm Residential Dwelling Density Range (Figure C20).(40-50 & 17-21) | **Proposed**  Stage 2 – 51 senior housing dwellings  Stage 3 – 28 dwelling lots  79 dwellings in total.  **Existing**  27 dwellings are located to the west of the subject development from an earlier approved subdivision subject to DA/2016/1161/1.  Total density is 106 dwellings. | No, see discussion main body of report |
| **C7.1**  **Staging of Development**  General consistency with the Spring Farm Staging Plan (Figure C21), noting that staging can be varied where it can be demonstrated that the objectives are addressed | The proposed development is located within stage 5 of the Spring Farm staging plan. Council has previously granted subdivision approvals within Stages 7 and 8. As such, the relevant requirements pereach stage have now been met to allow varying order of development within Spring Farm. | Yes |
| **C7.2**  **Neighbourhood and Subdivision Design**  Street blocks are to typically be a maximum of 200m long x 60m wide.  No residential development below 100 year ARI flood line.  Electricity easements incorporated into road reserves.  View corridors protected and Curtilage of heritage items to be protected. | The site was formerly considered to be the location of a new school for Spring Farm. As such, the Spring Farm Master Plan did not envisage new streets within this portion of Spring Farm. New streets will be constructed connecting Plumage Crescent to the west to the roundabout on Springs Road at the south east corner of the site.  None of the proposed residential lots will be below the 100 year ARI flood line.  A transmission line easement is located along the site’s eastern property boundary, which extends for the full length of the eastern property boundary. A portion of the new road MC001 and its eastern road verge will contain the existing transmission line easement.  The proposed development will not adversely impact any significant view corridors and does not adjoin any heritage items. | NA  Yes  Yes  Yes |

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| **C7.3**  **Street Network and Design**  General consistency with the Spring Farm Street Network and Design Map (Figure C22).  Kerb returns with a radius of 8.5m shall be provided.  Consistency with the Spring Farm road cross sections. | The proposed development is generally consistent with the Spring Farm Street Network and Design Map.  Kerb returns with a radius of 8.5m are proposed.  All cross sections comply with the typical cross sections of the DCP. | Yes  Yes  Yes |
| **C7.4**  **Pedestrian and Cycle Network**  The pedestrian and cycle path network is to be constructed to comply with Figure C23. | The proposed development complies with Figure C23. | Yes |
| **C7.5**  **Public Transport**  Figure C24  illustrates the  proposed bus routes through Spring Farm and the connections with the  surrounding area. | Bus routes and stops will be in accordance with the Spring Farm Indicative Bus Route Map. The desired bus route path is along Springs Road before turning at Nicholson Road and heading north and vice versa. As part of Council’s Capital Works Program new concrete paths and bus shelters will be constructed on Springs Road between Richardson Road and Hark Way. One of the bus shelters will be constructed approximately midway along the site’s frontage. The completion of bus shelters along Springs Road is expected to be completed in March / April 2021. | Yes |
| **C7.7 Bush and Riparian Corridors in Spring Farm**  Remnant vegetation shall be protected and management plans shall be established in accordance with the Spring Farm Conservation Strategy Documents (Anne Clements & Associates, December 2003). | The proposed development proposes to dedicate land zoned E2 – Environmental Conservation to Council. This will allow for the adjoining bushland to be managed and protected. | Yes |
| **D5.1 Child Care Centres**  Planning and Design Criteria. Site Selection   1. Child care centres located within residential zoned land must be located: 2. On sites with a minimum site area of at least 1,200m2, and 3. On sites with a minimum frontage of 20m, measured at the building line. 4. Child care centres must not be located on land: 5. On sites fronting or abutting classified roads; 6. Where access to the site is via a road with a carriageway width of less than 7.4m at any one point; 7. Having a frontage to a cul-de-sac or no through road; 8. Where additional vehicle movement generated by the centre may cause traffic conflict or have an adverse impact on the amenity of any land in the neighbourhood; 9. Likely to be adversely affected by noise pollution or contamination unless these impacts can be satisfactorily mitigated; 10. Which is affected by a 1% Annual Exceedance Probability flood level; 11. Within 100m measured in a straight line from any part of the site to high voltage transmission lines, mobile phone towers or radio telecommunication facilities, unless the application is accompanied by a report demonstrating that the Electro Magnetic Radiation (EMR) affecting the site is within acceptable limits; 12. Within 100m measured in a straight line from any part of the site to approved restricted premises or sex services premises; 13. Within 55m measured in a straight line from any part of the site boundary to an above ground liquid petroleum gas tank that has a capacity of 8 kilolitres or less; or 14. Which is not connected to a reticulated sewer of Sydney Water unless satisfactory on-site sewage management can be provided. 15. Development applications for child care centres must be accompanied by a Phase 1 contamination investigation undertaken in accordance with Council’s Management of Contaminated Lands Policy.   Built form, scale and character   1. Child care centres located within a residential zone must be designed to be compatible with the built form, scale, massing, roof design and articulation of surrounding dwellings or in the case of localities undergoing or yet to undergo new residential development, in accordance with the built form, scale, massing, roof design and articulation contemplated by this DCP. 2. The maximum site coverage (as defined within the Camden LEP 2010) for a child care centre located within a residential zone is 50%. 3. For child care centres located within a residential zone, the maximum height is two storeys. 4. The gross floor area of the second storey must not exceed 30% of the total gross floor area. 5. Architectural elements which articulate the front and other facades visible from the public domain must be incorporated into the overall building design to create visual interest. 6. Large expanses of blank and unarticulated walls must be avoided. 7. Entrances to building must be orientated towards the street front and be easily identifiable.   Setbacks   1. Child Care Centres located within residential zones must be setback in accordance with the following table:   Front setback – 5.5m  Secondary street setback – 4m  Side setback – 2m  Rear setback – 4m to the ground floor and 8m to any second storey   1. The front setback area may only be used for access, carparking and landscaping purposes and not for outdoor play areas and the like.   Acoustic Amenity   1. An Acoustic Assessment report prepared in accordance with Council’s Environmental Noise Policy by a consultant qualified in acoustics which details compliance with acoustic criteria of that Policy and this section of the DCP must be submitted with the development application. 2. Where acoustic fencing is required to ensure acceptable acoustic impacts it must be of solid continuous construction and have a maximum height of 2.1m. 3. Outdoor play areas must be located to minimise noise for adjoining neighbouring properties. 4. For larger centres, the number of children participating in outdoor activities and play time at any one time must be controlled to ensure satisfactory acoustic impacts for neighbouring properties. The acoustic report submitted with the application must outline any necessary restrictions on numbers to ensure such satisfactory acoustic impacts.   Landscaping   1. A landscape concept plan must be submitted with the development application that incorporates the following: 2. Existing vegetation and other natural features must be conserved on site, wherever it is possible and safe to do so. 3. Any proposed building structures must be setback at least 3m from the trunk of any tree to be retained. 4. Plant species must be chosen for their suitability to the site, ease of maintenance, be interesting to children and serve the purposes of proving: 5. Shade without overshadowing of adjoining properties. 6. Reduction of reflection from bright surfaces. 7. Emphasising pedestrian and vehicular routes. 8. Interesting quiet play areas capable of supervision. 9. Landscaping design must reflect the prevailing landscape character of the streetscape in terms of scale and planting style. 10. In residential areas, a landscape buffer at least 2m wide must be provided between any street frontage and the location of car parking spaces or drop off areas. 11. On corner sites, fences over 1.2m in height must setback 1m from the property boundary on the secondary setback to enable landscaping in front of the fence.   Fencing   1. Fences must be designed to maximise privacy to all adjoining properties. 2. Child proof fencing and self closing gates must be installed around outdoor play areas and at the entrances to ensure the safety and security of children. 3. Fencing, particularly that provided in the front setback area of the site, must be of a type and colour complementary to the streetscape and residential character.   Traffic, Parking & Pedestrians   1. Proposed car parking and access must comply with the controls set out in chapter B5 of this DCP. 2. A traffic study must be submitted with the development application. The study must be prepared by a qualified traffic consultant and address the adequacy of the vehicular access i.e. ingress and egress arrangements, drop off areas, car parking layout and the impact of the additional traffic to be generated by the proposed centre on the local road system. 3. The number of children proposed to attend the child care centre must be detailed as part of the application. This information is necessary in order to determine the required number of parking spaces. 4. All required parking spaces must be fully contained within the site, and clearly shown on a plan. 5. A drop off area must be provided fully contained within the site, and clearly shown on a plan. 6. The driveway and car parking layout must be designed to allow for the safe delivery and collection of children and also for the safe movement and parking of staff, visitors and service vehicles. 7. The car park design must make provision for: 8. Safe pedestrian access, 9. Existing / proposed shared pathways 10. Vehicular access must be separated from pedestrian access i.e. separate pathways are to be provided adjacent to the car park to allow pedestrian access to the centre’s entrance, both from the car park and from the footpath forming part of any adjoining public road. 11. Pathways and pedestrian ramps must have gradients no greater than 1:14 with a non-slip surface. 12. Separate ingress and egress is required but if this is not possible a turning area is to be provided to facilitate safe manoeuvring and to enable all vehicles to enter and leave the centre in a forward direction. 13. In residential areas, all car parks must be ‘at grade’ (basement carparks are not permitted) and constructed only with materials such as, neutral coloured concrete or pavers of a distinct and different form to dedicated pedestrian paths. 14. Adequate areas for landscaping and planting must be provided to reduce the visual impact of the car park in the streetscape, including an area at least 2m wide along all street frontages. 15. Child care centres must comply with the requirements of the Building Code of Australia, AS/NC 2890 and Disability Discrimination Act with regards to disabled access and car parking.   Hours of Operation   1. Within residential zoned land the standard hours of operation will be restricted to between 7am and 7pm, Monday to Friday (excluding public holidays). | A) & b) Subject to Clause 25(2)(c) of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, the development may be located on a site of any size and have any length of street frontage or any allotment depth.   1. The site is not located fronting or abutting a classified Road. 2. 8m. 3. The development works are proposed to be staged. Initially, a temporary turning head will be provided at the end of road MC001 during stage 1, however Stage 3 works will continue roadworks to link with Plumage Street to the west. 4. The applicant has submitted a traffic impact assessment, which considered vehicle trips generated by the development and the increased volumes to nearby intersections. The assessment revealed that existing intersections on Springs Road in the vicinity of the proposed development will still maintain a LOS A, which demonstrates that the proposal will have no detrimental impacts on the operation of the existing road network. 5. The site is free from contamination. In respect to acoustic noise, the child care centre will be subject to noise from Springs Road. However, mitigation measures are proposed to attenuate acoustic noise and include specified glazing thickness and seals and mechanical ventilation. 6. The site is not flood prone land. 7. The site is located within 100m to the east of 11kV / 22kV high voltage overhead power lines and associated easement over the site benefitting Endeavour Energy. The application has been supported with electro magnetic field information, which provided the electro magnetic field (EMF) levels of the Endeavour Energy feeders in the vicinity of 131 Springs Road. The information documents that the highest possible magnetic field level in the vicinity of the 11kV line is 32.29 milligauss (mG), which is significantly lower than the 2000mG public exposure limit specified by ARPANSA. 8. No restricted premises or sex service premises are located within proximity to the proposed child care centre. 9. The site is not located within 55m of gas storage tanks. 10. Correspondence has been received from Sydney Water advising that the site can dispose of waste water via new extensions to the existing sewer carrier. 11. The application has been accompanied with a Phase 1 Preliminary Site Investigation. No issues with contamination are identified. 12. The proposed development is of contemporary design, providing articulated facades and varying roof pitches. The child care centre is compliant with the Camden LEP in respect to height and other site coverage controls of the Camden DCP 2011. Accordingly, the proposed child care centre is considered to be compatible with the built form, scale, massing, roof design and articulation of surrounding dwellings and the existing childcare centre located to the immediate south at 134 Springs Road. 13. 1537.479 / 3875 – 39.6% 14. 3 storeys. 15. Total GFA 1118.09m2 / Level 01 336.4m2 = 30% 16. Suitable articulation elements include articulated façades, upper floor setbacks, overhanging built portions over lower levels, varying roof pitches and a mixture of colours and finishes. 17. No large expanses of blank walls or unarticulated walls are provided. All facades contain a combination of glazing, articulation and changes to materials to create visual interest. 18. The main lobby (lower ground level) and foyer (ground level) are provided adjacent to Springs Road frontage with direct and visible access points. 19. Front setback –   Lower Ground – 5.942m  Ground Level – 6.011m  Level 01 – 12.8m  Secondary Setback – 5.304m at closest point  Side – 4.346m  Rear setback –  Ground – 14.5m  Level 01 – 28.5m   1. The front setback area provides for an access pathway leading to the lower ground main lobby and landscaping. 2. An acoustic report has been submitted with the application, assessing noise levels for the next ten years from Springs Road. Due to acoustic noise levels from Springs Road, the southern, eastern and western facades up to 35m from the southern boundary will require internal rooms to be mechanically ventilated to achieve noise level compliance and ventilation requirements when windows are closed. Attenuation measures such as specified glazing, seals and mechanical ventilation to meet specified acoustic criteria will be required. 3. Acoustic fencing will be of solid construction measuring 1.8m in height.      1. Outdoor play areas are centrally located within the development and do not share property boundaries with future dwellings in stage 3. 2. There are no restrictions to the numbers of children playing at the one time. However, the acoustic report recommends that all outdoor activities at the child care centre are limited to between the hours of 9am and 5pm on weekdays. 3. A suitable landscape plan has been submitted. The landscape plan has been reviewed by Council’s Urban Landscape and Tree Officer and is considered acceptable subject to additional planting (conditions included in recommendation). 4. The landscape design is considered to be reflective of the prevailing character of the area. 5. A variable width landscape strip measuring generally greater than 2m in width is provide to the east of the at grade parking area. The width is variable from 1m to 4m. 6. Fencing is significantly setback from property boundaries. 7. Fences will be constructed of solid materials, however they do not share property boundaries with existing or future dwelling lots. 8. Child proof fencing and self closing gates will be provided. 9. All fencing provided is located behind required setback areas. To enclose the ground level outdoor play area, fencing will be constructed of open timber battens with a 1.8m high x 6mm float glass barrier installed behind the timber battens. Level 1 outdoor play area will have a solid balustrade constructed from timber, aluminium cladding and glazing extending to a height of 1.8m above floor level. 10. Proposed car parking and access points meet the requirements of B5 of the DCP. 11. The applicant has submitted a traffic impact assessment, which has considered vehicle trips generated by the development and the increased volumes to nearby intersections, car parking rates, and car parking layout and design. The assessment revealed that existing intersections on Springs Road in the vicinity of the proposed development will still maintain a LOS A, which demonstrates that the proposal will have no detrimental impacts on the operation of the existing road network. In addition, sufficient car parking is provided to the RACF and child care development, with the design of carpark layouts in accordance with AS2890.1 & AS2890.6. 12. 180 children are proposed. The required amount of carparking is provided within the development. 13. All parking spaces are contained on site and are clearly shown on the plans. 14. Designated carparking spaces will provide spaces for parents and carers to park and drop off children to the centre. 15. A combined entry and exit driveway is provided at the northern end of the site to provide vehicular access to the site. The lower level and at grade parking areas provide for a designated and marked pedestrian walkway to link car parking areas to the entry areas of the child care centre. 16. Safe pedestrian access is provided within the child care parking areas. In addition, new footpaths will be constructed to provide direct and visible access routes to the entry areas of the child care centre. 17. Separate access pedestrian paths are provided leading to the lower ground main lobby and ground level foyer from footpaths in the road reserve. In addition, designated pedestrian pathways are provided within both carpark areas to provide safe and direct access points to building entries in the child care centre. 18. A maximum grade of 1:14 is proposed. 19. Due to queuing concerns, the separate entry and exit driveways have been combined into a singular entry / exit point. Turning bays are provided at the southern end of the lower ground and at grade carpark levels to facilitate vehicle movements. 20. A lower ground level car park and at grade carpark are proposed. 21. A suitable landscape plan has been proposed to landscape areas forward of the child care centre, including the at grade parking area. A variable width landscape strip measuring generally greater than 2m in width is provide to the east of the at grade parking area. The width is variable from 1m to 4m. 22. The child care centre, including disabled access and carparking demonstrates compliance in respect to the BCA and AS2890. 23. 7am to 7pm Monday to Friday, with no care proposed on public holidays. | Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  No, see discussion in main body of the report  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes, subject to conditions.  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  Yes  No, see discussion in main body of report  Yes  Yes  Yes |