DEVELOPMENT APPLICATION FOR A CHILD CARE CENTRE AT:

73 LACHLAN STREET, WARWICK FARM 2170

Development Application Drawings Prepared by FLDC ARCHITECTS

2D, 322 Kingsgrove Rd, Kingsgrove, Sydney 2208, office: (02) 9588 3532 email -info@fldc.com.au

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note:

CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOIR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR ANOMALIES TO THE OFFICE OF FLDC ARCHITECTS FOR CLARIFICATION

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE GOVERNING LOCAL AUTHORITIES

ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH STAMPED TOWN PLANNING DRAWINGS

BUILDER TO REMOVE ALL RUBBISH AND DEBRIS FROM SITE PROIOR TO CONSTRUCTION IN PREPARATION FOR NEW WORKS

BUILDER TO EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION WORKS, MAKE GOOD ALL SITE WORKS CUT AND FILL AS REQUIRED

NEW 100mm MIN SEWER QUALITY PVC STORMWATER DRAINAGE PIPES TO ALL NEW WORKS. 1IN 100mm MIN ALL STORMWATER TO BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

LIVERPOOL CITY COUNCIL
Development Application
DEVELOPMENT NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

DRAWING REGISTRY...

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DA 102	PROPOSED UPPER BASEMENT FLOOR PLAN
DA 103	PROPOSED GROUND FLOOR
DA 104	PROPOSED LEVEL 1 FLOOR PLAN
DA 105	PROPOSED LEVEL 2 FLOOR PLAN
DA 200	PROPOSED ELEVATIONS
DA 201	PROPOSED ELEVATIONS
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DA 301	DRIVEWAY SECTION
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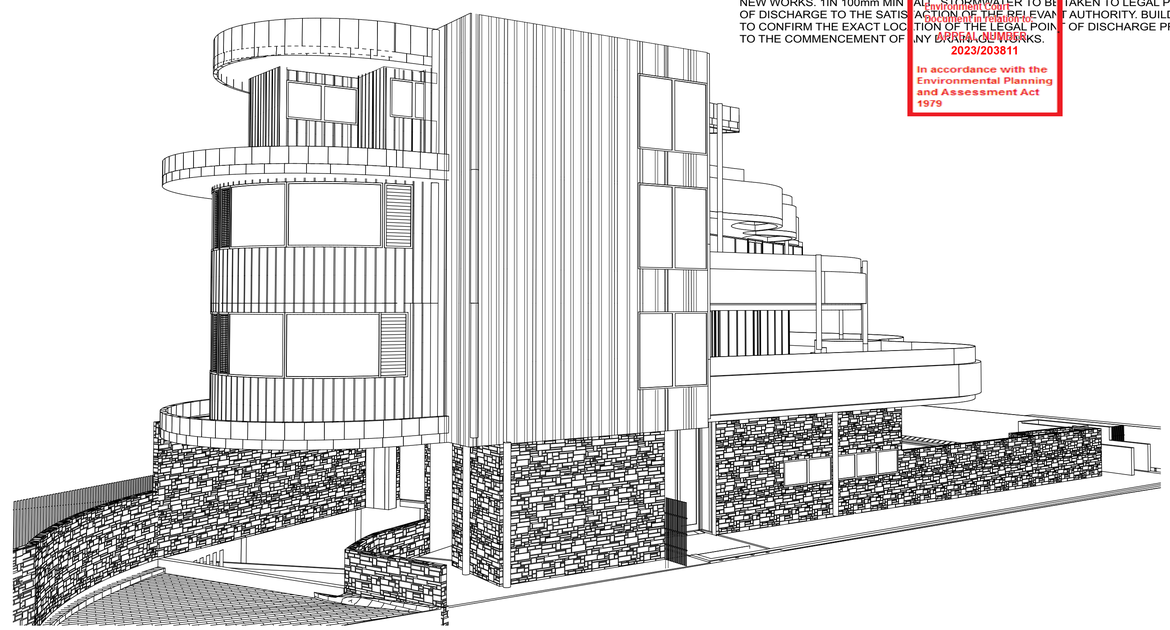
DA 400	SHADOW DIAGRAM - 21 MAR
DA 400	SHADOW DIAGRAM - 21 JUNE
DA 400	SHADOW DIAGRAM - 21 SEP
DA 500	LANDSCPAE PLAN
DA 600	SCHEDULE OF COLOURS AND MATERIALS
DA 601	SCHEDULE OF COLOURS AND MATERIALS
DA 700	3D PERSPECTIVES
DA 800	DEMOLITION PLAN



Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
2 - 3	30	97.5 m^2	109.65 m^2			6
3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
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S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

General Notes

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect.
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

COVERPAGE

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 001
Plot Date: xx
Drawn By: K.C
Rev **CC**
Checked By: R.T

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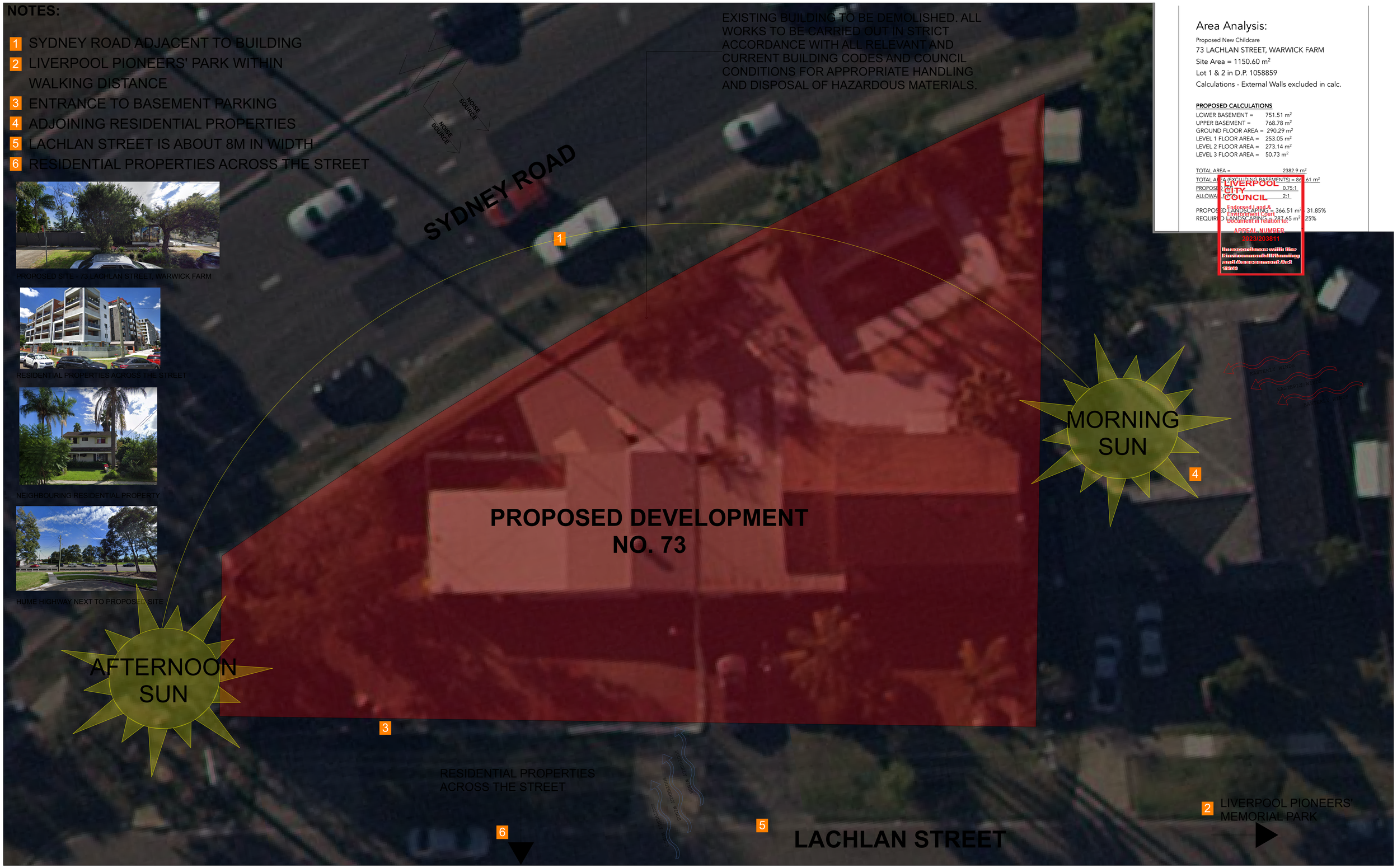
Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218

NOTES:

1. SYDNEY ROAD ADJACENT TO BUILDING
2. LIVERPOOL PIONEERS' PARK WITHIN WALKING DISTANCE
3. ENTRANCE TO BASEMENT PARKING
4. ADJOINING RESIDENTIAL PROPERTIES
5. LACHLAN STREET IS ABOUT 8M IN WIDTH
6. RESIDENTIAL PROPERTIES ACROSS THE STREET

EXISTING BUILDING TO BE DEMOLISHED. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES AND COUNCIL CONDITIONS FOR APPROPRIATE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.



PROPOSED SITE - 73 LACHLAN STREET, WARWICK FARM

RESIDENTIAL PROPERTIES ACROSS THE STREET

NEIGHBOURING RESIDENTIAL PROPERTY

HUME HIGHWAY NEXT TO PROPOSED SITE

Area Analysis:

Proposed New Childcare

73 LACHLAN STREET, WARWICK FARM

Site Area = 1150.60 m^2

Lot 1 & 2 in D.P. 1058859

Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS

LOWER BASEMENT = 751.51 m^2
UPPER BASEMENT = 768.78 m^2
GROUND FLOOR AREA = 290.29 m^2
LEVEL 1 FLOOR AREA = 253.05 m^2
LEVEL 2 FLOOR AREA = 273.14 m^2
LEVEL 3 FLOOR AREA = 50.73 m^2

TOTAL AREA = 2382.9 m^2
TOTAL AREA (EXCLUDING BASEMENTS) = 862.61 m^2
PROPOSED FSR 0.75:1
ALLOWABLE FSR 2:1

PROPOSED LANDSCAPING = 366.51 m^2 = 31.85%
REQUIRED LANDSCAPING = 287.65 m^2 = 25%

LIVERPOOL CITY COUNCIL

Endorsed Land & Environment Court document in relation to

APPEAL NUMBER 2023/203811

Issued pursuant to the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

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Legend Areas

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- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SITE ANALYSIS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No:
Plot Date: xx
DA 002
Drawn By: K.C
Rev **CC**
Checked By: R.T

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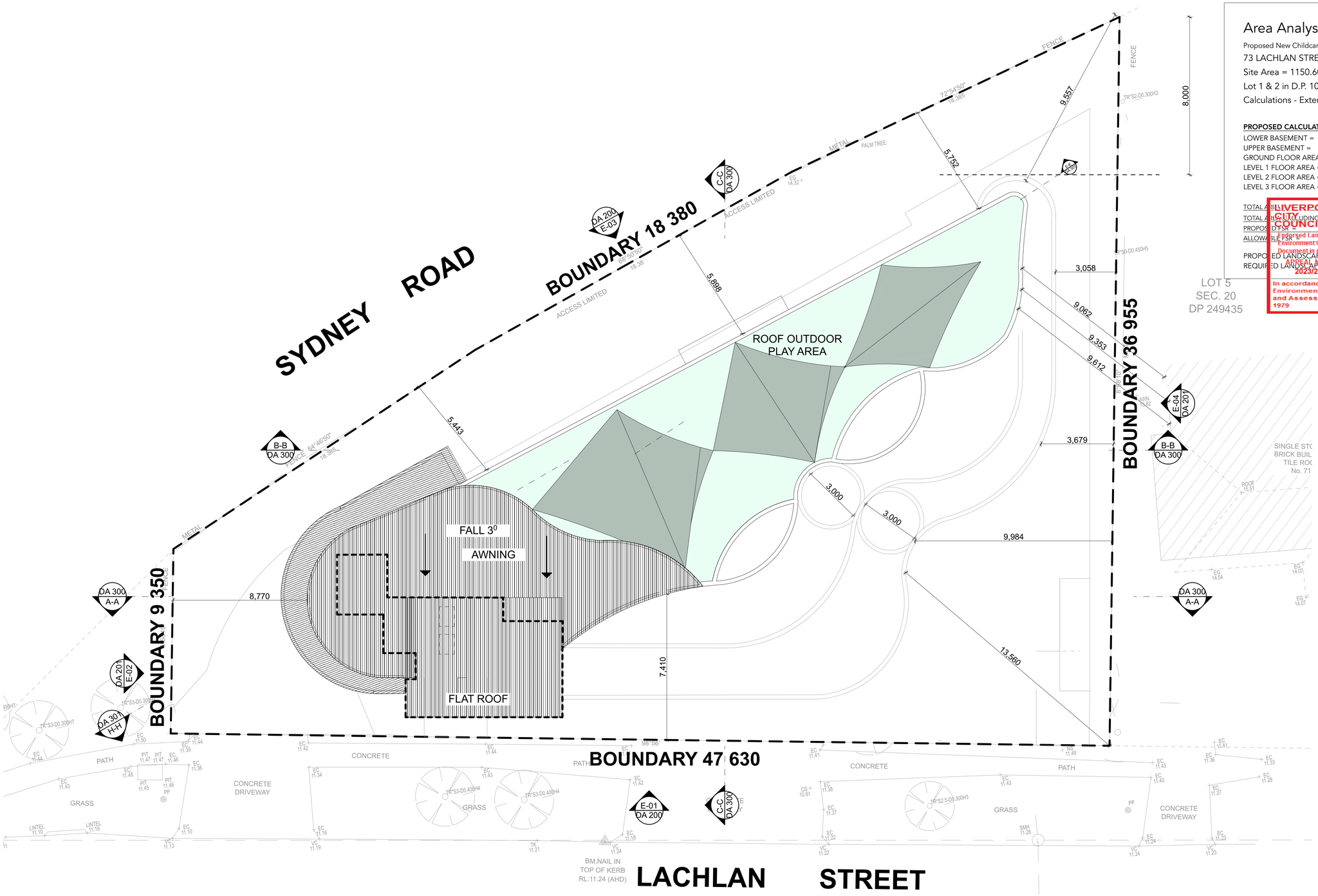

Area Analysis:

Proposed New Childcare

73 LACHLAN STREET, WARWICK FARM

Site Area = 1150.60 m²

Lot 1 & 2 in D.P. 1058859

Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS

LOWER BASEMENT =	751.51 m²
UPPER BASEMENT =	768.78 m²
GROUND FLOOR AREA =	290.29 m²
LEVEL 1 FLOOR AREA =	253.05 m²
LEVEL 2 FLOOR AREA =	273.14 m²
LEVEL 3 FLOOR AREA =	50.73 m²
TOTAL AREA =	238[illegible].9 m²
TOTAL AREA (EXCLUDING BASEMENTS) =	[illegible]862.61 m²
PROPOSED FSR =	0.75
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING =	366.51 m² - 31.85%
REQUIRED LANDSCAPING =	287.65 m² - 25%

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court
Document in relation to:
APPEAL NUMBER
2023/203811
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PROPOSED SITE/ROOF PLAN 1:100

Childcare Centre Calculations

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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED SITE/ROOF PLAN

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 100
Plot Date:	xx	Rev	CC
Drawn By:	K.C		
Checked By:	R.T		

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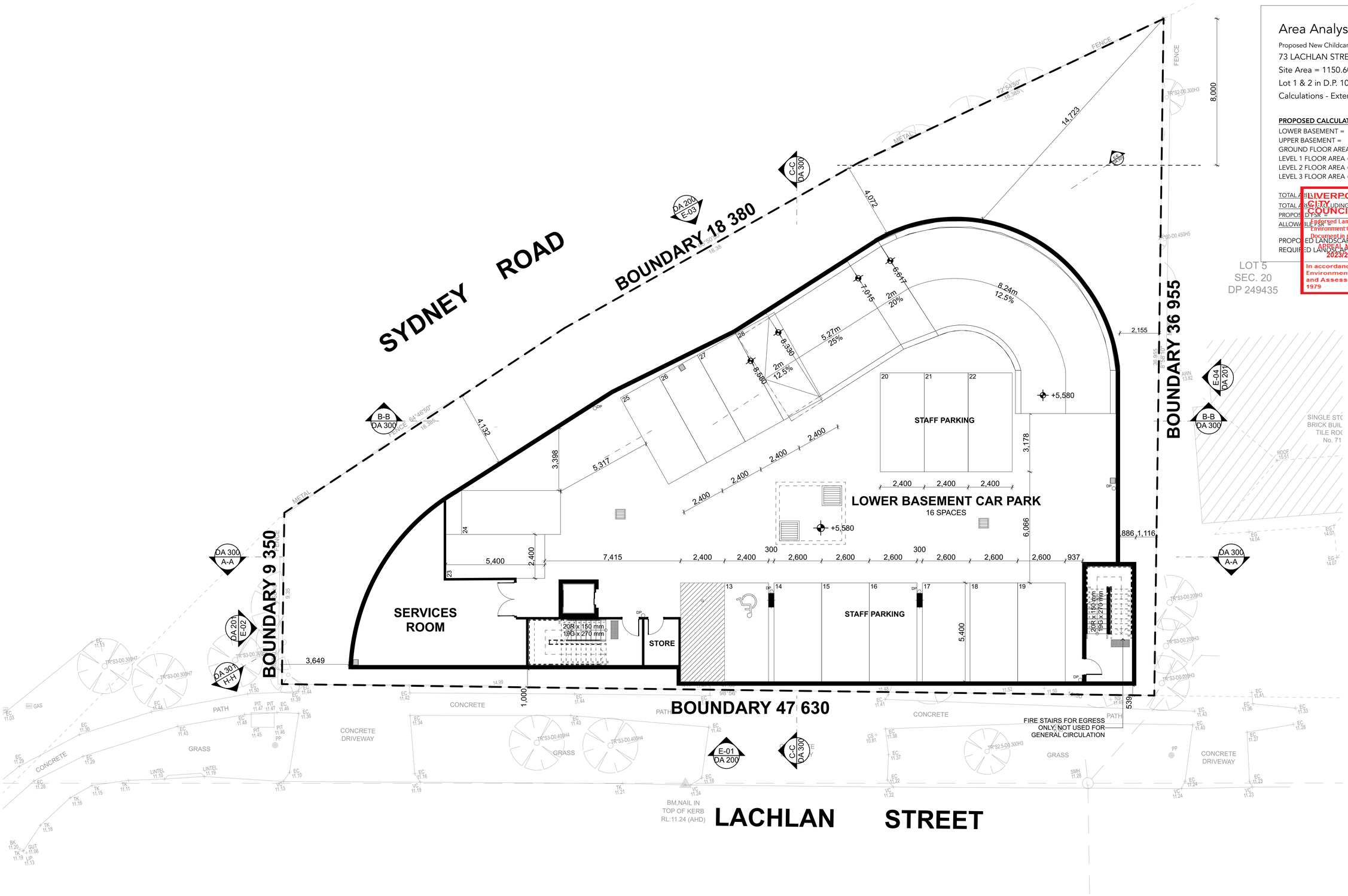

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LIVERPOOL CITY COUNCIL
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PROPOSED LOWER BASEMENT FLOOR PLAN 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²			5
2 - 3	30	97.5 m²	109.65 m²	840 m²	963.18 m²	6
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED LOWER BASEMENT FLOOR PLAN

Project No: **P2204WAR**

Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 101
Plot Date:	xx		
Drawn By:	K.C	Rev	**CC**
Checked By:	R.T		

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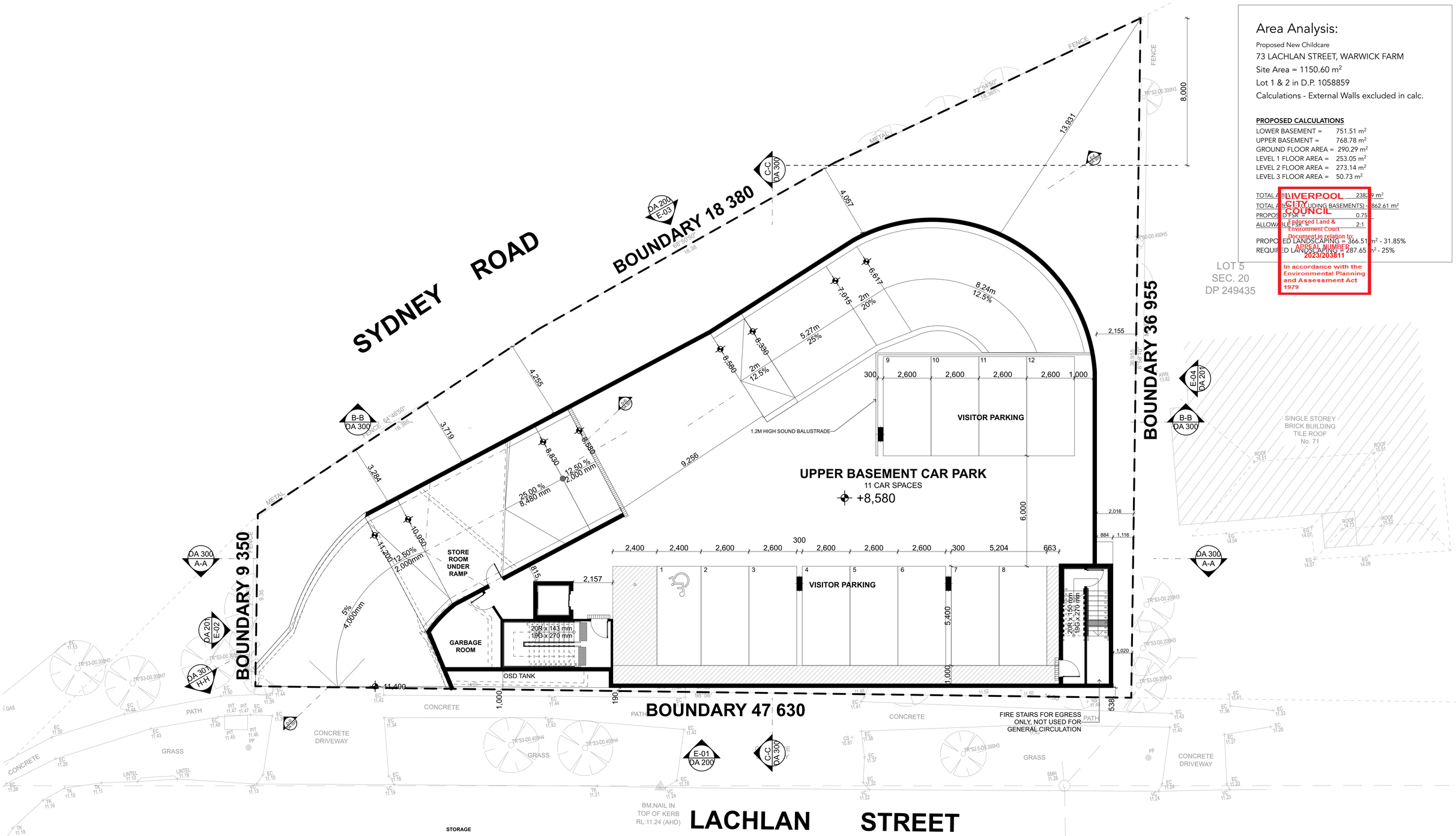

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PROPOSED UPPER BASEMENT FLOOR PLAN 1:100

Childcare Centre Calculations

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0 - 2	20	65 m²	73.27 m²	840 m²	963.18 m²	5
2 - 3	30	97.5 m²	109.65 m²			6
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PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
PROPOSED UPPER BASEMENT FLOOR PLAN

Project No: P2204WAR

Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 102
Plot Date:	xx	Rev	CC
Drawn By:	K.C		
Checked By:	R.T		

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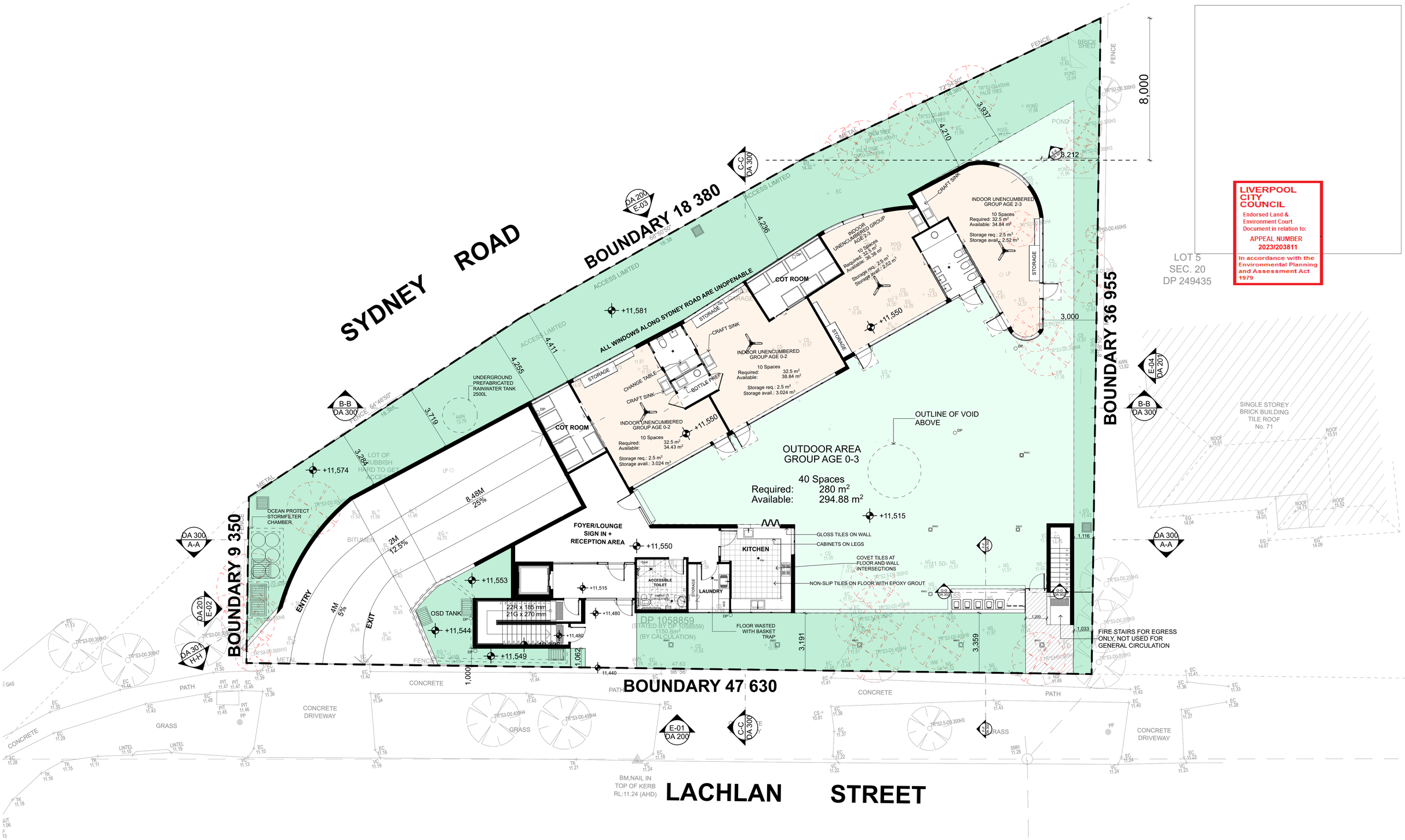

PROPOSED GROUND FLOOR PLAN 1:100

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0 - 2	20	65 m²	73.27 m²			5
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED GROUND FLOOR PLAN

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 103
Plot Date:	xx	Rev	CC
Drawn By:	K.C		
Checked By:	R.T		

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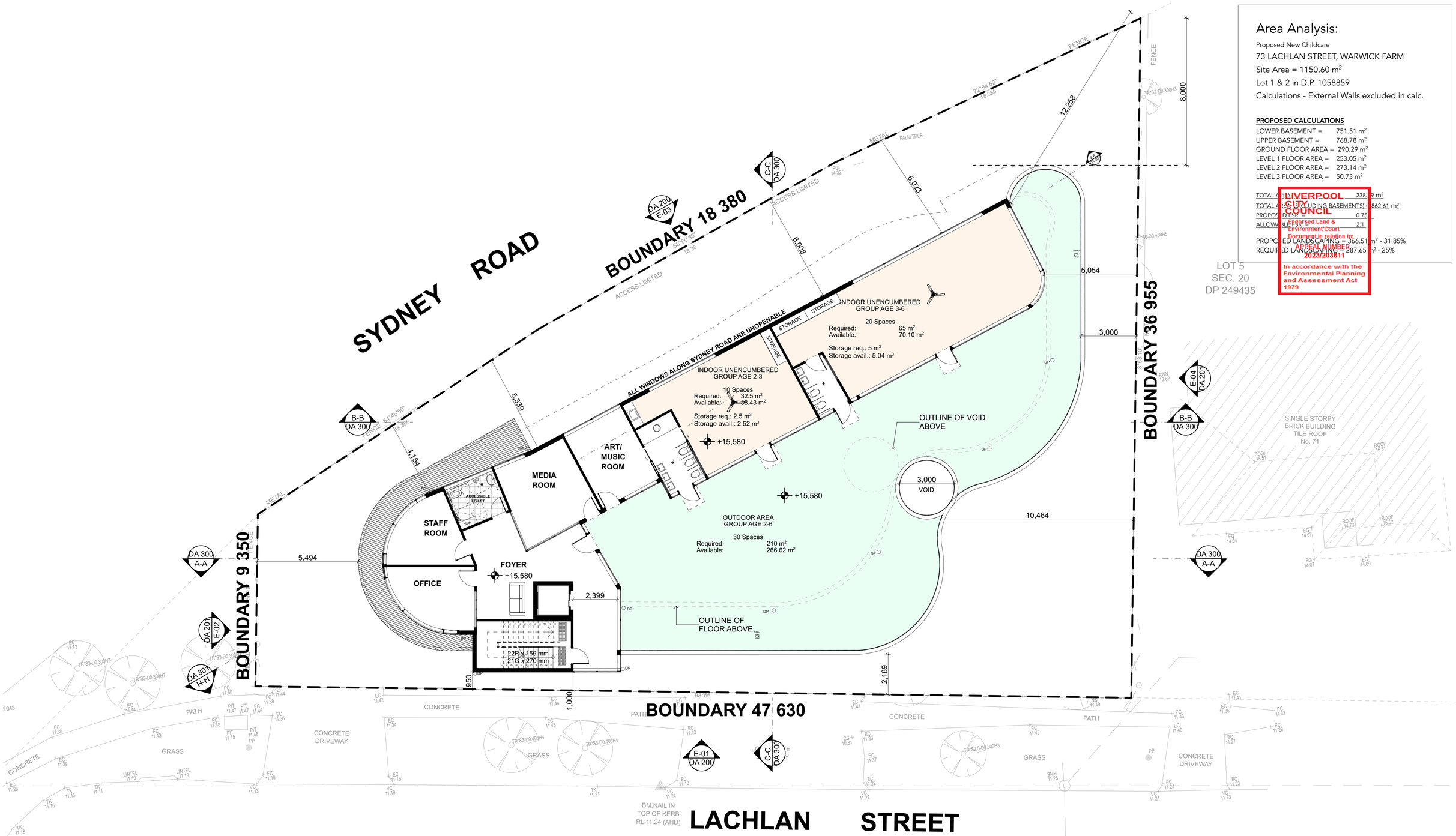

Area Analysis:

Proposed New Childcare

73 LACHLAN STREET, WARWICK FARM

Site Area = 1150.60 m²

Lot 1 & 2 in D.P. 1058859

Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS

LOWER BASEMENT =	751.51 m²
UPPER BASEMENT =	768.78 m²
GROUND FLOOR AREA =	290.29 m²
LEVEL 1 FLOOR AREA =	253.05 m²
LEVEL 2 FLOOR AREA =	273.14 m²
LEVEL 3 FLOOR AREA =	50.73 m²
TOTAL AREA =	238[illegible].9 m²
TOTAL AREA (EXCLUDING BASEMENTS) =	[illegible]862.61 m²
PROPOSED FSR =	0.75
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING =	366.51 m² - 31.85%
REQUIRED LANDSCAPING =	287.65 m² - 25%

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court
Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

PROPOSED LEVEL 1 FLOOR PLAN 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²	840 m²	963.18 m²	5
2 - 3	30	97.5 m²	109.65 m²			6
3 - 6	70	227.5 m²	240 m²			7
Total	**120**	**390 m²**	**422.92 m²**	**840 m²**	**963.18 m²**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
Z	INTERNAL COMMENTS	09.04.2024	KC
Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
W	BMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

General Notes

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect.
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CLIENT :

#Client Company

#Client Full Address
#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED LEVEL 1 FLOOR PLAN

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 104
Plot Date:	xx		
Drawn By:	K.C	Rev	CC
Checked By:	R.T		

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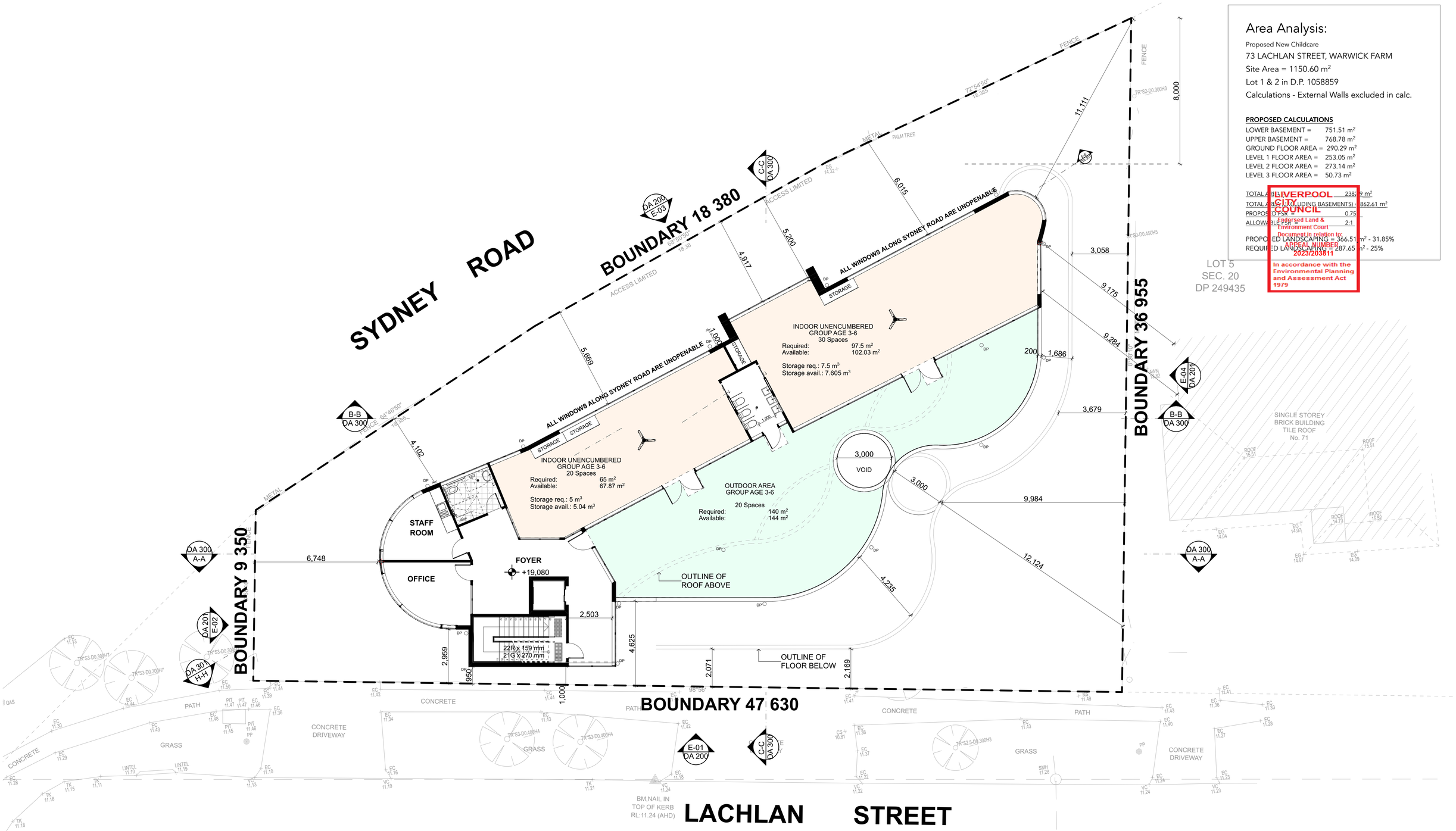

PROPOSED LEVEL 2 FLOOR PLAN 1:100

Area Analysis:

Proposed New Childcare

73 LACHLAN STREET, WARWICK FARM

Site Area = 1150.60 m²

Lot 1 & 2 in D.P. 1058859

Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS

LOWER BASEMENT =	751.51 m²
UPPER BASEMENT =	768.78 m²
GROUND FLOOR AREA =	290.29 m²
LEVEL 1 FLOOR AREA =	253.05 m²
LEVEL 2 FLOOR AREA =	273.14 m²
LEVEL 3 FLOOR AREA =	50.73 m²
TOTAL AREA =	238[illegible] m²
TOTAL AREA (EXCLUDING BASEMENTS) =	[illegible]862.61 m²
PROPOSED FSR =	0.75
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING =	366.51 m² - 31.85%
REQUIRED LANDSCAPING =	287.65 m² - 25%

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER 2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²			5
2 - 3	30	97.5 m²	109.65 m²	840 m²	963.18 m²	6
3 - 6	70	227.5 m²	240 m²			7
Total	**120**	**390 m²**	**422.92 m²**	**840 m²**	**963.18 m²**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
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S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

General Notes

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CLIENT :
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#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
PROPOSED LEVEL 2 FLOOR PLAN

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 105
Plot Date:	xx	Rev	CC
Drawn By:	K.C		
Checked By:	R.T		

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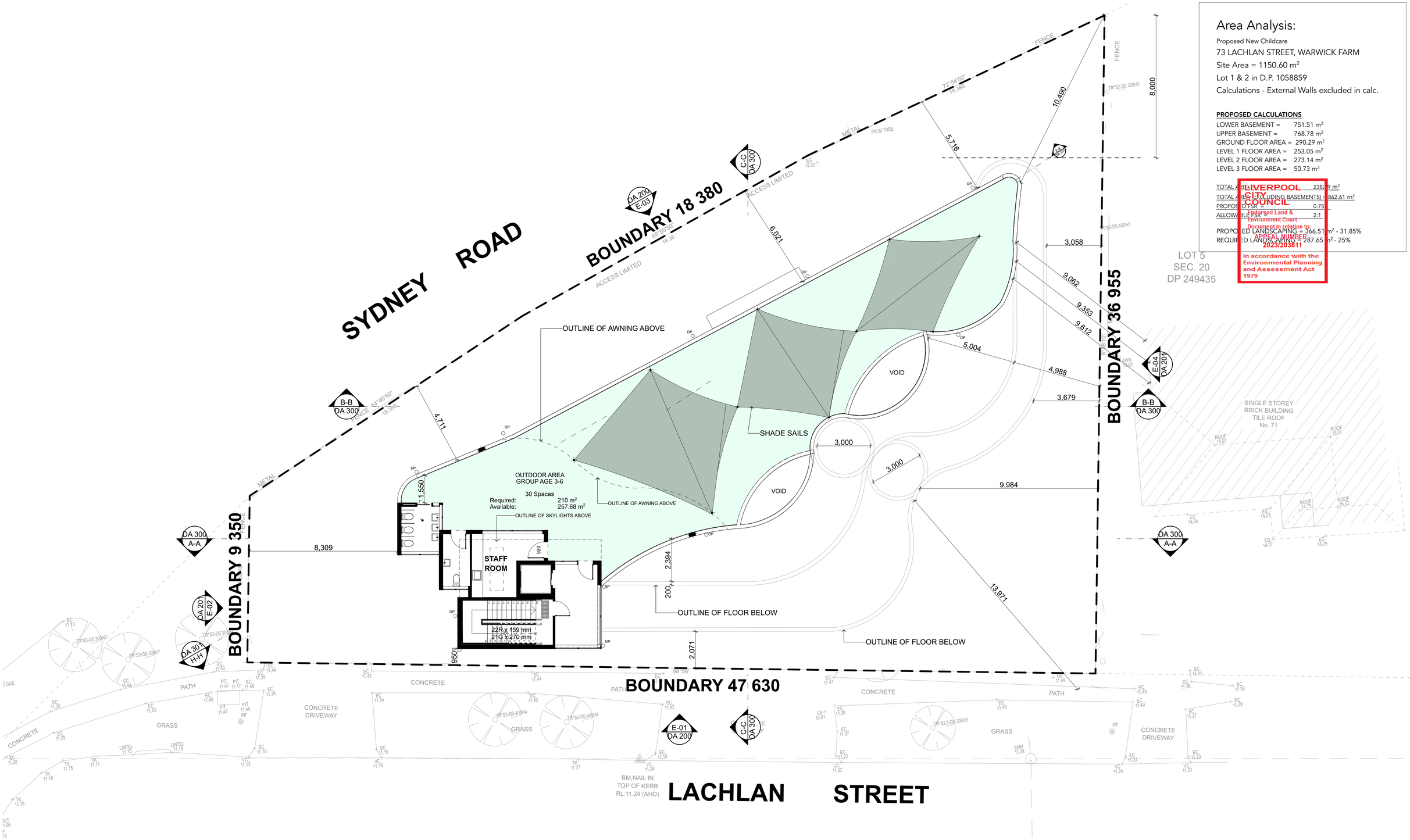

Area Analysis:

Proposed New Childcare

73 LACHLAN STREET, WARWICK FARM

Site Area = 1150.60 m²

Lot 1 & 2 in D.P. 1058859

Calculations - External Walls excluded in calc.

PROPOSED CALCULATIONS

LOWER BASEMENT =	751.51 m²
UPPER BASEMENT =	768.78 m²
GROUND FLOOR AREA =	290.29 m²
LEVEL 1 FLOOR AREA =	253.05 m²
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TOTAL AREA (EXCLUDING BASEMENTS) =	[illegible]862.61 m²
PROPOSED FSR =	0.75
ALLOWABLE FSR =	2:1
PROPOSED LANDSCAPING =	366.51 m² - 31.85%
REQUIRED LANDSCAPING =	287.65 m² - 25%

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court
Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

3. **PROPOSED LEVEL 3 FLOOR PLAN** 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²	840 m²	963.18 m²	5
2 - 3	30	97.5 m²	109.65 m²			6
3 - 6	70	227.5 m²	240 m²			7
Total	**120**	**390 m²**	**422.92 m²**	**840 m²**	**963.18 m²**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
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W	BIMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

General Notes

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CLIENT :
#Client Company
#Client Full Address
#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
PROPOSED LEVEL 3 FLOOR PLAN

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 106
Plot Date:	xx		
Drawn By:	K.C	Rev	CC
Checked By:	R.T		

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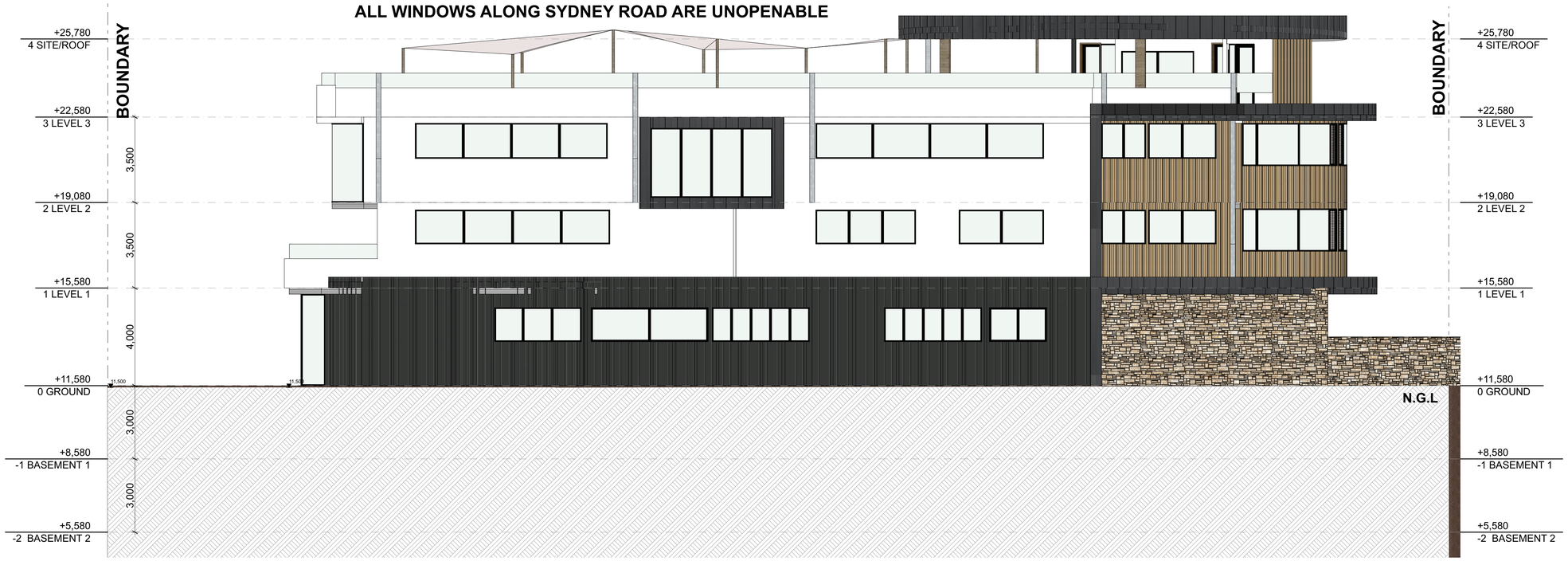
Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218

NOTE: 35m
MAXIMUM HEIGHT

SOUTH ELEVATION - LACHLAN STREET **1:100**

ALL WINDOWS ALONG SYDNEY ROAD ARE UNOPENABLE



NORTH ELEVATION - SYDNEY ROAD **1:100**

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
2 - 3	30	97.5 m^2	109.65 m^2			6
3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
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T	UPDATED SETBACK	21.02.2024	KC
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R	CLASS 1APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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CLIENT :

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#Client Full Address
#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED ELEVATIONS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Start Date: 20.06.2022
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Status: DA
Drawing No: DA 200
Rev **CC**

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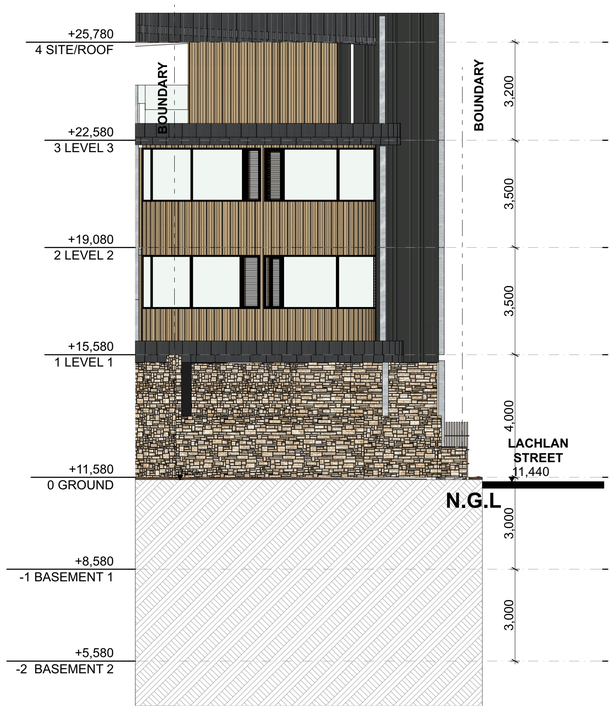

WEST ELEVATION **1:100**

EAST ELEVATION **1:100**

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2			5
2 - 3	30	97.5 m^2	109.65 m^2	840 m^2	963.18 m^2	6
3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
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V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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CLIENT :

#Client Company

#Client Full Address
#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

PROPOSED ELEVATIONS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 201
Plot Date: xx
Drawn By: K.C
Rev **CC**
Checked By: R.T

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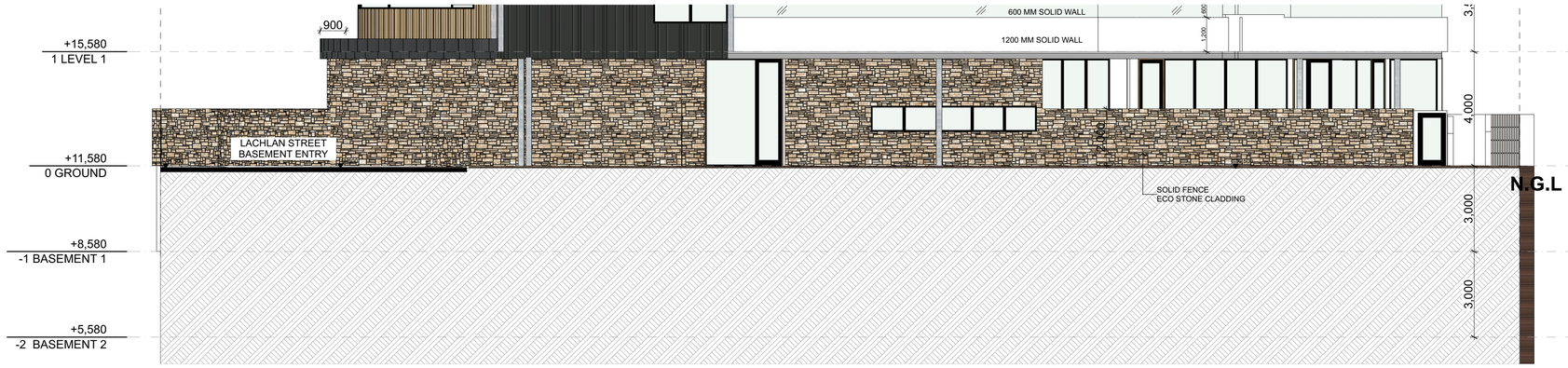
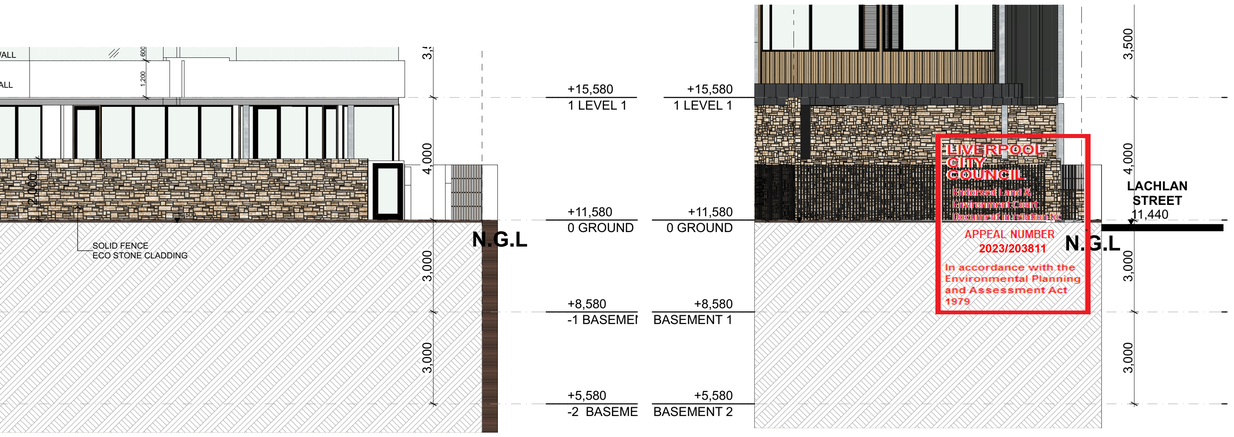


SOUTH ELEVATION - LACHLAN STREET 1:100



WEST ELEVATION - FENCING DETAILS 1:100

NORTH ELEVATION - SYDNEY ROAD 1:100

EAST ELEVATION - FENCING DETAILS 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²	840 m²	963.18 m²	5
2 - 3	30	97.5 m²	109.65 m²			6
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Total	**120**	**390 m²**	**422.92 m²**	**840 m²**	**963.18 m²**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
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#Client Full Address
#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

FENCING ELEVATIONS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 202
Plot Date: xx
Drawn By: K.C
Rev **CC**
Checked By: R.T

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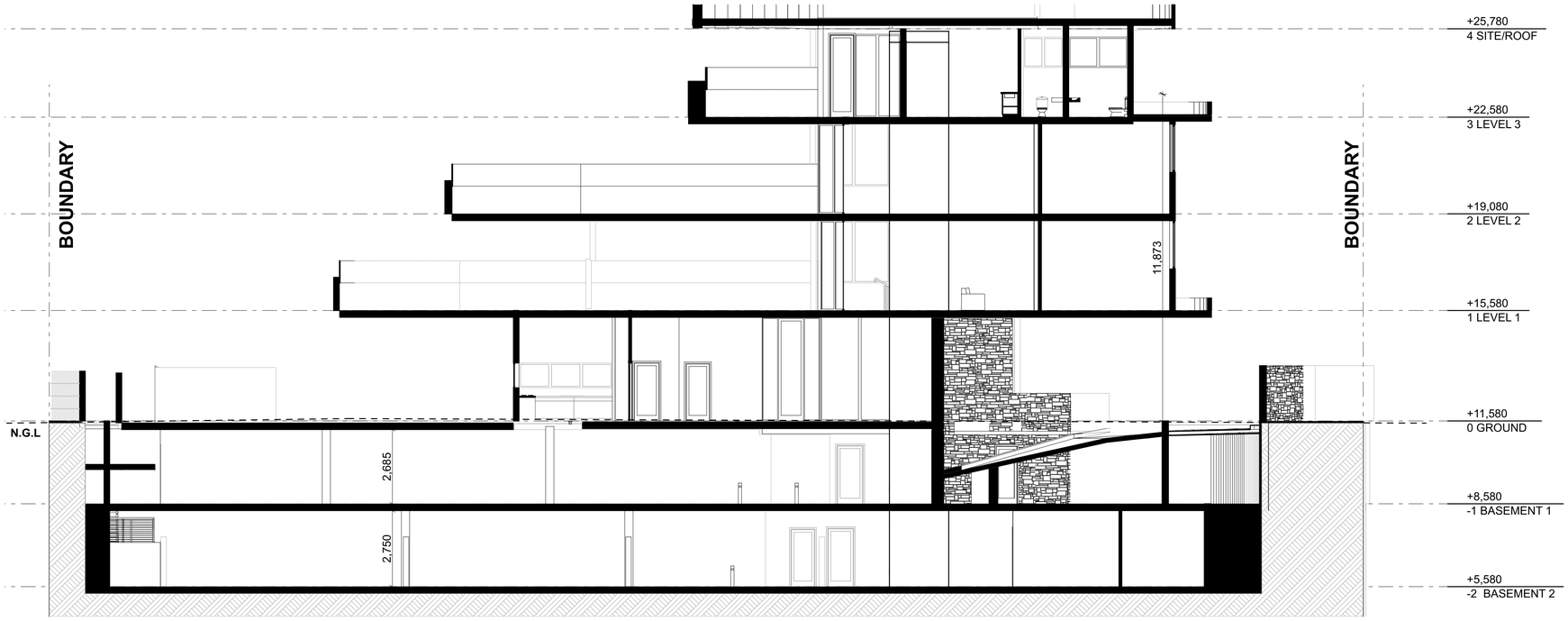
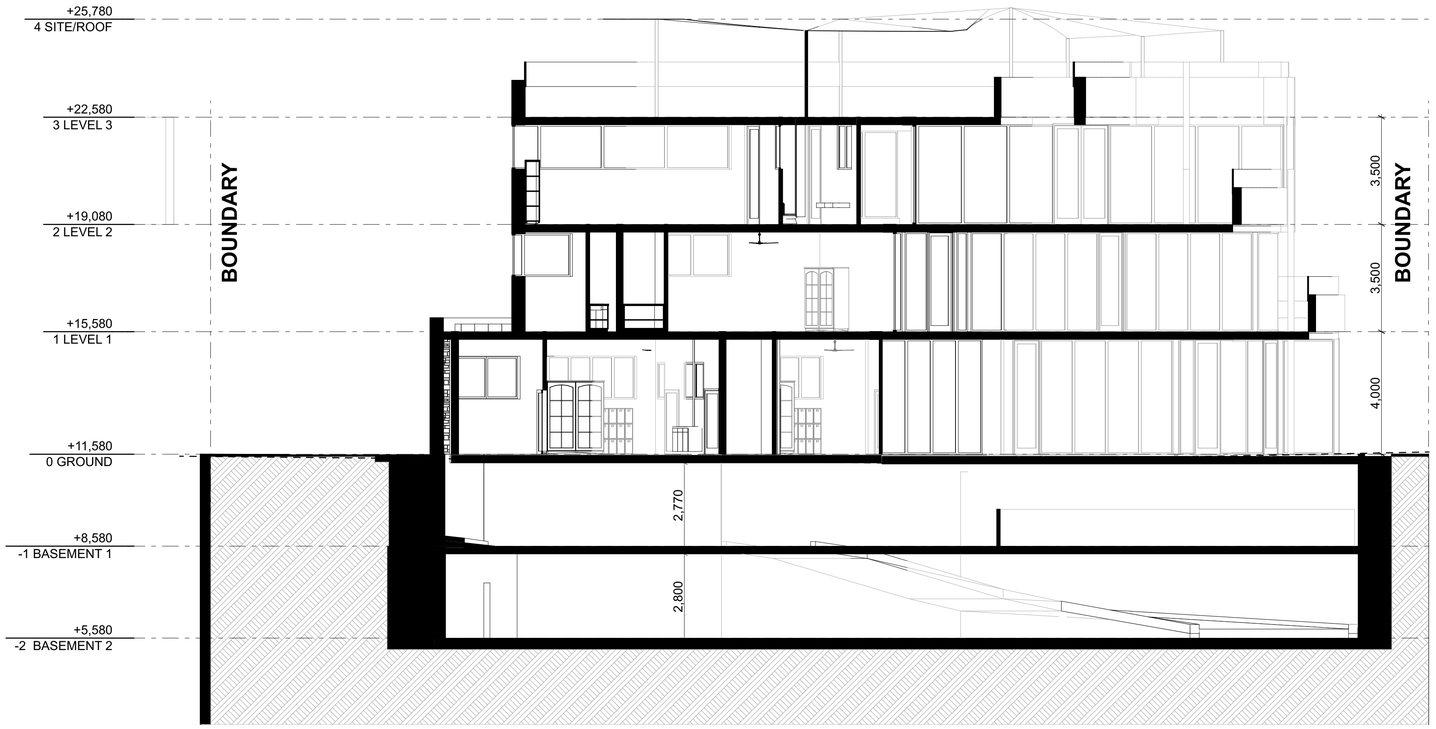


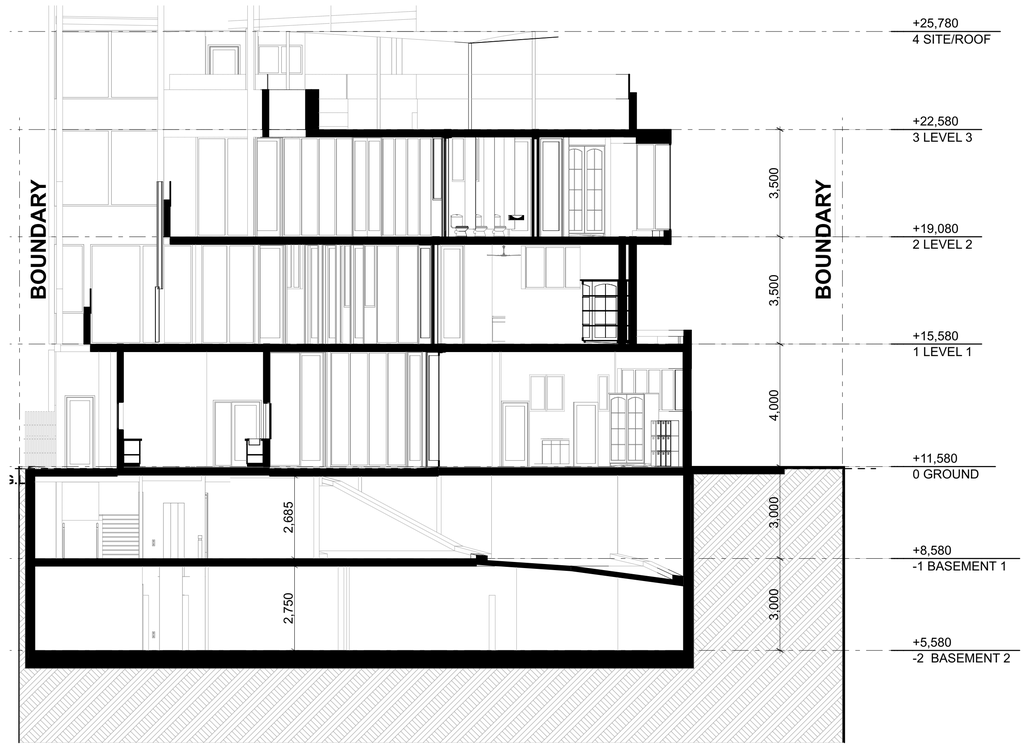
A-A SECTION 1:100

NOTE: 35m MAXIMUM HEIGHT

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979



B-B SECTION 1:100



C-C SECTION 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
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Legend Areas

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- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
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R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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CLIENT :
#Client Company
#Client Full Address
#Client City , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
PROPOSED SECTIONS

Project No: **P2204WAR**
Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 300
Plot Date: xx
Drawn By: K.C
Rev: **CC**
Checked By: R.T

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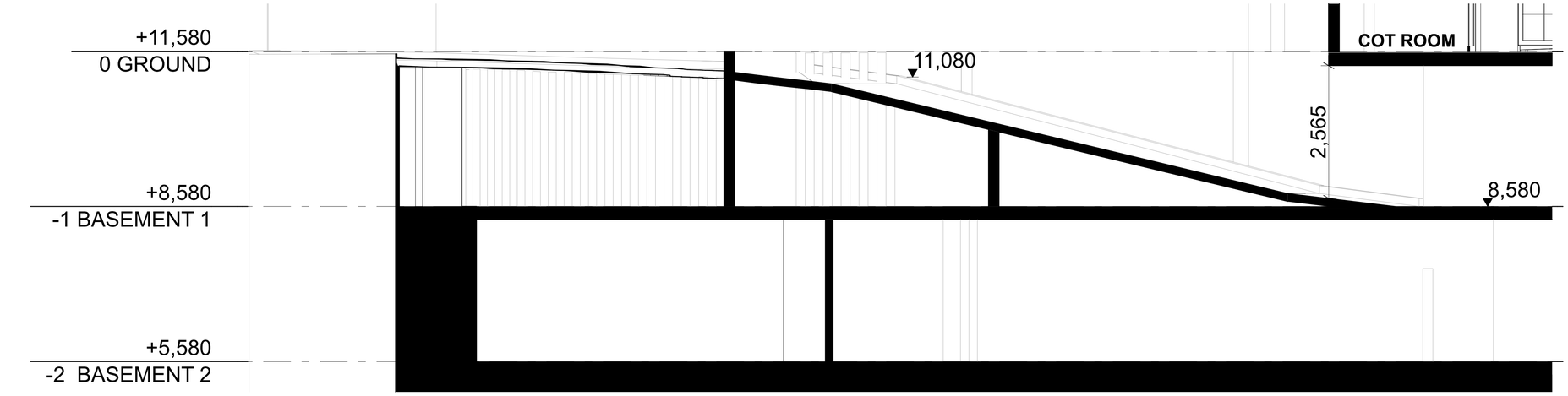
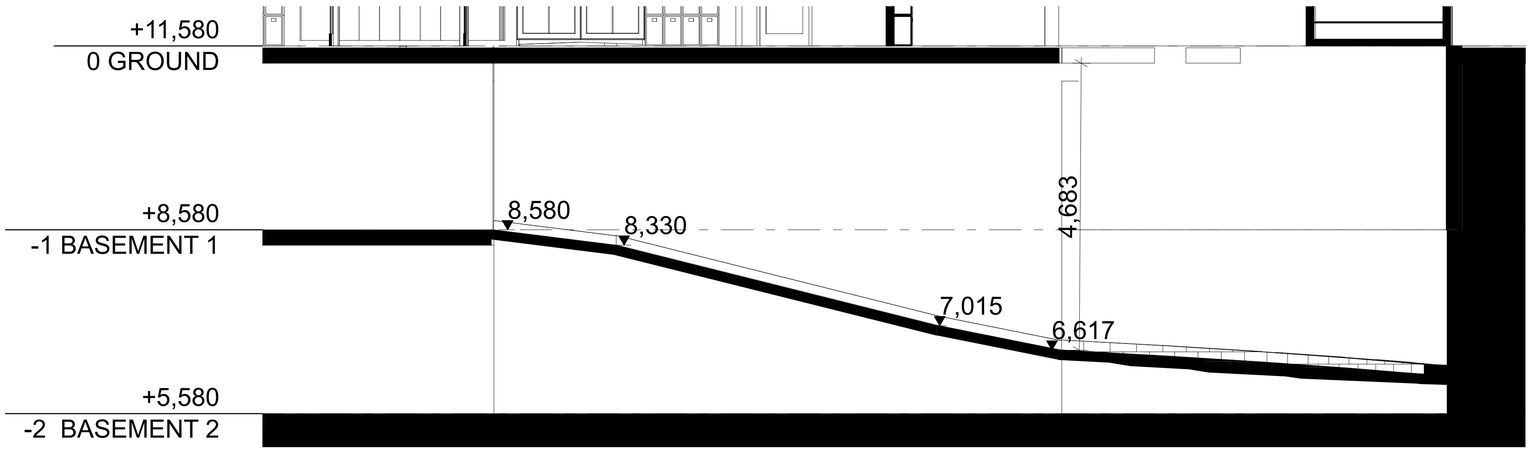
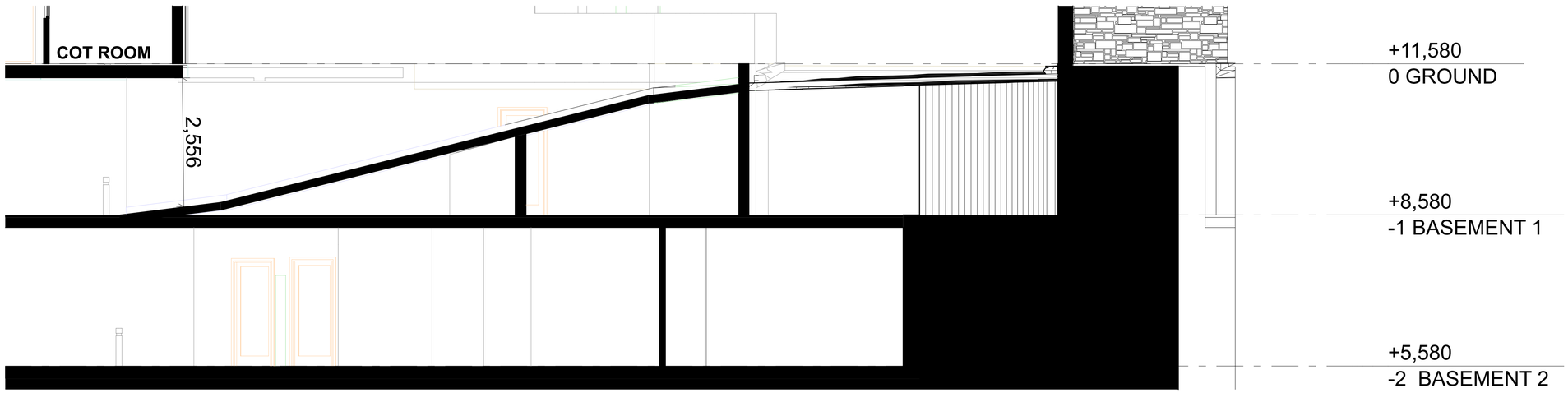
Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218



D-D SECTION 1:50



E-E SECTION 1:50



H-H Section 1:50

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
2 - 3	30	97.5 m^2	109.65 m^2			6
3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
Z	INTERNAL COMMENTS	09.04.2024	KC
Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
W	BIMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

DRIVEWAY SECTIONS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 301
Plot Date: xx
Drawn By: K.C
Rev: **CC**
Checked By: R.T

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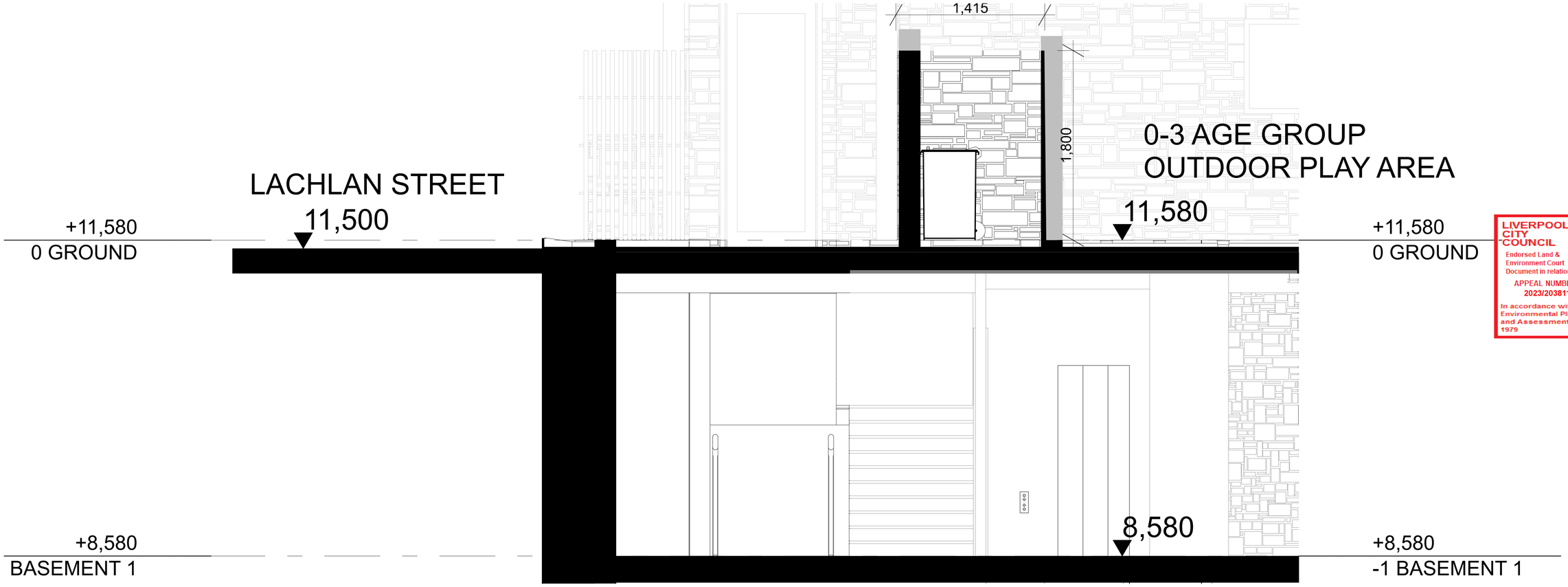
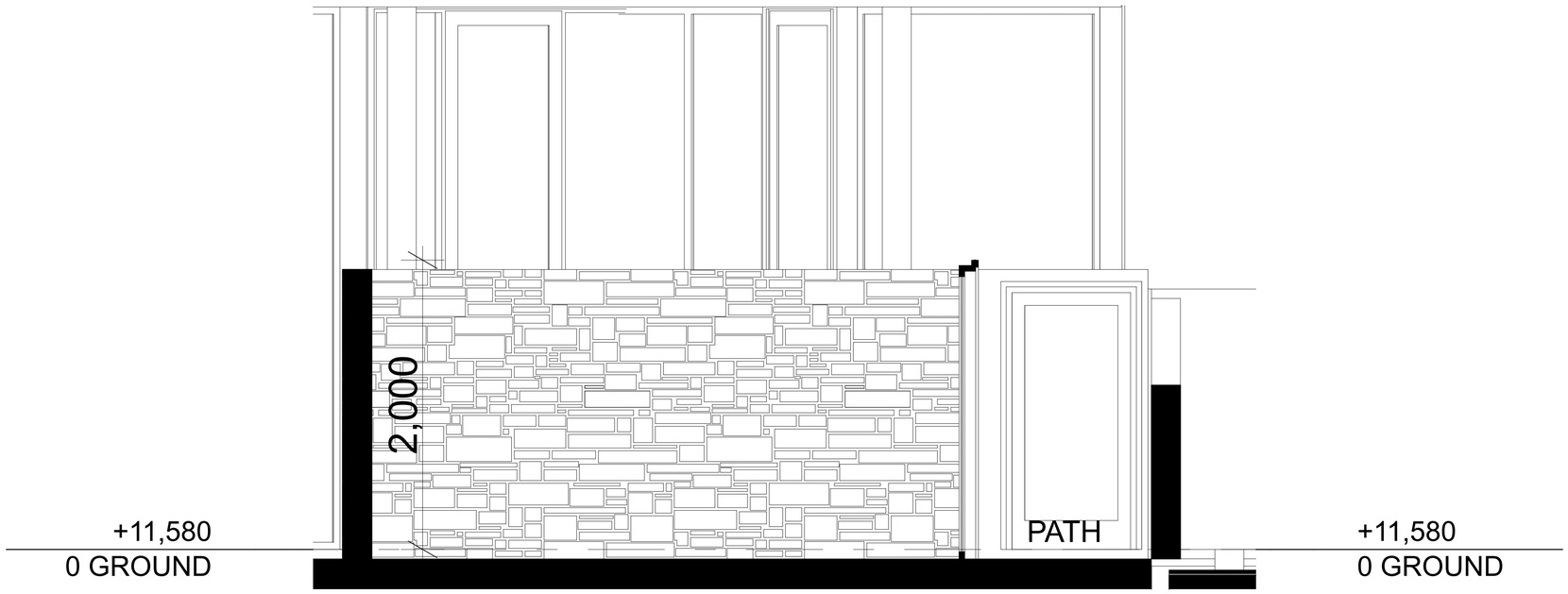


F-F SECTION 1:20



G-G SECTION 1:20

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Childcare Centre Calculations

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3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
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Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
W	BMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
GARBAGE ROOM SECTION

Project No: **P2204WAR**
Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 302
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Rev **CC**

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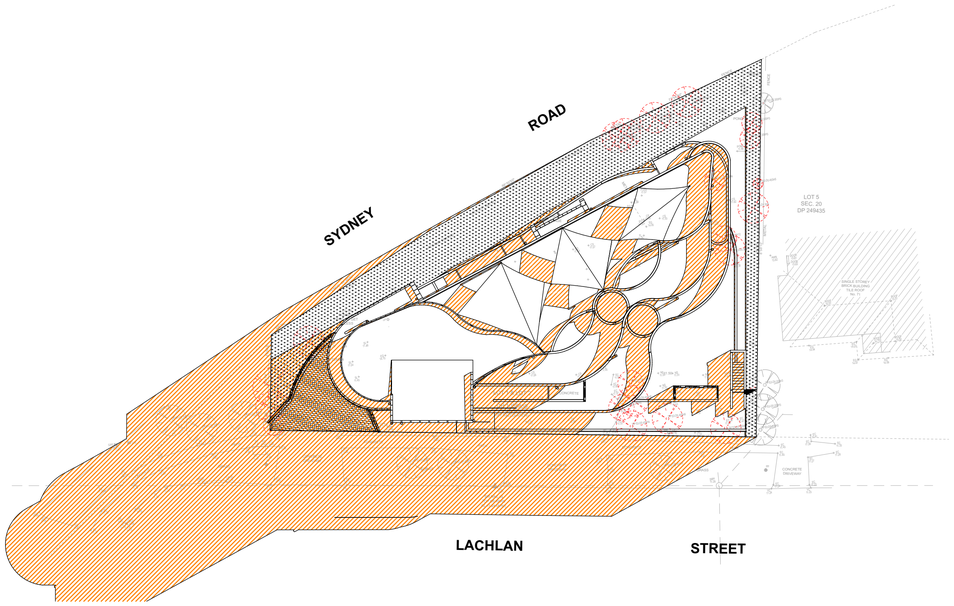
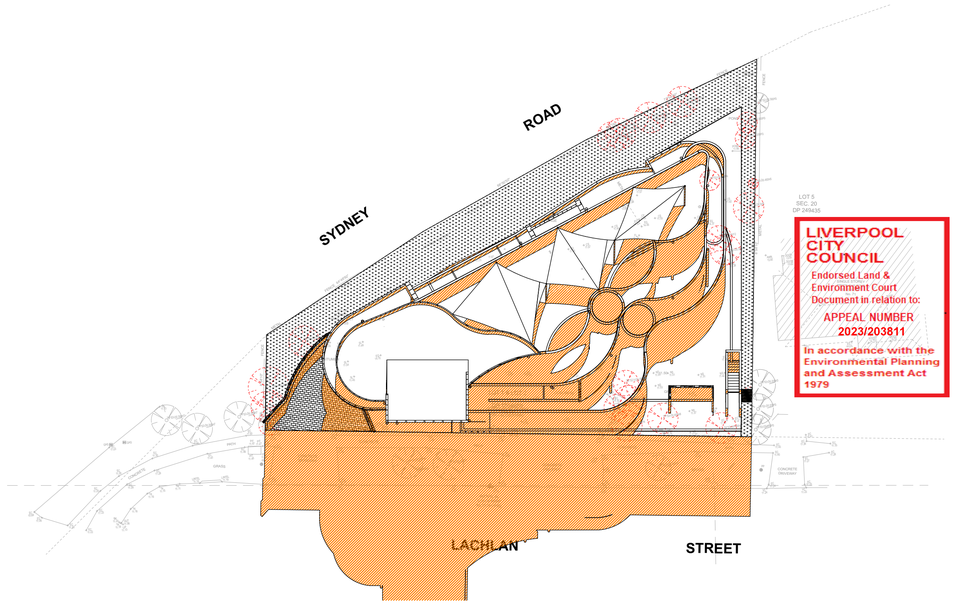


21 March at 0900h **1:300**



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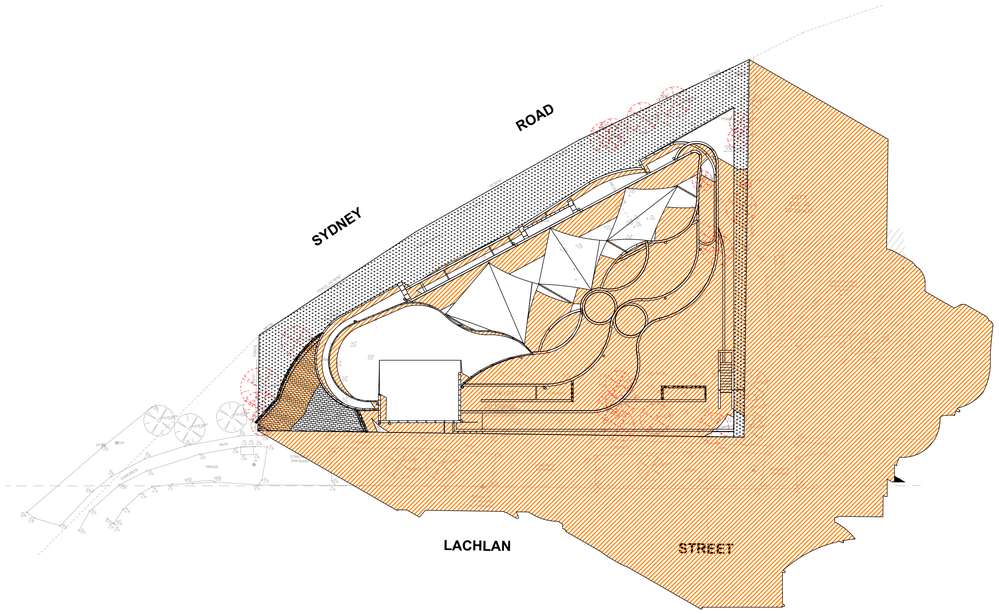
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

21 March at 1200h **1:300**



21 March at 1500h **1:300**

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
2 - 3	30	97.5 m^2	109.65 m^2			6
3 - 6	70	227.5 m^2	240 m^2			7
Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
Z	INTERNAL COMMENTS	09.04.2024	KC
Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
W	BIMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

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#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SHADOW DIAGRAMS - 21 MAR

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Start Date: 20.06.2022
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Status: DA
Drawing No: DA 400
Rev: **CC**

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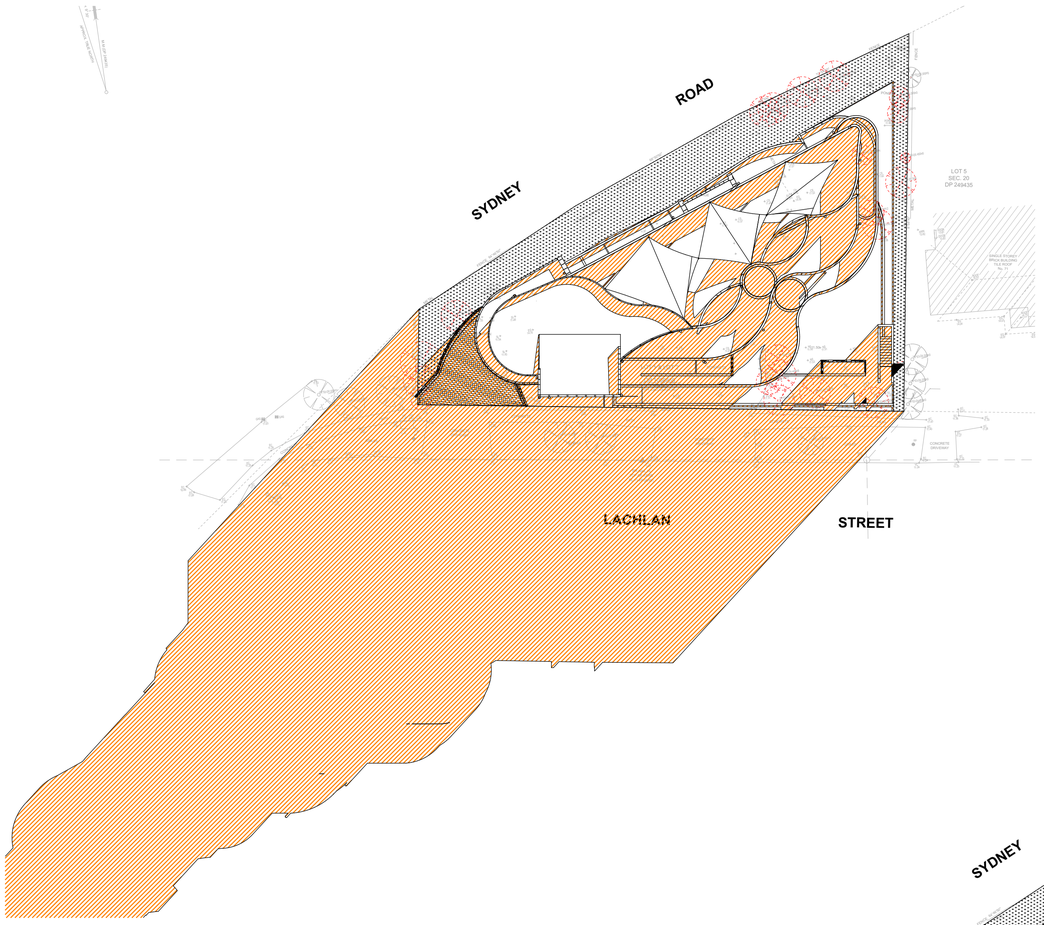
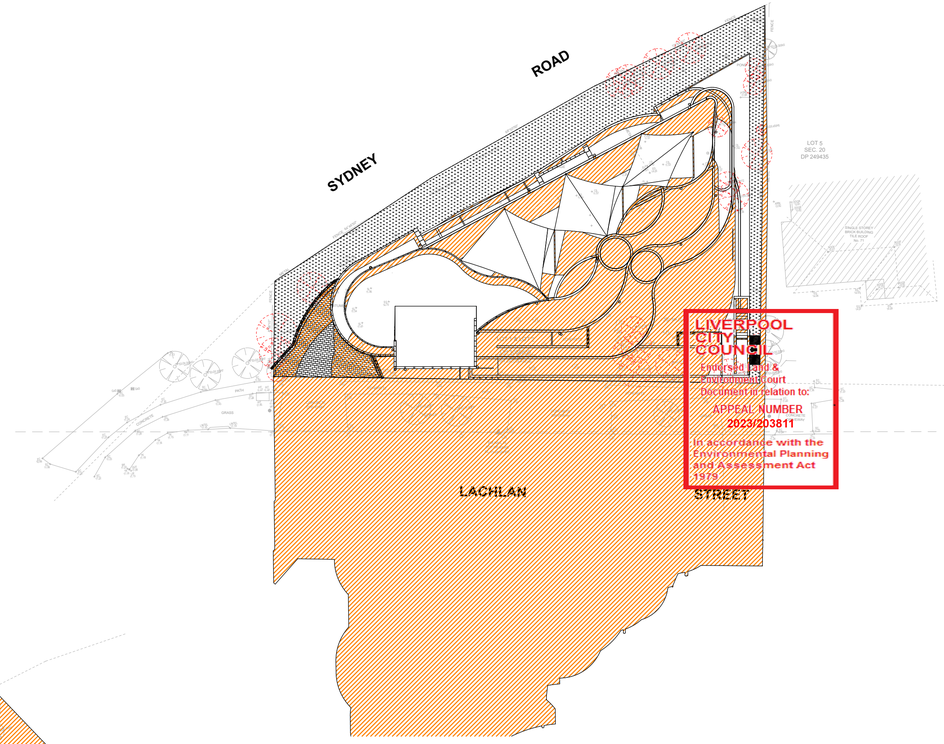


21 June at 9 AM **1:300**



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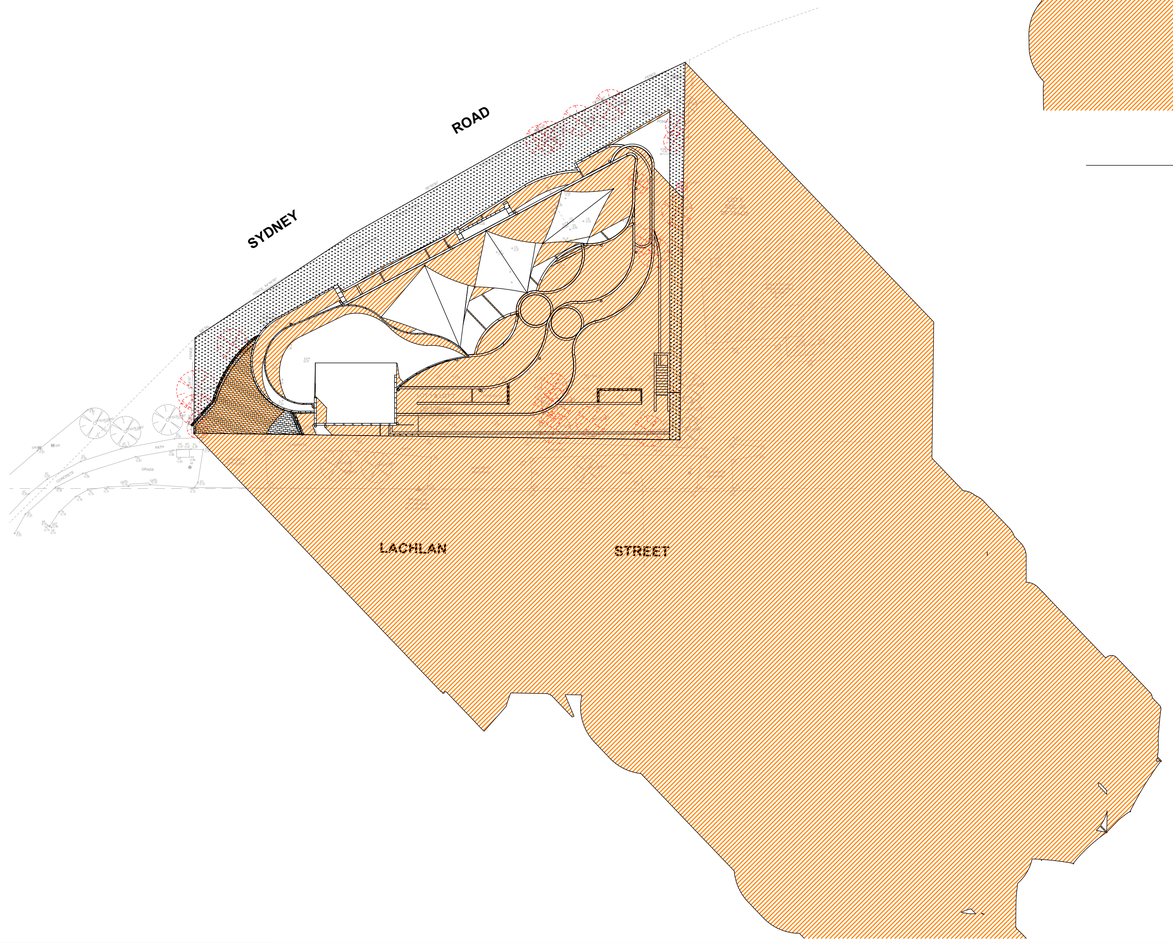

21 June at 3 PM **1:300**

Childcare Centre Calculations

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0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
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Legend Areas

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- Services & Common Area
- Deep Soil/Planting

NORTH: N

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V	INTERNAL COMMENTS	04.03.2024	KC
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S	UPDATED BIM COMMENTS	31.01.2024	KC
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#Client City, , #Client Postcode
P +#Client Phone Number | F +#Client Fax | E #Client E-mail

PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SHADOW DIAGRAMS - 21 JUNE

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 401
Plot Date: xx
Drawn By: K.C
Rev: **CC**
Checked By: R.T

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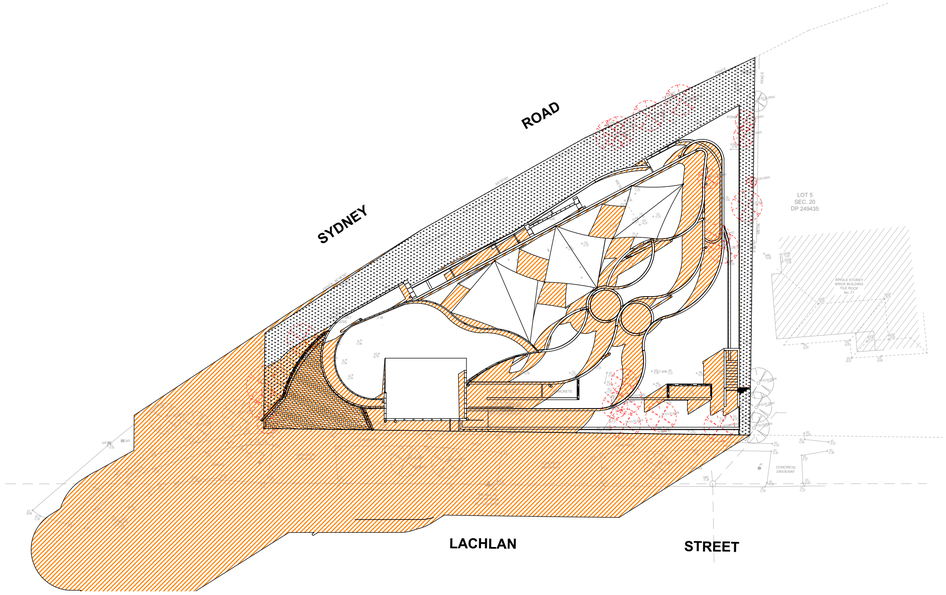

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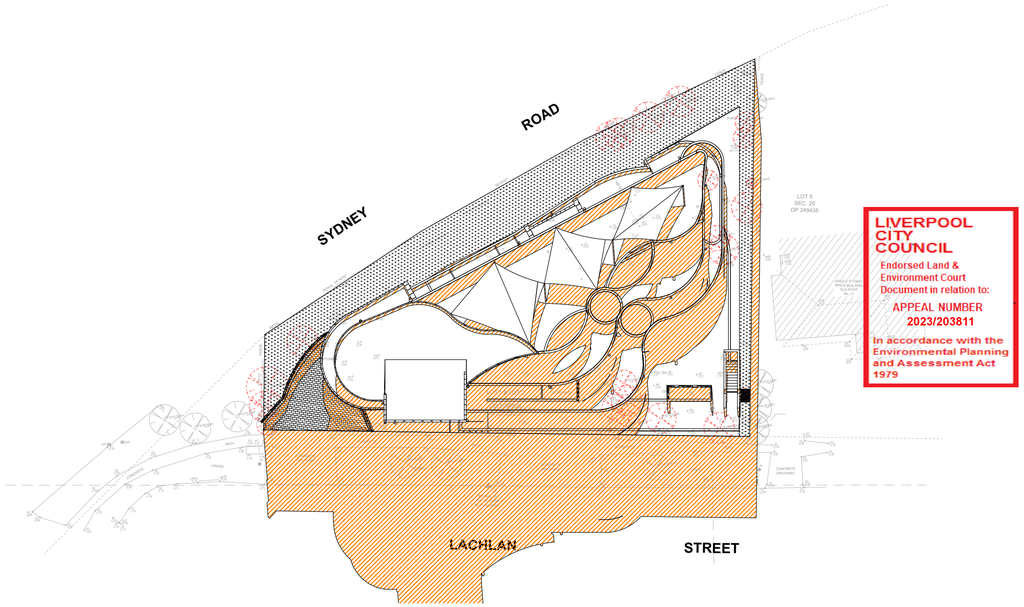

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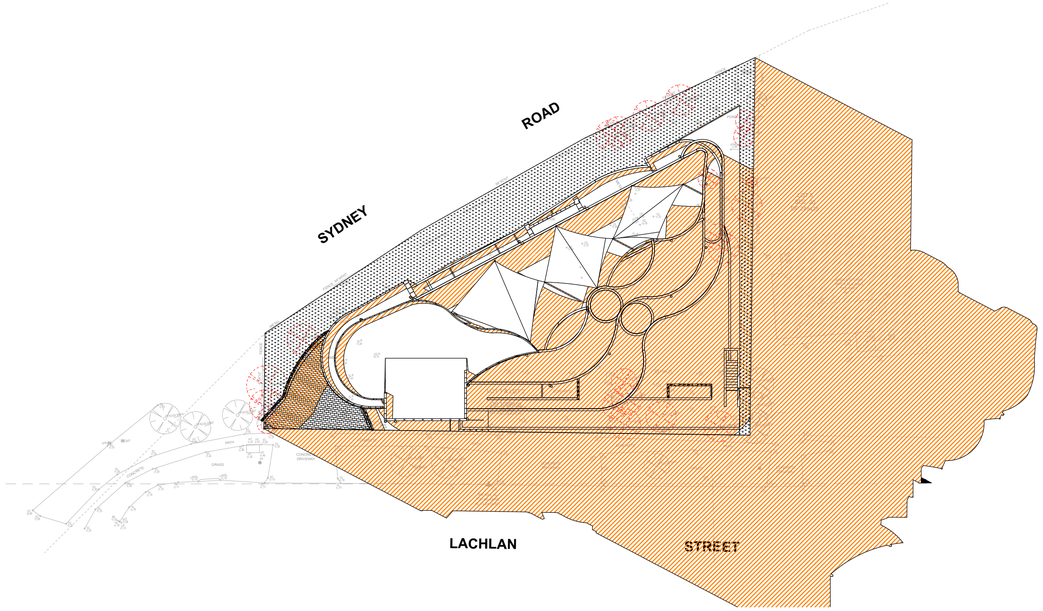
APPEAL NUMBER
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

21 Sept at 12 PM **1:300**



21 Sept at 3 PM **1:300**

Childcare Centre Calculations

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Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SHADOW DIAGRAMS - 21 SEP

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Start Date: 20.06.2022
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Status: DA
Drawing No: DA 402
Rev: **CC**

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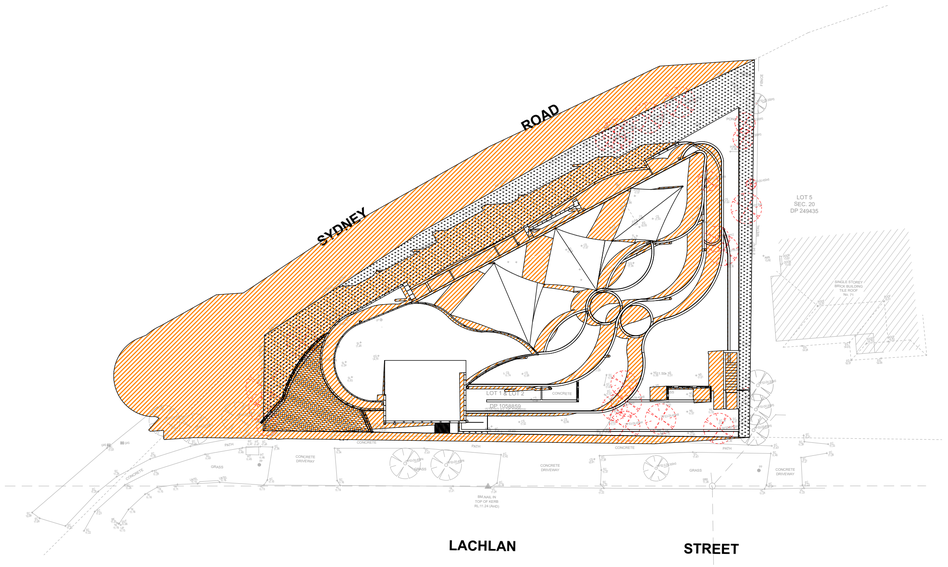
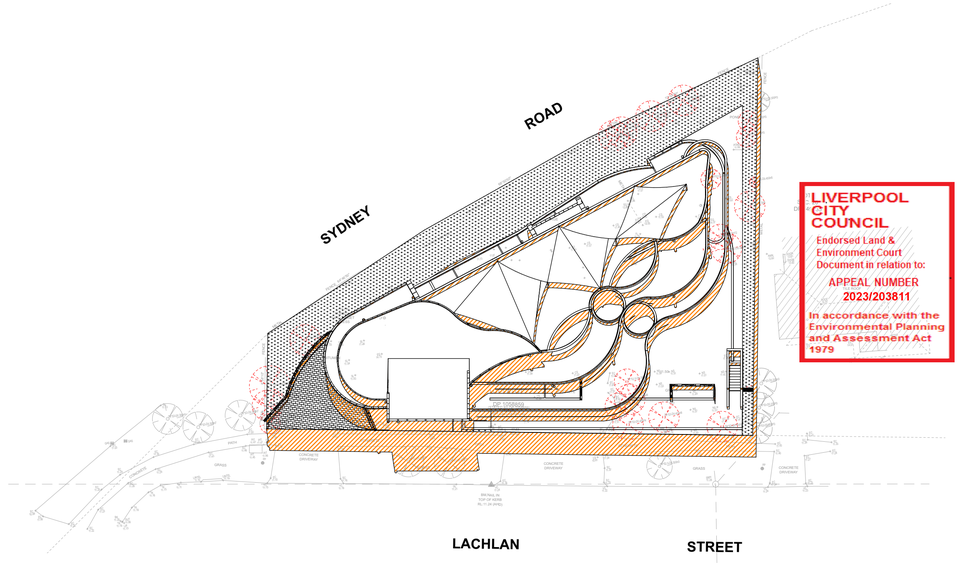


21 Dec at 9 AM **1:300**



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APPEAL NUMBER
2023/203811
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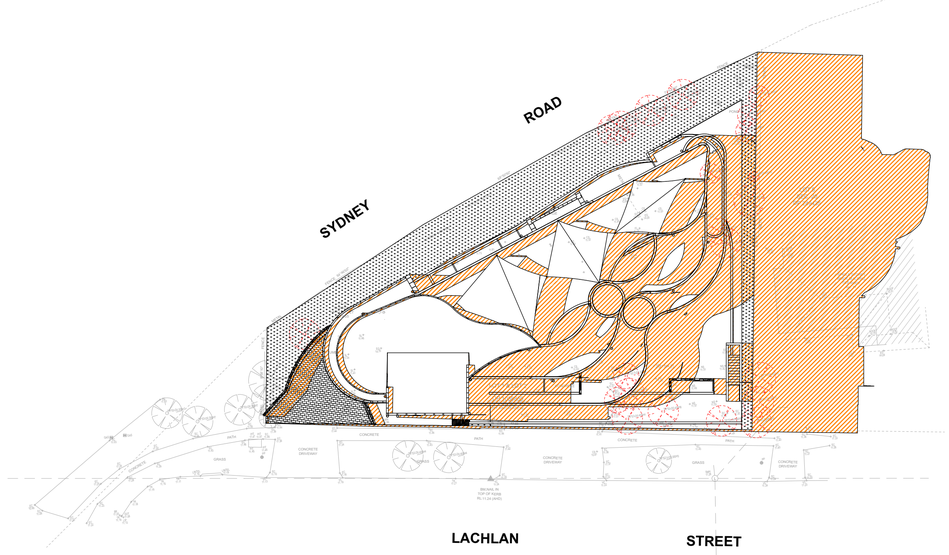
21 Dec at 12 PM **1:300**



21 Dec at 3 PM **1:300**

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
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Legend Areas

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- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
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Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SHADOW DIAGRAMS - 21 DEC

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Start Date: 20.06.2022
Plot Date: xx
Drawn By: K.C
Checked By: R.T
Status: DA
Drawing No: DA 403
Rev **CC**

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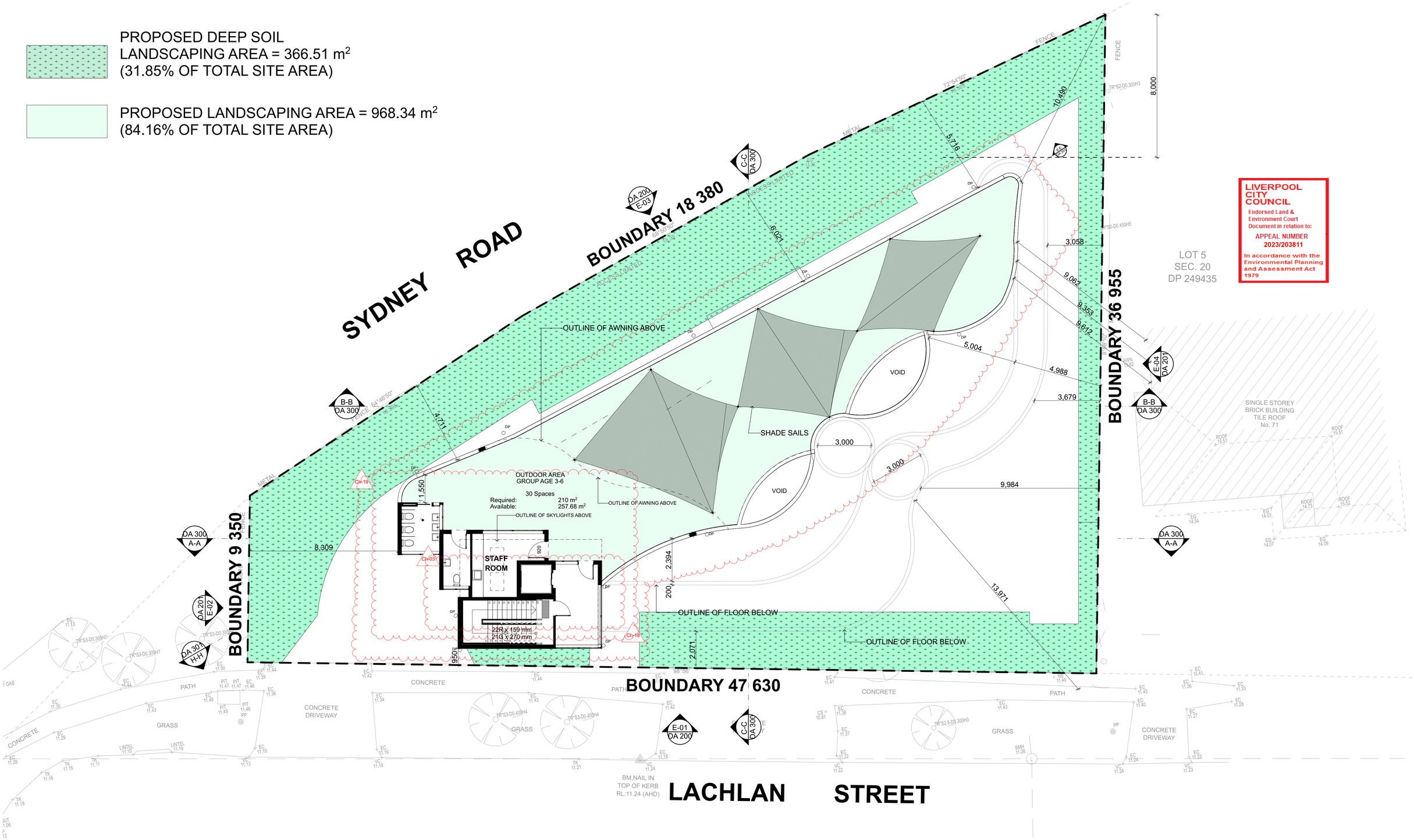
Suite 2D, 322 Kingsgrove Road, Kingsgrove NSW 2218

PROPOSED DEEP SOIL
LANDSCAPING AREA = 366.51 m²
(31.85% OF TOTAL SITE AREA)

PROPOSED LANDSCAPING AREA = 968.34 m²
(84.16% OF TOTAL SITE AREA)



3. **LANDSCAPE PLAN** 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²	840 m²	963.18 m²	5
2 - 3	30	97.5 m²	109.65 m²			6
3 - 6	70	227.5 m²	240 m²			7
Total	**120**	**390 m²**	**422.92 m²**	**840 m²**	**963.18 m²**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
01 - WIP	ADDED FLOOR - NEW OUTDOOR AREA NEW INDOOR LAYOUT ORIENTATION CHANGE OF LIFT AND FIRE STAIRS	Work in Progress	
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
AA	INTERNAL COMMENTS + MATERIAL SCHEDULE	24.04.2024	KC
Z	INTERNAL COMMENTS	09.04.2024	KC
Y	TRAFFIC COMMENTS	08.04.2024	KC
X	COUNCIL COMMENTS - SETBACK ADJUSTMENTS	02.04.2024	KC
W	BIMX COMMENTS	05.03.2024	KC
V	INTERNAL COMMENTS	04.03.2024	KC
U	TRAFFIC COMMENTS	27.02.2024	KC
T	UPDATED SETBACK	21.02.2024	KC
S	UPDATED BIM COMMENTS	31.01.2024	KC
R	CLASS 1 APPEAL - SECTION 34 HEARING COMMENTS	29.01.2024	KC

General Notes

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CLIENT :
#Client Company
#Client Full Address
#Client City, , #Client Postcode
P :#Client Phone Number | F :#Client Fax | E :#Client E-mail

PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
LANDSCAPE PLAN

Project No: **P2204WAR**
Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 500
Plot Date: xx
Drawn By: K.C
Rev: **CC**
Checked By: R.T

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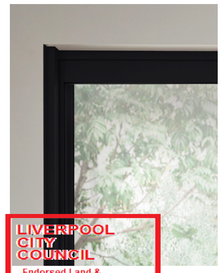
SOUTH ELEVATION 1:100

1 TIMBER LOOK ALUMINIUM BATTENS

2 MATT BLACK ALUMINIUM WINDOWS



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APPEAL NUMBER 2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

3 JAMES HARDIE - OBLIQUE CLADDING

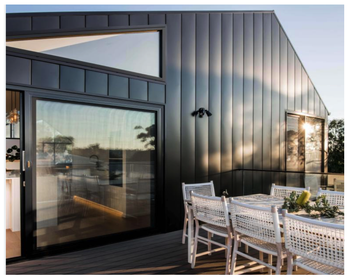
4 DULUX - LEXICON QUARTER

ALL WINDOWS ALONG SYDNEY ROAD ARE UNOPENABLE

NORTH ELEVATION 1:100

5 ECO STONE CLADDING

6 COLORBOND CLADDING - DULUX: MONUMENT



Childcare Centre Calculations

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0 - 2	20	65 m^2	73.27 m^2	840 m^2	963.18 m^2	5
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Total	**120**	**390 m^2**	**422.92 m^2**	**840 m^2**	**963.18 m^2**	**18**

Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH:

N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
BB	EXTERNAL COLOUR AND MATERIALS SCHEDULE	15.05.2024	KC
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SCHEDULE OF COLOURS AND MATERIALS

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No:
Plot Date: xx
DA 600
Drawn By: K.C
Rev **CC**
Checked By: R.T

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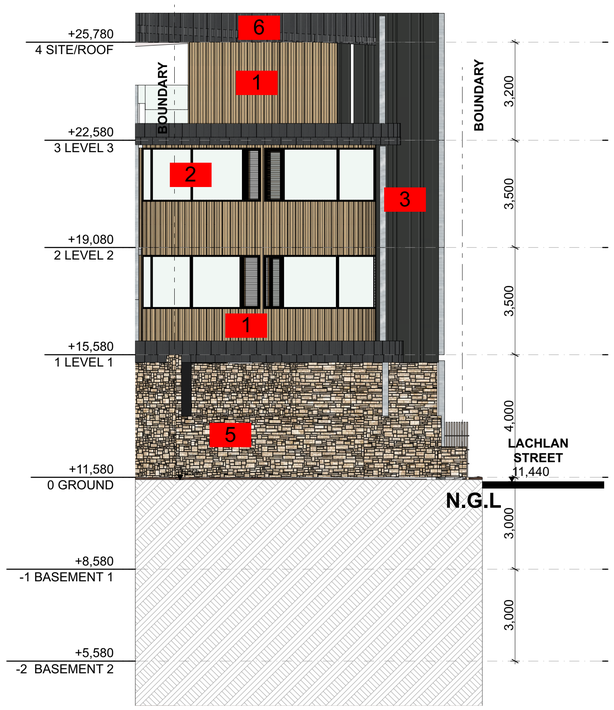
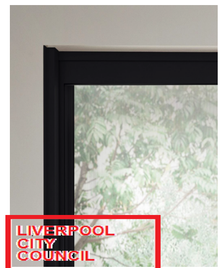


WEST ELEVATION 1:100

EAST ELEVATION 1:100

1 TIMBER LOOK ALUMINIUM BATTENS

2 MATT BLACK ALUMINIUM WINDOWS



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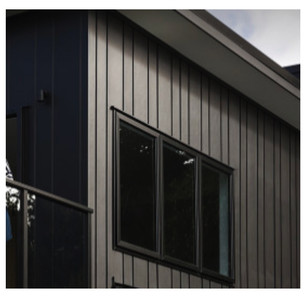
APPEAL NUMBER 2023/208381
In accordance with the Environmental Planning and Assessment Act 1979

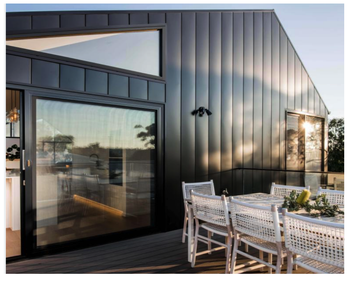
3 JAMES HARDIE - OBLIQUE CLADDING



4 DULUX "LEXICON QUARTER"

5 ECO STONE CLADDING

6 COLORBOND CLADDING - DULUX: MONUMENT



Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
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Legend Areas

- Outdoor Unencumbered Play Area
- Indoor Unencumberad Area
- Services & Common Area
- Deep Soil/Planting

NORTH: N

Rev	Description	Date	Chkd
CC	STORMWATER PLANS IMPLEMENTED	28.05.2024	KC
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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

SCHEDULE OF COLOURS AND MATERIALS

Project No:	P2204WAR		
Scale:	1:100 @ A1 1:200 @ A3	Status:	DA
Start Date:	20.06.2022	Drawing No:	DA 601
Plot Date:	xx		
Drawn By:	K.C	Rev	CC
Checked By:	R.T		

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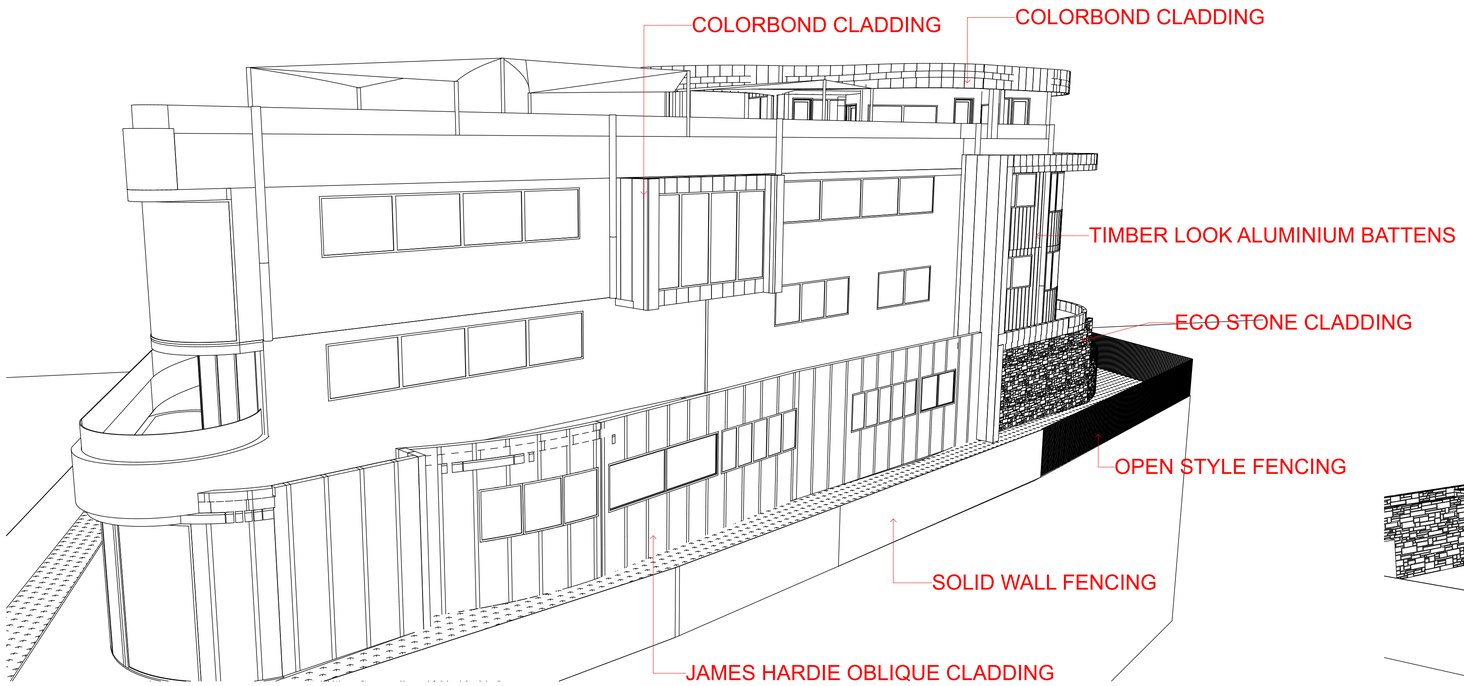

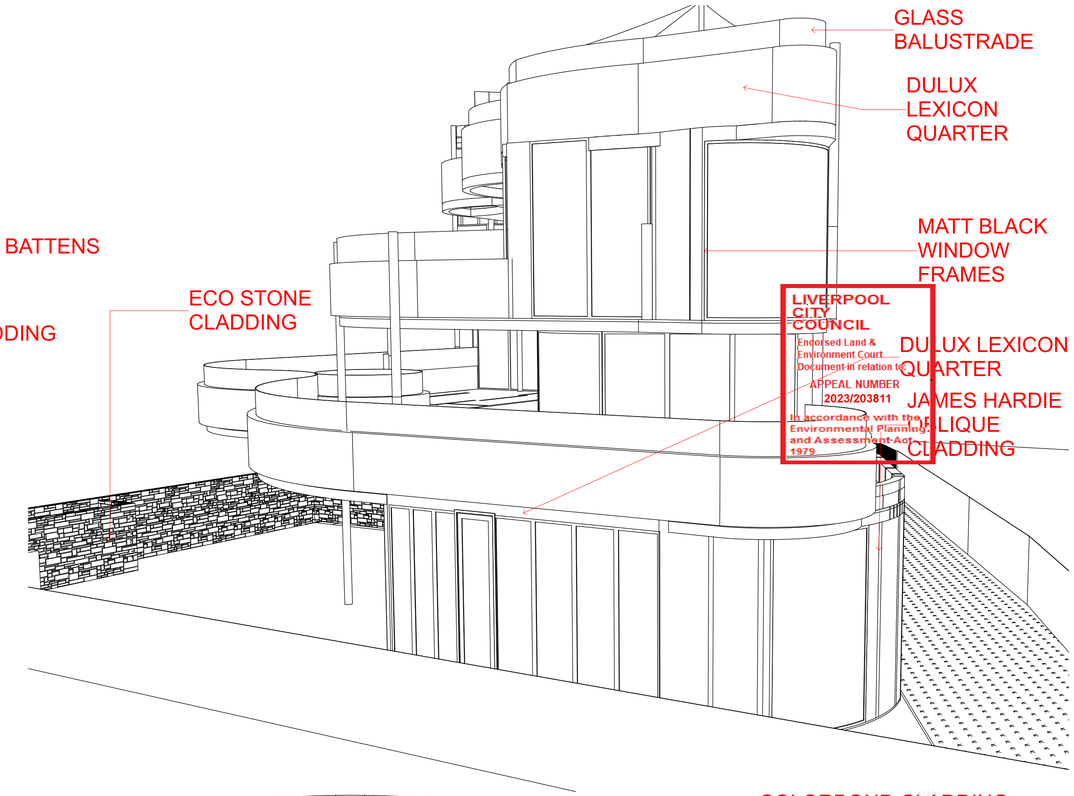

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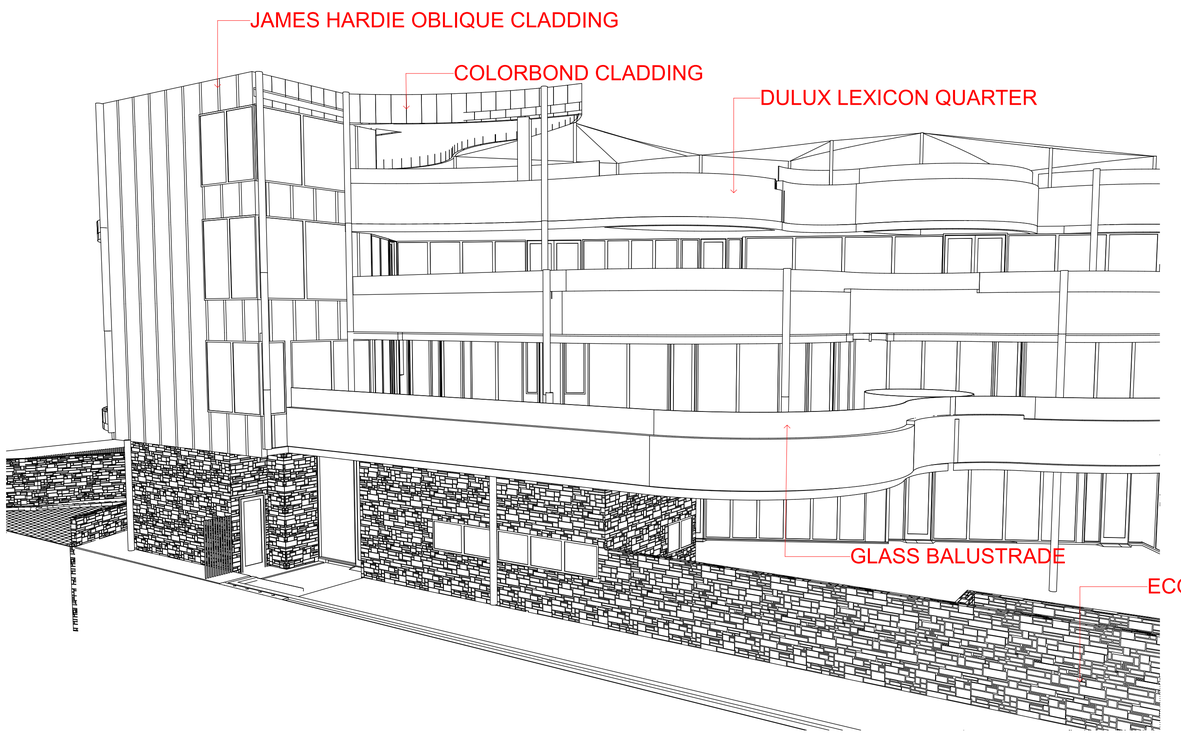
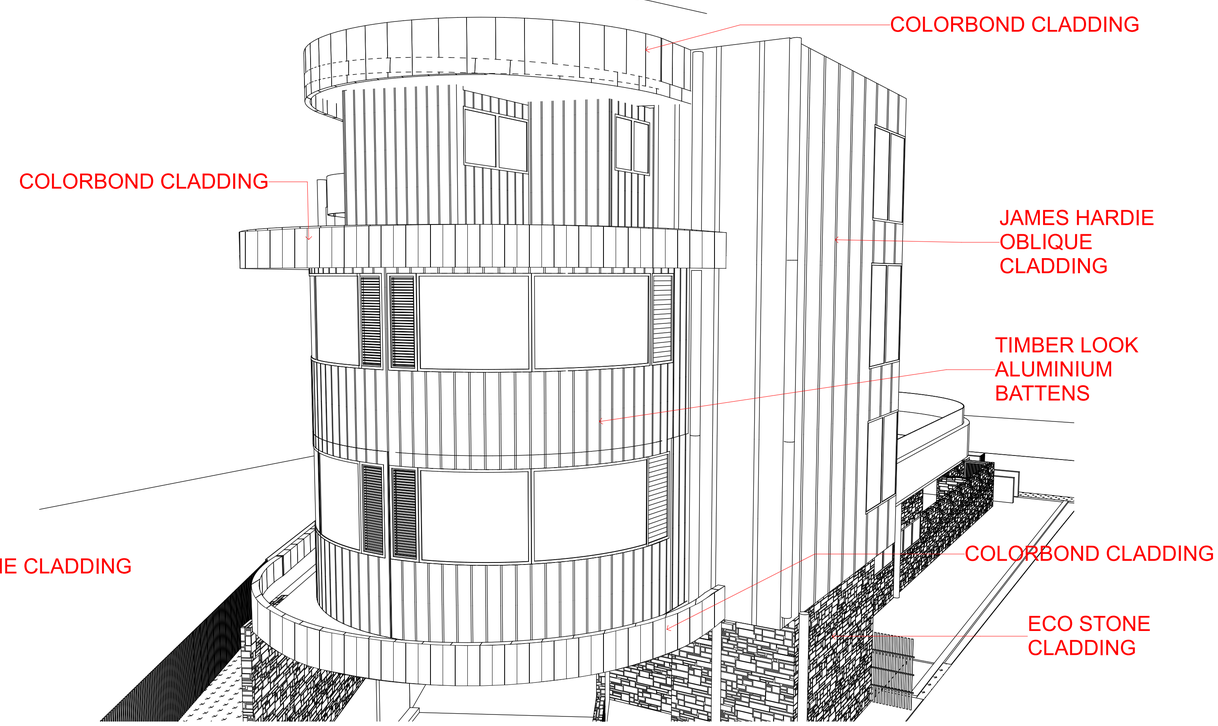
Enclosed Land & Environment Court Document in relation to
APPEAL NUMBER 2023/203811
In accordance with the Environmental Planning and Assessment Act 1979





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NORTH:

N

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PROJECT NAME :

P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :

73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :

3D PERSPECTIVES

Project No: **P2204WAR**

Scale: 1:100 @ A1, 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 700
Plot Date: xx
Drawn By: K.C
Rev: **CC**
Checked By: R.T

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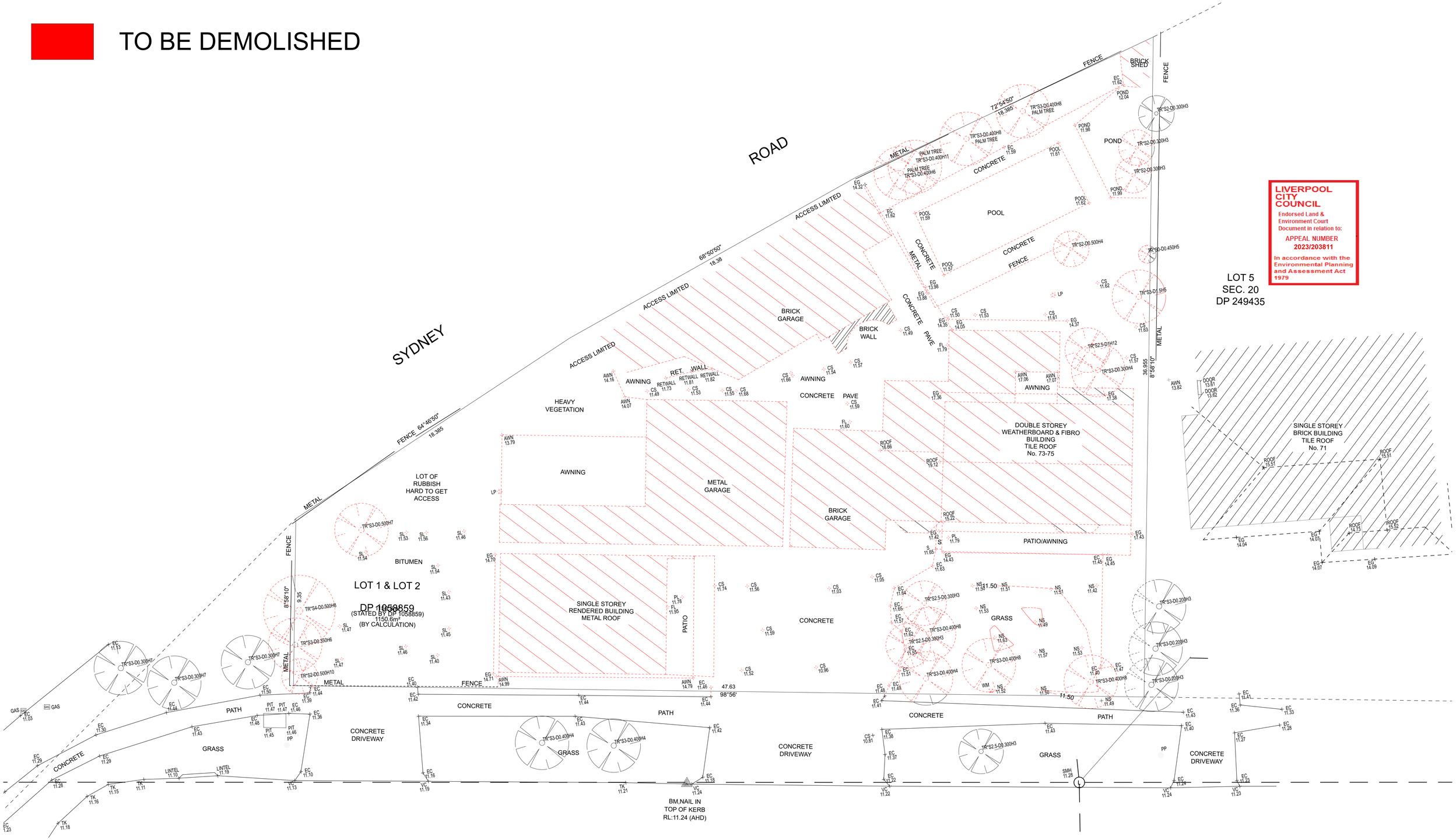
TO BE DEMOLISHED



DEMOLITION PLAN 1:100

Childcare Centre Calculations

Age	Spaces	Indoor Required	Indoor Available	Outdoor Required	Outdoor Available	Staff
0 - 2	20	65 m²	73.27 m²			5
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PROJECT NAME :
P2204WAR - 73 LACHLAN STREET, WARWICK FARM

SITE :
73 LACHLAN STREET WARWICK FARM

DRAWING TITLE :
DEMOLITION PLAN

Project No: **P2204WAR**
Scale: 1:100 @ A1 1:200 @ A3
Status: DA
Start Date: 20.06.2022
Drawing No: DA 800
Plot Date: xx
Drawn By: K.C
Rev **CC**
Checked By: R.T

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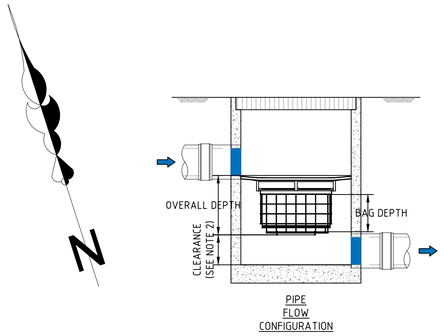
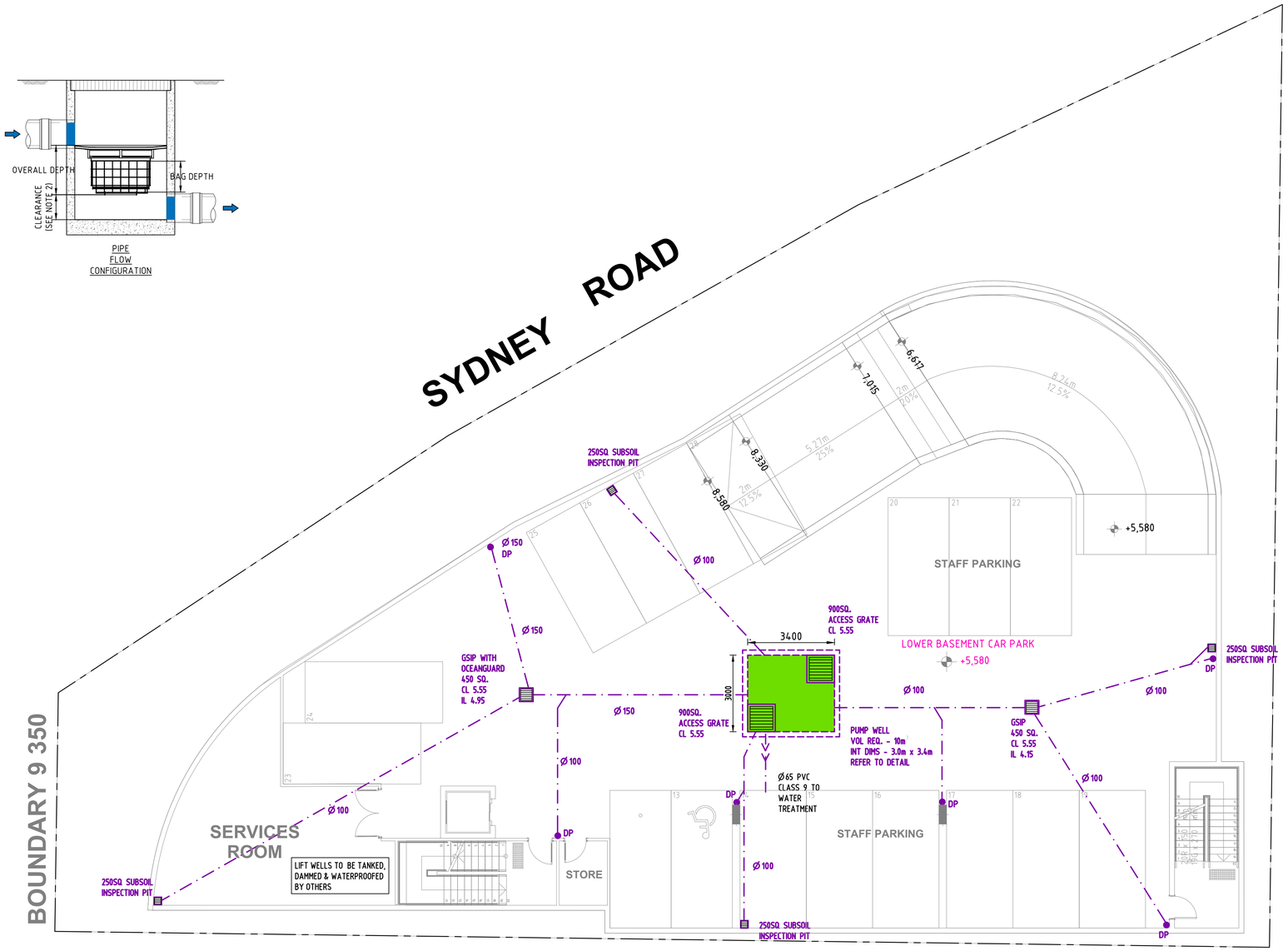
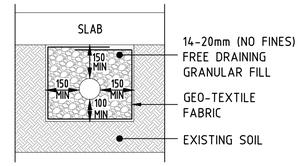
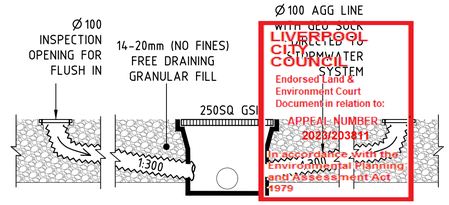






STORMWATER TRENCH DETAILS
N.T.S.



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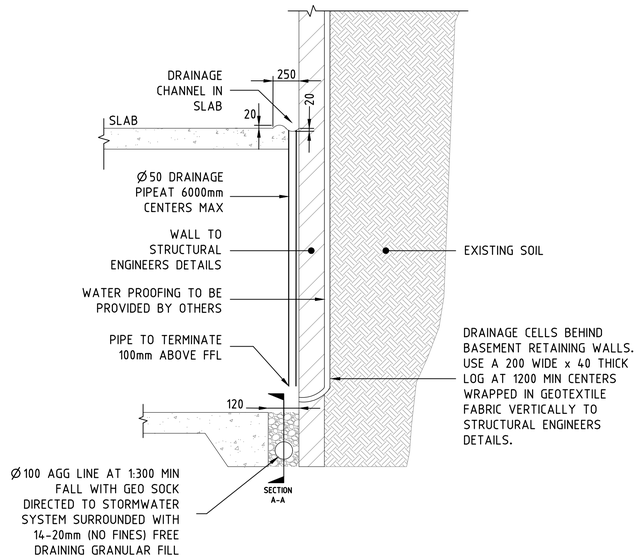
SUBSOIL INSPECTION PIT DRAINAGE DETAIL - SECTION A-A N.T.S.



RETAINING WALL DRAINAGE DETAIL N.T.S.

BASEMENT 2 DRAINAGE PLAN SCALE - 1:100

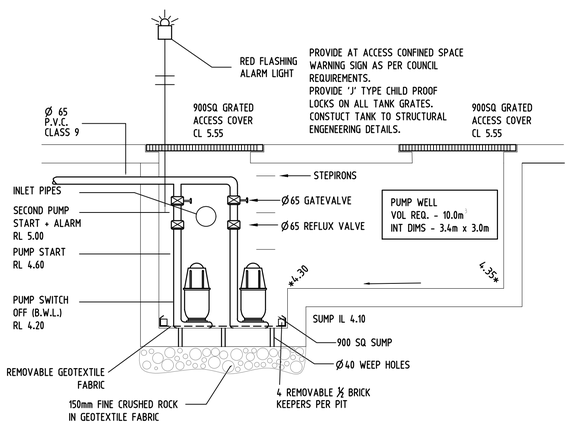
ALL GUTTERS TO BE MINI-LINE MINIMUM SIZE TO ARCHITECTURAL SPECIFICATION OR AS NOTED ON PLAN.

ALL GUTTERS TO BE PROVIDED WITH LEAF GUARD.

ALL DOWNPIPES TO BE 100mm DIAMETER OR 100 x 75mm MIN. TO ARCHITECTURAL SPECIFICATIONS OR AS NOTED ON PLAN.

PROVIDE AG. LINES BEHIND ALL RETAINING WALLS AND SUBSOIL DRAINAGE AS PER STRUCTURAL ENGINEERING DETAILS. ALL LINES TO DRAIN TO PITS.

- * DENOTES PROPOSED LEVEL
- × DENOTES EXISTING LEVEL
- ● DENOTES DOWNPIPE
- PROPOSED RAINWATER PIPE
- PROPOSED STORMWATER PIPE



BASEMENT PUMPING SYSTEM N.T.S.

BASEMENT PUMPING WELL

Provide two centrifugal drainage SUMP pumps with single phase electric motor capable of discharging 4.05L/s each against a total head of (9.5m) with 10 starts per hour maximum.
Class 1 Zone 2 certified pumps for hazardous areas is required
Switching shall provide for alternative operation of the pumps, high level switch ON/OFF, 2nd pump, and a red light alarm placed prominently in the basement area activated by high level switch ON.

Garage Holding Tank
Area draining to the garage pumping well is the driveway and seepage water to the basement (77m²)
Storage must be provided for a blackout of at least 2hrs, the 50yrs ARI 2hr storm runoff is:
Q = F x C x I x A
= 1/3600 x 1 x 53.10 x 70
= 1.03 L/s

Volume accumulated:
V = (1.03L/s x 2hrs x 3600s)/1000
= 7.5 m³

Let the maximum discharge be for the 10 min 100yrs ARI storm. In the event of a stronger storm such as a 5min 100yrs ARI, The standby pump will operate with the duty pump to discharge the extra runoff. In case of a break down, storage is provided in the basement for the excess runoff.
Q = F x C x I x A
= 1/3600 x 1 x 207 x 70
= 4.05L/s

A Control volume is required to prevent the pump from starting too often (< 10/hr)
CV = 900 x Qp/n
= (900 x 4.05)/ (10 x 1000)
= 0.65m³

Basement Pumping Duty Calculation.(Q = 4.43 L/s)

ITEM	HEAD
Static Adjustment	7.30m
65mm Pump Fittings EL 25m (3.1m/100)	0.8m
65mm PVC Class 9 EL 25m (3.1m/100)	0.8m
Sundries(about 10%)	0.6m
Total	9.5m

NOT FOR CONSTRUCTION

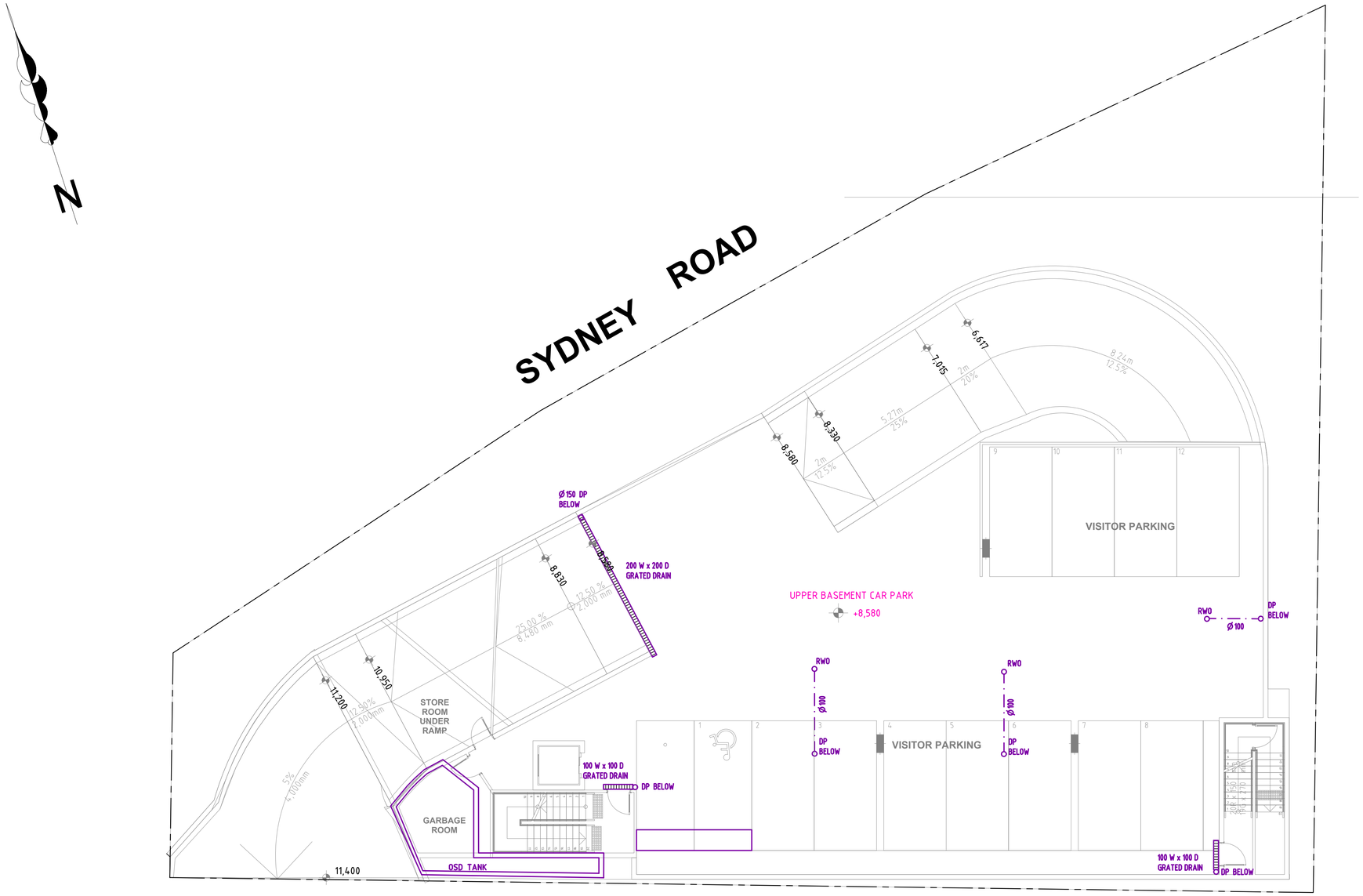
REV.	DATE	AMENDMENT DESCRIPTION	DRAWN
G	16.05.2024	ISSUED TO THE ARCHITECT	HE
F	18.04.2024	ISSUED TO THE ARCHITECT	HE
E	07.03.2024	ISSUED FOR DA APPROVAL	HE
D	19.01.2024	ISSUED TO THE ARCHITECT	HE
C	15.12.2023	ISSUED TO THE ARCHITECT	HE
B	22.12.2022	ISSUED FOR DA APPROVAL	MG
A	28.09.2022	ISSUED TO THE ARCHITECT	MG

JOHN ROMANOUS & ASSOCIATES PTY. LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS ACN 054 595 005
SUITE 2D / 322 KINGSGROVE RD. KINGSGROVE NSW 2208 Ph (02) 83 87 68 26

PROPOSED DEVELOPMENT AT:
73 LACHLAN STREET, WARWICK FARM NSW 2170

STORMWATER DRAINAGE DETAILS

DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
MG	D.M.ROMANOUS ,B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2341 - S1/7	G



LEGEND

RL	REDUCED LEVEL
CL	COVER LEVEL
IL	INVERT LEVEL
GSIP	GRATED SURFACE INLET PIT
OSD	ON-SITE DETENTION
TWL	TOP WATER LEVEL
BWL	BOTTOM WATER LEVEL
TW	TOP OF WALL
IO	INSPECTION OPENING
ARI	AVERAGE RECURRENCE INTERVAL
FW	FLOOR WASTE
AHD	AUSTRALIAN HEIGHT DATUM
PSD	PERMISSIBLE SITE DISCHARGE
HED	HIGH EARLY DISCHARGE
RHS	RECTANGULAR HOLLOW SECTION
SS	STAINLESS STEEL
FRC	FIBER REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RRJ	RUBBER RING JOINT
U/S	UNDERSIDE OF SLAB
O/S	OVER THE SLAB
O/F	OVERFLOW
DP/Ps	DOWN PIPE
DR	DROPPER
RWO	RAIN WATER OUTLET
RWH	RAIN WATER HEAD
FFL	FINISHED FLOOR LEVEL

LIVERPOOL CITY COUNCIL
Endorsed Under Environment Court Document in relation to
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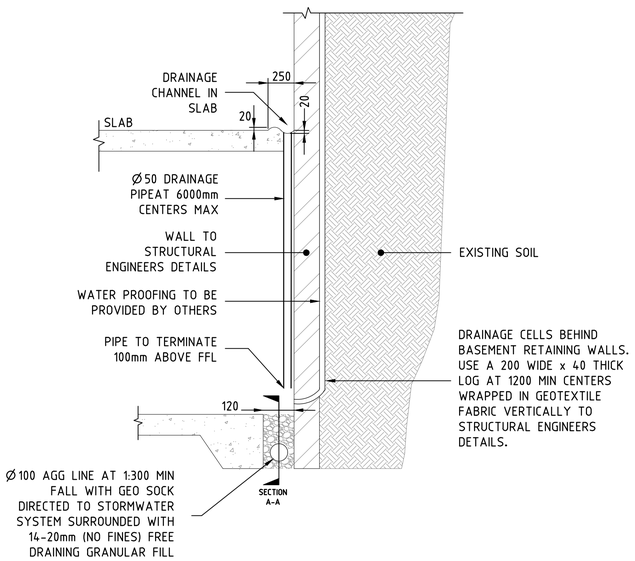

RETAINING WALL DRAINAGE DETAIL N.T.S.

BASEMENT 1 DRAINAGE PLAN SCALE - 1:100

ALL GUTTERS TO BE MINI-LINE MINIMUM SIZE TO ARCHITECTURAL SPECIFICATION OR AS NOTED ON PLAN.

ALL GUTTERS TO BE PROVIDED WITH LEAF GUARD.

ALL DOWNPIPES TO BE 100mm DIAMETER OR 100 x 75mm MIN. TO ARCHITECTURAL SPECIFICATIONS OR AS NOTED ON PLAN.

PROVIDE AG. LINES BEHIND ALL RETAINING WALLS AND SUBSOIL DRAINAGE AS PER STRUCTURAL ENGINEERING DETAILS. ALL LINES TO DRAIN TO PITS.

- * DENOTES PROPOSED LEVEL
- × DENOTES EXISTING LEVEL
- ● DENOTES DOWNPIPE
- PROPOSED RAINWATER PIPE
- PROPOSED STORMWATER PIPE

NOT FOR CONSTRUCTION

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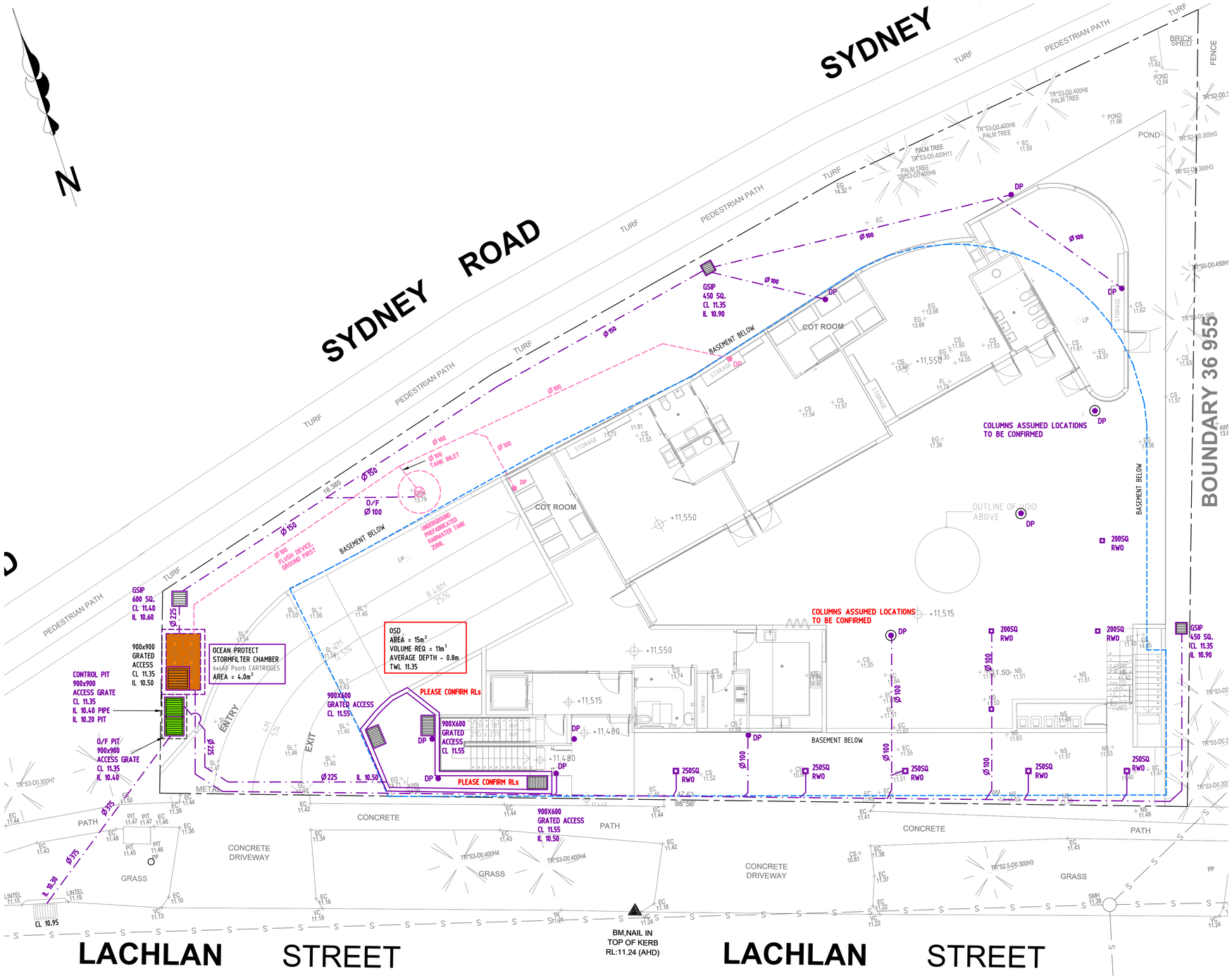

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O/F	OVERFLOW
DP ●	DOWN PIPE
	DROPPER
RWO	RAIN WATER OUTLET
RWH	RAIN WATER HEAD
FFL	FINISHED FLOOR LEVEL

GENERAL NOTES:

1. ALL SERVICES ARE TO BE LOCATED IN THE FIELD IN CONJUNCTION WITH A RESPONSIBLE OFFICER OF EACH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DRAINAGE PITS ARE TO BE A 450mm SQUARE OR LARGER AS SHOWN, AND FITTED WITH A GALVANIZED GRATE.
3. ALL PITS ARE TO HAVE A GALVANISED GRATE AND FRAME. FRAME TO BE CAST INTEGRALLY WITH THE PIT.
4. ALL PITS ARE TO BE BENCHED TO HALF PIPE LEVEL.
5. PROVIDE STEP IRONS WHERE PIT IS DEEPER THAN 1m. AT 450mm CENTERS.
6. DRAINAGE PIPES SHALL BE SEWER GRADE UPVC UNLESS OTHERWISE NOTED.
7. DRAINAGE PIPE SIZES ARE 100mm DIAMETER UNLESS OTHERWISE NOTED.
8. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.
9. THESE PLANS ARE C[illegible] THE GENER[illegible] LOCATION OF STRUCTURES AND P[illegible] SHALL BE SET OUT ON SIT[illegible] BY THE SITE FOREMAN & MAY VARY FROM T[illegible] TENT REQUIRED. T[illegible] ENSURE COMPATIBLE CONSTRUCTION OF C[illegible] HER SERVICES AND STRUCTURAL REQ[illegible]REMENTS. VARIATION IN LOCATION OF MORE [illegible] AN 10mm & ANY CHANGES IN SIZE OF [illegible]NY COMPONENT NOMINATED HEREON [illegible] HALL BE REFERRED TO THE DESIGNE[illegible] FOR COMMENT.
10. IF IN DOUBT, ASK TH[illegible] SUPERINTENDENT. [illegible] SHALL CONS[illegible]LT THE DESIGNER.

LIVERPOOL CITY COUNCIL
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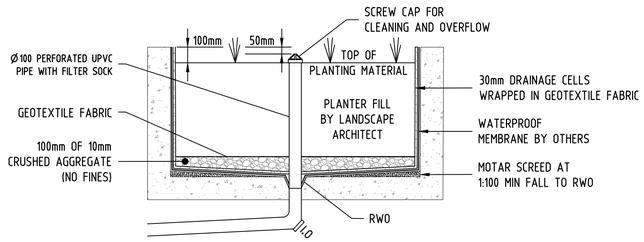

TYPICAL PLANTER DETAIL N.T.S.

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PROPOSED DEVELOPMENT AT:
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STORMWATER DRAINAGE DETAILS

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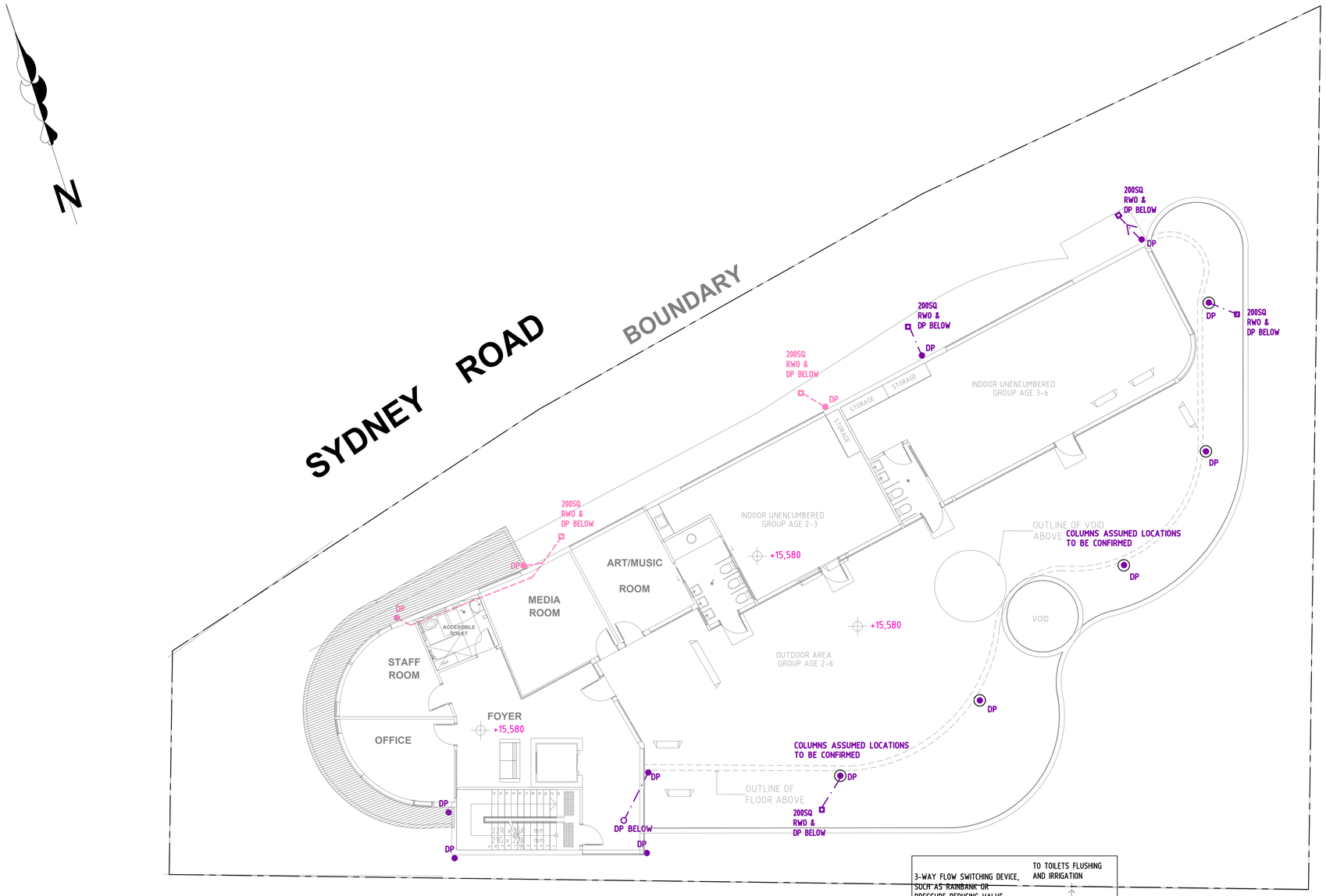
MG	D.M.ROMANOUS ,B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2341 - S3/7	G

GROUND FLOOR DRAINAGE PLAN SCALE - 1:100

- ✱ DENOTES PROPOSED LEVEL
- × DENOTES EXISTING LEVEL
- ● DENOTES DOWNPIPE
- PROPOSED RAINWATER PIPE
- PROPOSED STORMWATER PIPE



FIRST FLOOR DRAINAGE PLAN SCALE - 1:100

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ALL GUTTERS TO BE PROVIDED WITH LEAF GUARD.

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- ● DENOTES DOWNPIPE
- PROPOSED RAINWATER PIPE
- PROPOSED STORMWATER PIPE

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3. ALL PITS ARE TO HAVE A GALVANISED GRATE AND FRAME. FRAME TO BE CAST INTEGRALLY WITH THE PIT.
4. ALL PITS ARE TO BE BENCHED TO HALF PIPE LEVEL.
5. PROVIDE STEP IRONS WHERE PIT IS DEEPER THAN 1m. AT 450mm CENTERS.
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RAINWATER RE-USE NOTES

PROVIDE SIGN IN PROMINENT LOCATION AT FRONT OF PROPERTY NOTING "RAINWATER IN USE".

MARK TANK OUTLETS "NON-POTABLE WATER"

RECYCLED RAINWATER TO SERVICE BUILDING AS PER THE BASIX CERTIFICATE.

OVER FLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER SYSTEM.

RAINWATER SUPPLY PIPE WORK ABOVE GROUND MUST BE LABELLED ALONG THEIR LENGTH WITH A PERMANENT MARKING STATING 'RAINWATER' EVERY 500mm OR LESS. BELOW GROUND RAINWATER SUPPLY PIPE WORK MUST HAVE IDENTIFICATION TAPE AT LEAST 75mm WIDE AND MARKED 'RAINWATER' ON THE RAINWATER SUPPLY PIPE AND FASTENED TO THE PIPE AT NOT MORE THAN 3m INTERVALS.

SYDNEY WATER BACKFLOW PREVENTION DEPARTMENT MUST BE CONTACTED REGARDING RECYCLED WATER ON THIS BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.

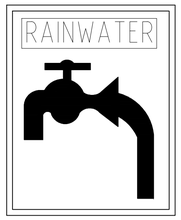
APPROPRIATE WATER METER MUST BE OBTAINED FROM SYDNEY WATER TAKING INTO ACCOUNT RAINWATER RE-USE.

ANY GARDEN OR CARWASH TAPS CONNECTED TO RECYCLED SYSTEM MUST BE LOCATED 1.5m MIN. ABOVE THE SURFACE OR PROVIDE WITH REMOVABLE HANDLE.

EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE CLEARLY LABELLED 'RAINWATER'. REFER TO SIGNAGE.

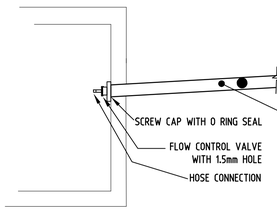
FOR PERIOD OF LOW WATER LEVEL IN THE RAIN WATER TANK A CONNECTION TO THE WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE SYDNEY WATER REQUIREMENTS.

PUMPS AND FILTERS ON OUTLETS FROM RECYCLED SYSTEM TO BE SUPPLIED BY OTHERS AS MAY BE REQUIRED.

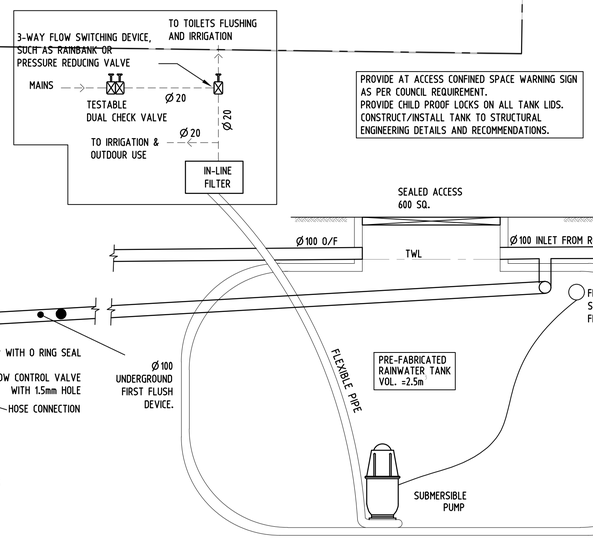


SIGNAGE FOR RAINWATER TANKS AND OUTLETS

-DIMENSIONS: 80mm X 60mm
-BACKGROUND COLOUR SHOULD BE YELLOW;
-TEXT IS WHITE ON A BLACK BACKGROUND;
-TAP SYMBOL IS BLACK.



WATER TREATMENT N.T.S



TYPICAL RAINWATER TANK DETAIL N.T.S.

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STORMWATER DRAINAGE DETAILS

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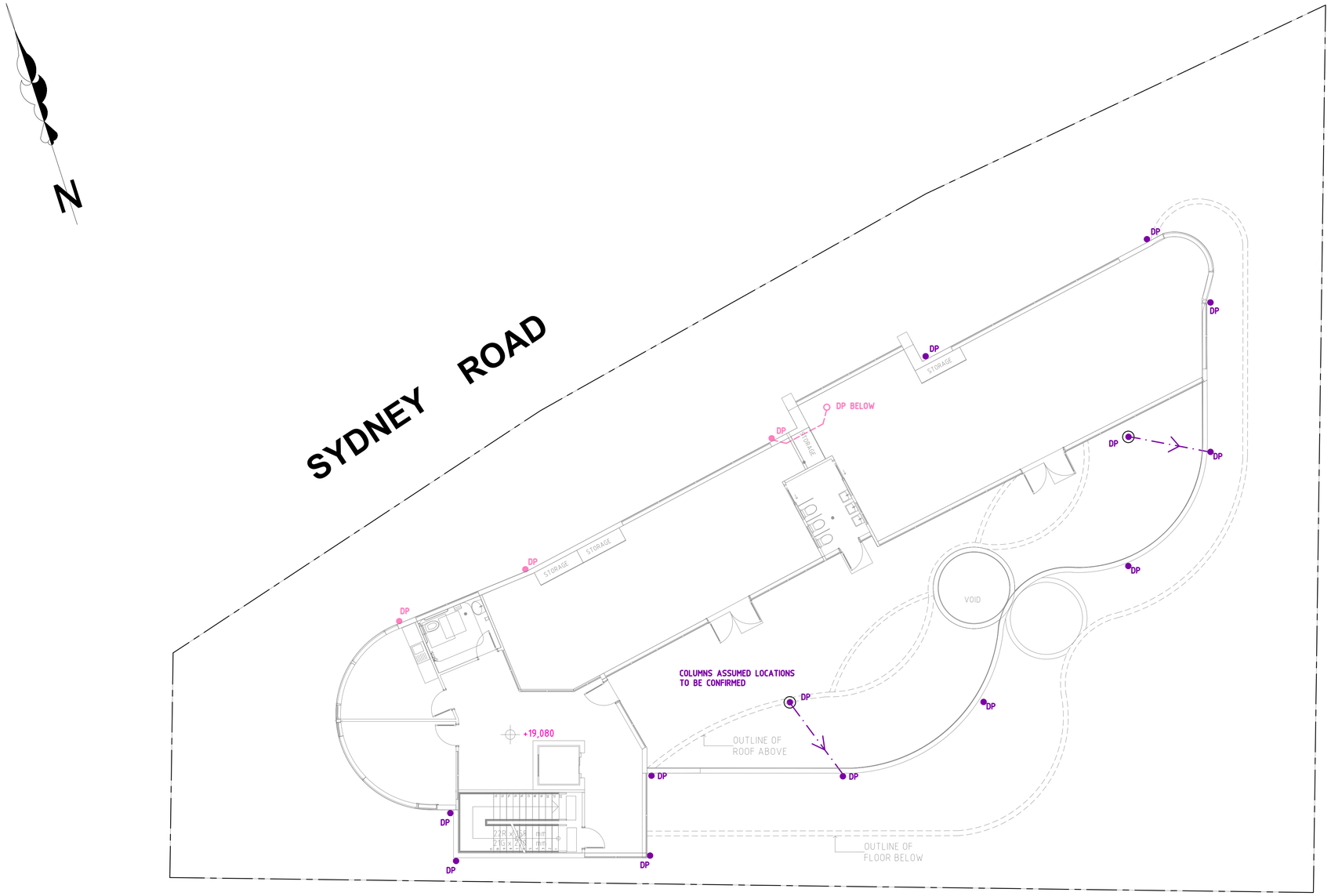

SECOND FLOOR DRAINAGE PLAN SCALE - 1:100

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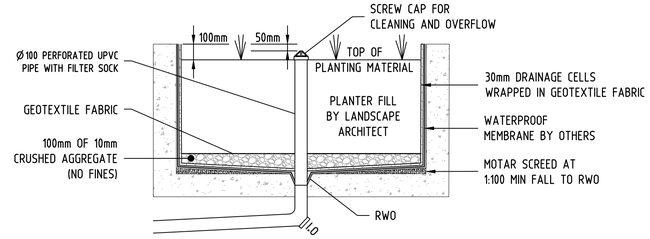

TYPICAL PLANTER DETAIL N.T.S.

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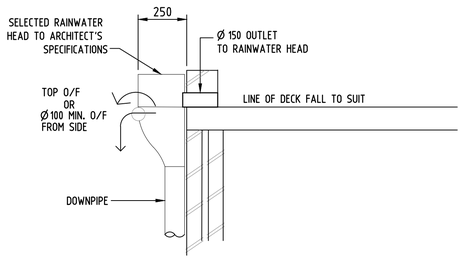

TYPICAL RAIN WATER HEAD DETAIL
N.T.S

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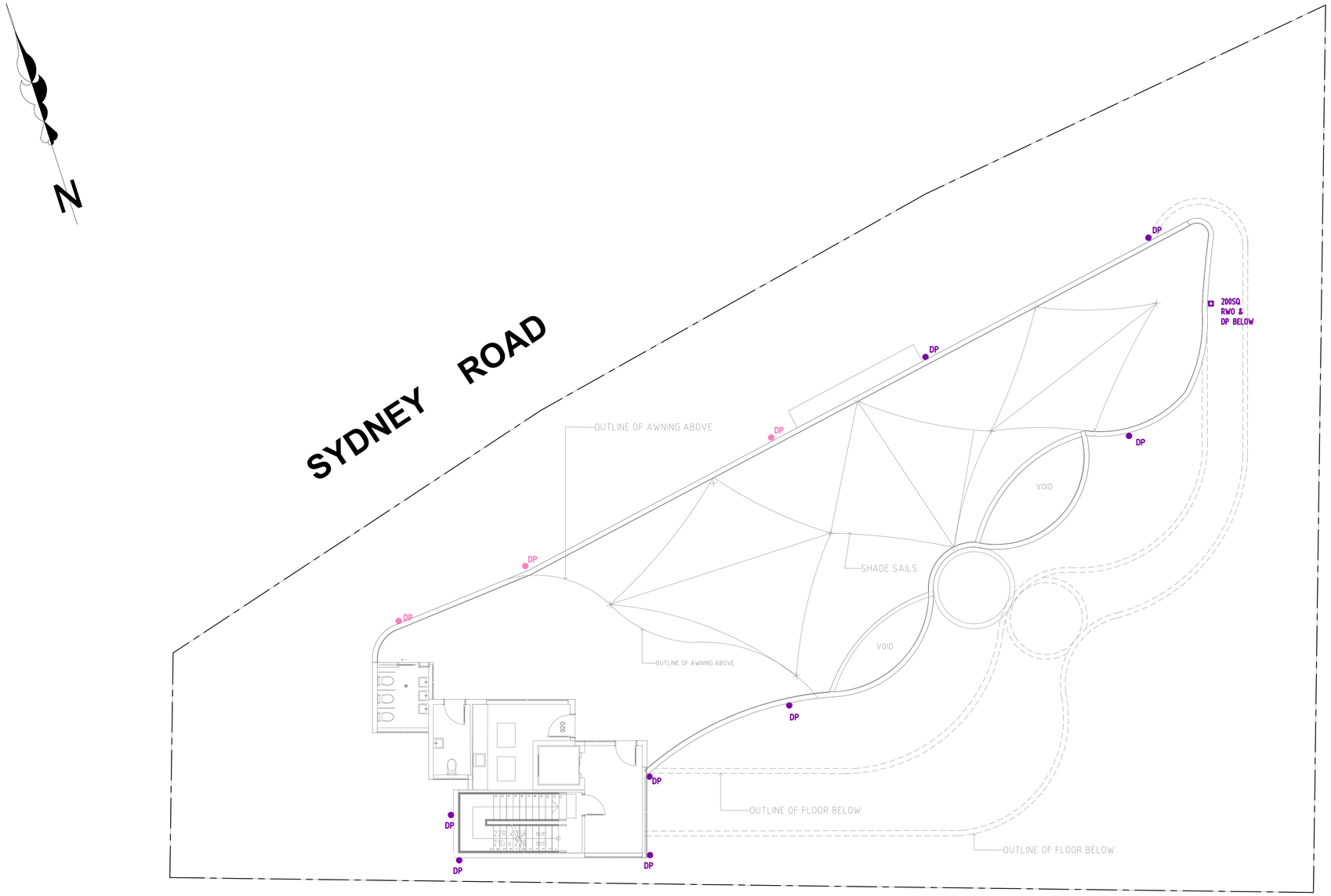

ROOF DRAINAGE PLAN SCALE - 1:100

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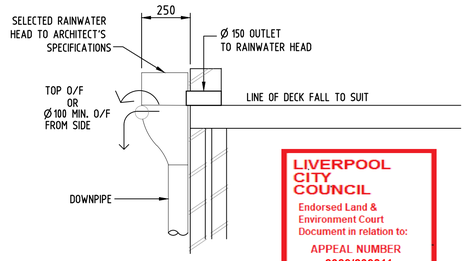

TYPICAL RAIN WAT[illegible]
N.T.S

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7. DRAINAGE PIPE SIZES ARE 100mm DIAMETER UNLESS OTHERWISE NOTED.
8. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.
9. THESE PLANS ARE DIAGRAMMATIC AND SHOW THE GENERAL LOCATION OF STRUCTURES AND PIPES. WORK SHALL BE SET OUT ON SITE BY THE SITE FOREMAN & MAY VARY FROM THE PLANS TO THE EXTENT REQUIRED. TO ENSURE COMPATIBLE CONSTRUCTION OF OTHER SERVICES AND STRUCTURAL REQUIREMENTS. VARIATION IN LOCATION OF MORE THAN 1.0M & ANY CHANGES IN SIZE OF ANY COMPONENT NOMINATED HEREON SHALL BE REFERRED TO THE DESIGNER FOR COMMENT.
10. IF IN DOUBT, ASK THE SUPERINTENDENT WHO SHALL CONSULT THE DESIGNER.

LEGEND

RL	REDUCED LEVEL
CL	COVER LEVEL
IL	INVERT LEVEL
GSIP	GRATED SURFACE INLET PIT
OSD	ON-SITE DETENTION
TWL	TOP WATER LEVEL
BWL	BOTTOM WATER LEVEL
TW	TOP OF WALL
IO	INSPECTION OPENING
ARI	AVERAGE RECURRENCE INTERVAL
FW	FLOOR WASTE
AHD	AUSTRALIAN HEIGHT DATUM
PSD	PERMISSIBLE SITE DISCHARGE
HED	HIGH EARLY DISCHARGE
RHS	RECTANGULAR HOLLOW SECTION
SS	STAINLESS STEEL
FRC	FIBER REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RRJ	RUBBER RING JOINT
U/S	UNDERSIDE OF SLAB
O/S	OVER THE SLAB
O/F	OVERFLOW
DP ●	DOWN PIPE
	DROPPER
RWO	RAIN WATER OUTLET
RWH	RAIN WATER HEAD
FFL	FINISHED FLOOR LEVEL

NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN
G	16.05.2024	ISSUED TO THE ARCHITECT	HE
F	18.04.2024	ISSUED TO THE ARCHITECT	HE
E	07.03.2024	ISSUED FOR DA APPROVAL	HE
D	19.01.2024	ISSUED TO THE ARCHITECT	HE
C	15.12.2023	ISSUED TO THE ARCHITECT	HE
B	22.12.2022	ISSUED FOR DA APPROVAL	MG
A	28.09.2022	ISSUED TO THE ARCHITECT	MG

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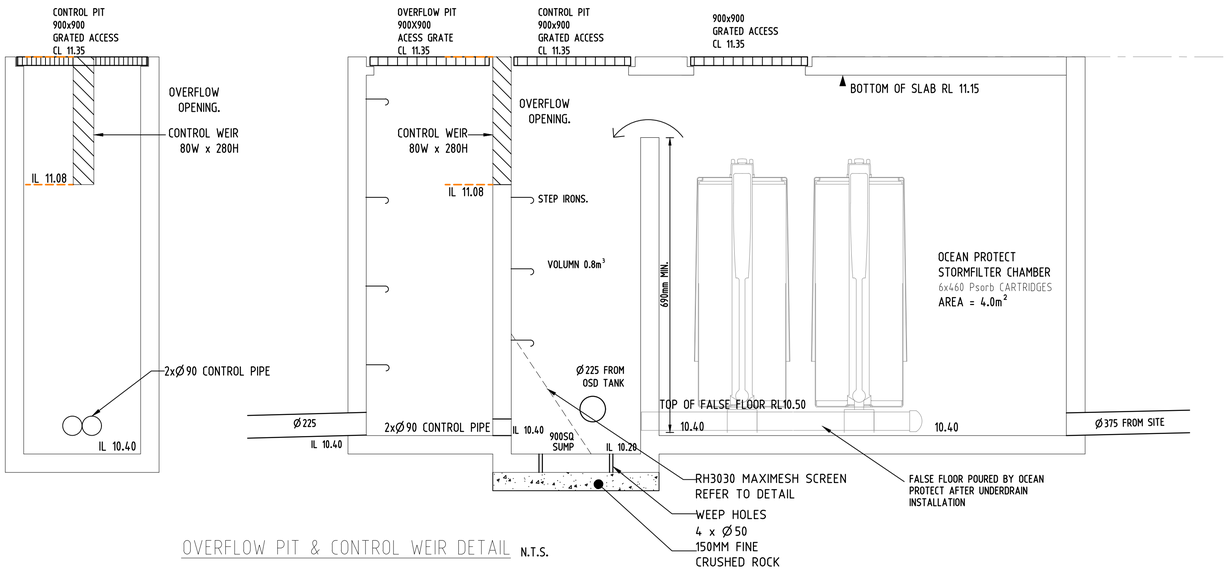
CONSULTING CIVIL & STRUCTURAL ENGINEERS ACN 054 595 005
SUITE 2D / 322 KINGSGROVE RD. KINGSGROVE NSW 2208 Ph (02) 83 87 68 26

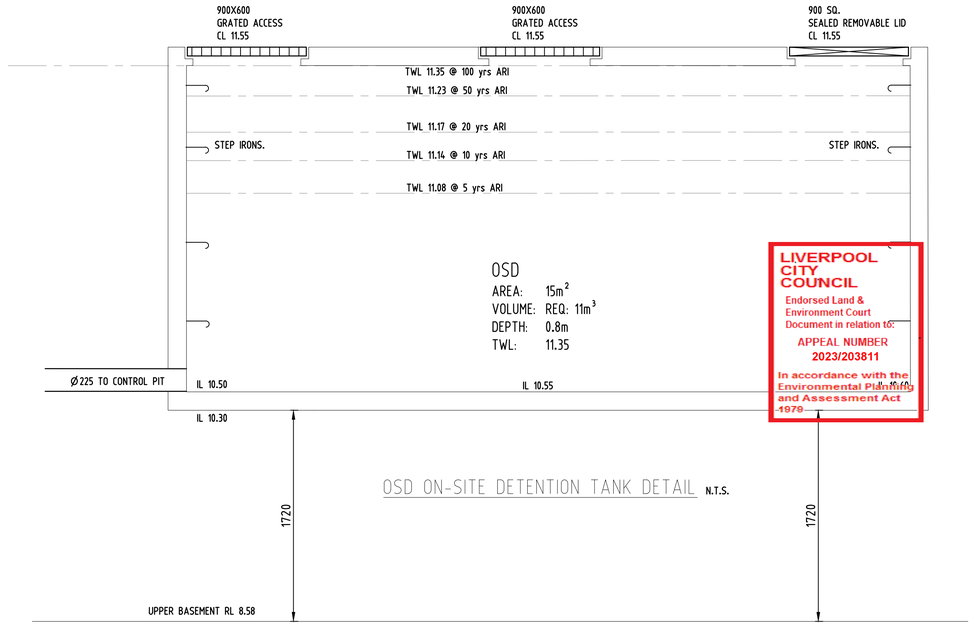
PROPOSED DEVELOPMENT AT:
73 LACHLAN STREET, WARWICK FARM NSW 2170

STORMWATER DRAINAGE DETAILS

DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
MG	D.M.ROMANOUS ,B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2341 - S6/7	G



OVERFLOW PIT & CONTROL WEIR DETAIL N.T.S.



OSD ON-SITE DETENTION TANK DETAIL N.T.S.

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
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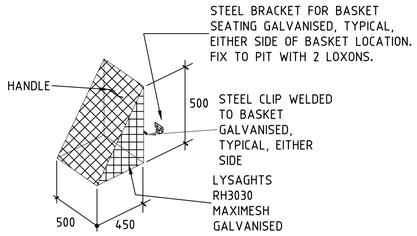
2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

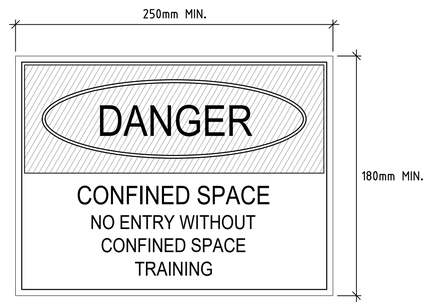
DESIGN SUMMARY

QUANTITY	VALUE
SITE AREA FOR EACH PROPOSED LOT	1162 m²
IMPERVIOUS PRE-DEVELOPMENT	30 %
IMPERVIOUS POST-DEVELOPMENT	75 %
AREA DRAINED TO THE CONTROL PIT (%)	95 %
PERMISSIBLE SITE DISCHARGE @ 5yr. ARI.	34 l/s
REQUIRED STORAGE @ 5yr. ARI.	6.5 m³
PERMISSIBLE SITE DISCHARGE @ 10yr. ARI.	40 l/s
REQUIRED STORAGE @ 10yr. ARI.	7.5 m³
PERMISSIBLE SITE DISCHARGE @ 20yr. ARI.	50 l/s
REQUIRED STORAGE @ 20yr. ARI.	8.0 m³
PERMISSIBLE SITE DISCHARGE @ 50yr. ARI.	53 l/s
REQUIRED STORAGE @ 50yr. ARI.	9.00 m³
PERMISSIBLE SITE DISCHARGE @ 100yr. ARI.	60 l/s
REQUIRED STORAGE @ 100yr. ARI.	11.0 m³

The post and pre-development peak discharge from the subject site was determined for the 5, 10, 20, 50 & 100 yrs ARI, for storm duration from 10 minutes to 4.5hours using ILSAX computer program and LIVERPOOL COUNCIL Rainfall Files.



SCREEN DETAIL N.T.S



COLOURS:
'DANGER' AND BACKGROUND - WHITE
ELLIPTICLE AREA - RED
RECTANGULE CONTAINING ELLIPSE - BLACK
OTHER LETTERING AND BORDER - BLACK

CONFINED SPACE DANGER SIGN N.T.S

1. A CONFINED SPACE DANGER SIGN SHAL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

2. MINIMUM DIMENSIONS OF THE SIGN
- 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

3. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPELINE.

4. SIGN SHALL BE AFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

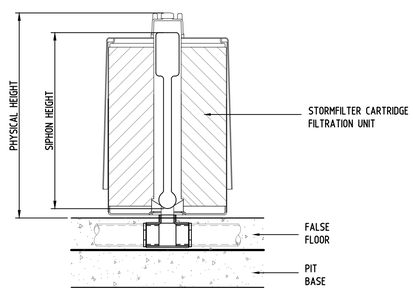
ON SITE-DETENTION (CONTRIBUTING AREA 100 % OF SITE)

LOWER CONTROL PIPE IL	RL 10.40
LOWER CONTROL DIA	2xØ90
UPPER CONTROL IL	RL 11.35
UPPER CONTROL WEIR	80W x 280D WEIR

$Q_{max} = C_d \times A \times (2 \times g \times h)^{0.5}$ C_d= 0.8 PIPE

ARI	Required Discharge (L/s)	Required Volume (m³)	Top Water Level (RL)	Lower Control Discharge (L/s)	Upper Control Discharge (L/s)	Total Discharge (L/s)
5	34	6.5	11.08	33	0.0	33
10	40	7.5	11.14	35	2.5	37.5
20	50	8	11.17	36	4.5	41.5
50	53	9	11.23	37.5	8.5	46
100	60	11	11.35	40.5	19.5	60

The post and pre-development peak discharge from the subject site was determined for the 5, 10, 20, 50 & 100 yrs ARI, for storm duration from 10 minutes to 4.5hours using ILSAX computer program and LIVERPOOL COUNCIL Rainfall Files.



STORMFILTER CARTRIDGE DETAIL N.T.S

NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN
G	16.05.2024	ISSUED TO THE ARCHITECT	HE
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D	19.01.2024	ISSUED TO THE ARCHITECT	HE
C	15.12.2023	ISSUED TO THE ARCHITECT	HE
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A	28.09.2022	ISSUED TO THE ARCHITECT	MG

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PROPOSED DEVELOPMENT AT:
73 LACHLAN STREET, WARWICK FARM NSW 2170

STORMWATER DRAINAGE DETAILS

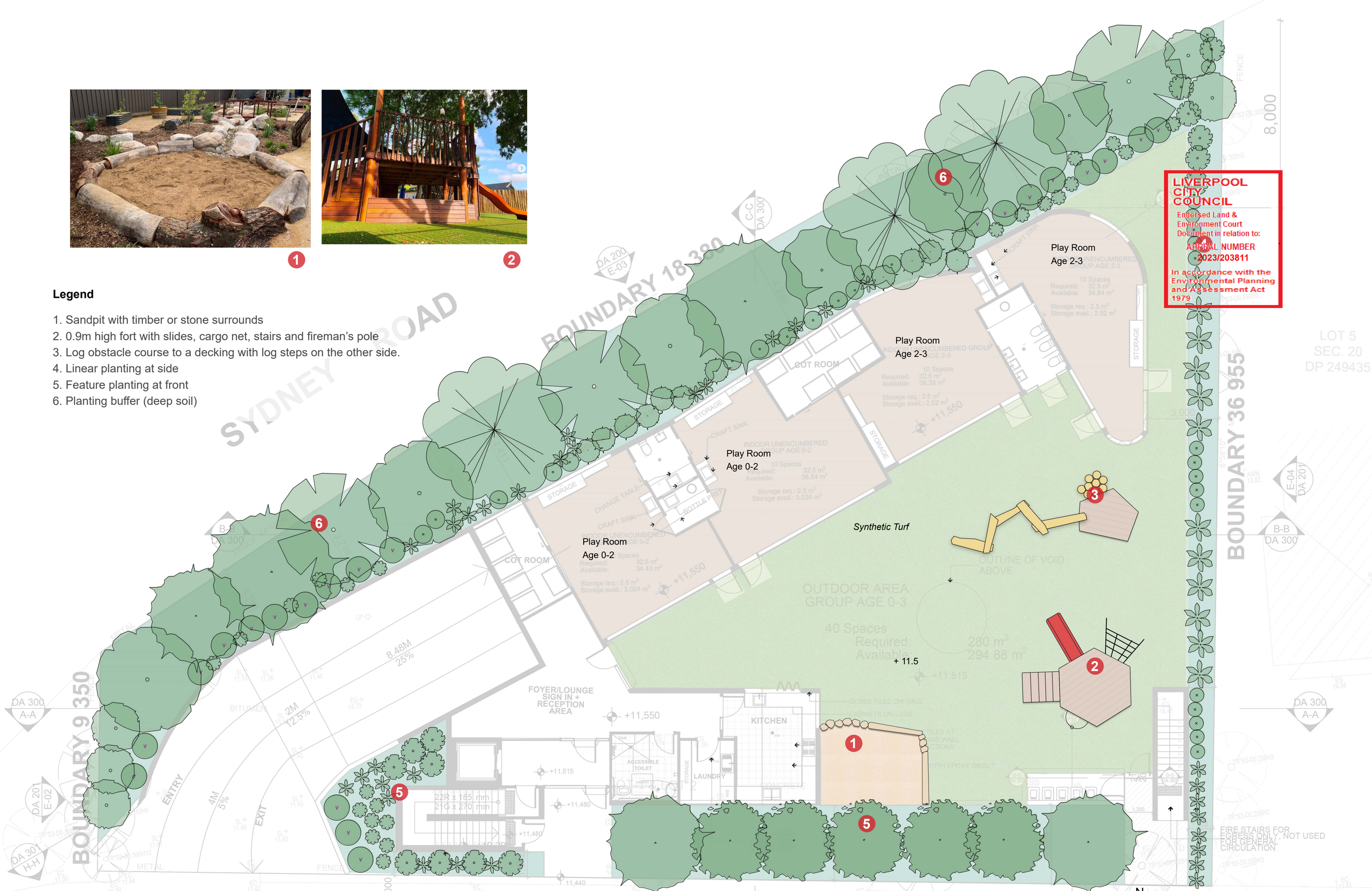
DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
MG	D.M.ROMANOUS ,B.E., M.I.E.AUST.	AS SHOWN @A1	A.H.D	2341 - S7/7	G

1

2

Legend

1. Sandpit with timber or stone surrounds
2. 0.9m high fort with slides, cargo net, stairs and fireman's pole
3. Log obstacle course to a decking with log steps on the other side.
4. Linear planting at side
5. Feature planting at front
6. Planting buffer (deep soil)



Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM
	Drawing Title: Concept Plan - LG	**Scale:** 1:100 @ A2	**Date:** 3.2024 / **Page:** 1/7pages

CA	Corymbia citriodora	AA	Ajuga australis
CC	Cercis Canadensis	BS	Banksia Spinulosa
EF	Eucalyptus fibrosa	CA	chrysocephalum apiculatum
ER	Elaeocarpus reticulatis	CV	Callistemon viminalis
ET	Eucalyptus tereticornis	DC	Dianella Caruela
LP	Leptospermum polygalifolium	EK	Erigeron karvinskianus
TR	Tristaniopsis 'Luscious'	LT	Lomandra 'Tanika'
WF	waterhousea floribunda	PE	Poa labilliardieri 'Eskdale'
		RO	Rosmarinus officinalis
		TA	Themeda Australis
		VH	Viola hederacea
		WF	Westringia fruticosa

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	Drawing Title: Planting Plan - LG	**Scale:** 1:100 @ A2	**Date:** 3.2024 / **Page:** 2/7 pages

1

1

2

Legend

1. Jetty, creek with hand pump and river sand play at end of creek with log seats to retain.
2. “Tree house” play tower, with slide onto impact rated surfacing and tiered decking and climbing logs.
3. Sandpit with brick surrounds and stone paver capping

Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM	
	Drawing Title: Concept Plan - L1	**Scale:** 1:100 @ A2	**Date:** 11.2023	**Page:** 3/7 pages

0 1 5m

N

1

1

Legend

1. 1.5m Fort with climing net, step up and slide
2. Sandpit with brick edging
3. Cubby house near sandpit. Planter to side.
4. Feature planing by void.

Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM	
	Drawing Title: Concept Plan - L2	**Scale:** 1:100 @ A2	**Date:** 11.2023	**Page:** 4/7 pages

0 1 5m

N

AA	Ajuga australis
BS	Banksia Spinulosa
CA	chrysocephalum apiculatum
CV	Callistemon viminalis
DC	Dianella Caruela
EK	Erigeron karvinskianus
LT	Lomandra 'Tanika'
PE	Poa labilliardieri 'Eskdale'
RO	Rosmarinus officinalis
TA	Themeda Australis
VH	Viola hederacea
WF	Westringia fruticosa

Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM	
	Drawing Title: Planting Plan - L2	**Scale:** 1:100 @ A2	**Date:** 12.2023	**Page:** 5/7 pages

0 1 5m

N

2

3

Legend

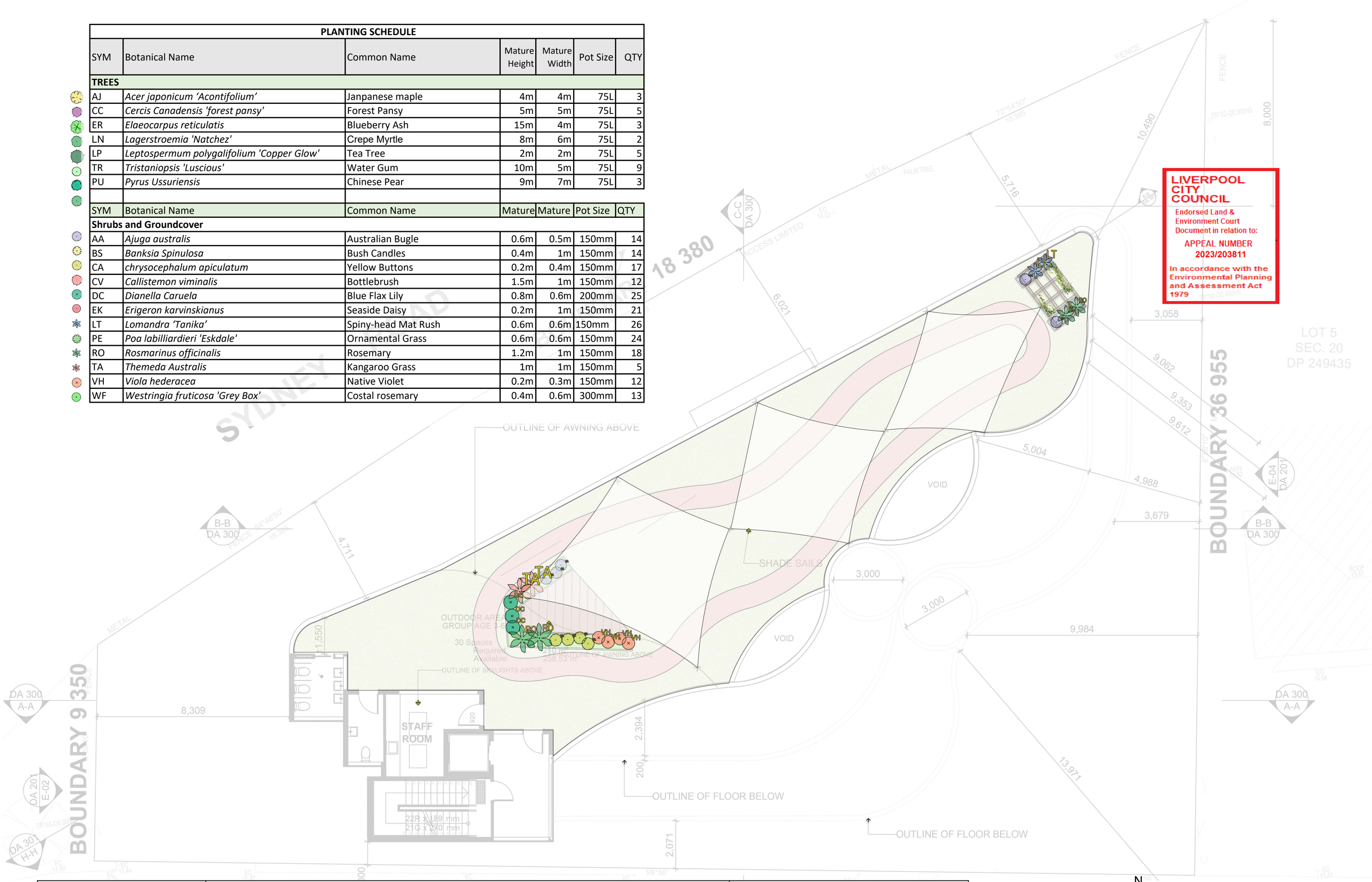
1. 0.25m high decking with surrounding 0.5m high planter
2. Cypress planter and pergola
3. 1m wide wetpour rubber loop path
4. Shade sail (to architecture's drawing)

Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM	
	Drawing Title: Concept Plan - L3	**Scale:** 1:100 @ A2	**Date:** 11.2023	**Page:** 6/7 pages

PLANTING SCHEDULE

SYM	Botanical Name	Common Name	Mature Height	Mature Width	Pot Size	QTY
TREES						
AJ	*Acer japonicum 'Acontifolium'*	Janpanese maple	4m	4m	75L	3
CC	*Cercis Canadensis 'forest pansy'*	Forest Pansy	5m	5m	75L	5
ER	*Elaeocarpus reticulatis*	Blueberry Ash	15m	4m	75L	3
LN	*Lagerstroemia 'Natchez'*	Crepe Myrtle	8m	6m	75L	2
LP	*Leptospermum polygalifolium 'Copper Glow'*	Tea Tree	2m	2m	75L	5
TR	*Tristaniopsis 'Luscious'*	Water Gum	10m	5m	75L	9
PU	*Pyrus Ussuriensis*	Chinese Pear	9m	7m	75L	3

SYM	Botanical Name	Common Name	Mature	Mature	Pot Size	QTY
Shrubs and Groundcover						
AA	*Ajuga australis*	Australian Bugle	0.6m	0.5m	150mm	14
BS	*Banksia Spinulosa*	Bush Candles	0.4m	1m	150mm	14
CA	*chrysocephalum apiculatum*	Yellow Buttons	0.2m	0.4m	150mm	17
CV	*Callistemon viminalis*	Bottlebrush	1.5m	1m	150mm	12
DC	*Dianella Caruela*	Blue Flax Lily	0.8m	0.6m	200mm	25
EK	*Erigeron karvinskianus*	Seaside Daisy	0.2m	1m	150mm	21
LT	*Lomandra 'Tanika'*	Spiny-head Mat Rush	0.6m	0.6m	150mm	26
PE	*Poa labilliardieri 'Eskdale'*	Ornamental Grass	0.6m	0.6m	150mm	24
RO	*Rosmarinus officinalis*	Rosemary	1.2m	1m	150mm	18
TA	*Themeda Australis*	Kangaroo Grass	1m	1m	150mm	5
VH	*Viola hederacea*	Native Violet	0.2m	0.3m	150mm	12
WF	*Westringia fruticosa 'Grey Box'*	Costal rosemary	0.4m	0.6m	300mm	13



Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Childcare Centre at Warwick Farm		**Address** 73 LACHLAN STREET, WARWICK FARM
	Drawing Title: Planting Plan - L3	**Scale:** 1:100 @ A2	**Date:** 3.2024 / **Page:** 7/7 pages

0 1 5m

Old Maple Pty Ltd
ABN 649 144 8[illegible]
PO Box [illegible]
COFFS HARBOUR NSW 4[illegible]

LIVERPOOL CITY COUNCIL
Endorsed Land & Environment Court Document in relation to:
APPEAL NUMBER 2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

13 February 2024

Nick Caltabiano
NEO Consulting Pty Ltd
PO Box 279
Riverstone NSW 2765

Certified Environmental Practitioner - Site Contamination Specialist review of *Detailed Site Investigation*: 73 Lachlin Street, Warwick Farm NSW 2170

1. Introduction and Background

William Lines is a **Certified Environmental Practitioner – Site Contamination Specialist** (CEnvP SCS) under the CEnvP Scheme established by the Environmental Institute of Australia New Zealand (EIANZ).

NEO Consulting Pty Ltd (NEO) engaged William Lines, who is employed by Old Maple Pty Ltd to review the following report:

- ***Detailed Site Investigation {DSI}*** – 73 Lachlin Street, Warwick Farm NSW 2170 by NEO. Report No. N7609 dated 8 February 2024.

On 12 February 2024, the CEnvP SCS provided a draft CEnvP SCS review of an earlier DSI dated 8 February 2024.

The proposed development includes:

- Demolition of existing 2 storey weatherboard & fibro dwelling, metal garage, brick garage, concrete swimming pool, single storey rendered brick (commercial) building and concrete/bitumen surfaces.
- 4 storey day care facility with 2 levels of underground carparking.

2. Requirement for CEnvP SCS review

The ***Liverpool Development Control Plan*** 2008 - *Part 1 General Controls for all development* states:

*'**Preliminary Contamination Investigation***

If the initial evaluation by Council finds insufficient information available, or sufficient information is available, which indicates that contamination is an issue for the site, a Preliminary Contamination Investigation (Stage 1) shall be undertaken.

Detailed Contamination Investigation

If the Preliminary Site Contamination Investigation (Stage 1) indicates a potential for contamination and that the land may not be suitable for the proposed use, a Detailed Contamination Investigation (Stage 2) shall be undertaken.'

Remedial Action Plan

1. If the Detailed Contamination Investigation (Stage 2) indicates that the site is not suitable for the proposed use a Remedial Action Plan shall be prepared.

In addition, the CEnvP SCS understands that the Liverpool City Council also now requires:

> '*For contaminated site reports, the cover or title page of the document shall include a personalised seal of either the:*
>
> *- a. Environment Institute of Australia New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)) [site contamination specialist] certification; or*
>
> *- b. Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification*.'

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3. CEnvP SCS scope of work

This CEnvP SCS review has assessed the ***DSI*** in relation to the requirements of the:

- *National Environment Protection (Assessment of Site Contamination) Measure* (NEPC 2009, amended 2013).
- *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).
- *Contaminated Land Guidelines – Sampling Design - Part 1 – Application* (NSW EPA 2022).
- *Contaminated Land Guidelines – Sampling Design - Part 2 - Interpretation* (NSW EPA 2022).

This review does not constitute a Site Audit Report or Site Audit Statement. Old Maple Pty Ltd were not involved in completion of any field work or laboratory analysis. This review is a third party, independent review of the ***DSI*** listed above. This review is subject to the attached ***CEnvP SCS Standard Limitations***.

The Department of Planning and Environment (DPE) and Environment Protection Authority (EPA) *Contaminated Land Planning Guidelines – Draft* (2018) state the following relating to review of reports in section *1.0 Introduction – Role of Certified Contaminated Land Consultants*:

> *'A certified contaminated land consultant (in the context of the investigation, assessment, remediation, and validation of contaminated land) is a contaminated land consultant, whose qualifications and experience have been confirmed through a recognised certification scheme to have the necessary competencies to carry out work relating to contaminated land to an appropriate standard.*
>
> *Certification schemes that are recognised by the EPA as providing a suitable level of accreditation for contaminated land consultants are listed on the EPA's website.*
>
> *A certified contaminated land consultant, typically engaged by the site owner or applicant, conducts site investigations and assessments, undertakes any necessary remediation, and validates the remediation work when it is completed.*
>
> *A certified contaminated land consultant may be engaged by a planning authority at any time to review the work undertaken by another certified contaminated land consultant.*
>
> *Planning authorities should be aware that, under the CLM Act, only accredited site auditors can undertake site audits and issue site audit statements.'*

Old Maple note that these draft guidelines do **not** comment on certified contaminated land consultants providing review of reports prepared by uncertified contaminated land consultants.

4. Site details

The CEnvP SCS summarised/confirmed the following information from the DSI:

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- The site use was vacant residential at the time the DSI was prepared.

- The CEnvP SCS **confirmed** the site on https://maps.six.nsw.gov.au/ consisted of two lots:
  - Lot 1 DP 1058859;
  - Lot 2 DP 1058859; and
  - The entire site is 1150.8m^2 by plan.

- The CEnvP SCS **confirmed** the site is zoned '*R4 - High Density Residential'* on the Property Report in DSI Appendix C and on Liverpool City Council (nsw.gov.au).

- Surrounding land use includes:
  - **North/West**: Remembrance Driveway/Hume Highway ("Sydney Road") dual carriage roadway.
  - **East**: Low density residential at 71 Lachlin Street.
  - **South**: Lachlin Street then high density residential.

- The CEnvP SCS reviewed historical aerial photos on https://wollongong.maps.arcgis.com/apps/MapSeries/ and noted:
  - **1943**: The area is undeveloped vegetated bushland, Lachlin & Castlereagh Streets are formed but unpaved.
  - **1947:** as above.
  - **1965**: dwelling and separate garage constructed in south east corner (current two storey dwelling and converted garage).Two small sheds visible midway along northwest boundary.
  - **1975**: As above with dwelling & garage, still but sheds removed. Hume Hwy constructed to northwest.
  - **1978**: As above.
  - **1984**: low resolution image, as above with dwelling constructed on adjacent property to east.
  - **1986**: tennis courts in west corner, 2nd dwelling or outbuilding constructed along northern boundary and swimming pool in north east corner.
  - **1991**: as above.
  - **1998**: as above additional dwelling constructed where tennis courts were.
  - **2004, 2005, 2013,** : as above.

- There nearest human receptors are directly east in the residential dwelling. The nearest environmental receptor is Brickmakers Creek located 80m to the north.

- The CEnvP SCS reviewed the *Penrith 1:100,000 Geological Series Sheet 9030 Edition 1, 1991* and **confirmed** the regional geology is '*Qpn*' described as '*Medium-grained sand, clay, silt.' on* https://gmaps.geoscience.nsw.gov.au/100K/Penrith/.

- The CEnvP SCS **confirmed** that the site is not located in an area of known acid sulfate soil occurrence on https://www.environment.nsw.gov.au/eSpade2Webapp/. The nearest mapped potential acid sulfate soil is located:
  - > 0.9 km north along Cabramatta Creek (mapped as '***N**: no known occurrence'* and '***L**: [illegible] 1-3m below ground surface'* where Cabramatta Creek meets Georges River);
  - >1.1 km southeast along the Georges' River (mapped as '***Hm**: High probability, bottom sediments* ');
  - CEnvP SCS **agrees** '*It is unlikely that future development will have an impact on local ASS*'.

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- On 10 February 2024, the CEnvP SCS completed a search on https://realtimedata.water[illegible]sw.com.au/ which confirmed the nearest bores as:
  - **GW103799 - 103805**– approximately 750m southwest at the Mobil service station at [illegible]rner Marsden Rd & Elisabeth Drive. Listed as monitoring bores drilled between 1992 and 1995 to de[illegible] to 3.3m. The shallow lithology was described as FILL/SAND over CLAY at 1 to 3m, standing water levels were not recorded.

5. DSI scope of work and results

31 January 2023 – Field work

- Eight (8) judgemental soil borings were completed to maximum depths of 0.8m below ground level (BGL).
- Soil samples were collected for analysis at depths of 0.15m and 0.5-0.6m BGL.
- Field QA QC samples included two soil duplicates, one trip blank and one trip spike.
- One groundwater monitoring well was installed to a depth of 7.5, developed and sampled.
- One primary groundwater sample and one duplicate groundwater sample were collected for analysis.

Laboratory Analysis

- In total, 18 primary soil samples were collected and submitted for analysis of:
  - total recoverable hydrocarbons (TRH);
  - benzene, toluene, ethylbenzene and xylenes (BTEX);
  - polycyclic aromatic hydrocarbons (PAHs);
  - Organochlorine & Organo phosphate pesticides (OCCs & OCPs);
  - Heavy metals – As, Cd, Cr, Cu, Pb, Ni, Zn & Hg; and
  - Asbestos was analysed on selected shallow (0.15m) FILL samples only by
    - SGS method AN602 – AS 4964; and
    - SGS method AN605 – Gravimetric Determination of Asbestos in Soil ("NEPM method").

- Groundwater samples were analysed for TRH, BTEX, PAHs, OCCs & OCPs and heavy metals.
- The soil data was compared with the published NEPM Tier 1 soil assessment criteria for:
  - Health Investigation Levels – (HIL A) residential {Table 1A(1)};
  - Health Screening Levels for vapour intrusion – (HSL A) residential for CLAY for depths 0-<1m {Table 1A(3)};
  - Environmental Investigation Levels (EILs) – urban residential and public open space;

- Ecological Screening Level (ESL) for TPH fractions F1 – F4, BTEX and benzo(a)pyrene in soil – urban residential and public open space for CLAY for depths 0-<1m; {Table 1B(6)} for '*Fine*' soil texture;
- Management Limits for TPH fractions – residential {Table 1B(7)} for '*Fine*' soil texture.

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- The groundwater data was compared to groundwater Investigation levels (GILs) for fresh water.

DSI Results

- The CEnvP SCS summarised DSI section *12. Analytical Results* and Tables 23-32 in Appendix B as:

  Soil samples:
  - No TRH F1s or F2s were detected > laboratory limit of reporting (LOR);
  - TRH F3 & F4 were detected in two locations '*TP7.1 &D1-2 (Inter lab)* but were all **<** EIL & Management Limit criteria;
  - No VOC's (BTEXN) were detected > LOR;
  - No PAHs were detected >LOR
  - No OCP or OPPs were detected > LOR;
  - Heavy metals were detected but were all < HIL A and Generic EIL criteria for urban residential; and
  - No bonded asbestos was detected >0.01% w/w or > 0.001% w/w FA And AF by the NEPM gravimetric method (SGS Method 605).

Groundwater samples:

- The BTEX, Naphthalene and benzene (a) pyrene) and metals were < freshwater GILs except for Zinc which was 10 mg/L just above the GIL of 8 mg/L.

6. CENVP SCS comments

The CEnvP SCS makes the following comments based on the review of the NEO DSI:

- The CEnvP SCS **agrees** with amended DSI section *7.1 Areas of Environmental Concern* *Table 6*.

- The CEnvP SCS **agrees** with amended DSI section *8. Conceptual Site Model* *Table 7* and **notes** the mechanisms of contamination as:
  - placement of fill {entrained in FILL}; and
  - top down' spills {leakage from parked vehicles}.

- The CEnvP SCS **agrees** with DSI section *9. Assessment Criteria* in Tables 8-15 and Tables 23-31 and notes that the site assessment criteria applied in the DSI are considered adequate for the proposed 4 storey day care facility with 2 levels of underground carparking. The proposed development includes minimal width deep soil planting areas The deep soil areas are approximately 1m wide at eastern boundary & 3m wide along south and northwest boundaries. Therefore, the ecological criteria would only be applicable in these areas and all CoPCs were < appropriate ecological criteria.

- The CEnvP SCS **notes** that the NSW EPA *Sampling design guidelines* part 1 – application section *5.3 Soil and fill material* states: '*To ensure the representativeness of samples, assessment of fill of unknown origin should preferably* ***use test pits*** *to provide a larger exposure of the fill layer, so the small-scale*

variability of fill is recognised and inspection for Asbestos Containing Material (ACM) is facilitated.' The CEnvP SCS **accepts** that the DSI included soil borings and not test pits due to access restrictions.

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- The CEnvP SCS **agrees** with DSI section *10.1 Sampling Rationale*. The CEnvP SCS **no**[illegible] the site is approximately 1150m^2. The **2022** NSW EPA *Sampling Design Guidelines* Table 2 requ[illegible] points for sites up to 2,000m^2.

- The CEnvP SCS **notes** that DSI section *10.2 Field Sampling Methodology* – is in accord[illegible]nce with the 2022 NSW EPA *Sampling Design Guidelines* section *5.3.1 Depth of Sampling* which stat[illegible]s: '*Samples should be collected from both the emplaced fill and natural soils, at intervals of generally [illegible]o more than 500 mm, and at locations where distinct differences in permeability or other observable fe[illegible] per NEPC 2013, B2.*'

- DSI section *10.2 Soil Sampling Methodology* – the CEnvP SCS **accepts** the field QA/QC samples were completed for this DSI included one inter lab duplicate, one intra lab triplicate, one trip blank, one trip spike and one rinsate blank. This is in general accordance with NEPM Schedule 2 B *Guideline on Site Characterisation* section *5.4 Quality assurance and quality control*.

- DSI section *4 Site Condition* reported: '*The soil underlying the site consisted of an organic rich silty clay fill layer (0-0.4) underlined by a sandy fill (0.4-0.6) and a silty clay subsoil'*. The DSI collected shallow samples from the CLAY/FILL layer deeper samples from the underlying silty CLAY layer. NEPM *Schedule B2 - Guideline on Site Characterisation section 6.4 Sampling density and depth of sampling* states '*It is essential that samples are taken from within a natural stratum or fill horizon and not across strata."* The CEnvP SCS **comments** that the deeper SAND/FILL layer was not sampled.

- The CEnvP SCS **notes** that no asbestos was detected by AS4964 method (LOR of 0.01% w/w) and no asbestos was detected by Gravimetric Determination of Asbestos in Soil [AN605] {LOR of 0.001% w/w for asbestos fine/fibrous asbestos (AF/FA)} which meets NEPM *Schedule B Guideline on Investigation Levels for Soil and Groundwater Table 7 Health screening levels for asbestos contamination in soil guideline* of 0.001% w/w for FA and AF(non-bonded friable asbestos).
  - The CEnvP SCS notes that **no asbestos was observed** (bonded ACM or AF/FA) in any of the imported FILL material.

- The CEnvP SCS **notes** that DSI *section 9.2 Tables 23-28* applied the HSL A, ESL & TRH Management Limits for '*0 - <1m'* depth in CLAY ('fine grained soil') which correlates with the soils described in Table 17 which described the FILL and underlying natural soils and CLAY as '*silty CLAY'* soil as '*CLAY'.*

- The CEnvP SCS **agrees** with amended DSI section *12.1 Soil Analytical Results* which notes that the TRH F3 detected at '*TP.1'* appears to be likely a result of leakage from parked vehicles. This is the result of a '*top down'* mechanism of contamination (i.e., TRH in shallow sample but not in deep sample).

- The CEnvP SCS **agrees** with DSI section *12.4 Preliminary FILL Material Classification* and Table 32 as meeting the *Waste Classification Guidelines Part 1: Classifying Waste* by the NSW EPA (2014). The FILL may be pre classified as *General Solid Waste* (GSW) except one sample '*TP5.1'* which contains Nickel at 67 mg/kg > contaminant threshold (CT1) of 40 mg/kg but < specific contaminant concentration (SCC1) of 1,050 mg/kg. This classification will require further analysis including TCLP for Ni and well as PCBs.

- The CEnvP SCS **notes** that the following additional analyses will be required for classification of the excavated natural material (ENM) underlying the FILL in accordance with the ENM Order 2014:
  - Test method for measuring rubber, plastic, bitumen, paper, cloth, paint and wood (ENM section 4.8.7);
    - NSW Roads & Traffic Authority Test Method T276 Foreign Materials Content of Recycled Crushed Concrete (or an equivalent method) (ENM section 4.8.7.1);
    - Report as percent (ENM section 4.8.7.2);
  - Further sampling to include PCBs;
  - Further sampling of any stockpiled material in accordance with Table 1 of the ENM Order; and/or
  - Further sampling at depth (maximum excavation up to 6m) in accordance with Table 1 of the ENM Order – *'1 soil sample at 1.0 m bgl from each surface sampling point followed by 1 soil sample for every metre thereafter.'*

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- The CEnvP SCS notes that the laboratory QA/QC for all CoPCs in soil is **adequate** as the SCS lab report SE242429 R0 statement of QA/QC performance indicates: '*All Data Quality Objectives were met with the exception of:*
  - *Duplicate Soluble Anions (1:5) in Soil/Solids by Ion Chromatography 1 item {RPDs}:*
  - RPD for Chloride was 52% footnote 2: *'RPD failed acceptance criteria due to sample heterogeneity'.*
  - The CEnvP SCS considers this **acceptable** as Chloride analyses is for aggressivity (corrosivity) and salinity and is not part of the contaminated site assessment.

7. CEnvP SCS conclusions and recommendations

The CEnvP SCS **agrees** with amended DSI section *14. Data Gaps* which states:

- *'Presence of hazardous materials within onsite structures.*

- *The conditions of soil beneath hardstands & areas beneath buildings considering the proposed demolition; This area will be excavated for construction of two (2) basement levels carpark. Therefore, the excavated soil will be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014)".*

The CEnvP SCS **agrees** with amended DSI section *15. Conclusion* which states:

- *'The site privately owned by multiple individuals since 1887. The site has been used for residential purposes since at least 1965. Prior to that the site was free of structures and no commercial or agricultural activities were evident for the site. In 2019 a commercial retail store was built within the front portion of the site and near the Lachlan Street. The nature of the business activities within the store cannot be confirmed. The site was vacant at the time of inspection.*

- *Analytical results indicated all analytes were below the NEPM Health and Ecological Assessment Criteria for Residential (A) development.*

- *Analytical results indicated that all groundwater analytes were below the GIL for Fresh Waters, except for Zinc. However, the detected Zinc level is typical for the background levels found in the Sydney basin. Preliminary Fill material (0-0.4m) classification showed that all analytes were below the GSW-<CT1 threshold, except for Nickel in TP5.1 (67mg/kg). Therefore, further confirmation is needed through Toxicity*

Characteristics Leaching Procedure (TCLP) testing. Additionally, further sampling of sandy Fill material (0.4-0.6m) and testing for PCBs are required to confirm these findings.

- *The laboratory results of soil Aggressivity and Salinity indicated the residual soil of the site are non aggressive for buried steel structural elements in low and high permeability soils; Non-aggressive for buried concrete structural elements in low permeability soils; Mildly aggressive for buried concrete structural elements in high permeability soils; and Electrical conductivity of saturated extract (ECe) ranging from approximately 0.336ds/m to 2.03ds/m, indicating generally "non" saline residual soils underlying the site. Separate Aggressivity and Salinity investigation should be conducted for the underlying bedrock.* **This is considered a <u>geotechnical issue</u> outside of this CEnvP SCS review.**

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- *Based on the site investigation and analytical results, NEO Consulting considers that the potential for soil and groundwater contamination to be low.*

- *NEO Consulting finds that <u>the site is suitable for the proposed development and Residential (A) land use</u>, providing that the recommendations within Section 16 of this report are undertaken*

The CEnvP SCS **agrees** with DSI section *<u>16. Recommendations</u>*:

- *'All structures onsite should have a Hazardous Materials Survey (HMS) conducted by a qualified occupational hygienist and/or environmental consultant for the site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements; If ACM is confirmed by the HMS, then the following will be required:*
  - *An asbestos removal plan (ARMP);*
  - *The removal works will require a Class B licensed removal contractor;*
  - *Reporting on transport and management of asbestos waste in accordance with EPA Part 7 of the Protection of the Environment Waste Regulation 2017; and*
  - *a clearance inspection and clearance certificate by a will be required post demolition by a licensed asbestos assessor under clauses 473 & 474 of NSW Work Health and Safety Regulations 2017.*

- *The demolition of structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;*

- *Any soils requiring excavation, onsite reuse and/or removal must be classified:*
  - *The Topsoil/FILL on site within the proposed building excavation footprint should be characterised in accordance with Waste Classification Guidelines Part 1: Classifying waste; and*
  - *The underlying Virgin Excavated Natural Materials (VENM) to be excavated should be characterised in accordance with: Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014 The excavated natural material order NSW EPA 2014.*

- *A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.*

CEnvP SCS Conclusions:

The CEnvP SCS agrees that the following is required:

- a ***Hazardous Materials Survey*** (HMS) on all structures prior to demolition based on the date of construction being prior to 1965 and the original dwelling being noted as being a "weather board and fibro" building (on site survey plans).
- ***Final waste classification*** will require TCLP of the Nickel hotpot in addition to PCB analysis to confirm waste classification as *General Solid Waste* (GSW).
- An ***ENM classification*** (additional sampling, analysis and reporting) as detailed in the CEnvP SCS comments above.
- As the ground level was reported as 11.580m AHD and the Finished Floor Level (FFL) of the basement carpark was 5.580m AHD, significant excavation of > 6m will be required. The depth to groundwater was reported at approximately 5m therefore a groundwater **dewatering management plan** (DWMP) may be required. Review of the DWMP is considered to be **outside** of this CEnvP SCS review scope.

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Overall, the CEnvP SCS concludes:

- DSI results indicate that all concentrations of contaminants of potential concern (CoPCs) in the shallow FILL material and deeper natural soils reported within the appropriate NEPM residential A land use criteria and appropriate ecological criteria for urban, residential and public open space.
- There are several data gaps in the DSI (Fill at 0.4-0.6m & PCBs). However, even if this FILL soil did not meet appropriate HIL criteria, this FILL will be removed as the proposed building footprint which encompasses nearly the entire property.
- Based on the DSI results, the site soil is currently suitable for the proposed use as a child care facility. In addition, the majority of the site's soil will be removed to allow for with 2 levels of basement carparking.

A detailed review of the DSI with respect to NSW EPA (2020) *Guidelines for Consultants Reporting on Contaminated Land* has been completed; see Attachment 1. This review shows the report generally complies with current EPA NSW Reporting guidelines for a Detailed Site Investigation. Although some required items were either not applicable or not required while other items were not included.

I trust this letter meets your requirements at this stage.

Yours Sincerely

William Lines - 0481 956 635

Certified Environmental Practitioner No. 1021

Site Contamination Specialist No. SC41022

Attachments:

- CEnvP SCS- Standard Limitations
- Review of DSI with Respect to NSW EPA (2020) *Guidelines for Consultants Reporting on Contaminated Land – Table 2.3.*

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Standard Limitations

Certified Environmental Practitioner Site Contamination Specialist - CEnvP SCS

This review does not constitute a Site Audit Report or a Site Audit Statement. The CEnvP SCS did not source information from any third-party providers, nor were they involved in completion of any field work or laboratory analysis.

This CEnvP SCS review is a third party, independent review of the work completed by THE CONSULTANT.

This CEnvP SCS review:

- Relates only to those matters relevant to the Contaminated Land Management Act 1997.
- Does not seek to provide an opinion regarding other aspects of the environment not related to site contamination, to the suitability of the site in regard to the occupational health and safety legislation, or to the suitability of the engineering design.
- Involves the review and critique of Consultants' and Contractors' work, including site histories, site surveys, subsurface investigations, chemical and physical analyses, risk assessments and modelling. Accordingly, the CEnvP SCS relies on the experience, expertise and integrity of the relevant organisations. The information sources referenced have been used to determine site history and local subsurface conditions.
- While the CEnvP SCS has used reasonable care to avoid reliance on data and information that is inaccurate or unsuitable, the CEnvP SCS is not able to verify the accuracy or completeness of all information and data made available.
- Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements and site history, not on sampling and analysis of all media at all locations for all potential contaminants.
- Limited environmental sampling and laboratory analyses were undertaken as part of the investigations reviewed by the CEnvP SCS, as described herein. Ground conditions between sampling locations may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site which was not identified in the site history, and which may not be expected at the site.
- The CEnvP SCS accepts no responsibility for property damage in any way relating to the loss of use of property due to the presence of asbestos.
- Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this CEnvP SCS review are based on the information provided at the time of the investigations.

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
Document control	Date, version number, author, and reviewer (including certification details) and who commissioned the report	☑
Executive summary	Background	☑
	Objectives of the investigation	☑
	Scope of work	☑
	A summary of key findings, observations, and sampling results (if available)	☑
	Summary of conclusions and recommendations	☑
Objectives	The objectives of the investigation/report and the broader objectives for the site/investigation	☑ section 1.2
Scope of work	Scope of work performed (and work not undertaken where relevant)	☑ section 2
Site identification	Site identification and detail items from ASCSNEPM Field Checklist 'Site information' sheet:	☑ generally
	site name or description	☑ Table 1
	street address (street number & name, suburb), town/city	☑ Table 1
	property description (e.g. section, hundred, plan, parcel)	☑ section 4
	current certificates of title (identifying portion or full title)	☑ Appendix C

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	latitude, longitude (centre of site, or site corners for regular shapes)	☑ Table 1
	geodesic coordinates using GDA94 / MGA	☑ Table 1
	current owner(s)	Not required
	current occupier(s)	Not required
	site area and dimensions	☑ areas in Table 1
	local government authority	☑ Table 1
	current zoning (planning)	☑ Table 1
	locality map	☑ Figure 1
	trigger for assessment (e.g. change in land use)	☑ 1.2
	state or local government statutory controls assigned to the site	☑ section 1.3
	legal permission to access site required/obtained	Not required
	consent of adjoining landowners and/or occupiers to access land (if required)	Not required
Site history	Site history items from ASCSNEPM Field Checklist 'Site information' sheet:	☑ Generally

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	historical property title search (with copies of certificates of title)	☑ Appendix C
	identification of previous and present owners, occupiers, managers and users of the site	Not Required
	interviews with owner/occupier/staff/neighbours (present and former) who have an historical knowledge of the site	[illegible]
	review of historical aerial and site photography	☑ Table 3
	chronological list and summary of land use activities including information gaps and uncertainties, unoccupied periods	☑ Table 3
	details, charts and diagrams of previous and current buildings and site structures	☑ App C
	site layout plans showing locations of present and past industrial processes, storage areas, waste disposal areas	☑Figure 2
	description of manufacturing processes, raw materials, chemicals, and fuels associated with site use	Not Applicable
	products (including intermediate products) discharged during batch or continuous production processes, listed by common, systematic and trade names where possible	Not Applicable
	identification and location of chemical storage and transfer areas	Not Applicable
	wastes (including failed batched) discharged during batch or continuous production processes, listed by common, systematic and trade names where possible including their chemical characteristics, volume, and method of treatment	Not Applicable
	disposal locations (on and off-site) of the wastes from previous and present industries and uses, identifying solid waste and liquid waste lagoons, settling tanks and sumps	Not Applicable
	discharges to land, water, and air (authorised and unauthorised)	Not Applicable

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	product spills, losses, incidents, and accidents, including fires, with an indication of the chemicals spilled, frequency, estimates of quantity, extent of fire damage and structures affected	Not Applicable
	plans of sewer and underground service locations identifying active and abandoned services	☑ Appendix
	location and size of previous or existing storage tanks (both above ground and underground) and infrastructure and details of integrity testing	Not Applicable
	location of on-site and nearby wells and groundwater monitoring wells	☑ section 6.3
	location of transfer lines and notation of whether they are above or below ground	Not Applicable
	locations of dispensing or fill points	Not Applicable
	spill control systems e.g., bund (noting construction details)	Not Applicable
	earthmoving activities carried out on site	Not Applicable
	current and previous land uses of adjacent land taking into account relevant features listed above as appropriate	☑ section 5.1
	Complaint history - regulatory actions, legal actions	Not Applicable
	state and local government planning records including historical zoning and land uses	☑ section 5.2
	details of permits, licences, approvals and trade waste agreements with records of compliance	☑ section 5.3
	state and local government environmental records including licensing conditions, regulatory notices, inspection records, complaints, licence breaches	☑ section 5.4

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	state or local government dangerous goods records including licensing requirements, goods licensed to store, storage licences, inspection records, complaints, licence breaches	☑ sections 5.4-5.5
	state and local government records on contamination for site and surrounding areas	☑ section 5.2
	historical site photographs (labelled and dated)	Not Applicable
	summary of literature relating to the site (including newspaper articles)	Not Applicable
	potential sources of site contamination and potential off-site impacts	☑ section 7 Table 6
	potential chemical substances associated with activities (refer Schedule B1 and AS4482.1/2)	☑ section 7 Table 6
	plan of the site, to scale, noting relevant above details	☑ Figure 2
	verification of information sources (assessment of the integrity and accuracy of the information)	☑
Sampling and analysis quality plan and sampling methodology		☑ section 10
Results	Summary of previous results if applicable	Not Applicable
	A table(s) of analytical results that: shows all essential details such as sample identification numbers and sampling depth	☑ Tables 23-32
	shows assessment criteria	☑ Tables 23-32
	highlights all results exceeding any assessment criteria (not just the highest)	☑ Tables 23-32

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	included a summary / discussion of the analytical results	☑ section 12
	includes samples descriptions for all media where applicable (e.g., soil, sediment, surface water, groundwater, biota)	☑
	Includes test pit or bore logs (well construction detailed where appropriate for example groundwater level expressed in Australian Height Datum	☑ Appendix
	Includes a site plan showing all sample locations	☑ Figure 2
	Includes site plan(s) showing the extent of soil and groundwater contamination exceeding selected assessment criteria for each sampling depth, including identification numbers and depths of all samples analyses	Not Applicable
	Follows appropriate statistical procedures when comparing site data with the investigation and screening levels. Refer to ASCSNEPM Schedule B1 section 2,3 and 4.	Not Applicable
	Refer to ASCSNEPM Schedule B2 section 13 and 14 for information regarding the data presentation	
Quality assurance/quality control data evaluation		☑ section 12.3
Conceptual site model		☑ section 8
Site Characterisation	Assessment of extent of contamination considering all relevant media, including off site areas	☑ section 12
	Assessment of aesthetic issues	Not Applicable
	Assessment of potential effects of contamination on human health, and built structures (for example arising from risks to service lines from hydrocarbons in groundwater, or risks to concrete from acid sulfate soils)	☑ section 15
	Assessment of chemical degradation products	Not Applicable

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Report section	Required information (Guidelines for Consultants Reporting on Contaminated Land NSW EPA, 2020) Table 2.3 Detailed Site Investigation	Included
	Assessment of possible exposure routes and exposed populations (humans and ecological)	☑ Table 7
	Any evidence of, or potential for, migration of contaminants from the site, including odour, air quality, stormwater, sedimentation soil vapour, groundwater gases and groundwater issues	☑ Data gaps section 14
Waste Management	Waste classification details in accordance with EPA Waste Classification Guidelines (see waste classification checklist -Table 2.7)	Not Applicable
	Statements regarding materials being disposed via appropriately licenced facility or re use under an order of exemption	Not Applicable
	Waste disposal dockets or other waste documentations for any disposed waste	Not Applicable
	refer to Site Auditor Guidelines section 4.3.7 waste management for waste management requirements	Not Applicable
Conclusions and recommendations	Summary of all findings	☑ section 12.1
	Conclusions addressing the stated objectives	☑ section 15
	Assumptions used in reaching the conclusions	☑ Limitations
	Extent of uncertainties in the results	☑ Limitations
	A clear-cut statement that the consultant considers the site to be suitable for the proposed use (where applicable)	☑ section 15
	Recommendations for further work (if appropriate)	☑ section 16

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DETAILED SITE INVESTIGATION

N7609

FLDC Architects

73 Lachlan Street,

Warwick Farm NSW 2170

8th February 2023

NEO CONSULTING

Report Distribution

Detailed Site Investigation

Address: 73 Lachlan Street, Warwick Farm NSW 2170

Report No: N7609

Date: Friday, 8th February 2023

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Version	Prepared by	Reviewed by	Date issue
Draft	Ehsan Zare Environmental Consultant	Nick Caltabiano Project Manager	6th February 2023
Final	Ehsan Zare Environmental Consultant	Nick Caltabiano Project Manager	8th February 2023

Report Revision	***Details***	***Report No.***	***Date***	***Amended By***
0	***Final***	***N7609***	***08.02.2023***	

Issued By:

Nick Caltabiano

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Ology Pty Ltd

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KELLYVILLE NSW 2155

ABN 93 624 145 501

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Thursday, February 8, 2024

To Whom It May Concern,

Embedding the Noise Management Policy

The service will embed its policies into everyday practices and procedures to ensure compliance and maintain a high-quality service. These policies delineate the obligations of management, staff, and families alike. For instance, the noise management policy explicitly requires management to guarantee its implementation by both staff and families, illustrating the importance of active policy enforcement to achieve compliance.

Educators are responsible for being aware of strategies and how to implement them in ways that consciously reduce noise as outlined in the policy, and families are to ensure they support the service to implement the policy.

Management Definitions

Childcare services must ensure a responsible person is present on-site at all times during operation whilst children are in attendance. This responsible person can be an Approved Provider (AP), a Nominated Supervisor (NS), or an individual designated by the AP and NS who is well-versed in the National Quality Framework (NQF) and its legislative requirements. This implies that the responsible person must have a comprehensive understanding of the NQF and their required responsibilities within this framework.

The Approved Provider is typically the owner or licensee of the early childhood education premises, while the Nominated Supervisor is the individual appointed by the AP to oversee the daily management of the early childhood service.

Compliance of Policies and their Procedures

It is important to note that the compliance of all services with the NQF is assessed by the Early Childhood Education and Care Directorate, the New South Wales Regulatory Authority. This underscores the necessity for services to adhere strictly to the NQF guidelines and their implemented policies to ensure not only compliance but also the provision of quality early childhood education and care.

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2023/203811
In accordance with the Environmental Planning and Assessment Act 1979

Yours sincerely

Karen Barnes
Chief Executive Officer
Ology Pty Ltd

FEBRUARY

2024

Version 1.6

PLAN OF MANAGEMENT

PROPOSED TO:

Liverpool City Council

PREPARED BY:

Ology Pty Ltd

Ology

EARLY CHILDHOOD CONSULTING

www.ologyeducation.com.au

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EARLY CHILDHOOD SERVICE OVERVIEW

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The service will utilise this plan of management as a way to be compliant through meeting related National Quality Framework legislation and to continue to develop the quality of the service through a quality improvement plan.

Early childhood education and care facilities are required to operate under the National Quality Framework (NQF). The NQF consists of law and regulations and the National Quality Standards. These standards consist of 7 Quality Areas. The Planning Guidelines are linked to this NQF to ensure quality design of premises supports the quality practices of the service. The design of the premises needs to be *fit for purpose* (NQA 3)to support the service to be compliant with the NQF.

A team of subject matter experts have collaborated and reviewed the design against the NQF to produce a service for children that will have an environment that supports the wellbeing, health and safety of children.

This operational management plan produces a strong foundation for the Approved Provider of the service to build upon with their own business vision, philosophy and strategic plan. To create a high quality environment that continues to meet the best interest of children.

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EARLY CHILDHOOD SERVICE DETAILS

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ADDDRESS

73Lachlan Street, WARWICK FARM NSW

OPERATING HOURS

Monday to Friday 7:00am to 6:30pm

The service will close on public holidays

STAFFING

Ground Level

Room 1 and 2 : 20— Infants (0-2 years) with 5 educators (ratio of 1:4)

Room 3: 10—Toddlers (2-3 years) with 2 educators (ratio 1:5)

Room 4: 10—Toddlers (2-3 years) with 2 educators (ratio 1:5)

Level 1

Room 5: 10—Toddlers (2-3 years) with 2 educators (ratio 1:5)

Room 6: 20—Preschoolers (3-6 years) with 2 educators (ratio 1:10)

Level 2

Room 7: 20—Preschoolers (3-6 years) with 2 educators (ratio 1:10)

Room 8: 30—Preschoolers (3-6 years) with 3 educators (ratio 1:10)

Total Children: 120

Total Educators: 18

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QA1 PROGRAMMING AND PLANNING

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We have considered the following early childhood legislation and other mandates in our approach with designing the building to ensure it is fit for purpose.

Quality Area 1 - Educational Program and Practice	
1.1	The educational program enhances each child's learning and development.
1.2	Educators facilitate and extend each child's learning and development.
1.3	Educators and co-ordinators take a planned and reflective approach to implementing the program for each child.
Early Childhood Education and Care Regulations	
73	Educational Programs
74	Documenting of child assessments or evaluations for delivery of educational programs
75	Information about educational program to be kept available
76	Information about educational program to be given to parents
Related Mandates	
n/a	Belonging, Being and Becoming: The Early Years Learning Framework

PROGRAM AND PRACTICE

The early childhood education program will link to other quality areas to ensure a rich program for children. This will include learning in relation to sustainability and teaching children how to play in healthy and safe ways.

The early childhood program will be supported by the Early Years Learning Framework. This framework allows our educators to design an environment and utilise strategies that support children to be able to feel belonging, being and becoming out our service. The outcomes of this framework enhances children's learning and development through play based and child centered approaches.

Our educators will reflect on the program, the service environment and their use of strategies to find ways to continue to improve practices.

The premises design incorporates open spaces that allow educators to move the furniture and resources to suit the needs of the current group and also to consider ways the environment can offer consistency for children so they feel safe whilst at the service.

Educators will assess children's learning and discuss children's learning and developmental progress with families. Educators will build relationships with families that are collaborative and utilise strength based approaches in order to develop consistency between home and the service.

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Routine

Time	10 Toddlers 1:5	10 Toddlers 1:5	10 Infants 1:5	10 Infants 1:5	10 Toddlers 1:5	20 Pre-schoolers 1:10	20 Pre-schoolers 1:10	30 Pre-schoolers 1:10
	Ground Level				Level 1		Level 2	Level 3
7:00	Service Opens							
7:00-7:30	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG
7:30-8:00	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG
8:00-8:30	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG	PB / FG
8:30-9:00	IP	IP	NC/T / IP	NC/T / IP	IP	IP	IP	IP
9:00-9:30	T / OP	T / OP	PMT /	PMT / OP	T / OP	T / OP	T / OP	T / OP
9:30-10:00	PMT / OP	PMT / OP	OP / OP	OP / OP	PMT / OP	PMT / OP	PMT / OP	PMT / OP
10:00-10:30	OP / OP	OP / OP	NC/T /	NC/T / OP	OP / OP	OP	OP	OP
10:30-11:00	NC/T / OP	NC/T / OP	L	L	NC/T / OP	OP	OP	OP
11:00-11:30	IP	IP	ST / IP	ST / IP	IP	T	T	T
11:30-12:00	SRQT	SRQT	NC/T	NC/T	SRQT	L	L	L
12:00-12:30	SRQT	SRQT	NC/T	NC/T	SRQT	SRQT	SRQT	SRQT
12:30-1:00	SRQT	SRQT	L	L	SRQT	SRQT	SRQT	SRQT
1:00-1:30	NC/T	NC/T	ST / IP	ST / IP	NC/T	SRQT	SRQT	SRQT
1:30-2:00	L	L	ST / IP	ST / IP	L	T	T	T
2:00-2:30	IP	IP	NC/T	NC/T	IP	PAT	PAT	PAT
2:30-3:00	OP	OP	PAT / OP	PAT / OP	OP	OP	OP	OP
3:00-3:30	NC/T / OP	NC/T / OP	OP / OP	OP / OP	NC/T / OP	OP	OP	OP
3:30-4:00	PAT / OP	PAT / OP	IP / OP	IP / OP	PAT / OP	OP	OP	OP
4:00-4:30	IP / OP	IP / OP	NC/T / OP	NC/T / OP	IP / OP	OP	OP	OP
4:30-5:00	Late Snack							
5:00-5:30	Family groupings occur as the number of children dwindles, then outdoor experiences are packed away to allow for increased supervision of children in specific, more contained areas, and the indoor experiences are reduced depending on numbers and needs of children.							
5:30-6:00								
6:30	Service Closes							

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Code	Meaning	Further Information/Explanation
FG	Family Groupings	The different rooms are grouped together to allow children to play with siblings and to ensure adequate supervision when the number of children is lower.
PB, PMT, L, PAT	Progressive breakfast, morning tea, lunch & progressive afternoon tea	As a part of quality practices under the National Quality Framework, services are required to meet the needs of individual children. Having progressive mealtimes allows children to eat when hungry according to their needs.
NC, T	Nappy Change and Toileting	Children must have their nappy changed every two hours and then again in between where necessary. Children are encouraged to go to the bathroom before lunch and to wash their hands before eating.
ST, SRQT	Sleep Time, Sleep, Rest and Quiet Time	According to the law, children's individual sleep needs must be followed, and no child is to be forced to sleep but encouraged if they need sleep. In the infant's room, some children sleep all day, and thus, the routine may change for some children. Quiet activities are set up in preschool rooms for children who don't sleep.
IP	Indoor Play	The acoustic report permits all children at any time to participate in active indoor and outdoor play but there will be stages of active and passive play.
OP	Outdoor Play	

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QA2 HEALTH AND SAFETY

We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

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Quality Area 2 – Children's Health and Safety	
2.1	Each child's health and physical activity is supported and promoted.
2.2	Each child is protected.
Early Childhood Education and Care Regulations	
165	Adequate Supervision
167	Harm and Hazards
77, 168	Health, Hygiene and Safe Food Practices
85	Incidents, Injury, Trauma and Illness
88, 168	Infectious Diseases
89, 168	First Aid
90, 182	Medical Conditions Policy

We have created a design to enhance children's lability to learn in a safe environment and to learn safe behaviours within their immediate and community environment. Our design incorporates Crime Prevention through Environmental Design (CPTED) to minimise the risks for our children and stakeholders of the service.

Risk assessments, audits, processes, practices and the environment are continuously reviewed to gauge where our strengths and improvements are and how we can offer safety for our children from concept of design through to operation of service.

We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

ADEQUATE SUPERVISION

When employing staff their knowledge, skills and attitude will be taken into consideration to ensure they are able to suitably supervise children. As a part of induction staff will be informed of supervision processes and responsibilities. This will include being aware of the number of children they have through conducting regular head counts. Staff will remain in child to staff ratio and work directly with children.

Staff will complete required sleep checks to ensure safety of sleeping children and to reduce the likelihood of Sudden Infant Death Syndrome (SIDS).

Staff when supervising children will be compliant within education and care regulations by ensuring they meet educator to child ratio and working directly with children.

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HARM AND HAZARDS

Policies and procedures will advise staff of how to take reasonable precaution in protecting children from harm and hazards. This will include conducting open and closing premises checks of the indoor and outdoor environment. Conducting risk assessments to protect children from risk of harm within the service by eliminating and reducing hazards within the environment and the surrounding community for children.

All visitors will need to produce identification in order to enter the premises and all staff will need to have a Working with Children Check. All staff will be trained in child protection and have refresher training every 12 months.

Further training will provide for stakeholder training and awareness of how children can be safe traffic participants to learn the vital skills to be safe within their community near roads, cars and traffic. The building is constructed according to Building Codes, Australian Standards and Environmental Planning to provide a base safe environment.

All resources purchased by the service will meet the Australian Standards such as cots for the cot room. Cupboards are designed to keep hazardous and harmful substances out of reach in locked cupboards and storerooms away from children.

HEALTH, HYGIENE AND SAFE FOOD PRACTICES

There are separate sinks on the premises to avoid cross contamination between craft, toileting and food handling. The service will continue to ensure policies and procedures follow correct hygienic practices.

The approved provider will employ a qualified cook with training in safe food handling and nutritious menu planning in order to ensure the practices are adequate. The building provides a large storage and refrigeration space to ensure food is stored and handled appropriately. The cook will conduct regular checks to ensure the safe handling of food such as temperate checks of the food before serving to children and to reduce any bacterial growth. The service will display the weekly menu for all families to have access to. The menu will be designed seasonally.

During sleep and rest periods for children staffing ratio will not be reduced to ensure adequate supervision of children at all times.

Incidents, Injury, Trauma and Illness: Any serious incidents according to the Early Childhood Education and Care Legislation will be notified to the Early Childhood Education and Care Directorate.

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EMERGENCIES

The service is designed to ensure all stakeholders can leave the building safely with room for emergency cots to pass through hallways to exit children in them more easily. The service at every exit point will have the emergency map and procedures displayed. The service also has procedures for lockdown. According to legislation the Approved Provider will ensure that at least 3 monthly evacuation drills are conducted and over a number of consecutive days to be able to have most or all people participate where possible.

TELEPHONE AND COMMUNICATION EQUIPMENT

The premises is designed with a communications room and telephone system to ensure that all staff can have access to a phone line at any time in the case of emergency.

All phones connection points will have displayed copy of the emergency contacts and questions in case of a Bomb Threat. Phones within the playroom will be portable to allow free movement of use in an emergency when needing to monitor any persons.

Communication systems will restrict access to ensure only approved stakeholders are able to enter the premises.

INCIDENTS, INJURY, TRAUMA AND ILNESS

Any serious incidents according to the Early Childhood Education and Care Legislation will be notified to the Early Childhood Education and Care Directorate. The service will reduce the likelihood and where possible eliminate risks of harm and hazards within the environment. This will be done through completing risk assessments of the physical environment and the processes and practices of the service.

INFECTIOUS DISEASES

The service will use “Staying Healthy in Child Care” written by the National Health and Medical Research Council to support staff in providing families with information in regards to symptoms and incubation periods. The service policy will ensure that children can be excluded from care for 24hours after gastroenteritis and the service can seek confirmation from a doctor before allowing re-entry of the child to care. The service will have COVID policies and procedures inline with requirements from the national and state government health regulatory authorities and the state department of education.

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FIRST AID

First aid kits will be easily accessible and adequate for all staff and children within the service. There will be the addition of an emergency transportable first aid kit and emergency bag for emergency evacuations. Regular procedural checks of first aid kit stock will be conducted.

MEDICAL CONDITIONS

The service will have policies and procedures for managing medical conditions such as allergies. The process will include that all staff are aware of the conditions and have access to Management Plan which must be written by a Health Care Professional.

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Onsite Emergency Evacuation Procedures

Onsite Emergency Evacuation Procedures

When it is unsafe for children, staff and visitors to remain inside the facility's building the Nominated Supervisor on-site will take charge and direct staff as necessary. The Nominated Supervisor (NS) or the Responsible Person (RS) in day to day charge of the service at the time of the emergency will be the 'Fire Warden'. Each team leader will assist the fire wardens for their room.

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Step 1 – Raising the Alarm

- Person who identified the emergency will **call 000** and inform emergency services and advise the **fire warden**.
- The **fire warden** is to; raise the alarm to advise staff, get the cellular phone and where possible shut off power if safe to do so.
- Person identified the emergency or the fire warden are to contain the emergency where safe to do so. Staff have access to fire blanket and fire extinguishers within the service and their rooms. The kitchen also has access to equipment.
- The kitchen and admin staff are to support and be directed safely by the fire warden to help where needed.

Step 2 – Prepare children and obtain equipment

- Each **team leader** in each room is to get **emergency bag and daily attendance** located at the exit point of their room. *The emergency bag contains some clothing and spare hats, sunscreen, non-perishable food, water, first aid kit (including asthma and epi pens), high vis vests, current emergency contacts list, children's medical management plan, nappies and wipes.*
- Staff are to **implement the emergency management plan** together as a team following directions as needed by the team leader in their room as directed by the fire warden.
- All staff are to **check their rooms** and bathrooms, including behind furniture and bring all children together as a group and check attendance with a head count. Fire warden or staff to use fire extinguishers or blankets as appropriate to contain the fire. Once rooms have been checked and cleared of all persons, then the rooms where possible can be closed to contain the fire or emergency.
- Fire warden to check all rooms where safe to do so.
- All staff to **remain calm** and talk to children in the same manner. Advising children with short word sentences. Reminding children and at the same time allowing children to hear their voice with comfort. Using words and strategies that do not escalate fears. Staff observe body language of all children to see who needs extra support as exiting the building in order to keep all children calm and more likely to follow directions.
- Dependant on the room, the staff will assemble children and guide them with the use of the following age appropriate safety aids;
- **Infants Room** - infants are put into an evacuation cot and two children are harnessed to one educator in a baby carrier whilst other educator pushes the evacuation cot.
- **Toddler Room and Pre-schoolers Room** – Children are to form two lines and utilise the **rope** (Walkadile, attached to waist or wrists) to keep children grouped together.
- Staff to continue to take **head counts** as they exit the building. Talking together as a team of staff to confirm numbers.

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Step 4 – Exiting the Building

- Staff should follow the path as indicated from the emergency map of their play room and lead children to **avoid hazardous** areas. Staff are to alter pathways according to the fire, flood or emergency that is approaching.
- **Preschool** staff are to be the barrier between the road and the children by keeping children to their left in two lines with the rope (Walkadile). Staff are to be spaced out over the group and close to children to supervise the entire group. With at least one educator leading the group and an educator at the back of the group to ensure no one is behind the last educator.
- Team leaders will take another head count to ensure all children and staff in their room are accounted for.

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Step 5 – Assembly Area

- The assembly area is at **73 Lachlan Street, WARWICK FARM NSW**
- The child care service is to be grouped together **separate** from other **stakeholders of the premises**.
- Fire warden will **account for all stakeholders** including; children, staff (including kitchen and admin) and visitors with team leaders who have taken attendance of their room's children and staff.
- The fire warden will ensure **communications with emergency services** is maintained.
- The team leader in each room will check the surrounding area and **clear hazards** before assembling children in room groups to the assembly area. Children in each room group will stay grouped together.
- **Staff positioned** to keep children close together. Some staff seated at child level with children to meet the emotional and physical needs of children and some standing to supervise the group of children. Team leader in each group to communicate roles to be completed and completed within their room group and as an entire service as necessary.
- Staff will discuss in an age appropriate manner the situation and listen, observe and monitor children's physical and emotional needs. Staff to engage children in floor activities such as singing, story telling and seated games.
- Fire warden will ensure everyone is calm, offer support and ensure all staff are following the procedure where appropriate to supervise and keep children safe. Staff to continue to communicate with each other tasks to be completed and completed.
- Team leader will allocate staff members in each group to attend to **first aid** as necessary. (All staff are qualified in first aid)
- Fire Warden is to **confirm with emergency services** when it is **safe to return** to the building and normal operations.
- A joint text will be sent out to **notify parents** or guardians with information in relation to the emergency and steps they need to take. When a parent or guardian can't be contacted then the next 2 **emergency contacts** will be notified.
- The fire warden will contact and seek advice from the **Approved Provider** or Representative if required.
- Fire warden to maintain a **record of actions**/decisions undertaken and the related times.

Required Actions after Emergency Evacuation

- Follow up to ensure any children, staff or visitors with **medical** or other needs are supported.
- Determine if there is any specific information staff, children and visitors need to know (e.g. parent reunification process or areas of the facility to avoid). Utilise the '**Emergency Alert Notice'**. Send any emails as necessary and appropriate.
- Undertake operational debrief with staff to identify any procedural changes that may be required. Utilising '**Post Emergency Record'**
- Report any serious incidents to the relevant **Regulatory Authority** within 24 hours as regulated to.

Required Actions in Preparation of Possible Emergency Evacuation

- **Fire evacuation drills** will be conducted every three months. All fire wardens at time of duty will be aware of their responsibilities and each (NS and RS) will be involved in and lead at least one emergency evacuation drill every 3 months. The services forms will be utilised to document drills and reviews of practice and environment. Forms include **'Emergency Drill Record', Emergency Evacuation Notice', 'Emergency Drill Observers Record',** and **'Post Emergency Record'**.
- The **emergency bags** and **first aid kits** to be **checked** every month to ensure items are within use by date and suitable for use.
- **New staff** will receive **training** and information in relation to emergency evacuation procedures and how to use fire extinguishers and equipment.
- All **new visitors** to the service upon entry will be advised of the **emergency exit** information.
- **Risk assessments** to take place to minimise and eliminate likely hood of risks that could lead to emergencies. Including ensuring all emergency exit pathways are clear as a part of the daily opening safety checklist.

Date last reviewed; December 2022

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Emergency Exit - Child Safety Apparatus

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The following information gives a visual depiction and overview of the safety apparatus that will be utilised to help staff to keep children contained near roads and traffic.

INFANTS - Evacuation Cot and or Body Harnesses are utilised for the infants' room. The service will enroll no more than 8 non walking babies (usually under 12 months). Infants under 4 months will be harnessed to the front of an educator. Older infants will be placed in the evacuation cot.

TODDLERS AND PRESCHOOLERS - Rope in documentation is referring to a product that attaches children to a rope via waste or wrists. Sample pictured below. One of the popular brands is the Walkadile.

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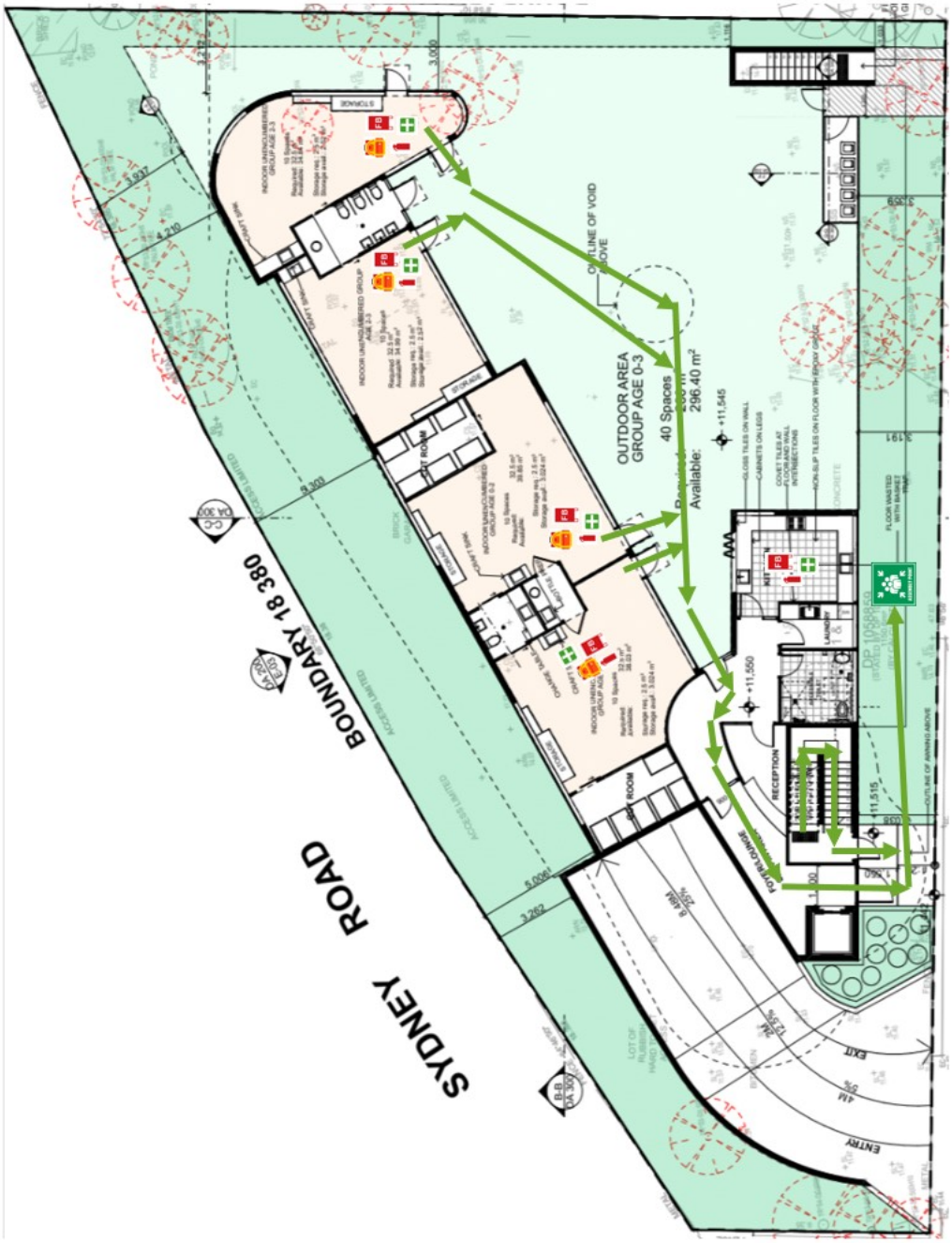
Emergency Evacuation Map - Ground Floor Plan

73 Lachlan Street
WARWICK FARM NSW

Legend	
Primary Assembly Point	
Pathway	
Fire Extinguisher	
First Aid Kit	
Emergency Bag	
Emergency Blanket	FB



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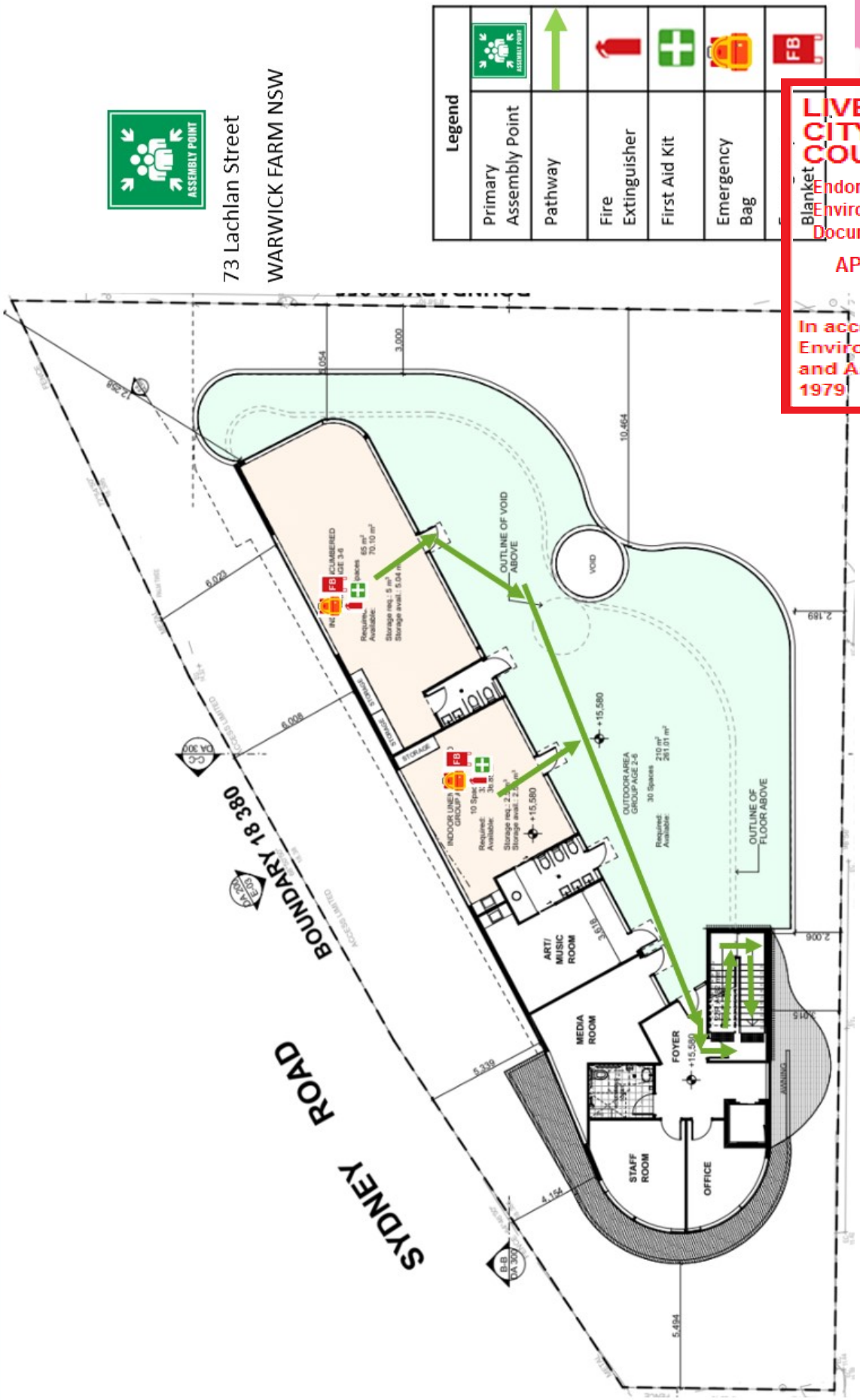
Emergency Evacuation Map – Level 1 Floor Plan



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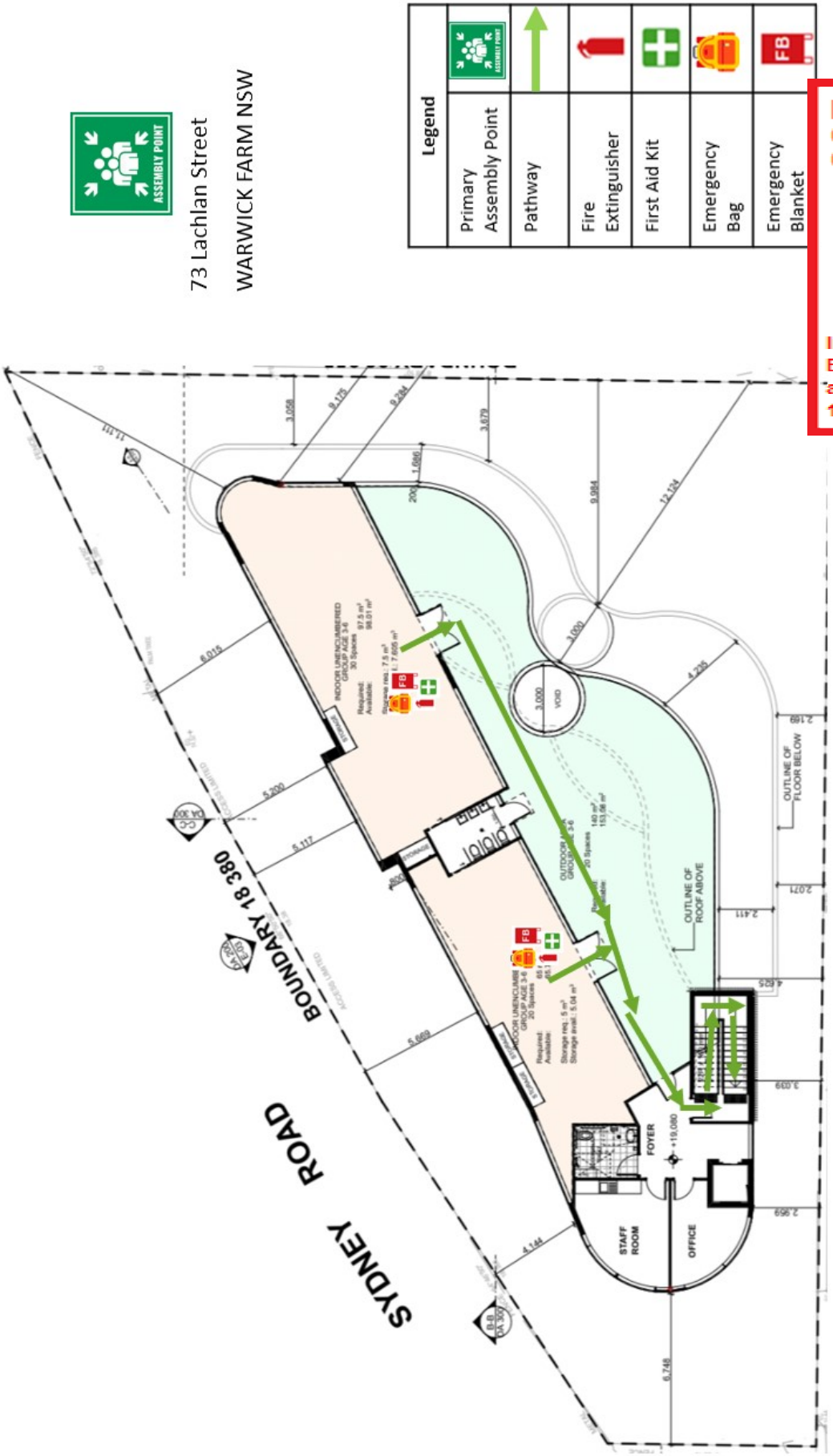
Emergency Evacuation Map - Level 2 Floor Plan



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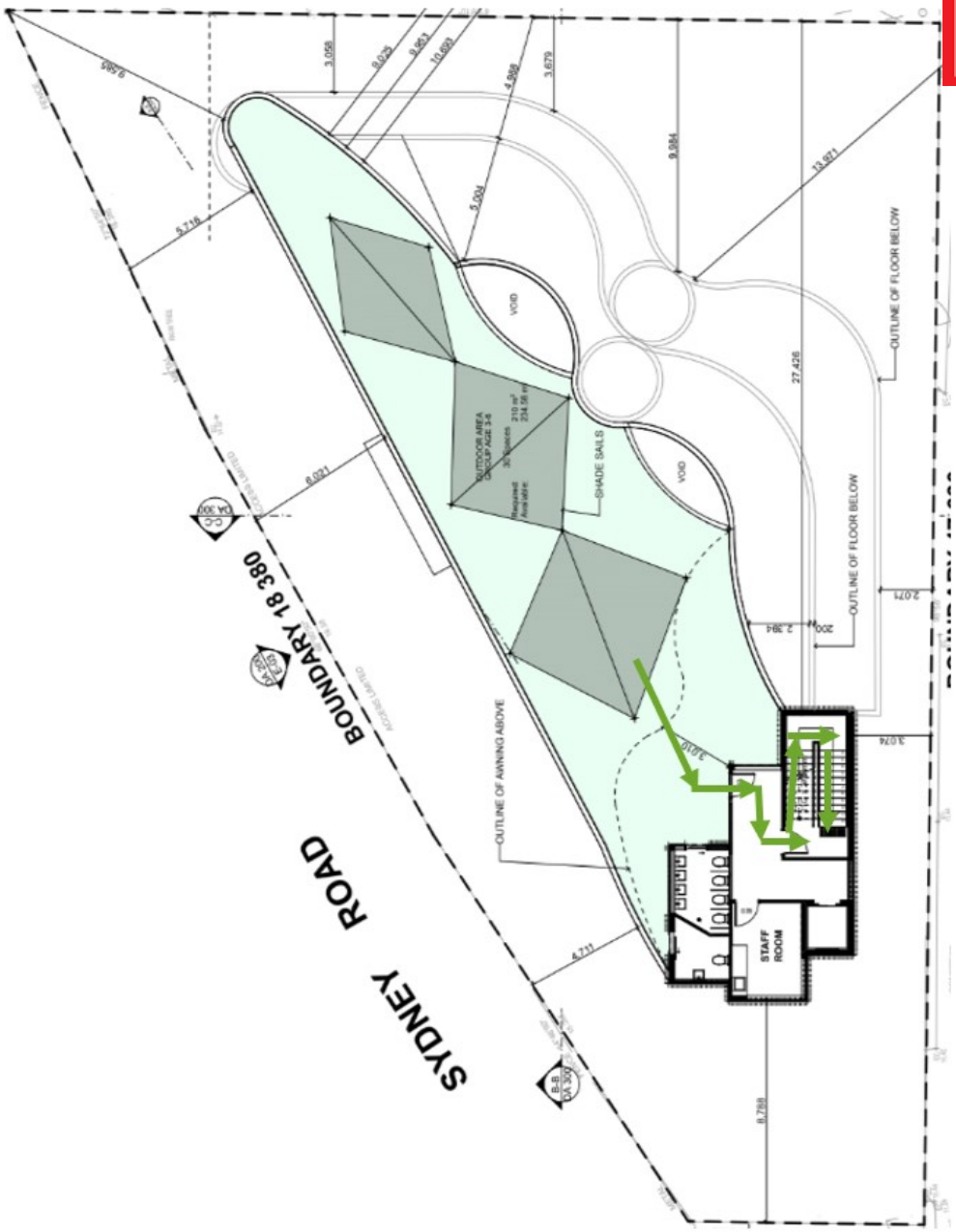
Emergency Evacuation Map - Level 3 Floor Plan

73 Lachlan Street

WARWICK FARM NSW

Legend	
Primary Assembly Point	
Pathway	
Fire Extinguisher	
First Aid Kit	
Emergency Bag	
Emergency Blanket	FB



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Noise Management Policy

Introduction – Statement, Reason and/or Explanation

This policy is to assist in the management and reduction of noise at the education and care centre in line with current legislation and consideration of all stakeholders to ensure children's need for physical outdoor activity is offered and provided and neighbouring properties residence and businesses are not impacted by any nuisance or hazardous noise.

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Goals – What we will do

To assist in the management and reduction of noise inline with current legislation and consideration of all stakeholders to ensure children's need for physical outdoor active play is offered and provided and neighbouring properties residence and businesses are not impacted by any nuisance or hazardous noise.

Strategies – How we will achieve this.

Please note; under the National Quality Framework (NQF), the Approved Provider and the Nominated Supervisor bear the responsibility for the implementation and integration of policies aimed at ensuring a safe and secure environment for children. Compliance within this framework mandates that either the Approved Provider or the Nominated Supervisor must be present on-site at all times. In their absence, it is required that a staff member is designated as a "responsible person" to maintain ongoing compliance. Furthermore, it is a legal obligation to maintain a roster that records the presence of one of these three designated responsible persons on-site at all times. This roster is subject to inspection by the Regulatory Authority during compliance visits to the service.

The Approved Provider, Nominated Supervisor and Responsible Person will;

- Ensure all stakeholders are compliant with this policy.
- Ensure educators are qualified in how to guide children's behaviour in appropriate ways in a strength based approach where educators build positive and responsive relationships with children.
- Staffing will meet regulatory requirements of staff to child ratio to ensure all children are attended to appropriately to reduce noise.
- As a part of orientation for children, families will be informed of their responsibility to ensure they respect the noise levels within the car park upon arrival and departure of the service.
- Staff induction and orientation is to include staff to be made aware of this policy to ensure noise is reduced and kept at an acceptable standard.
- A copy of the noise management policy and procedure will be made aware to all staff, families and business or tradesperson in order for them to understand and comply with centre requirements
- As a part of the quality improvement process the service conducts audits to ensure children are engaged in play and positive relationships are built to ensure noise is kept to an acceptable standard.
- The approved provider will maintain a register of any noise complaints received. All complaints shall be dealt with promptly to ensure service strategies comply with the service policy to reduce noise. Complaint register shall log the time, date, contact details and any details of what caused the noise. The service will advise the complainant within 48 hours of any action undertaken as a result of reviewing processes to reduce noise as a result of reviewing the complaint. These actions will be recorded in the register.

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The Approved Provider, Nominated Supervisor and Responsible Person will (continued);

- Should noise complaints persist, the Centre will engage the services of a recognised Acoustical Consultant (being a full and current member of the Australian Acoustical Society) to monitor noise levels and provide advice on any additional noise mitigation measures (if required).
- Acoustic reporting will be recorded in the register and any required follow up.

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Educators will ensure;

- Strategies are followed that consider the minimal noise impact. These strategies will include;
  - No more than 4 hours of total outdoor play for all children is maintained on any day;
  - Windows along facades exposed to Sydney Road rear of the property are fully closed;
  - Follow the acoustic report recommendations which permits all children at any time to participate in active indoor and outdoor play, where there will be stages of active and passive play.
  - Being aware of the need to control excessively noisy behaviour;
  - Designing and managing children's interest in outdoor play activities as a way to reduce noise;
  - Children's behaviour is guided quickly and promptly to ensure a more peaceful and calmer environment. Educators are qualified in how to observe children's behaviour and guide appropriately this naturally reduces noise through children being contented and happy and less frustrated as educators use appropriate positive strategies based on children's individual and group needs;
  - Will encourage active play is discourage, screaming and shouting as un acceptable behaviour through educating children and using calming engaging strategies to settle children and to comfort children crying immediately;
  - Not setting up any percussive, hard wheeled and other potentially noisy toys in the outdoor play area close to residential areas;
  - Quieter activities will be set up to the neighbouring fence line.;
  - Staff are to control the level of their voice whilst outside;
  - Staff to create mentally and physically stimulating environments so children are engaged and focused in play.

Families will ensure;

- Support the service to ensure this policy is implemented by aiming to reduce noise through controlling their own voice whilst outside and guiding their own children to reduce loud noises such as screaming and shouting.

Date created	February 2024
Links to Early Childhood Education and Care Legislation	• Early Childhood Education and Care Law • Early Childhood Education and Care Regulations
Links to National Quality Standards/Elements	2, 3, 5
Links to Statutory Legislation and Considerations	• Work Health and Safety Regulations • Planning and Environment Legislation Child Care
Sources/References	n/a
Further Reading/Reflection	n/a

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Car Park and Traffic Safety

Introduction – Statement, Reason and/or Explanation

According to research on child road safety it is important to teach children to be safe traffic participants. Teaching children the skills and knowledge needed. It is recommended children are given safe opportunities with responsible adults to learn road safety. Children need to learn cognitive skills required include; perceptual processing, spatial orientation, spatial relationships, colour perception and discrimination, understanding traffic signs and gross motor skills. It is important to note that children are ready to be independent safe traffic participants at different ages and stages. Children generally don't develop these independent skills fully on their own until after the age of 10.

As a part of the National Quality Framework children need to learn skills to take risks safely, by providing staff and families working in collaboration to ensure the best interest of children. The service understands the importance of working in partnership and providing education to adults about how to support children safely as safe traffic participants.

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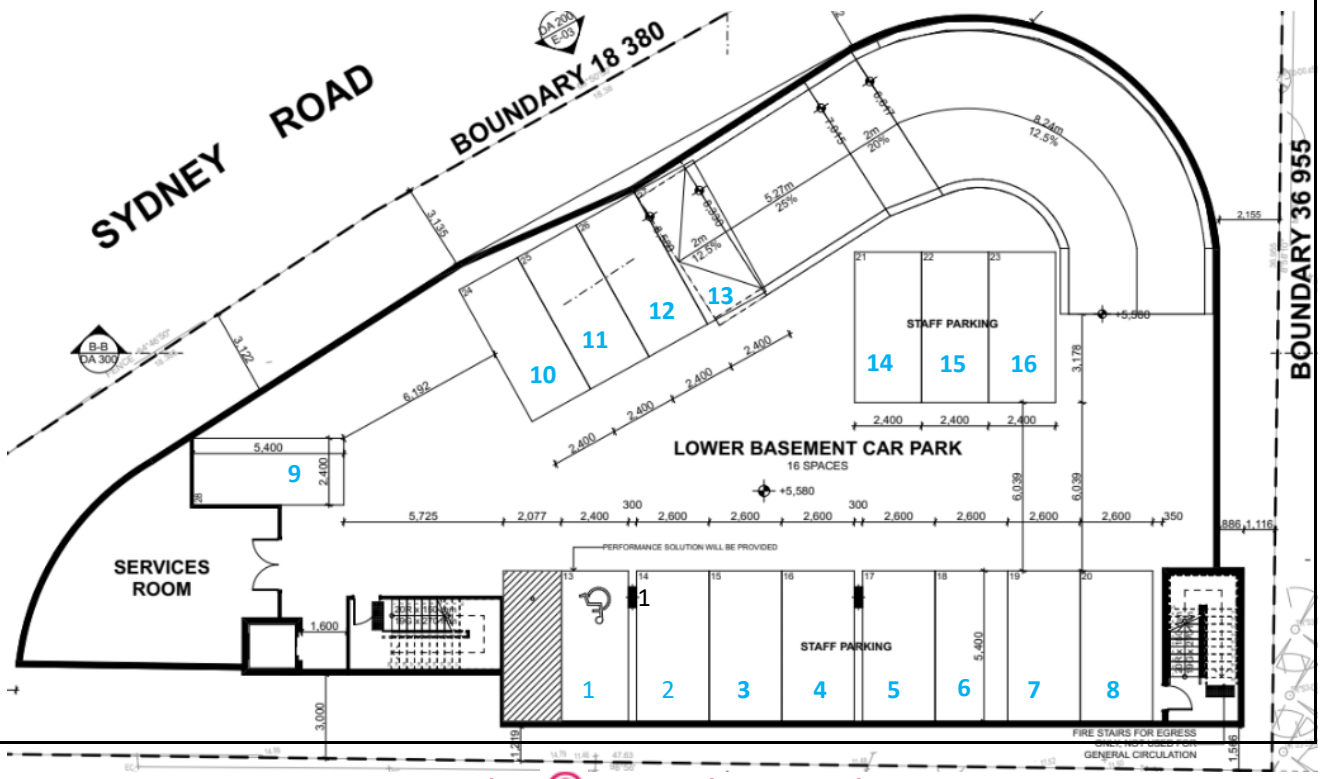
Goals – What we will do

- To provide a safe learning environment for children to become responsible safe traffic participants.
- To educate staff and families in how children learn road safety, to enable them to be able to teach children the skills to be safe traffic participants.
- To support children to be active citizens of the community.

Strategies – How we will achieve this.

The Approved Provider and Nominated Supervisor will:

- Staff induction and orientation will advise staff of their responsibilities of how to use the carpark and its parking spaces. Information will be provided on transport accessibility;
- Travelling to work via public transport, car pooling and walking will be promoted for staff as a part of the services quality area three (3) action plan for sustainability. Incentives provided to staff who do not drive to site (where necessary);
- There are 16 available car parking spaces for staff. Each of the 16 staff will be allocated a corresponding numbered car park that will be in accordance with their rostered start and finish time. The remaining two staff members that are not allocated a car park will be those staff who will be travelling via public transport, car pooling or walking to the service.



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Strategies – How we will achieve this.

The Approved Provider and Nominated Supervisor will:

- Ensure family orientation advises staff of their responsibilities of how to use the carpark and its parking spaces and being instructed they are not to park on the street when dropping off and picking up their children from care.
- Ensure all staff are aware of and understand their responsibilities and duty of care to support children to be safe traffic participants.
- Ensure all staff are trained in road safety programs for teaching children road safety such as Roads and Traffic Programs by Macquarie University
- Ensure play-based programs of road safety are incorporated into children's learning.
- Ensure families are provided with information and education in relation to their responsibilities for keeping children safe and how to teach and support them to be safe traffic participants.
- Ensure children and families learn and understand safe behaviours required in the car park and for entering the building via the road entrance.
- Ensure families who are intoxicated are not resisted from taking their children home.
- Ensure risk assessments are conducted inline with excursion and emergency policies. Within this risk assessment their must be provision for education and discussion for children about road safety before they go.
- Ensure audits are conducted every 3 months and also if there is a complaint in relation to car park practices that may cause a risk to stakeholders safety. The Nominated Supervisor (NS) or Approved Provider (AP) will check CCTV footage for peak time periods the car park is used. Data will be collected from a week of morning and afternoon sessions. Where access to CCTV is unavailable the AP or NS will attend the car park for the same time periods. Where they will observe, monitor and assess drivers and pedestrians behaviours. They will jointly assess any risks that have been identified. Strategies will be implemented where possible to eliminate or reduce the risks. Stakeholders who's behaviour poses a risk will be given this policy and a corrective action report with documented need for them to comply immediately, and the given steps to rectify the behaviour. If behaviours pose a serious risk to the health and safety of stakeholders the Approved Provider will deny access for the stakeholder immediately to ensure their duty of care to children and to provide a safe and healthy environment for all stakeholders.
- Ensure ongoing travel mode surveys for staff are conducted.

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Educators will:

- Ensure children learn road safety as a part of their learning and development within a holistic and play based approach as recommended by the Early Years Learning Framework.
- Children are taught location specific information such as being safe when entering and leaving the premises according to how they get home and when they are on an excursion. Information could include; using the 'safety door' (the rear kerbside door), driveway safety, child restraint information and role modelling safe road use.
- Teaching children about route and location safety. Such as where they are going and where they should cross the road.
- Teaching children the cognitive skills as outlined in the above introduction section of this policy.
- Keep up to date with road safety knowledge and utilise information from reputable sources and programs such as KidSafe and Roads and Traffic NSW and Macquarie University program.
- Ensure children if riding a bike as a part of road safety learning at the centre wear a helmet that is compliant with Australian Standards.

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Educators will (continued);

- Educate children about road safety at the service in relation to what they need to know to be cognitively and physically responsibly safe road participants.
- Children learn the associated skills they need to know and practice on a simulated road for role play at the service before leaving the premises for excursions or emergency evacuation drills.
- Only park in the designated staff car park.

Families will;

- Act in accordance with this policy.
- Volunteer to support children as extra ratio to support children when leaving the premises on excursion or emergency evacuation drill.
- Work in partnerships with the service to educate their children in how to be responsible and safe traffic participants. Teaching them skills for entering and leaving the building through the exit to the road or the car park from the service. Teaching and supporting children to get out on the curbside of the car, look for oncoming traffic, and behavior for driveway and traffic safety.
- When delivering and picking up children from child care will only park in the designated child care car parks
- Families will not use on street parking for drop off and pick up of children.

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Date created	February 2024
Links to National Quality Standards/Elements	2.2.1
Legislation & Considerations	United Nations Convention on the Rights of the Child – right to be safe and participate.
Sources/References	Trifunović, A., Pešić, D., Čičević, S., & Antić, B. (2017). The importance of spatial orientation and knowledge of traffic signs for children's traffic safety. Accident; Analysis and Prevention, 102, 81–92. https://doi.org/10.1016/j.aap.2017.02.019
Further Reading/Reflection	https://roadsafety.tran sport.nsw.gov.au/stayingsafe/children/index.html retrieved 11/12/2022. https://www.kidsafensw.org/road-safety/pedestrian-safety/ retrieved 11/12/2022. http://www.kidsandtraffic.mq.edu.au/pedestrian-safety/ retrieved 11/12/2022. https://roadsafety.transport.nsw.gov.au/campaigns/theyre-counting-on-you/driveway-safety.html retrieved 11/12/2022. https://roadsafety.transport.nsw.gov.au/stayingsafe/children/songsrhymes.html retrieved 11/12/2022.

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QA3 PHYSICAL ENVIRONMENT

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We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

Quality Area 3 – Physical Environment	
3.1	The design of the facilities is appropriate for the operation of a service.
3.2	The service environment is inclusive, promotes competence and supports exploration and play based learning
Early Childhood Education and Care Regulations	
103	Premises, furniture and equipment to be safe, clean and in good repair
104	Fencing
105	Furniture, materials and equipment
106	Laundry and hygiene facilities
107	Space Requirements – indoor space
108	Space requirements – outdoor space
109	Toilet and hygiene facilities
110	Ventilation and natural light
111	Administrative Space

PREMISES AND EQUIPMENT

The premises building and equipment in design review and operation stages will consider and implement child safe, health and hygienic processes to ensure a fit for purpose design to ensure quality practices. Building structures and service equipment meets the Australian Standards. This includes the design and construction stage considering the building structure and landscape indoors and outdoors. Examples include choosing soft fall that meets impact absorbing surfaces and fall heights that are safe to purchasing of cots and toys. Consideration is taken to ensure materials utilised in construction are easy to maintain, clean and durable. Services processes will include daily risk assessments of indoor and outdoor environment. The design and construction utilises natural materials in the outdoor landscape design.

FENCING

Fencing is designed to ensure no child is able to go over under or through the fencing. Gates are installed to keep children safely inside, and allow ease of exit for adults to have clear exit pathways including during emergencies. As a part of risk assessment the service has policies to ensure equipment is not set

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FENCING (CONTINUED)

up near fencing to ensure no footholds are created. No fencing is below the required L.S.O.

LAUNDRY

Laundry has space and equipment for the service to deal with soiled clothing, nappies and linen and an area for hygienic and safe storage prior to their disposal or laundering. The doors have handles that restrict access of entry for children and ease of access for staff. The laundry is designed to have cupboards and bench tops that keep unsafe products and unhygienic items out of reach from children and provides a space to store buckets and mops for different cleaning areas. The service maintains this safety through its laundry policy. Cupboards are labelled. Services use National Health and Medical Research Council (NHMRC) publication Staying Healthy: Preventing infectious diseases in early childhood education and care services (latest edition available at www.nhmrc.gov.au) for support safe and hygienic laundering.

SPACE REQUIREMENTS (INDOOR AND OUTDOORS)

The outdoor space requirements allows the children to have the required space for day to day play. The indoor and outdoor space requirement is met with the required amount of 3.25sqm of unencumbered indoor space and 7sqm of unencumbered outdoor space per child outside.

TOILET AND HYGIENE FACILITIES (INC. NAPPY CHANGE)

Toilet access is convenient for children to access from inside or outside areas. Toilets and facilities can be easily reached by all children and a foot stool and potty provided when needed. There are large windows for educators to supervise children to ensure safely with ease and to protect themselves by allowing staff to observe each other. The dignity and rights of children is taken into consideration with walls between individual toilets but no doors for safety. NHMRC is utilised for hygienic nappy change procedures.

VENTILATION AND NATURAL LIGHT

The service is well ventilated and has large open windows allowing lots of natural light in. Air conditioning system is installed that maintains a temperature that ensures that safety and wellbeing of children and their comfort. The service will consider advice from SIDS and Kids (www.sidsandkids.org), in determining the appropriateness of temperatures for sleeping rooms.

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ADMINISTRATIVE SPACE (DIRECTORS OFFICE/MEETING SPACE)

The service has space for the nominated supervisor to conduct meetings with families and to complete any required office documentation. There are extra spaces for educators to have space to plan and have flexibility for training and mentoring rooms.

OUTDOOR LANDSACAPE AND PLAY AREA

The outdoor play area consists of two outdoor play areas. The outdoor environment will be utilised by educators in ways that allow them to set up resources for children that support their learning and development in age appropriate ways. When setting up the outdoor area staff will follow the noise management policy and ensure the experiences they are implementing support this. For example in the passive areas they will set up passive experiences only such as reading, painting, drawing and gardening.

SERVICING AND LOADING

The service will ensure deliveries are undertaken within the basement car parking area outside of peak drop off and pick up times. Companies that do regular deliveries will be informed of the process and advised to deliver only during non peak hour times. This will include sanitary disposal and the delivery of food from the local supermarket.

WASTE COLLECTION

The service will ensure bins are available at the site's frontage.

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QA4 STAFFING ARRANGEMENTS

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We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

Quality Area 4 – Staffing Arrangements	
4.1	Staffing arrangements enhance children's learning and development.
4.2	Management, educators and staff are collaborative, respectful and ethical.
Early Childhood Education and Care Regulations	
162	Responsible Person
161, 161A, 117C	Responsibilities of the Approved Provider in Nominating a Nominated Supervisor
162, 117	Person in Day to day Charge

STAFFING ARRANGEMENTS

The Licensor will seek an appropriate Licensee to lease the building who is approved to operate a service as an approved provider and to be able to obtain a Service Approval through the Regulatory Authority the Early Childhood Education and Care Directorate - ECECD. The Approved Provider will be responsible for ensuring the child care education and care business continues to meet the required laws and regulations for leasing the building and managing the business to ensure a safe and inclusive environment for all stakeholders.

Staff employed by the Approved Provider and Nominated Supervisor will be employed in line with lawful practices of the Fair work Australia Award for Early Childhood Education and Care Staff, Teachers and Cooks appropriate to their individual award. Total educactors for the service will be 9. The Nominated Supervisor will be contact and working directly with children and will have office hours during the middle of the day.

The service will have processes in place to ensure the appropriate staff are employed directly from advertising right through to retaining staff. In order to have continuity of care and education for all children.

The building is designed with staff in mind to ensure there is enough space for them to be able to do their job competently, providing quiet places to support them to relax and have space to take rest pauses, and meal breaks.

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QA5 RELATIONSHIPS WITH CHILDREN

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We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

Quality Area 5 – Relationships with Children	
5.1	Respectful and equitable relationships are maintained with each child.
5.2	Each child is supported to build and maintain sensitive and responsive relationships.
Early Childhood Education and Care Regulations	
166	Inappropriate Discipline
155	Interactions with Children
156	Relationships in Groups

CHILDREN'S BEST INTEREST

The Early Childhood Education and Care Legislation has children's best interest at heart. This building is designed to ensure the Approved Providers, Nominated Supervisor and its staff can easily and freely support an environment that continues to have children's best interest at heart. With all of the space that is purpose built for staff administration, supporting a more contented environment through ease of access to complete daily tasks.

The Approved Provider of the building will have appropriate behaviour guidance policies and procedures in place to be able to guide children's behaviour appropriately and in partnership with families. This is turn creates a smooth running serves where children's needs are met in a timely manner with consistency at home and at the service giving the child more self-esteem and security and hence reduces any behavioural concerns and noise. The relationships educators build with children can help them to feel settled and calm.

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QA6 FAMIY AND COMMUNITY

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We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

Quality Area 6 – Collaborative Partnerships with Families and Communiti	
6.1	Respectful relationships with families are developed and maintained and families are supported in their parenting role.
6.2	Collaborative partnerships enhance children's inclusion, learning and wellbeing.
Early Childhood Education and Care Regulations	
157	Access for Parents

FAMILY AND COMMUNITY PARTNERSHIPS

It is important to build positive, assertive, honest, respectful relationships based on meeting the needs of all stakeholders through communicating effectively. The building allows for private spaces for educators to be able to talk with families about the progress of their children inviting them in for an orientation to settle their nerves and give them and their children more confidence.

The service will build partnerships with their local community. They will conduct a situational analysis and use Australian Bureau of Statistics and the Australian Early Development Census to see where the service can be supportive within the community in ways that are of benefit to children of the service.

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QA7 LEADERSHIP AND GOVERNANCE

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We have considered the following early childhood legislation and other mandates in accordance with designing the building to ensure it is fit for purpose.

Quality Area 7 – Leadership and Service Management	
7.1	Governance supports the operation of a quality service.
7.2	Effective leadership builds and promotes a positive organisational culture and professional learning community
Early Childhood Education and Care Regulations	
168 - 172	Policies and Procedures

POLICIES AND PROCEDURES

The service has mandatory policies and procedures that must be documented and embedded in practice, to meet and exceed the national quality standards of education and care. It is a mandated requirement for the Approved Provider to be able to ensure the policies are kept up to date and implemented. The building design helps the Approved Provider to meet the legislative requirements by providing areas where confidential meetings can be held to discuss any concerns or complaints and provide mediation areas. There is a reception areas to ensure fees and payments can be completed in an orderly and appropriate way with available technology. There are areas that are lockable to keep children's and their families' records confidential. There is space to put secure filing cabinets and computers.

LEADERSHIP AND GOVERNANCE

The Approved Provider of the service will be assessed by the Early Childhood Education and Care Directorate ECECD when applying for Provider and Service Approvals, to ensure they are fit and proper and financially able to run an early childhood education and care service.

The Lessor and Lessee will have a lease agreement for lease of premises according to relevant legislation. The Approved Provider will identify and send notifications legislatively required to the ECECD to ensure correct management and governance of the service and its environment.

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LEADERSHIP AND GOVERNANCE (CONTINUED)

To ensure the early childhood education and care service is a financially sustainable business. The business plan will include overall business outline and future vision with goals and objectives, marketing strategies and financial planning to include but not limited to start-up costs, forecasting, cash flow and break even analysis.

In order to be meet regulations the approved provider will take out public liability insurance to the value of $20 million.

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DA Noise Impact Assessment

Childcare Centre

73 Lachlan Street, Warwick Farm NSW 2170

VMS AUSTRALIA

Report Number 22145.1

FLDC Architects

ABN: 52 168 418 013
Unit 45, 45 Green Street
BANKSMEADOW NSW 2019

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PREPARED FOR: **FLDC ARCHITECTS**

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BANKSMEADOW NSW 2019
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Quality Management

Reference	Status	Date	Prepared	Checked	Authorised
22145.1	Revision 0	23 November 2022	Feras Ahmed	Ryan Wakeling	Ryan Wakeling
22145.1	Revision 1	7 December 2023	Feras Ahmed	Sam Demasi	Sam Demasi
22145.1	Revision 2	13 December 2023	Feras Ahmed	Sam Demasi	Sam Demasi
22145.1	Revision 3	7 February 2024	Feras Ahmed	Sam Demasi	Sam Demasi
22145.1	Revision 4	19 February 2024	Feras Ahmed	Sam Demasi	Sam Demasi

This report in its finalised version has been prepared, checked, and authorised by suitably qualified and experienced personnel from VMS Australia Pty Ltd, who are members of the Australian Acoustical Society (AAS). Draft versions of this report may not be subject to this qualification.

This Report by VMS Australia Pty Ltd is prepared for the Client listed above and is based on the objective, scope, conditions and limitations as agreed. The Report presents only the information that VMS Australia Pty Ltd believes, in its professional opinion, is relevant and necessary to describe the issues involved. The Report should not be used for anything other than the intended purpose. All surveys, forecasts, projections, and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to VMS Australia Pty Ltd at the date of this report, and upon which VMS Australia Pty Ltd relied.

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1 Introduction

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VMS Australia Pty Ltd has been commissioned by FLDC Architects to undertake a noise impact assessment for a proposed Childcare Centre (CCC) to be located at 73 Lachlan Street, Warwick Farm. This assessment has been updated to assist Liverpool City Council's (LCCs) consideration of a Development Application (DA) submission following changes due to the Statement of Facts and Contentions (SOFAC) filed 4 August 2023.

This report presents an assessment of both the potential noise impact associated with the CCC and the suitability of the site for the purposes of a CCC development. Where required, recommendations are documented for design measures to mitigate potential noise impacts to achieve acoustical amenity requirements within the CCC and at surrounding receivers.

Further to the above, this report also considers the further comments provided regarding Contention 8 Insufficient Information, as provided to VMS via email dated 22 January 2024, and updates relevant sections of this report as necessary.

In completing this assessment, reference is made to the following primary documents:

- *Child Care Planning Guideline* (CCPG), September 2021, originally published by NSW Department of Planning, Industry and Environment.
- *Development Application Drawings (Architectural),* Revision S, dated 31 January 2024, prepared by FLDC Architects.
- *Email Correspondence between Lindsay Taylor Lawyers and Boskovitz Lawyers re Contention 8 Insufficient Information,* dated 22 January 2024.
- *Guideline for Child Care Centre Acoustic Assessment* (GCCCAA), Version 3, October 2020, published by Association of Australasian Acoustical Consultants (AAAC).
- *Guide to Traffic Generating Developments* (GTGD), Issue 2.2, October 2002, published by NSW Roads and Traffic Authority.
- NSW Environment Protection Authority (EPA) Policies including:
  - *Noise Policy for Industry* (NPfI), October 2017, published by EPA.
  - *Road Noise Policy* (RNP), March 2011, originally published by Department of Environment, Climate Change and Water NSW.
- NSW State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 published by NSW Legislation.
- Traffic and Parking Impact Assessment, prepared by McLaren Traffic Engineering (McLaren), Issue A, dated 12 December 2023.
- Plan of Management, prepared by Ology Pty Ltd, Version 1.7, dated February 2023.
- Supplementary Report - Ventilation in an Early Childhood Setting, prepared by Ology Pty Ltd, dated 29 January 2024.

A glossary of the acoustical terminology used throughout this report is contained within **Appendix A**.

2 Project Site

2.1 Site Locality

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The proposed project site is located at 73 Lachlan Street, Warwick Farm. The project site is immediately surrounded by residential receivers. To the south of the project site, across Lachlan Street are multi-storey buildings. Single and double storey buildings are located to the west and east of the project site respectively.

The southern boundary of the project site adjoins Lachlan Street and northern boundary of the project site adjoins Sydney Road/Hume Highway (herein referred to as Sydney Road). Lachlan Street is a local road that carries two-way traffic, Sydney Road is an arterial road allowing movements between different regions.

It was observed that noise associated with road traffic movements along Sydney Road generally controls the acoustic landscape in the area around the project site.

The site and surrounding receivers are shown in **Figure 1**.

Figure 1 Site Locality and Surrounding Receivers

Source: SIX Maps (as marked up by VMS)

The receivers most potentially impacted by the operation of the CCC are as documented in **Table 2-1** and can be identified in **Figure 1**.

Table 2-1 Receivers Potentially Impacted by the Operation of the CCC

Receiver Address	Receiver Type	Receiver Locatio
71 Lachlan Street, Warwick Farm	2-Storey Residential	Adjacent to the E ste Boundary of the roject site
2 Castlereagh Street, Liverpool	Multi-Storey Residential	South of the proj ct site across Lachlan Street
1 Bathurst Street, Liverpool	Multi-Storey Residential	South-East of the project site across Lachlan St ec
1A Castlereagh Street, Liverpool	Single Storey Residential	South-West of th project site across Lachlan St e

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2.2 Proposed Development

The 4-storey CCC is proposed to accommodate the following:

- 2 basement level carparks.
- 4 indoor unencumbered rooms, an outdoor area, kitchen, laundry, toilets, cot room and reception on the ground level.
- 2 indoor unencumbered rooms, an outdoor area, arts/music room, media room, toilets, office and a staff room on the first level.
- 2 indoor unencumbered rooms, an outdoor area, toilets, an office and a staff room on the second level.
- An outdoor area, toilets and a staff room on the third level.

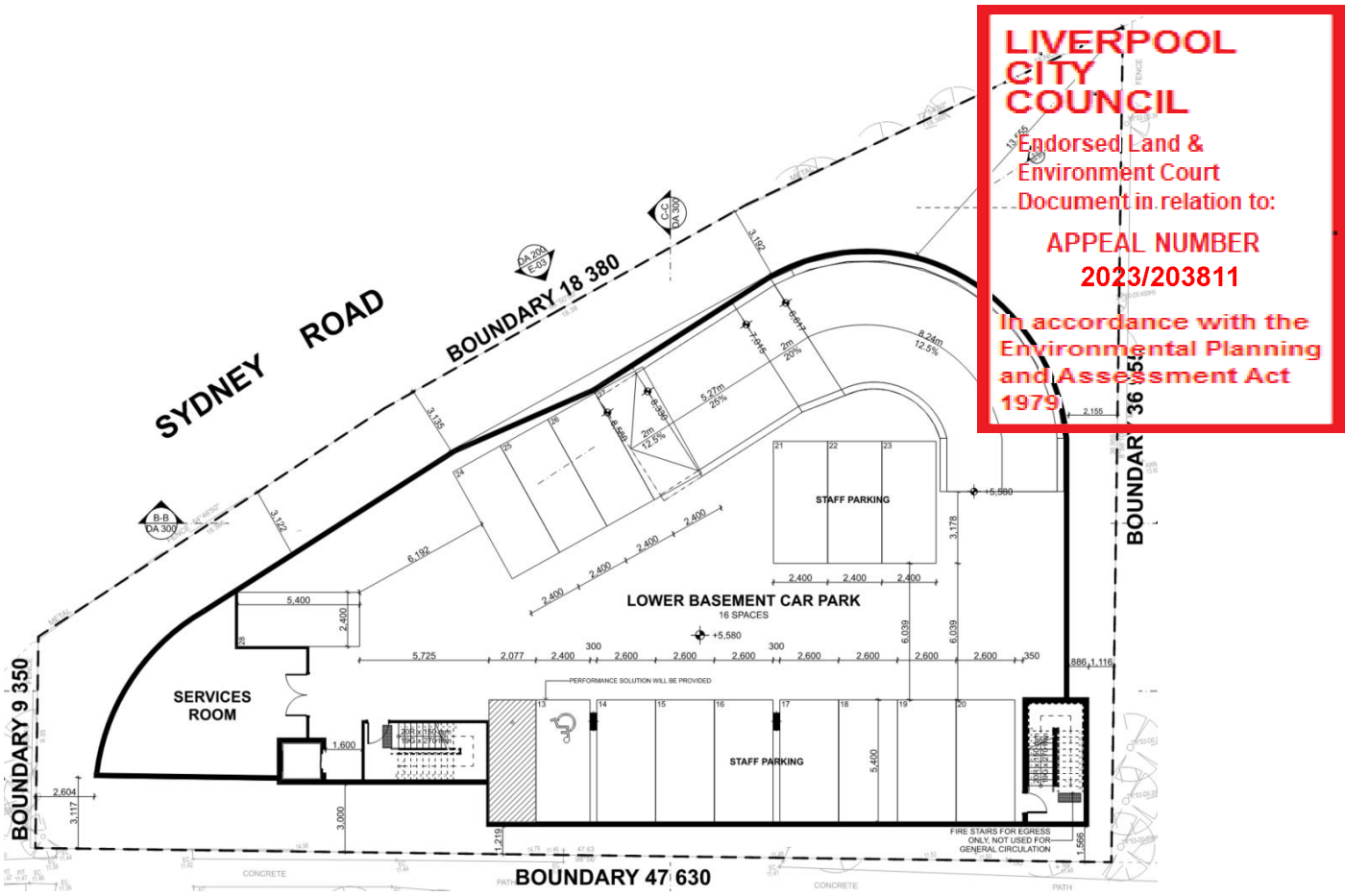
Basement carparking will be accessed via the entry off Lachlan Street.

Operation is proposed to be between 7:00am and 6:00pm Monday to Friday and will accommodate a maximum of 120 children plus staff. The age breakdown of children is as follows:

- 0 to 2 years 20 Children
- 2 to 3 years 30 Children
- 3 to 6 years 70 Children

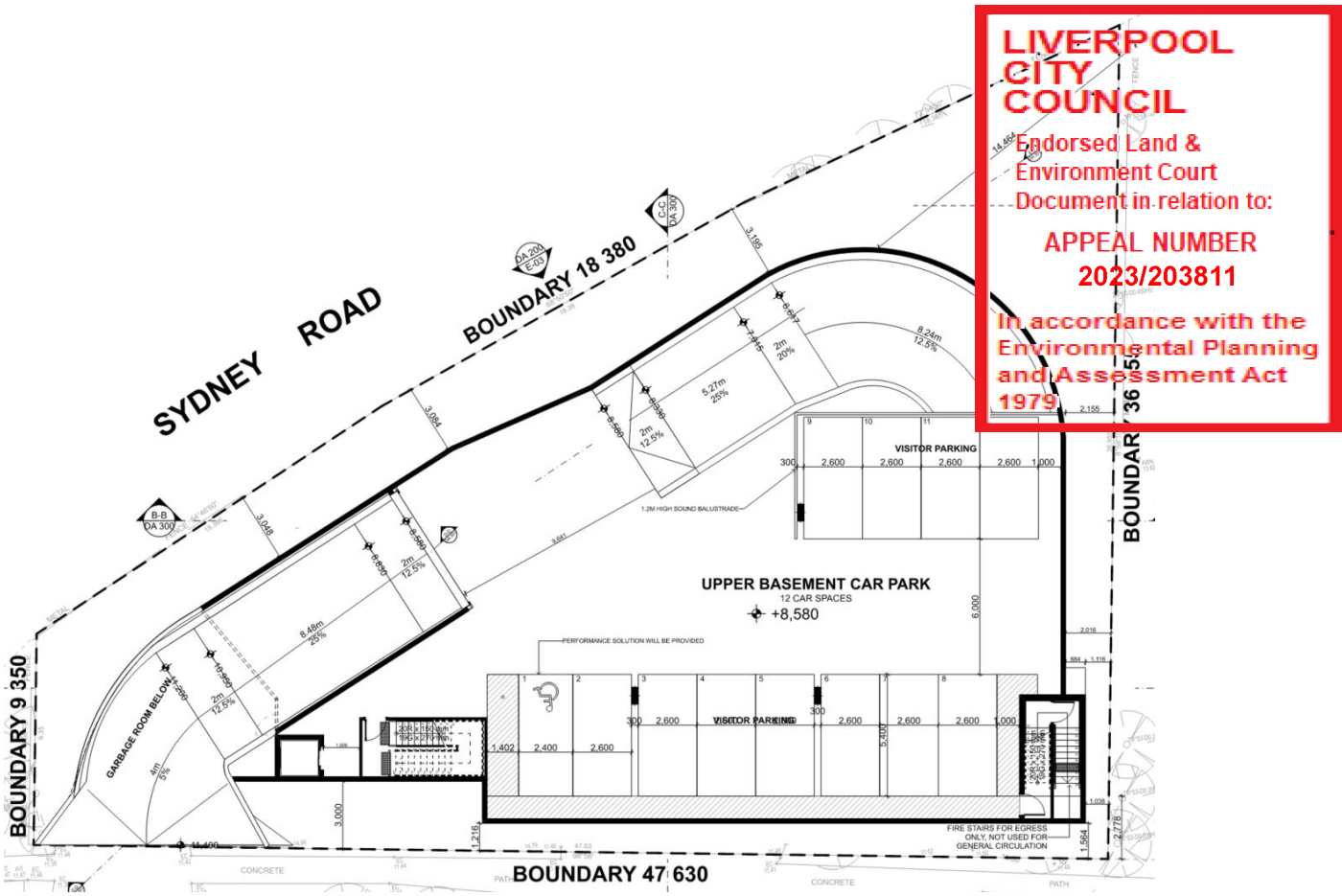
The proposed floor plans are shown in **Figures 2-2** to **2-7.**

Figure 2 Proposed Lower Basement Floor Plan



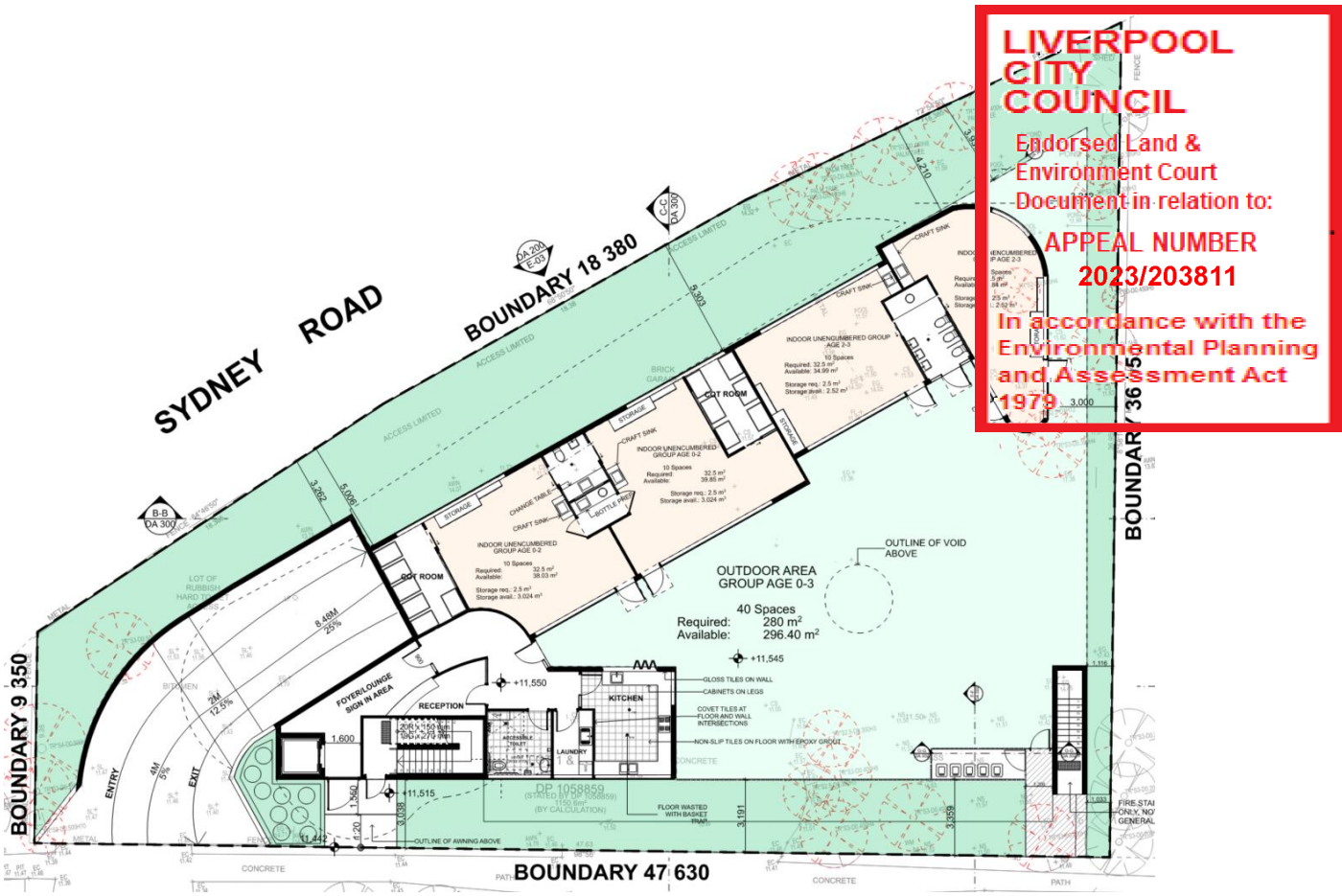
Source: FLDC Architects (Revision S, dated 31 January 2024)

Figure 3 Proposed Upper Basement Floor Plan



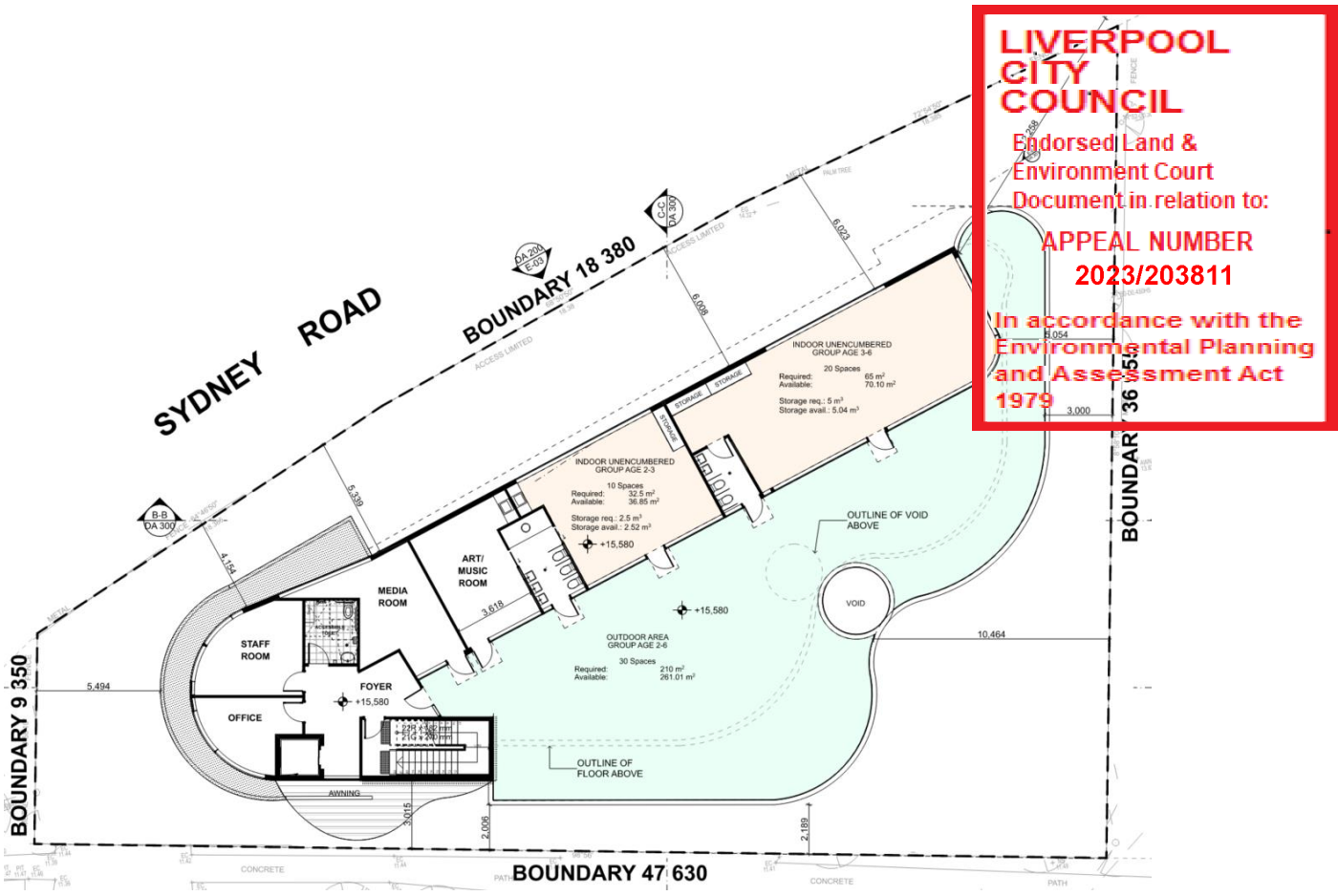
Source: FLDC Architects (Revision S, dated 31 January 2024)

Figure 4 Proposed Ground Floor Plan



Source: FLDC Architects (Revision S, dated 31 January 2024)

Figure 5 Proposed Level 1 Floor Plan



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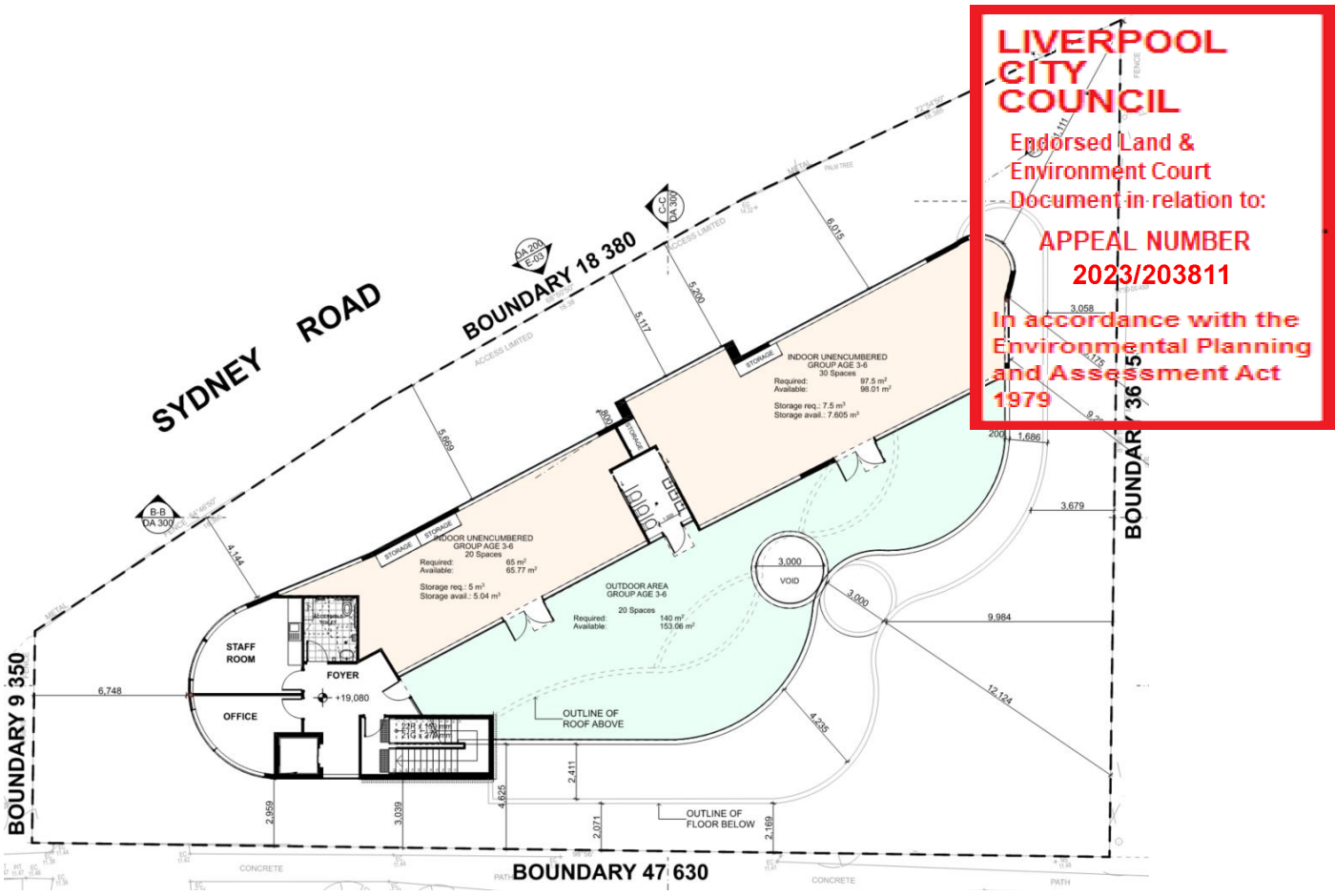
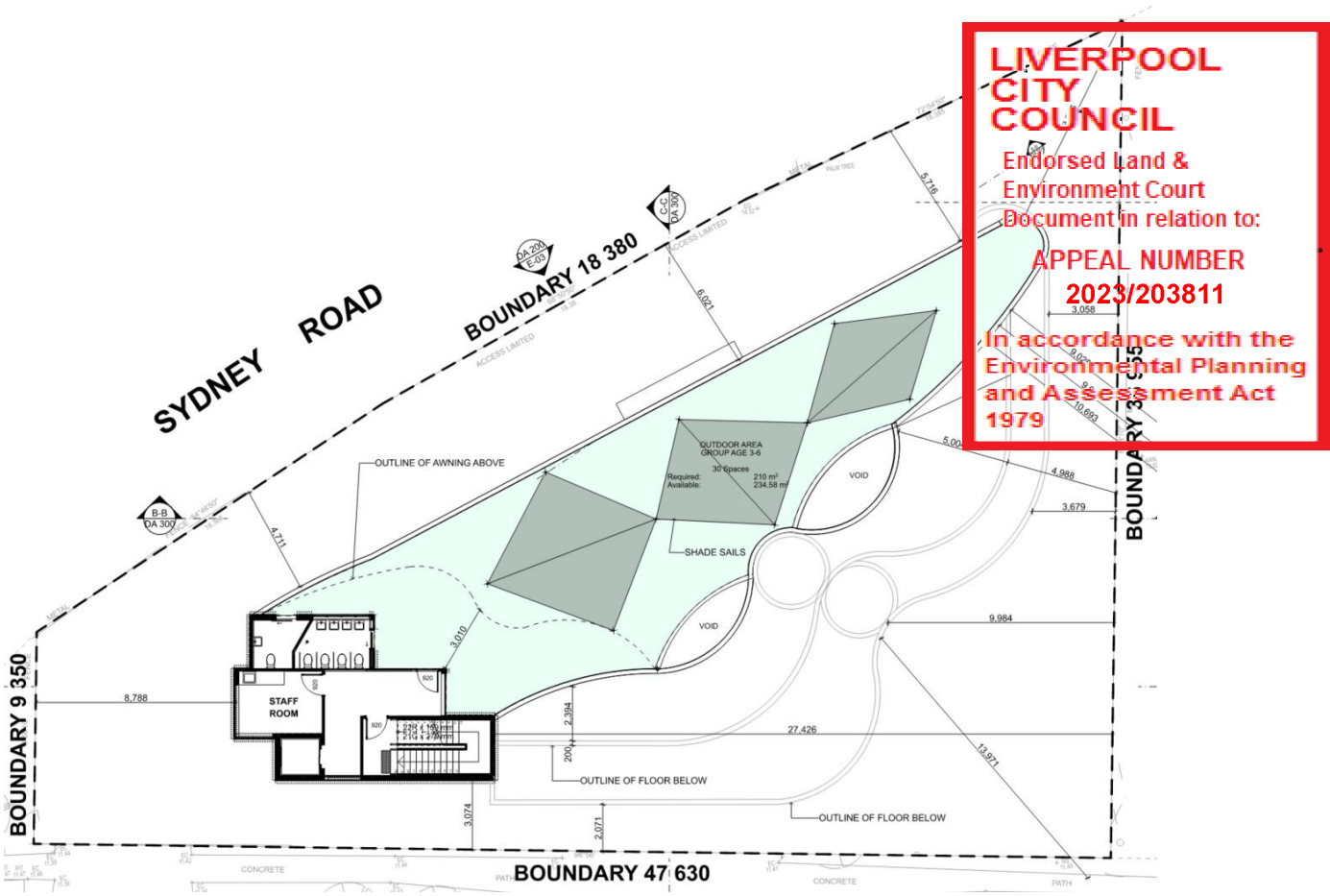
Source: FLDC Architects (Revision S, dated 31 January 2024)

Figure 6 Proposed Level 2 Floor Plan



Source: FLDC Architects (Revision S, dated 31 January 2024)

Figure 7 Proposed Level 3 Floor Plan



Source: FLDC Architects (Revision S, dated 31 January 2024)

3 Existing Noise Environment

3.1 Unattended Noise Monitoring

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In order to characterise the existing acoustical environment of the area, unattended monitoring was conducted between Thursday 28 July 2022 and Sunday 7 August 2022 at 73 Lachlan Street, Warwick Farm. The locations of the two unattended noise monitors are shown in **Figure 1**.

Instrumentation for the survey comprised of two BSWA 308 environmental noise loggers (serial numbers: 600101 & 600102) each fitted with microphone windshields. Calibration of the loggers were checked prior to and following measurements. Drift in calibration did not exceed ±0.5 dBA. All equipment carried appropriate and current NATA (or manufacturer) calibration certificates.

The measured data has been filtered to remove periods affected during adverse weather conditions following consultation of weather reports recorded at the Bureau of Meteorology (BOM) Bankstown weather station. The filtered data is shown in **Appendix B** which presents summaries of the measured daily noise data. The charts present each 24-hour period and primarily include parameters such as the L_{Amax}, L_{Aeq} and L_{A90} noise levels for the corresponding 15-minute periods. The results of the analysis are presented in **Table 3-1**.

It can be concluded from the data that the general existing acoustical environment is controlled by noise associated with road traffic movements along Sydney Road. On the basis that negligible changes to road traffic movements have occurred since the monitoring during July/August 2022, the data collected remains valid for the purposes of establishing noise criteria.

Table 3-1 Background Noise Levels Corresponding to Defined NPfI Periods

Date	ABL[1] Location 1[2] L_{90} dBA		ABL[1] Location 2[2] L_{90} dBA	
	Day 7:00am to 6:00pm	Night 10:00pm to 7:00am	Day 7:00am to 6:00pm	Night 10:00pm to 7:00am
Thursday, 28 July 2022	55	45	51	43
Friday, 29 July 2022	54	45	50	43
Saturday, 30 July 2022	NA[3]	NA[3]	NA[3]	NA[3]
Sunday, 31 July 2022	NA[3]	NA[3]	NA[3]	NA[3]
Monday, 1 August 2022	54	46	51	44
Tuesday, 2 August 2022	53	43	50	42
Wednesday, 3 August 2022	54	46	52	45
Thursday, 4 August 2022	55	44	52	42
Friday, 5 August 2022	55	46	52	44
Saturday, 6 August 2022	NA[3]	NA[3]	NA[3]	NA[3]
Sunday, 7 August 2022	NA[3]	NA[3]	NA[3]	NA[3]
RBL[1] (Median)	**54**	**45**	**51**	**43**

Note 1: Assessment Background Level (ABL) is the single figure background level for each assessment period (day, evening and night), whereas the Rating Background Level (RBL) is the single figure background level over the entire monitoring period taken to be the median of the relevant ABLs.

Note 2: Location 1 is representative of receivers with a direct line of sight to traffic noise whereas Location 2 includes shielding.

Note 3: Data collected, but not used as these days are outside the operation of the CCC.

The data obtained from the noise logging was processed in accordance with the procedures contained in the RNP to establish representative traffic noise levels which can be expected in the vicinity of the site. The result of this analysis is presented in **Table 3-2**.

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Table 3-2 Measured Traffic Noise Levels - Day Period

Location	Measured Noise Levels dBA Day $L_{eq(1hour)}$		
	During Dropoff/Pickup Time Period	Outside of Dropoff/Pickup Time Period	During Entire Operation of the CCC
Location 1 Facing Sydney Road	65 to 66[1] 64 to 65[2]	64 to 66[3]	64 to 66[4]
Location 2 Facing Lachlan Street	59 to 60[1] 58[2]	57 to 58[3]	57 to 60[4]

Note 1: Corresponds to the time period 7:00am to 9:00am

Note 2: Corresponds to the time period 4:00pm to 6:00pm

Note 3: Corresponds to the time period 9:00am to 4:00pm

Note 4: Corresponds to the time period 7:00am to 6:00pm

4 Assessment Criteria

There are typically two considerations when conducting a noise impact assessment for a CCC:

- The impact that the operation of the CCC may have on nearby receivers; and
- The impact of noise from the surrounding environment on the development itself.

Assessment of operational noise from the childcare centre includes the following sources:

- Children, primarily from outdoor (and indoor) play areas;
- Mechanical plant (in-principle);
- On-site vehicular movement events associated with the carpark/drop-off/pick-up; and
- Additional traffic on nearby local/arterial roads.

Assessment of the impact of noise from the surrounding environment on the CCC includes:

- Road traffic noise impacting internal and external areas of the CCC.

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4.1 Impacts to Residential Receivers

SEPP (ECCF) requires the consent authority to consider the applicable provisions of the CCPG prior to determining a development application in relation to a proposed development.

The CCPG documents general planning measures to promote acoustic privacy for children attending a centre and for the surrounding neighbours. The impact of environmental noise is to be assessed against recommended acceptable limits. Criteria for assessment are not quantified in either the SEPP or CCPG.

A guideline for the assessment of noise from childcare centres has been prepared by the AAAC as a result of an NSW Australian Acoustical Society (AAS) Technical Meeting held in September 2007 on Child Care Noise. The guideline (GCCCAA) provides criteria for the assessment of noise intrusion into and noise emissions from childcare centres and also provides recommendations for treatment to minimise acoustical impacts upon neighbouring premises. The guideline has been placed before the Land and Environment Court (LEC) during matters involving CCC applications.

4.1.1 Outdoor Play

The AAAC guideline considers the following criteria for childcare developments:

*"**Background Greater Than 40 dBA** - The contributed Leq,15min noise level emitted from an outdoor play and internal activity areas shall not exceed the background noise level by more than 5 or 10 dB at the noise sensitive location, depending on the usage of the outdoor play area. AAAC members regard that a total time limit of approximately 2 hours outdoor play per morning and afternoon period should allow an emergence above the background of 10 dB (ie background +10 dB if outdoor play is limited to 2 hours in the morning and 2 hours in the afternoon).*

***Up to 4 hours (total) per day** - If outdoor play is limited to no more than 2 hours in the morning and 2 hours in the afternoon, the contributed $L_{eq,15\ minute}$ noise level emitted from the outdoor play shall not exceed the background noise level by more than 10 dB at the assessment location.*

***More than 4 hours (total) per day** - If outdoor play is not limited to no more than 2 hours in the morning and 2 hours in the afternoon, the contributed $L_{eq,15\ minute}$ noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB at the assessment location."*

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For this site, considering the residential receivers and the time in which children are involved in outdoor play is limited to 4 hours (total) per day across all outdoor play areas, the noise level emitted from outdoor play shall not exceed the following noise criteria (Day RBL + 10dBA).

- $L_{eq(15minute)}$ 61 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are shielded from Sydney Road (day time data from the background noise logger at location 2 used (51+10)).
- $L_{eq(15minute)}$ 64 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are exposed to Sydney Road (day time data from the background noise logger at location 1 used (54+10)).

4.1.2 Indoor Activities, Mechanical Plant and On-Site Vehicular Movements

The AAAC guideline recommends the $L_{eq(15minute)}$ noise level emitted from the cumulative operation of indoor activities, mechanical plant and on-site vehicular movements should not exceed the background noise level by more than 5 dB at the assessment location. The assessment location is defined as the most affected point on or within any residential receiver property boundary. These activities are considered to only be operational during the regular day time operation times of the CCC.

On this basis, the recommended design limit for assessment of noise generated by indoor activities, mechanical plant and on-site traffic is as follows:

- $L_{eq(15minute)}$ 56 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are shielded from Sydney Road (day time data from the background noise logger at location 2 used (51+5)).
- $L_{eq(15minute)}$ 59 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are exposed to Sydney Road (day time data from the background noise logger at location 1 used (54+5)).

4.1.3 Traffic Generated by the Child Care Centre on the Road Network

Road traffic generated by the proposed CCC may result in increased levels of noise at residential receivers primarily on Lachlan Street which is classified as a local road. Based on the recommendation [illegible] relevant criterion for daytime operations is presented in **Table 4-1** to assess impacts along local [illegible]

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Table 4-1 Road Traffic Noise Assessment Criterion - Additional Generated Traffic

Road Category	Type of Project/Land Use	Assessment Criterion (Day) - dBA	Assessment Criterion (Night) - dBA
Local	Existing residences affected by additional traffic on existing local roads generated by land use developments	55 $L_{eq(1hour)}$	50 $L_{eq(1hour)}$

Note: The assessment criterion is applied externally and to residential receivers only.

Note: Day is defined by the RNP as the time period from 7:00am to 10:00pm, night is the remaining period.

Where predicted noise levels exceed the project-specific noise assessment criterion, an assessment of all feasible and reasonable mitigation options should be considered. The RNP states that an increase of up to 2 dB represents a minor impact that is considered barely perceptible to the average person.

4.1.4 Sleep Disturbance Impacts

The AAAC guideline considers the following criteria for CCC developments:

"The noise impact of staff arrivals, setup, cleaning or other on-site activities prior to 7am or during night-time hours should be assessed at nearby residential premises. The LAmax noise level emitted from vehicles arriving and parking, depending on the requirements of the state or territory where the centre is located shall not exceed the background noise level by more than 15 dB outside the nearest habitable room window."

On this basis, the assessment criteria of sleep disturbance impact from generated traffic are as follows:

- L_{max} 58 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are shielded from Sydney Road (night time data from the background noise logger at location 2 used (43+15)).
- L_{max} 60 dBA when assessed at the most affected point on or within any residential property boundary for receivers that are exposed to Sydney Road (night time data from the background noise logger at location 1 used (45+15)).

4.2 Noise Intrusion to the Child Care Centre

The AAAC guideline also presents recommendations for noise impact upon children in CCC as follows:

- The $L_{eq(1hour)}$ intrusive noise level from road traffic or industry at any location within an outdoor play area should not exceed 55 dBA.
- The $L_{eq(1hour)}$ intrusive noise level from road traffic or industry within the indoor play areas should not exceed 40 dBA and 35 dBA in sleeping areas.

5 Assessment of Noise Impacts

5.1 Noise Modelling

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Site-related noise intrusion and emissions were modelled using the iNoise 2023 noise prediction software. Acoustic factors which are considered in the modelling include:

- Source sound level emission, location and effective height;
- Screening effects from buildings and barriers;
- Receiver locations;
- Ground topography;
- Noise attenuation due to geometric spreading;
- Ground absorption; and
- Atmospheric absorption.

The *Calculation of Road Traffic Noise* (CoRTN) 1988 algorithm was used to predict the $L_{eq(1hour)}$ traffic noise level generated by the proposed development at residential properties along Lachlan Street. This prediction uses inhouse excel software.

5.2 Noise Intrusion Impacts to the Child Care Centre

5.2.1 Analysis

Noise level criteria is assessed against noise generated primarily from traffic on Sydney Road, which was identified in this assessment as the main source of noise intrusion into the CCC. Internal noise levels would mostly be a result of noise transmission through external walls, roof and glazed doors and windows.

Predicted internal noise levels take into account the measured external noise levels, the acoustic performance of the building elements and the rooms' acoustic characteristics and absorption as well as their volume and façade areas.

5.2.2 Recommended Complying Constructions

Presented below are the minimum recommended complying constructions in accordance with the criteria stated above in **Section 4.2.**

Windows and Doors (Glazed)

To meet internal noise levels due to traffic noise, windows facing Sydney Road will need to remain closed (can be either fixed or operable). On this basis, all other windows/doors can remain open (as required) whilst also meeting the relevant internal noise goals.

The minimum glazing requirements are detailed below in **Table 5-1.**

Table 5-1 Minimum Glazing Construction

Level	Facade	Room Type	[1]Minimum Rw	[1]Minimum Glazing
Ground	All Facades	Only Indoor Unencumbered Rooms	29	6mm Float
Level 1				
Level 2				

Note 1: It is critical that the glazing system (glass, frame and seals) selected MUST meet both of these minimum requirements AND be accompanied by an airborne sound transmission test conducted at an approved NATA Laboratory.

Walls

External walls constructed from concrete/brick/masonry elements will not require any upgrading to achieve acoustic requirements.

Roof/Ceiling

Roof/ceiling constructed from concrete/brick/masonry elements will not require any upgrading to achieve acoustic requirements.

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5.2.3 External Outdoor Play Areas

Considering the distance, shielding and directivity of the outdoor play areas from Sydney Road, noise intrusion to all the outdoor play areas is predicted to be compliant and no further assessment would be required. As mentioned previously, this is on the basis that windows facing Sydney Road will remain closed.

5.2.4 Ventilation Requirements

In accordance with NSW Department of Planning "Development Near Rail Corridors and Busy Roads - Interim Guideline", if the internal noise levels with windows or doors open exceed the criteria by 10dBA, the design of ventilation of these rooms should be such that the occupants can keep the windows closed.

Internal noise levels for the indoor unencumbered spaces cannot be met if the windows facing Sydney Road are left open and so these windows will need to be either fixed or if operable, must remain closed. Therefore, alternative ventilation will be necessary so that the requirements of the above-mentioned Interim Guideline and any other statutory requirements such as from the National Construction Code (NCC) can be confirmed and met. It is common and appropriate for such advice to be provided as part of the Construction Certificate (CC) requirements where the mechanical design will be further progressed.

From our experience, conceptual solutions may include:

- Ducted air-conditioning (with outside air if required).
- Acoustic air ventilators or silenced air vents.
- Borrowed ventilation from other openings/spaces, such as windows/doors not facing Sydney Road.
- Combination of the above.

This approach is consistent with other recent CCC projects and is aligned with the Plan of Management as well as the Supplementary Letter re Ventilation, both prepared by Ology Pty Ltd.

It is further noted that the opening of the windows and doors that front Lachlan Street is associated with the worst-case scenarios as modelled by VMS and will still result in:

- Traffic noise intrusion goals to be met within the CCC.
- Operational noise from the CCC (indoor and outdoor play) to be met at the nearby residential receivers.

In order to reduce the risk of noise from mechanical plant, an example of a ventilation consent condition for a recent CCC project undertaken previously by VMS is shown in **Figure 8**. A similar approach can be developed for this project.

Figure 8 Example of Ventilation Consent Condition

11. **Ventilation**

To ensure that adequate provision is made for ventilation of the premises, mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- The Building Code of Australia; and
- Protection of the Environment Operations Act 1997; and
- Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668-1991 (parts 1 & 2). Prior to installation, the design shall be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the occupation certificate, the work shall be certified by a person competent to do so. The certification shall include:-

  (i) Date of inspection, Inspection, testing and commissioning details

  (ii) The name and address of the individual who carried out the test and

  (iii) A statement that the service has been designed, installed and is capable of operating to above the standard

Ventilation above cooking equipment

Mechanical ventilation must be provided above cooking equipment and is to be designed and installed in accordance with relevant Australian Standards '*The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control*'.

(Reason: Compliance with relevant standards)

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5.3 Noise Emission Impacts to Receivers from On-Site Activities

5.3.1 Outdoor Play

On the basis of a total of 4 hour outdoor play per day across all outdoor play areas, it is appropriate to apply a criterion of $L_{eq(15minute)}$ 61 dBA at the most affected point on or within any residential property boundary (day time RBL + 10 dBA) if they are shielded from Sydney Road and $L_{eq(15minute)}$ 64 dBA if they are exposed to Sydney Road. This is based on the daytime background noise levels (RBL) measured at the shielded (from Sydney Road) logger location 2 and exposed logger location 1 (**Figure 1**), representative of nearby residential receivers.

Using the AAAC's range of sound power levels (refer **Table 5-2**) applied to groups of children located across the outdoor play area, modelling of noise to the identified receivers has been undertaken.

In assigned the relevant sound power level for a specific number of children, the following formula as cited by the AAAC guideline has been used where 'n' has been used considering the number of children, categorised per age group, on each level from Ground to Level 3 (roof). Refer **Figure 4** to **Figure 7**.

Effective Sound Power Level for 'n' children = Effective Sound Power Level for 10 children + 10 log (n/10)

The effective height of each group of children modelled considered the relative height above ground of the corresponding floor for each play area.

Table 5-2 Effective Sound Power Levels for Groups of 10 Children Playing

Number and Age of Children	Sound Power Level (Active Play) $L_{eq(15minute)}$ - dBA	Sound Power Level (Passive Play)[1] $L_{eq(15minute)}$ - dBA
10 Children, 0 to 2 years	78	72
10 Children, 2 to 3 years	85	79
10 Children, 3 to 6 years	87	81

Note 1: As noted in the AAAC Guideline, passive play can be up to typically 6dB lower and involves activities such as painting, drawing, etc. Such activities could be implemented as part of the Plan of Management if so desired.

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The following scenarios have been included in the project design and modelling:

- Sound Power Levels related to all children of all age groups actively playing outside in their designated outdoor play area at any given time (4 hours in total per day across all outdoor play areas).
- At least 70% of the ceiling finish in the ground level, first level and second level outdoor play areas is covered by an absorptive material of an NRC no less than 0.8, such as (note that the requirements of other disciplines (if any) have not been considered):
  - Reapor by Pyrotek.
  - Sorberfoam by Pyrotek.
  - Perforated ceiling (with approx. 20% open area) with acoustic insulation (75mm thick and 14 kg/m^3 density) installed above the ceiling.

A summary of the predictions and comparison to criteria is provided in **Table 5-3**.

Table 5-3 Predicted Noise Levels - Outdoor Play

Receiver[1]	Predicted[2] Noise Level $L_{eq(15minute)}$ - dBA	Assessment Criterion $L_{eq(15minute)}$ - dBA	Assessment
71 Lachlan Street	57	61	COMPLIES
2 Castlereagh Street	55	64	COMPLIES
1 Bathurst Street	55	61	COMPLIES
1A Castlereagh Street	40	64	COMPLIES

Note 1: External noise levels complying at the receivers assessed above will also comply at all other receivers not mentioned due to barrier, screening and distance attenuations.

Note 2: Assessed with the windows/doors open (worst-case scenario) except windows that facing Sydney Road remain closed.

5.3.2 Indoor Activities, Mechanical Plant and On-Site Vehicular Movements

Considering the site layout and age groups, the following reverberant noise levels have been assumed over a 15 minute period:

- 0 to 2 age group in an internal space - typical reverberant sound level of 55 dBA.
- 2 to 3 age group in an internal space - typical reverberant sound level of 65 dBA.
- 3 to 6 age group in an internal space - typical reverberant sound level of 70 dBA.

All on-site carparking is enclosed beneath the building at basement level. The basement level carpark is directly accessed via Lachlan Street. Given that vehicular noise emissions generated during drop off and pickup occur within the existing enclosed basement level carpark, and the distance from such noise to the residences fronting Lachlan Street, noise from this activity will be of negligible contribution to the total noise emission to the nearest receivers.

Notwithstanding the above, a summary of the predictions and comparison to criteria is provided in **Table 5-4**.

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Table 5-4 Predicted Noise Levels - Indoor Activities and On-Site Vehicular Movements

Receiver[1]	Predicted Noise Level[2] $L_{eq(15minute)}$ - dBA	Assessment Criterion $L_{eq(15minute)}$ - dBA	Assessment
71 Lachlan Street	<45	56	COMPLIANT

Note 1: External noise levels complying at this worst noise affected receiver will also comply at all other receivers not mentioned due to additional barrier, screening and distance attenuations.

Note 2: Indoor activities assessed with the windows/doors open (worst-case scenario) except windows that facing Sydney Road remain closed.

Specific details regarding the mechanical plant selection are unavailable at this stage. However, noise emission from mechanical plant at this site is expected to comfortably comply with the criteria stated in **Section 4.1.2.** This can be confirmed at detailed design stage, and appropriately conditioned as part of the approval, specifically prior to the issue of a construction certificate (CC).

Nonetheless, there are ample opportunities to ensure compliance at this site including:

- Selection of quiet equipment which can be assessed prior to CC.
- Selection of plant location to ensure maximum distance and shielding to residences (such as basement, roof, area fronting Sydney Road, or a combination of these factors).
- Acoustic treatment such as acoustic louvres, internally lined ducts, silencers, partial enclosures etc….

5.3.3 Plan of Management

Upon a review of the Plan of Management, VMS confirms that the noise controls to mitigate the noise from the indoor and outdoor play are consistent with the recommendations in this report.

5.4 Additional Road Traffic Noise Generated by the Child Care Centre

5.4.1 Road Traffic Noise Generated

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The GTGD publishes trip generation rates for "long day care" as follows:

- 0.8 trips per child between 7:00am and 9:00am.
- 0.7 trips per child between 4:00pm and 6:00pm.

The morning arrival and drop-off period will generate a higher number of vehicular events being generally concentrated over a shorter period. The afternoon pickup and departure period tends to extend over a longer duration, commonly from 3:00pm onwards. This is reflected by the RMS trip generation rates. It was stated in the Traffic and Parking Impact Assessment prepared by McLaren that about 15 of the total 18 staff would be driving.

On this basis, the estimated trips during the morning drop off (7:00am to 9:00am) and afternoon pickup (4:00pm to 6:00pm) are shown in **Table 5-5** with the net trip generation per peak hour including arrival and departure at a given time. It has been assumed that 50% of children would arrive/leave per hour over the two-hour peak period and (as a worst-case scenario) all staff would arrive during the morning peak hours and leave during the afternoon peak hours.

Table 5-5 Total Vehicular Movements Generated by Child Care Centre

Peak Hour	Number of Children	Trip rate/child	Trips Generated	Total Vehicular Movements Generated
AM	60	0.8	48	111[1]
PM	60	0.7	42	99[2]

Note 1: Equates to 48 children inbound + 15 staff inbound + 48 children outbound.

Note 2: Equates to 42 children inbound + 15 staff inbound + 42 children outbound.

The potential impact of noise from additional traffic generated (staff and parents/children) as a result of the development has been considered to worst affected residential receivers along Lachlan Street and Castlereagh Street.

For the hours when children drop-off (7:00 to 9:00am) and pick-up (4:00 to 6:00pm) occurs, the existing traffic noise level measured at 73 Lachlan Street period ranged between 58 to 60 dBA and exceeds the criterion documented in **Table 4-1**. In this case, adopting the relative exceedance approach of 2 dB is considered appropriate for assessment purposes. Assuming the lowest measured $L_{eq(1hour)}$ noise level of 58 dBA; this equates to 60 dBA.

Staff arrival will be staggered but some staff will arrive prior to the 7:00am commencement to facilitate the operation of the CCC at 7:00am. It is expected that at least 1 staff member will arrive prior to 7:00am, however, for the purpose of this assessment, 3-4 staff members were conservatively assumed to arrive prior to 7:00am. For the hours when these staff members might arrive (6:00am to 7:00am), the existing traffic noise level measured at 73 Lachlan Street was 58 dBA and exceeds the criterion documented in **Table 4-1**. As mentioned previously, adopting the relative exceedance approach of 2 dB is considered appropriate and as such a criterion of $L_{eq(1hour)}$ noise level of 60 dBA has been adopted.

On the basis of the above, results are presented in **Table 5-6**.

Table 5-6 Predicted Noise Levels - Traffic Generated by Child Care Centre

Receiver[1]	Day Time (Staff + Children) (7:00am to 9:00am & 4:00pm to 6:00pm)		Night Time (Staff) (6:00am to 7:00am)		Assessment
	Predicted $L_{eq(1hour)}$ dBA	Assessment Criterion $L_{eq(1hour)}$ dBA	Predicted $L_{eq(1hour)}$ dBA	Assessment Criterion $L_{eq(1hour)}$ dBA	
71 Lachlan Street	59	60	58	60	COMPLIES
2 Castlereagh Street	60	60	59	60	COMPLIES
1 Bathurst Street	60	60	59	60	COMPLIES
1A Castlereagh Street	59	60	58	60	COMPLIES

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Note 1: External noise levels complying at the receivers assessed above will also comply at all other receivers not mentioned due to comparable setbacks from the adjoining road.

5.4.2 Sleep Disturbance Impacts

Details regarding staff arrival utilised for this assessment is the same as described in **Section 5.4.1**.

A sound power level of 81dBA for cars have been utilised for this assessment in accordance with the AAAC, the results of which are presented in **Table 5-7**.

Table 5-7 Predicted Sleep Disturbance - Traffic Generated by Child Care Centre

Receiver[1]	Predicted L_{max} dBA	Assessment Criterion L_{max} dBA Night Time (6:00am to 7:00am)	Assessment
71 Lachlan Street	48	58	COMPLIES
2 Castlereagh Street	51	60	COMPLIES
1 Bathurst Street	51	58	COMPLIES
1A Castlereagh Street	41	60	COMPLIES

Note 1: External noise levels complying at the receivers assessed above will also comply at all other receivers not mentioned due to comparable setbacks from the adjoining road.

6 Conclusion

VMS Australia Pty Ltd has undertaken a noise impact assessment for the operation of a Child Care Centre proposed to be located at 73 Lachlan Street, Warwick Farm, in order to accompany the Development Application submission to Liverpool City Council.

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Following changes due to the Statement of Facts and Contentions filed 4 August 2023, this assessment has been updated and includes the further comments provided regarding Contention 8 Insufficient Information.

This updated assessment confirms that all aspects relating to noise are predicted to be compliant and, on this basis, there is no reason, with respect to noise, that approval cannot be granted. Specifically, the following can be concluded for each noise aspect:

- Traffic noise intrusion to the outdoor play areas is predicted to be compliant with nominated criteria.
- Traffic noise intrusion into the indoor unencumbered rooms is predicted to be compliant with nominated criteria provided that the recommendations in **Section 5.2.2** and **Section 5.2.4** are implemented.
- Noise emissions from outdoor play is predicted to comply with the nominated criteria, on the basis that no more than 4 hours of total outdoor play, for all children is maintained on any day.
- Noise emissions from, indoor activities and on-site vehicular movements are predicted to comply with the nominated criteria.
- Noise emissions from mechanical plant will need to be confirmed during detailed design stage prior to CC. Nevertheless, ample solutions are available (if required) as shown in **Section 5.3.2** to ensure the nominated criteria is met.
- Traffic noise generated (including sleep disturbance impacts) by the Child Care Centre along the nearby road network was predicted to be compliant with the nominated criteria.

We trust this information meets with your immediate requirements. However, should you require additional information, or would like to discuss further, please do not hesitate to contact the undersigned directly on 0438 769 165.

Sincerely,

FERAS AHMED
Senior Consultant - Acoustics

Terminology Relating to Noise and Vibration

Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambien[illegible]
Sound Power	Sound Power is the rate at which sound energy is emitted, reflected, transm[illegible]ved, per unit time. Unlike sound pressure, sound power is neither room-dependent no[illegible]
Sound Pressure Level (SPL)	The sound level is the sound pressure relative to a standard reference pressu[illegible]e of 20 µPa (20×10^{-6} Pascals) on a decibel scale.
Sound Power Level (SWL)	The Sound Power Level is the sound power relative to a standard reference pre[illegible] sur[illegible] of [illegible] (10^{-12} Watts) on a decibel scale. The SWL of a simple point source may be used to [illegible]alculate the SPL at a given distance (r) using the following formula: $SPL = SWL - 10 \times Log_{10}(4 \times \pi \times r^2)$ Note that the above formula is only valid for sound propagation in the free-fiel[illegible] (see below).
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure a[illegible] difference in level between two sounds s1 and s2 is given by 20 log10 (s1 / s2). [illegible] be used to measure absolute quantities by specifying a reference value that f[illegible] point on the scale. For sound pressure, the reference value is 20µPa.
A-weighting, dBA	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
$L_{eq,T}$	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
$L_{max,T}$	A noise level index defined as the maximum noise level during the period T. Lmax is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
$L_{90,T}$	A noise level index. The noise level exceeded for 90% of the time over the period T. L90 can be considered to be the "average minimum" noise level and is often used to describe the background noise.
$L_{10,T}$	A noise level index. The noise level exceeded for 10% of the time over the period T. L10 can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
Free-Field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5m
Fast/Slow Time Weighting	Averaging times used in sound level meters.
Octave Band	A range of frequencies whose upper limit is twice the frequency of the lower limit.
$D_{nT,w}$	The single number quantity that characterises airborne sound insulation between rooms over a range of frequencies.
Rw	Single number quantity that characterises the airborne sound insulating properties of a material or building element over a range of frequencies.
Reverberation	The persistence of sound in a space after a sound source has been stopped.
PPV	The particles of a medium are displaced from their random motion in the presence of a vibration wave. The greatest instantaneous velocity of a particle during this displacement is called the Peak Particle Velocity (PPV) and is typically measured in the units of mm/s.
Hertz, Hz	The unit of Frequency (or Pitch) of a sound or vibration. One hertz equals one cycle per second. 1 kHz = 1000 Hz, 2 kHz = 2000 Hz, etc.
Acceleration	Acceleration is defined as the rate of change of Velocity of a particle over a period of time and is typically measured in the units of m/sec^2.
Vibration Dose, VDV	When assessing intermittent vibration it is necessary to use the vibration dose value (VDV), a cumulative measurement of the vibration level received over an 8-hour or 16-hour period. The VDV formulae uses the RMS Acceleration raised to the fourth power and is known as the Root-mean-quad method. This technique ensures the VDV is more sensitive to the peaks in the acceleration levels. VDVs are typically measured in the units of $m/s^{1.75}$.

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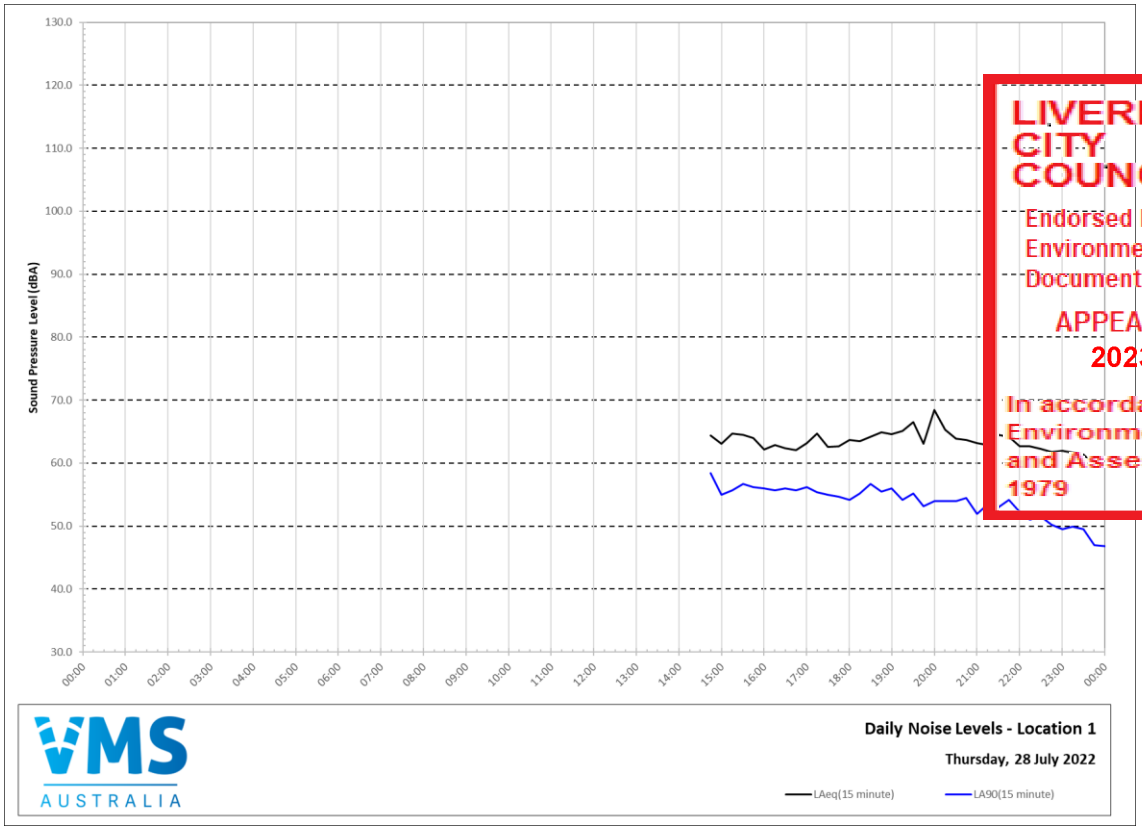

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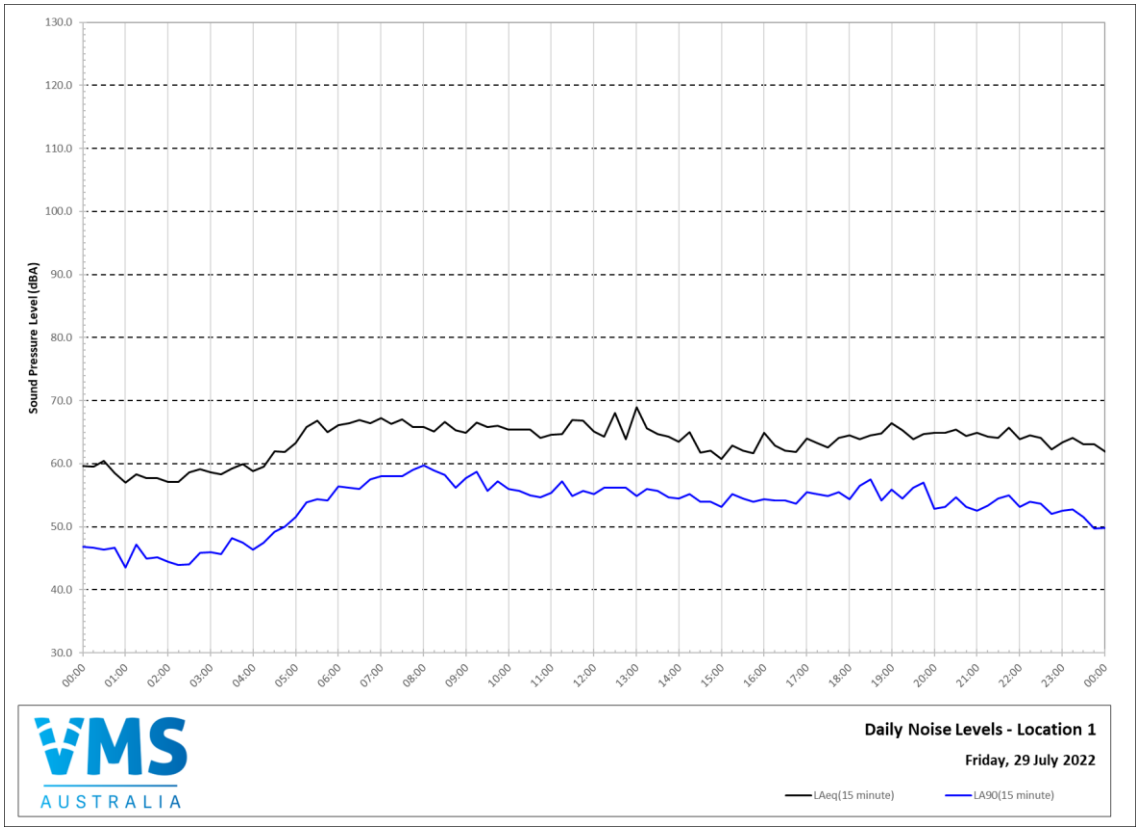

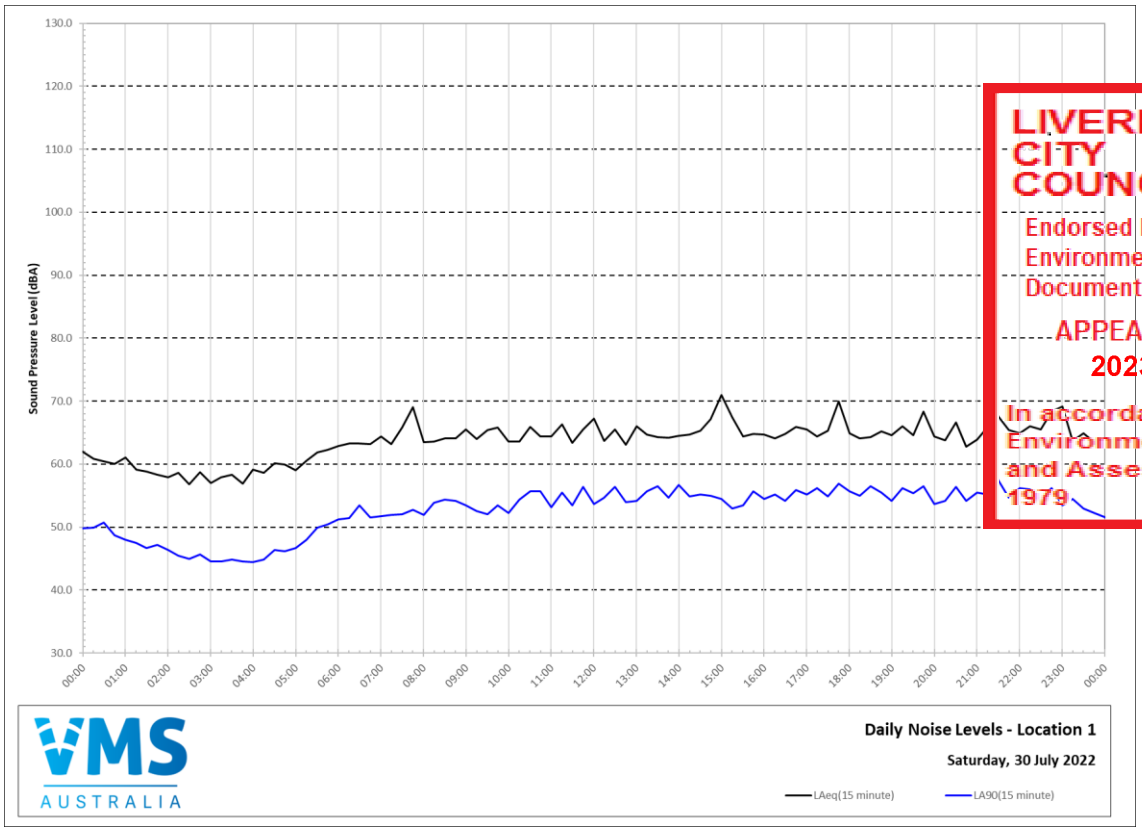

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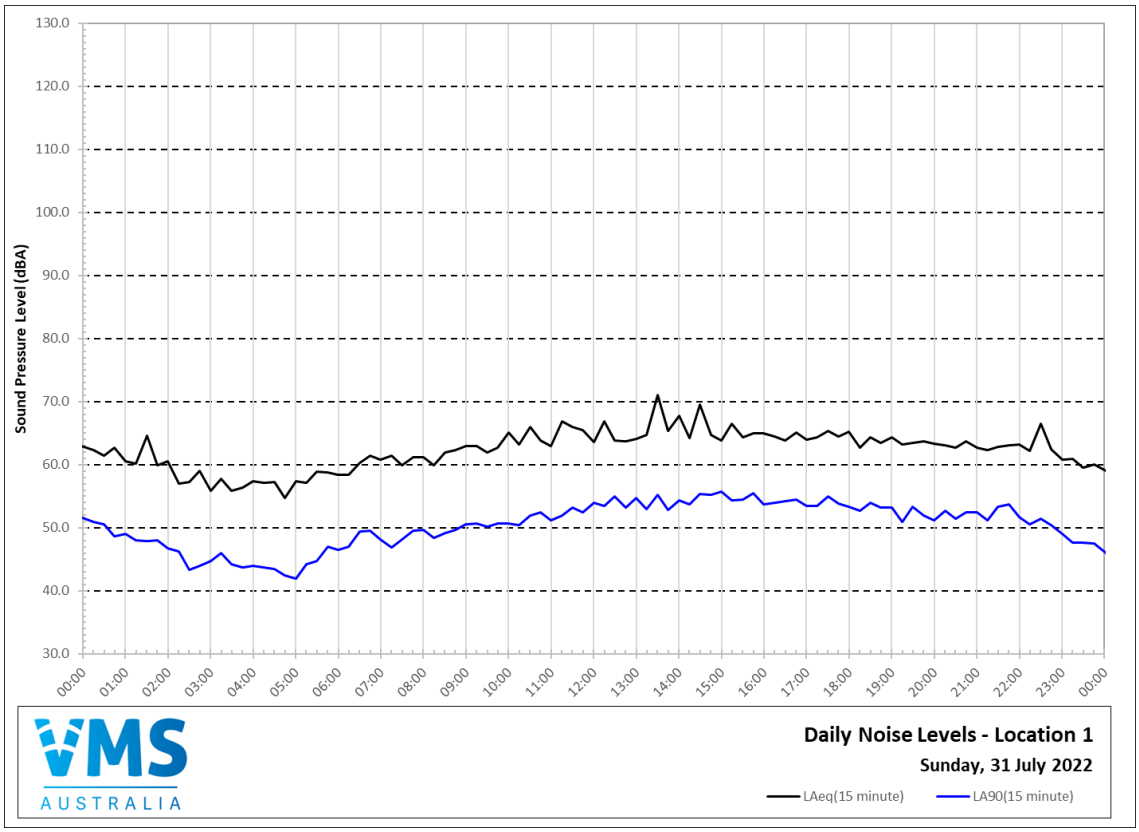

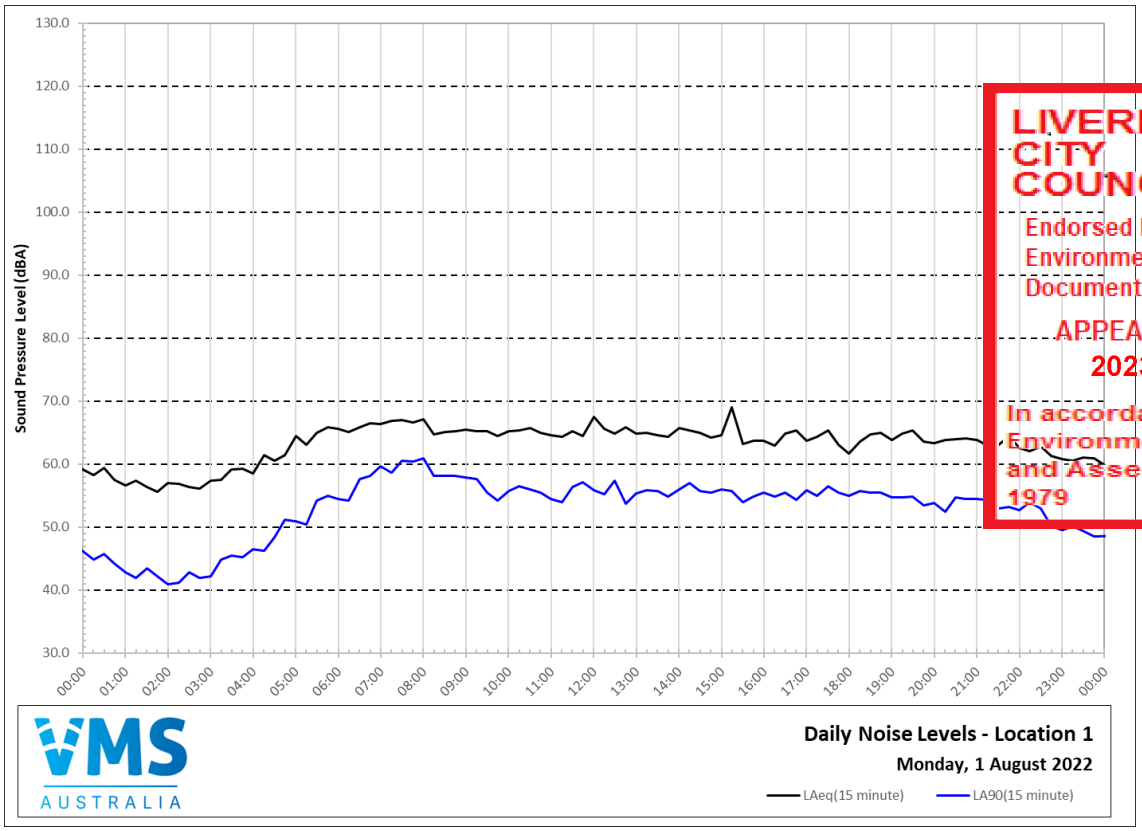

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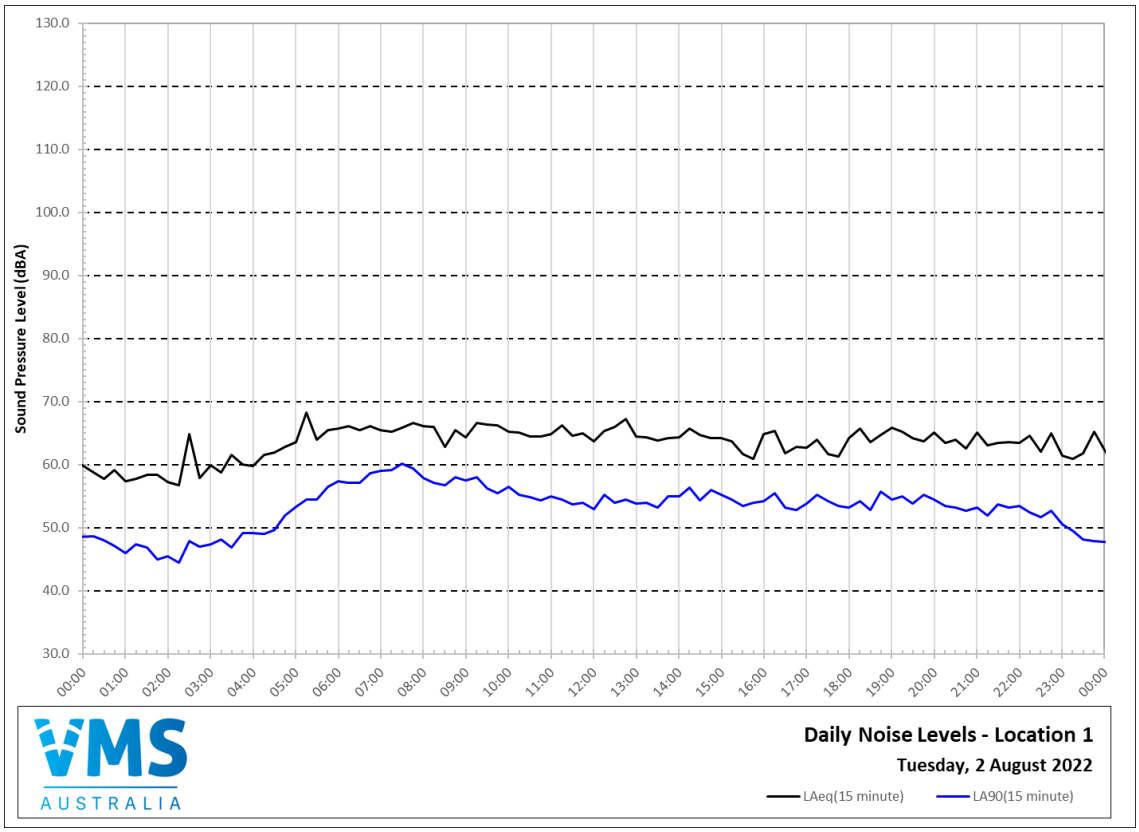

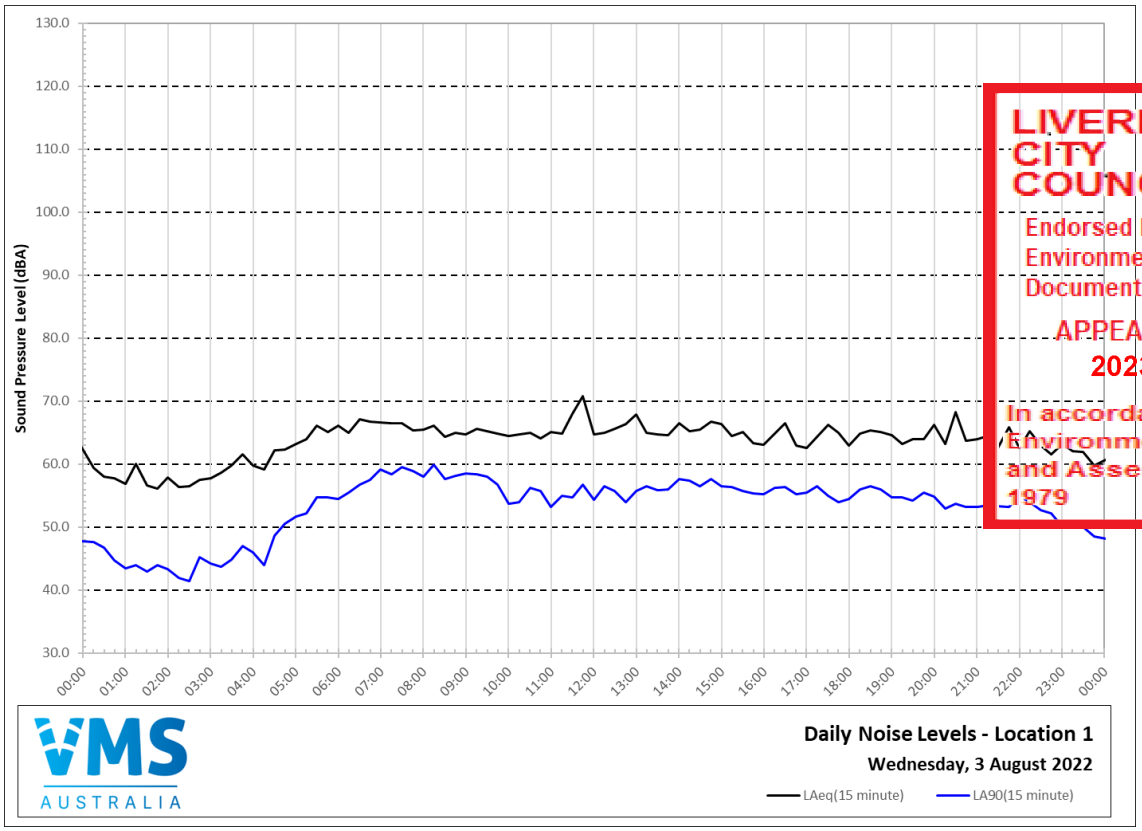

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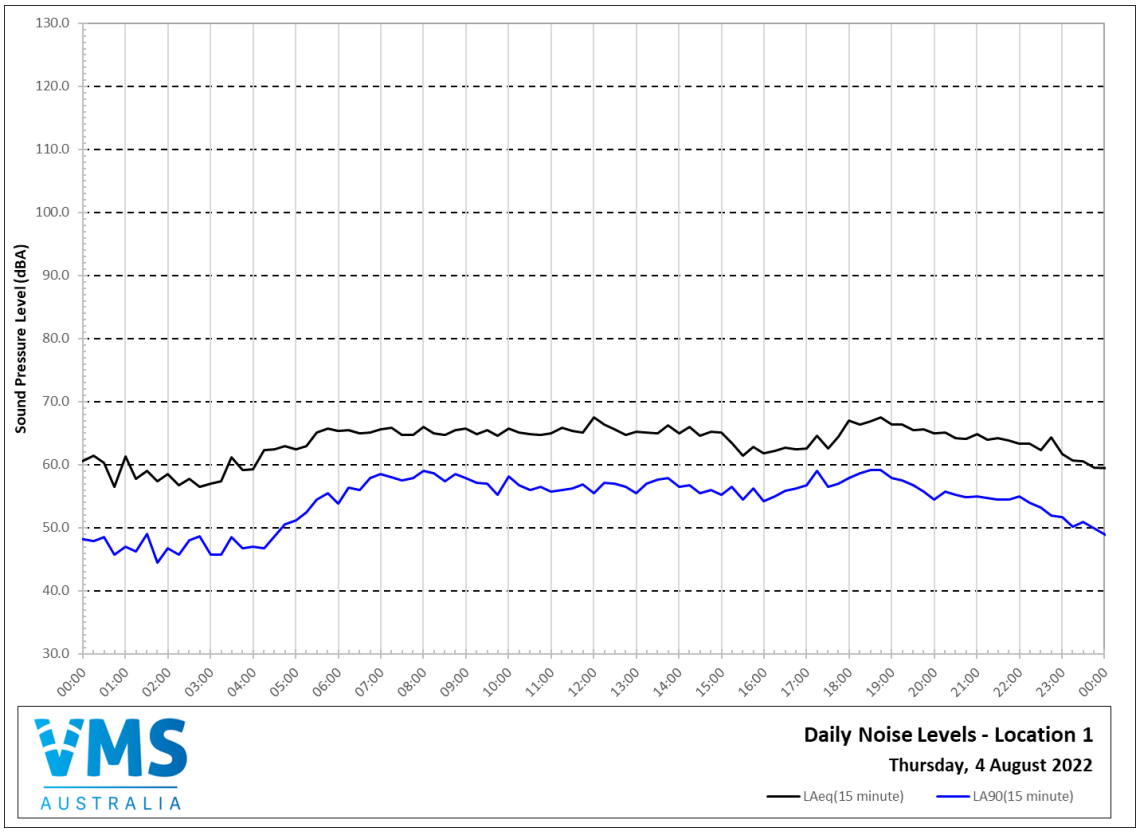

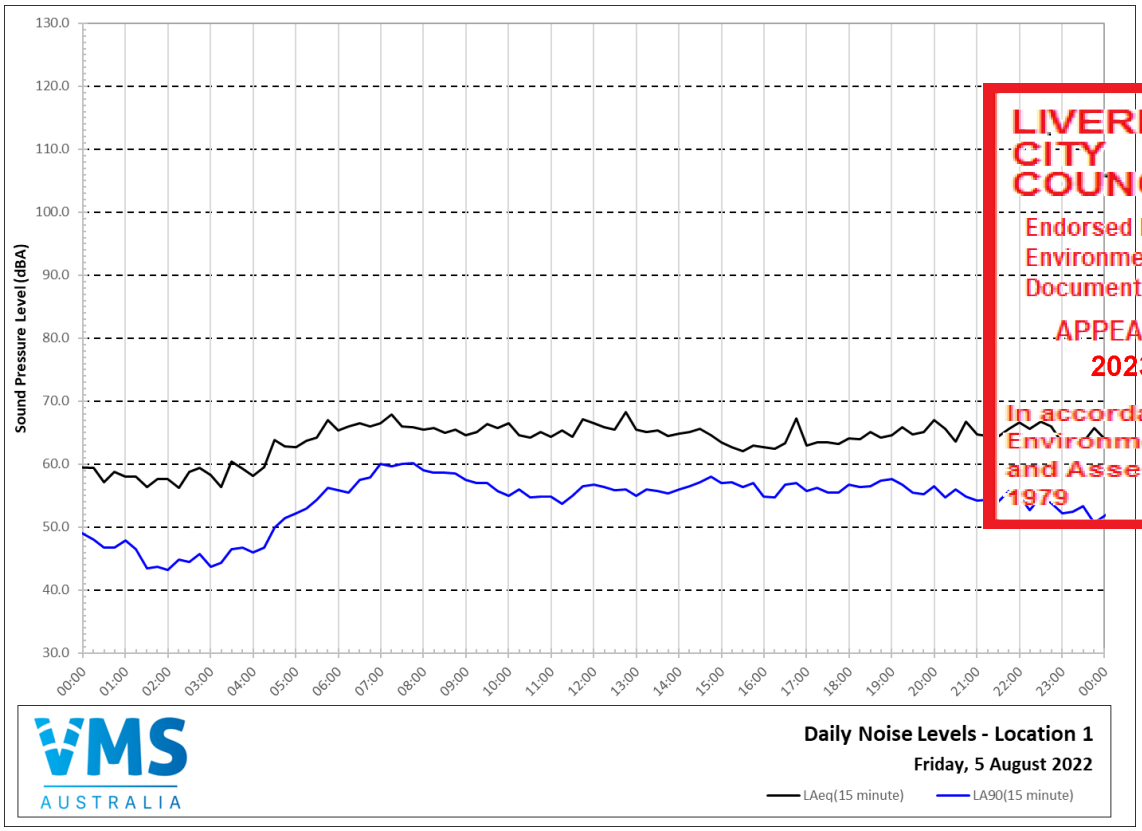

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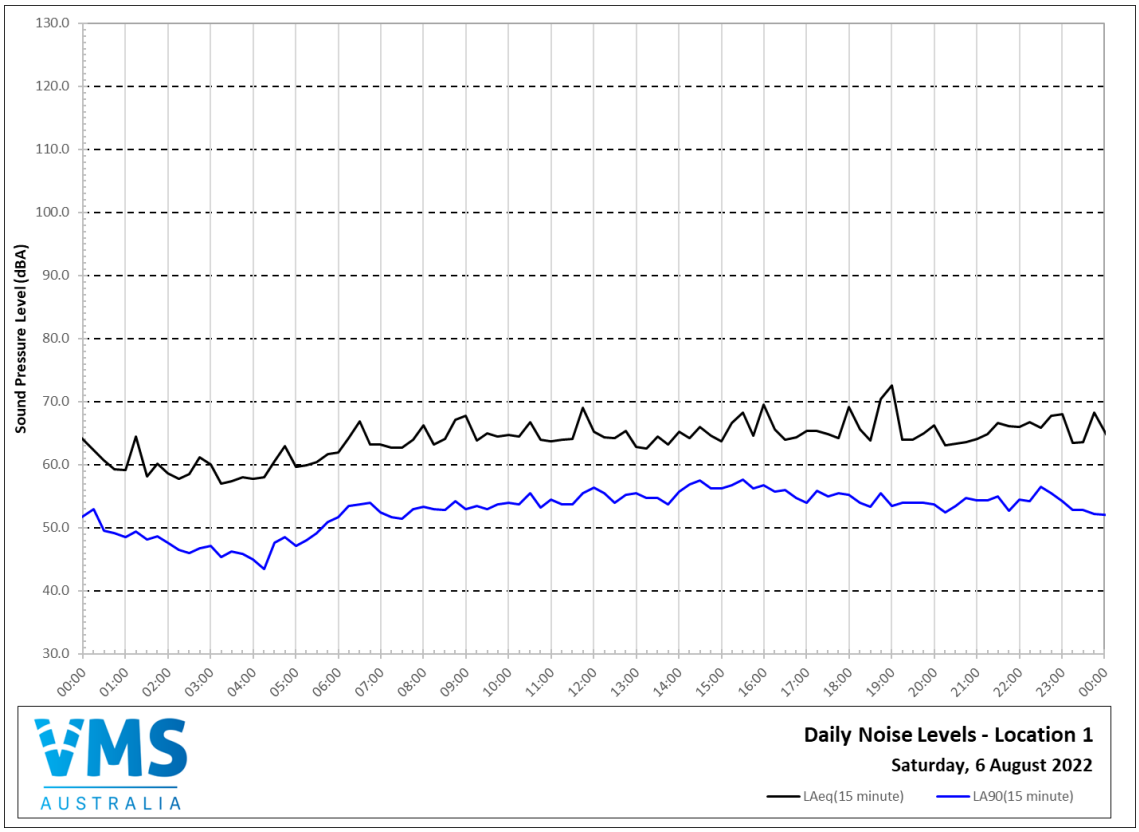

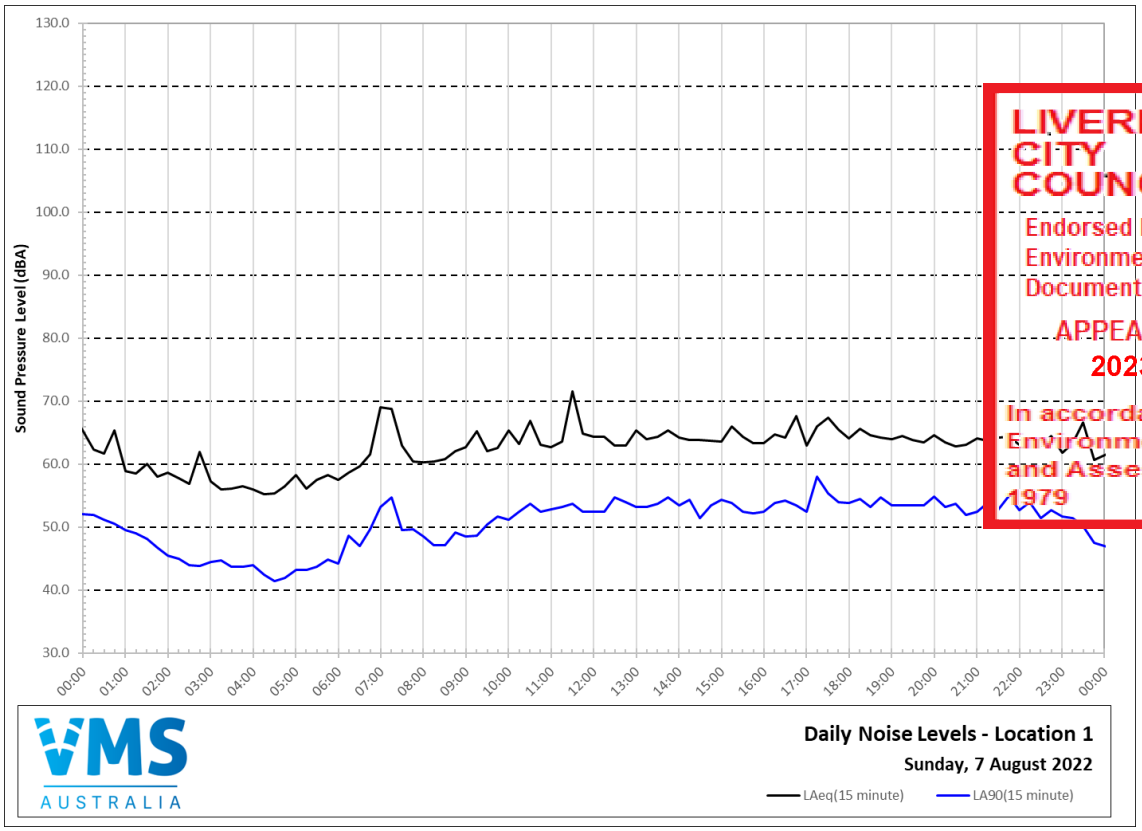

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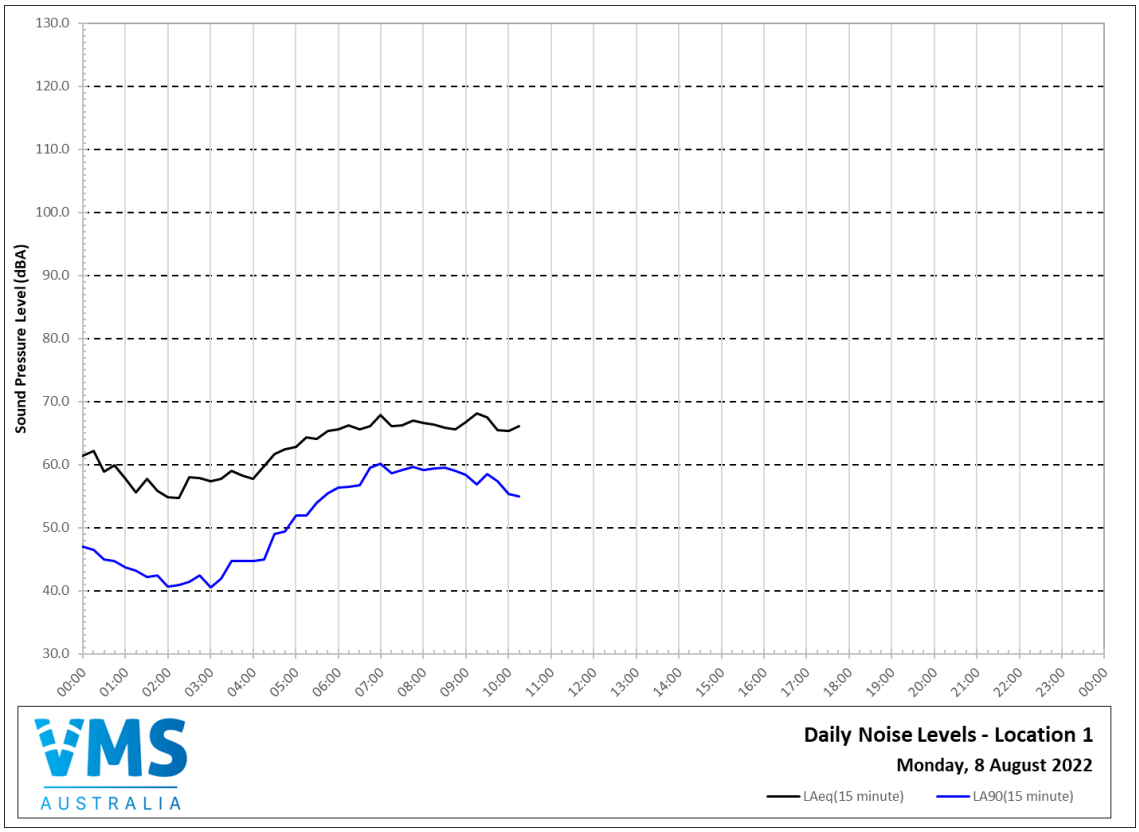

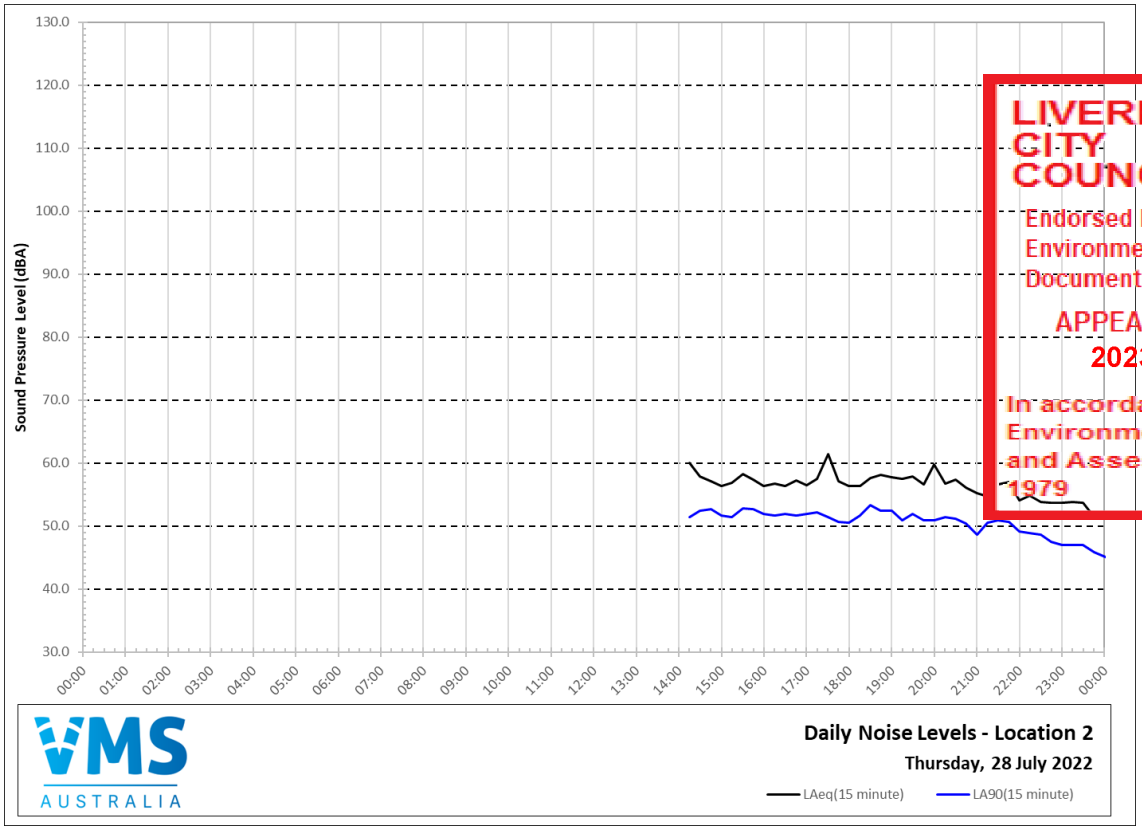

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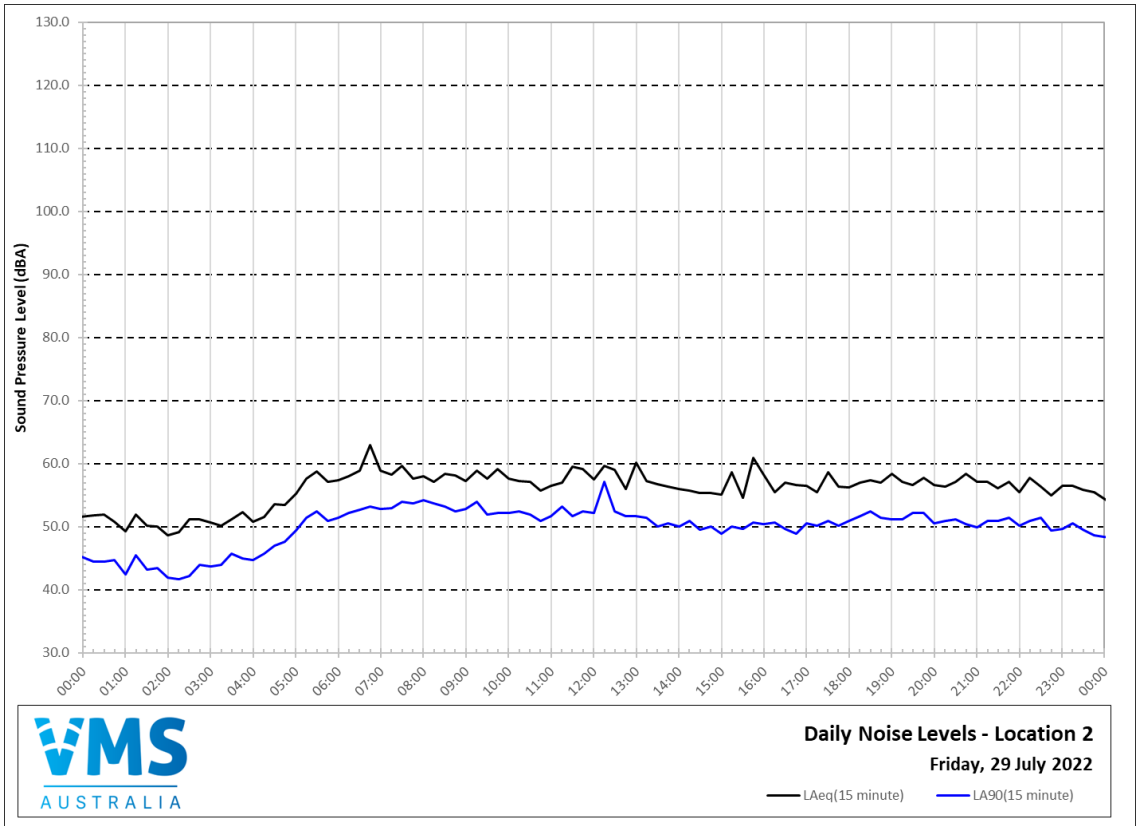

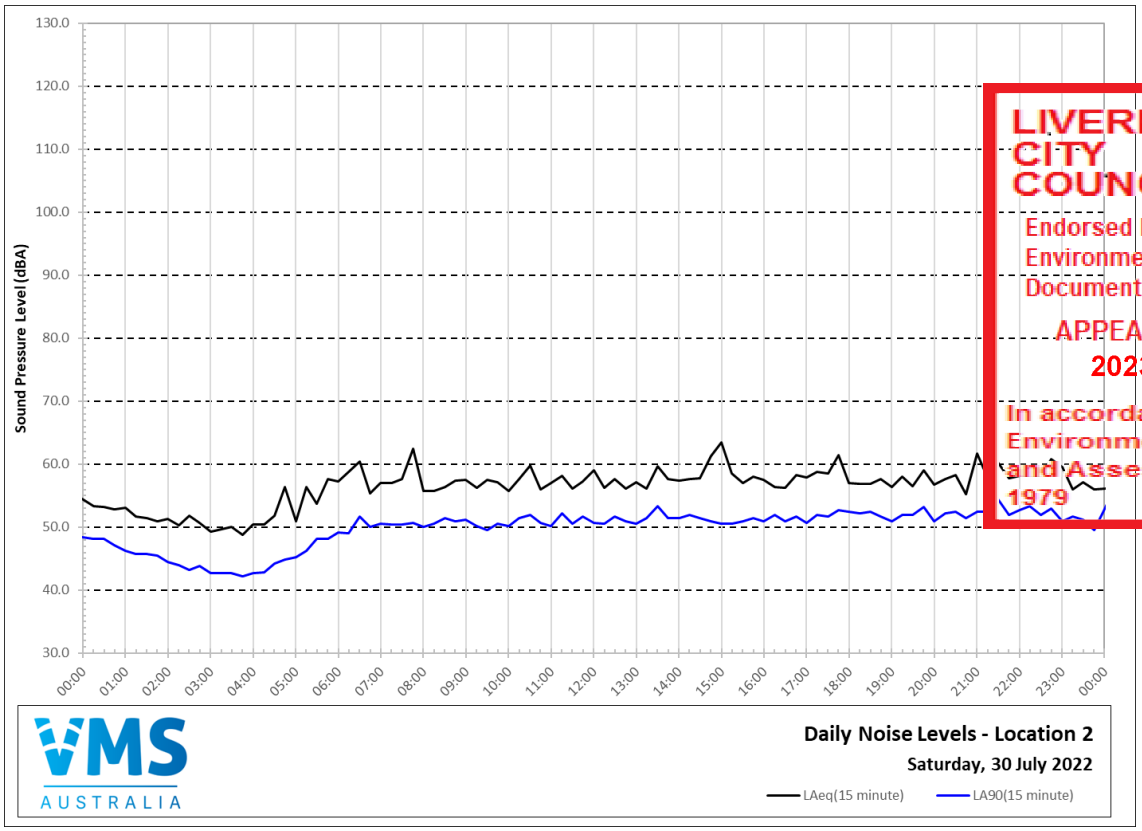

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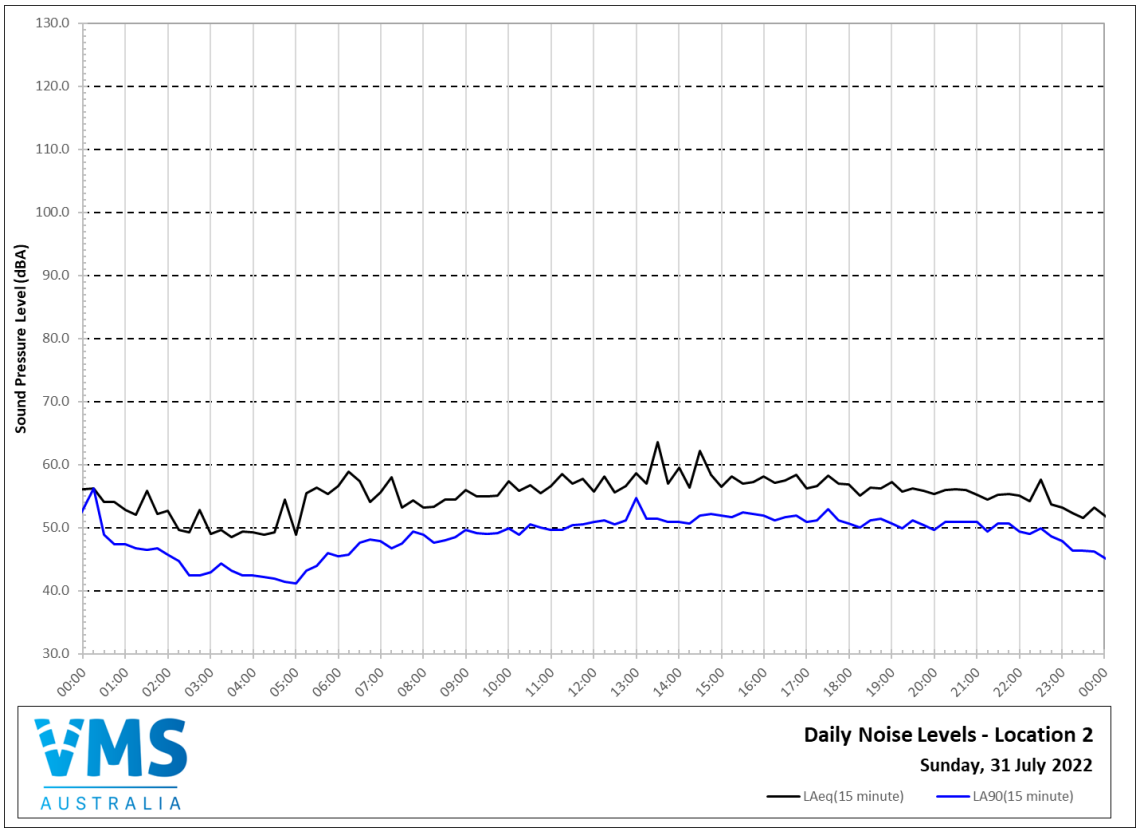

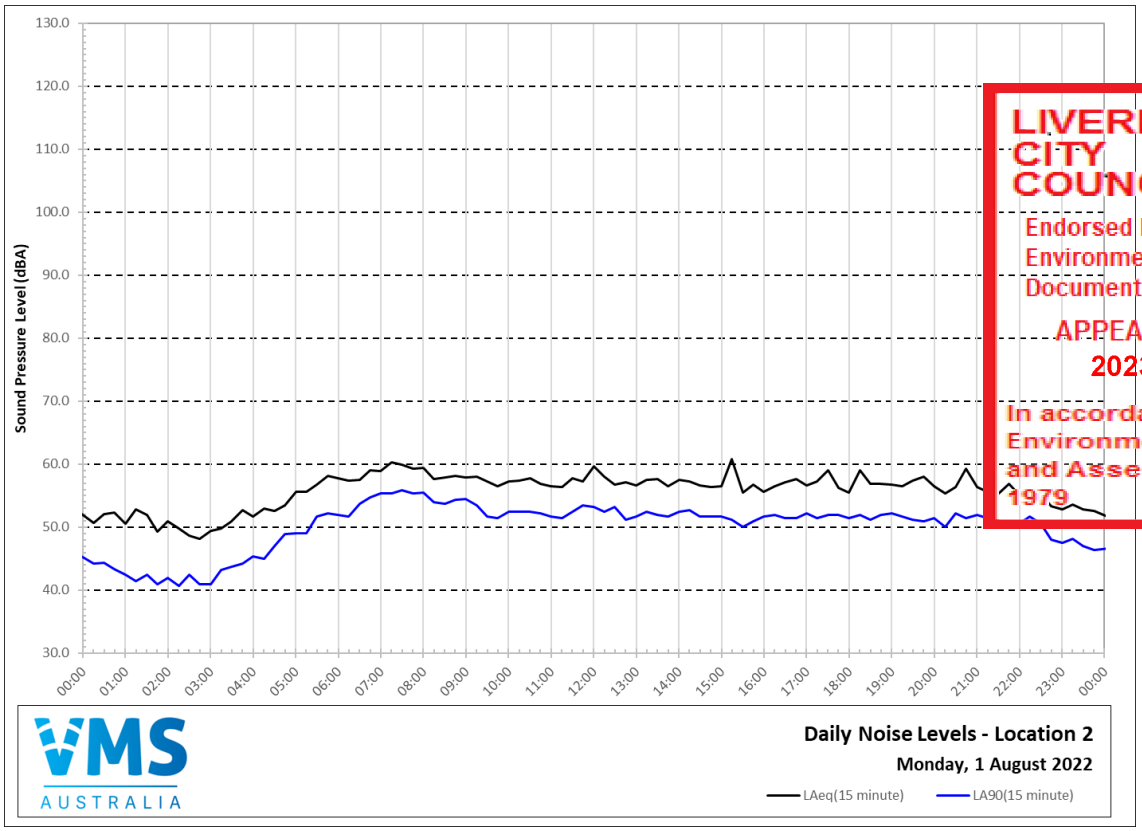

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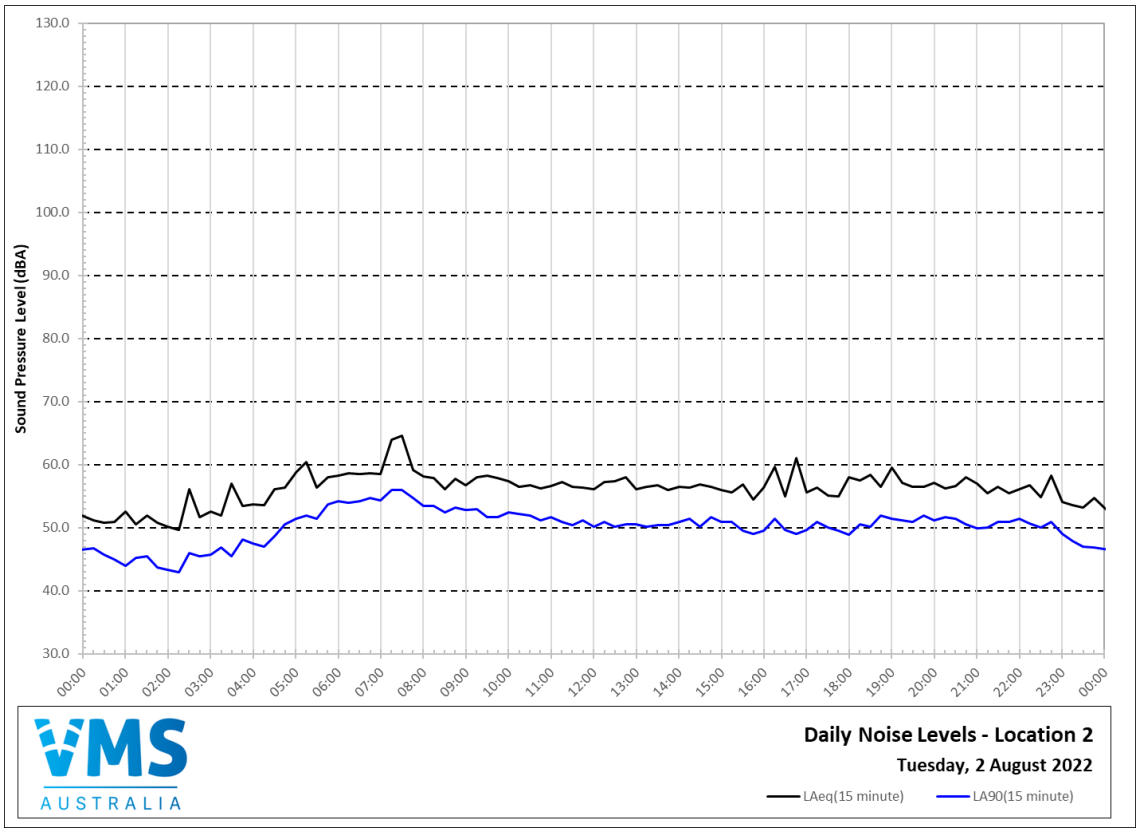

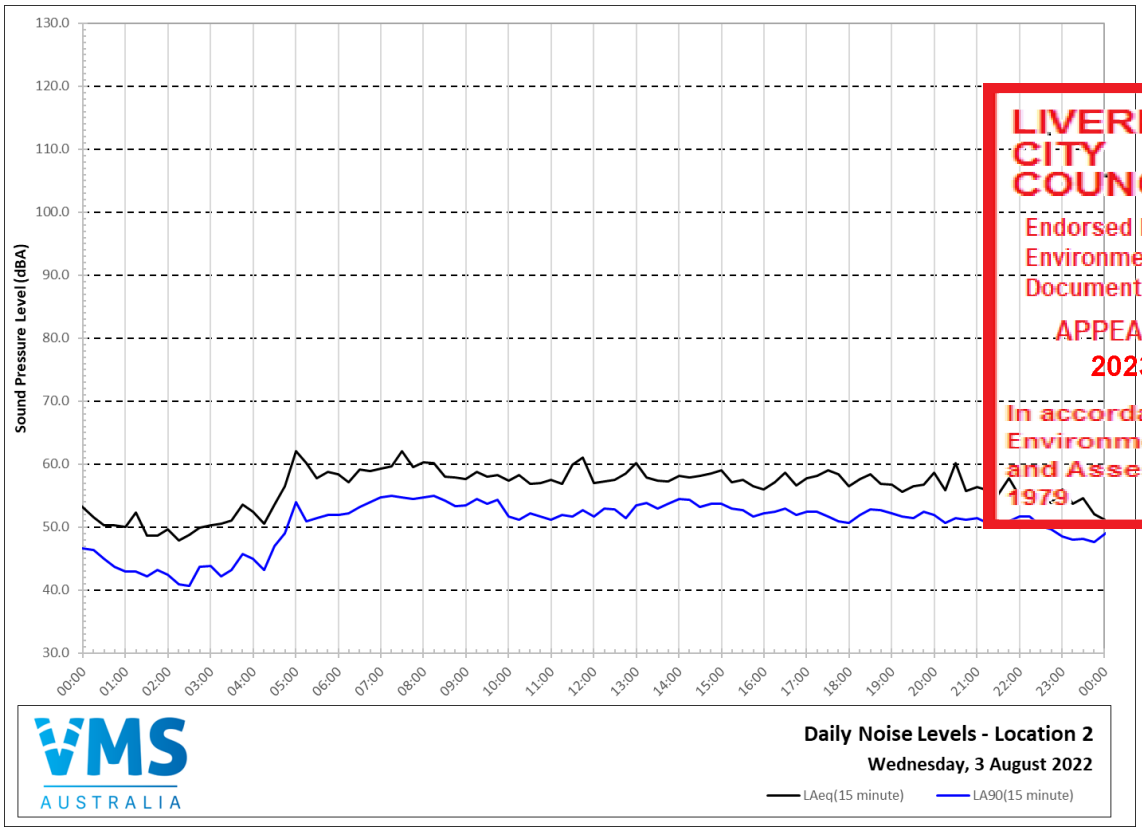

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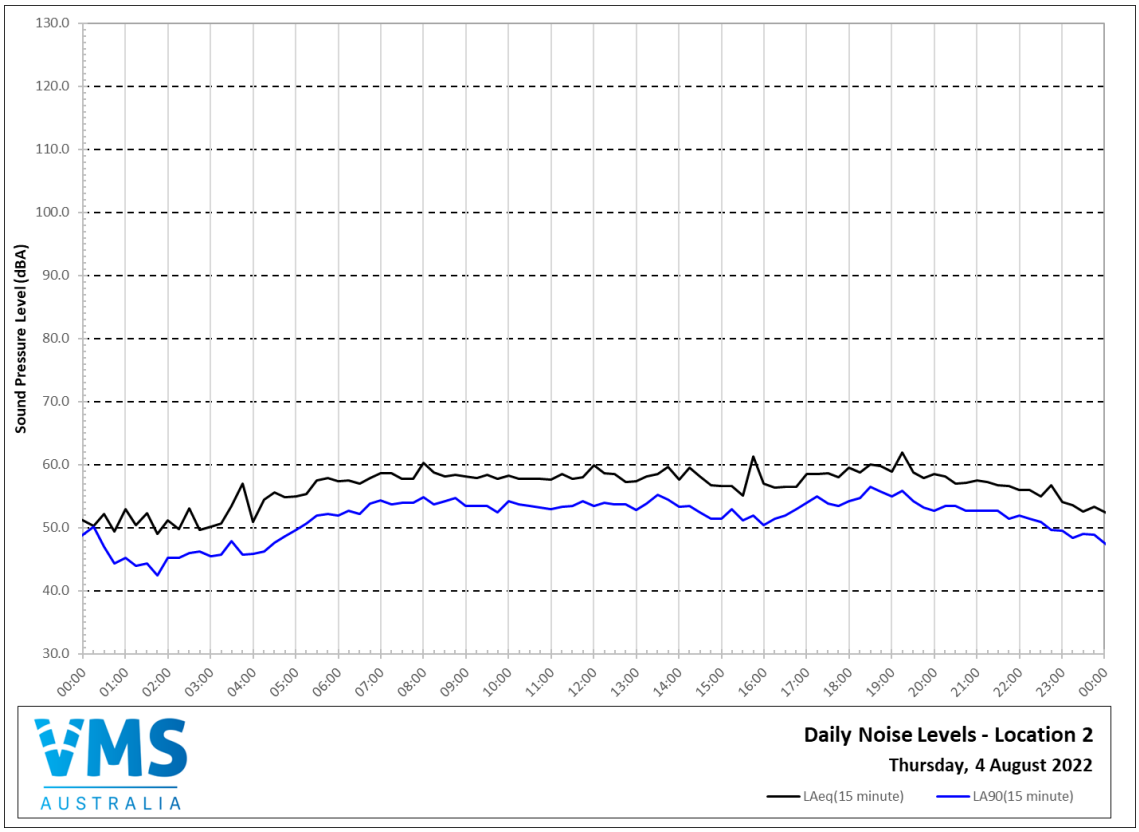

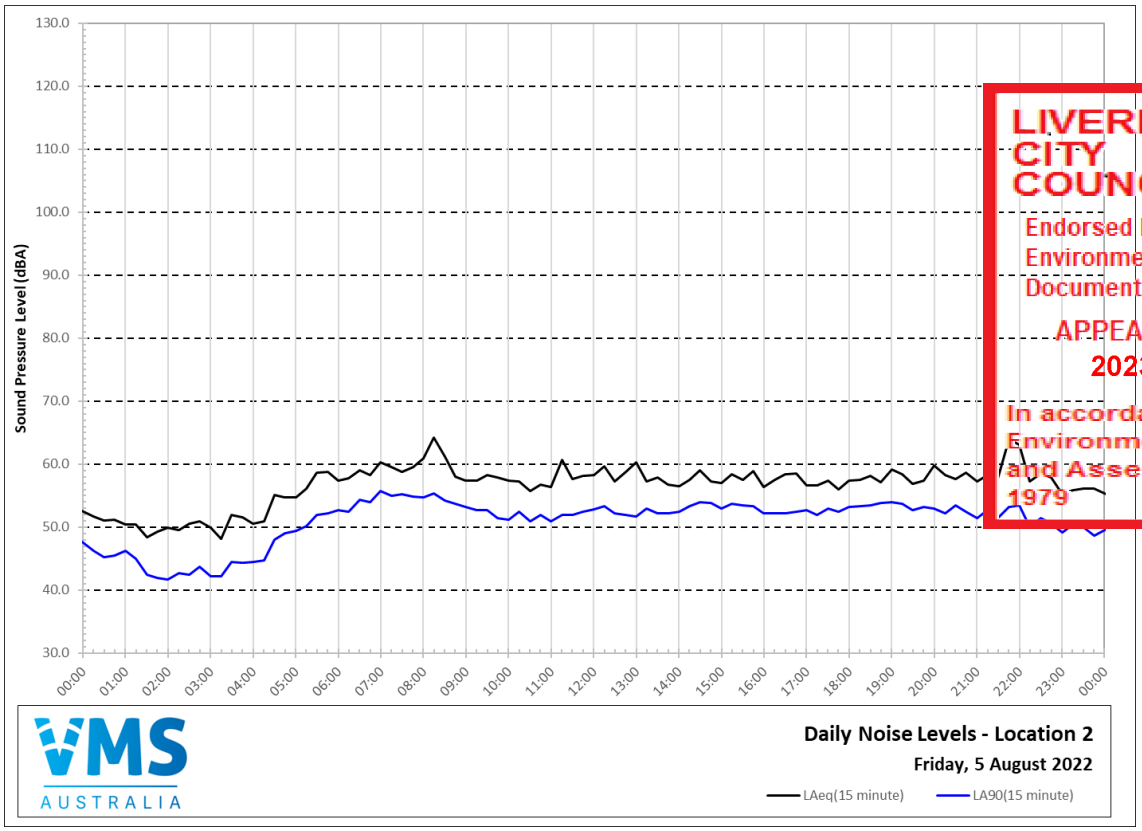

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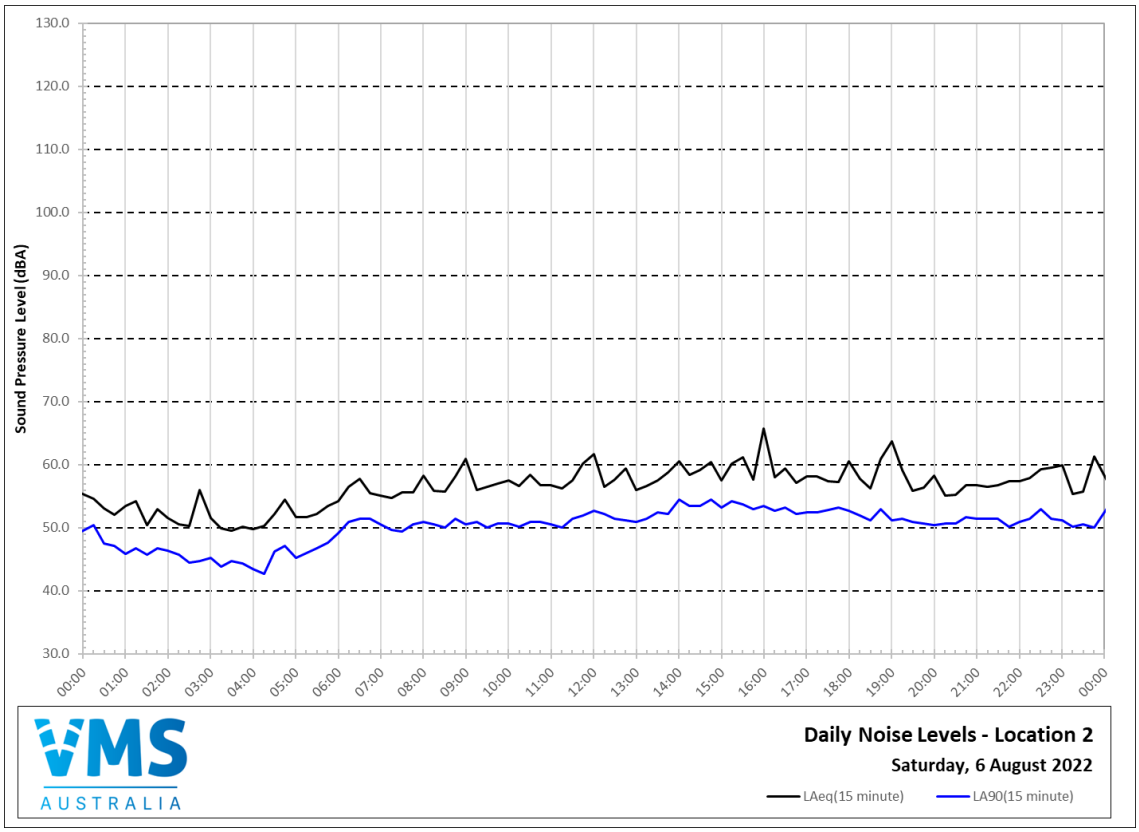

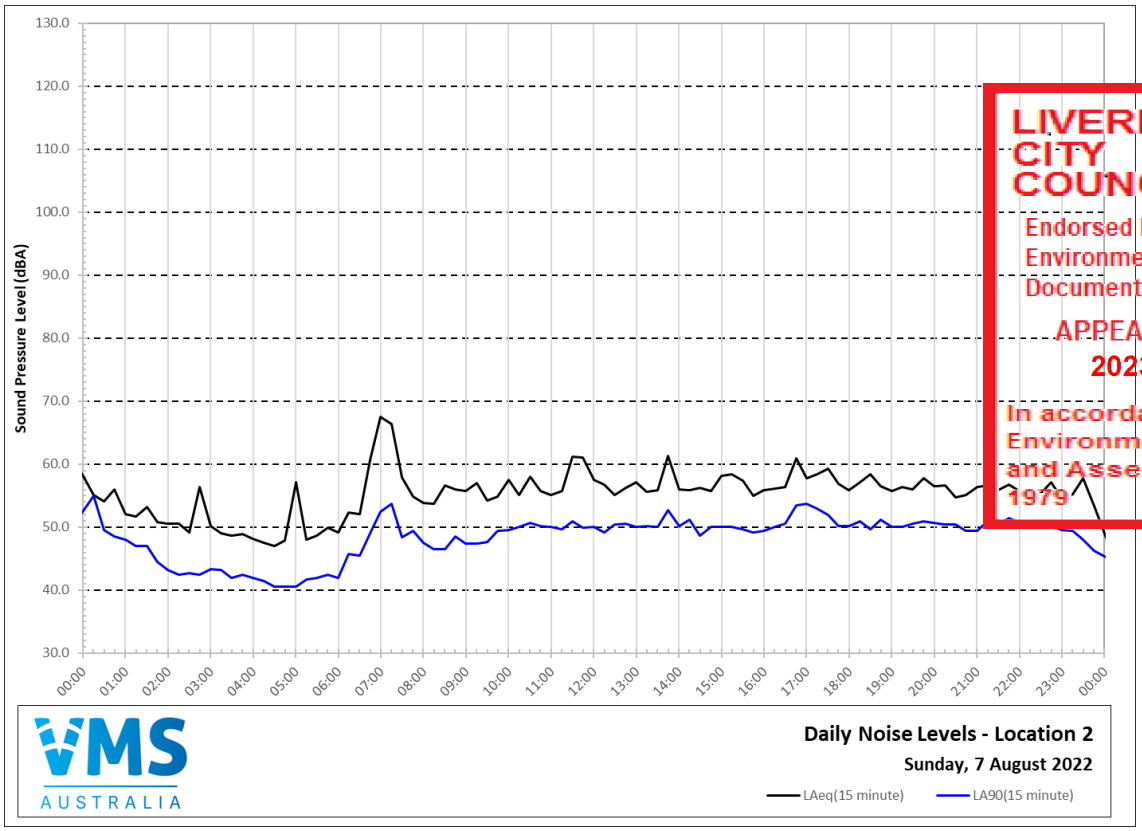

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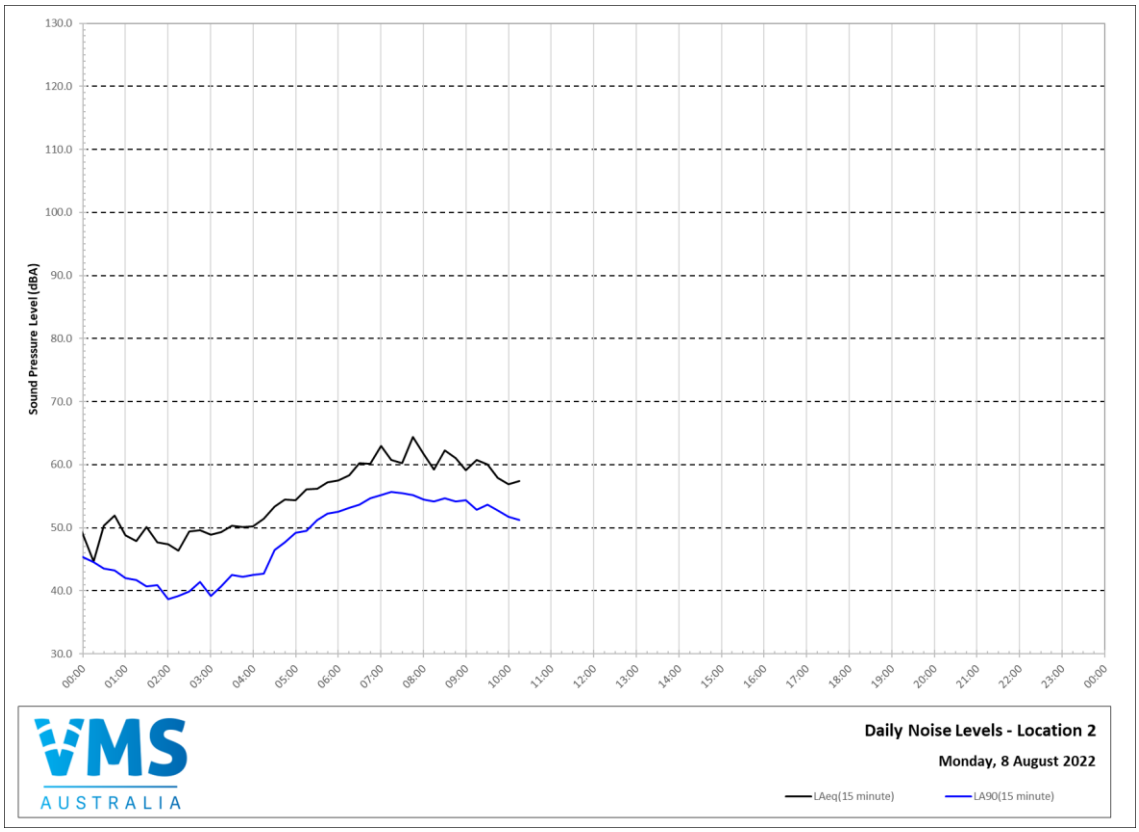

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19 February 2024

22145.1 Response to Council Acoustics RFI 20240219

FLDC Architects Pty Ltd
Level 2
322 Kingsgrove Road
KINGSGROVE NSW 2208

Attention: Ray Taouk

Dear Ray

Response to Council Acoustic RFI dated the 22nd of January 2024
DA Noise Impact Assessment - Proposed Child Care Centre
73 Lachlan Street, Warwick Farm NSW 2170

1 Background and Introduction

VMS Australia Pty Ltd (VMS) was engaged by FLDC Architects Pty Ltd to prepare a DA Noise Impact Assessment to accompany the development application (DA) for the proposed Child Care Centre (CCC), also identified as the 'Project Site' in this response letter, located at 73 Lachlan Street, Warwick Farm NSW 2170 The determining authority is Liverpool City Council (LCC) also referred to as 'Council' in this response letter.

VMS Report (REF: 22145.1 Rev 2, dated 13 December 2023) was prepared to assist with the DA submission and has been updated, REF: 22145.1 Rev 4, dated 19 February 2024 (herein referred to as Acoustic Report).

Following a preliminary assessment by LCC and subsequent correspondence, LCC issued a Request for Information (RFI) dated 22 January 2024. Upon a review of the RFI by VMS, this document provides a response to each of the items as identified by LCC in their RFI.

All documents/standards/guidelines referenced in this letter are as referenced in the Acoustic Report.

2 VMS Response to Council RFI Items

Based on amended plans, the following contention was provided by Council on 22 January 2024:

"8. Insufficient information — *Not resolved.*
It is noted that the following internal departments of Council are still not satisfied with the proposal: Traffic Engineers, Development Engineers, Environmental Health and Community Planning."

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It was unclear which matters were not resolved regarding acoustics (environmental health), of which Council provided further comments on 22 January 2024 as itemised below, along with the VMS response to each item.

2.1 Council RFI Item 1

"Construction recommendations within the acoustic report state internal noise levels can only be achieved when windows/doors are fully closed, it has not been confirmed if the windows will be windows that can open or if they are non-openable windows."

2.1.1 VMS Response to Council RFI Item 1

As per **Section 5.2.2** of the Acoustic Report, to meet internal noise levels due to traffic noise, windows facing Sydney Road need to be closed (can be either fixed or operable). On this basis, all other windows/doors can remain open (as required) whilst also meeting the relevant internal noise goals.

2.2 Council RFI Item 2

"Noise emission from indoor play and activities should be considered, including scenarios with windows and doors both open and closed. Some childcare centres may need to have non operable windows and doors in areas where active indoor play or music is undertaken."

2.2.1 VMS Response to Council RFI Item 2

Noise emissions from indoor activities has been assessed in **Section 5.3.2** of the acoustic report, with the windows open as a worst-case scenario. This scenario showed compliance with the relevant external noise goals.

2.3 Council RFI Item 3

"Openable windows may result in a higher projection of noise form the operation of the childcare centre."

2.3.1 VMS Response to Council RFI Item 3

All proposed operable windows were assessed to be open as a worst case noise emission scenario (refer **Section 5.3** of the acoustic report). This scenario showed compliance with the relevant external noise goals.

2.4 Council RFI Item 4

"Inconsistencies between the acoustic report and SEE:

- *The SEE states that the building is capable of facilitating an appropriate degree of natural ventilation however the acoustic report states internal and likely external noise levels can only comply with windows closed, therefore meaning alternative ventilation is likely required. Therefore, information existing within the application is clashing. Further clarification and discussion are required to confirm these details.*
- *The SEE refers to outdoor play spaces being enclosed by appropriate barriers/screens/walls, this has not been discussed within the acoustic report and therefore information existing within the application is clashing. Further clarification and discussion are required to confirm these details.*
- *The SEE has stated the report determines an appropriate height for the fencing for the outdoor play area, there is no design detail regard outdoor fencing within the acoustic report. The acoustic report concludes no further assessment or recommendations required."*

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2.4.1 VMS Response to Council RFI Item 4

- As per **Section 5.2.2** of the Acoustic Report, windows facing Sydney Road are to be kept closed (can be either fixed or operable).
- To be amended in the SEE to reflect the acoustic report requirements.
- To be amended in the SEE to reflect the acoustic report requirements.

2.5 Council RFI Item 5

"At a minimum there is expected to be at least 20 children using the outdoor space at once as per the proposed children numbers, although the ACCC guidelines specify sound power levels for 10 children, it shall be confirmed whether a greater volume of children will result in a higher accumulative noise level based upon the proposed numbers where up to 70 children may use a space at one time."

2.5.1 VMS Response to Council RFI Item 5

The AAAC Guideline for Child Care Centres provides the equation to convert the Sound Power Levels (SWLs) of children playing in groups of 10 to children playing in groups of any desired number, i.e. 70 children. This equation was used by VMS to predict noise emission levels from outdoor play as per **Section 5.3.1** of the acoustic report. The same section of the acoustic report notes that *modelling assumed all children of all age groups actively playing outside at any given time*.

2.6 Council RFI Item 6

"Given the recommended outdoor noise measurement height is 1.2m-1.5m above the ground for collecting background noise data, the proposed childcare centre is proposed to be a 3 level complex. The potential height of the noise source may be at 7m from the ground level. The adjoining development is also a medium density development comprising 3 storeys. The NSW EPA Noise Policy for industry advises that effective height of the noise source must be considered within the assessment. This must be discussed in further detail."

2.6.1 VMS Response to Council RFI Item 6

Noise emission levels has been predicted to all receivers, including receivers at an elevated height, with the worst-case noise emission level presented in **Table 5-3** of the acoustic report. The height of the source has also been considered in the predictions.

2.7 Council RFI Item 7

"Detailed plans and specifications of the mechanical ventilation system servicing the food preparation and dining areas of the premises shall be prepared by an appropriately qualified person. The plans shall comply with AS/NZS 1668-'The Use Of Ventilation and Air-Conditioning In Buildings' and include the following:

- *The location of the mechanical ventilation system outlet including detailed specifications of the stack height and discharge velocity required to service the food preparation and dining area;*
- *Proposed methods to mitigate odour and noise impacts arising from the operation of the mechanical ventilation system; and*
- *The sound output level (Sound Pressure Level at 1 metre) of the mechanical ventilation system."*

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2.7.1 VMS Response to Council RFI Item 7

Mechanical details are not available at this stage. Such details are typically not finalised until prior to CC and are usually conditioned as such. Therefore, at this stage, only noise emission goals have been provided in **Section 4.1.2** of the acoustic report to be met prior to CC. VMS suggests that there are ample opportunities to mitigate noise from mechanical plant if required to meet noise emission goals, which is expected considering the already high background noise levels in the vicinity, along with distance to receivers and shielding. A detailed mechanical plant noise emission assessment is to be undertaken prior to CC.

Further to the above, and with reference to **Section 5.2.4** of the acoustic report, to further reduce the risk of noise from mechanical plant, an example of a ventilation consent condition for a recent CCC project undertaken previously by VMS is shown in **Figure 1**. A similar approach can be developed for this project.

Figure 1 Example of Ventilation Consent Condition

11. **Ventilation**

To ensure that adequate provision is made for ventilation of the premises, mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- The Building Code of Australia; and
- Protection of the Environment Operations Act 1997; and
- Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668-1991 (parts 1 & 2). Prior to installation, the design is to be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the occupation certificate, the work shall be certified by a person competent to do so. The certification shall include:-

  (i) Date of inspection, Inspection, testing and commissioning details

  (ii) The name and address of the individual who carried out the test and

  (iii) A statement that the service has been designed, installed and is capable of operating to above the standard

Ventilation above cooking equipment

Mechanical ventilation must be provided above cooking equipment and is to be designed and installed in accordance with relevant Australian Standards '*The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control*'.

(Reason: Compliance with relevant standards)

3 Conclusion

In the professional opinion of VMS, this document provides a robust and detailed response to the Request for Information dated 22 January 2024 as issued by Liverpool City Council.

From our assessment and provided that the noise mitigation measures discussed in the Acoustic report and clarified in this response letter are implemented, the following can be concluded regarding the operation of the Child Care Centre:

- Noise emanating from the Child Care Centre is predicted to meet the relevant project noise trigger levels.
- Noise intrusion into the Child Care Centre from road traffic movements is predicted to meet the relevant project noise trigger levels.

On this basis there is no reason pertaining to acoustics upon which the development application is not granted.

I trust the above meets your current requirements. If you have any questions or wish to discuss, please contact the undersigned on 0438 769 165.

Regards,

Feras Ahmed
Senior Consultant - Acoustics
QA: Sam Demasi - Principal - Acoustics & Vibration

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Terminology Relating to Noise and Vibration

Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pre[illegible]
Sound Power	Sound Power is the rate at which sound energy is emitted, reflected, transmitted, [illegible] per unit time. Unlike sound pressure, sound power is neither room-dependent nor distance-[illegible]
Sound Pressure Level (SPL)	The sound level is the sound pressure relative to a standard reference pressure of 20[illegible]Pa ($20x10^{-6}$ Pascals) on a decibel scale.
Sound Power Level (SWL)	The Sound Power Level is the sound power relative to a standard reference pressure of 1pW ($20x10^{-12}$ Watts) on a decibel scale. The SWL of a simple point source may be used to calculate the SPL at a given distance (r) using the following formula: $SPL = SWL – 10 \times Log_{10}(4 \times \pi \times r^2)$ Note that the above formula is only valid for sound propagation in the free-field (see below).
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s1 and s2 is given by 20 log10 (s1 / s2). The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point [illegible] sound pressure, the reference value is 20µPa.
A-weighting, dBA	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
Leq,T	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
Lmax,T	A noise level index defined as the maximum noise level during the period T. Lmax is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
L90,T	A noise level index. The noise level exceeded for 90% of the time over the period T. L90 can be considered to be the "average minimum" noise level and is often used to describe the background noise.
L10,T	A noise level index. The noise level exceeded for 10% of the time over the period T. L10 can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
Free-Field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5m
Fast/Slow Time Weighting	Averaging times used in sound level meters.
Octave Band	A range of frequencies whose upper limit is twice the frequency of the lower limit.
DnT,w	The single number quantity that characterises airborne sound insulation between rooms over a range of frequencies.
Rw	Single number quantity that characterises the airborne sound insulating properties of a material or building element over a range of frequencies.
Reverberation	The persistence of sound in a space after a sound source has been stopped.
PPV	The particles of a medium are displaced from their random motion in the presence of a vibration wave. The greatest instantaneous velocity of a particle during this displacement is called the Peak Particle Velocity (PPV) and is typically measured in the units of mm/s.
Hertz, Hz	The unit of Frequency (or Pitch) of a sound or vibration. One hertz equals one cycle per second. 1 kHz = 1000 Hz, 2 kHz = 2000 Hz, etc.
Acceleration	Acceleration is defined as the rate of change of Velocity of a particle over a period of time and is typically measured in the units of m/sec^2.
Vibration Dose, VDV	When assessing intermittent vibration, it is necessary to use the vibration dose value (VDV), a cumulative measurement of the vibration level received over an 8-hour or 16-hour period. The VDV formulae uses the RMS Acceleration raised to the fourth power and is known as the Root-mean-quad method. This technique ensures the VDV is more sensitive to the peaks in the acceleration levels. VDVs are typically measured in the units of $m/s^{1.75}$.

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M^C^LAREN TRAFFIC ENGINEERING

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499

Telephone: (02) 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

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5 March 2024 Reference: 230678.03FA

FLDC Architects
Level 2D/322 Kingsgrove Road, Kingsgrove
Attention: Ben Nicholas

COMPLIANCE CERTIFICATE
FOR THE PROPOSED CHILD CARE CENTRE
AT 73 LACHLAN PLACE, WARWICK FARM

Dear Ben,

Reference is made to your request to provide a Compliance Certificate for the proposed Child Care Centre at 73 Lachlan Place, Warwick Farm, with proposed plans depicted in **Annexure A** for reference. This letter is in response to Liverpool Council's comments provided on the Without Prejudice Plans prepared by FLDC, dated 31/1/2024. The comments made by Council relevant to traffic and parking are shown below (italicised) with *M^C^Laren Traffic Engineering*'s (MTE) response thereafter.

> *The Applicant is to provide, prior to the granting of consent, a compliance certificate prepared by a suitably qualified traffic engineer demonstrating compliance with the Australian Standards and Liverpool DCP, in relation to the following matters:*
>
> *Disabled car space 13 is 2.4m wide and the shared space is only 2.08m wide. Applicant's Traffic Engineer to confirm whether such arrangement is consistent with the AS2890.*

MTE Response: The proposed plans have been updated to show a shared space 2.4m wide adjacent to both accessible spaces. This arrangement is now consistent with *AS2890.6:2022* requirements.

> *Visitor spaces on Lower Basement Carpark are only 5.4m deep. Applicant's Traffic Engineer to confirm whether such arrangement is consistent with the AS2890.*

MTE Response: Reference is made to *AS2890.1:2004 – Clause 2.4.1(a)* which states the following:

> *Length The nominal length of a parking space in a parking module shall be 5.4 m min except as follows…*

The remainder of that clause provides examples where a parking space in a parking module may be less than 5.4m long and hence the proposed arrangement of visitor spaces being 5.4m long is consistent with AS2890.

Concerns are raised that the combined entry/exit driveway into basement carpark would not be able to allow two cars to satisfactorily pass each other. The plans to be amended to reflect 2 vehicles (B85 and B99) passing one another with adequate clearance along all sections of the ramp, and particularly the entry/exit.

MTE Response: The ramp has been amended so that simultaneous passing can be achieved as all points. **Figure 1** demonstrates that a B85 vehicle can pass a B99 vehicle along the entry ramp as well as within the upper basement where there are clear sightlines.

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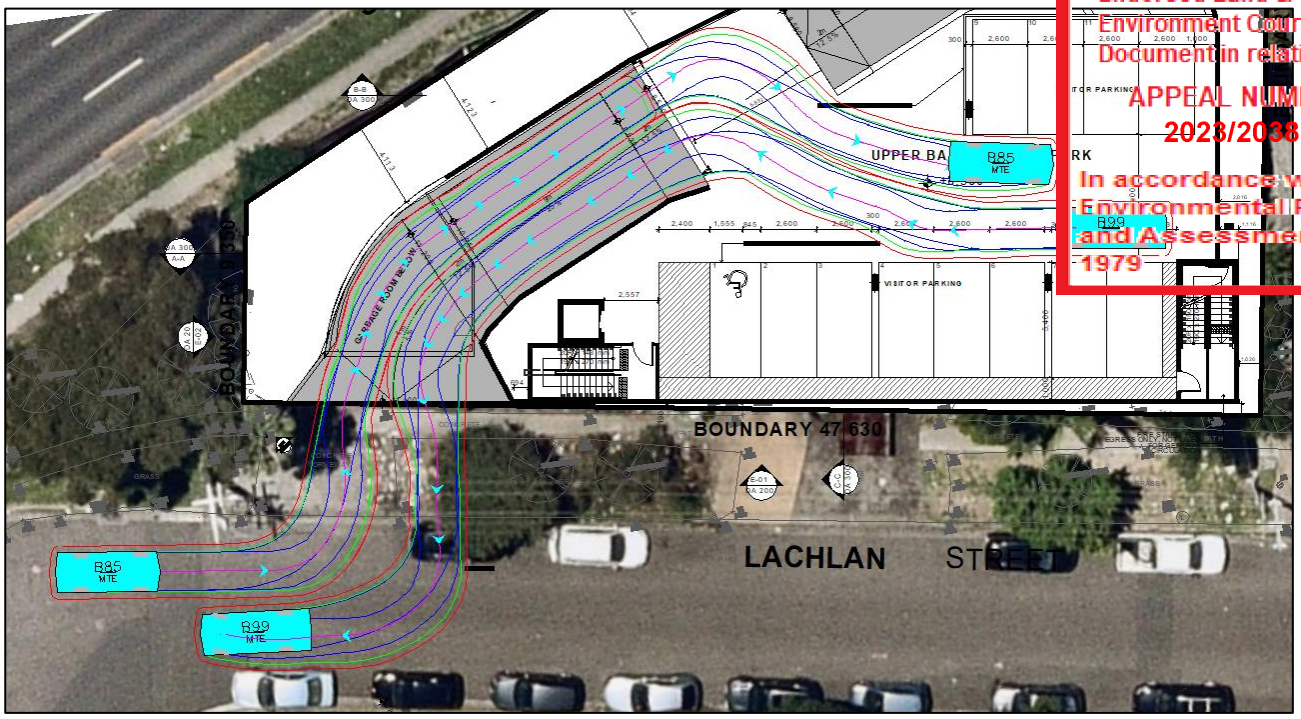

FIGURE 1: PASSING WITHIN RAMP AND BASEMENT

The Applicant is to provide swept paths to demonstrate that vehicles can perform satisfactory manoeuvring within the basement car parks is required to be shown on the drawings.

MTE Response: Swept path testing has been undertaken and is presented within **Annexure B** demonstrating that vehicle can perform satisfactory manoeuvring within both basement car parks.

Please contact the undersigned on 9521 7199 should you require further information or assistance.

Yours faithfully,
McLaren Traffic Engineering

Daniel Fonken
Principal Traffic Engineer
Bachelor of Science Civil Engineering
TfNSW Accredited Level 2 Road Safety Auditor
TfNSW Accredited Traffic Management Plan Designer (Cert No. TCT0016942)

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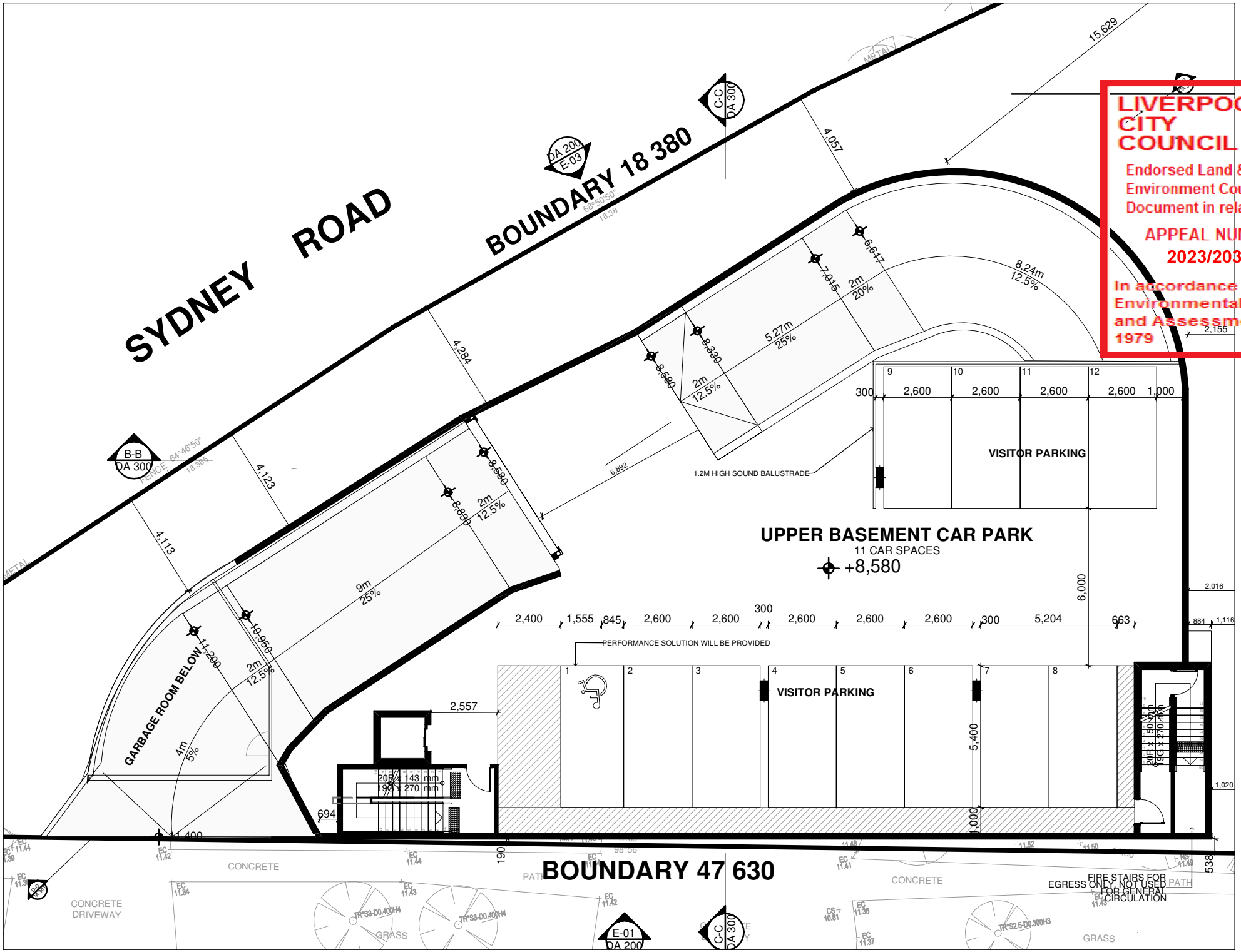
McLaren
Traffic Engineering &
Road Safety Consultants

ANNEXURE A: PROPOSED PLANS
(2 SHEETS)


SYDNEY ROAD
BOUNDARY 18 380
BOUNDARY 47 630
UPPER BASEMENT CAR PARK
11 CAR SPACES
+8,580
VISITOR PARKING
VISITOR PARKING
1.2M HIGH SOUND BALUSTRADE
PERFORMANCE SOLUTION WILL BE PROVIDED
GARBAGE ROOM BELOW
FIRE STAIRS FOR EGRESS ONLY, NOT USED FOR GENERAL CIRCULATION
CONCRETE
CONCRETE DRIVEWAY
GRASS
B-B DA 300
C-C DA 300
DA 200 E-03
E-01 DA 200
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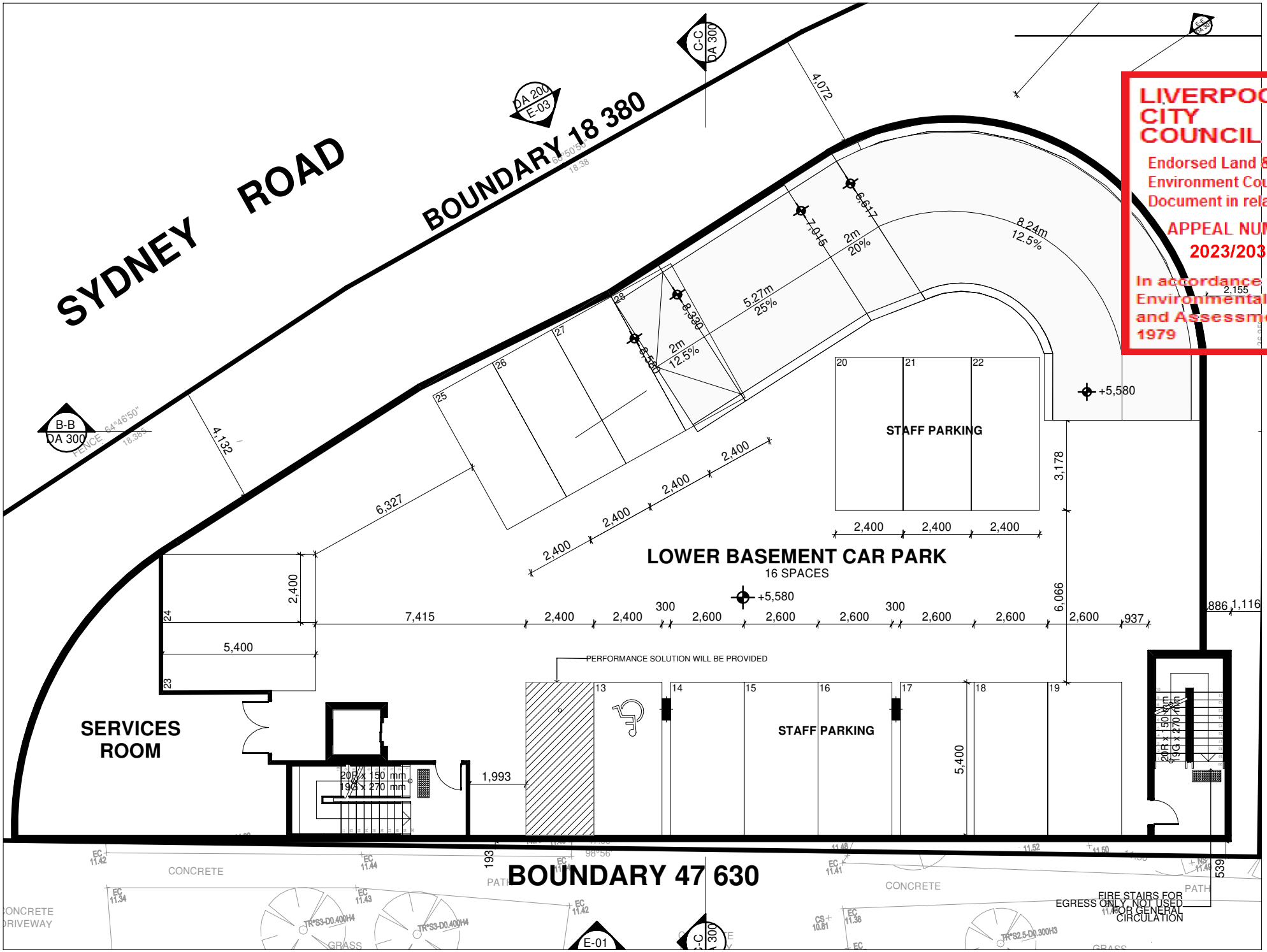

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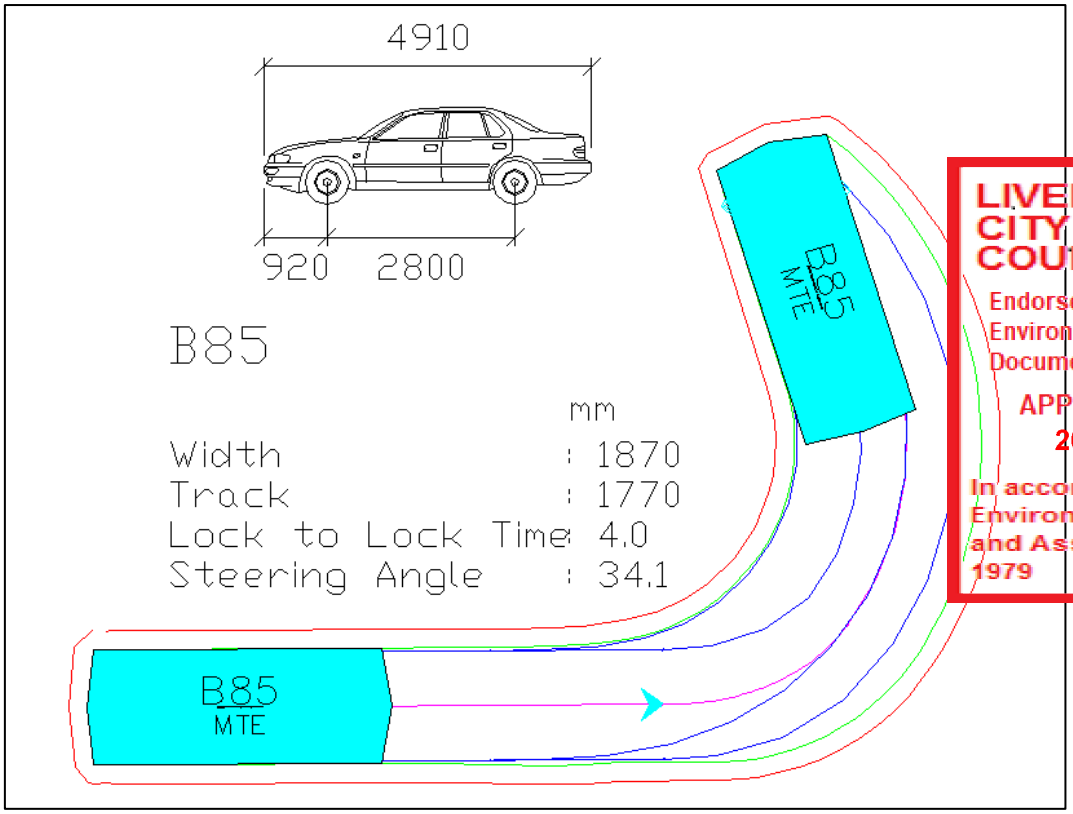
Mc Laren
Traffic Engineering &
Road Safety Consultants

ANNEXURE B: SWEPT PATH TESTING
(10 SHEETS)



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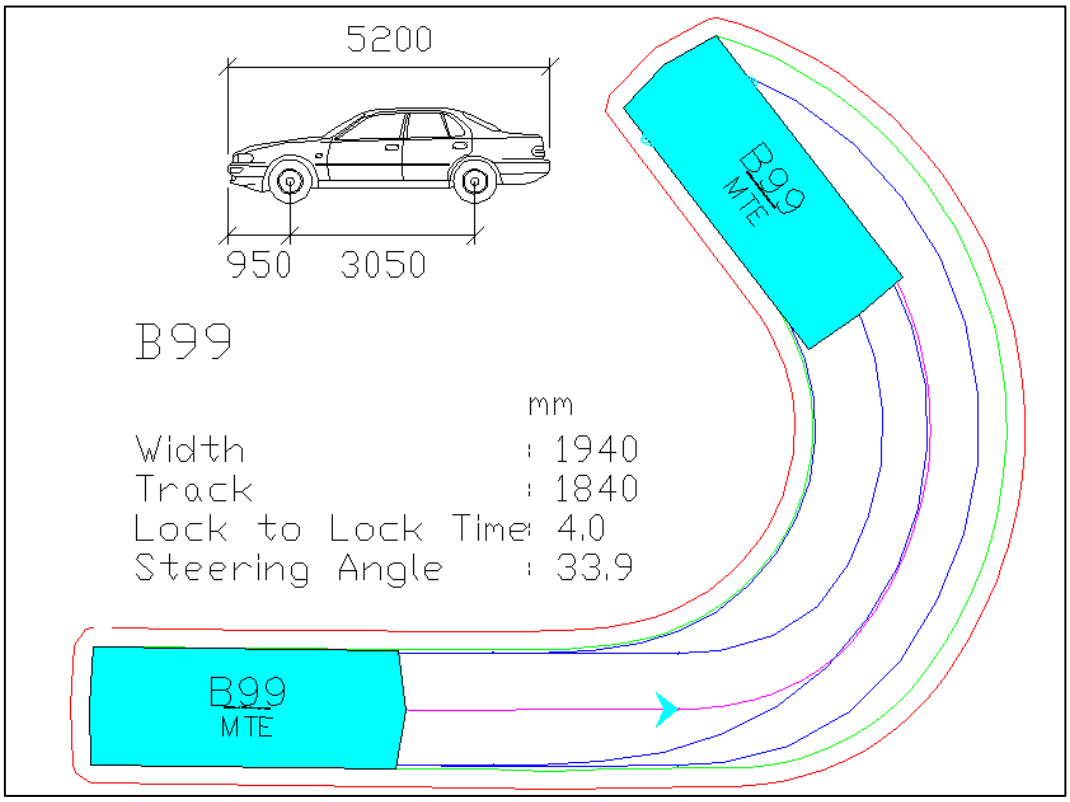
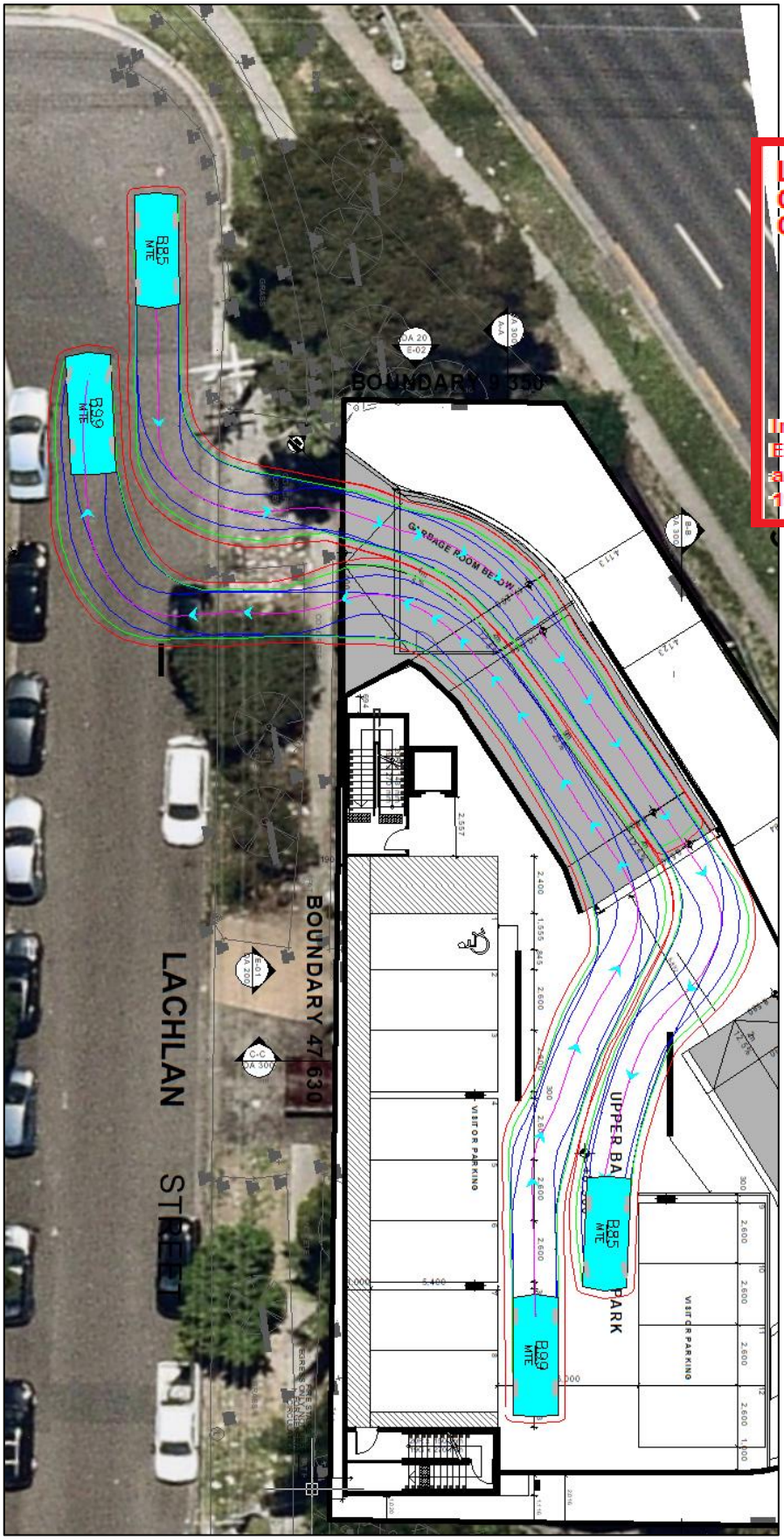
AUSTRALIAN STANDARD 85TH PERCENTILE SIZE VEHICLE (B85)



AUSTRALIAN STANDARD 99.8TH PERCENTILE SIZE VEHICLE (B99)

Blue – Tyre Path
Green – Vehicle Body
Red – 300mm Clearance



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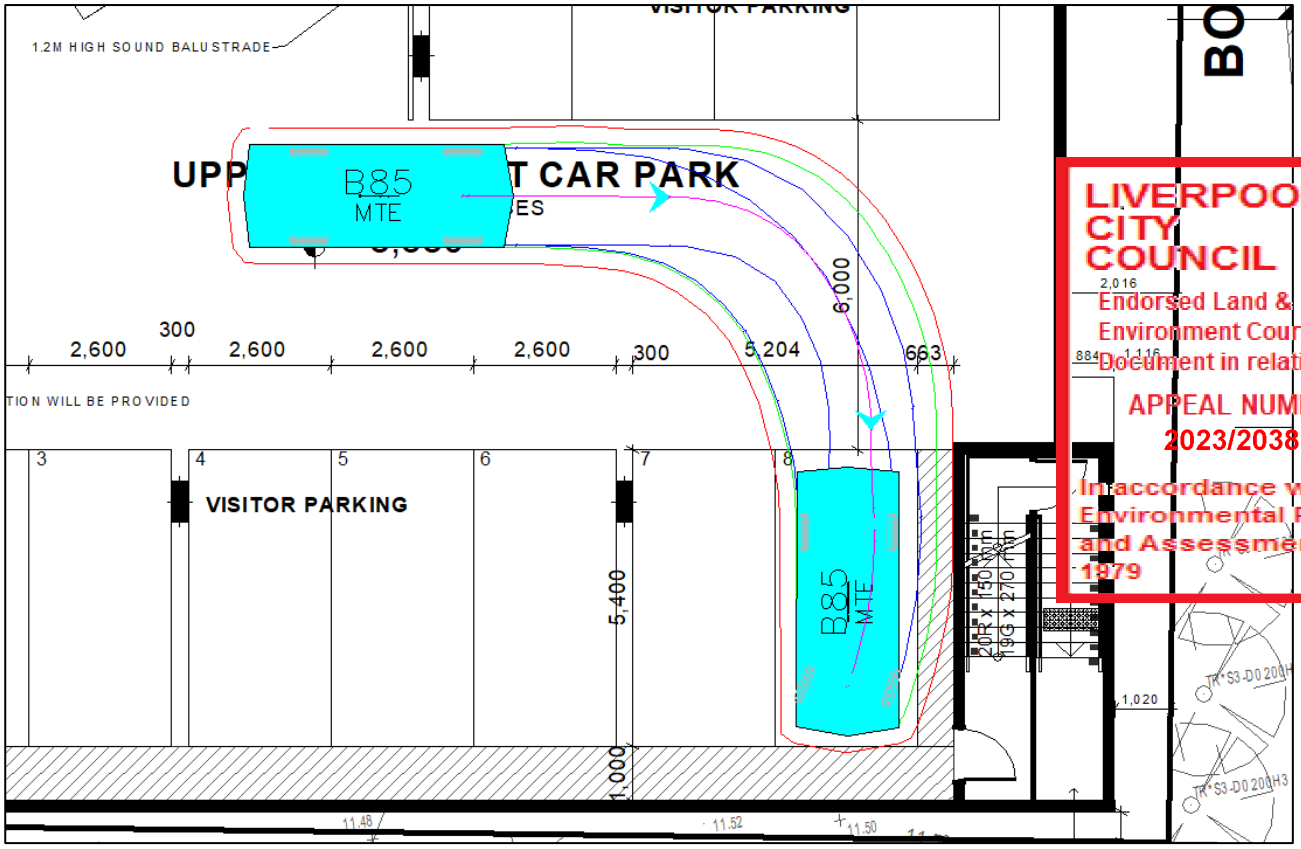
B85 Passing B99 along Ramp and within Basement Successful



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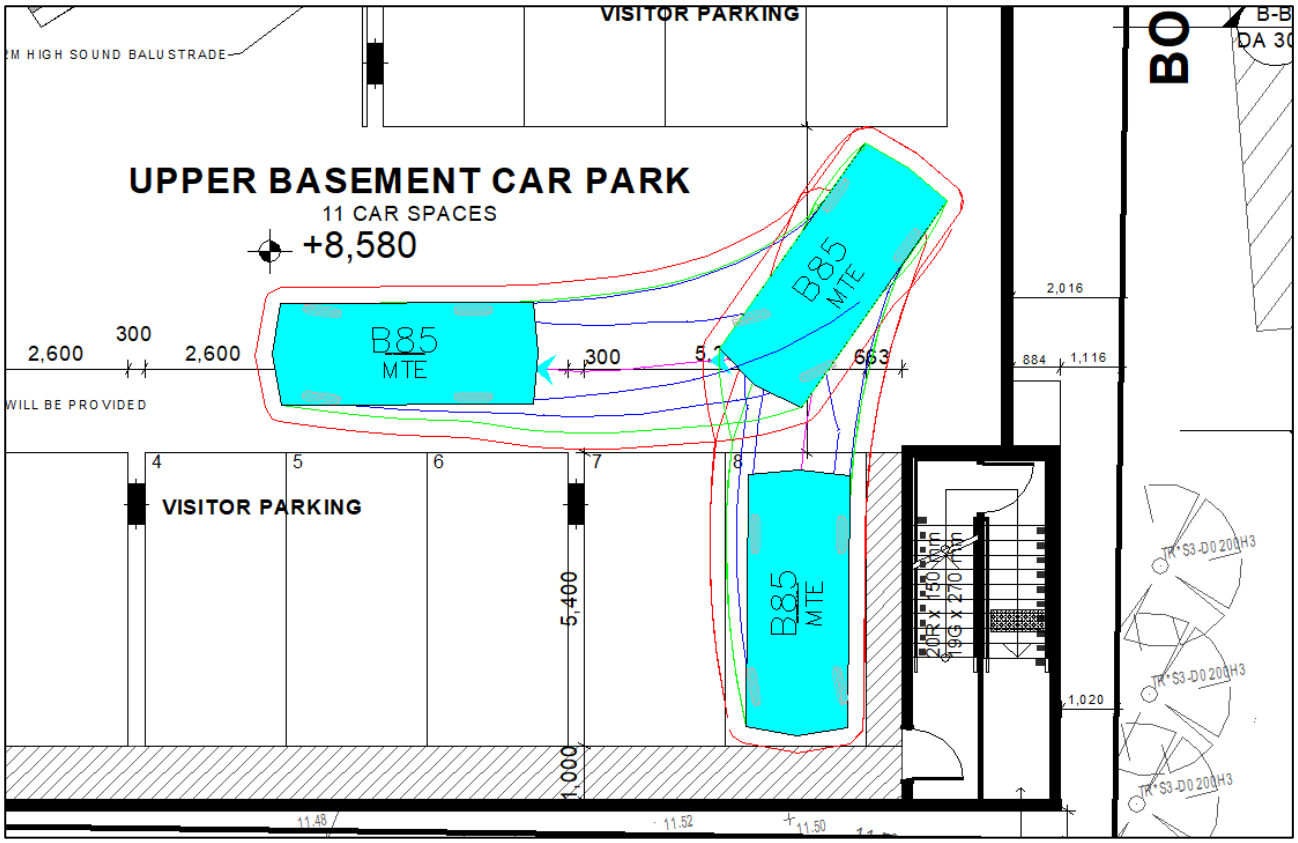
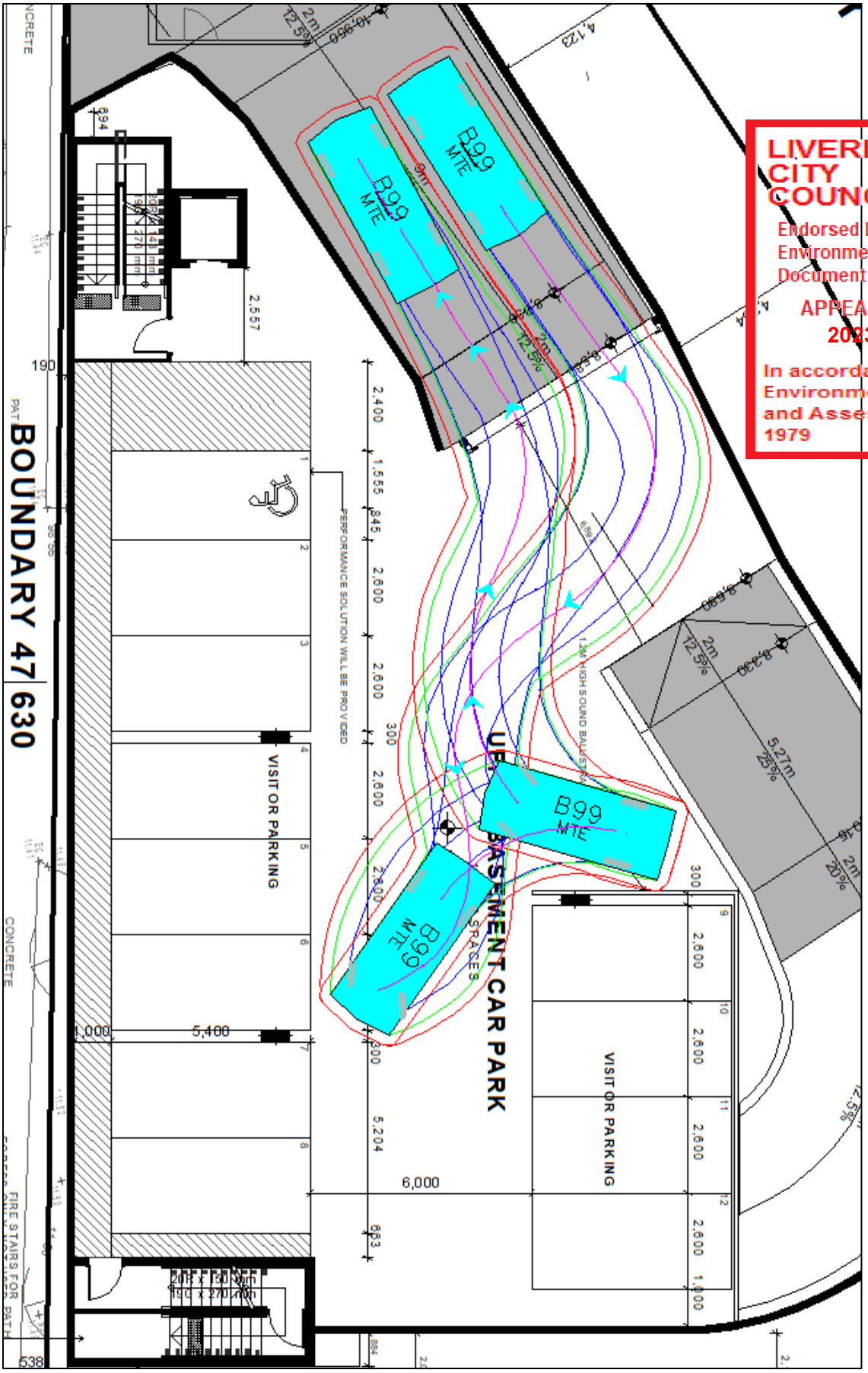


B85 Entry / Exit from Space 7

1 Manoeuvre FORWARD IN / 2 Manoeuvres REVERSE OUT

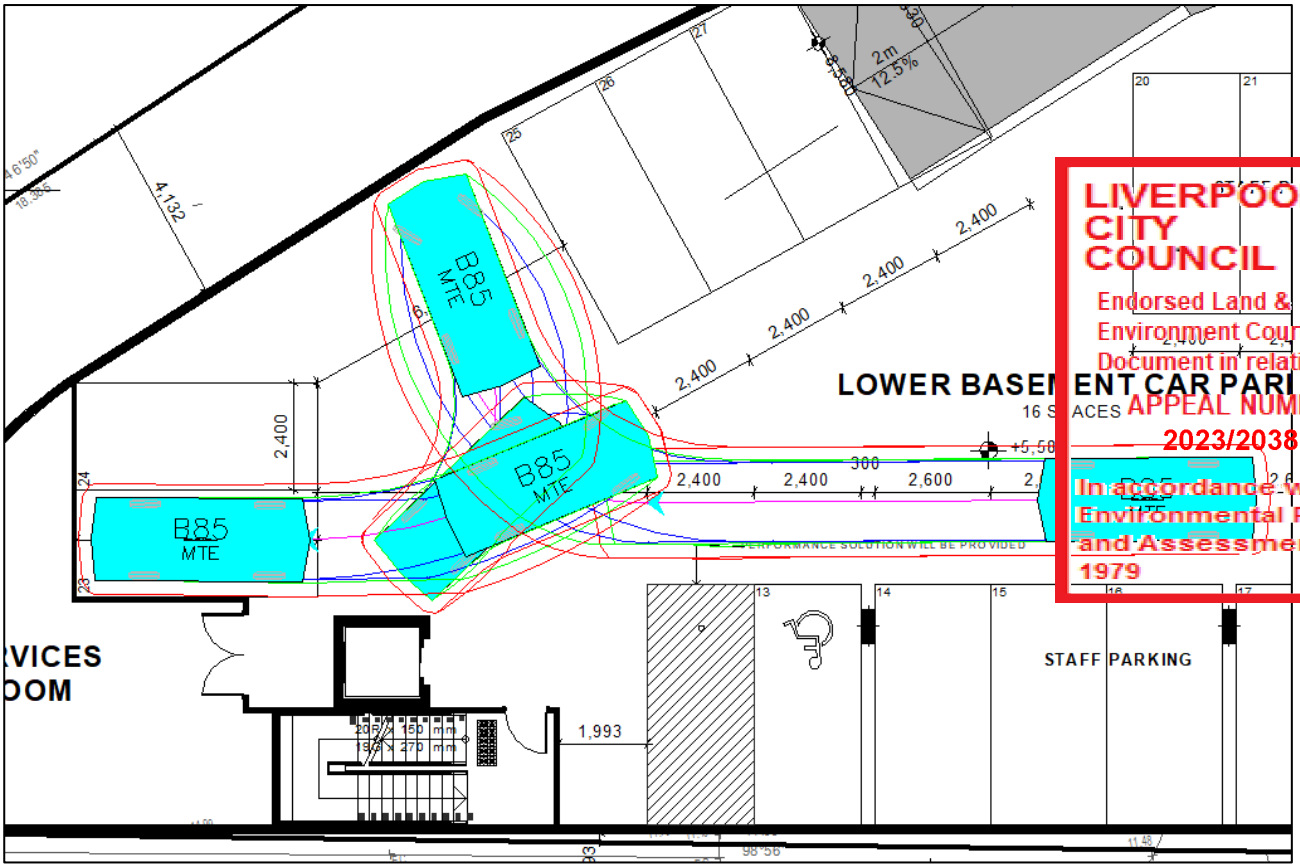
Successful

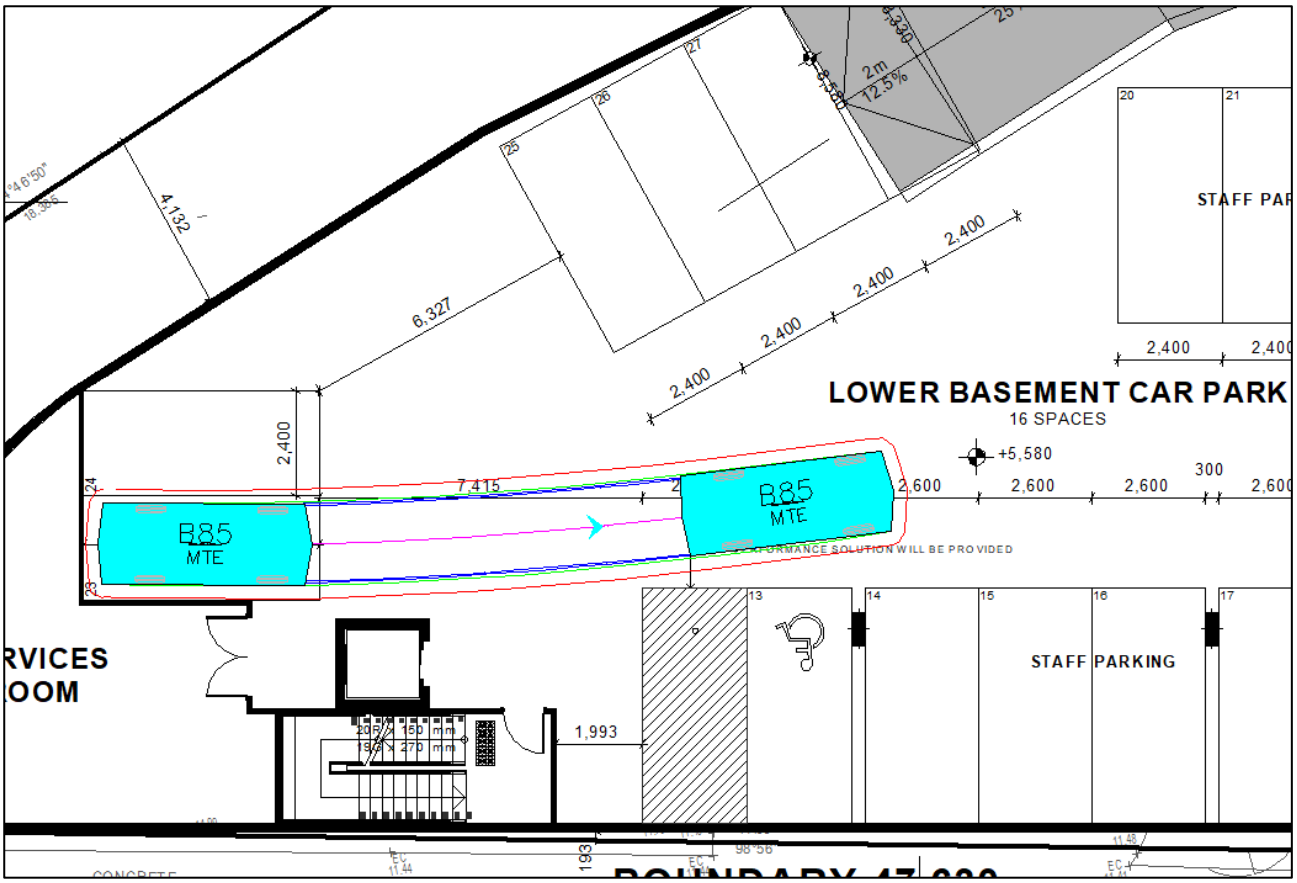


B99 Turning Around before Basement Blind Aisle

2 Manoeuvres REVERSE IN / 1 Manoeuvre FORWARD OUT

Successful

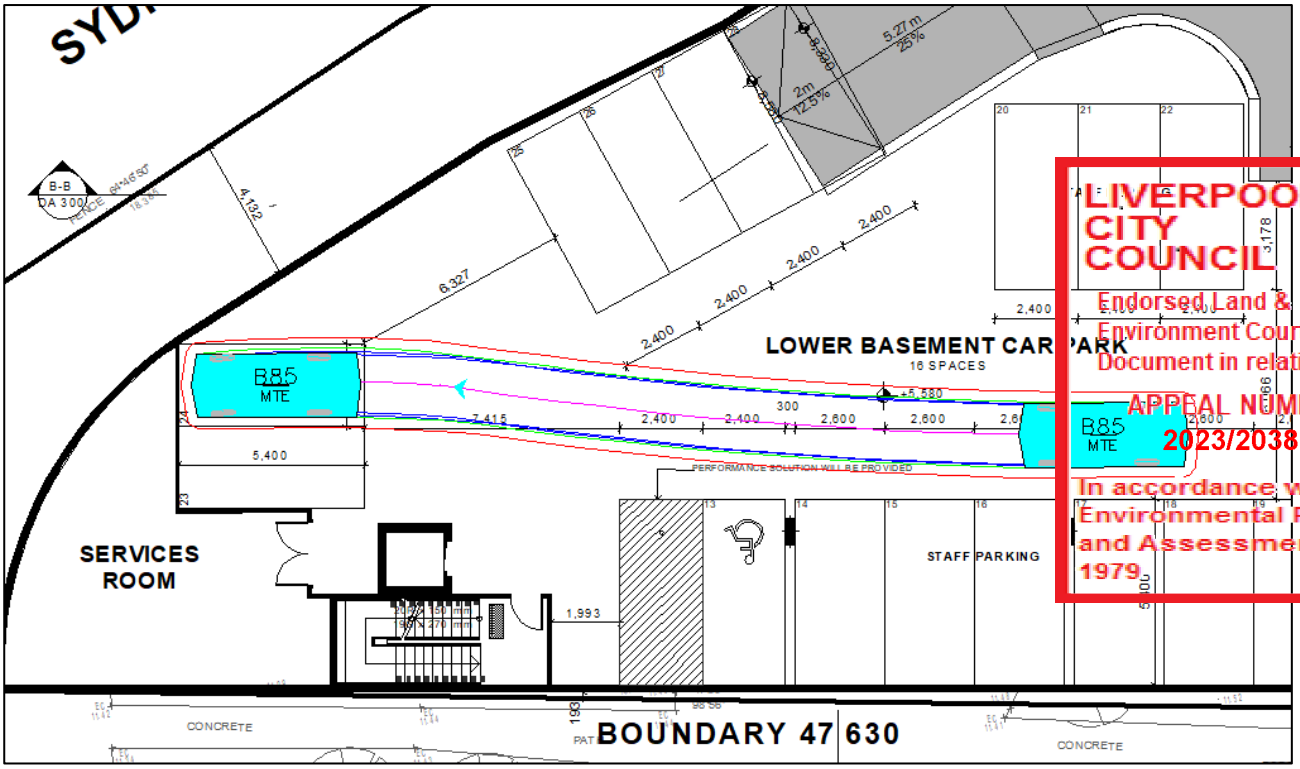




B85 Entry / Exit from Space 23

4 Manoeuvres REVERSE IN / 1 Manoeuvre FORWARD OUT

Successful



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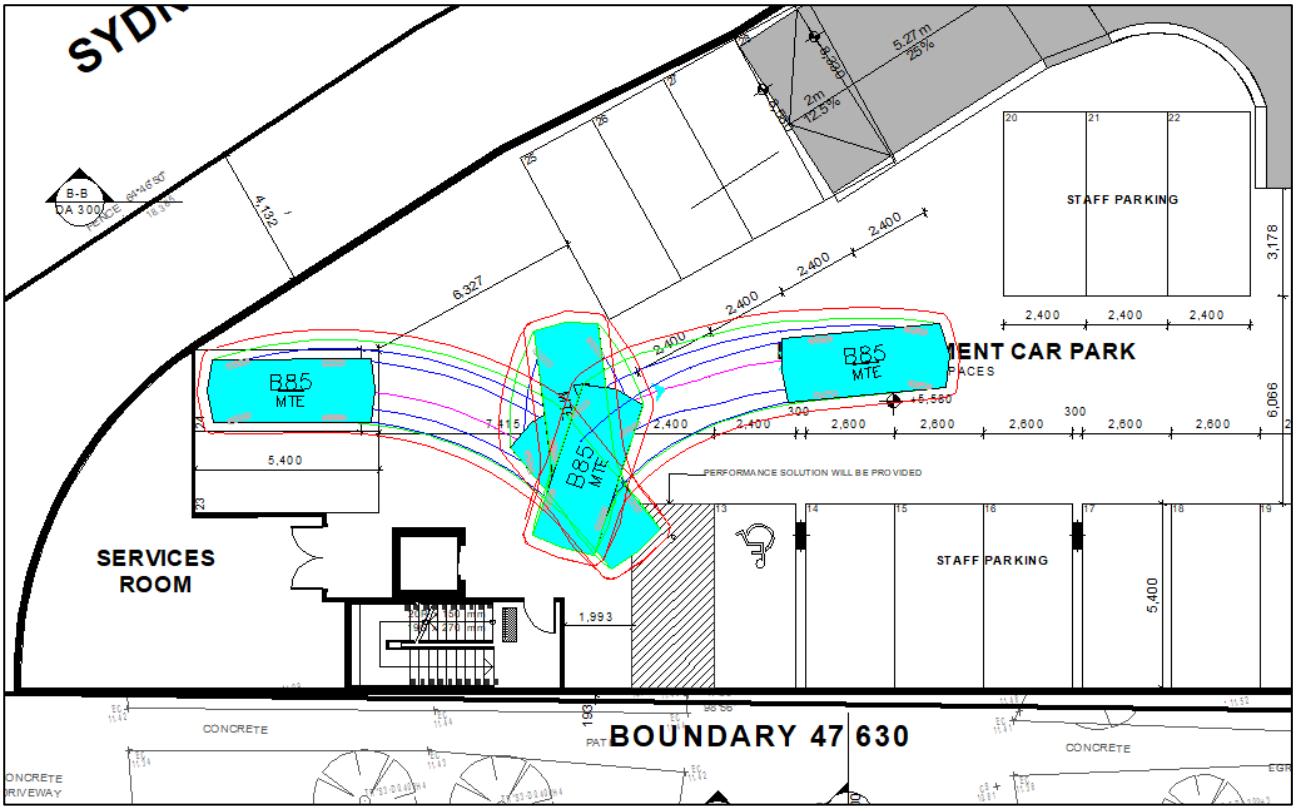
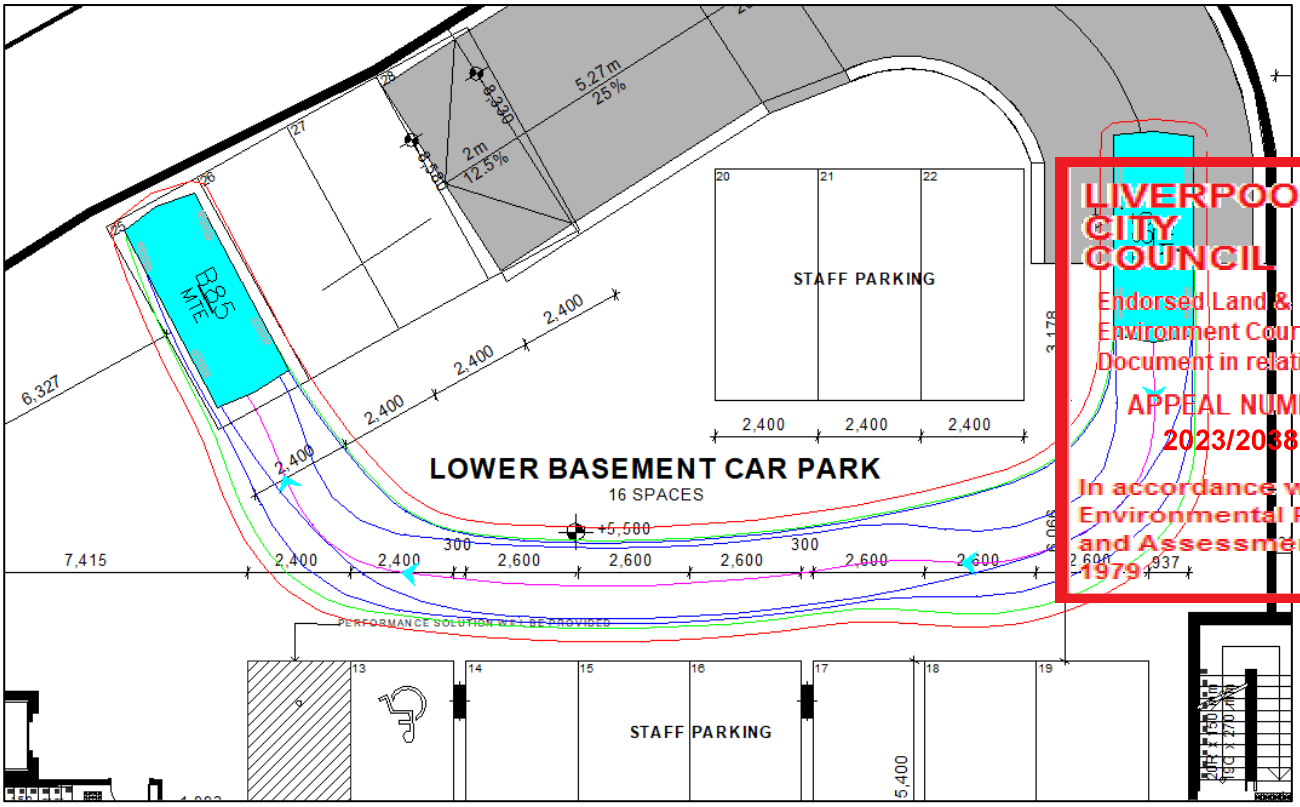


B85 Entry / Exit from Space 24

1 Manoeuvre FORWARD IN / 4 Manoeuvres REVERSE OUT

Successful



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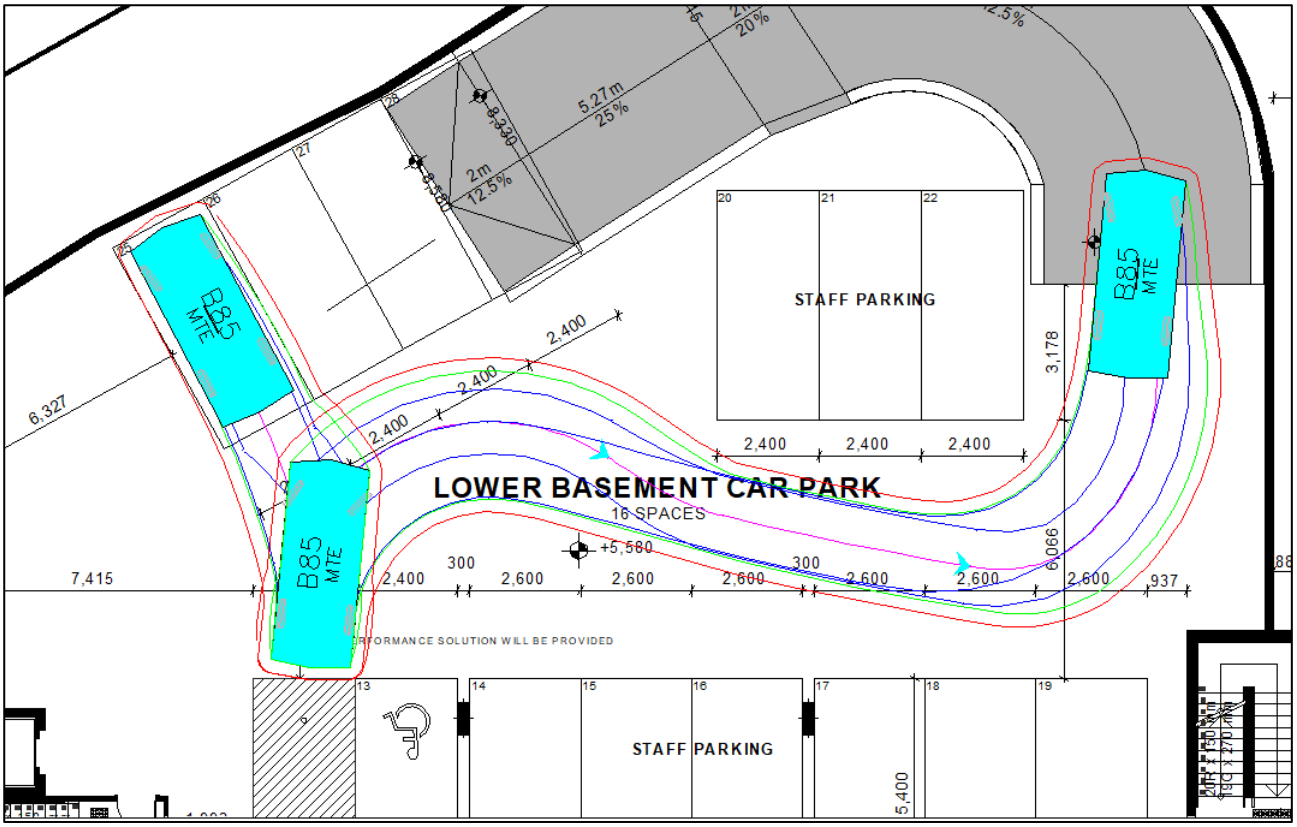
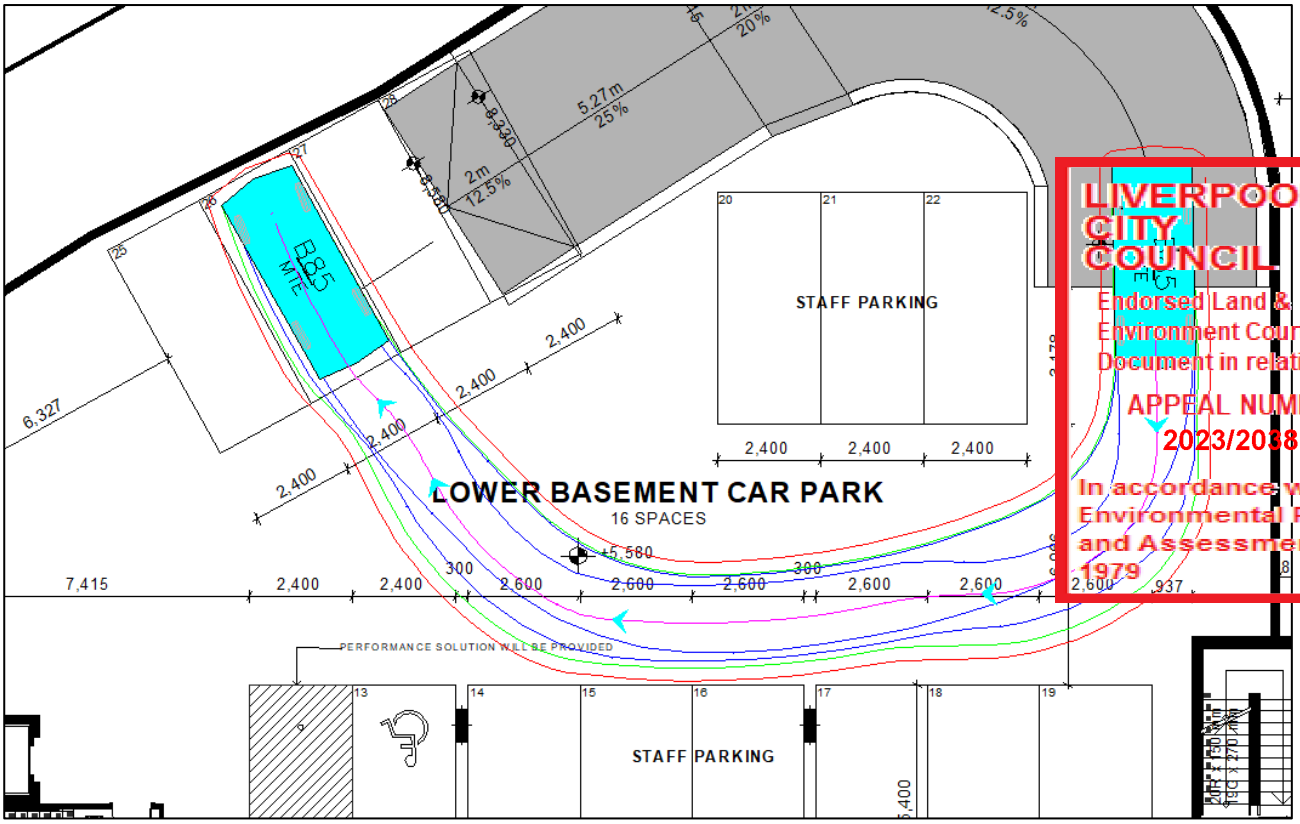


B85 Entry / Exit from Space 25

1 Manoeuvre FORWARD IN / 2 Manoeuvres REVERSE OUT

Successful



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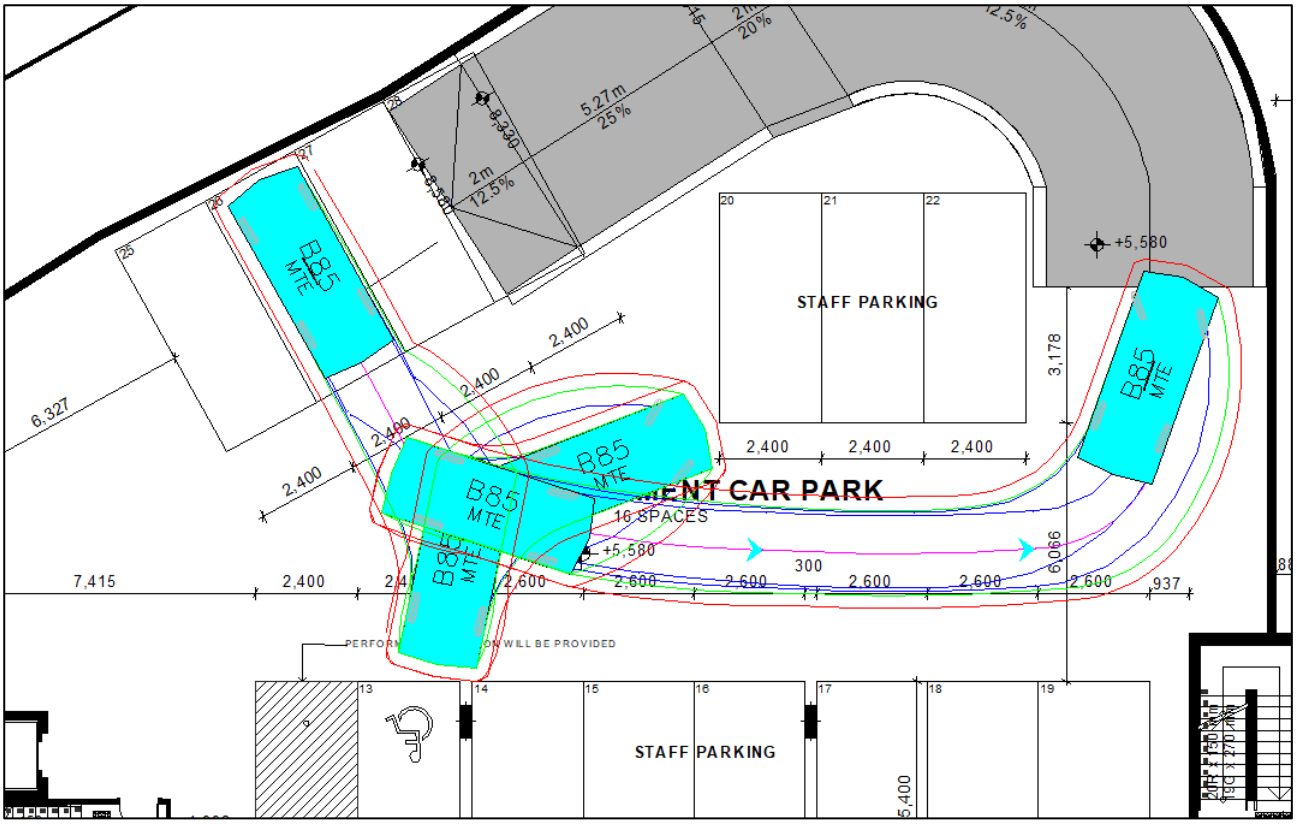
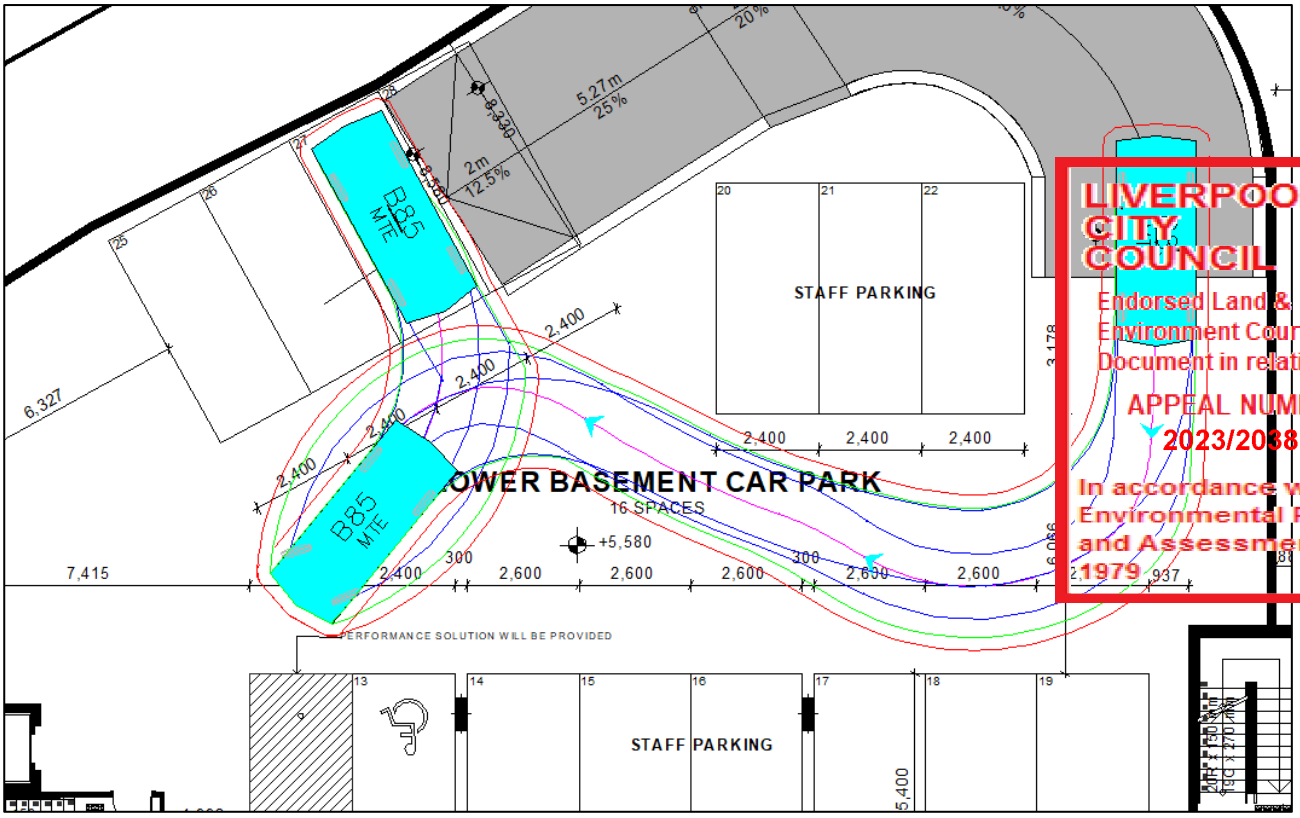
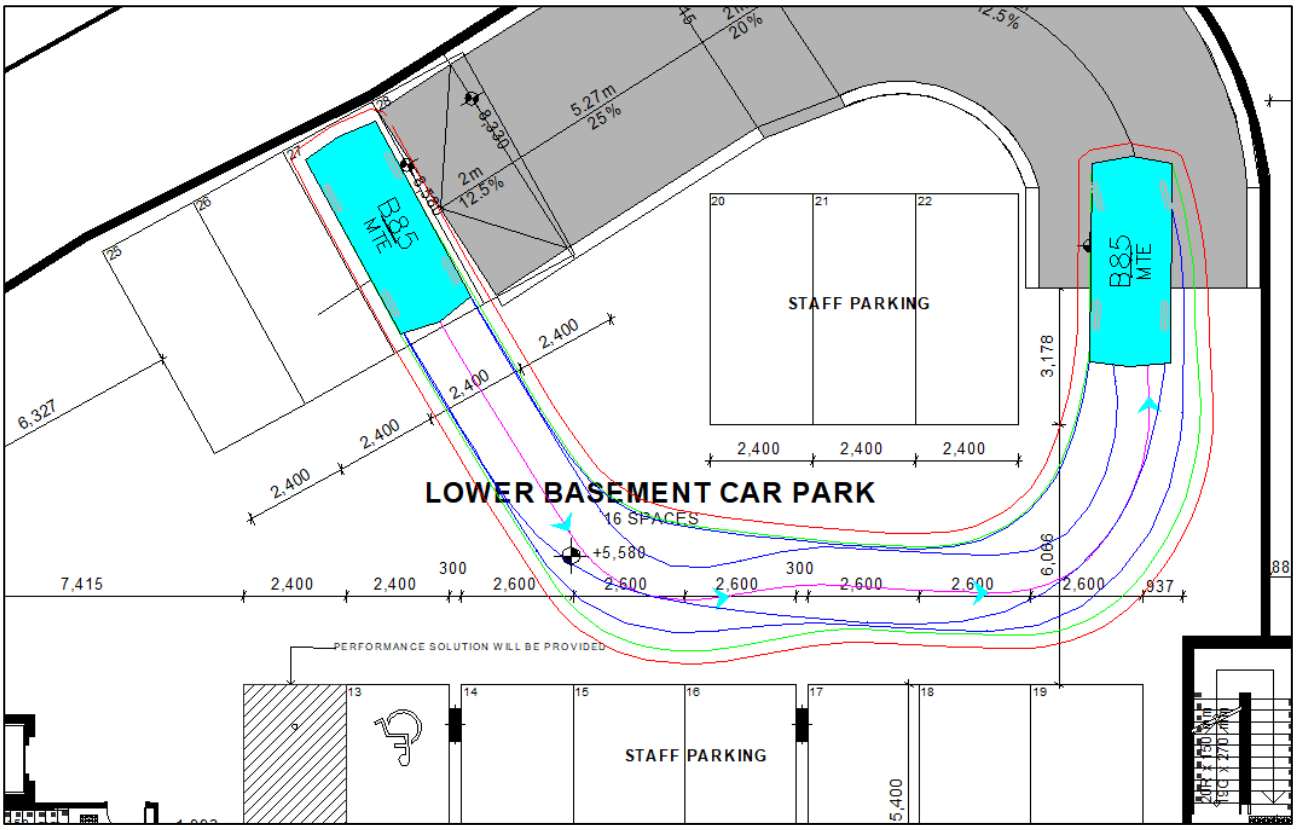


B85 Entry / Exit from Space 26

1 Manoeuvre FORWARD IN / 4 Manoeuvres REVERSE OUT

Successful

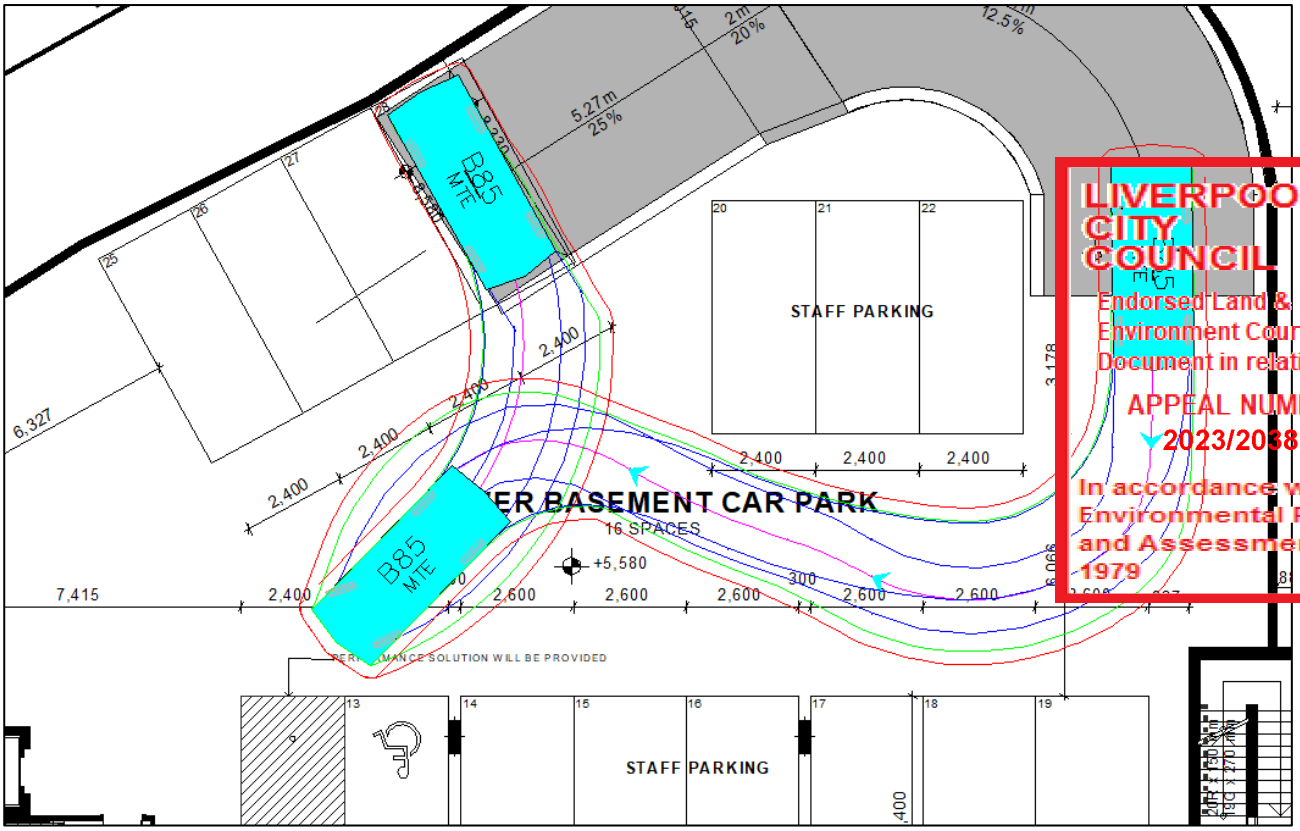


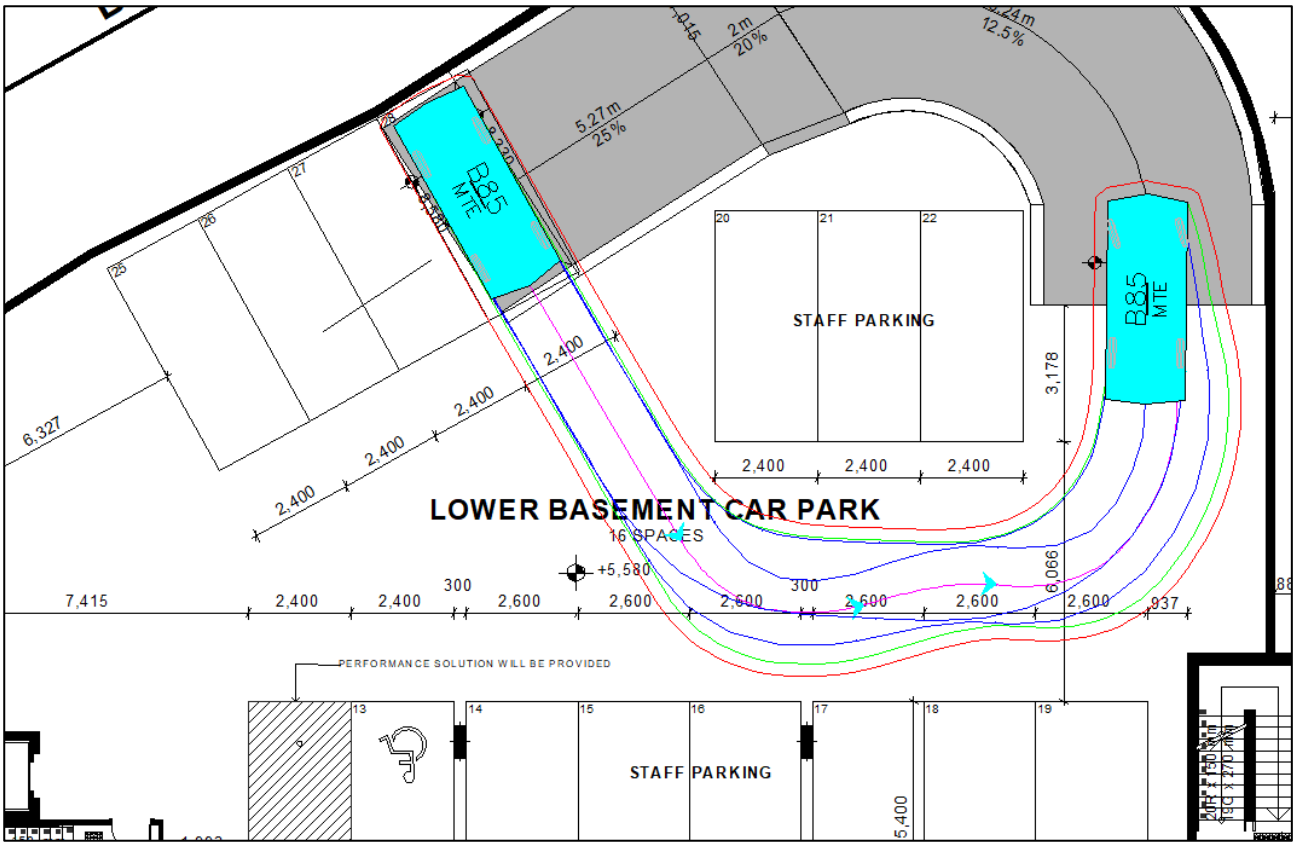


B85 Entry / Exit from Space 27

2 Manoeuvres REVERSE IN / 1 Manoeuvres FORWARD OUT

Successful





B85 Entry / Exit from Space 28

2 Manoeuvres REVERSE IN / 1 Manoeuvres FORWARD OUT

Successful

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Development Application

Statement of Environmental Effects

73 Lachlan Street, Warwick Farm

BMAURBAN

Submitted to: Liverpool Council
On behalf of: FLDC Architects
Date: December 2022

BMA URBAN STAFF RESPONSIBLE FOR THIS REPORT WERE:

Managing Director	Bernard Moroz
Associate Director	------
Project Planner	Marearna Maroun
Project Code	WF-103/22
Report Number	Final - 20/12/22

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CONTACT DETAILS:

BMA URBAN

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PIA Planning Institute Australia

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for FLDC Architects (the applicant) in support of a Development Application (DA) to Liverpool Council, prepared in accordance with Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000.

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The proposed development comprises demolition of the existing improvements and construction of a new three (3) storey child care centre with basement car parking capable of accommodating 124 children operating between the hours of 7:00am-6:30pm (Monday to Friday).

The proposed development is assessed in detail against the relevant provisions of the Liverpool Local *Environmental Plan 2008* and the *Liverpool Development Control Plan 2008*. The proposal has also been designed generally in accordance with the Child Care Planning Guidelines and the National Quality Framework Assessment Criteria, as established under the *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

1.1. Report Structure

This SEE is structure in the following manner:

- **Section 1** – Introduction;
- **Section 2** - Analysis of site and surrounding context;
- **Section 3** - Background to the project;
- **Section 4** - A description of the proposed development;
- **Section 5** - Assessment of the proposal's compliance with relevant planning instruments and policies;
- **Section 6 - 10** - Impact assessment and consideration of key planning issues as required by Section 4.15 of the EP&A Act; and
- **Section 11** – Conclusion.

1.2. Supporting Documentation

The technical and design documents that have been prepared to accompany this DA are identified in **Table 1** and are as follows;

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Document:	Prepared by:	Dated:
Architectural Plans	FLDC Architects	6 December 2022
Survey Plan	C&A Surveyors	14 June 2022
Landscape Concept Plan	Edible Kids Gardens	11.2022 and 12.2022
Traffic Report	McLaren Traffic Engineering	9 December 2022
Acoustic Report	VMS Australia	23 November 2022
Plan of Management	Ology	December 2022
Air Quality	Airsafe	24 October 2022
Stormwater Plans	John Romanous & Associates	28 September 2022
Stage 1 PSI	Airsafe	15 September 2022

Table 1:Technical and design documentation

2. SITE ANALYSIS AND CONTEXT

2.1 The Subject Site

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The subject site is located within the Local Government Area (LGA) of Liverpool. **Figure** below provides an aerial view identifying the location of the site within its immediate context.

Figure 1: Site Aerial
Source: Six Maps

Subject site

2.2 Site Description

The subject site is legally described as Lot 1 & Lot 2 in DP 1058859. The site is commonly known as 73 Lachlan Street, Warwick Farm. The subject site is an irregular shaped allotment which has a frontage to Lachlan Street to the south and Sydney Road (Hume Highway) to the north. The sites primary frontage to Lachlan Street extends approximately 47.63 metres. The total site area is 1150.6m^2. The site is relatively flat throughout. Refer to Survey Plan extract below:

2.3 Existing Built Form and Landscaping

The subject site currently accommodates an existing double storey dwelling, detached metal garage and detached garage at the rear with swimming pool. There is also a detached single storey building located within the front setback area to Lachlan Street, towards the western edge of the site. There is an existing vehicular entrance point to the site from Lachlan Street. There are a number of existing trees dispersed throughout the site.

Figures 2 and **3** below provide a clearer appreciation of the site and its current built form characteristics.

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Figure 2: The existing dwelling as viewed from Lachlan Street

Figure 3: The existing building at the western edge of the site

2.4 Site Surrounds

The site is generally surrounded by industrial developments to the north and residential dwellings in all other directions with Westfield Liverpool located approximately 400m to the south, Marsden Road Public School located approximately 700m to the west and both Liverpool Girls High School located and Liverpool Boys High School located approximately 950m to the east of the site. It is noted that there are high density residential buildings (in the form of residential flat buildings) located on the opposite side of Lachlan Street.

3. THE PROPOSAL

3.1. Description

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The proposed development comprises demolition of the existing improvements and construction of a new three (3) storey child care centre. This centre is proposed to accommodate up to 124 children and operate between the hours of 7:00am and 6:30pm Monday to Friday. There is a total of twenty (20) staff members provided.

The proposed development is further described as follows:

<u>Basement Level 2</u>

- 16 x staff car parking spaces; and
- Services, lift and stair access.

An extract of the proposed basement level 2 plan is reproduced below for reference:

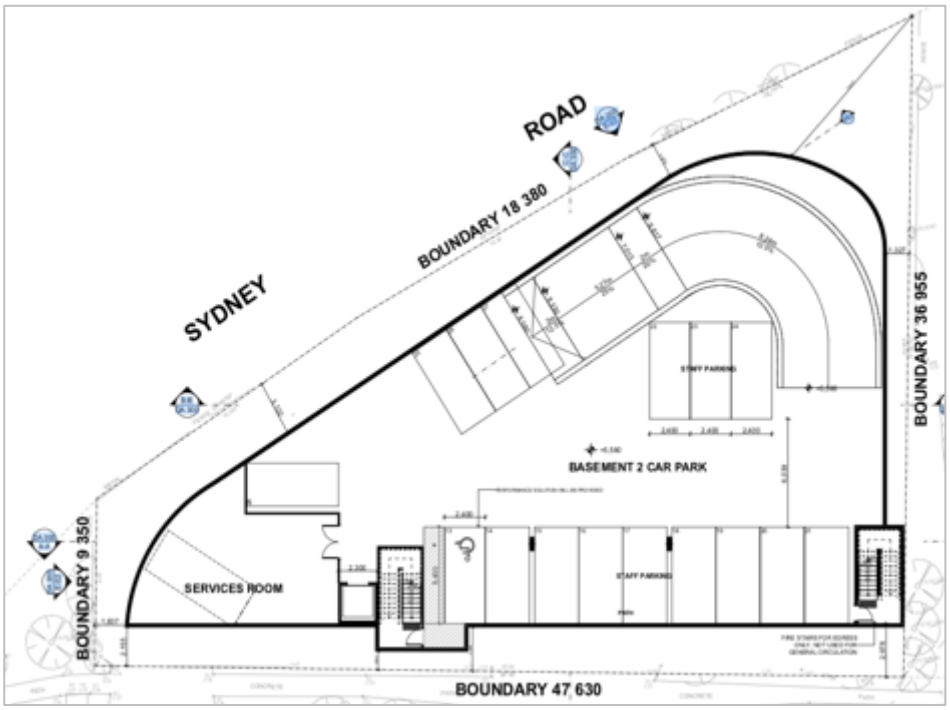

Figure 4: Basement Level 2
Source: FLDC Architects

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Basement Level 2

- 12 x visitor car parking spaces;
- Storage;
- Dedicated pedestrian pathways; and
- Services, lift and stair access.

An extract of the proposed basement level 2 plan is reproduced below for reference:

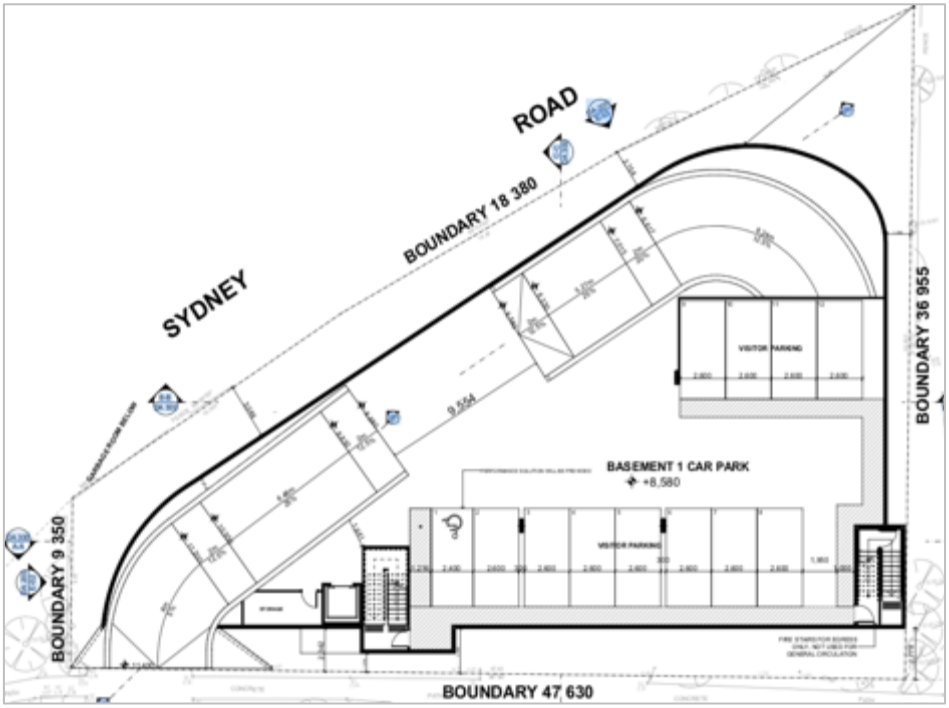

Figure 5: Basement Level 2
Source: FLDC Architects

Ground Floor Plan

- Vehicular access the proposed basement;
- Foyer, lift and stair access;
- Kitchen, laundry and accessible toilet;
- Tree removal;
- Indoor and outdoor children's areas; and
- Landscaping works.

An extract of the ground floor plan is reproduced below for reference.

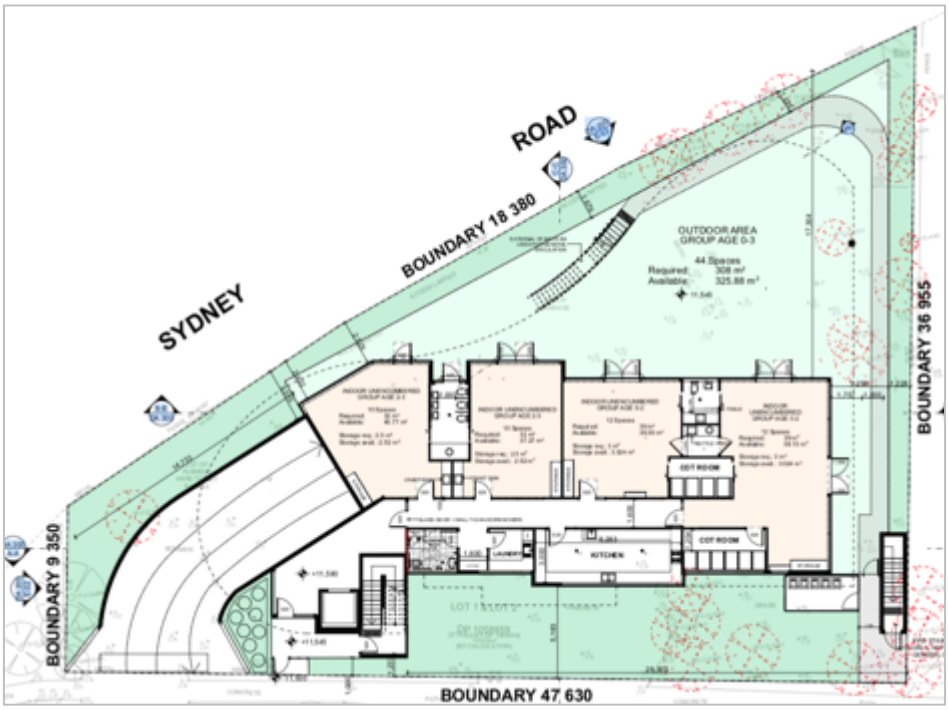

Figure 6: Ground Floor Plan
Source: FLDC Architects

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First Floor Plan

- Foyer, staff room, office, educational room and accessible toilet; and
- Indoor and outdoor children's areas.

An extract of the first floor plan is reproduced below for reference.

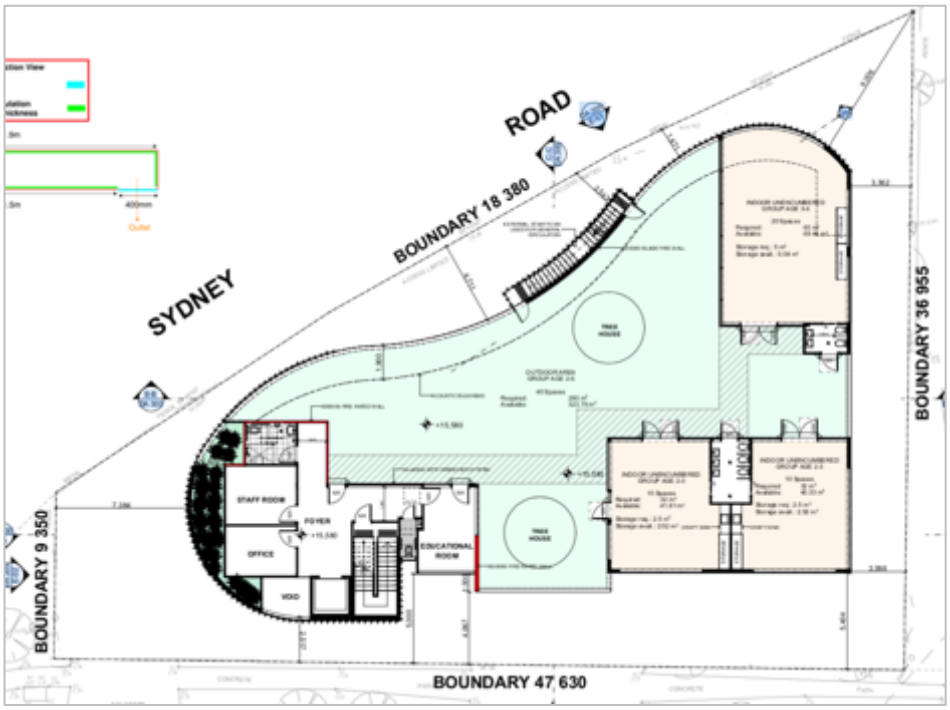

Figure 7: First Floor Plan
Source: FLDC Architects

Second Floor Plan

- Foyer, staff room, office, educational room and accessible toilet; and
- Indoor and outdoor children's areas.

An extract of the second floor plan is reproduced below for reference.

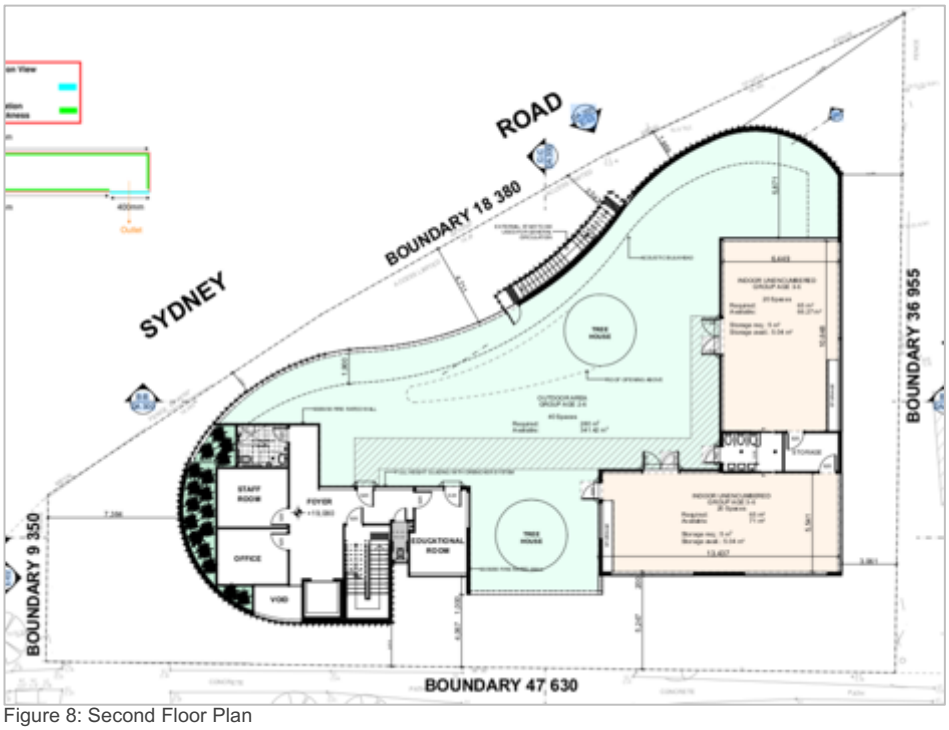

Figure 8: Second Floor Plan
Source: FLDC Architects

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4. NUMERICAL OVERVIEW

The key numerical aspects of the proposed development are outlined in **Table 2** and described in further detail in the following sections.

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Parameter	Proposal	
Site Area	1150.6m^2	
Parking	Vehicles	Sixteen (16) staff parking Twelve (12) drop off/pick up Total: Twenty eight (28) spaces
Number of Children	0-2 years = 24 2-3 years = 40 3-6 years = 60 **Total** 124 children	
Total allocated internal playroom area	464.43m^2	
Total allocated external outdoor area	991.06m^2	

Table 2: Numeric Overview of the proposed development

4.1 Building Design

The proposed child care centre presents as a modern, contemporary form. The building itself incorporates some curves and a mixture of external finishes. The perspectives from the architectural plan set are reproduced below for reference:

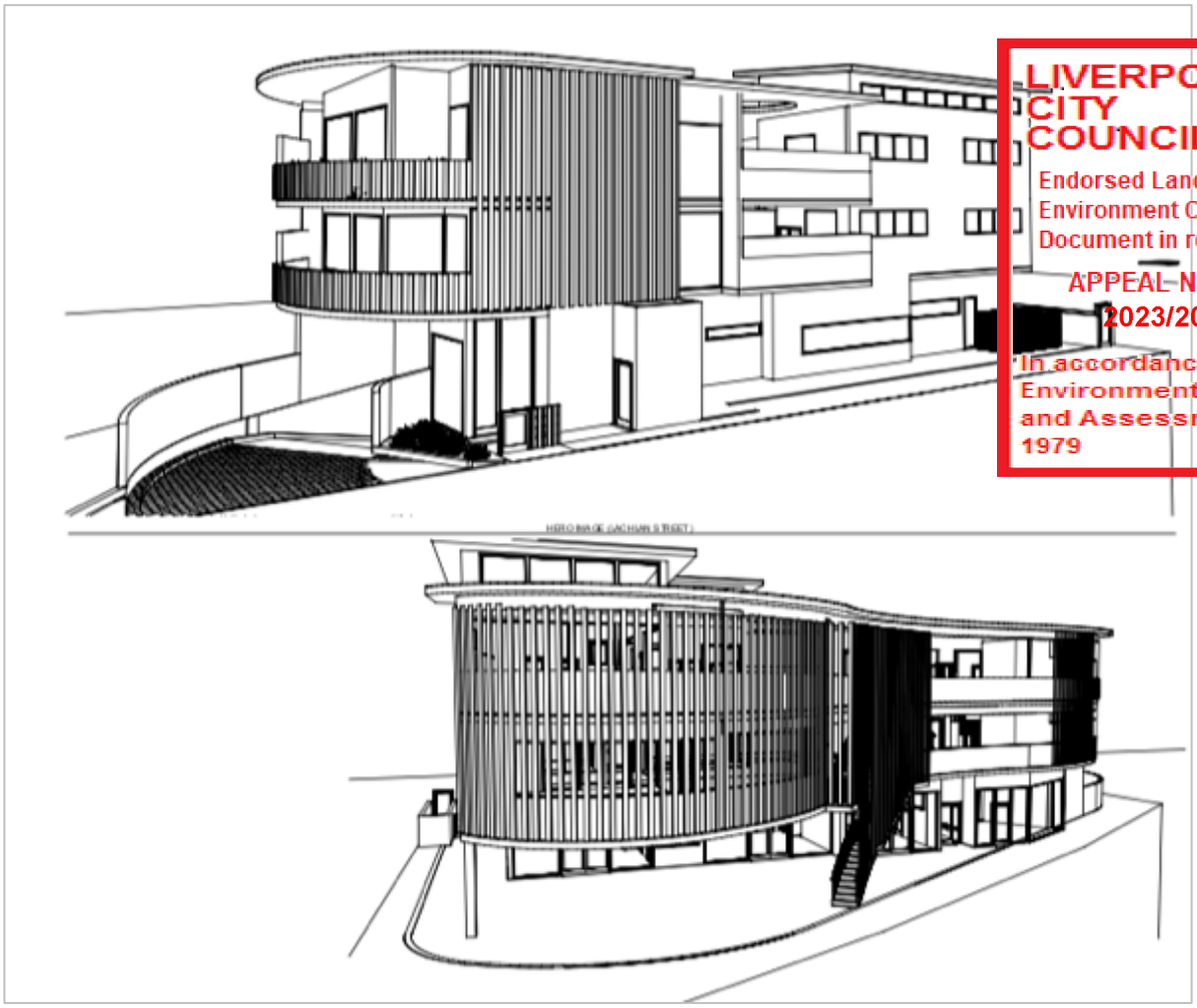

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Figure 9: Perspectives
Source: FLDC Architects

4.2 Operation and Management

The proposed child care centre will accommodate a maximum of 124 children and will operate from 7.00am – 6.00pm, Monday to Friday. No operation will occur on Public Holidays and 20 staff will be employed. An operational Plan of Management for the proposed child care centre has been prepared by *Ology Early Childhood Consulting* to provide an understanding of how the proposed centre is intended to operate.

An Acoustic Assessment Report has been prepared by VMS Australia and is submitted with the application. This report presents the results and findings of the noise assessment for the proposed child care centre at tenancy.

The findings from the assessment have shown that noise the proposed child care centre will be minimal and unlikely to be audible at any residential receivers, subject to the implementation of various measures.

5. STATUTORY PLANNING CONSIDERATIONS

5.1. Overview

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The relevant statutory framework considered in the preparation of this report comprises:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Liverpool Local Environmental Plan 2008; and
- Liverpool Development Control Plan 2008.

The relevant provisions and controls of the above Instruments and Plans are summarised in the following sections of this SEE.

5.2 Environmental Planning and Assessment Act 1979

5.2.1 Section 1.3 – Objects

The Environmental Planning and Assessment Act, 1979 (the Act) is the principle planning and development legislation in New South Wales. In accordance with Section 1.3, the objectives of the Act are:

a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
c) to promote the orderly and economic use and development of land,
d) to promote the delivery and maintenance of affordable housing,
e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
g) to promote good design and amenity of the built environment
h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
j) to provide increased opportunity for community participation in environmental planning and assessment.

The proposed development is considered to be consistent with the objects of the EP&A Act for the following reasons:

- It promotes the social and economic welfare of the community by continuing to provide for a high quality, purpose-built child care centre that supplements the numbers and diversity of child care places within the Liverpool LGA to the benefit of local residents;
- It promotes the orderly and economic use and development of the land with the continuation of a land use and built form that is consistent with the zoning and character of the site and surrounding locality; and
- It promotes good design whilst ensuring that the amenity of the built environment in the immediate locality remains uncompromised.

5.3 Environmental Planning and Assessment Regulations 2000

5.3.1 Section 61 – Demolition

All demolition work will be undertaken in accordance with Clause 92 of the Regulation requiring the consent authority to consider AS 2601 - 1991: The Demolition of Structures.

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5.3.2 Section 69 – Compliance with the BCA

Pursuant to the prescribed conditions under Clause 98 of the Regulation, any building *work "must be carried out in accordance with the requirements of the Building Code of Australia"*. All proposed work is accordingly capable of complying with the relevant provisions of the BCA. Refer to the accompanying report prepared by Building Innovations Australia.

5.4 State Environmental Planning Policies

5.4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The purpose of State Environmental Planning Policy (Resilience and Hazards) 2021 is to ensure that land which is contaminated is identified and appropriately remediated so as to be suitable for the proposed development. Clause 4.6 (1) of this SEPP states:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose."

The application is supported by a Stage 1 Preliminary Site Investigation prepared by *Airsafe*. This report makes various recommendations for further information to be provided to the consent authority before it can be satisfied that the site is suitable for the proposed development.

5.4.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

Chapter 2 of this state policy applies to the non-rural areas of the State inclusive of the subject local government area and aims to *(a) protect the biodiversity values of trees and other vegetation in non-rural areas of the State* and *(b) preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation*. The proposed development incorporates the removal of a number of trees throughout the site. There are however a number of replacement trees proposed to be provide as compensatory planting.

5.4.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

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Division 17 – Roads and Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.118 Development with frontage to classified road

(1) The objectives of this section are—

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and
(b) to prevent or reduce the potential impact of traffic noise and vehicle emissions on development adjacent to classified roads.
(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—
(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and
(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—
(i) the design of the vehicular access to the land, or
(ii) the emission of smoke or dust from the development, or
(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

This clause applies to development with frontage to a classified road. In this regard, Sydney Road is identified as a Classified Road and therefore, the provisions of this clause apply to this development.

As detailed in the accompanying traffic report prepared by *McLaren*, the development has been designed so that access is not proposed off the Classified Road. Access is via Lachlan Street. In consideration of this, the proposal is unlikely to compromise the effective and ongoing operation and function of the Classified road.

In terms of the emission of smoke or dust from the development, measures will be put in place during the construction phase mitigating the extent of any construction generated smoke and or dust emissions. Additional consent conditions may be imposed in this regard.

Having regard to the commentary above, the proposed development is capable of satisfying the relevant provisions of Clause 2.118 of the SEPP.

2.119 Impact of road noise or vibration on non-road development

This clause applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of RMS) and that the consent authority considers is likely to be adversely affected by road noise or vibration:

(a) residential accommodation,
(b) a place of public worship,

(c) a hospital,
(d) an educational establishment or centre-based child care facility.

The subject site is located adjacent to Sydney Road, requiring that a mandatory assessment [illegible] in accordance with the SEPP. The application is accompanied by an acoustic report prepared by *VMA Australia*. The assessment concludes that the proposed development is capable of achieving the noise attenuation criteria where relevant to the development subject to the recommendations detailed within the report being adhered to.

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The proposed development cis therefore capable of satisfying the provisions of Clause 2.1[illegible]9 of TASEPP.

Child Care Centres

This SEPP adopts/transitions the provisions from State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ('Educational Establishments and Child Care Facilities SEPP') and aims to facilitate the effective delivery of educational establishments and early education and care facilities across the state of New South Wales.

Clause 3.22 of the Educational Establishments and Child Care Facilities SEPP indicates that a consent authority must not grant consent to development for the purpose of a centre-based child care facility except with the concurrence of the regulatory authority for the purposes of that clause, if the floor area of the building and required outdoor space for the building do not satisfy regulations 107 and 108 respectively of the *Education and Care Services National Regulations*.

Regulation 107 prescribes that an education and care service premises is to have at least 3.25m^2 of unencumbered indoor space for each child being educated and cared for by a service, equating to 403m^2 of unencumbered indoor space for the 124 children proposed in this case. The development achieves this standard by providing 464.43m^2 of unencumbered indoor space.

Regulation 108 prescribes that an education and care service premises is to have at least 7m^2 of unencumbered outdoor space for each child being educated and cared for by a service, equating to 868m^2 of unencumbered outdoor space for the 120 children proposed in this case. The proposed development achieves this standard by providing 991.06m^2 of unencumbered outdoor space.

Given the above, the concurrence of the relevant regulatory authority is not required in this case.

Clause 3.23 of the Educational Establishments and Child Care Facilities SEPP prescribes that a consent authority must take into consideration any applicable provisions of the *Child Care Planning Guideline* in relation to a proposed development, before determining a development application for development for the purpose of a centre-based child care facility. This guideline was published on 1 September 2017 and establishes an assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in New South Wales.

The relevant provisions of the above guideline are outlined and addressed in the compliance table as follows.

Child Care Planning Guideline Compliance Table

Controls	Requirement	Proposed	✓/x
3.1 Site selection and location	**C1- For proposed developments in or adjacent to a residential zone consider:**		

	▪ the acoustic and privacy impacts of the proposed development on the residential properties	The proposed facility will only directly adjoin one residential receiver to the immediate east. The interface is suitably dealt with through the provision of ample setbacks and the minimisation of window openings along the East elevation. Outdoor play areas have been suitably screened where possible. An acoustic report has prepared by TMS Australia. This report confirms that any proposed noise likely to be generated by the use as a childcare centre, will be minimal and unlikely to be audible to any residential receivers, subject to the implementation of various recommendations.	✓
	▪ the setbacks and siting of buildings within the residential context	The proposed building incorporates setbacks from all allotment buildings to ensure that it follows the established pattern of development in the street.	✓
	▪ traffic and parking impacts of the proposal on residential amenity	A traffic and parking assessment has been prepared by McLaren. This report demonstrates that the local road network has the capacity to accommodate the traffic likely to be generated by the proposed child care centre. A sufficient number of off-street car parking spaces are provided for staff and visitors in accordance with the DCP requirements.	✓
	C2 - When selecting a site, ensure that:		
	▪ the location and surrounding uses are compatible with the proposed development or use	The proposed facility is located within an already established area in Warwick Farm where it will function as a compatible land use. The R4 High Density Residential land use zone contemplates that child care centres can harmoniously integrate with other permitted uses. The objectives of the zone also encourages other land uses that provide facilities or services to meet the day to day needs of residents, and this is facilitated by the subject proposal.	✓
	▪ the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards	The site is not affected by any environmental impediments which would preclude the proposed development from being carried out.	✓

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	▪ there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed	There are no known records of contaminating activity being conducted on the site within the subject building.	✓
	▪ the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas.	The characteristics of the building and more broadly the site lends itself to this form of development. In particular the proposed use is located within an established area where there will be no adverse environmental impacts on the surrounding area, noting in particular that the site is not within a sensitive environmental or cultural area.	✓
	▪ there are suitable drop off and pick up areas, and off and on street parking	The accompanying traffic impact assessment prepared by McLaren confirms that the drop off and pick up arrangement proposed as part of this development is acceptable subject to any car parking spaces for these purposes being marked and located in proximate distance to the entrance of the centre. Consent conditions may be imposed in this regard.	✓
	the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use	The traffic and parking assessment prepared by McLaren confirms that the function and capacity of adjoining roads will not be adversely affected by the traffic generated by the proposed development. The traffic generation of the proposed development has been estimated to be: • 99 morning peak hour vehicle trips (50 in, 49 out); and • 87 afternoon peak hour vehicle trips (43 in, 44 out). It should be noted that the above figures are generated on the basis of the generation rates derived from the RTA Guide to Traffic Generating Development (2002) as adopted by Transport for NSW (TfNSW).	✓

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		The estimated peak period traffic generation is demonstrated to be of acceptable impacts with no unreasonable negligible impact on the existing road network as a result of the proposed development.	
	▪ it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.	The site is not located in any notable proximity to these uses.	✓
	C3 - A child care facility should be located:		
	▪ near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship	The subject site is located in proximity to: Apex Park, All Saints Catholic Primary School, All Saints Catholic College and Liverpool Girls High Schools. There are a number of existing churches on the southern side of Westfield Liverpool.	✓
	▪ near or within employment areas, town centres, business centres, shops	The proposed use located in close proximity to Westfield Liverpool and Macquarie Mall Liverpool.	✓
	▪ with access to public transport including rail, buses, ferries	The site is located in proximity to a number of frequent bus services as indicated in Part 2.4 of the Traffic Report prepared by McLaren.	✓
	▪ in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.	The subject site is provided with a superior level of access and pedestrian connectivity to public transport, shops, services and facilities.	✓
	C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from proximity to:		
	▪ *heavy or hazardous industry, waste transfer depots or landfill sites* ▪ *LPG tanks or service stations* ▪ *water cooling and water warming systems* ▪ *odour (and other air pollutant) generating uses and sources or sites* ▪ *which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses*	The site is not proximate to any of the potentially harmful or hazardous uses described in this part of the Guideline.	✓

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	▪ *extractive industries, intensive agriculture, agricultural spraying activities*		
	▪ *any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.*	No other known environmental hazards are identified on the site.	✓
3.2 Local character, streetscape and the public domain interface	**C5- The proposed development should:**		
	▪ contribute to the local area by being designed in character with the locality and existing streetscape	The centre is proposed to be sited within an established residential setting. The locational characteristics of the centre are such that they will not result in any adverse impact to the streetscape or broader locality.	✓
	▪ reflect the predominant form of surrounding land uses, particularly in low density residential areas	The site is not within a low density residential area.	✓
	▪ recognise predominant streetscape qualities, such as building form, scale, materials and colours	The building form proposed is complimentary to the streetscape. There are new materials and colours on the front elevation that are appropriate for the proposed use and have a harmonious relationship with the existing streetscape qualities.	✓
	▪ include design and architectural treatments that respond to and integrate with the existing streetscape	Refer to the comment above.	✓
	▪ use landscaping to positively contribute to the streetscape and neighbouring amenity	Landscaping is incorporated around the perimeter of the site, including within the front setback area to Lachlan Street.	✓
	▪ integrate car parking into the building and site landscaping design in residential areas.	The proposed development incorporates a basement car parking solution that is well integrated into the overall building form.	✓
	C6- Create a threshold with a clear transition between public and private realms, including:		
	▪ fencing to ensure safety for children entering and leaving the facility	The nature of the development is such that the footpath serves as a delineation between the private and public realms. No fencing is proposed to be provided.	✓

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	▪ windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community	Adequate glazing is provided along the front elevation facing Lachlan Street.	✓
	▪ integrating existing and proposed landscaping with fencing.	This control is not relevant to the proposed development.	N/A
	C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: ▪ *clearly defined street access, pedestrian paths and building entries* ▪ *low fences and planting which delineate communal/ private open space from adjoining public open space*		N/A
	C9- Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	The proposal does not seek to construct and fencing or walls along the front building alignment. The site is not identified as a heritage item, nor is it adjacent to a heritage item.	✓
	C10- High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Acoustic screening is provided in accordance with the required noise attenuation measures set out within the submitted Acoustic Report.	✓

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3.3 Building orientation, envelope and design	**C11- Orient a development on a site and design the building layout to:** Ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: ▪ facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties ▪ placing play equipment away from common boundaries with residential properties ▪ locating outdoor play areas away from residential dwellings and other sensitive uses.	Appropriate noise modelling has been undertaken within the acoustic assessment. It has been established that the outdoor play area is the main noise source, however, this is capable of being managed which will ensure compliance with the relevant noise criteria is achieved. Refer to the Acoustic Report for complete details.	✓
	▪ Optimise solar access to internal and external play areas	Outdoor play areas are north facing and will receive an optimal amount of solar access. The internal play areas have a range of varying orientations to facilitate appropriate solar access.	✓
	▪ avoid overshadowing of adjoining residential properties	The proposed development will result in some additional overshadowing impacts given the inclusion of an additional level. However, it is not anticipated to result in any unreasonable loss of residential amenity to surrounding properties.	✓
	▪ minimise cut and fill	Cut is proposed in order to accommodate the basement car parking levels. This outcome is similar to other development in the locality which also contains basement car parking.	✓
	▪ ensure buildings along the street frontage define the street by facing it	The building will continue to address the street in accordance with this requirement.	✓
	▪ ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.	Some parts of the centre are sited above ground level and have perimeter wall/screening structures which result in these spaces being protected from wind and other climatic conditions.	✓
	C12 - The following matters may be considered to minimise the impacts of the proposal on local character:		
	▪ building height should be consistent with other buildings in the locality	The proposed development results in an increase to the existing building height. However, it will be below the LEP maximum.	✓

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	▪ building height should respond to the scale and character of the street	As above.	✓
	▪ setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility	The setbacks are acceptable given the context of the building within the R4 High Density Residential zone.	✓
	▪ setbacks should provide adequate access for building maintenance	Access to the building for maintenance purposes is capable of being provided.	
	▪ setbacks to the street should be consistent with the existing character.	The front setback to Lachlan Street is generally consistent with the adjoining dwelling to the east at No.71.	
	C13- Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	This control is not applicable to the proposed development.	N/A
	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The applicable setback requirements have been addressed in the DCP discussion.	✓
	C15 - The built form of the development should contribute to the character of the local area, including how it:		
	▪ respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage	The siting and form of the works enable the continued provision of a development form that appropriately responds to its physical context. Both the subject and adjoining lands/structures are not identified as having any degree of heritage value nor are they located within a heritage conservation area.	✓
	▪ contributes to the identity of the place	The proposed centre will facilitate a positive land use interaction by complementing the existing uses. The facility is a use that remains compatible with and endorsed by the zone objectives and is considered to contribute rather than detract from the identity of the place.	✓

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	▪ retains and reinforces existing built form and vegetation where significant	No remnant or contributory vegetation will be impacted by the proposed development. There will be new landscaping provided throughout the balance of the site.	✓
	▪ considers heritage within the local neighbourhood including identified heritage items and conservation areas	The site is not identified as a Heritage Item, is not located in proximity to any Item nor is not located within a Heritage Conservation Area.	✓
	C16 - Entry to the facility should be limited to one secure point which is:		
	▪ located to allow ease of access, particularly for pedestrians	A single pedestrian access point is provided along the front façade of Lachlan Street.	✓
	▪ directly accessible from the street where possible	The proposed entry is directly accessible from Lachlan Street at the front of the site.	✓
	▪ directly visible from the street frontage	The proposed entry is directly accessible and visible from Lachlan Street at the front of the site.	✓
	▪ easily monitored through natural or camera surveillance	The entry is located immediately adjacent to the office such that it can be easily monitored through various means.	✓
	▪ not accessed through an outdoor play area.	Entry to the facility is direct and does not involve any access by way of an outdoor play area.	✓
	▪ in a mixed-use development, clearly defined and separate from entrances to other uses in the building.	Whilst the site is not within a mixed-use zone, there are no other uses proposed within the subject building.	✓
	C17- Accessible design can be achieved by:		
	▪ providing accessibility to and within the building in accordance with all relevant legislation	The proposal is accompanied by an access report prepared by Design Confidence demonstrating compliance with the relevant standards.	✓
	▪ linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry	An accessible path of travel is provided throughout spaces within the development.	✓

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	▪ minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. ▪ NOTE: The National Construction Code, the Discrimination Disability Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.	Finished floor levels throughout the facility remain continually level.	✓
3.4 Landscape	▪ **C18- Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:**		
	▪ reflecting and reinforcing the local context	Landscaping is provided throughout the balance of the site.	✓
	▪ incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.	A Landscape Concept Plan has been provided which demonstrates the intended finishes to the outdoor play areas. The scheme has been designed so that children are still able to experience the natural outdoor environment as far as practically possible in the site context.	✓
3.5 Visual and acoustic privacy	**C20- Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.**	N/A – the proposed is not classified as a mixed use development.	N/A
	C21- Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:		
	▪ appropriate site and building layout	The outdoor play area has been sited so as to prevent overlooking from public areas.	✓
	▪ suitably locating pathways, windows and doors	Windows allow for passive surveillance without compromising the privacy or security of children in the centre.	✓

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	C22 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: • ***appropriate site and building layout*** • ***suitable location of pathways, windows and doors, landscape design and screening.***	The design and layout of the proposed child care centre will not permit direct overlooking of any main internal living areas and private open space within adjoining developments.	✓
	C23- A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:		
	Provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence).	The proposed development is required to incorporate appropriate acoustic fencing as outlined within the Acoustic Report.	✓
	C24- A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:		
	identify an appropriate noise level for a child care facility located in residential and other zones	The acoustic report determines an appropriate background noise level relevant to the context.	✓
	determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use	The acoustic report determines an appropriate background noise level for the outdoor play areas.	✓
	determine the appropriate height of any acoustic fence to enable the noise criteria to be met.	The acoustic report determines an appropriate height for the fencing for the outdoor play areas.	✓

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3.6 Noise and air pollution	**C25 Adopt design solutions to minimise the impacts of noise, such as: • creating physical separation between buildings and the noise source** ▪ ***orienting the facility perpendicular to the noise source and where possible buffered by other uses*** ▪ ***using landscaping to reduce the perception of noise*** ▪ ***limiting the number and size of openings facing noise sources*** ▪ ***using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)*** ▪ ***using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits*** ▪ ***locating cot rooms, sleeping areas and play areas away from external noise sources.***	The proposal is accompanied by an Acoustic Report prepared VMA. This report confirms that noise the proposed child care centre will be minimal and unlikely to be audible at any residential receivers.	✓
	C26- An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: • along a railway or mass transit corridor, as defined by *State Environmental Planning Policy (Infrastructure) 2007* • on a major or busy road • other land that is impacted by substantial external noise.	The acoustic report identifies appropriate noise levels for all parts of the building.	✓
	C27- Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.	The proposed centre is not proximate to any industrial uses. Sydney Road to the north is a noise source which has been addressed in the submitted Acoustic Report.	✓

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	C28- A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines.	The proposed centre is in direct proximity to a major road in the form of Sydney Road. Accordingly, an Air Quality report has been prepared and accompanies the DA submission.	✓
3.7 Hours of operation	**C29- Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.**	The hours of operation will be 7am-6.30pm Monday to Friday and the centre will be closed on weekends and Public Holidays.	✓
3.8 Traffic, parking and pedestrian circulation	**C31 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.**	The extent of parking proposed is compliant with the requirements set out within the Liverpool DCP.	✓
	C33- A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised.	A Traffic and Parking Impact Assessment has been prepared by McLaren and is submitted with the DA.	✓
	▪ the amenity of the surrounding area will not be affected	The proposal provides sufficient parking while the volume of vehicular movements anticipated to be generated by the development is not deemed to have an adverse impact on the surrounding area.	✓
	▪ there will be no impacts on the safe operation of the surrounding road network.	The traffic and parking assessment indicates that the capacity and efficiency of the surrounding road network will not be adversely compromised by the proposed development.	✓
	C38 Car parking design should:		
	▪ include a child safe fence to separate car parking areas from the building entrance and play areas	The secure front building entry will prevent unsupervised access/egress by children in care.	✓
	▪ provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards	Clearly marked accessible parking will be provided. Consent condition may be imposed in this regard.	✓

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National Regulations Assessment Summary			
Regulation 25	Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required: • a soil assessment for the site of the proposed education and care service premises • if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken • a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.	Refer to the discussion in Part 5.4.1 of this SEE	
Regulation 104	Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age. Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.	The outdoor play spaces are enclosed by appropriate barriers/screens/walls.	✓
Regulation 106	There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	A laundry is provided on the ground floor plan.	✓

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Regulation 109	There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	Age-appropriate toilet facilities are provided throughout the centre.	✓
Regulation 110	Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.	The building is capable of facilitating an appropriate degree of natural ventilation.	✓
Regulation 111	A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.	The proposal incorporates appropriate staff and administrative facilities throughout.	✓
Regulation 112	Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.	A nappy change room has been provided. The proposal is deemed capable of compliance with the prescribed NCC guidelines for nappy changing and bathing facilities	✓

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Regulation 115	A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.	The Internal layout and design of the building ensures adequate supervision of children.	✓
Regulation 97 and 168	Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including: • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service.	Detailed emergency and evacuation procedures will be provided prior to the issuing of an occupation certificate, once a service provider has been confirmed for the child care centre. Refer to the accompanying Plan of Management for further details regarding emergency procedures.	✓
Regulation 108	Unencumbered outdoor space excludes any of the following: • pathway or thoroughfare, except where used by children as part of the education and care program • car parking area • storage shed or other storage area • laundry • other space that is not suitable for children.	Spaces have been calculated accordingly.	✓
	When calculating outdoor space requirements, the area required for any additional child may be waived when the child is being cared for in an emergency circumstance as set out in regulation 123(5) or the child is being educated or cared for in exceptional circumstances as set out in regulation 124(5) and (6) of the National Regulations.	Noted	N/A
	Applicants should also note that regulation 274 (Part 7.3 NSW Provisions) states that a centre-based service for children preschool age or under must ensure there is no swimming pool on the premises,	The site does not contain a swimming pool.	N/A

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	unless the swimming pool existed before 6 November 1996. Where there is an existing swimming pool, a water safety policy will be required.		
Regulation 113	The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.	Outdoor play areas will incorporate elements of the natural environment. Refer to the Concept Landscape Plan submitted separately with the application.	
Regulation 114	The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Outdoor spaces are suitably shaded, including new shade sails on the second floor plan.	

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Table 3: Child Care Planning Guidelines Compliance Table

5.4 Local Environmental Plans

5.4.1 Liverpool Local Environmental Plan 2008

The Liverpool Local Environmental Plan 2008 applies to the subject site which is identified as being within Zone R4 – High Density Residential zone. The proposed development is best characterised as a "***Centre Based Child Care Facility***", being a permissible form of development with the consent of Council in the R4 High Density Residential Zone.

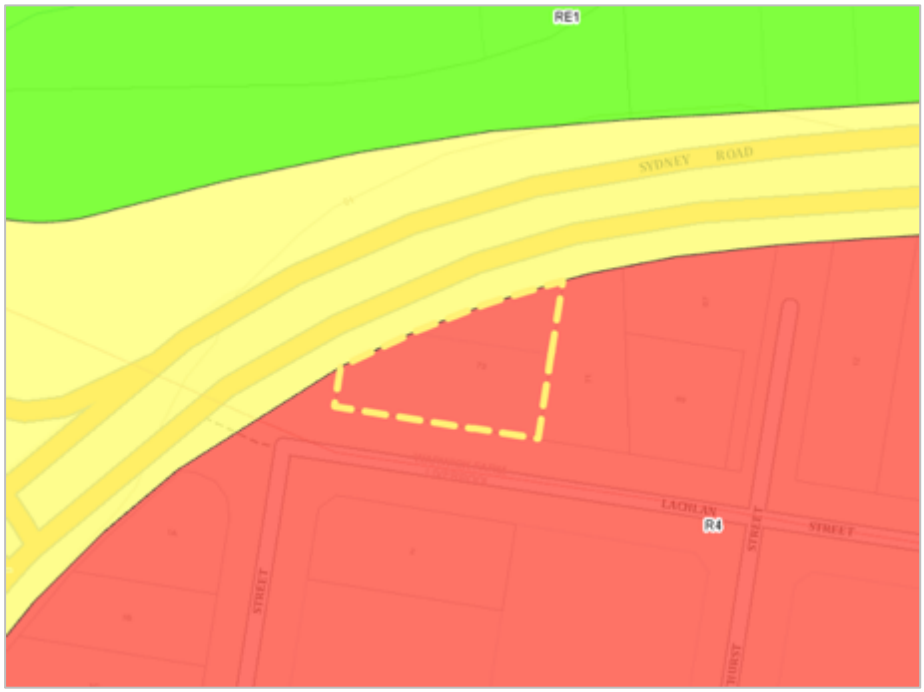

Figure 10: Zoning Map
Source: LLEP 2008

The objectives of the R4 – High Density Residential zone are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a high concentration of housing with good access to transport, services and facilities.*
- *To minimise the fragmentation of land that would prevent the achievement of high density residential development.*

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The proposed development is consistent with the objectives of the zone. A summary of our assessment of the proposed development against the LEP provisions is detailed below.

Liverpool Local Environmental Plan 2008			
CL	**Requirement**	**Proposed**	**✓/x**
Part 2 - Permitted or Prohibited development			
1.4	**Definitions**	The proposed development is consistent with the definition of a "*Centre-Based childcare facility*".	✓
2.3	**Zoning and Objectives**	The proposed development is permissible within the R4 High Density zone and is consistent with the objectives of the zone.	✓
2.7	**Demolition requires development consent**	This application proposes to demolish the existing improvements on the site as annotated on the architectural drawings.	✓
Part 4 – Principal development standards			
4.3	**Height of Buildings** The development is subject to the provisions of Clause 4.3, which as indicated on the associated "Height of Buildings" Map, limits the height of buildings to 35m.	The maximum allowable building height on the site is 35m. The height of the proposed development is well below this.	✓
4.4	**Floor Space Ratio** Clause 4.4 permits an FSR of 2:1.	The proposed development does not breach the 2:1 FSR development standard.	✓

Part 5 – Miscellaneous provisions			
5.1	**Relevant acquisition authority**	The site is not identified as being reserved for acquisition on the Land Reserved for Acquisition Map.	N/A
5.10	**Heritage Conservation**	The site is not identified as a heritage item nor is not located within a Heritage Conservation Area. The surrounding road network is identified as listed item I89 – Plan of Town of Liverpool (early town centre street layout – Hoddle 1827). However, the proposed development would not alter the existing street pattern.	✓
5.21	**Flood Planning**	We have not been provided with any advice to suggest that the site is impacted by flooding.	N/A
Part 7 – Additional local provisions			
7.1	**Objectives for development in Liverpool city centre**	The proposed development is consistent with the applicable objectives set out within this clause in that:	✓
7.1A	**Arrangements for designated State public infrastructure in intensive urban development areas**	The proposed development is not for residential purposes and this clause is therefore not applicable.	N/A
7.2	**Sun access in Liverpool city centre**	This clause is not applicable to the subject site.	✓
7.3	**Car parking in Liverpool city centre**	This clause is not applicable to the subject site.	N/A
7.4	**Building separation in Liverpool city centre**	This clause is not applicable on the basis that the proposed building does not exceed 12 metres in height (clause 7.4(2)(a)).	N/A
7.5	**Design excellence in Liverpool city centre**	This clause is applicable to the assessment of the application. Development consent must not be granted unless the consent authority considers that the development exhibits design excellence. The design of the development is considered to exhibit design excellence. The matters relevant to the proposal identified in clause 7.5(3) are addressed as follows: The building will present as a modern architectural design, with a strong emphasis on visual identity and contextual integration. The building siting and form responds to the local context and	✓

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desired character, while the range in materiality employed across the development will accentuate its key features; however, will remain consistent with the tactility of the setting.

The development will provide for a high quality built form which addresses the streetscape and provides for a number of façade undulations, vertical and horizontal articulation, outdoor play area design and fenestration. The building exhibits a strong presentation to the locality with the use of curved building elements.

The siting, scale and built form relationship the development will have with both neighbouring properties and public domain, will not result in any visual impediment to established view corridors. There will be no overshadowing impacts caused to the public areas identified in clause 7.5(d).

The requirements of the Liverpool DCP 2008 have been addressed later within this SEE.

The subject site is zoned R4 – High Density Residential where child care centres are a contemplated form of development. The proposal seeks to replace an existing dwelling which appears to form part of the areas original housing stock with a high quality child care centre designed in response to Council's controls.

The land does not contain any streetscape constraints or heritage impediments which could preclude the ability for this development to be carried out. There are no tower forms proposed.

The site involves the consolidation of two (2) lots which is an orderly and logical response to the block pattern in this part of Lachlan Street.

The siting, scale and setbacks of the development have been guided by the applicable planning controls. The building will provide for several façade undulations, vertical and horizontal articulation, outdoor play design and fenestration all of which will work in conjunction so as to ensure the building identifies as appropriately scaled, and a desired 'fit' for the emerging character of the locality.

The development successfully mitigates the potential for unreasonable amenity impacts to arise across neighbouring properties noting that the neighbouring property to the east will

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		also over time, be demolished and redeveloped to a scale envisaged by the zoning and more generally, the precinct. The proposal seeks the provision of vehicular access/egress from the site directly from Lachlan Street which as described in the accompanying traffic impact assessment prepared by McLaren, will adhere to the RMS guidelines and Australian Standards. A pedestrian entry point is provided from the Lachlan Street frontage in a central location to ensure that it is suitably identifiable. The provision of high quality landscaping is proposed on the site but most importantly, along the private/public domain street interface. A detailed landscaping plan accompanies the application. In brief, the landscape resolution for the site will comprise of trees, shrubs and grasses all of which will soften the built form and improve the landscaped character of the streetscape. A contiguous relationship at ground level is proposed where possible to create meaningful consolidated landscaped areas throughout the site. It is anticipated that conditions of consent would be imposed to require the upgrading of the public domain (i.e. – footpath) along the sites frontage.	
7.5A	**Additional provisions relating to certain land at Liverpool city centre**	This clause is not applicable to the subject site.	N/A
7.17A	**Hospital helicopter airspace**	The subject site is identified as being within the identified airspace on the Key Sites Map. However, the height of the building will not exceed RL55.	✓
7.31	**Earthworks**	The proposed excavation works will not disrupt or detrimentally affect drainage patterns and soil stability in the locality, given that the site is gently sloped and not traversed by drainage lines or subject to geotechnical risks. Any excavated material is understood to be virgin material and highly unlikely to be contaminated given the long standing use of the site for residential purposes. It is anticipated that standard conditions of consent will be imposed in relation to unexpected contamination and disposal of excavated material. Where earthworks are within or adjacent to the zone of influence of neighbouring structures, specific excavation and	✓

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		earth retention methods will be implemented to ensure the structural integrity of adjacent buildings is not compromised. It is considered unlikely that the site contains relics or any items of historic significance. Should any such items be encountered during site preparation works, excavation will cease immediately and the appropriate government authority will be notified. It is anticipated that a standard condition of consent will be imposed in this respect. The subject site is not located adjacent to any waterways or other environmentally sensitive areas. In any event, appropriate sediment and erosion controls will be installed and maintained for the duration of the demolition, excavation and construction phases to ensure there is no risk of sediment laden water leaving the site. Excavation techniques which focus on minimising disturbance resulting from noise and vibration transmission will be implemented. In summary, the proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	

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Table 4: Liverpool Local Environmental Plan 2008 Compliance Table

5.5 The Provisions of any exhibited Draft Environmental Planning Instruments

There are no draft exhibited Environmental Planning Instruments which are of direct relevance to the proposed development.

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5.6 Development Control Plans

5.6.1 Liverpool Development Control Plan 2008

The Liverpool Development Control Plan 2008 is applicable to the proposal. The relevant provisions of the DCP are addressed below. It is noted that some of the controls have been deliberately omitted on the basis that they are not applicable to the proposed development.

Liverpool Development Control Plan 2008				
Part 1 – General Controls				
Ref	**Design Solution**	**Requirements**	**Proposed**	✓/x
2	**Tree Preservation**	This section applies to applications to remove trees with or without a development application for a development and involves trees greater than 3.5m in height and/or canopy spread of greater than 4m and/or a primary trunk diameter greater than 400mm.	The proposed development seeks the removal of a number of trees/shrubs from across the site; however, this removal is offset by way of the planting of a number of more appropriate species as detailed in the accompanying landscape plan.	✓
3	**Landscaping**	This section applies to land, which will need to provide landscaping or retain existing trees as part of a development.	Refer to the accompanying landscape plan.	✓
4	**Bushland and Fauna Habitat Preservation**	This section contains objectives and controls to protect and manage natural assets, biodiversity and ecology in Liverpool.	The provisions of this Part 4 are not applicable given that the site is not located adjacent to bushland. There are no known or potential habitat for threatened species, populations of communities.	✓
5	**Bush Fire Risk**	This section applies to land identified as being Bushfire Prone Land or designated as Bushfire Prone Lands Buffer Zones on Liverpool City Council Bushfire Prone Land Maps.	The subject site is not identified as bushfire prone land.	✓

Liverpool Development Control Plan 2008				
Part 1 – General Controls				
Ref	**Design Solution**	**Requirements**	**Proposed**	
6	**Water Cycle Management**	This chapter includes a number of objectives and controls relating to stormwater and flood management.	A stormwater plan accompanies this application. On-site stormwater is capable of being treated in accordance with Council's water management practices.	✓
7	**Development near a Watercourse**	This chapter includes objectives and controls to protect, restore and maintain ecological processes, natural systems and biodiversity in wetlands and waterfront areas.	The subject site is not within 40m of a watercourse, creek or river.	
8	**Erosion and Sediment Control**	The development application shall be accompanied by either a Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP).	The application is accompanied by an Erosion and Sediment Control Plan in accordance with the requirement of this part of the DCP.	✓
9	**Flooding Risk**	This chapter applies to land identified as at or below the flood planning level.	The subject site is not identified as being affected by flooding.	✓
10	**Contaminated Land Risk**	This chapter applies to land identified as being potentially or actually contaminated.	Refer to Stage 1 PSI report submitted under a separate cover.	✓
11	**Salinity Risk**	This chapter applies to land that is potentially affected by salinity.	Any site salinity risk will be confirmed upon the carting out of a geotechnical assessment of the site. This may be undertaken at CC stage.	✓
13	**Weeds**	This chapter identifies measures to remove noxious weeds in conjunction with the development of land.	These controls are not applicable to the proposed development.	✓
14	**Demolition of Existing Developments**	This chapter identifies various controls and measures to ensure that the demolition of buildings minimises adverse environmental impacts and is undertaken in accordance with the applicable regulatory requirements.	All demolition will be carried out in accordance with Workcover practices.	✓

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Liverpool Development Control Plan 2008				
Part 1 – General Controls				
Ref	**Design Solution**	**Requirements**	**Proposed**	
15 **16** **17**	**On-site Sewage Management Systems** **Aboriginal Archaeology** **Heritage and Archaeological Sites**		These chapters are not applicable to the assessment of the proposed development.	N/A
18	**Notification of Applications**	This chapter identified the requirements for the notification of development applications.	It is anticipated that the application will be notified to adjoining properties in accordance with the provision in this part of the DCP. The applicant would welcome the opportunity to respond to, and address any concerns raised by adjoining properties.	✓
20	**Car Parking and Access**	*Child Care Centres* 1 space per 10 children 1 space per staff member	The proposed development provides 28 spaces whereas a total of 32 are required. The shortfall has been addressed in the Traffic and Parking Assessment Report prepared by *McLaren*.	On merit
21	**Subdivision of Land and Buildings**	This chapter applies to development which involves subdivision of land or buildings.	This application does not propose any form of land subdivision as part of the development application.	✓
22 **23**	**Water Conservation** **Energy Conservation**	These chapters state that development applications are required to demonstrate compliance with BASIX, where applicable.	This form of development is not subject to the BASIX requirements.	✓
24	**Landfill**	This chapter contains controls that seek to minimise land cut and filling.	The proposed development seeks to undertake some earthworks. Refer to the discussion in address of cl. 7.31 of the LLEP 2008.	✓

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Liverpool Development Control Plan 2008				
Part 1 – General Controls				
Ref	**Design Solution**	**Requirements**	**Proposed**	
25	**Waste Disposal and Re-use Facilities**	A Waste Management Plan (WMP) shall be submitted with a Development Application for any relevant activities generating waste.	A Waste Management Plan (WMP) has been submitted with the development application.	✓
27	**Social Impact Assessment**	A social impact assessment is required to be submitted for certain types of development.	A Social Impact Comment is required to be provided in accordance with the DCP provisions. In this regard it is anticipated that the development would primarily result in positive social impacts in the form of access to education and access to social infrastructure. In addition, the centre will directly employ at least 20 educators as well as other support staff (i.e. – cleaners). The proposed child care centre is very likely to have a positive impact upon the locality community by helping to meet the demand for additional child care places in the local area driven by future development associated population growth. The centre will generate positive impacts by providing greater access to employment and procurement opportunities for the local community.	✓
29	**Safety and Security**	Address 'Safer-by-Design' principles in the design of public and private domain, and in all developments including the NSW Police 'Safer by Design' Crime Prevention Though Environmental Design (CPTED) principles.	Refer to the discussion in this this SEE with respect to the address of the CPTED principles.	✓

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Table 5: Liverpool Development Control Plan 2008 Compliance Table

Part 3.8 – Non Residential Development in Residential Zones Child Care Centres

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2.1 – License Requirements

The appropriate license will be ascertained before operation of the centre commences.

2.2 – Lot Sizes

The controls which restrict the number of children within certain age brackets have no effect given section 3.27(1) within SEPP (Transport and Infrastructure) 2021. The open space areas have been complied with.

2.3 – Site Planning

Broadly speaking, the site is considered to be suitable for the development having regard to the matters set out in this clause of the DCP. The site is within the Liverpool city centre which contains various amenities to support such a use. There are schools within reasonable proximity to the centre as well as public transport. Whilst the rear of the site adjoins a Classified Road, no access is required from Sydney Road. The building addresses Lachlan Street with identifiable vehicular and pedestrian entry points. The outdoor play areas are designed to face north and therefore benefit from a high level of amenity for children. Further, casual surveillance is facilitated by pedestrian entries and windows along the southern elevation facing Lachlan Street. The site is relatively flat throughout and does not present any physical impediments for the construction of a child care centre as proposed.

2.4 – Setbacks

The front and rear setbacks are superseded by the site-specific controls set out in Part 4 – Liverpool city centre. The side setbacks are 3m (east) and 7.3m (west) which complies with the 1.2m DCP control.

2.5 – Landscaped Area and Open Space

A minimum of 25% of the site is required to consist of landscaped area. The architectural plans indicate that a total of 29% (336.27m^2) is achieved which exceeds the minimum requirement. Unencumbered areas of 5m x 6m are not achieved due to the footprint of the basement below which makes compliance difficult. A basement is the preferred car parking solution to avoid unsightly at-grade car parking areas. The front setback area achieves a minimum of 50% being landscaped area. However, similar to the rear setback, there is some encroachment due to the basement. This however has not precluded this area being finished with soft landscaping and provides a garden setting in the front setback area as intended by the control. A compliant amount of unencumbered outdoor area is provided in the building.

2.6 – Building Form, Style and Streetscape

The building presents a modern architectural form with curves, articulation and a varied roof form. It has an external form, style and appearance that will enhance the character of the neighbourhood and promotes a variation of building façade and design. The main entrance has been orientated towards Lachlan Street and there are no blank walls addressing the street frontage.

2.7 – Landscaping and Fencing

A Landscape Plan prepared by a Landscape Architect (Stephen Webb) has been prepared a[illegible] accompanies the DA submission. There is a total of 16 new trees proposed to be planted in addition to va[illegible] groundcover. Overall, the extent of landscaping has been maximised throughout the bala[illegible] site. A 2.1m fence is required around a portion of the perimeter as identified within the Acoustic R[illegible] is not considered to be excessive although it slightly exceeds the 1.8m DCP control. The [illegible] 300mm is minor.

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2.8 – Car Parking and Access

A Traffic and Car Parking assessment report has been prepared by *McLaren* which conclude[illegible] that the design of the development is acceptable on car parking and access/traffic grounds.

2.9 – Amenity and Environmental Impact

Noise impacts and acoustic privacy have been addressed within the submitted Acoustic report. The proposed hours of operation are compliant with the DCP provisions. The application is supported by shadow diagrams which demonstrate that there is unlikely to be any adverse amenity impacts caused to surrounding residential properties as a result of overshadowing. In terms of privacy, appropriate screening of the elevated outdoor play areas has been utilised. Further, window openings along the eastern side elevation have been minimise where possible. The building itself incorporates reasonable setback to assist with privacy and separation.

2.10 – Site Services

The proposal is capable of achieving compliance with the waste management, letterbox/numbering and frontage works/damage to Council assets controls. It is anticipated that conditions of consent would be imposed in this respect.

Part 4 – Liverpool City Centre

The site is identified as being within the High Density Residential precinct which encourages *Detached building typology for High Density Residential sites*. Whilst the proposed land use is not residential, it is a permitted form of development within the R4 – High Residential zone in accordance with the LEP. Due to the proposed land use, many of the controls within *Part 4 – Liverpool City Centre* are not directly relevant. However, the controls of relevance are addressed below:

Figure 4-10 Street Setbacks identifies that a 4.5m landscaped setback is required to Lachlan Street and an 8m landscaped setback is required to Sydney Road. The 4.5m landscaped setback to Lachlan Street is not fully complied with. There are some encroachments proposed with regards to the pedestrian entry, bin room and fire stairs (adjacent to eastern side boundary). The majority of the remainder of the building does however exceed the 4.5m minimum. The largest extent of the non-compliance is at the western end which co-incites with the narrow tapering of the allotment, thereby making full compliance difficult. In a similar fashion, full compliance with the rear 8m landscaped setback is also not achieved. Strict compliance with the front and rear setback controls would restrict the building envelope to small centralised component with little to no built form at the western end of the allotment where it tapers. It is also noted that the side setback exceed the 1.2m requirement which enables improved soft landscaping opportunities. At the rear, the site adjoins Sydney Road so there are no interface issues arising out of the non-compliant built form at the rear.

The site is not identified as being required to accommodate or create a new through site link. The site is not identified as being within a High Pedestrian Priority Area (Figure 4-15). The height of the building is below 35m so a Wind Effects Report is not required. The application is supported by an appropriate Acoustic Report in light of the controls within 4.*5.2 – Noise*.

6. ENVIRONMENTAL IMPACT ASSESSMENT

6.1 Visual Privacy

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The proposal is not anticipated to have any unreasonable visual privacy impacts upon nearby residential development, noting that the site only directly adjoins one residential receiver to the east at No.71 Lachlan Street. To the east, 3m setbacks are provided and the outdoor play areas have been orientated away from that interface as much as possible.

6.2 Solar Access/Overshadowing

The proposal will generate some additional overshadowing. However, there will be no adverse impacts caused to any nearby residential properties. Shadow diagrams have been prepared and are incorporated into the architectural plan set which demonstrate that the additional overshadowing caused as a result of the proposal is minimal. Most of the overshadowing is cast across the public domain at the front of the site given the orientation of north relative to the proposed building.

6.3 Acoustic Impact

As demonstrated in the acoustic report prepared by *VMS*, the proposed development will not result in any flow on acoustic impacts onto nearby residential properties nor will the centre itself be burdened by any level of adverse acoustic outputs from both internal and external noise sources.

6.4 Public Amenity and Safety

6.4.1 Building Design and Appearance

The proposal is considered to maintain an appropriate design response to the site and surrounding context, providing a high-quality development that enhances the visual amenity of the immediate area through the provision of a new, architecturally designed purpose-built child-care centre.

6.5 Traffic, Parking And Access

6.5.1 Vehicular Access

The accompanying traffic report prepared by McLaren draws the following conclusions:

> *The subject child care centre proposal at 73 Lachlan Street, Warwick Farm is fully supportable in terms of its traffic and parking impacts. The following outcomes of this traffic impact assessment are relevant to note:*
>
> - *The proposal includes the provision of 28 car parking spaces within a proposed carpark, comprised of 12 for parent use and 16 for staff use, satisfying the demand applicable to the development.*
> - *Council's DCP requires the provision of four (4) bicycle parking spaces which can be informally provided onsite resulting in compliance with Council's requirements.*
> - *The parking areas of the site have been assessed against the relevant sections of AS2890.1:2004, AS2890.2:2018 and AS2890.6:2009 and have been found to satisfy the*

objectives of each standard with any acceptable variances have been outlined in Section 3.6. Swept path testing.

- *The traffic generation of the proposed development has been estimated to be some 99 trips in the AM peak period (50 in, 49 out) and 87 trips in the PM peak period (43 in, 44 out). The impacts of the traffic generation have been modelled using SIDRA INTERSECTION 9.0, indicating that there will be no detrimental impact to the performance of the intersections as a result of the generated traffic.*

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On the basis of the assessment and justification presented within the *McLaren* report, the proposed development is considered to be satisfactory on traffic, parking and access grounds.

6.6 Waste Management

The demolition and construction phase will be appropriately managed to mitigate the environment impact of the development. Appropriate strategies for environmental protection will also be demonstrated in a Sedimentation and Erosion Plan. Refer to Waste Management Plan prepared by FLDC Architects.

7. NATURAL AND BUILT ENVIRONMENTAL IMPACTS

7.1. Landscaping

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A concept landscape scheme as demonstrated in the landscape plan prepared by Stephen Webb – Landscape Architect. The proposal nominates examples of the landscaping treatment proposed to be provided internally within the centre. An extract of this plan is provided as **Figures 11** to **13** below.

Figure 11: Concept Landscape Plan – ground floor
Source: Stephen Webb Landscape Architect

Figure 12: Concept Landscape Plan – first floor
Source: Stephen Webb Landscape Architect

Figure 13: Concept Landscape Plan - second floor
Source: Stephen Webb Landscape Architect

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7. SOCIAL AND ECONOMIC IMPACTS

7.1 Economic and employment

The proposed development will result in an increase in available child care places in the locality. The subject site enjoys superior access to commercial and retail services, schools and public transport routes. The proposed development will utilise existing infrastructure including electricity, sewer, water and telecommunication services.

Undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

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8. SUITABILITY OF THE SITE

The proposal is consistent with the objectives of the zone and is situated within an estab[illegible] that access to services and stormwater infrastructure are readily available. These includ[illegible] [illegible]y, gas, water and telephone services and drainage for stormwater and sewerage, which will [illegible] accommodate for the proposed development as required. The proposed works have been designed sympathetically to address the defining commercial setting.

The proposed development maintains a high-quality built form while the site itself is not [illegible]mpacted by any [illegible] hazard that would preclude the ability for redevelopment to take place.

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9. THE PUBLIC INTEREST

The proposed development is of a scale and character that does not present any confli[illegible] with the public interest nor does it present an unacceptable precedent for development in the locality. The proposal satisfies an assessment of those matters under S4.15(1)(e) of the Environmental Planning and Assessment Act 1979 and is considered to be in the public interest.

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10. CONCLUSION

The proposed development has been assessed in accordance with Section 4.15 of the EPA Act 1979 and Council's planning instruments. The proposal is identified as a permissible development pursuant to the zoning of the site as Zone R4 –High Density Residential under the Liverpool LEP 2008.

An assessment of the proposal against the objectives of the zone has been undertaken and it is considered that the proposal is consistent with the objectives of the LEP. Importantly, the proposal complies with the aims and objectives of the SEPP (Transport and Infrastructure) 2021.

The design and external appearance of the proposed child care centre are appropriate to the character of the locality. The proposal does not impact on views, privacy or solar access of neighbouring properties and will have no significant impact on the topography, micro-climate, air or water quality of the locality.

No significant adverse amenity impacts to nearby residential property owners in terms of privacy, noise, traffic or views are anticipated and, on this basis, it is considered that the development is an acceptable built form, scale and density and can be supported.

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DISCLAIMER

This report incorporates information and events up to that date only and excludes any information arising or event occurring, after that date which may affect the validity of BMA Urban Pty Ltd opinion in this report. BMA Urban prepared this report on the instructions, and for the benefit only, FLDC Architects **(Instructing Party)** for the purpose of the Statement of Environmental Effect **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, BMA Urban expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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In preparing this report, BMA Urban was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to BMA Urban at the date of this report, and upon which BMA Urban relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which BMA Urban has no control.

Whilst BMA Urban has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. BMA Urban (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which BMA Urban relies, provided that such errors or omissions are not made by BMA Urban recklessly or in bad faith.

This report has been prepared with due care and diligence by BMA Urban and the statements and opinions given by BMA Urban in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

JOHN ROMANOUS & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

"Engineering A Strong Australia"

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12th February 2024

Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Dear Sir/Madam,

RE: CHILDCARE CENTRE at 73 Lachlan Street, WARWICK FARM NSW 2170.
Clause 6.6 of the SEPP.

6.6 Water quality and quantity.

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—
(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,
The tertiary water treatment system provided in the design will provide a beneficial effect on Water quality entering the waterway.

(b) whether the development will have an adverse impact on water flow in a natural waterbody,
The tertiary water treatment system provided in the design will allow for an adverse impact on water flow in a natural waterbody by removing all solid and nutrients from the site runoff before it is discharged to the public system.

(c) whether the development will increase the amount of stormwater run-off from a site,
The development will not increase the amount of stormwater run-off from a site,

(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,
The development will incorporate an on-site stormwater detention (OSD) system.

(e) the impact of the development on the level and quality of the water table,
The development will not have an effect on the level and quality of the water table, as the runoff from subject property is collected in a system of pits and pipes that will be draining to the public stormwater system.

(f) the cumulative environmental impact of the development on the regulated catchment,
The development will have a positive cumulative environmental impact on the regulated catchment due to the design of the stormwater system provided.

(g) whether the development makes adequate provision to protect the quality and quantity of ground water.
The development has no impact on the quality and quantity of ground water, as there is no discharge from the subject property being directed to the ground.

(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—
A DA application has been submitted to Liverpool City Council for assessment.

(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and.
(b) the impact on water flow in a natural waterbody will be minimised.

In this case, the use of the erosion and sediment control measures incorporated into the design will be of beneficial effect to the catchment during construction and during the use of the premises for its approved use. In addition this will also minimise the impact on the water flow in a natural water body.

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(3) Subsections (1)(a) and (2)(a) do not apply to development on land in the Sydney Drinking Water Catchment.
Note—
Part 6.5 contains provisions requiring development in the Sydney Drinking Water Catchment to have a neutral or beneficial effect on water quality

Please contact the office if any additional information is required or discussion is necessary.

Yours Faithfully for
John Romanous & Associates. Pty. Ltd.

David M. Romanous
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FLDC

ARCHITECTS

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24 April 2024

LIVERPOOL COUNCIL ENVIRONMENTAL PLAN 2008
Clause 7.5 Design Excellence in Liverpool City Centre

New Childcare Centre at 73 Lachlan Street, Warwick Farm 2170

The Council have requested an assessment of the development against clause 7.5 of the Liverpool Local Environmental Plan 2008. This clause states:

(1) The objective of this clause is to deliver the highest standard of architectural and urban design.

(2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.

(3) In considering whether development exhibits design excellence, the consent authority must have regard to the following matters—

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(c) whether the proposed development detrimentally impacts on view corridors,

(d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue),

(e) any relevant requirements of applicable development control plans,

(f) how the proposed development addresses the following matters—

(i) the suitability of the site for development,

(ii) existing and proposed uses and use mix,

(iii) heritage issues and streetscape constraints,

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on

neighbouring sites in terms of separation, setbacks, amenity and urban form,

(v) bulk, massing and modulation of buildings,

(vi) street frontage heights,

(vii) environmental impacts such as sustainable design, waste and recycling infrastructure, overshadowing, wind and reflectivity,

(viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) the impact on, and any proposed improvements to, the public domain.

(4)–(8) (Repealed)

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In response to this we adopt its provisions and say as follows:

(1) The objective of this clause is to deliver the highest standard of architectural and urban design.

The proposed childcare centre delivers a high standard of architectural and design merit. The built form has been assessed against development standards and controls and great care and consideration has been given to the siting of the built form to maximise appropriate streetscape presentation fronting a major arterial road.

(2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.

These matters are dealt with in consideration of those matters below.

(3) In considering whether development exhibits design excellence, the consent authority must have regard to the following matters—

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The proposed building incorporates a high standard of design with substantive articulation, the incorporation highly quality environmentally sustainable materials and fits in with the context and character of its location on a transition site within an R4 zoned area.

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

The proposed built form will provide an lower scale contemporary architectural form which will fit in with the area and will undoubtedly improve the existing built form on the site which includes multiple dilapidated buildings which have been the subject of substantial vandalism

(c) whether the proposed development detrimentally impacts on view corridors,

There are no view corridors affected by the proposed development

(d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall between Elizabeth Street and Memorial Avenue),

The development does not overshadow any of the said parks

(e) any relevant requirements of applicable development control plans,

The proposed building form meets the minimum amenity requirements required by the local DCP

(f) how the proposed development addresses the following matters—
(i) the suitability of the site for development,

The proposed site is zoned appropriately for the purpose and meets all statutory development standards in the LEP.

The site is well located for its purpose and fulfils a need in the community as noted in the Social Impact Comment prepared by Ology

(ii) existing and proposed uses and use mix,

The site is currently an empty residential dwelling that has fallen into disrepair due to the dumping of rubbish and drug addicts leaving needles on the site.

The plan involves demolishing the current single-level residential building and constructing a new three-story childcare centre with a two-level basement car parking facility. The proposed childcare centre will be able to accommodate 120 children aged between 0 and 6 years and will operate from Monday to Friday, from 7 a.m. to 6 p.m.

(iii) heritage issues and streetscape constraints,

The property is not located in a heritage conservation area or near a heritage item.

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

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The residential towers on Lachlan Street and Sydney Road are between 6 to 8 levels in height. On the other hand, the proposed Childcare Centre will only be three levels tall. It will maintain a 9-meter setback from its eastern neighbour and an 8-meter setback on the east side, consistent with the 8-meter setback along Sydney Road.

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(v) bulk, massing and modulation of buildings,

The proposed 3-level childcare centre is appropriate and is compatible with the R4 zoning – High-Density Residential identified in the Liverpool DCP 2019, with a maximum building height of 15m and an allowable height of 35m

Sydney Road frontage will have a deep soil setback of around 4m for planting large trees, and the upper levels of the building will have a setback of at least 3m from the North boundary (Sydney Road). The western boundary has a setback of 6.7m with a curved façade wall, allowing the walls to merge into a rectangular fire stair to reduce the building mass at the corner of Lachlan Street and Sydney Road. The curved landscaped balconies along Lachlan Street are a design element that will complement the lush greenery of the neighbourhood and allow some softness of the bulky apartment buildings surrounding the proposed site.

The building is setback 3m from the site's eastern boundary, with the proposed landscaping within the outdoor area.

The new lift lobby, entrance, and fire stairs have been designed to maximise southern exposure for staff and visitors and allow direct access from the street.

The proposal achieves a density considered appropriate to the site and its surroundings. The building includes eight indoor activity rooms and four landscaped outdoor activity areas. It has been designed with articulation and stepped elevations, ensuring the development's form is compatible with the density controls planned for the immediate locality.

The building has also been designed within the height and FSR controls. The setback has achieved this, allowing for screen planting, deep soil landscaping and open outdoor activity spaces. The scale of the building is consistent with surrounding residential flat buildings and will sit comfortably within its built-form context.

(vi) street frontage heights,

Lachlan Street frontage height (Southern Elevation) is 15m (allowable 35m)
Sydney Road frontage height (Northern Elevation is 15m (allowable 35m)

The proposal substantially complies.

(vii) environmental impacts such as sustainable design, waste and recycling infrastructure, overshadowing, wind and reflectivity,

The proposal aims to use the absolute amount of renewable energy and provide an environmentally friendly development. The building materials have been selected for their low embodied energy while maintaining their characteristics. A concrete structure with timber framing and low e-glazing with wall & roof insulation will be used.

There will be no overshadowing onto the eastern neighbour, only along Lachlan Street; all the proposed outdoor areas, with the positioning of the curves on each level and the proposed voids, will provide a minimum of three hours of solar access between 9 am – 3 pm at winter.

External façade materials will have a matt finish to allow no reflectivity.

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(viii) the achievement of the principles of ecologically sustainable development,

The development of the Childcare Centre will improve the overall quality of life now and in the future by maintaining ecological processes. It will enhance the well-being of individuals and the community, providing a path for economic development that supports families with young children and creates employment opportunities for future generations.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

The development will offer two-level basement parking with 27 spaces for visitors and staff and a bike storage area. Vehicle entry and exit will be from the western corner of Lachlan Street, a no-through road. Along the 47.6-metre frontage of Lachlan Street, services such as garbage pickup and goods delivery will be available, providing ample parking space for servicing the proposed building.

Staff, children, and visitors can access the upper floors via a passenger lift connecting the upper and basement car parks.

(x) the impact on, and any proposed improvements to, the public domain.

All ground-level boundaries are dedicated to deep soil zones for vegetation use, with large setbacks designed to enhance the public domain through extensive landscaping. The proposed landscape design optimises useability, privacy and social *opportunity,* equitable access and respect for neighbours' amenities, and practical establishment and long-term management.

CONCLUSION

We state that the Council can be satisfied that the development constitutes design excellence and will be a positive addition to the LGA.

FLDC
ARCHITECTS

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Melbourne
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Carnegie 3163,
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24 June 2024

Liverpool City Council
33 Moore Street
LIVERPOOL NSW 2170

SCHEDULE OF AMENDMENTS

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A THREE-STOREY CENTRE BASED CHILDCARE CENTRE OVER BASEMENT CAR PARKING ACCOMMODATING 120 CHILDREN @ LOTS 1 & 2 DP 1058859, 73 LACHLAN STREET, WARWICK FARM NSW 2170

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Development Application No. 19/2003 issued by Liverpool City Council, dated 26 June 2023.

AMENDMENT NO.	AMENDMENT	DESCRIPTION	DRAWING NO.
01	Roof	New roof and awning over the childcare	DA 100 – PROPOSED SITE/ROOF PLAN
02	Increased setback	Setback to Sydney Road has been increased from at least 3m to 4m	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
03	Decreased setback	Setback to Lachlan Street has been decreased to accommodate for the new Sydney Road setback	DA 101 – PROPOSED LOWER BASEMENT
04	Stairs and lift orientation changed	Orientation of fire stairs and lift have been changed	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
05	Additional car space	Additional car space near services room	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
06	Additional car space	Additional car space under ramp	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
07	Larger shared space	Larger shared space near disabled parking	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
08	Store room	Store room added in lower basement	DA 101 – PROPOSED LOWER BASEMENT FLOOR PLAN
09	Stairs and lift orientation changed	Orientation of fire stairs and lift have been changed	DA 102 – PROPOSED UPPER BASEMENT FLOOR PLAN
10	Garbage room	Garbage room location changed	DA 102 – PROPOSED UPPER BASEMENT FLOOR PLAN
11	Increased setback	Setback to Sydney Road has been increased from at least 3m to 4m.	DA 102 – PROPOSED UPPER BASEMENT FLOOR PLAN
12	Decreased setback	Setback to Lachlan Street has been decreased to accommodate for the new Sydney Road setback	DA 102 – PROPOSED UPPER BASEMENT FLOOR PLAN
13	Increased setback	Setback to Sydney Road has been increased from at least 3m to 4m.	DA 103 – PROPOSED GROUND FLOOR PLAN
14	Stairs and lift orientation changed	Orientation of fire stairs and lift have been changed	DA 103 – PROPOSED GROUND FLOOR PLAN
15	Ground floor layout	Ground floor layout has been modified to accommodate for setbacks and comply to the number of children	DA 103 – PROPOSED GROUND FLOOR PLAN
16	Level 1 floor layout	Level 1 floor layout has been modified to accommodate for setbacks and comply to the number of children	DA 104 – PROPOSED LEVEL 1 FLOOR PLAN
17	Level 2 floor layout	Level 2 floor layout has been modified to accommodate for setbacks and comply to the number of children	DA 105 – PROPOSED LEVEL 2 FLOOR PLAN
18	New floor level	Additional floor level – Level 3 to increase outdoor area.	DA 106 – PROPOSED LEVEL 3 FLOOR PLAN

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If you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,

RAYMOND TAOUK B.Arch (Hons) UTS, MAIPM, RAIA A+
Architect - Managing Director
Registration 8140

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Subject: Solar Access – Warwick Farm Proposed Child Care Centre

To Whom It May Concern

We wish to highlight the solar diagrams included in our architectural plans, which detail the solar access available for the children in our care. Solar access is a key component of our holistic approach towards creating an environment that nurtures the health and well-being of children.

Our architectural design strategically utilises solar access, light and incorporates natural colours within the premises to foster a calming and uplifting atmosphere. This approach is intended to positively influence children's moods, supporting their emotional and psychological well-being. Additionally, the outdoor space has been designed to be open and inviting, seamlessly connecting children with the natural environment. This allows them to enjoy expansive views of the sky, trees, and birds in flight, further enriching their daily experiences and fostering a deep appreciation for nature and a calming presence. We also prioritise the use of natural elements and materials when selecting our resources and toys to enhance this connection to well-being through thoughtful design.

In alignment with our commitment to the health and safety of children, our service adheres to the SunSmart recommendations provided by the NSW Cancer Council. We take special care to ensure that children under one year have no direct exposure to solar radiation especially when levels are above 3, in line with best practices for protecting their delicate skin and health. Beyond the first year, children will still have very minimal solar exposure, and we will always continue to ensure children play in the shade to ensure we are carefully monitoring and managing their safety and well-being.

Our centre is dedicated to organising play experiences in shaded areas for children over two years of age, as advised by the NSW Cancer Council. This SunSmart policy requirement supports the safe enjoyment of outdoor activities while minimising the risks of solar exposure. We understand the importance of vitamin D synthesis for children's health and ensure that our solar exposure practices are balanced and within the recommended 5 to 10 minutes a day for older children, prioritizing essential benefits without compromising their safety.

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In summary, our childcare centre's architectural design and operational processes are planned in line with NSW Cancer Council recommendations to ensure adequate solar access while prioritising the well-being and safety of the children.

Yours Sincerely

Karen Barnes

Chief Executive Officer

Ology Pty Ltd

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Monday, January 29, 2024

Supplementary Report – Ventilation in an Early Childhood Setting

To Whom It May Concern,

According to the National Health and Medical Research Council (NHMRC), diseases can be spread via droplet or airborne transmission, often through coughing, sneezing, or particles carried on air currents. The risk of such transmissions is heightened in early childhood settings, where young children interact closely. Proper ventilation within these environments is crucial to mitigate this risk. Ventilation works by allowing fresh air to cycle within a room, diluting and displacing potentially contaminated air, thereby reducing the likelihood of disease transmission.

In addition to disease control, ventilation in early childhood settings serves another critical purpose. Young children, particularly infants, have underdeveloped thermoregulatory systems. This means they are less capable of regulating their own body temperature compared to adults. Effective ventilation, often coupled with air conditioning, helps maintain a room at an appropriate and stable temperature. This is vital for comfort and preventing heat-related illnesses, which young children are particularly susceptible to.

Furthermore, good air quality is essential for cognitive and physical development in children. Studies have shown that well-ventilated spaces can improve concentration, reduce lethargy, and promote overall better health and well-being in children. This is particularly important in educational and care settings like early childhood settings where children spend significant hours each day.

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Ventilation can be achieved through natural or mechanical or mixed ventilation mode. Natural relies on a passive airflow through the building's windows, doors, vents, and other openings. It depends on natural forces like the wind to move the fresh air in and out of the indoor spaces. Whereas mechanical ventilation moves the air in and out of the premises. Using a combination of both mechanical and natural ventilation provides flexibility in controlling the air quality. A well-designed ventilation system in an early childhood setting can effectively manage air quality, maintain comfortable temperatures, and ensure the health and safety of children.

In the case of the proposed facility at 73 Lachlan Street, Warwick Farm, the need for various ventilation sources is no different. This facility will need a combination of mechanical and natural ventilation, and this can be provided by mechanical air conditioning as well as window openings on Lachlan Street and the provision of acoustic air ventilators or silenced air vents as required.

Due to the location of the facility, consideration must be given to the internal acoustics of the centre, and for this reason, windows will be permanently closed on the Sydney Road rear of the property and windows and doors will be operable on Lachlan Street. Combining these operable window and door openings and providing acoustic air ventilators or silenced air vents along the Sydney Road frontage should ensure adequate ventilation for the centre.

I defer to the acoustic expert, Sam Demasi of VMS, to ensure that acoustics impacts are minimised, but in my discussions with him, the abovementioned ventilation can be adequately provided for without unreasonable acoustic impacts on the children from road traffic noise along Sydney Road. VMS will consider the impact of the door openings on Lachlan Street elevation on local adjoining residential receivers.

Yours sincerely

Karen Barnes

Chief Executive Officer

Ology Pty Ltd