







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

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| Application No. | DA201900155 |
| Address | 6 Ivanhoe Street, Marrickville |
| Proposal | Demolition of the existing dwelling and construction of a 2 storey child care centre for 55 children with basement parking. |
| Date of Lodgement | 14 May 2019 |
| Applicant | Jacqueline Monteiro |
| Owner | Jbel Group Pty Ltd, Ms Property (Aust) Pty Ltd, J&D Bairy Pty Ltd and R&N Bairy Pty Ltd |
| Number of Submissions | 22 submissions |
| Value of works | \$1,300,000 |
| Reason for determination at Planning Panel | Number of submissions |
| Main Issues | Nil |
| Recommendation | Approved with Conditions |
| Attachment A | Recommended conditions of consent |
| Attachment B | Plans of proposed development |
| Attachment C | Plan of Management |



LOCALITY MAP

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|---------------|---|------------|--|-----|
| Subject Site |  | Objectors |  | ↑ N |
| Notified Area |  | Supporters |  | |

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of an existing dwelling and construction of a 2-storey childcare centre for 57 children with basement parking at 6 Ivanhoe Street, Marrickville. The application was notified in accordance with Council's Notification Policy and 22 submissions were received.

During the assessment process, the proposal was amended to address a number of concerns raised by Council officers relating to visual bulk, building design and materials, privacy, traffic and parking, contamination and tree impacts. In addition, the proposal has been revised to reduce the number of children from 57 to 55. The amended proposal was re-notified and 5 submissions were received.

The development is consistent with the aims and design parameters contained in *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*, *State Environmental Planning Policy No. 55—Remediation of Land*, *State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)* and *Marrickville Local Environmental Plan 2011 (MLEP 2011)*.

The proposal is generally consistent with the Marrickville Development Control Plan 2011 (MDCP 2011) and is considered to result in a form of development that is consistent in terms of scale and design with surrounding residential development. In addition, the development is consistent with the objectives of the R1 General Residential zone.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable given the proposed design and the context of the site. As a result, the application is recommended for approval subject to appropriate conditions of consent which have been included in **Attachment A**.

2. Proposal

The proposal seeks consent for demolition of an existing dwelling and construction of a 2-storey childcare centre for 55 children with associated basement and landscaping. Details of the proposal are as follows:

- Demolition of existing structures;
- Tree removal;
- Construction of a basement including 8 parking spaces, passenger lift providing access to all floors above, bicycle parking, waste storage area, staff locker room, wash-closet (WC), storeroom and laundry;
- The proposed ground floor will accommodate 4 indoor play areas, an office, an accessible toilet, a bathroom/nappy change room and an external outdoor play area with storeroom;
- The proposed first floor is to accommodate an indoor play area, cot room; kitchen, staff room; accessible toilet; bathroom/nappy change room; storeroom and an externally elevated outdoor play area;
- Landscaping works are proposed within the ground floor, external play area, front setback and side boundaries;
- The childcare centre is proposed to accommodate a maximum of 55 children, ranging between the ages of 0 to 5 (0-2 years: 15 children, 2-3 years: 20 children and 3-5 years: 20 children);

- The childcare centre is to be staffed by 9 staff members; and
- The childcare centre is proposed to operate between 7:00am to 6:00pm Monday to Friday and closed on Saturday, Sunday and public holidays.

3. Site Description

The subject site is located on the north-western side of Ivanhoe Street, between Grove Street and Schwebel Street, Marrickville. The site consists of one allotment, which is regular in shape with a total area of 680.3sqm; and is legally described as Lot B in DP348910.

The site has a frontage to Ivanhoe Street of 16.61metres and is burdened by a sewerage easement running in a north to south direction adjacent to its rear boundary. The site supports a single storey residential dwelling and detached shed. The adjoining properties support a two storey residential dwelling (to the south of the site) and a single storey residential dwelling (to the north of the site).

The surrounding locality consists of a mix of one and two storey dwelling houses and residential flat buildings. The site is located approximately 250m from the Marrickville Train Station and Illawarra Road commercial precinct, respectively.

4. Background

4(a) Site history

The following outlines the relevant development history of the subject site.

Subject Site

| Application | Proposal | Decision & Date |
|--------------|-------------------------------------|--|
| PDA201800121 | Construction of a childcare centre. | Advice issued 22 November 2019. The subject proposal generally adopts the advice provided under this application. |

4(b) Application history

The following table outlines the relevant history of the subject application.

| Date | Discussion / Letter / Additional Information |
|-----------------------------|--|
| 14 May 2019 | Application lodged. |
| 5 June 2019 to 25 June 2019 | Application notified. |

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|-----------------|--|
| 16 July 2019 | <p>Request for information (RFI) letter issued to the applicant requiring the following amendments/information:</p> <ul style="list-style-type: none"> a) Plotting of the building location of adjoining properties to ascertain the existing pattern of the development along Ivanhoe Street; b) Reduction in the extent of the elevated external outdoor play on the first floor; c) Provision of privacy screens and obscured glazing for the elevated external outdoor play on the first floor; d) Reduction of the floor to ceiling heights to reduce the bulk and scale of the development; e) Internalisation of the basement egress stairs; f) Payment of the NSW Department of Education concurrence fee; g) A revised Arborist Report including further information regarding pruning specifications; and h) A revised Detailed Site Investigation (DSI) addressing Clause 7 of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> (SEPP 55). |
| 6 August 2019 | Additional information submitted. |
| 14 August 2019 | <p>RFI letter issued to the applicant requiring the following amendments/information:</p> <ul style="list-style-type: none"> a) Deletion of the basement egress stairs from certain architectural plans; b) Reduction in the amount of shading structures proposed on the ground floor; c) A further reduction in the extent of the elevated external outdoor play area on the first floor; d) Amendments to the type, materials and form of the building's roof; e) Reduction of the floor to ceiling heights to reduce the bulk and scale of the building; and f) Amendments to the materiality of the building including the ground floor and first floor balcony balustrades and brick selection. |
| 26 August 2019 | Additional information submitted. |
| 26 August and 9 | Application renotified. |

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| September 2019 | |
| 2 September 2019 | RFI letter issued to the applicant requiring the following information: a) A revised DSI including soil sampling and preparation of a Remedial Action Plan (RAP). |
| 16 September 2019 | Additional information submitted (revised DSI). |
| 4 October 2019 | Additional information submitted (RAP). |

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*

The following provides further discussion of the relevant issues:

5(a)(xi) *State Environmental Planning Policy No 55—Remediation of Land*

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. MDCP 2011 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

The DSI submitted with the application has found that the site currently incorporates contaminants above the limits acceptable to human health. It is considered that the site will require remediation in accordance with *SEPP 55* and the *Contaminated Land Management Act*. With respect to groundwater, testing was undertaken and it was not detected.

A RAP has been provided to address the treatment and disposal of any contaminated soils and contamination issues prior to determination. The contamination documents have been reviewed and found that the site can be made suitable for the proposed childcare centre use after the completion of the works prescribed by the RAP. To ensure that these works are undertaken, conditions are included in the recommendation of this report in accordance with Clause 7 of *SEPP 55*.

5(a)(xii) *State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)*

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s DCP.

The application seeks the removal of vegetation from within the site and on Council land. A summary of the proposed tree removal is as follows:

- Removal of 1 street tree (*Callistemon viminalis* – Weeping Bottlebrush) to facilitate the construction of the proposed vehicle cross over; and
- Removal of several small fruit trees located at the rear of the property, however; these trees are not subject to the *Vegetation SEPP* or the Marrickville Development Control Plan 2011 (MDCP 2011) and can be removed at any time without consent.

Overall, the proposal is considered acceptable with regard to the *Vegetation SEPP* and MDCP 2011 subject to the imposition of conditions including the requirement for replacement planting, which have been included in the recommendation.

5(a)(xiii) *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*

The proposed centre-based childcare facility is subject to the provisions of the above SEPP.

Clause 23 of the SEPP requires all applications for development to take into consideration any applicable provisions of the Child Care Planning Guideline.

The relevant matters to be considered under Section 3 of the Guideline for the proposed development are outlined in the table below.

| Child Care Planning Guideline - Section 3 Matters for Consideration | |
|---|--|
| Consideration | Comment |
| 3.1 Site selection and location | <p>The proposal is accompanied by an Acoustic report and traffic report which provide recommendations and measures to reduce the potential acoustic impacts and analysis on the traffic impacts of the development.</p> <p>The subject site is not identified as flood prone or bushfire prone. A contamination report supplied by the applicant has highlighted some potential for contamination and provided recommendations for remediation. The site is appropriately located close by to a commercial precinct and train station.</p> |
| 3.2 Local Character, Streetscape and public domain interface | <p>The locality for which the site is located is generally of a residential nature with existing dwellings designed in a traditional form. The proposal has been amended during the assessment process to adopt the form of a traditional, residential dwelling to remain compatible with the character of the locality. Further, the proposal provides a clear distinction between the public realm and facilitates passive surveillance to the street.</p> |
| 3.3 Building Orientation, envelope and design | <p>The proposal has been appropriately designed to ensure compliance with Council's requirements for height and FSR. The proposal's front setback is in-line with that of neighbouring dwelling houses and the proposed side boundary setbacks are generally greater than the setbacks of surrounding dwelling houses. Access to the site is accessible and readily available. It is considered there is sufficient on-street parking within surrounding nearby streets to cater for demand during drop off and pick up of children to and from the centre in addition to the provision of on-site parking. Entries to and from the site are readily visible to enable passive surveillance.</p> |
| 3.4 Landscaping | <p>Appropriate planting is proposed along the boundaries and within the front setbacks to soften the proposed building. Planting has also been incorporated</p> |

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| | into the outdoor play space to provide a high quality play area. |
| 3.5 Visual and Acoustic Privacy | The proposed ground floor has been designed to ensure no impacts of visual privacy loss, while fencing servicing the first floor outdoor play area has been designed to a minimum height of 1.6m to also reduce privacy loss. This first floor fence height combined with a side boundary setback of between 1.5m to 3m is considered to be sufficient to ensure visual privacy. Acoustic impacts resulting from the development have been addressed through the preparation and submission of an acoustic report and Plan of Management (PoM), that provide recommendations to minimise any acoustic impacts for neighbouring sites and are acceptable. A condition requiring compliance with the recommendations made within the acoustic report has been included within the recommendation. |
| 3.6 Noise and Air Pollution | The proposal has been designed to minimise the impacts of noise and an acoustic report has been submitted with the application and outlines measures to minimise acoustic impacts. Sufficient information regarding contamination and pollution has been submitted with the application, which is accepted. |
| 3.7 Hours of Operation | Whilst the proposal is in a predominantly residential area, it is in close proximity to a nearby commercial precinct and Marrickville Train Station. The hours of operation proposed are Monday to Friday from 7:00am to 6:00pm, which are considered appropriate having regard to the context and are unlikely to have adverse amenity impacts |
| 3.8 Traffic, Parking and Pedestrian circulation | MDCP 2011 outlines the rate of parking applicable for child care centres, which the subject proposal complies with. The proposal is accompanied by a traffic and parking study which has been reviewed and is considered to be acceptable concluding the proposal will have minimal impact to the surrounding locality and identifies measures to mitigate and manage any impacts should they arise. The development incorporates separate pedestrian access from the vehicular access. Pedestrian access points are of a sufficient width. |

In addition to the matters of consideration under Section 3 of the Guidelines, Section 4 of the Guidelines require development to be considered against the provision of the Educational and Care Services National Regulation. These considerations are outlined in the table below.

| Education and Care Services National Regulations - Part 4 | | | | |
|--|--------------------------------|--|---|-------------------|
| Clause No. | Clause | Standard | Proposed | Compliance |
| 104 | Fencing | The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is 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. | The development proposes appropriate fencing of 1.8m height and the outdoor play areas are only accessible via lockable doors or gates. | Yes |
| 106 | Laundry and Hygiene Facilities | (1) The approved provider of an education and care service must ensure that the service has— (a) laundry facilities or access to laundry facilities; or | The proposal incorporates a laundry that is provided with sufficient space | Yes |

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| | | (b) other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering— that are adequate and appropriate for the needs of the service. | for storage, washer, dryer and sink | |
| 107 | Spaces requirements – indoor space | The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has at least 3.25 square metres of unencumbered indoor space. 55 Children proposed to utilised the centre = 178.75m² required | 180m ² of unencumbered indoor floor space is proposed within the development | Yes |
| 108 | Space Requirements – outdoor space | The approved provider of an education and care service must ensure that, for each child being educated and cared for by the service, the education and care service premises has at least 7 square metres of unencumbered outdoor space. 55 Children proposed to utilized the centre = 385m² required | 391.8m ² of unencumbered outdoor floor space is proposed. Of this, 68.8m ² is covered by a structure above. | Yes. The portion of covered outdoor space was considered acceptable by the NSW Department of Education (refer to Section 6 (b)) |
| 109 | Toilet and Hygiene Facilities | The approved provider of an education and care service must ensure that— (a) adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and (b) the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children. | The proposed bathrooms have been designed to be used by children. The location of the facilities enables safe use and convenience by children | Yes |
| 110 | Ventilation and Natural Light | The approved provider of an education and care service must ensure that the indoor spaces used by children at the education and care service premises— (a) are well ventilated; and (b) have adequate natural light; and (c) are maintained at a temperature that ensures the safety and wellbeing of children. | All indoor areas are naturally ventilated and receive satisfactory levels of natural light through the provision of operable external windows. | Yes |
| 111 | Administrative Space | The approved provider of a centre-based service must ensure that an adequate area or areas are available at the education and care service premises for the purposes of— (a) conducting the administrative functions of the service; and (b) consulting with parents of children; and (c) conducting private conversations. | The proposal provides for private office space to allow for administrative functions and private consultation between parents and staff. | Yes |

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| 112 | Nappy Change Facilities | (2) The approved provider of the service must ensure that adequate and appropriate hygienic facilities are provided for nappy changing. | The proposal includes 2 dedicated nappy change benches with hand cleansing facilities immediately adjacent. | Yes |
| 113 | Outdoor Space – Natural Environment | The approved provider of a centre-based service must ensure that the outdoor spaces provided at the education and care service premises allow children to explore and experience the natural environment. | The proposed outdoor spaces provide sufficient areas for exploration and include natural elements. | Yes |
| 114 | Outdoor Space – Shade | The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun. | The outdoor areas proposed provide adequate areas of shade. | Yes |
| 115 | Premises Designed to Facilitate Supervision | The approved provider of a centre-based service must ensure that the education and care service premises (including toilets and nappy change facilities) are designed and maintained in a way that facilitates supervision of children at all times that they are being educated and cared for by the service, having regard to the need to maintain the rights and dignity of the children. | Toilets and nappy change facilities have been appropriately designed to facilitate surveillance | Yes |

5(a)(xiv) *Marrickville Local Environment Plan 2011 (MLEP 2011)*

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011 (MLEP 2011)*:

- Clause 1.2 - Aims of the Plan;
- Clause 2.3 - Zone objectives and Land Use Table;
- Clause 2.7 – Demolition;
- Clause 4.3 - Height of buildings;
- Clause 4.4 - Floor space ratio;
- Clause 6.1 – Acid sulfate soils;
- Clause 6.2- Earthworks; and
- Clause 6.5 - Development in areas subject to aircraft noise.

The following table provides an assessment of the application against the development standards:

| Standard | Proposal | Complies |
|---|----------|----------|
| Height of Building Maximum permissible: 14m | 9m | Yes |

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|---|----------------------|-----|
| Floor Space Ratio | | |
| Maximum permissible: 0.6:1 or 408.18sqm | 0.48.9:1 or 333.1sqm | Yes |

(vi) Aims of the Plan (Clause 1.2)

Clause 1.2 relates to the aims of the MLEP 2011, and includes the following relevant aims:

- “(a) to support the efficient use of land, vitalisation of centres, integration of transport and land use and an appropriate mix of uses,*
- (b) to increase residential and employment densities in appropriate locations near public transport while protecting residential amenity,*
- (d) to promote sustainable transport, reduce car use and increase use of public transport, walking and cycling,*
- (e) to promote accessible and diverse housing types including the provision and retention of affordable housing,*
- (h) to promote a high standard of design in the private and public domain.”*

The development is considered to be consistent with the above aims of MLEP 2011 for the following reasons:

- The development assists in contributing to the provision of an appropriate mix of uses within the zone;
- The development assists in increasing employment densities in an appropriate location near public transport, whilst protecting the residential amenity of surrounding properties;
- The development provides alternative modes of transport on site including bicycle parking and its highly accessible location (by public transport) enables patrons to use public transport to/from the site; and
- The development utilises high quality materials and finishes and presents a development that is generally consistent with Council’s controls for the site and the character with the locality.

(vii) Land Use Table and Zone Objectives (Clause 2.3)

The site is zoned R1 General Residential under the *MLEP 2011*. The *MLEP 2011* defines the development as a centre-based childcare facility which is permitted with consent within the land use table.

The development is consistent with the relevant objectives of the zone.

(viii) Demolition (Clause 2.7)

Clause 2.7 of MLEP 2011 states that the demolition of a building or work may be carried out only with development consent. The application seeks consent for demolition works of all existing structures on site. Council’s standard conditions relating to demolition works are included in the recommendation.

(ix) Height (Clause 4.3)

A maximum building height of 14 metres applies to the site under MLEP 2011. The development has a maximum height of 9 metres, which complies with the height of buildings development standard.

(x) Flood space ratio (Clause 4.4)

A maximum floor space ratio (FSR) of 0.6:1 applies to the land under MLEP 2011. The development has a gross floor area (GFA) of 333.1sqm which equates to a FSR of 0.48.9:1 on the 680.3sqm site and complies with the FSR development standard.

(xi) Acid sulfate soils (Clause 6.1)

Clause 6.1 of MLEP 2011 outlines that the consent authority must not grant consent for the carrying out of works that is likely to disturb acid sulfate soils unless a management plan has been prepared. The site is identified as being affected by Class 5 acid sulfate soils and is also located approximately 270m from land that is affected by Class 2 acid sulfate soils. The proposal seeks consent for the construction of a basement to a maximum depth of approximately 3 metres.

A Geotechnical Report, which accompanied the application, concluded that based on tests carried out acid sulfate soils were not present at the depths required to facilitate the construction of the basement and therefore a management plan was not required to be prepared.

(xii) Earthworks (Clause 6.2)

Clause 6.2 of MLEP 2011 requires the consent authority to have regard to certain matters where earthworks that require development consent are proposed. The proposed development includes earthworks to facilitate the construction of a basement. A Geotechnical Report accompanied the application, which concluded the earthworks could be undertaken with satisfactory impacts on the environment and surrounds.

Subject to standard conditions included within the recommendation, the proposed earthworks are unlikely to have a detrimental impact on environmental functions or processes, neighbouring sites, cultural or heritage items or features of the surrounding land.

(xiii) Development in areas subject to aircraft noise (Clause 6.5)

Clause 6.5 applies to development on land that is in an Australian Noise Exposure Forecast (2033) contour of 20 or greater, and the consent authority considers is likely to be adversely affected by aircraft noise.

The subject property is located within the 20 - 25 Australian Noise Exposure Forecast (2033) contour and as such is likely to be affected by aircraft noise.

The proposed development seeks consent to demolish an existing dwelling and construct a new centre-based child care facility, thereby increasing the number of people that will be exposed to aircraft noise.

In accordance with Table 2.1 Building Site Acceptability Based on ANEF Zones of AS 2021—2000 Acoustics – Aircraft Noise Intrusion – Building siting and construction, centre based childcare facilities within the identified exposure range are unacceptable without attenuation.

The applicant submitted an acoustic impact statement indicating attenuation measures required to achieve suitable indoor noise amenity levels in accordance with Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.”

Appropriate conditions are included in the recommendation to ensure the requirements recommended within the Acoustic Report are incorporated into the development.

5(b) Draft Environmental Planning Instruments

The application has been assessed against the relevant Draft Environmental Planning Instruments listed below:

- Draft Marrickville Local Environmental Plan 2011 (Amendment 4).

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft LEP Amendment.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

| MDCP 2011 Part of MDCP 2011 | Compliance |
|---|-------------------------------|
| Part 2.5 – Equity of Access and Mobility | Yes – see discussion |
| Part 2.6 – Acoustic and Visual Privacy | Yes – see discussion |
| Part 2.7 – Solar Access and Overshadowing | Yes – see discussion |
| Part 2.8 – Social Impact | Yes – see discussion |
| Part 2.9 – Community Safety | Yes |
| Part 2.10 – Parking | Yes – see discussion |
| Part 2.11 – Fencing | Yes |
| Part 2.16 – Energy Efficiency | Yes |
| Part 2.18 – Landscaping and Open Space | Yes – see discussion |
| Part 2.20 – Tree Management | Yes (see Section 5(a)(ii). |
| Part 2.21 – Site Facilities and Waste Management | Yes |
| Part 2.23 – Acid Sulfate Soils | Yes (see Section 5(a)(iv)(vi) |
| Part 2.24 – Contaminated Land | Yes (see Section 5(a)(i). |
| Part 2.25 – Stormwater Management | Yes |
| Part 7.1 – Child Care Centres | Yes – see discussion |
| Part 9 – Strategic Context (Precinct 30 – The Warren) | Yes |

The following provides discussion of the relevant issues:

Part 2 – Generic Provisions

(i) Equity of Access and Mobility (Part 2.5)

Part 2.5 of MDCP 2011 specifies the minimum access requirements including the following accessible facilities in accordance with the relevant Australian Standards:

| MDCP 2011 Requirement | Proposed | Consistency |
|--|--|-------------|
| Child Care Centres | | |
| Access for all persons through the principal entrance and access to appropriate sanitary facilities in accordance with the National Construction Code (NCC) and relevant Australian Standards. | <p>An access ramp is provided within the front setback to provide a level access from the street.</p> <p>Ramping is provided internally on the ground floor to accommodate for changes in levels.</p> <p>A lift is provided servicing all levels of the development.</p> <p>Accessible sanitary facilities are provided on both the first and ground floors, respectively.</p> | Yes |
| One accessible must be provided for every 10 parking spaces or part thereof and is to be designed in accordance with the relevant Australian Standards | 1 accessible parking space provided | Yes |

Assessment of proposal against Part 2.5

Further to the above, an accessibility report was submitted, which outlined that the proposal is capable of complying with the requirements of Part 2.5 of MDCP 2011 and the relevant Australian Standards relating to childcare centres.

Despite the above, the requirements of MDCP 2011 are effectively superseded by the Premises Standards. An assessment of whether or not these aspects of the proposal fully comply with the requirements of relevant Australian Standards and the Premises Standards has not been undertaken as part of this assessment. That assessment would form part of the assessment under the Premises Standards at the Construction Certificate stage of the proposal and a condition is included in the recommendation accordingly.

(ii) Visual and Acoustic Privacy (Part 2.6)

Part 2.6 of MDCP 2011 contains objectives and controls relating to acoustic and visual privacy including controls relating to aircraft noise, general acoustic privacy, visual privacy, air conditioning, and impacts of rail and road noise or vibration.

The proposed use as a childcare centre has the potential to impact on the acoustic privacy of the surrounding residential area. Part 2.6.3 provides the following controls:

C5 *Impacts of rail noise or vibration*

- i. Development in or adjacent to a rail corridor must consider the impacts of associated rail noise or vibration on the structure and users of the development; and*
- ii. Where development is for the purpose of a residential accommodation, a place of public worship, a hospital, an educational establishment or a child care centre a statement of consistency with the relevant SEPP must be submitted with the development application.*

An Acoustic Report was submitted that concluded that the proposed child care centre can meet the required noise reduction requirements of the relevant Australian Standards. In addition, the report provides a number of recommendations to ensure that the development does not unreasonably impact on the acoustic amenity of nearby residential accommodation including but not limited to the following measures:

- Provision of a 1.8m acoustic fencing along key points of the boundary;
- Provision of an awning around the perimeter of the ground floor outdoor play area;
- Provision of a 1.6m high screen around the perimeter of the first floor external outdoor play area; and
- Provision of window glazing and frames with thicknesses above minimum standards to mitigate acoustic impacts from indoor play areas.

Given the above, it is considered the proposal will have an acceptable impact in this regard. These measures will be reinforced by way of conditions included in the recommendation.

In terms of visual privacy impacts, the proposal is considered acceptable and meets the relevant objectives and controls of Part 2.6 given the following:

- Windows proposed on the side elevations of the building are of a modest scale and are adequately offset from the windows servicing adjoining properties;
- The first floor outdoor play area has been satisfactorily setback from the side and rear boundaries to ensure sufficient separation is provided to surrounding properties;
- The first floor outdoor play area contains a 1.6m high screen around its perimeter to restrict overlooking opportunities. However, the architectural plans are unclear as to how the screen is to be treated. Therefore, a condition of consent is recommended requiring the screening to be of fixed, opaque perspex or glazing to ensure views through the screening are mitigated; and
- The landscape plan submitted with the proposal demonstrates sufficient tree and hedge planting along the rear and side boundaries to assist in mitigating privacy impacts for surrounding properties.

Based on the above measures, it is considered the proposal will have minimal impact on the visual or acoustic privacy of surrounding development and meets the relevant requirements of Part 2.6 of MDCP 2011.

(iii) Solar Access and Overshadowing (Part 2.7)

Overshadowing

Part 2.7 of MDCP 2011 contains objectives and controls relating solar access and overshadowing. The key control relating to overshadowing in Part 2.7 is as follows:

C2 *Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must:*

i. Not be reduced to less than two hours between 9.00am and 3.00pm on 21 June

The shadow diagrams submitted with the application illustrate the extent of overshadowing as a result of the development. By virtue of the orientation of the subject allotment, being primarily east to west, the proposal will result in additional overshadowing impacts to the property located at 8 Ivanhoe Street. It is noted a north-facing, boundary window servicing a living area of 8 Ivanhoe Street is currently overshadowed by the existing dwelling on the subject site, which is built predominantly to the southern boundary.

The additional shadows are predominantly cast by the proposal between 9am to 11am and impact the POS and the primary, west-facing living room window of No. 8 Ivanhoe Street on 21 June (mid-winter). In addition, the north-facing living room window of No. 8 Ivanhoe Street located on the boundary is overshadowed for the majority of the day on 21 June (mid-winter). As a result, the proposal does not strictly comply with the relevant requirements outlined in Part 2.7, as it reduces solar access to a window servicing a principal living area to less than two hours between 9:00am and 3:00pm on 21 June.

Notwithstanding, the impact caused to the aforementioned window is considered acceptable in this instance given the following:

- The primary, west-facing living room window directly adjacent to the POS of No. 8 Ivanhoe Street will receive sufficient solar access during mid-winter in accordance with the relevant control of Part 2.7;
- The location of the affected north-facing window being on the boundary is highly vulnerable to a loss of solar access and renders maintaining solar access in this case difficult; and
- The application was also accompanied by shadow diagrams which indicate the extent of overshadowing on the window in March/September. These diagrams indicated that the affected window will still receive satisfactory solar access during the afternoon.

Solar Access for new development

C13 New buildings and additions must be sited and designed to maximise direct solar access to reduce reliance on artificial lighting and heating.

The development complies with the above control, as it has been sited appropriately and includes a satisfactory number of windows and skylights to maximise direct solar access throughout.

(iv) Parking (Part 2.10)

The site is located in Parking Area 2 under Part 2.10 of MDCP 2011. The following table summarises the car, bicycle and motorcycle parking requirements for the development:

| Component | Control | Required | Proposed | Complies |
|---------------------------|--|--------------------|--------------------|------------|
| Car Parking | | | | |
| Child care centre parking | 1 per 40sqm | 8 parking spaces | 8 parking spaces | Yes |
| Accessible Parking | 1 accessible parking space for every 10 parking spaces or part thereof | 1 accessible space | 1 accessible space | Yes |
| | Total required: | 9 spaces | 9 space | Yes |

| Bicycle Parking | | | | |
|----------------------------------|--|--|---|---|
| Child car centre bicycle parking | 1 bicycle parking space per 20 staff + 2 for customers | 3 bicycle spaces | 3 bicycle spaces | Yes |
| Clothes lockers | 1 per 3 staff spaces | 3 lockers | Locker room provided in basement. However, number of lockers unclear. | Yes, subject to condition for provision of 3 lockers. |
| Shower facilities | 1 shower + extra on merit | 1 shower | WC provided in basement. However, shower facilities not shown. | Yes, subject to condition for provision of shower within basement WC. |
| Motorcycle Parking | | | | |
| Motorcycle Parking | 5% of the total car parking requirement | 8 car parking spaces required = 0.4 spaces | N/A | N/A |

Assessment of proposal against Part 2.10 of MDCP 2011

Part 2.10.7 of the MDCP 2011 outlines that the provision of dedicated drop-off/pick up areas for childcare centres are to be assessed on their merits. The application originally proposed a dedicated drop-off/pick-up zone directly at the front of the site, which would have required the removal of existing on-street parking spaces on Ivanhoe Street.

A Traffic Impact Assessment (TIA) was submitted which included parking surveys. The TIA found that there a total of 42 on-street parking spaces within a 200m radius from the subject site. The most convenient spaces being located within 10 metres walking distance of the subject site on Grove Street. Further, it was identified that the aforementioned spaces are generally available during peak times and are easily accessible from the site by means of walking. As a result, it was assessed that the provision of a dedicated drop/pick up zone directly at the front of the site would result in the unnecessary loss of on-street parking. The applicant has subsequently deleted this arrangement from the proposal.

The TIA also included a survey of the local traffic network, which found that it operates with a good level of service during peak periods and is capable of accommodating the additional traffic projected to be generated by the proposal. In addition, the TIA identified that the subject site is within relatively close walking distance (approximately 250 metres) to Marrickville Train Station and bus services. As a result, it was deemed that a portion of users of the centre and staff will access the site on their way to or via these public transport options.

In light of the above, it is considered that the proposal will have a satisfactory impact on the local traffic and parking network and the development is considered consistent with the objectives of Part 2.10 of MDCP 2011.

Vehicle Service and Delivery Area

The development has a GFA of 333.1sqm and thus does not generate the requirement for a vehicle service and delivery area. Notwithstanding, there is considered to be sufficient space for deliveries to be made in the basement. A condition is recommended requiring that all deliveries are to be made via the basement and outside of peak times, restricting deliveries to between 9:00am and 3:30pm to reduce impacts on the surrounds.

Part 7 – Miscellaneous Development

(v) Child Care Centres (Part 7.1)

Part 7.1 of MDCP 2011 is effectively superseded by the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*. Notwithstanding, the proposed development complies with the objectives of Part 7.1 of MDCP 2011 as follows:

- The proposal adopts a form and design that is of a traditional vernacular, consistent with the local character of the area;
- The proposal adopts side and rear setbacks, which are generally greater than the setbacks provided by surrounding properties;
- The proposal will maintain adequate levels of amenity for nearby residential properties and other uses on the site;
- The proposal provides sufficient areas of landscaping; and
- The proposal provides for a sufficient level of safe and convenient off-street parking.

Part 7 prescribes controls having regard to amenity considerations for neighbouring residences, which relate to noise and traffic impacts; as well as aircraft noise impacts on users of the site, which have already been dealt with in the body of this report. The development meets the objectives and controls of Part 7.1 of MDCP 2011 and is considered acceptable.

5(d) **The Likely Impacts**

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) **The suitability of the site for the development**

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) **Any submissions**

The application as submitted was notified in accordance with the MDCP 2011 to surrounding properties. In addition, as discussed under Section 4(b) above, during the assessment of the proposal the applicant was requested to amend the proposal to address a number of concerns raised by Council and objectors. The amended proposal was re-notified in accordance with the MDCP 2011. In total, 22 objections to the proposal were received, including 1 petition (including 13 signatures).

Key matters raised within the submissions received are addressed within the table below and have been grouped to avoid repetition.

| Issue | Comment |
|---|--|
| <p>Visual and acoustic privacy</p> <p>Concern was raised with respect to the visual and acoustic privacy impacts.</p> | <p>This matter is addressed under Sections 5(a)(iii) and 5(c)(ii).</p> |
| <p>Traffic and parking impacts</p> <p>Concern was raised with respect to the proposal's traffic and parking impacts.</p> | <p>This matter is addressed under Section 5(c)(vi).</p> |
| <p>Solar access & overshadowing</p> <p>Concern was raised with respect to the proposal's solar access and overshadowing impacts on surrounding properties.</p> | <p>This matter is addressed under Section 5(c)(iii).</p> |
| <p>View Loss</p> <p>Concern was raised with respect to a loss of views as a result of the proposed building location.</p> | <p>This matter is addressed below this table.</p> |
| <p>Local character</p> <p>Concern was raised that the proposal was not compatible with the residential character of the locality.</p> | <p>This matter is addressed under Section 5(a)(iii).</p> |

| | |
|---|--|
| <p>Bulk and scale</p> <p>Concern was raised with respect to the proposal's bulk and scale resulting in adverse impacts on the surrounds.</p> | <p>This matter is addressed under Section 5(c)(x).</p> |
| <p>Compatibility of use</p> <p>Concern was raised with respect to the compatibility of the proposed use within a residential zone.</p> | <p>This matter is addressed under Section 5(a)(iv)(ii).</p> |
| <p>Construction impacts</p> <p>Concern was raised with respect to impacts during the construction of the proposal.</p> | <p>Construction impacts are to be managed by way standard conditions of consent incorporated into the recommendation, including the restriction of the hours and days of construction to maintain a satisfactory level of amenity for surrounding residents.</p> |
| <p>Signage</p> <p>Concern was raised to the provision of advertising signage that would adversely affect the character of the locality.</p> | <p>Signage is not proposed as part of the development. A condition of consent is proposed restricting the provision of signage.</p> |

Submissions summary table

View loss assessment

As the MDCP 2011 does not include a specific part relating to view loss, Council relies on the Planning Principles relating to view sharing established by the New South Wales Land and Environment Court in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 to assess view impacts. The following property has listed view loss as part of their submission to Council:

- 8 Ivanhoe Street, Marrickville.

The map below demonstrates the location of the above property (blue outline) within the context of the subject development:



The *Tenacity* principle is summarised and applied to the proposal below (photographs also appear on the following pages):

*The **first step** is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

The subject property, benefits from a variety of distant views northward over the subject site and surrounding sites toward the Sydney CBD. Potential features of these views include:

- Sydney CBD/ skyline;
- Sydney Tower (Centrepoint); and
- Barangaroo.

*The **second step** is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.*

The views obtained from No. 8 Ivanhoe Street are obtained across the side boundary(ies) and over the front setback of the subject site and neighbouring properties, which are considered more difficult to protect. Further, the views obtained are from a first floor balcony, which faces the street. Assessment of the affected property with respect to available sightlines from a sitting or standing position are detailed in the following assessment.

*The **third step** is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.*

[and]

*The **fourth step** is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.*

8 Ivanhoe Street is located on the southern side of 6 Ivanhoe Street (subject site), with a first floor balcony which is benefited by a westerly aspect.

Step 1: 8 Ivanhoe Street benefits from views towards the north-east that encompass the Sydney CBD, Sydney Tower, Barangaroo and views towards the north-west that encompass Anzac Bridge and Pyrmont. Further, it also receives panoramic views across the urban skyline and to Wolli Creek (towards the south)

Step 2: The views are currently obtained across the side boundary over the front setback of the existing dwelling at 6 Ivanhoe Street and a number of other properties, which have the potential to develop in the future. The views from the first floor balcony are obtained from both standing and sitting positions. Existing street trees located within Ivanhoe Street, currently obscure a portion of the views.

Step 3: The proposal will result in the loss of the views. However, given that they are obtained across the side boundary and over the front setback of the subject site, their protection is limited.



View from a standing position toward the CBD taken from edge of the balcony's northern side.



View from a sitting position toward the CBD taken from edge of the balcony's northern side.



View from a standing position toward the CBD taken from the centre of the balcony.

Step 4: The proposed development is compliant with the development standards of MLEP 2011 and built form controls of MDCP 2011. The proposal’s front setback on both the first and ground floor has been designed to remain consistent with 8 Ivanhoe Street, which is currently the only property within this portion of the street that has a first floor. However, it is acknowledged that the first floor balcony and a minor portion of the first floor is the cause of the of the view loss.

Notwithstanding the above, it is noted that the first floor balcony of the proposal is open on both sides. Therefore, it is considered a portion of the view through the balcony will be maintained. In any case, whilst the first floor balcony and a minor portion of the first floor is the cause of the of the view loss, the use of a “more skilful” design in this instance would not improve the outcome significantly.

To completely retain the existing views, the first floor of the building would be required to be setback at least 2.1m from its current position and ‘shifting’ the building to the rear. This would likely result in additional impacts at the rear of adjoining properties in terms of visual bulk and amenity loss. Further, this outcome would result in the development appearing as an incongruous element in the streetscape, due to a misalignment in setbacks between properties. Also, this design would be required to be adopted by the remaining properties on this side of Ivanhoe Street upon their redevelopment.

On balance, it is concluded that the resultant view loss is reasonable in this instance, particularly given the views are obtained across a side boundary of the subject site and other sites, the development complies with the ‘key’ MLEP development standards and MDCP controls and is appropriate in its siting given its context. Further, it is considered a portion of the views will still be maintained by the proposal.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The development is consistent with the aims, and design parameters contained in *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*, MLEP 2011 and MDCP 2011 and other relevant Environmental Planning Instruments. As discussed throughout this report, the development will not result in any significant impacts on the amenity of adjoining premises and the streetscape and thus the development is considered to be not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections outlined in the table below and issues raised in those referrals have been discussed in section 5 above.

| Section | Comment |
|--|---|
| Development Engineering (Traffic and Drainage) | No objection raised, subject to the imposition of appropriate conditions. |

| | | |
|---|---------------------|--|
| Environmental (Acoustic Contamination) | Health & | No objection raised, subject to the imposition of appropriate conditions. |
| Urban Forests | | No objection raised, including to the proposed tree removal subject to conditions. |
| Resource Management | | No objection raised, subject to the imposition of appropriate conditions. |

6(b) External

The application was referred to the following external body and issues raised in this referral have been discussed in section 5 above.

| External Body | Comment |
|------------------------------------|--|
| NSW Department of Education | Concurrence granted. <i>Note:</i> the need for concurrence arose due a portion of the ground floor, outdoor play area being covered by the first floor, external play area. |

7. Section 7.12 Contributions

A Section 7.12 levy is payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of **\$13,000** is required for the development under Marrickville Section 94/94A Contributions Plan. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*, *Marrickville Local Environmental Plan 2011* and *Marrickville Development Control Plan 2011*.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA201900155 for demolition of an existing dwelling and construction of a 2-storey child care centre for 55 children with basement parking «Description»at 6 Ivanhoe Street, Marrickville subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

| | |
|-------------------------|----|
| Building Classification | 9b |
|-------------------------|----|

Conditions of Consent

Fees

1. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the Environmental Planning and Assessment Act and in accordance with the relevant current contributions plan:

Note:

Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:

\$13,000.00

*Indexing of the Section 7.12 contribution payment:

Former Ashfield LGA & Former Marrickville LGA:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

(CONTRIBUTION PAYMENT REFERENCE NO. DC002759)

Payment methods:

The required contribution must be paid either in cash; by unendorsed bank cheque (from an Australian Bank only); via EFTPOS (Debit only); or credit card (to a maximum of \$10,000 - Note: A 1% credit card transaction fee applies to all credit card transactions). It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions.

2. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

3. Security Deposit - Standard

Prior to the commencement of demolition works or issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

| | |
|-------------------|------------|
| Security Deposit: | \$4,914.00 |
| Inspection Fee: | \$230.65 |

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

General Conditions

4. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

| Plan, Revision and Issue No. | Plan Name | Date Issued | Prepared by |
|--|---------------------|-------------|--------------|
| Compliance/Location /3D View/Streetscape Plan – Proj. no. 18073 – Dwg. no. 01 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Site/3D Views Plan – Proj. no. 18073 – Dwg. no. 02 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| June Shadow Diagrams/Demolition Plan – Proj. no. 18073 – Dwg. no. 03 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Floor Plans – Proj. no. 18073 – Dwg. no. 05 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Elevations/Schedule of Finishes – Proj. no. 18073 – Dwg. no. 06 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |

| | | | |
|---|--------------------------------|------------|---|
| Sections/Area Calculations– Proj. no. 18073 – Dwg. no. 07 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Area Calculations– Proj. no. 18073 – Dwg. no. 08 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Call out details – Proj. no. 18073 – Dwg. no. 09 – Rev. E | Architectural Plans | 23/08/19 | Baini Design |
| Landscape Concept –Dwg. no. L-01 – Issue B | Landscape Plans | 20/08/19 | Outside in Design Group |
| Noise Impact Assessment – Report 190060R1 – Rev. 2 | Acoustic Report | 26/08/19 | Rodney Stevens Acoustics |
| Detailed Site Investigation – E1972-1 | Detailed Site Investigation | 16/09/19 | Geotechnical Consultants Australia Pty Ltd |
| Remedial Action Plan – E1980-1 | Remedial Action Plan | 02/10/19 | Geotechnical Consultants Australia Pty Ltd |
| Aboriginal Impact Assessment and Tree Management Plan | Arborist Report | 02/08/2019 | Horticultural Management Services |
| Waste Management Plan – Report no. 191051_WMP_Rev3 | Waste Management Plan | 17/04/19 | Benbow Environmental |
| Plan of Management | Plan of Management | 9/05/19 | - |

As amended by the conditions of consent.

5. Design Changes

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- a) The provision of fixed, opaque perspex or glazed screening servicing the perimeter of the first floor, outdoor play area measuring to a minimum of 1.6 metres in height above the finished floor level. The screening is also to meet any relevant requirement outlined in *Noise Impact Assessment*, report 190060R1, rev. 2, dated 26/08/19 by Rodney Stevens Acoustics.
- b) The provision of a minimum of 3 lockers within the locker room located in the basement.
- c) The provision of a shower within the WC located in the basement.
- d) Provision of amended stormwater drainage design plans to reflect the approved architectural plans specified in condition 4 above and any other requirements specified within condition 26 below.

6. Car Parking

The development must provide and maintain within the site:

- a) 8 car parking spaces must be paved and line marked.
- b) 1 of the car parking spaces is to be for persons with a disability must be provided and marked as a disabled car parking space.
- c) 3 Bicycle storage capacity within the basement.

7. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the Marrickville Development Control Plan 2011.

8. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

9. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

10. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

11. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

12. Noise – Consultant's Recommendations

The recommendations contained in Section 6 of the acoustic report prepared by Rodney Stevens Acoustics, reference 190060R1 Revision 2 dated 26 August 2019 must be implemented, including the following (but not limited to):

Outdoor Play Areas

- a) Only 50% of the children can engage in outdoor play at any one time.
- b) No music is to be played in the outdoor areas.
- c) Playground equipment that allows a child to be more than 0.5 above the ground level should not be used.
- d) A 2.1m high solid barrier with a 45° awning extending to 1m and a 1.8m high solid barrier must be constructed as per Figure 2.2 of the report
- e) The solid barriers are to be constructed of material that have a surface density of 10-15 kg/m² and be free from holes and gaps.

Indoor Play Areas

- a) The glazing for the windows on the western façade must have a minimum Rw 42.
- b) All windows and doors are to be closed at all times.

13. Contamination – Remedial Action Plan (No Site Auditor Engaged)

The site is to be remediated and validated in accordance with the recommendations set out in the Remedial Action Plan, prepared by Geotechnical Consultants Australia, reference E1980-1 dated 2 October 2019, the Contaminated Land Management Act 1997 and the State Environmental Planning Policy No 55.

14. Asbestos Survey

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide an asbestos survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate asbestos removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

15. Tree Removal and Planting

Removal/pruning of the following tree/s from Council's nature strip to permit vehicular access shall be undertaken at no cost to Council by an experienced tree removal contractor/arborist holding public liability insurance amounting to a minimum cover of \$10,000,000.

| Tree/location |
|--|
| 1 x <i>Callistemon viminalis</i> – Weeping Bottlebrush |

The following replacement street trees are to be planted prior to the issue of an Occupation Certificate.

| Tree/species | Location | Pot Size |
|---|-------------------------|----------|
| 2 x <i>Buckinghamiana celissima</i> (Ivory Curl Flower) | Ivanhoe Street frontage | 200L |

Details of the species and planting locations must be included on the landscape and /or site plan prior to the issue of a Construction Certificate. Such plans must also contain details as to the location of power poles and overhead power lines, manholes, vehicular crossings, footpaths, subterranean services and the like.

The trees must be supplied in accordance with Part 6.4 and planted in accordance with Detail 6 of the Marrickville Street Tree Master Plan (2014).

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Council prior to the issue of any Construction Certificate.

16. Boundary Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

17. Dry-weather Flows

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

18. Rock Anchors

This consent does not grant consent for any rock anchors on the road reserve or Council land.

19. Stormwater Drainage System

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Prior to any Demolition

20. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by

a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

21. Advising Neighbors Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

22. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

23. Construction Traffic Management Plan

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with RMS accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a) Description of the demolition, excavation and construction works;
- b) Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c) Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d) Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;

- e) Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f) Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g) Proposed hours of construction related activities and vehicular movements to and from the site;
- h) Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i) Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j) Measures to maintain public safety and convenience;
- k) Any proposed road and/or footpath closures;
- l) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m) Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n) Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q) On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r) Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- s) How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- t) Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

Prior to Construction Certificate

24. Dilapidation Report – Pre-Development

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report on the visible and structural condition of the following public infrastructure:

- a) Full width of Ivanhoe Street, including road pavement, stormwater drainage infrastructure, kerb and gutter and footpath.
- b) Half width of adjacent properties, including road pavement, stormwater drainage infrastructure, kerb and gutter and footpath.

The dilapidation report is to be prepared by a practising Civil/Structural Engineer.

25. Parking Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities must comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

- a) The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
- b) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- c) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
- d) Minimum headroom of 2500mm must be provided above any disabled parking space(s).
- e) The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of all ramps.

- f) The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
- i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm;
 - ii. End spaces are provided with an additional 1m aisle extension; and
 - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004;
- g) At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road.
- h) The relative surface levels of the internal access from the road being controlled so that:
- i. The surface levels at the property boundary match "alignment levels";
 - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
 - iii. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
 - iv. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary;
- i) The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles.
- j) All parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction.
- k) The parking space must have minimum clear internal dimensions of 5400 x 2400 mm (length x width). The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.

26. Stormwater Drainage System – (OSD is required)

The submitted stormwater concept plan dated 18 March 2019 and prepared by CEC Consultants has been assessed as a concept plan only.

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site

retention/ re-use facilities (OSR/OSD), certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a) Minimum basement car park pumping pit volume shall be 3 cubic metres. The plan shows typical pumping system that is not acceptable to Council. The pump details shall be site specific.
- b) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (ARR), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c) Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm event. The major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm.
- d) Charged or pump-out stormwater drainage systems are not used including for roof drainage.
- e) To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.
- f) Minor roof and paved areas at the rear of the property that cannot reasonably be drained by gravity to the street may drained to an on-site dispersal system such as an absorption system or otherwise, subject to the roof areas being drained via a suitably sized rainwater tank, no nuisance or concentration of flows to other properties and the feasibility and design of the on-site dispersal system being certified by a suitably qualified and experienced practising Civil and/or Geotechnical Engineer.
- g) The detention storage volumes shown on the plans are acceptable to Council. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI).
- h) Details of the Height vs Storage and Height vs Discharge relationships must be submitted.
- i) Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage

system. Where necessary an inter-allotment drainage system must be incorporated into the design.

- j) Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided.
- k) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
- l) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- m) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
- n) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
- o) No impact to street tree(s).

27. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a) The public domain along all frontages of the site inclusive of footpath paving, kerb, landscaping etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme.
- b) The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site.
- c) Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary.
- d) Installation of a stormwater outlet to the kerb and gutter.

28. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.

29. Acoustic Report – Aircraft Noise

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

30. Fibre-ready Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a) The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

31. Food Premises – Additional Sinks and Hand Wash Basins

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended scale plans confirming the position of all sinks and hand wash basins within the food premises in accordance with Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

32. Light Spill

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that any lighting of the premises complies with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.

33. Tree Protection

Before the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments including street trees.

A plan detailing the routes of these services and trees protected under the State Environmental Planning Policy shall be prepared. Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

During Demolition and Construction

34. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a) 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b) 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c) at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

8:00am to 12:00pm, Monday to Saturday; and

2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

35. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

36. Tree Pruning

Canopy pruning of the following tree (if necessary) to accommodate the approved building works shall be undertaken by, or directly supervised by, the project Arborist – for the purpose of this condition a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

| Schedule | |
|--|---|
| Tree/location | Approved works |
| <i>Jacaranda mimosifolia</i> (Jacaranda) | Minor pruning - up to 10% of the canopy |

The person acting on this consent has approval under Council's Tree Management Controls to achieve a clearance of the structure. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 80 mm. All pruning shall be carried out to sections 5, 6 and 7.3.3 of the Australian Standard AS4373—*Pruning of amenity trees*.

Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the

person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

37. Material Storage

No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.

38. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Prior to Occupation Certificate

39. Noise From Road, Rail & Aircraft – Compliance

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with an acoustic report prepared by suitably qualified acoustic consultant, confirming that the development complies with the requirements of the:

- a) *State Environmental Planning Policy (Infrastructure) 2007*
- b) NSW Planning, Development near Rail Corridors and Busy Roads – Interim Guideline
- c) Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction
- d) conditions of development consent; and
- e) Recommendations of acoustic report prepared by Rodney Stevens Acoustics, reference 190060R1 Revision 2 dated 26 August 2019

40. Contamination – Disposal of Soil

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (July 2009) and the Protection of the Environmental Operations Act 1997.

41. Contamination – Validation (No Site Audit Statement Required)

Prior to the issue of an Occupation Certificate, the Certifying Authority and Council must be provided with a Site Validation Report prepared by a suitably qualified environmental consultant with experience in land contamination.

The Validation report must be prepared in accordance with relevant NSW Environment Protection Authority guidelines, including the guidelines 'Consultants Reporting on Contaminated Sites' and must confirm that the site has been remediated in accordance with the Remedial Action Plan and clearly state that the site is suitable for the proposed use.

42. Food Premises Grease Trap – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with certification confirming that the grease trap has been installed to the premises in accordance with Australian Standard AS 3500 and the National Plumbing and Drainage Code. A copy of the Sydney Water Trade Waste Agreement must also accompany the certification.

43. Heavy Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that heavy duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" has been constructed at the vehicular access locations.

44. Parking Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a Chartered/Registered Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the development consent and relevant Australian Standards and the following has been implemented within the property.

- a) The car park has been completed, line marked and all signage relating to car parking erected.
- b) Sign(s) have been erected that clearly indicate to the drivers of vehicles both on and off the property the location and means of access to the car parking area(s).

45. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a) Heavy duty concrete vehicle crossing(s) at the vehicular access location(s).
- b) The existing concrete footpath across the frontage of the site must be reconstructed.
- c) Other works subject to the Roads Act 1993 approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

46. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

47. Dilapidation Report – Post-Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey and structural condition which was compiled after the completion of works. As the report details public infrastructure, a copy is to be furnished to Council at the same time.

48. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified Civil Engineer with Chartered Engineer of Institution of Engineers

Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications that:

- a) The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.
- b) Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

49. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
- b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

50. Section 73 Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Section 73 Certificate under the *Sydney Water Act 1994*.

51. Tree Planting

The planting of street trees (within the nature strip) required by this consent shall be carried out prior to the release of an Occupation Certificate. The planting must be in accordance with the approved plan and

- a) The tree pits must be inspected by Council's Tree Management Officer before and after planting.

b) The street trees must be maintained for a minimum period of 12 months commencing on the planting date. Maintenance includes, but is not limited to, watering, weeding, removal of rubbish from tree base, pruning and fertilising and pest and disease control.

c) At the completion of the 12 month maintenance period written approval must be obtained from Council's Tree Management Officer that the trees are healthy.

d) If the street tree requires replacement due to maintenance deficiencies during the 12 month maintenance period, the 12 month maintenance period will commence again from the date of the planting of the replacement tree.

52. Landscape Plan

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including tree planting, have been undertaken in accordance with the approved landscape plan and conditions of consent.

On-going

53. Advertising/Advertising Structures

A separate application must be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.

54. Enrolment numbers

Not more than 55 children are to be enrolled at the child care centre at any one time without the prior approval of Council.

55. Operational Days/Hours

The hours of operation of the child care centre are restricted to between the hours of 7:00am to 6:00pm Mondays to Fridays (excluding Public Holidays) with no work being carried out on Saturdays and Sundays.

56. Deliveries

All deliveries to the premises must occur within the basement and are restricted to between the hours of 9:00am and 3:00pm Mondays to Fridays.

57. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

58. Plan of Management - Operation

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

A copy of the approved Plan of Management must be clearly displayed throughout the building at all times and all staff must be educated about the requirements of the Plan.

59. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area,

Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

60. Tree Management

The canopy trees (Landscape Plan) approved by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 5 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

Advisory notes**Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a) the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b) a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
- b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a) Application for any activity under that Act, including any erection of a hoarding.
- b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
- c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
- d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
- f) Development Application for demolition if demolition is not approved by this consent.
- g) Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a) in the case of work for which a principal contractor is required to be appointed:
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer by which the work is insured under Part 6 of that Act,
- b) in the case of work to be done by an owner-builder:
 - i. the name of the owner-builder, and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Chartered/Registered Engineer

An engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng).

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
- b) A concrete pump across the roadway/footpath
- c) Mobile crane or any standing plant
- d) Skip bins
- e) Scaffolding/Hoardings (fencing on public land)
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street verandah over footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Rock Anchors

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the *Roads Act 1993*. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a) Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b) Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c) The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

Public Domain and Vehicular Crossings

The vehicular crossing and/or public domain works are required to be constructed by your contractor. You or your contractor must complete an application for 'Design of Vehicle Crossing and Public Domain Works – Step 1' form and/or 'Construction of Vehicle Crossing and Public Domain Works – Step 2' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Easement and Covenant Process

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site on-site detention/on-site retention/reuse facilities (OSD/OSR) and stormwater quality improvement devices (SQIDS):

- a) Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the detention basin and SQIDS with finished surface levels, contours at 0.2-metre intervals and volume of storage available. Also, the outlet pipe from the detention basin to its connection to the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes; orifice size; trash screen at orifice; emergency overflow dimensions and RL; all buildings (including floor levels) and finished ground and pavement surface levels and full details of SQIDS.

b) Engineer's Certificate

- i. A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:
- ii. the soundness of the storage structure;
- iii. the capacity of the detention storage;
- iv. the emergency overflow system being in place;
- v. the works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- vi. the freeboard from maximum water surface level to the finished floor and garage levels are at or above the minimum required in Council's Stormwater Management DCP/Code;
- vii. basement car park pumps are class one zone two;
- viii. OSR pumps and SQIDS have been installed and commissioned.

c) Restriction-As-To-User

A "Restriction-as-to-User" must be placed on the title of the subject property to indicate the location and dimensions of the detention area and stormwater quality improvement device(s) (SQIDS). This is to ensure that works, which could affect the function of the stormwater detention system and SQIDS, must not be carried out without the prior consent in writing of the Council.

Such restrictions must not be released, varied or modified without the consent of the Council.

A typical document is available from Council's Development Assessment Engineer

- d) A Maintenance Schedule.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Construction of Vehicular Crossing

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for 'Construction of a Vehicular Crossing & Civil Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Health Premises Registration – Generic

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a) Food Shop - Food Act 2003

Food Premises Certification

The food premises design, construction and operation is in accordance with the:

- a) Food Act 2003
- b) Food Regulation 2010
- c) Australia and New Zealand Food Standards Code
- d) Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises)
- e) Australian Standard AS 1668 Part 1 – 1998
- f) Australian Standard AS 1668 Part 2 – 2012; and

Food Premises Waste Storage Area

To ensure adequate storage and collection of waste from the food premises, all garbage and recyclable materials must be stored in a designated waste storage area. The designated waste storage area must be designed and constructed in accordance with the Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

Mechanical Ventilation System Certification

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the:

- a) Australian Standard AS 1668 Part 1 – 1998,
- b) Australian Standard AS 1668 Part 2 – 2012,
- c) Australian Standard 3666.1 – 2011,
- d) Australian Standard 3666.2 – 2011; and
- e) Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the approved plans required to house the system must be the subject of further approval from Council.

Contamination – New Evidence

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current AS1 Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm

www.basix.nsw.gov.au

Department of Fair Trading 13 32 20

www.fairtrading.nsw.gov.au

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100

www.dialprior toyoudig.com.au

Landcom 9841 8660

To purchase copies of Volume One of "Soils and Construction"

Long Service Payments 131441

Corporation

www.lspc.nsw.gov.au

| | | |
|---|--|--|
| NSW Food Authority | 1300 552 406 | www.foodnotify.nsw.gov.au |
| NSW Government | www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au | Information on asbestos and safe work practices. |
| NSW Office of Environment and Heritage | 131 555 | www.environment.nsw.gov.au |
| Sydney Water | 13 20 92 | www.sydneywater.com.au |
| Waste Service - SITA Environmental Solutions | 1300 651 116 | www.wasteservice.nsw.gov.au |
| Water Efficiency Labelling and Standards (WELS) | www.waterrating.gov.au | |
| WorkCover Authority of NSW | 13 10 50 | www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal. |

Attachment B – Plans

PROPOSED CHILD CARE CENTRE

DRAWING LIST

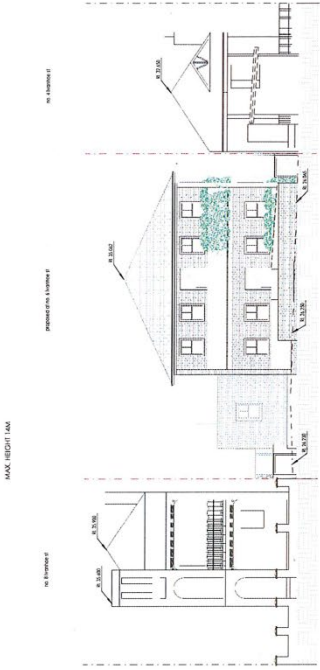
- 01 COMPLIANCE TABLE, LOCATION PLAN, 3D VIEW, STREETSCAPE
- 02 SITE PLAN, 3D VIEWS
- 03 JUNE SHADOW DIAGRAMS, DEMOLITION PLAN, DEMOLITION PHOTOS
- 04 MARCH/APRIL WINDOW DIAGRAMS, SHADING DEVICE DIAGRAM, ROOF PLAN, FRONT FENCE DETAIL
- 05 FLOOR PLANS
- 06 ELEVATIONS, SCHEDULE OF FINISHES
- 07 SECTIONS, AREA CALCULATIONS
- 08 AREA CALCULATIONS
- 09 CALL OUT DETAILS

LOCATION PLAN



COMPLIANCE TABLE

| ITEM | PROPOSED | STANDARD | COMPLIES |
|---------------------|--------------------------------------|---|----------|
| A. SITE AREA | 480.3m ² (BY CALCULATION) | - | - |
| B. FRONTAGE | 16.61m | - | - |
| C. SETBACK | | | |
| FRONT | 3.80m | CONSISTENT WITH ADJACENT DWELLINGS | YES |
| SIDE | 1.5m | 1.5m | YES |
| REAR | 13.31m @ 12m | CONSISTENT WITH ADJACENT DWELLINGS | YES |
| D. GROSS FLOOR AREA | | | |
| RESIDENT | 295.6m ² | - | - |
| CIRCULAR FLOOR | 18.7m ² | - | - |
| REST FLOOR | 172.2m ² | - | - |
| STAIRS/LIFT | 16.2m ² (PER LEVEL) | - | - |
| TOTAL GFA | 306.2m ² (GFA EXCL ONLY) | - | - |
| E. FSR | 0.461 / 306.2m ² | 0.61 / 408.18m ² | - |
| F. HEIGHT | 7.5m | 14m | YES |
| G. LANDSCAPE AREA | 445 / 300m ² | - | - |
| H. CHILDCARE | | | |
| NUMBER OF CHILDREN | | | |
| 0-2 YEARS | 15 KIDS | - | - |
| 3-5 YEARS | 20 KIDS | - | - |
| TOTAL NO. | 55 KIDS | - | - |
| NUMBER OF TEACHERS | | | |
| 0-2 YEARS | 3 TEACHERS | 3 TEACHERS / 14 KIDS | YES |
| 3-5 YEARS | 4 TEACHERS | 4 TEACHERS / 14 KIDS | YES |
| TOTAL NO. | 7 TEACHERS | 7 TEACHERS / 14 KIDS | YES |
| INDOOR PLAY AREA | | | |
| 0-2 YEARS | 49.6m ² | 48.75m ² / 3.25m ² PER CHILD | YES |
| 3-5 YEARS | 65.2m ² | 60m ² / 3.05m ² PER CHILD | YES |
| TOTAL AREA | 114.8m ² | 108.75m ² / 3.05m ² PER CHILD | YES |
| OUTDOOR PLAY AREA | | | |
| 0-2 YEARS | 105.4m ² | 105m ² / 7m ² PER CHILD | YES |
| 3-5 YEARS | 299.2m ² | 280m ² / 7m ² PER CHILD | YES |
| TOTAL AREA | 394.6m ² | 380m ² / 7m ² PER ABOVE | YES |
| I. CAR PARKING | | | |
| ACCESSIBLE | 1 SPACE | - | - |
| STAFF / VISITORS | 7 SPACES | - | - |
| TOTAL CAR SPACES | 8 SPACES | 8 SPACES / 1 PER 40 GFA | YES |
| J. WASTE MANAGEMENT | | | |
| TOTAL BINS | 8 x 640L BINS & 1 x 240L BINS | 8 x 640L BINS & 1 x 240L BINS | YES |



1 STREETSCAPE
1:100



2 3D VIEW 1

KEY

- SITE BOUNDARY
- STREET ABOVE
- INDOOR PLAY AREA 0
- INDOOR PLAY AREA 3
- INDOOR PLAY AREA 5
- LANDSCAPED PLAY AREA
- OUTDOOR PLAY AREA
- SHADING DEVICE

baini
design
CHILD-CARE SPECIALISTS

FOR DA APPROVAL

1 - 11 2 FEB 2020
2 - 11 2 FEB 2020
3 - 11 2 FEB 2020
4 - 11 2 FEB 2020
5 - 11 2 FEB 2020

PROPOSED CHILDCARE
61 VANHOE ST MARRICVILLE

DATE: 11/02/2020
DRAWING TITLE: COMPLIANCE TABLE, LOCATION PLAN, 3D VIEW, STREETSCAPE

COMPLY WITH: LOCAL GOVT: 150
CITY: 150
REGION: 23/09/19
PROPOSED NUMBER: 150
DRAFT NUMBER: 150/23

COMPLIANCE TABLE, LOCATION PLAN, 3D VIEW, STREETSCAPE

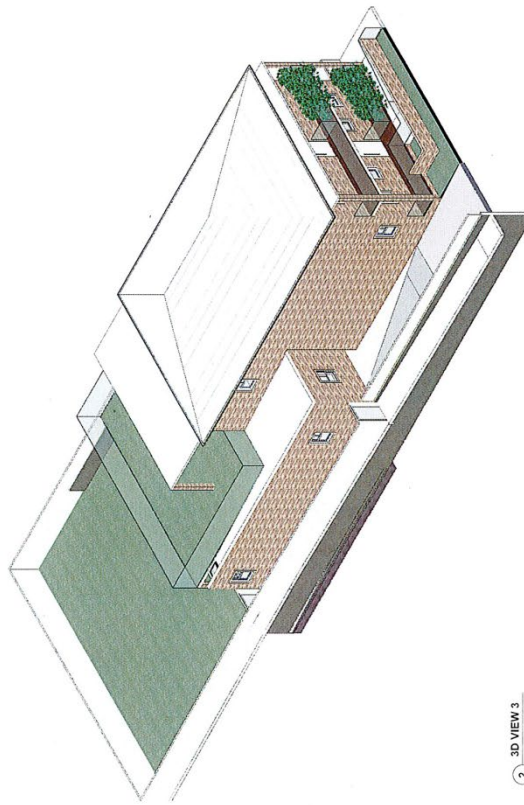
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PROPOSED NUMBER: 150
DRAFT NUMBER: 150/23

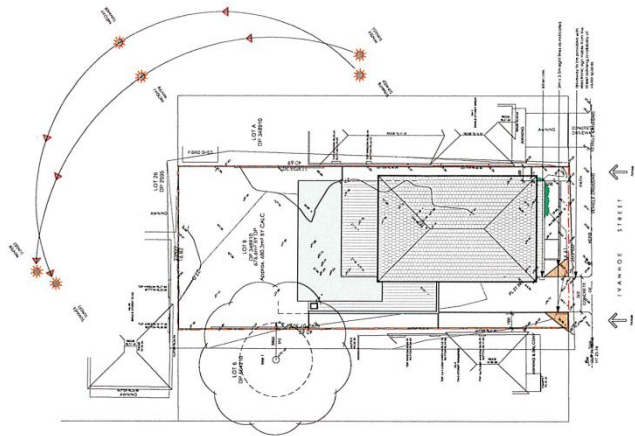
This drawing is prepared and the drawings of this design. It is subject to change and is not to be used for any other purpose without the written consent of baini design. It is to be used for the purpose of this application only. It is not to be used for any other purpose without the written consent of baini design.



1 3D VIEW 2



2 3D VIEW 3

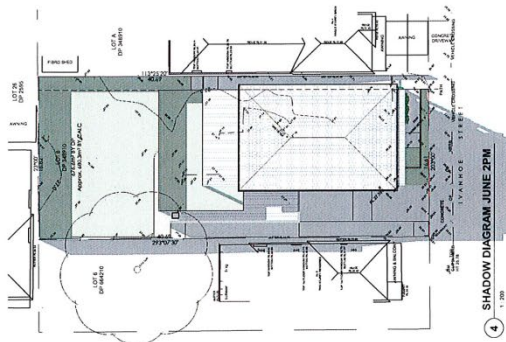


3 SITE / SITE ANALYSIS PLAN
1:100

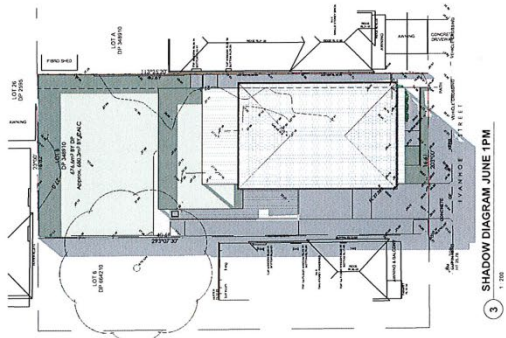
bainidesign

| | | |
|--------------------|--|---------------------------|
| PROJECT NO | | 14-2188-B20 |
| PROJECT NAME | | CHILD CARE CENTRE |
| PROJECT ADDRESS | | 6 IVANHOE ST MARRICKVILLE |
| PROJECT DATE | | 14/08/2014 |
| PROJECT DRAWN BY | | DAVID CHAMBERLAIN |
| PROJECT CHECKED BY | | DAVID CHAMBERLAIN |
| PROJECT DATE | | 22/08/14 |
| PROJECT NO | | 14-2188-B20 |
| PROJECT NAME | | CHILD CARE CENTRE |
| PROJECT ADDRESS | | 6 IVANHOE ST MARRICKVILLE |
| PROJECT DATE | | 14/08/2014 |
| PROJECT DRAWN BY | | DAVID CHAMBERLAIN |
| PROJECT CHECKED BY | | DAVID CHAMBERLAIN |
| PROJECT DATE | | 22/08/14 |
| PROJECT NO | | 14-2188-B20 |
| PROJECT NAME | | CHILD CARE CENTRE |
| PROJECT ADDRESS | | 6 IVANHOE ST MARRICKVILLE |
| PROJECT DATE | | 14/08/2014 |
| PROJECT DRAWN BY | | DAVID CHAMBERLAIN |
| PROJECT CHECKED BY | | DAVID CHAMBERLAIN |
| PROJECT DATE | | 22/08/14 |

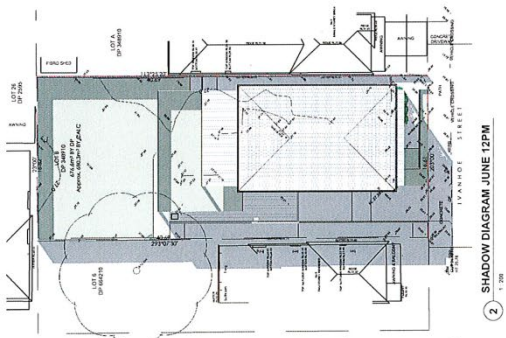




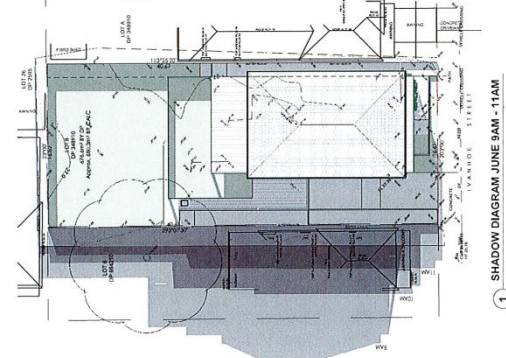
4 SHADOW DIAGRAM JUNE 2PM
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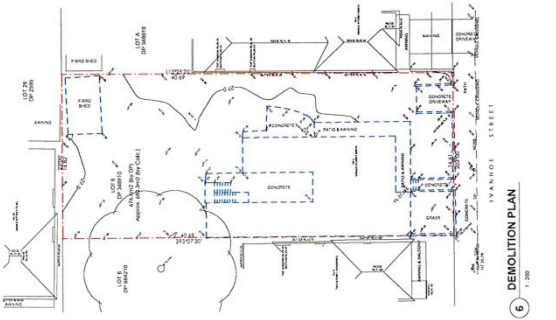
3 SHADOW DIAGRAM JUNE 1PM
1:200



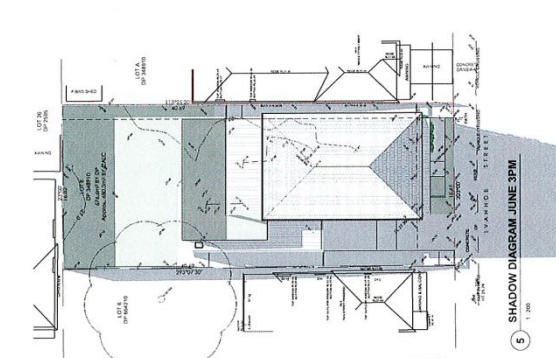
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1 SHADOW DIAGRAM JUNE 9AM - 11AM
1:200



6 DEMOLITION PLAN
1:200



5 SHADOW DIAGRAM JUNE 3PM
1:200



IMAGE OF EXISTING HOUSE TO BE DEMOLISHED

baini
design

FOR DA APPROVAL

PROPOSED CHILD CARE

6 IVANICE ST HARRICKVILLE

DATE: 23/08/17

BY: A. PROCTOR

CH: A. PROCTOR

DATE: 23/08/17

BY: A. PROCTOR

CH: A. PROCTOR

DATE: 23/08/17

BY: A. PROCTOR

CH: A. PROCTOR

DATE: 23/08/17

BY: A. PROCTOR

CH: A. PROCTOR

DATE: 23/08/17

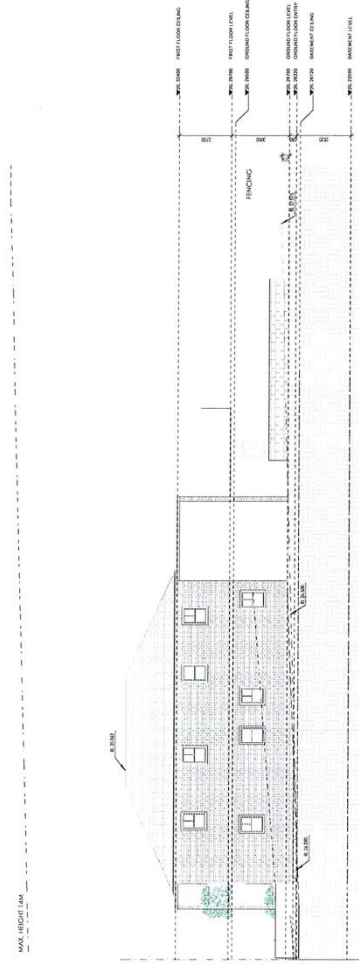
BY: A. PROCTOR

CH: A. PROCTOR

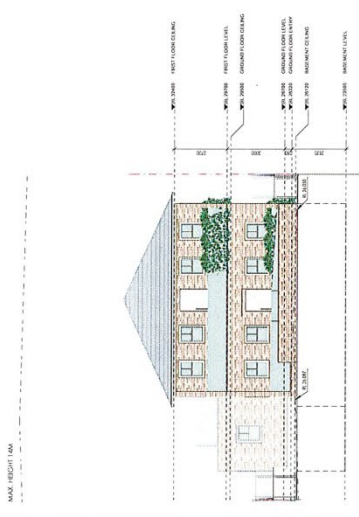
| REV | DESCRIPTION | DATE | BY |
|-----|---------------------|----------|----|
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| 2 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 3 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 4 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 5 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 6 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 7 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 8 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 9 | REVISIONS TO PERMIT | 23/08/17 | AM |
| 10 | REVISIONS TO PERMIT | 23/08/17 | AM |



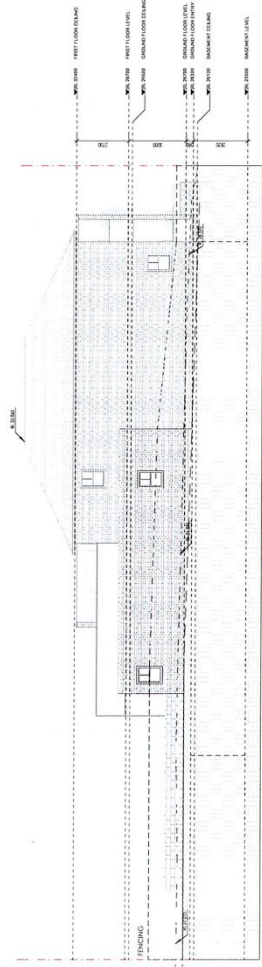




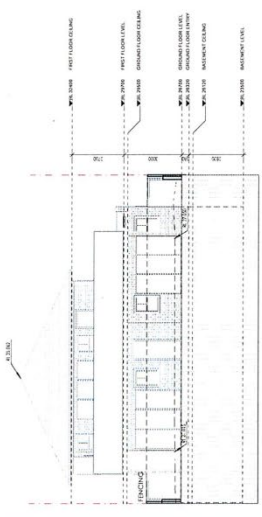
2 NORTH EAST ELEVATION
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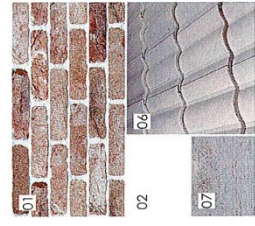
1 SOUTH EAST ELEVATION (FRONT)
1:100



4 SOUTH WEST ELEVATION
1:100



3 NORTH WEST ELEVATION
1:100



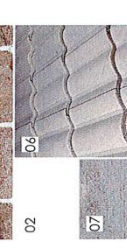
SCHEDULE OF FINISHES
SUBJECT TO AVAILABILITY

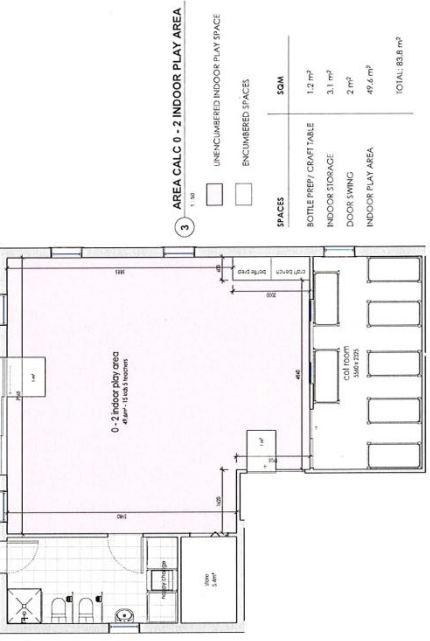
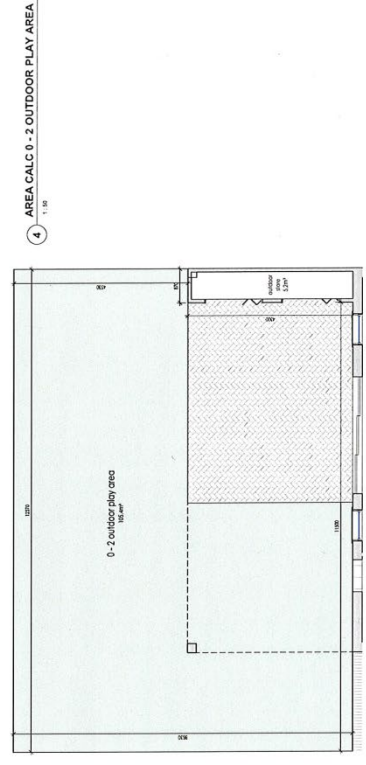
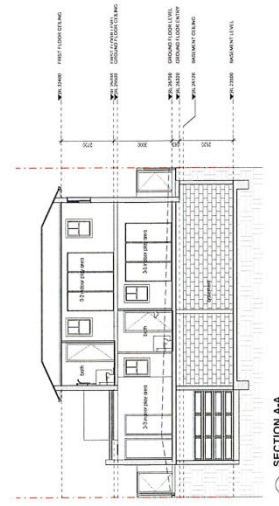
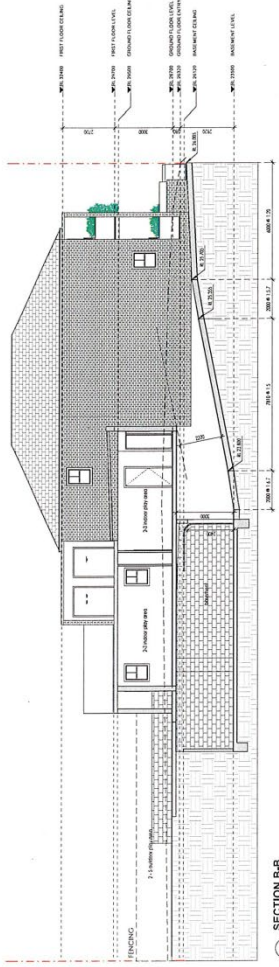
| REFERENCE | ELEMENT | MATERIAL | FINISH / SPECIFICATION |
|-----------|------------------|-----------|---------------------------------------|
| 01 | EXTERNAL WALL | BRICK | AUSTRALIAN SLATE RECLAIMED OR SIMILAR |
| 02 | EXTERNAL WALL | PAINT | DULUX VIVID WHITE OR SIMILAR |
| 03 | EXTERNAL DETAILS | GLASS | LIGHT FROST OR SIMILAR |
| 04 | WINDOWS | ALUMINIUM | DULUX VIVID WHITE OR SIMILAR |
| 05 | DOORS | ALUMINIUM | DULUX VIVID WHITE OR SIMILAR |
| 06 | ROOF | TILES | ROYAL CLAMIT OR SIMILAR |
| 07 | DRYWAY | CONCRETE | ROYAL SATI DUNE OR SIMILAR |

FOR DA APPROVAL

| REV | DESCRIPTION | DATE | BY |
|-----|---------------------|----------|----|
| 1 | ISSUED FOR APPROVAL | 20/08/17 | CS |
| 2 | REVISIONS | 20/08/17 | CS |
| 3 | REVISIONS | 20/08/17 | CS |
| 4 | REVISIONS | 20/08/17 | CS |
| 5 | REVISIONS | 20/08/17 | CS |
| 6 | REVISIONS | 20/08/17 | CS |
| 7 | REVISIONS | 20/08/17 | CS |

PROJECT NAME: PROPOSED CHURCH
 PROJECT NUMBER: 170
 DRAWN BY: J. VAN DER WERFF
 CHECKED BY: J. VAN DER WERFF
 PROJECT NUMBER: 170
 DRAWING NUMBER: 170





FOR DA APPROVAL

baindesign

1-14-23 18:00Z
 1-14-23 18:00Z
 1-14-23 18:00Z
 1-14-23 18:00Z

PROPOSED CHECKS

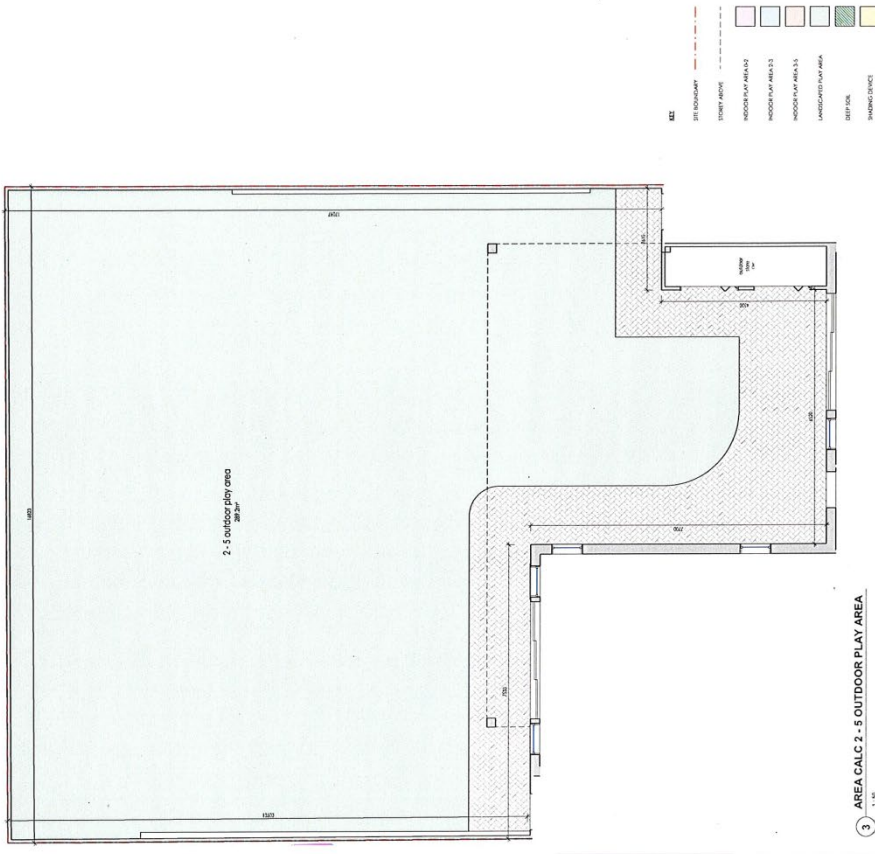
PROJECT ADDRESS: 6 WARRICE ST MARRICKVILLE
 DRAWING NO: 2302017
 DRAWING DATE: 23/02/17

SECTIONS, AREA CALCULATIONS

SECTION: CB A 100/300/3
 DRAWING NO: 2302017
 DRAWING DATE: 23/02/17

CHILD CARE SPECIALISTS

BAIN DESIGN
CHILD CARE SPECIALISTS



FOR DA APPROVAL

bainidesign

1 - 11 1188 BROS
 2 - 11 1188 BROS
 3 - 11 1188 BROS
 4 - 11 1188 BROS
 5 - 11 1188 BROS
 6 - 11 1188 BROS

AREA CALCULATIONS

| REV | DESCRIPTION | DATE | BY |
|-----|---------------------|----------|----|
| 1 | ISSUE FOR PERMIT | 20/08/19 | AM |
| 2 | APPROVED FOR PERMIT | 20/08/19 | AM |
| 3 | APPROVED FOR PERMIT | 20/08/19 | AM |
| 4 | APPROVED FOR PERMIT | 20/08/19 | AM |
| 5 | APPROVED FOR PERMIT | 20/08/19 | AM |
| 6 | APPROVED FOR PERMIT | 20/08/19 | AM |

PROJECT ADDRESS: 6 IVANHOE ST MARRICKVILLE

DRAWING TITLE: AREA CALCULATIONS

DESIGNED BY: AM

CHECKED BY: AM

DATE: 20/08/19

SCALE: 1:50

PROJECT NO: 19/00000000000000000000

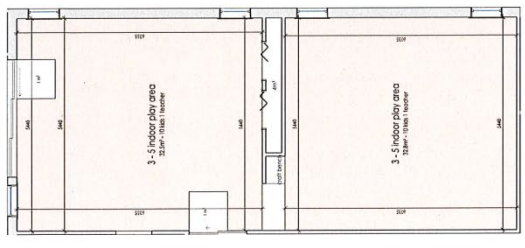
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SCALE: 1:50

PROJECT NO: 19/00000000000000000000



3 AREA CALC 2 - 5 OUTDOOR PLAY AREA
1:50

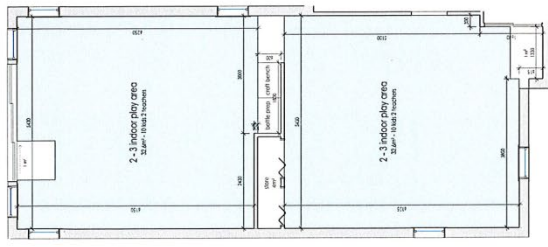


2 AREA CALC 3 - 5 INDOOR PLAY AREA
1:50

UNENCLUMBERED INDOOR PLAY SPACE

ENCLUMBERED SPACES

| SPACES | m ² |
|------------------|---------------------------|
| CHAIR TABLE | 0.3 m ² |
| INDOOR STORAGE | 1.4 m ² |
| DOOR SWING | 2 m ² |
| INDOOR PLAY AREA | 65.3 m ² |
| TOTAL | 69.0 m² |



1 AREA CALC 2 - 3 INDOOR PLAY AREA
1:50

UNENCLUMBERED INDOOR PLAY SPACE

ENCLUMBERED SPACES

| SPACES | m ² |
|---------------------------|----------------------------|
| BOTTLE PREP / CHAFT TABLE | 1.05 m ² |
| INDOOR STORAGE | 1.4 m ² |
| DOOR SWING | 2 m ² |
| INDOOR PLAY AREA | 65.2 m ² |
| TOTAL | 69.65 m² |

Attachment C – Plan of Management

Plan of Management

CHILD CARE CENTRE DEVELOPMENT
6 IVANHOE STREET, MARRICKVILLE

Child Care Facility

Date: 9 May 2019

Plan of Management:
6 Ivanhoe Street, Marrickville

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NOISE MANAGEMENT 8

MECHANISM FOR CONVEYING POLICIES & UPDATES TO PARENTS 9

POLICY & PROCEDURAL ASPECTS 9

POLICY & PROCEDURAL IMPLEMENTATION 10

SECURITY MEASURES..... 11

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Plan of Management:
6 Ivanhoe Street, Marrickville

PLAN OF MANAGEMENT OVERVIEW

This Plan of Management has been prepared for the operation and management of a Child Care Centre at 6 Ivanhoe Street, Marrickville.

The Child Care Facility accommodates a total of 57 child care placements and will operate 7am to 6pm Monday to Friday. The development is serviced by a total of 8 carspaces that connect to the ground floor via a lift.

This Plan of Management identifies appropriate strategies and procedures to address operational elements of the facility.

A plan of management is an accepted concept in environmental law and can be used in a range of circumstances. This plan of management assists in addressing a better understanding of the proposal and the way in which it is proposed to operate.

This Plan of Management will require ongoing revision to reflect operational needs and may need to be updated to reflect any DA conditions of consent imposed by Council.

Plan of Management:
6 Ivanhoe Street, Marrickville

CHILD CARE CENTRE OPERATION

The Child Care Facility accommodates a total of 57 child care placements and will operate 7am to 6pm Monday to Friday. The development is serviced by a total of 8 carspaces that connect to the ground floor via a lift.

The various age groupings of the children are as follows:

- 12 children in the 0-2 year bracket;
- 20 children in the 2-3 year bracket
- 25 children in the 3-5 year bracket;

Staffing arrangements are proposed to align with the provisions of the Education and Care Services National Regulation as follows:

| Age Group & Children Number | Educator Ratio | Staff Required | Staff Provided |
|-----------------------------|----------------|----------------|----------------|
| 0-2 years: 12 | 1 per 4 | 4 | |
| 2-3 years: 20 | 1 per 5 | 4 | |
| 3-5 years: 25 | 1 per 10 | 2.5 | |
| Total | | 11 | 11 |

It is noted that this will exclude any person associated with the administration of the centre and any staff associated with food preparation- i.e. 11 educators is the minimum and administration staff are in addition to this and it is understood there will be 1 person associated with administration on site.

On that basis a minimum of 11 educators involved in the supervision of children are required and a total of 11 are to be provided.

Plan of Management:
6 Ivanhoe Street, Marrickville

DAILY PROGRAMMES AND ROUTINES

DAILY PROGRAMME AND ROUTINE FOR AGES 0 – 2 YEARS

For children aged 0-2 years, we follow individual routines based on family input.

This routine is extremely flexible to allow for this to occur. Given the nature of the 0-2 children age group they are to play separately to the 3-5 age group. Outdoor play associated with the 0-2 age group will therefore be staggered to be outside of the outdoor play associated with the 3-5 year age group.

DAILY PROGRAMME AND ROUTINE FOR AGES 2 – 3 YEARS

7am- Centre Opens

7.30-8.30am Breakfast/Morning Tea (A quiet time for children)

8:30-9.30 Free Indoor/Outdoor Play (small groups-Discuss child's interests, transition).

9:30-10.15 Child interest based learning (Talk about child's interests, weekly topics, story time)

10:15-10:30 Packing away followed by Music & movement

10:30-10.45 Art and craft

10:45-11.00 Nappy changing & preparing beds

11:00-11.30 Lunch time

11:30-1.30 Rest time/Quiet activities for the children who do not sleep

1:30-2.00 Small group activities.

2:00-2.15 Afternoon Nappy change

2:15-2.30 Afternoon tea

2:30-4.00 Interest based learning

4:00-4.15 Late afternoon tea/snack

4:15-5.30 Combined groups for free play.

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DAILY PROGRAMME AND ROUTINE FOR AGES 3 – 5 YEARS

| | |
|-------------|---|
| 7am | Centre Opens |
| 7.30-8.30am | Breakfast/Morning Tea (A quiet time for children) |
| 8:30-9.30 | Free Indoor/Outdoor Play (small groups-Discuss child's interests, transition). |
| 9:30-10.15 | Education(Talk about child's interests, weekly topics, story time, colours, numbers, shapes, days of the week) |
| 10:15-10:30 | Packing away followed by music & movement |
| 10:30-10.45 | Art and craft (children explore, and express ideas through creative arts) |
| 10:45-11.00 | Preparing their beds |
| 11:00-11.30 | Lunch time (children wash their hands, and choose a seat to be served an alternate meal) |
| 11:30-1.30 | Rest time/Quiet activities for the children who do not sleep |
| 1:30-2.00- | Small group activities |
| 2:00-2.15 | Learning centres (encourage children to explore, and try things) |
| 2:15-2.30 | Afternoon tea (children are given an alternate nutritious snack/fruit) |
| 2:30-4.00 | Interest based learning (children will be engaged with educators and focus on their own interests to further their development) |
| 4:00-4.15 | Late afternoon tea/snack |
| 4:15-5.30 | Combined groups for free play. |

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TRAFFIC AND PARKING MANAGEMENT

The following procedures are to be adopted for the use of the childcare centre car parking area:

- There should be a total of 8 parking spaces made available;
- All parking associated with the childcare must occur within the sign posted spaces;
- Vehicles must enter and exit the site car parking area in a forward direction at all times;
- The disabled car spaces must be used by people with a valid disability permit;
- The pedestrian walkway connecting the car parking spaces to be kept clear at all times;
- No double parking is permitted in the car parking aisle;
- The security door at the entrance to the car park should remain open during childcare centre operating hours;
- The car parking area is not to be used for storage purposes, thereby reducing the number of available car spaces;
- Staff, parents and carers must be encouraged to report improper use of the car parking area to the centre's manager;
- Staff are to regularly monitor the car park during operating hours to ensure the above items are adhered to, particularly during peak drop off/pickup periods;
- This traffic & parking management plan must be issued to all new parents, staff, with a copy to be included on the centre's website;
- This traffic & parking management plan is to be regularly reviewed & amended as deemed necessarily.

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NOISE MANAGEMENT

The following procedures are to be adopted in relation to the management of noise;

- The childcare centre is to operate as per the relevant recommendations of the approved Acoustic Report.
- Time out of doors is an essential component of the child's experience of the centre. When children are in the 'active' play area, each group will be fully supervised at all times.
- To control activity noise, there will be restricted outdoor activity before 8:00am and after 5:30pm.
- The 0-2 year children will be maintained separately from older children.
- Centre management recognizes the importance of ensuring all educators and carers are properly trained.
- In-house training will include familiarization with the procedures in the operation of the centre.
- Staff will be instructed to engage the children in educational play and activities that children find mentally and physically stimulating at all times.
- Centre management will maintain a log of any, and all complaints received.
- Centre management will endeavour to respond to any noise complaint at the time of the event and record such events in a daily log.
- A laminated copy of the noise management plan will be displayed in the foyer.
- All educators are required to read the noise management plan.

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MECHANISM FOR CONVEYING POLICIES & UPDATES TO PARENTS

- The centre operations are documented in our policies and procedures.
- These policies and procedures make up many volumes. All educators and carers must read the policies and procedures and confirm in writing that they have done so. The policies and procedures are discussed at staff meetings and continually updated and redistributed as they are amended.
- Policies are also located in the front foyer for all families and visitors to have access to at all times.
- Centre policies are reviewed throughout the year on a monthly basis following a schedule. All revised policies are mentioned in the centres monthly newsletter, and displayed in the front foyer for the families to be updated and advised of any changes that have been made.

POLICY & PROCEDURAL ASPECTS

The following provisions of the National Quality Standard are relevant and will be adhered to:

QA4

4.2 Educators, co-ordinators and educators are respectful and ethical.

4.2.1 Professional standards guide practice, interactions and relationships.

4.2.2 Educators and coordinators work collaboratively and affirm, challenge, support and learn from others to further develop their skills.

4.2.3 Interactions, convey mutual respect, equity and recognition of each other's strengths and skills.

QA7

7.2.3 An effective self-assessment and quality improvement process is in place.

7.3.2 Administrative systems are established and maintained to ensure the effective operation of the service.

7.3.5 Service practices are based on effectively documented policies and procedures that are available at the service and reviewed regularly.

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The following provisions of the Education and Care Services National Regulations are to be complied with:

- 31- Condition on service approval-QIP
- 55-56- QIP
- 168- education and care services must have policies and procedures
- 170- policies and procedures to be followed
- 171- policies and procedures to be kept available
- 172- Notification of change to policies and procedures affecting ability to family.

POLICY & PROCEDURAL IMPLEMENTATION

Our centre believes that reflection and evaluation is an important aspect of quality improvement. Reviewing the centres practices and strategies will ensure that we continually strive to improve our service to families and the children in our care. To this end, we have implemented the strategies below.

Policies and procedures will be made available to families, located in the service.

Educators will ensure that families can have access to policies and procedures, this gives both families and educators opportunities to suggest elements the need improving.

For educators and management this will occur :-

- At meetings
- At the policy review points
- Family meetings
- Newsletters
- Parent educator meetings

Who is affected by this policy :-

- Children
- Families
- Educators/Staff
- Management

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SECURITY MEASURES

The centre will have the following security measures in place :-

- Surrounding child proof fences and gates, security cameras and CCTV.

The relevant legislative provisions outlined below are also to be complied with.

QA2

2.3.2 Every precaution is taken to protect children from harm and any hazards likely to cause injury.

2.3.4 Educators, coordinators and staff members are aware of their roles to respond to every child at risk of abuse or neglect.

National Regulations

84 Awareness of child protection law

99 Children leaving the education and care service premises

158 Children's attendance record to be kept by approved provider

Aim

The aim of this policy is to ensure that delivery and collection procedures are consistent with the safety of children. Children are delivered and collected from the centre by an authorized person only.

Implementation

The nominated supervisor, educators, staff will adhere to the following procedures at all times to ensure the safety of children.

Children and families will not be allowed to enter the service before opening hours.

We encourage you to drop children off before 10.30am, as we program daily for children and a late drop off may make it difficult to effectively include children in learning stories/daily journals.

If your child is going to be away on the day for any reason, please inform the centre via email.

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ARRIVAL PROCEDURES

- All children are to be brought into the centre by an adult to an educator;
- Parent are required to make contact with educators when collecting their child;
- All children must be signed in by their parent or person who delivers them to the centre. If for any reason they are unable to sign, the nominated supervisor may sign them in;
- An educator will greet and receive the child;
- A locker or shelf space will be available for the child's belongings.

DEPARTURE PROCEDURES

- All children must be signed out by their parent or person who collects the child;
- Children can only be collected by a parent, authorized nominee who information is located on enrolment;
- It is the parent's responsibility to ensure their information is regularly updated;
- No child will be released into the care of unauthorized persons;
- Educators will always ensure the safety of the child first, if a person become aggressive or violent Educators may not release the child and ring the police on 000;
- Nominated supervisor will make sure that the child's records are kept up to date;
- No child will be released into the care of anyone not known to the educators

Parent must give prior notice when :-

- The person collecting the child is someone other than those mentioned on enrolment;
- There is a variation in the persons picking up of the child;
- If educators do not recognize the person by face they may need to provide a form of identification (license);
- If the person collecting the child appears to be intoxicated, or under the influence of drugs, educators are to bring the matter to the persons attention before releasing the child;
- Signing in & out is a condition of your child's enrolment at the centre;
- Two educators verify and initial the open and close sign in sheets of the day;
- Individuals visiting the premises must sign in and out of the centre (visitors);

If a child has not been collected by the time we are due to close the service, the Nominated supervisor will :-

- Attempt to contact the parents, authorized person;
- Leave a voice-mail and call again;
- Wait a few minutes and attempt to re dial, if the person has yet not arrived, ring the protection hotline for guidance before ringing emergency services (000)

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The review will be conducted by :-

- Management;
- Families;
- Employees.

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SUPERVISION OF CHILDREN

Activities

Outdoor activities vary from day to day and are dependent upon the weather and program. They include :-

- Ball games
- Team play
- Free Play
- Water-based play
- Sand play
- Balancing and climbing games
- Gross motor skills
- Supervised play

There will be restrictive outdoor activity before 8:00am and after 5:30pm.

The maximum number of children on the ground level outdoor play area is 20 children at any one time.

Monitoring process for outdoor play is the same as for indoor.

SUPERVISION POLICY

The following legislation is to be followed with regard to supervision.

NQS

QA2

2.3.2 Every reasonable precaution is taken to protect children from harm and any hazards or injury

4.1.1 Educator to child ratios requirements are maintained at all times.

5.2.3 The dignity and rights of every child are maintained at all times

National regulations

168- Policies & procedures are required in relation to health & safety

Implementation

The service defines 'supervision' as actively watching and attending their environment. Educators should avoid carrying out activities that will draw attention away from supervision.

The supervision policy is committed to :-

- Complying with education and care services
- ensuring that children are supervised at all times
- considering the design and arrangement of children's environments

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- guiding educators to make decisions about when children's play needs to be interrupted
- identifying high risk experiences and developing strategies, depending on the age and development of children.

The procedures relating to the supervision policy are laminated, clearly labelled and displayed for everyone to read :-

- Supervision procedures & practices are made easy to read and interpret
- The service will consider obtaining information in community languages
- The centre will have a supervision plan.

Procedure

Supervision is one of the most important care giving strategies and skills required by educators to develop and master. Listening and watching is an active combination of supervising. Children learn about who they are, how they react in situations, and discover interests. There are vital skills to develop as they assist staff to predict children's play patterns.

Positioning of educators

- It is important carers are able to move around effortlessly and view play areas from different angles
- Carers should be close enough to children to intervene promptly and prevent injury;
- Educators should ensure that students are being considered when co-ordinating supervision.

Listening when children play

- Listening is important and different sounds can alert educators to potential risks.

Knowledge of the environment and its potential risks

- Please refer to the maintenance policy

Setting up of the environment

- It is important that the design and layout should be safe enough to allow adults to freely interact.

Promoting play and learning experiences

- Supervision can ensure that children's play is enjoyable and their learning opportunities are promoted.

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Risk management strategies

- Please refer to the services OH&S policy

Children's arrival & departure

- To ensure only authorized-persons collect children from the centre
- Upon enrolment and first starting day a parent is shown where to sign the child in & out

In relation to parents

- Parents or authorized persons MUST be responsible for the supervision of children not enrolled at the centre
- Parent must ensure that staff are aware of their child's arrival/departure
- Parent must hand the child over personally to staff/educators

In relation to staff

- Educators are to ensure that no child will exit the centre without a parent or authorized person
- While on duty, educators have a first priority to ensure safety of children

Nappy changes & toileting

- Please refer to the policy (toileting, nappy change)

Transporting children

- Please refer to the services OH&S policy

Protective behaviours & practices

- Staff, students, carers are role models
- Children learn through example and modelling to teach children

Staff professional development opportunities

- The service aims to maintain and strengthen the skills and knowledge of educators in relation to active supervision.

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EMERGENCY EVACUATION PLAN

An Emergency Evacuation Plan will be prepared and attached to this Plan of Management prior to commencement of operations of the child care centre. The plan will contain pictorial instructions detailing evacuation steps in the case of an emergency. The plan is to include evacuation routes, assembly points, and a plan of action once a fire alarm has been activated. The Emergency Evacuation Plan is to be prominently located in each room and in the common area. The phone numbers of appropriate contacts will be maintained in the administrative centre.