

 DEVELOPMENT ASSESSMENT REPORT				
Application No.	DA/2021/0861			
Address	356 Canterbury Road HURLSTONE PARK NSW 2193			
Proposal	Construction of three storey 88 place childcare centre with basement parking.			
Date of Lodgement	15 September 2021			
Applicant	ArtMade Architects			
Owner	Mr Aashish A Ali Mr Mustak Shaikh Mr Zaffar Hussain Mr Mustak Shaikh Mrs Preeti Shaikh Mr Ashfaq G Shaikh Mrs Maniza Shaikh Mr Syedda F Ali Mrs Azharuddin Ali			
Number of Submissions	Initial: 11			
Value of works	\$3,429,185.00			
Reason for determination at Planning Panel	Number of submissions			
Main Issues	Submissions, car stacker parking, vehicular access to 352 Canterbury Road.			
Recommendation	Approved with Conditions			
Attachment A	Recommended conditions of consent			
Attachment B	Plans of proposed development			
Attachment C	Plan of Management			
Attachment D	Operational Waste Management Plan			
				
LOCALITY MAP				
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 the construction of three storey 88 place childcare centre with basement parking at 356 Canterbury Road HURLSTONE PARK NSW 2193.

The application was notified to surrounding properties and 11 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Request for car stacker parking does not include details on stacker to be used or dimensions required to accommodate machinery. Concerns are raised that the basement has not been designed to accommodate such a system of parking. Council recommends the stacker parking be deleted by conditions, which results in a loss of 2 parking spaces.
- To ensure the efficiency and operation of Canterbury Road is not impacted should the neighbouring 352 re-develop Council has conditioned that a breakaway wall within the basement's northern boundary (shared with 352 Canterbury Road) be created. This continues on a previous requirement imposed by DA 10.2019.107.

The non-compliances are acceptable given the merits of the case and therefore the application is recommended for approval.

2. Proposal

The proposal involves the demolition of existing structures and construction of three storey 88 place childcare centre with basement parking.

Basement

- 1 level basement with 22 car parking spaces. Of these 22 spaces 10 are to be dedicated to staff parking and 12 are to be dedicated for visitor parking. The basement is also proposed to accommodate waste storage areas, services and 2 bike racks.

Ground level – Level 2

- Childcare centre with outdoor play areas including:
 - A maximum capacity of 88 children and 16 staff. The proposed children and staff are to be accommodated over 6 playrooms and 3 outdoor play areas, spread across ground to level 2.
 - Operating hours – 6:30am – 6:30pm, Monday to Friday. Closed weekends.

3. Site Description

The development encompasses 354 and 356 Canterbury Road which have a combined total area of approximately 757.7sqm. For the purposes of this report, the two combined sites will be referred to as the 'the site'.

Currently the site is occupied by a single storey dwelling house and a two (2) storey mixed-use building. The site is adjoined by a two (2) storey mixed-use building to the north,

bounded by Canterbury Road to the east, bounded by Watkin Street to the south and adjoined by a single storey dwelling house to the west (No. 1 Watkin Street).

This part of Canterbury Road is largely characterised by two (2) storey commercial and shop-top housing development, single storey dwelling houses and two (2) storey flat buildings. Watkin Street is largely characterised by single storey dwelling houses and two (2) storey flat buildings.

The site is not identified as containing a heritage item and is not located within a heritage conservation area. The Canterbury Bankstown Local Government Area lies to the east across Canterbury Road.

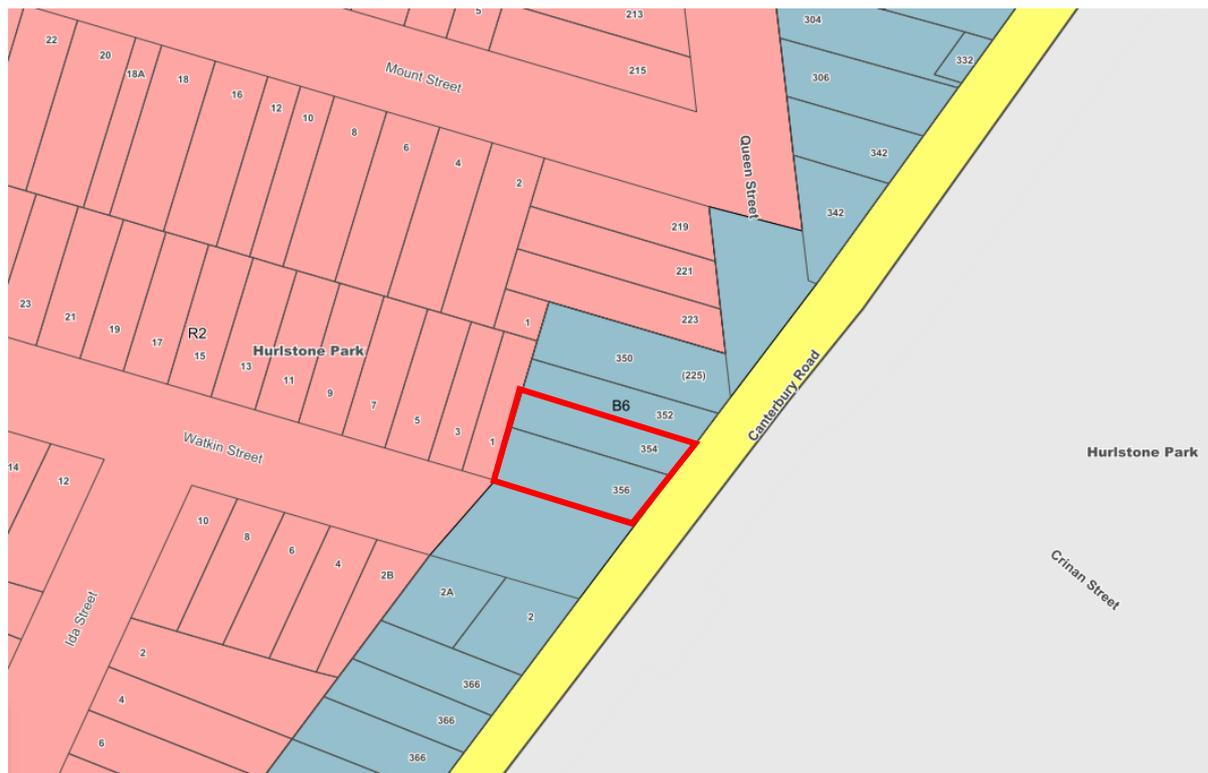


Figure 1: Zoning map.

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Date	Proposal	Decision
6/05/2021	MOD/2021/0162 – Section 4.55 (1) to amend condition 1.	Approved
19/04/2021	MOD/2021/0105 - Section 4.55 (1) to remove condition 7(C)(a)	Approved
11/12/2020	MOD/2020/0314 – Modification of approved mixed use building including additional level, removal of ground floor commercial tenancy	Refused – IWLPP
12/03/2020	10.2019.107.1 - Demolition of existing structures, construction of a three storey mixed use building with ground floor childcare, retail unit and two levels of	Approved - IWLPP

	residential accommodation with 10 residential units, basement car parking, associated works and strata subdivision	
23/11/2017	10.2017.144 - Demolition of existing structures and construction of a three storey mixed use development including two levels of dwellings above a ground floor retail use and child care centre and two levels of basement parking.	Refused

4(b) Application history

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

Date	Discussion / Letter / Additional Information
25/11/2021	<p>Council Officers wrote to the applicant and requested the submission of additional information addressing the following:</p> <ul style="list-style-type: none"> • Amended plans detailing public art work or additional design details to the Canterbury Road façade to avoid a blank presentation. • Amended plans detailing expansion of the proposed staff rooms and office administration spaces to enable day to day function of the centre • Additional information regarding proposed signage including an assessment under SEPP 64 • Amended plans detailing the removal of car stackers from the basement. • Amended stormwater plans • Additional information regarding the proposed on-site waste collection methods.
1/02/2022	Additional information and amended plans in response to Council's letter was submitted to the NSW planning portal.

The additional information/amended plans submitted to the planning portal on the 1 February 2022 form the basis of the current report.

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*.

Roads Act 1993

The application was referred to the RMS having regard to Section 138 'Works and structures' of the Roads Act 1993 as the proposal includes the removal of an existing vehicular crossing and associated works on Canterbury Road (a Classified Road).

In a letter dated 15 October 2021, the RMS provided concurrence to the application subject to the imposition of recommended conditions of consent.

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 (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

The following provides further discussion of the relevant issues:

5(a)(i) 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. AIDAP 2016 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 site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with *SEPP 55*.

5(a)(ii) State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007)

Development with frontage to classified road (Clause 101)

The site has a frontage to Canterbury Road, a classified road. Under Clause 101 (2) of *SEPP Infrastructure 2007*, the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that the efficiency and operation of the classified road will not be adversely affected by the development.

The application was referred to Roads and Maritime Services (RMS) for comment. RMS raised no objections with the application with regard to ingress and egress to the site which remains adequate to support the intended vehicle movements by road. The application is considered acceptable with regard to Clause 101 of the *SEPP Infrastructure 2007*.

5(a)(iii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Division 2 Matters for Consideration of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. It is considered that the carrying out of the proposed development is generally consistent with the relevant matters for consideration of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space or recreation facilities.

5(a)(iv) 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 Council land and the subject site. The application was referred to Council’s Tree Management Officer whose comments are summarised as follows:

- Small site trees No 354 Canterbury Road are proposed to be removed. These trees have low environmental significance and can be removed.

- Removal of the one *Callistemon viminalis* (Weeping Bottlebrush) in Watkin Street is proposed to facilitate the 6 metre driveway. This is supported subject to payment of a public tree planting fee in lieu of a site tree planting.

Overall, the proposal is considered acceptable with regard to the *Vegetation SEPP* and DCP subject to the imposition of conditions, which have been included in the recommendation of this report.

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

The proposed centre – based child care 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 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 Impact Report and Traffic Impact Assessment which provide recommendations and measures to reduce the potential acoustic impacts and analysis on the traffic impacts of the development. The centre is located in a mixed commercial and residential surrounding and is unlikely to impact the viability of the existing commercial uses fronting Canterbury Road.</p> <p>The site is not flood affected or contaminated. It is of an adequate size and has appropriate frontages to Canterbury Road and Watkin Street, with vehicle access on the latter (quieter) frontage.</p> <p>The site is not located within the close vicinity of any incompatible social activities.</p> <p>The site has access to public transport and has good pedestrian connectivity. It is in proximity to compatible social uses such as parks and schools as well as business/local centres (most notably New Canterbury Road and Hurlstone Park Train Station).</p> <p>The site is considered suitable for the use.</p>
3.2 Local Character, Streetscape and public domain interface	<p>The design of the building is compatible with the evolving local character of Canterbury Road and the surrounding streetscape. It has been designed generally in accordance with the relevant built form controls. Car parking and landscaping have been integrated into the design. A clear delineation between the centre and public domain has been created by change in levels and built elements.</p>
3.3 Building Orientation, envelope and design	<p>The building has been appropriately designed in accordance with the relevant built form and setback controls. The proposal responds to the changing and desired streetscape of Canterbury Road while providing an adequate transition to the low-scale development to the west. Access to the site is accessible and readily available. Access into the centre for child drop off and collection is from Watkin Street (a local road). Entries to and from the site are readily visible from casual surveillance.</p>
3.4 Landscaping	<p>Appropriate planting is proposed along the rear boundary to soften the visual impact of the development. Planting has also been incorporated into the simulated outdoor play spaces to provide a high quality play area.</p>

3.5 Visual and Acoustic Privacy	Subject to the recommendations in the supplied acoustic report the centre will have adequate acoustic privacy and maintain adequate neighbouring acoustic privacy.
3.6 Noise and Air Pollution	The proposal has been designed to minimise the impacts of noise, 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 has been reviewed by Council's Environmental Health Unit, who outlined no objection to the proposal.
3.7 Hours of Operation	The proposed hours of operation of 6:30am to 6:30pm Monday to Friday are appropriate given the mixed-use nature of the area.
3.8 Traffic, Parking and Pedestrian circulation	The DCP outlines the rate of parking applicable for child care centres. The proposal is accompanied by a traffic and parking study which has been reviewed by Council Engineers and is considered to be sufficient, detailing minimal impacts to surrounding locality and measures to mitigate and manage any impacts should they occur. Access to the carpark is from Watkin Street which is a local road. The development incorporates separate pedestrian access from the vehicular access.

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

Education and Care Services National Regulations - Part 4				
Clause	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.	Sufficient information has been provided regarding the permitter fencing.	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 (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.	The proposal incorporates a laundry with sufficient space for storage, washer, dryer and sink.	Yes
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. 88 Children proposed to utilized the centre = 286m² required	316m 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. 88 children proposed to utilized the centre = 616m² required	711.25m ² of natural and covered outdoor floor space is proposed at ground to level 1.	Yes

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 bathrooms promotes safe use and convenience.	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.	Each of the proposed playrooms are considered to have sufficient access to light and ventilation. This matter has also been reviewed by the department of education who agreed that sufficient light and ventilation is provided.	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 incorporates a staff room and reception area which provide adequate space for administrative functions, parent consulting and private conversations.	Yes
112	Nappy Change Facilities	(1) This regulation applies if a centre-based service educates and cares for children who wear nappies. (2) The approved provider of the service must ensure that adequate and appropriate hygienic facilities are provided for nappy changing. (3) Without limiting subregulation (2), the approved provider of the service must ensure that the following are provided— (a) if any of the children are under 3 years of age, at least 1 properly constructed nappy changing bench; and (b) hand cleansing facilities for adults in the immediate vicinity of the nappy change area. (4) The approved provider of the service must ensure that nappy change facilities are designed, located and maintained in a way that prevents unsupervised access by children.	The development has a nappy change room with changing matts and baby baths. This room also accommodates sinks for hand cleansing facilities.	Yes
113	Outdoor Space – Natural	The approved provider of a centre-based service must ensure that the outdoor spaces provided at the education and care service	Proposed outdoor spaces provide sufficient spaces	Yes

	Environment	premises allow children to explore and experience the natural environment.	for exploration and natural environment.	
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 majority of outdoor spaces proposed are to be covered by a veranda or shade sail.	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

Outdoor Space

On 30 September 2021, the application was referred to the Department of Education (DoE) as Council had concerns that the outdoor space requirements did not comply with clause 108 (outdoor unencumbered space requirements). Consequently, the DoE provided its concurrence and stated that most of the outdoor space was considered to be outdoor or covered outdoor. The outdoor area was approved for the following reasons:

The applicant has provided plans that indicate a total of 711.25m² of outdoor space. While the applicant considers all outdoor spaces compliant with Regulation 108, Council are of the view that large portions of the outdoor play space is covered by roof from the levels above and is considered not to be true outdoor space. In particular the ground floor and first floor outdoor play space in which council consider to be simulated outdoor space.

While the ground floor outdoor play has large sections that are covered by the ceiling above, these sections lead onto an area of actual outdoor space. Therefore, this outdoor play space is considered a combination of actual outdoor space and covered outdoor space. Reasons being that it is completely open on at least one third of its perimeter, the architectural plans indicate a clear height of over 2.1 metres and the three voids situated across the ceiling will provide natural light, cross ventilation and views to the sky above.

The first floor outdoor play area 2B is also considered to be a combination of actual outdoor space and covered outdoor space. Reasons being that it is completely open on at least one third of its perimeter, the plans indicate a clear height of over 2.1 metres and the three voids will provide natural light, cross ventilation and views to the sky above.

The first floor outdoor play area 2A is considered to be simulated space as it is enclosed by three walls and completely covered from above. The space is not open at least one third of its perimeter so cannot be considered a covered space. Sufficient natural light and ventilation is provided from the half wall overlooking the void and additionally through the eastern perimeter half wall and slatted wall.

While the second floor outdoor play area is actual outdoor space, it is noted that the raised garden area surrounding the fort in the middle of the bike loop appears to be a vegetation space that will not be used by children. In calculating the area of unencumbered outdoor space required, spaces not suitable for children must not be included.

5(a)(vi) *Ashfield Local Environment Plan 2013 (ALEP 2013)*

The application was assessed against the following relevant clauses of the *Ashfield Local Environmental Plan 2013*:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 6.1 - Earthworks

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B6 Enterprise Corridor under the *ALEP 2013*. The *ALEP 2013* defines the development as:

centre-based child care facility means—

(a) *a building or place used for the education and care of children that provides any one or more of the following—*

- (i) *long day care,*
- (ii) *occasional child care,*
- (iii) *out-of-school-hours care (including vacation care),*
- (iv) *preschool care, or*

(b) *an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),*

Note. *An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided. but does not include—*

(c) *a building or place used for home-based child care or school-based child care, or*

(d) *an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or*

(e) *a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or*

(f) *a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or*

(g) *a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or*

(h) *a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.*

The development is permitted with consent within the land use table. The development is / is not consistent with the objectives of the B6 – Enterprise Corridor zone.

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

Standard	Proposal	non compliance	Complies
Height of Building Maximum permissible: 13m	12m	N/A	Yes
Floor Space Ratio Maximum permissible: 1.50:1 or 1,136.55m ²	1.15:1:1 or 871.6m ²	N/A	Yes

(ii) Clause 6.1 – Earthworks

Clause 6.2 of ALEP 2013 requires the consent authority to have regard to certain matters where earthworks that require development consent are proposed.

The development includes excavation for a basement level, which subject to conditions included in the recommendation, is unlikely to have a detrimental impact on environmental functions or processes, neighbouring sites, cultural or heritage items or features of the surrounding land.

5(b) Draft Environmental Planning Instruments

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

- State Environmental Planning Policy No. 55—Remediation of Land

The amended provisions contained in the draft SEPP are not relevant to the assessment of the application. Accordingly, the development is considered acceptable.

5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 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 IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

IWCDCP2016	Compliance
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
4 - Solar Access and Overshadowing	Yes
5 - Landscaping	Yes
6 - Safety by Design	Yes
7 - Access and Mobility	Yes
8 - Parking	No – see discussion
10 - Signs and Advertising Structures	To form part of a separate application. No signage requested as part of current application.
15 - Stormwater Management	Yes
B – Public Domain	
C – Sustainability	
1 – Building Sustainability	Yes
2 – Water Sensitive Urban Design	Yes
3 – Waste and Recycling Design & Management Standards	Yes
6 – Tree Replacement and New Tree Planting	Yes – Conditioned
D – Precinct Guidelines	
Part 7 Enterprise Zone (B6) – Hurlstone Park	Yes – see discussion
F – Development Category Guidelines	
8 – Child Care Centres	Yes – see discussion

The following provides discussion of the relevant issues:

Chapter A – Solar Access and Overshadowing

Given the site is bounded by Watkin Street to the south and Canterbury Road to the east, the majority of shadows cast by the proposal will fall on these roads. The shadow diagrams demonstrate that the proposal will maintain adequate solar access to neighbouring properties.

Chapter A - Parking

General

The application is supported by a Traffic Impact Assessment Report which concludes that the proposal will not result in any unreasonable impacts on the local road network. The report notes that the intersection of Canterbury Road / Watkins Street will continue to operate at similar levels of current service.

The report was reviewed by Council's engineers and no objections were raised subject to the imposition of recommended conditions of consent.

Car Parking

The IWC DCP requires 1 space per 4 children for childcare centres. In this instance 88 children are proposed to attend the site and as such 22 parking spaces are required. Of these 22 spaces 10 are to be dedicated to staff parking and 12 are to be dedicated for visitor parking.

A review of 4 of the proposed staff parking spaces (number 6 to 9) has highlighted a request for mechanical stacked parking. This request has been reviewed by Council and is not supported due to insufficient information. The current application has failed to provide required details on the proposed car parking stacking system to enable a detailed assessment. In particular concerns are raised that the basement has not been designed to accommodate a car parking stacking system, with the basement proposed to accommodate floor to floor heights of 3.1m. Any car parking stacking system is anticipated to require a minimum pit depth of 1.8 – 2m and a clearance (head height) of 3.3m (as seen within figure 2 below). At this time these dimensions or any other documentation to support stacked car parking has not been provided to Council, as such a condition requiring the deletion of the stacker car parking is recommended.

The imposition of the condition requiring the deletion of the stacker car parking spaces, results in the development having a short fall in parking by two spaces, resulting in a total on site parking rate of 20 spaces. This variation is considered to be minor and acceptable, given the sites location within a commercial centre and proximity to Hurlstone Park rail line (roughly 650m away). A condition requiring the provision of 10 staff parking spaces and 10 visitor parking spaces is recommended for the consent and the proposed 2 space variation recommended for support.

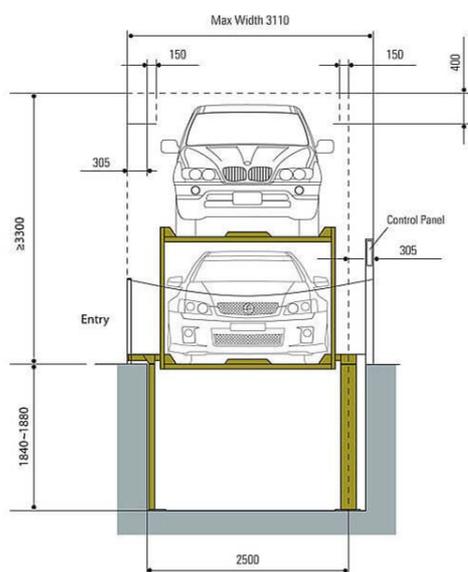


Figure 2: Estimate dimensions for stacked parking system

Bicycle Parking

The DCP requires 1 bicycle space per 4 employees of childcare centres.

The proposal provides 4 bicycle spaces on basement level 1. It is assumed that these spaces are for the proposed 16 staff which complies with the requirements of the DCP.

Chapter C – Waste

The provided waste management plan has been reviewed by Council’s Resource Recovery Team who outlined that the proposed waste storage areas and rate of collection is sufficient

and compliant with DCP controls. The development is to have collection occur 2 x a week on-site (within the basement), by a private contractor with a truck measuring 6.4m long with a clearance height of 2.1m. The proposed on-site collection method is supported by swept path diagrams which show that the truck is able to enter the basement in a forward direction, reverse within the basement up to car parking space 17 (visitor), collect the waste and then exist the basement in a forward direction. This is outlined within figure 3 below, swept path diagrams provided by applicant. This method of collection is acceptable and ensures minimal impacts on neighbouring residents. To ensure that waste collection does not interfere with residents amenity and operation of the centre, waste collection hours are recommended to be undertaken between 10:00am to 8:00pm.

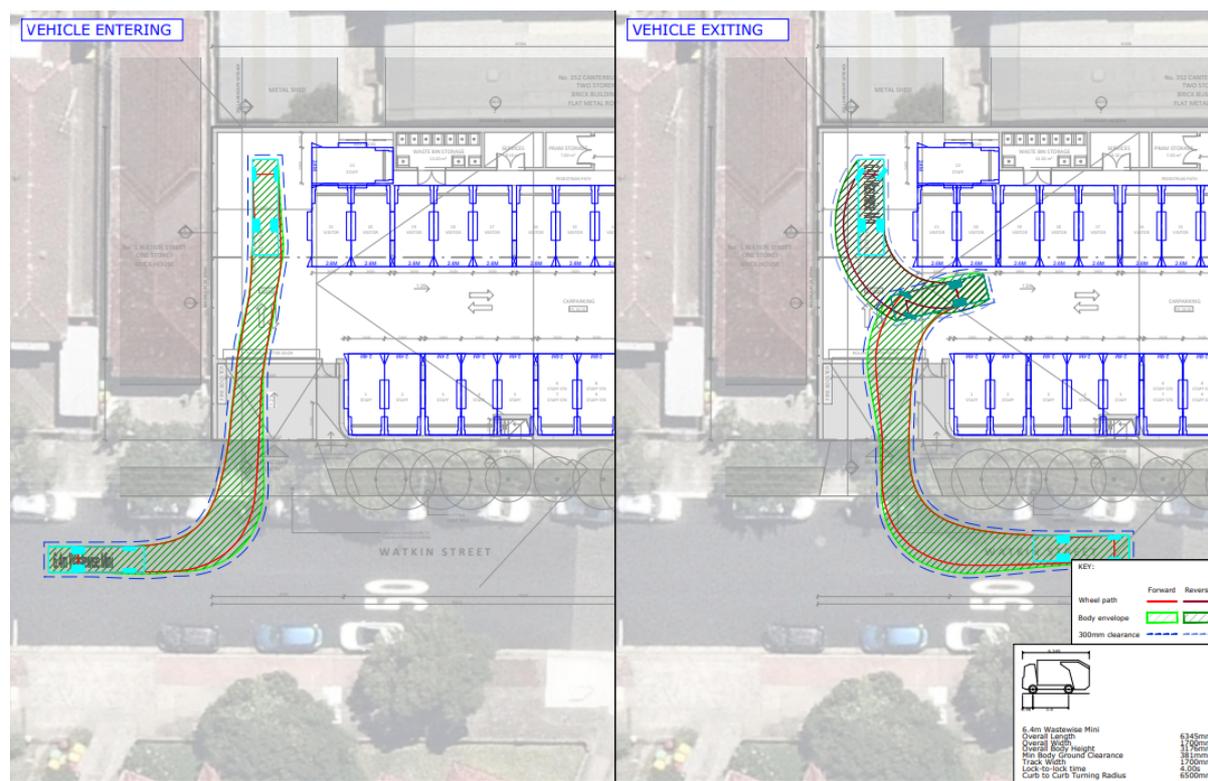


Figure 3: Swept Path diagrams for waste collection

Chapter D - Precinct Guidelines

The site is located within the Enterprise Zone (B6) – Hurlstone Park precinct and as such the controls in Part 7 Chapter D of the DCP are applicable.

The proposal has been designed generally in accordance with Map 2 in Part 7 Chapter D of the DCP (see Figure 4 below) in that it is 3-storeys in height, has its massing located towards Canterbury Road, maintains substantial separation to the low-scale residential uses at the rear and has nil side setbacks.

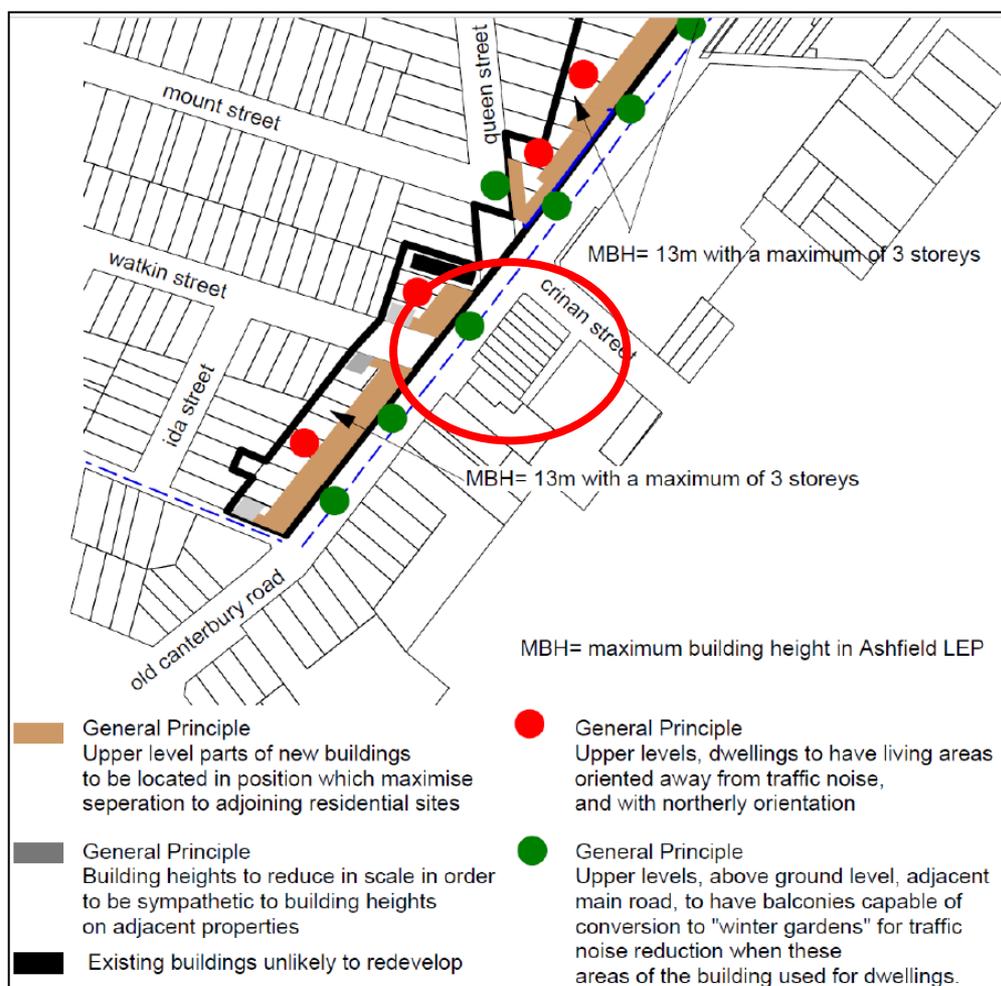


Figure 4: Map 2 from Chapter D of DCP.

The proposal results in a variation to clause DS4.5 of the DCP, which requires a 3m wide deep landscaped buffer zone to be included along the rear boundary adjacent to the low-density residential dwellings to the west. In this instance the applicant has designed a 2m wide landscape buffer zone relating to the ground floor of the childcare centre. The land slopes from Canterbury Road to the west (rear). Due to the slope of the land the ground level outdoor play area at the rear of the building which is associated with the childcare centre is raised up to 2.7m above ground level (measured to top of planter box). This rear raised ground level portion of the building provides a transition in height from the proposed 3-storey element to the neighbouring single storey dwelling to the west generally in accordance with the intent of Figure 3 in Part 7 Chapter D of the DCP (see Figure 5 below). This building height combined with the proposed 2m wide planter box and 2.5m acoustic fencing provides the intended separation and visual privacy to neighbours, ensuring that children and patrons of the childcare centre are unable to walk to the boundary of the site and view into neighbouring POS or living areas.

The site immediately adjoining this transition is 1 Watkin Street, which does not have any existing windows within the eastern elevation adjoining the western boundary of the subject site (see figure 6 for details). As such impacts of bulk/scale from the proposed 2.7m wall on the western boundary of the subject site are expected to be minimal and the proposed transition acceptable.

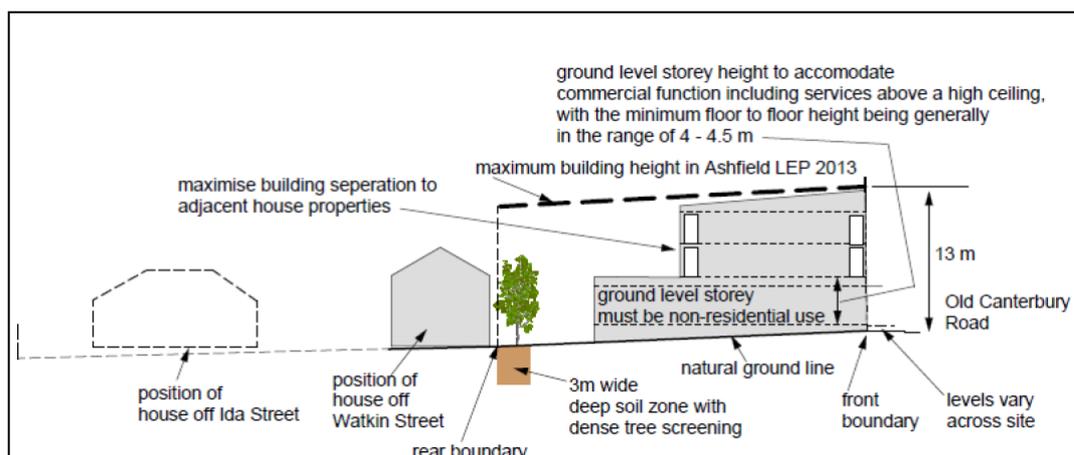


Figure 5: Extract of Figure 3 in Chapter D of the DCP.



Figure 6: Eastern elevation (facing subject site) of neighbouring dwelling at No. 1 Watkin Street.

In accordance with DS5.1 of this part of the DCP, the proposal has an active frontage oriented towards Canterbury Road at ground level. It is noted that the northern corner of Canterbury Road (where it adjoins 352 Canterbury Road) contains a blank façade which relates to the fire stairs of the childcare centre. It is considered that there is opportunity to introduce some public art on this prominent portion of the building to promote active visual engagement to the street. The art must not be for the purposes of business identification, or advertising and will be subject to Council's approval. A condition of consent to this effect has been recommended.

In accordance with DS8.1 of this part of the DCP, 50% of the ground level must be used for business uses. Although the childcare centre is not defined as a 'business premises' in accordance with the definition in the LEP, it is clearly non-residential and meets the intention of this part of the plan in that it 'maximize[s] employment and commercial space', addressing the objectives of the B6 Enterprise Corridor Zone.

The proposal achieves the minimum required 3.3m ground level ceiling heights.

The proposal has been designed generally in accordance with the relevant requirements of Part 7 Chapter D of the DCP and achieves the purposes of the precinct.

Chapter F – Childcare Centres

The proposed childcare centre has a capacity of 88 children, a maximum of 16 staff, and is proposed to have operating hours of 6:30am – 6:30pm, Monday to Friday. Council has reviewed these hours of operation and raises concerns with the potential acoustic amenity impacts on neighbours. As such it is recommended that the hours of operation be restricted to 7:00am – 6:00pm Monday to Friday. Such hours are considered to be more traditional operation times and will ensure sufficient amenity for neighbours.

The following shows the maximum number of children in each age bracket:

- 0-2 years - 24 children
- 2-3 years - 30 children
- 3-5 years - 34 children

22 car spaces are provided in basement level 1 which is accessed from Watkin Street. 12 of the car spaces are pick up/drop off spaces.

The childcare centre is accessed from basement level 1 via a dedicated childcare centre lift. The childcare centre is accessed at ground level via the dedicated entrance fronting Canterbury Road. No pedestrian access is provided from Watkin Street.

The childcare centre includes 6 main rooms, with children separated based on age bracket. The centre also includes ancillary rooms including a nappy change room, cot room, laundry, toilet, storage rooms, staff room, staff bathroom, kitchen, and reception area.

The childcare centre includes outdoor play areas above the basement level to the rear of the site.

DS1.4 requires child Care Centres not to be located on heavily trafficked roads unless they are sited and designed to be protected from air pollution, noise and other impacts from the road. Although the site is located on a heavily trafficked road, it has been sited and designed to be orientated away from Canterbury Road and towards the 'quiet' western and southern sides of the site. Council has previously requested an Air Quality Report be prepared (under DA10.2019.107) to investigate the pollutant levels at the proposed location of the childcare centre due to vehicle emissions from road traffic along Canterbury Road. The report concluded that concentrations of pollutants at the most affected part of the site, associated with road traffic emissions, are predicted to comply with the relevant criteria within the NSW EPA guidelines. As such, the modelling and assessment of potential air quality impacts in this report indicate that the proposed site is a satisfactory location for a childcare centre.

An Acoustic Impact Assessment was also provided by the applicant which adequately demonstrated that the childcare centre will be adequately protected from noise generated by Canterbury Road.

In accordance with DS5.1, the childcare centres outdoor play area is not located near any neighbouring bedroom or living room windows. The neighbouring property to the west (No. 1 Watkin Street) has no windows facing the subject site. Furthermore, screen fencing and landscaping has been incorporated as a privacy control measure.

The proposed childcare centre has been designed generally in accordance with the requirements of Part 8 Chapter F of the DCP.

Basement Break Away Wall to 352 Canterbury Road

A review of the proposed basement plans has highlighted notation to the creation of a right of carriageway to Lot 34. This right of carriageway is believed to be intended to provide vehicular access to the neighbouring 352 Canterbury Road, should they choose to re-develop in the future. In this instance 352 Canterbury Road is not isolated but is reliant on Canterbury Road for vehicular access. To ensure the efficiency and operation of Canterbury Road is not impacted should 352 re-develop Council has conditioned that a breakaway wall within the basement's northern boundary (shared with 352 Canterbury Road) be created. This breakaway wall is to be designed to accommodate an opening of 6.2m and clearance height of 2.4m.

5(e) 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(f) 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(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 21 days to surrounding properties. 11 submissions were received in response to the initial notification.

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Privacy Impacts

Comment: The proposed outdoor play areas are each surrounded by 2.5m or 1.5m high acoustic barriers/fences. These barriers/fences combined with the proposed setbacks of the outdoor areas ensure minimal opportunities for overlooking. The proposal has been appropriately designed to ensure minimal opportunities for sightlines and is recommended for approval.

Issue: Acoustic Impacts

Comment: The proposal is supported by an acoustic report which has reviewed the potential impacts from the centre operation and provided recommendations to minimise such impacts. This has been reviewed by Council's Environmental Health Team who outlined that the provided report and recommendations were sufficient, subject to suitable conditions of consent. These conditions are recommended for the consent. The proposal is not expected to give rise to significant acoustic impacts.

Issue: Traffic and Parking Impacts

Comment: The proposed is accompanied by a traffic and parking assessment report which reviewed the potential impacts of the development on the locality. This report has been reviewed by Council's Development Engineers who considered the proposal to be acceptable. The proposed traffic generation will

not significantly impact the locality. An assessment on the proposed parking arrangements has also been undertaken above. This assessment has determined that the proposal results in short fall in the required parking spaces by a rate of 2 spaces. This rate of deficiency is considered to be minor and acceptable given the locality of the site and proximity to public transport.

Issue: Air Quality Assessment

Comment: The air quality of the location has been reviewed/assessed under a previous application which also sought a child care centre. This report concluded that the air quality was suitable for the proposed use as a child care centre.

Issue: Privacy Impacts

Comment: The proposed outdoor play areas are each surrounded by 2.5m or 1.5m high acoustic barriers/fences. These barriers/fences combined with the proposed setbacks of the outdoor areas ensure minimal opportunities for overlooking. The proposal has been appropriately designed to ensure minimal opportunities for sightlines and is recommended for approval.

Issue: Loss of Visual Outlook

Comment: The proposed development has been generally designed in accordance with the current planning requirements, being compliant with height, FSR and building massing. Any loss of visual outlook is unavoidable given the circumstances of the case. The proposed development has been appropriately designed to allow for the future re-development of 352 Canterbury Road and reflects a building size and scale permitted within the locality under current planning controls.

Issue: Damage to neighbouring sites

Comment: Appropriate conditions regarding the preparation of a geotechnical report and dilapidation reports for neighbouring sites is recommended for the consent. These conditions are expected to ensure minimal disruption to neighbouring sites during construction of the subject site.

Issue: Light Reflectivity

Comment: Appropriate conditions regarding material finishes is recommended for the consent, these conditions along with other construction requirements will ensure minimal light reflectivity to neighbouring premises.

Issue: Hours of operation

Comment: The proposed hours of operation have been recommended to be reduced in order to lessen any impacts on neighbouring sites. See assessment above for details.

Issue: In-consistent with R2 – Low Density Residential zoning

Comment: The proposed development has been generally designed in accordance with the current planning requirements, being compliant with height, FSR and building massing. The proposed development has been appropriately designed to allow for the future re-development of 352 Canterbury Road and reflects a building size and scale permitted within the locality under current planning controls. The proposal provides an appropriate transition to the R2 low density residential zone.

Issue: Floor Space Ratio / Excessive height and scale

Comment: The proposal has been assessed against the relevant provisions of the ALEP and the definition of FSR. The proposal is compliant with the maximum FSR of the site. The proposal is also compliant with the maximum height limit and building form controls for the locality.

Issue: Loss of Solar Access

Comment: Given the site is bounded by Watkin Street to the south and Canterbury Road to the east, the majority of shadows cast by the proposal will fall on these roads. The shadow diagrams demonstrate that the proposal will maintain adequate solar access to neighbouring properties.

Issue: No retail space proposed

Comment: The proposal is for a centre based childcare centre (a permissible use) and is a separate application from the previous development consent. As such there is no requirement for a retail or business premises to be designed into the development.

Issue: Outdoor play times

Comment: The proposed outdoor play times have been conditioned to be between 9:00am and before 4:00pm. Children are not permitted within the outdoor areas beyond these times.

Issue: Construction Noise and Impacts

Comment: Appropriate conditions regarding construction hours and management are recommended for the consent. These conditions are expected to protect and maintain residents amenity.

Issue: Waste Collection

Comment: See assessment section above.

Issue: Loss of heritage worthy building

Comment: The buildings proposed to be demolished are not listed as heritage items or being within a heritage conservation area under the ALEP 2013. A site inspection of these buildings has not identified any significant features which would warrant the imposition of a heritage item order.

Issue: Floor Space Ratio / Excessive height and scale

Comment: The proposal has been assessed against the relevant provisions of the ALEP and the definition of FSR. The proposal is compliant with the maximum FSR of the site. The proposal is also compliant with the maximum height limit and building form controls for the locality.

5(h) 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 proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

- Development Engineering – No objection subject to suitable conditions of consent.
- Environmental Health - No objection subject to suitable conditions of consent.
- Building Certification - No objection subject to suitable conditions of consent.
- Urban Forests - No objection subject to suitable conditions of consent.
- Resource Recovery - No objection subject to suitable conditions of consent.

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

- Transport for NSW - No objection subject to suitable conditions of consent.
- Department of Education - No objection to the proposal and no conditions of consent recommended at this time.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are 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 \$196,018.68 would be required for the development under Ashfield Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

The contribution is based on 871sqm of 'commercial gross floor area' (childcare centre).

The existing dwelling house on No. 356, and the 212sqm of commercial gross floor area of the existing building at No. 354 has also be applied as a credit.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development will not result in any significant impacts on the amenity of the adjoining premises/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. DA/2021/0861 for Construction of three storey 94 place childcare centre with semi basement parking. at 356 Canterbury Road HURLSTONE PARK NSW 2193 subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. 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
A02.01 Issue A	Site Plan / Demolition Plan and Fence Diagram	27/08/2021	Art Made Architects
A3.01 Issue B	Basement Floor Plan	23/12/2021	Art Made Architects
A3.02 Issue B	Ground Floor Plan	23/12/2021	Art Made Architects
A3.03 Issue B	Level One Floor Plan	23/12/2021	Art Made Architects
A3.04 Issue B	Level Two Floor Plan	23/12/2021	Art Made Architects
A4.01 Issue B	External Elevations - Sheet 1	23/12/2021	Art Made Architects
A4.02 Issue B	External Elevations - Sheet 2	23/12/2021	Art Made Architects
A5.01 Issue B	Sections & Fence Details	23/12/2021	Art Made Architects
Report 3819 Rev E	Operational Waste Management Plan	21/01/2022	Elephants Foot Company
-	Child Care Centre Plan of Management	15/09/2021	-
Page 1/3	Concept Plan - Ground Floor	August 2021	Edible Kids Gardens
Page 2/3	Concept Plan - 1st Floor	August 2021	Edible Kids Gardens
Page 3/3	Concept Plan - 2nd Floor	August 2021	Edible Kids Gardens

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

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

- a. The proposed car stackers are to be deleted. No car stackers are approved by this consent.
- b. The approved landscape plan and plan of management is to be updated to reflect the conditions of consent and approved architectural plans.

FEES

3. Tree Planting Fees

Prior to any demolition works or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must be provided with written evidence that a financial contribution fee has been paid to Council to support a public tree planting in lieu of a site or street replacement tree planting.

Financial Contribution Fee:	\$1,750.30	Year 2021/2022
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Council is to plant one new tree, species and location to be chosen by Council's Public Tree Coordinator, from 45 - 47 litre size stock and including a 12 months maintenance program.

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000).

The amount nominated is only current for the financial year in which the initial 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

4. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the 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:	\$40,000.00
Inspection Fee:	\$241.50

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 initial 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.

5. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$196,018.68 indexed in accordance with Ashfield Development Contributions Plan/ Developer Contributions Plan No.1 – Open Space

and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005) has been paid to the Council.

The above contribution is the contribution applicable as at 10 February 2022.

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

The contribution payable has been calculated in accordance with the CP and relates to the following public amenities and/or services and in the following amounts:

Community Infrastructure Type:	Contribution \$
Local Roads	\$5,717.87
Local Public Transport Facilities	\$4,425.41
Local Public Car Parking	-
Local Open Space and Recreation	\$177,926.76
Local Community Facilities	- \$883.54
Plan Preparation and Administration	\$8,832.18
TOTAL	\$196,018.68

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000)*. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

*NB A 0.75% credit card transaction fee applies to all credit card transactions.

6. 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.

GENERAL CONDITIONS**7. Noise – Consultant’s Recommendations**

The recommendations contained in the acoustic report prepared by Rodney Stevens Acoustic Consultants, reference Report 210425R1 Revision 2 dated 3 September 2021 must be implemented, including the following:

- a. 6.1 Outdoor Play Areas
- b. 6.2 Indoor Area
- c. 6.3 Acoustic Barrier Details
- d. 6.4 Car Park Noise Control Measures

8. Hazardous Materials Survey

Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material 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.

9. 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.

Any public tree within five (5) metres of the development must be protected in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council’s Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent throughout the development:

Tree No.	Botanical/Common Name	Location
1	<i>Cupressus</i> sp. (conifer)	Watkin Street
2	<i>Cupressus</i> sp. (conifer)	Watkin Street
3	<i>Cupressus</i> sp. (conifer)	Watkin Street
4	<i>Cupressus</i> sp. (conifer)	Watkin Street
5	<i>Cupressus</i> sp. (conifer)	Watkin Street
6	<i>Cupressus</i> sp. (conifer)	Watkin Street
7	<i>Cupressus</i> sp. (conifer)	Watkin Street

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed.

10. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

11. Works to Trees

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
<i>Murraya paniculata</i> (Orange Jessamine) Watkin Street	Remove
<i>Murraya paniculata</i> (Orange Jessamine) Watkin Street	Remove

The removal of any street tree approved by Council must include complete stump removal (to a minimum depth of 400mm) and the temporary reinstatement of levels and lawn so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the tree/s removal.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

12. 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.

13. 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.

14. Rock Anchors

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

15. Car Parking

The development must provide and maintain within the site:

- a. 20 car parking spaces must be paved and line marked;
- b. 1 car parking spaces, for persons with a disability must be provided and marked as disabled car parking spaces;
- c. 10 visitor/drop off and pick up car parking spaces must be provided and marked as visitor car parking spaces.
- d. 10 staff car parking spaces must be provided
- e. 4 Bicycle storage capacity within the site

16. 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 relevant Development Control Plan.

17. 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.

18. 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.

19. 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.

20. Works Outside the Property Boundary

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

21. Break Through Panels and Right of Way – 352 Canterbury Road

- a) Provision shall be made for connection into the adjoining property at No. 352 Canterbury Road, Hurlstone Park being Lot 23 DP1061215 within the northern boundary of wall of the approved basement to allow for possible future access between the sites and sharing of driveways.
- b) The break through panels must be shown on the construction drawings, and related by accurate dimensions to the building grids. The building grids must be accurately dimensioned in two directions to at least two boundary corners of the site. The upper and lower limits of the break through panels must be clearly annotated on the construction drawings with levels related to Australian Height Datum (AHD), and a benchmark with an AHD value shown on the plans.
- c) The dimensions and location of the break through panels must be:
 - (i) Minimum 6.2m length x minimum 2.4mm height across the full length of the break through panel at Basement Floor Level
- d) The bottom of the breakthrough panels must be flush with the adjacent floor slab across the full length of the breakthrough panels.
- e) Details demonstrating compliance with the above requirements shall be submitted to the PCA prior to the issue of a Construction Certificate.
- f) Pursuant to the provisions of Section 88B of the *Conveyancing Act 1919*, a Right-Of-Carriageway for possible future access between the sites via driveway and the break through panels shall be created and registered with LPI over 354-356 Canterbury Road, Hurlstone Park in favour of 352 Canterbury Road, Hurlstone Park. Proof of the required Right-Of-Carriageway being registered at Land & Property Information shall be provided prior to the issue of a occupation certificate.

22. Child Care Centre Capacity

The childcare centre has a maximum capacity of 88 children and 16 staff members. The age of children attending the site must comply with the following age bracket breakdown:

- 0-2 years - 24 children
- 2-3 years - 30 children
- 3-5 years - 34 children

23. Outdoor Play Areas

The outdoor play areas of the child care centre may only be used between 9:00am and 4:00pm Monday to Friday. The approved plan of management is to be amended to reflect this requirement.

24. Transport for NSW - Conditions

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with and/or is to be satisfied that the proposal complies with the following Transport for NSW conditions of consent:

1. All buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Canterbury Road boundary.
2. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001. The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au. If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.
3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Canterbury Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued. All demolition and construction vehicles are to access the site via Watkin Street. A construction zone will not be permitted on Canterbury Road.
4. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRoads. In this regard, a plan shall be submitted to PCA for approval, which shows that the proposed development complies with this requirement.
5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

PRIOR TO ANY DEMOLITION**25. Hoardings**

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

26. Construction Traffic Management Plan – Detailed

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 Transport for NSW 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.

27. Resource Recovery and Waste Management Plan - Demolition and Construction

Prior to any demolition works, the Certifying Authority must be provided with a Resource Recovery and Waste Management Plan - Demolition and Construction that includes details of materials that will be excavated and their proposed destination or reuse.

28. 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.

29. Advising Neighbours 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.

30. 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.

PRIOR TO CONSTRUCTION CERTIFICATE

31. Food Premises – Odour Emission Control

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that emission control equipment has been provided in the mechanical exhaust system that effectively minimises the emission of odours, vapours and oils.

32. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997* and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

33. 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.

34. Stormwater Drainage System – Major Developments

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) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the design of the site drainage system complies with the following specific requirements:

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing Nos. C01 to C09 (7 sheets) prepared by Greenview Consulting and dated 21 January 2022, as amended to comply with the following;
- b. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank by gravity directly to Council's piped drainage system via the OSD/OSR tanks;
- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for the pump-out of subsurface flows and surface flows from the driveway from the basement;

- e. The Drainage Plan must detail the proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. 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;
- g. Pipe systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- h. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks;
- i. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- j. Details of the 1 in 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided;
- k. As there is no overland flow/flood path available from the rear, any overland flows from the adjacent property must be captured to convey the 100 year Average Recurrence Interval flow from the contributing catchment;
- l. A pump-out system for drainage of surface flows from the basement ramp is permitted for the basement area only and must be designed in accordance with the following criteria:
 - 1. Comply with all relevant Australian Standards;
 - 2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;
 - 3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
 - 4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the one-hour duration, 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
 - 5. The pump system must be discharged to the OSD storage tank;
 - 6. Subsurface flows must be collected at the point of ingress to the basement i.e. at the basement walls;
 - 7. The subsurface drainage system must have sufficient capacity to collect and convey all surface flows to the pump out system; and
 - 8. Inlet pits and drains for subsurface drainage must be designed to minimise potential for pollutants from cars or other sources to enter the subsurface drainage system. e.g. isolate any subsurface drains at boundary walls, inspection pits with solid covers, etc.
- m. The design must make provision for the natural flow of stormwater runoff from adjacent properties;
- n. 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;
- o. No nuisance or concentration of flows to other properties;
- p. A silt arrestor pit must be installed inside the property, adjacent to the boundary, for the stormwater outlet;
- q. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets;

r.

Pollutant	Baseline Pollution (kg/ha/yr)	Annual Load	Retention Criteria
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500		90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900		85% reduction of average annual load
Total Phosphorous	2		65% reduction of average annual load
Total Nitrogen	15		45% reduction of average annual load
Hydrocarbons (Oil and Grease)			90% reduction of average annual load – no visible discharge
Toxicants			100% containment of toxicants

- s. A water balance model must be submitted to accompany the water re-use proposal;
- t. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets; and
- u. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken.

35. Structural and Geotechnical Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The report and plans must be prepared/ amended to make provision for the following:

- a. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure;
- b. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years;
- c. All components of the basement, including footings, must be located entirely within the property boundary;
- d. No adverse impact on surrounding properties including Council's footpath and road;
- e. The existing subsurface flow regime in the vicinity of the development must not be significantly altered as a result of the development;
- f. Recommendations regarding the method of excavation and construction, vibration emissions and identifying risks to existing structures or those on adjoining or nearby property; and
- g. Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.

36. 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 who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) 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 (if damaged), street trees, 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/industrial duty vehicular crossing and removal of any redundant vehicular crossing to the site;
- c. New concrete footpath and kerb and gutter (if damaged) along the frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determined by the Council Engineer;
- d. 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.
- e. The existing Council drainage system must be extended by an appropriately sized pipeline (minimum 375mm diameter) to the frontage of the site, where a kerb inlet pit (minimum 2.4 m lintel) must be installed;
The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event. Pipes must be Class 4 Steel Reinforced Concrete Pipe or approved equivalent and Pits must be cast in-situ. Plans, longsections and details must be provided including location of utility services; and
Connection of the private drainage system to Council's piped drainage system must be at a stormwater drainage pit at a level 300mm above the invert of the outgoing pipe.

All works must be completed prior to the issue of an Occupation Certificate.

37. Enclosure of Fire Hydrant

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

38. 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 13 20 92

39. 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.

40. Consolidation of Lots

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the separate lots comprising the development have been consolidated into one lot and under one title and registered at NSW Land Registry Services.

41. Green Roofs, Walls and Facades Report

Prior to the issue of Construction Certificate, the Certifying Authority is to be provided with a report prepared by a suitably qualified person demonstrating that the proposed landscape plan and details of any green roofs, wall and facades are consistent with [Inner West Councils Green Roof, Walls and Facades Technical Guidelines](#) including but not limited to using species selected from the suggested species list, water proofing and drainage.

DURING DEMOLITION AND CONSTRUCTION

42. 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.

43. Tree Protection

To protect the following tree/s, trunk protection must be installed prior to any works commencing in accordance with Council's *Development Fact Sheet—Trees on Development Sites*:

Tree No.	Botanical/Common Name/Location
1 - 7	<i>Cupressus</i> sp. (conifer) Watkin Street

44. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
1 - 7 <i>Cupressus</i> sp. (conifer) Watkin Street	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures.

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

45. Documentation of Demolition and Construction Waste

All waste dockets from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

46. 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:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 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.

47. 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.

PRIOR TO OCCUPATION CERTIFICATE**48. Noise – Acoustic Report**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of *the Protection of the Environment Operations Act 1997*, NSW Environment Protection Authority's Noise Policy for Industry and Noise Control Manual and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

49. Food Premises Grease Trap – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Principal Certifier 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.

50. Project Arborist Certification

Prior to the issue of an Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

51. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier 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 at the vehicular access location;
- b. Any redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath across the frontage of the site must be reconstructed; and
- d. 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".

52. 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.

53. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

54. Undergrounding Power – Major development

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any existing overhead power cables along the street frontage of the site have been relocated underground with appropriate street lighting and new steel standard poles. The street lighting must be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet the lighting category required by Council and RMS. In addition the design must also comply with AS4282 to ensure that no injury is caused to the amenity of the surrounding area by light overspill or obtrusive light.

55. Parking Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) 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. A notice has been clearly displayed at the Canterbury Road frontage to indicate that visitor parking is available within the property with access from Watkin Street; and
- c. Signs 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.

56. Public Domain - Major Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with the works-as-executed plan(s), certified by a Registered Surveyor, that show the as built details in comparison to those shown on the plans approved with the public domain and Roadworks Permit with all relevant levels and details indicated must be marked in red on a copy of the Council stamped plans.

57. Dilapidation Report – Post-Development

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey, structural condition and CCTV inspections 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.

58. Stormwater Drainage and Road Works – Certification

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that:

- a. All works required to be undertaken on public roads must be designed and constructed in accordance with Council's approved plans;
- b. Video inspection (CCTV) in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia has been carried out of completed stormwater drainage works that are to revert to Council by an accredited operator; and
- c. Full works-as-executed plans in PDF and CAD format (dwg or dxf files), prepared and signed by a Registered Surveyor have been submitted to Council.

59. 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 suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that:

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD/OSR system commissioned and stormwater quality improvement devices and any pumps installed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plans 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.

60. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifier 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 devices and pumps. 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; and
- b. The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

61. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a. Restrictions on the Use of Land related to on Site Stormwater Detention System and stormwater quality improvement devices;
- b. Positive Covenant related to on-site stormwater detention and/or retention system; and
- c. Positive Covenant related to stormwater quality improvement devices.

The wording in the Instrument must be in accordance with Councils Standard wording.

62. Basement/Retaining Wall Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards.

63. 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*.

64. Verification and Maintenance of Green Roofs, Walls and Facades Works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority is to be provided with written evidence demonstrating that the works have been carried out in accordance with the Green Roofs, Walls and Facades Report that was submitted at Construction Certificate Stage and a maintenance plan that is consistent with the [Inner West Councils Green Roof, Walls and Facades Technical Guidelines](#).

65. Public Art

Public art must be included on the ground level in the location specified on the approved plans (wall adjacent to 352 Canterbury Road) to promote active visual engagement between to the street. The art must not be for the purposes of business identification or advertising. The art is recommended to be commissioned through Council's Perfect Match Program.

The content of the artwork must be specified and installed to Councils satisfaction prior to the issue of any Occupation Certificate.

ON-GOING

66. 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.

67. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 10:00am 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 be collected from within the basement on-site.

68. Tree Establishment

The tree/s planted as part of this consent is/are to be maintained in a healthy and vigorous condition for 12 months from the issue of an Occupation Certificate. If any of the tree/s is/are found faulty, damaged, dying or dead within 12 months of the issue of an Occupation Certificate it/they must be replaced with the same species within one (1) month (up to 3 occurrences).

69. Operation and Management Plan

The Operation and Management Plan for the on-site detention and/or on-site retention/re-use and stormwater quality improvement devices and Pump facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

70. Vehicles Leaving the Site

All vehicles must enter and exit the site in a forward direction.

71. Loading/unloading on site

All loading and unloading are to be conducted within the site at all times. Any designated loading bay/dock area is to remain available for loading/unloading purposes at all times. No storage of goods or parking of cars is to be carried out in these areas.

72. Bin Storage

All bins are to be stored within the site.

73. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

74. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Day	Hours
Monday to Friday	7:00am to 6:00pm

75. Green Roofs, Walls and Facades Establishment

The plantings within the Green Roofs, Walls and Facades as part of this consent are to be maintained in a healthy and vigorous condition for 12 Months from the issue of an Occupation Certificate. If any of the planting are found faulty, damaged, dying or dead within 12 months of the issue of an Occupation Certificate they must be replaced with the same species within one (1) month (up to 3 occurrences).

76. Plan of Management - Operation

The operation of the childcare centre 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.

ADVISORY NOTES**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*;
- b. *Cooling Tower / Warm Water System - Public Health Act 2010 and Public Health Regulation 2012*; and

Food Premises Certification

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

- 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*; and
- f. *Australian Standard AS 1668 Part 2 – 2012*.

Mechanical Ventilation System Certification

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

- 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.

Microbial Control – Certification

All cooling towers and warm water systems are to be operated and maintained in accordance with the following:

- a. *Public Health Act 2010*;
- b. *Public Health Regulation 2012*; and
- c. *Australian Standard AS/NZS 3666 – Air Handling and Water Systems of Buildings – Microbial Control, Parts 1, 2 & 3*.

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 Class A 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 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Consent of Adjoining property owners

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. 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 must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Tree Pruning or Removal (including root pruning/mapping)

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

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.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Permits

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 veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

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 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
A qualified practising Civil Engineer must certify on the completion of drainage works in respect of:
 - c. The soundness of the storage structure;
 - d. The capacity of the detention storage;
 - e. The emergency overflow system being in place;
 - f. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
 - g. 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;
 - h. Basement car park pumps are class one zone two; and
 - i. 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 devices (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.

Subsurface drainage pump-out systems

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater may be considered. An application for modification of development consent with supporting documentation must be submitted. Where this option is to be pursued dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

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.

Notice to Council to deliver Residential Bins

Council should be notified of bin requirements three months prior to the occupation of the building to ensure timely delivery.

Council will place an order for the required bins. Delivery will occur once the applicant has completed a Request for New Service.

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; or
- 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.

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; and
- 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.

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 Statement for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Statement 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.

Dial before you dig

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

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.

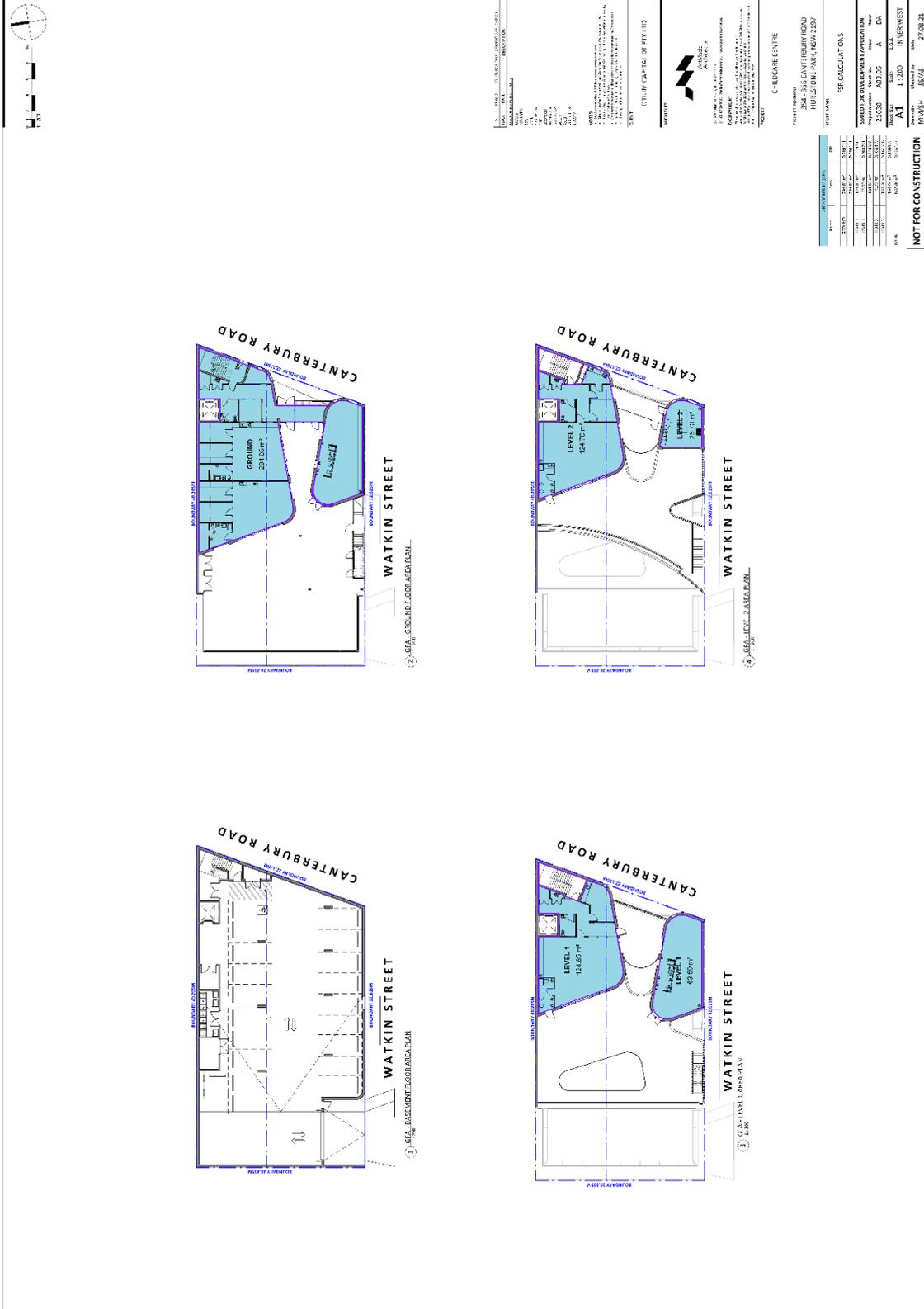
Useful Contacts

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 Corporation	131441 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

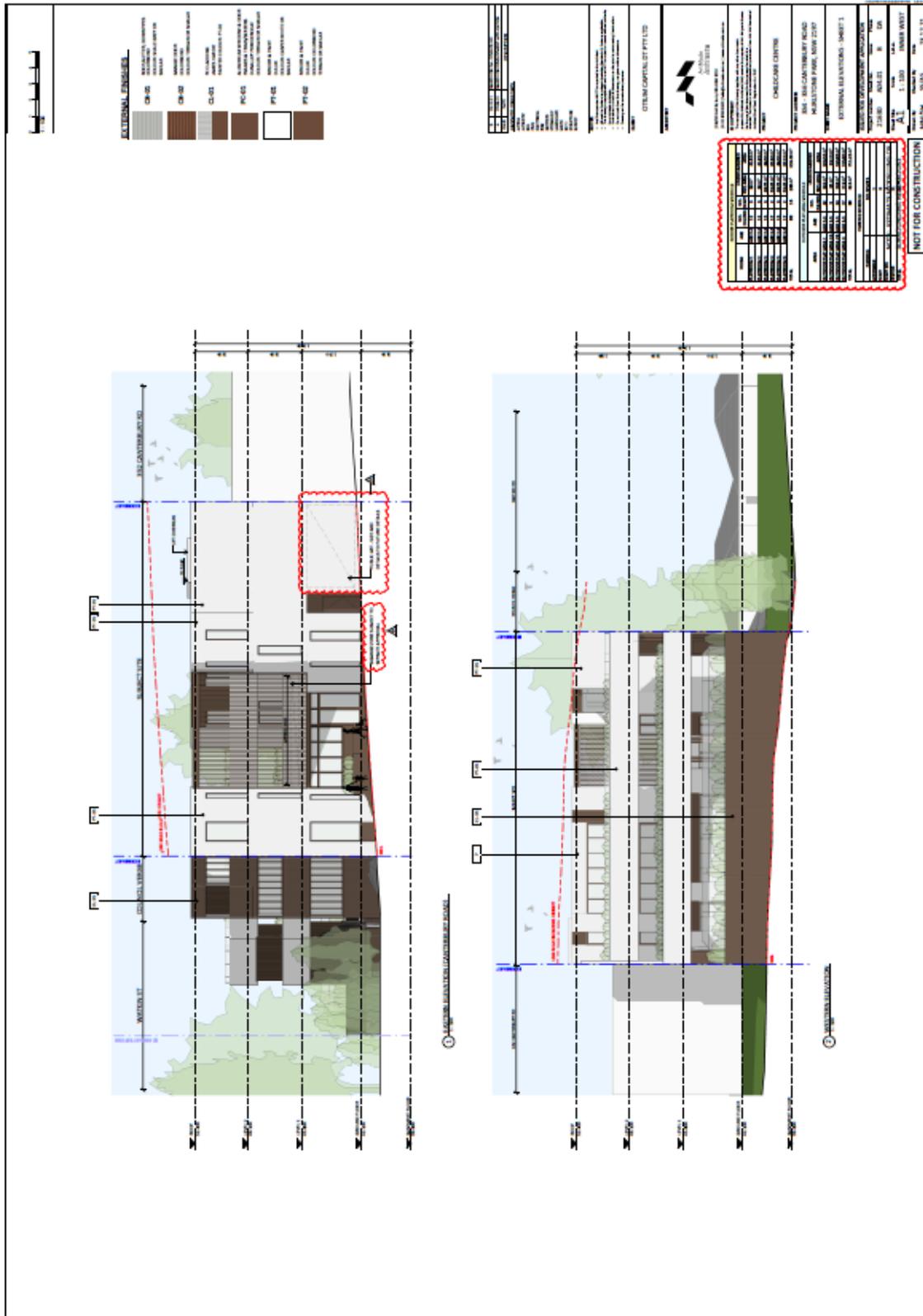
Waste Service - SITA www.sydneywater.com.au
1300 651 116
Environmental Solutions www.wasteservice.nsw.gov.au

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.



PROJECT ADDRESS: 15-17, 19-21, 23-25, 27-29, 31-33, 35-37, 39-41, 43-45, 47-49, 51-53, 55-57, 59-61, 63-65, 67-69, 71-73, 75-77, 79-81, 83-85, 87-89, 91-93, 95-97, 99-101, 103-105, 107-109, 111-113, 115-117, 119-121, 123-125, 127-129, 131-133, 135-137, 139-141, 143-145, 147-149, 151-153, 155-157, 159-161, 163-165, 167-169, 171-173, 175-177, 179-181, 183-185, 187-189, 191-193, 195-197, 199-201, 203-205, 207-209, 211-213, 215-217, 219-221, 223-225, 227-229, 231-233, 235-237, 239-241, 243-245, 247-249, 251-253, 255-257, 259-261, 263-265, 267-269, 271-273, 275-277, 279-281, 283-285, 287-289, 291-293, 295-297, 299-301, 303-305, 307-309, 311-313, 315-317, 319-321, 323-325, 327-329, 331-333, 335-337, 339-341, 343-345, 347-349, 351-353, 355-357, 359-361, 363-365, 367-369, 371-373, 375-377, 379-381, 383-385, 387-389, 391-393, 395-397, 399-401, 403-405, 407-409, 411-413, 415-417, 419-421, 423-425, 427-429, 431-433, 435-437, 439-441, 443-445, 447-449, 451-453, 455-457, 459-461, 463-465, 467-469, 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NO.	DATE	REVISIONS/DESCRIPTION OF CHANGES
1	20/08/21	ISSUED FOR CONSTRUCTION

NOTES:

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All materials are to be as specified in the schedule of materials.
- 3. All work is to be in accordance with the Australian Standards and relevant codes of practice.
- 4. All work is to be in accordance with the relevant local government requirements.
- 5. All work is to be in accordance with the relevant industry standards.

CLIENT: OTUM CAPITAL PTY LTD

ARCHITECT:

PROJECT: CHILDCARE CENTRE

PROJECT ADDRESS: 354 - 356 CANTERBURY ROAD HURLSTONE PARK, NSW 2157

SHEET NAME: VIEW FROM SUN

SCALE FOR ENVIRONMENT APPLICATION:

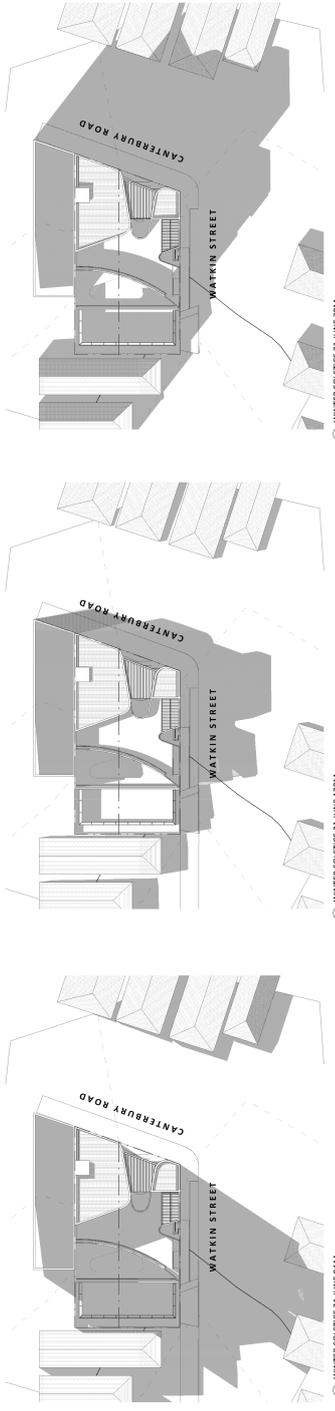
Project Number	Scale No.	Sheet	Plan
20/08/21	1	1	1

DATE: 20/08/21

NOT FOR CONSTRUCTION

NOTE: ESTIMATE MODELLING OF SURROUNDING NEIGHBOURS





NO	DATE	DESCRIPTION
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3	2021	REVISED DEVELOPMENT APPLICATION
4	2021	REVISED DEVELOPMENT APPLICATION
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CLIENT: OTIUM CAPITAL PTY LTD

ARCHITECT: OTIUM ARCHITECTS

PROJECT: CHILDRENS CENTRE

PROJECT ADDRESS: 100-102 CANTERBURY ROAD, HILDESHEIM PARK, NSW 2107

SITE NAME: CHILDRENS CENTRE

SHADOW DIAGRAMS:

ISSUED FOR DEVELOPMENT APPLICATION:

Project Number	Sheet No.	Issue	Phase
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1000	002	2	DA
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NOTE: ESTIMATE MODELLING OF SURROUNDING NEIGHBOURS

NOT FOR CONSTRUCTION

Scale: 1:400

Project: INNER WEST

Drawn By: [Name]

Checked By: [Name]

Date: 27.08.21

MMW/SH SS/AS

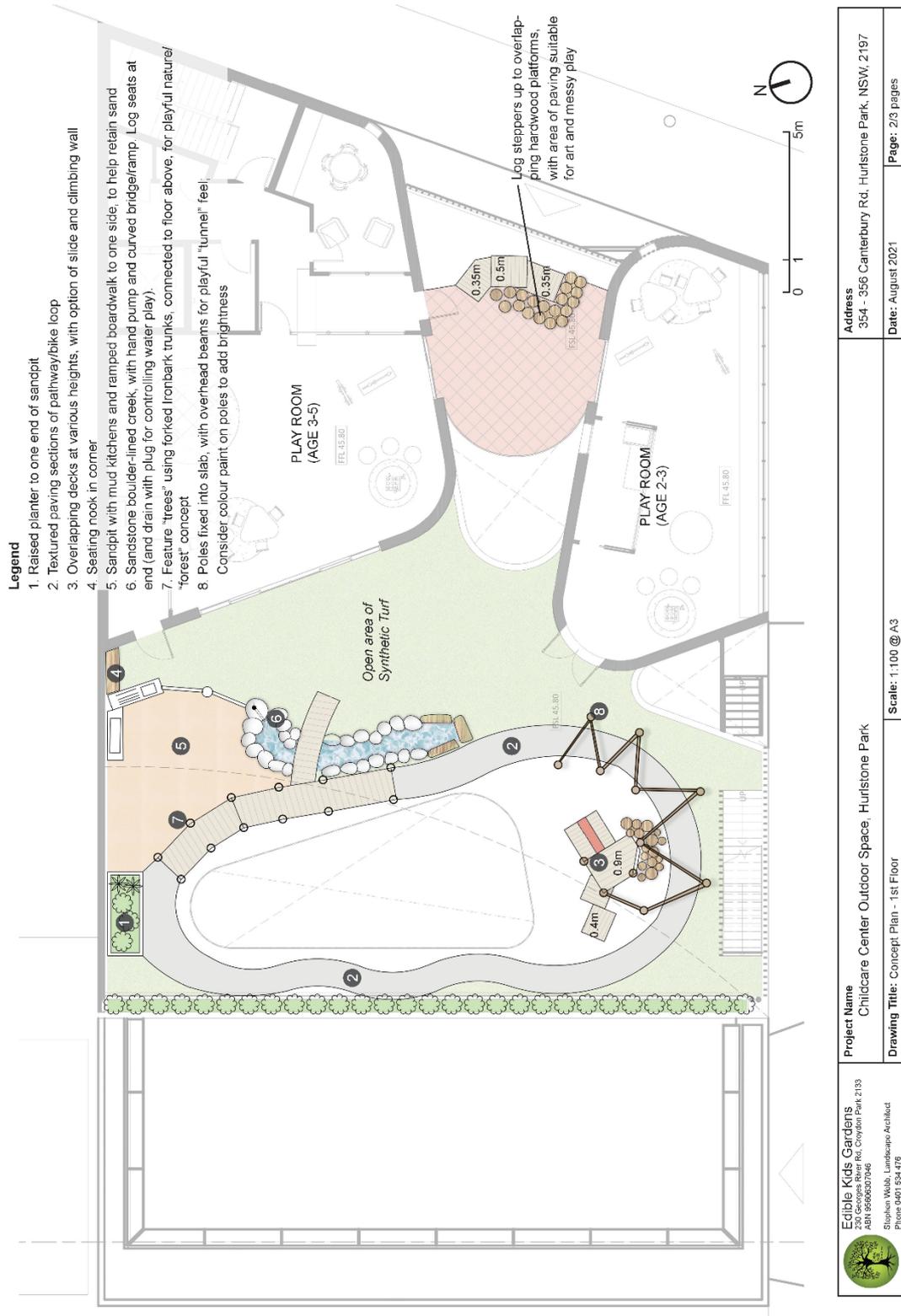
Native screening shrubs, small trees and grasses:
Elaeocarpus reticulatus (Blueberry Ash)
Elaeocarpus eumundii (Smooth-leaved Quandong)
Syzygium Cherry Surprise (Small-leaved Lilly Pilly)
Leptospermum detersum (Lemon Scented Tea Tree)
Eucalyptus ficifolia (dwart Flowering Gum)
Westringia fruticosa (Coastal Rosemary)
Lomandra hystrix (Lomandra)

Legend

1. Babies sandpit retained by logs, with ramped boardwalk up to fort (500mm high deck) with option of roof and slide
2. Raised planter area with feature trees to grow up through void to 1st level Stepping stones and boardwalk to max. 500mm high, for adventuring between, with branch tunnel as overhead feature
3. Feature tree in raised planter (eg. Water Gum, Blueberry Ash, Crepe Myrtle)
4. Pirate ship style fort, with ramped boardwalk, with musical items to sides;
Garden to front with sandstone feature boulders for leaping between
5. Feature boulders in area of turf
6. Raised planter to one side of passage, with hardy shrubs (eg. Rapis Palm) and trailing plants(eg. Dichondra 'Silver Falls'). Concrete sleepers as textured pathway
7. Feature tree trunk at lobby, for seating & climbing on



 <p>Edible Kids Gardens 220 Georges River Rd, Hurstville Park, 2133 ABN 9560891046 Stephen Webb, Landscape Architect Phone 0401 534 475</p>	<p>Project Name Childcare Center Outdoor Space, Hurstville Park</p>	<p>Address 354 - 366 Canterbury Rd, Hurstville Park, NSW, 2197</p>
<p>Drawing Title: Concept Plan - Ground Floor</p>		<p>Date: August 2021</p>
<p>Scale: 1:100 @ A3</p>		<p>Page: 1/3 pages</p>



Legend

1. Raised planter to one end of sandpit
2. Textured paving sections of pathway/bike loop
3. Overlapping decks at various heights, with option of slide and climbing wall
4. Seating nook in corner
5. Sandpit with mud kitchens and ramped boardwalk to one side, to help retain sand
6. Sandstone boulder-lined creek, with hand pump and curved bridge/ramp. Log seats at end (and drain with plug for controlling water play).
7. Feature 'trees' using forked Ironbark trunks, connected to floor above, for playful mature/ 'forest' concept
8. Poles fixed into slab, with overhead beams for playful 'tunnel' feel
Consider colour paint on poles to add brightness

 <p>Edible Kids Gardens 230 Georges River Rd, Croydon Park 2133 ADN 3806331046 Stéphane Walsh, Landscape Architect Phone 0401 554 476</p>	<p>Project Name Childcare Center Outdoor Space, Hurlstone Park</p> <p>Drawing Title: Concept Plan - 1st Floor</p>	<p>Address 354 - 356 Canterbury Rd, Hurlstone Park, NSW, 2197</p> <p>Date: August 2021</p> <p>Page: 2/3 pages</p>
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Edible Kids Gardens
 230 Coopers Rd, City Park NSW 2133
 ABA 95906307946
 Elizabeth Walsh, Landscape Architect
 Phone 0401 534 476

Attachment C- Clause 4.6 Exception to Development Standards

Child Care Centre Plan of Management 354 – 356 Canterbury Road Hurlstone Park

Introduction

This Plan of Management provides guidelines and controls for the operation and management of the proposed child care centre at 345 – 356 Canterbury Road, Hurlstone Park. It has been prepared to ensure children in attendance receive the highest quality of care in a safe environment.

The Plan of Management will set out controls for:

- Hours of operation, staff levels and child levels
- Noise control
- Car parking and traffic
- Delivery of goods and services
- Collection of garbage and recycling
- Cleaning and maintenance of the centre
- Complaints procedure
- Evacuation and emergency procedure
- Annual review of Plan of Management

All staff at the centre will be familiar with the Plan of Management and will conduct their work within the guidelines.

Hours of Operation, Staff and Child Levels

AIM OF POLICY

To ensure the child care centre is run correctly and without issue.

IMPLEMENTATION

a) The hours of operation of the child care centre are:

Monday – Friday:	6:30am – 6:30pm
Saturday/Sunday:	Closed

The child care centre is only to be used during the aforementioned approved hours of operation as

stipulated in the Conditions of Consent.

b) The proposed numbers of children for the child care centre are:

0-2 years:	24 children	(1 staff per 4 children)
2-3 years:	30 children	(1 staff per 5 children)
3-5 years:	40 children	(1 staff per 10 children)
Total:	94 children	

• The staff to children ratio is as per the Education and Care Services National Regulations.

c) The proposed numbers of staff for the child care centre are:

Full-time:	TBA
Part-time:	TBA
Total:	16

Noise Control

AIM OF POLICY

To implement strategies in order to limit noise emitted from the operation of the child care centre.

IMPLEMENTATION

- a) The children's outdoor play area shall be managed and designed in accordance with the recommendations of the Acoustic Report prepared by Rodney Stevens Acoustics PtyLtd and approved as part of development consent. In particular:
- Inclusion of a 2.5m height sound barrier wall along the western and southern boundary of the outdoorplay area on the ground floor; and 1.5m height sound barrier on the first and second floor.
- b) Signs reminding staff and visitors to minimise noise at all times shall be installed at ingress/egress points from the child care centre.
- c) The staff will be trained in managing behaviour to ensure that they do not need to raise their voices to children or other staff.
- d) All gates and doors will have appropriate soft closing mechanisms so they do not slam ensuring noise from doors, upon entering and exiting the centre, is kept to a minimum;
- e) Use of the children's outdoor play area shall not occur prior to 10am or after 4:30pm.
- f) The child care centre will have set outdoor play times for each separate age group, within the daily

routine, which will only change in extenuating circumstances (for example where weather does not permit outdoor play at a certain time):

Outdoor play area	Time	Age of children	No. of children
Outdoor Playspace	9:30am-12pm	0-5	82
Outdoor Playspace	2pm-4:30pm	0-5	82

- g) Any external windows and doors will be closed when the children are indoors;
- h) Management is to ensure children are supervised at all times to minimise noise generated by the children whenever practical and possible.
- i) A contact phone number shall be installed at the front of the child care centre so that any complaints regarding centre operation can be made.
- j) Property maintenance shall be undertaken at times and in a manner so as to not cause an "offensive noise" as defined by the Protection of the Environment Operations Act 1997. Maintenance activities shall also satisfy relevant provisions of the Protection of the Environment Operations (Noise Control) Regulation 2008 at all times.

Car Parking and Traffic

AIM OF POLICY

To minimise impacts of traffic movements and car parking associated with the child care centre on the surrounding neighbourhood and road network.

IMPLEMENTATION

- a) Car parking spaces are to be allocated for use by staff and parents as outlined in the development consent issued by Inner West Council for use of the site.
- b) Staff and parents are encouraged to car pool, use public transport or use other means such as bicycles/motorbikes to reduce dependence of car spaces.
- c) Staff will be instructed to use on-site parking at all times. The maximum number of staff in attendance at the child care centre at one time will be 16 staff members, inclusive of management.
- d) Parents are to be advised upon enrolment that parking in defined spaces only is permitted.
- e) When conducting tours of the centre prior to and at the time of enrolment parents and carers will be shown the appropriate parking areas and the etiquette and care required when dropping of and picking up children from the centre.

Delivery of Goods and Services

AIM OF POLICY

To minimise impact of delivery vehicles on the surrounding neighbourhood and to ensure deliveries are received with ease.

IMPLEMENTATION

- a) The delivery of goods and services will occur in normal business hours whilst staff are present at the centre to accept delivery, between 10am and 2pm.
- b) Delivery vehicles will park in parking spots allocated to the child care centre in the basement level. Delivery drivers will then report to the reception desk at ground level for further instruction from relevant staff members.

Collection of Garbage and Recycling

AIM OF POLICY

To ensure the child care centre is adequately serviced and high health and hygiene levels are maintained.

IMPLEMENTATION

- a) The child care centre will attempt to minimise waste wherever possible and will encourage the use of recyclable products and recycling.
- b) A selected private contractor will collect the waste in the morning, before operating hours. It is envisaged that the contractor may use the aid of a waste bin mover to assist with transport of the bins to the waste collection point.

Cleaning and Maintenance of the Centre

AIM OF POLICY

To implement policies that allow the child care centre to be maintained to a high standard.

IMPLEMENTATION

- a) Daily cleaning of the child care centre will be conducted in-house within the operating hours of the centre. Minor end of day cleaning will occur within 30-60 mins from the closing time of the centre.
- b) Occasional extra cleaning may occur as required on a weekend or after hours. This will occur on a 3 monthly basis (or longer), where the centre is closed for public holidays for example – at Easter and Christmas each year.
- c) Maintenance of the grounds including gardening and other general outdoor maintenance will occur within daylight hours as required to ensure safe and visually acceptable operation of the childcare centre.

Complaints Procedure

AIM OF POLICY

To ensure there are adequate systems in place to handle and respond to complaints.

IMPLEMENTATION

- a) The child care centre will install a complaints phone number which is to be manned during open hours and will be capable of receiving and recording complaints at all other times.
- b) All valid complaints shall be investigated and resolved to the best of the child care centre's abilities as soon as possible.
- c) The owner/operator must maintain a "Complaints Register" recording details of any Incident that occurs including the time of the Incident, a description of the Incident and any actions taken by the management of the Centre in response to the Incident. All complaints must include the details of the person reporting the incident including a contact phone number so that management may follow up any complaint. The option will be given to a complainant as to whether a complaint is confidential or non-confidential.

An "Incident" includes:

- any breach of this Plan; or
 - any complaint by any person about the operation of the Child Care Centre.
- d) The Complaints Register must be updated within 24 hours of any Incident. The owner/operator must review and initial and date all entries made in the Complaints Book in his absence whenever he/she is next on the Premises.
- e) The Complaints Register must be made available to Council officers for inspection upon request.
- f) Complaints must remain in the Complaints Book for a minimum period of two years from the date of reporting.
- g) The owner/operator will investigate any incident within 5 working days and the complainant will receive a response within 10 working days detailing what action has been taken (if any action is deemed required) addressing the complaint or concern.
- h) If an Incident relates to noise, the owner/operator must:
- take all reasonable steps to stop or reduce the source of the noise to prevent future occurrences.
 - attempt to rectify the situation immediately.
 - contact the individual who reported the Incident to verify that the problem has been addressed.
- i) The owner/operator must review the Complaints Register regularly and where appropriate amend this Plan so as to eliminate the possibility of the Incident recurring or to minimise the impacts of the incident should it recur.
- j) Contact Details for the registering of complaints are as follows:

TBA once operational.

Annual Review of Plan of Management

AIM OF POLICY

To ensure the Plan of Management is comprehensive and up-to-date.

IMPLEMENTATION

- a) It is a centre policy and a requirement under the National Quality Standards for all policies and procedures of the centre to be reviewed on an annual basis. Management undertakes to ensure that the Plan of Management is reviewed on an annual basis in consideration of feedback from all interested parties.
- b) Further, we invite the Department of Health and all other interested neighbours to put any concerns or issues or suggested improvements to policy or procedure in writing and we will endeavour to consider all feedback provided in developing and implementing centre policies practices and procedures which impact on the surrounding properties.

Attachment D – Statement of Heritage Significance



354-356 Canterbury Road, Hurlstone Park NSW 2193
Childcare Development

OPERATIONAL WASTE MANAGEMENT PLAN

21/01/2022
Report No. 3819
Revision E

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REVISION REFERENCE

Revision	Date	Prepared by	Reviewed by	Description
A	15/02/2017	J Elliott	A Armstrong	Draft
B	28/02/2017	J Elliott	A Armstrong	Final
C	26/04/2017	J Elliott	A Armstrong	Amendment
D	13/01/2022	D Trinder	A Armstrong	Amendment
E	21/01/2022	D Trinder	A Armstrong	Final

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TABLE OF CONTENTS

OPERATIONAL WASTE MANAGEMENT PLAN i

TABLE OF FIGURES iv

LIST OF TABLES..... iv

GLOSSARY OF ABBREVIATIONS AND TERMS i

1 INTRODUCTION 2

 1.1 SCOPE OF REPORT 2

 1.2 REPORT CONDITIONS..... 3

2 LEGISLATION & GUIDANCE 4

 2.1 COUNCIL OBJECTIVES 4

3 DEVELOPMENT OVERVIEW..... 5

 3.1 SITE LOCATION 5

4 CHILDCARE WASTE MANAGEMENT 6

 4.1 WASTE GENERATION ESTIMATES 6

 4.2 BIN SUMMARY..... 6

 4.3 WASTE DISPOSAL PROCEDURES 7

 4.4 WASTE COLLECTION PROCEDURES 7

 4.5 OTHER WASTE MANAGEMENT CONSIDERATIONS..... 7

 4.5.1 KITCHEN, OFFICE TEA ROOMS AND FOOD PREPARATION AREAS 7

 4.5.2 BATHROOMS..... 8

 4.5.3 PRINTING & PHOTOCOPYING ROOMS 8

 4.5.4 FOOD WASTE 8

 4.5.5 LIQUID WASTE 8

 4.5.6 PROBLEM WASTE..... 8

5 STAKEHOLDER ROLES & RESPONSIBILITIES 9

6 SOURCE SEPARATION 10

7 EDUCATION 11

 7.1 SIGNAGE 11

 7.2 POLLUTION PREVENTION 11

9 WASTE ROOMS 12

10 BIN MOVING PATHS 13

11 CONSTRUCTION REQUIREMENTS..... 14

 11.1 ADDITIONAL CONSIDERATIONS 14

12 USEFUL CONTACTS 15

APPENDIX A: ARCHITECTURAL PLANS..... 16

APPENDIX: A.1 BASEMENT FLOOR PLAN 17

APPENDIX: A.2 GROUND FLOOR PLAN..... 18

APPENDIX B: PRIMARY WASTE MANAGEMENT PROVISIONS..... 19



APPENDIX: B.1 TYPICAL BIN SPECIFICATIONS 20

APPENDIX: B.2 SIGNAGE FOR WASTE AND RECYCLING BINS 21

APPENDIX: B.3 TYPICAL COLLECTION VEHICLE INFORMATION 23

APPENDIX C: SECONDARY WASTE MANAGEMENT PROVISIONS 25

APPENDIX: C.1 TYPICAL WORM FARM SPECIFICATIONS..... 26

APPENDIX: C.2 TYPICAL COOKING OIL CONTAINERS..... 27

APPENDIX: C.3 TYPICAL SOURCE SEPARATION BINS 28

TABLE OF FIGURES

Figure 1. Site Location..... 5

LIST OF TABLES

Table 1: Estimated Waste and Recycling Volumes..... 6

Table 2: Stakeholder Roles and Responsibilities 9

Table 3: Operational Waste Streams..... 10

Table 4: Waste Room Areas..... 12

Table 5: Waste Room Requirements..... 12



GLOSSARY OF ABBREVIATIONS AND TERMS

TERM	DESCRIPTION
<i>Baler</i>	A device that compresses waste into a mould to form bales which may be self-supporting or retained in shape by strapping
<i>Bin-carting Route</i>	Travel route for transferring bins from the storage area to a nominated collection point
<i>Collection Area/Point</i>	The identified position or area where general waste or recyclables are loaded onto the collection vehicle
<i>Compactor</i>	A machine for compressing waste into disposable or reusable containers
<i>Composter</i>	A container/machine used for composting specific food scraps
<i>Crate</i>	A plastic box used for the collection of recyclable materials
<i>DA</i>	Development Application
<i>DCP</i>	Development Control Plan
<i>EPA</i>	Environmental Protection Authority
<i>HRV</i>	Heavy Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>L</i>	Litre(s)
<i>LEP</i>	Local Environmental Plans guide planning decisions for local government areas
<i>Liquid Waste</i>	Non-hazardous liquid waste generated by commercial premises that must be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste)
<i>Mixed Use Development</i>	A development comprised of two or more different uses
<i>Mobile Garbage Bin(s) (MGB)</i>	A waste container generally constructed of plastic with wheels with a capacity in litres of 120, 240, 360, 660, 1000 or 1100
<i>MRV</i>	Medium Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>Onsite Collection</i>	When the collection vehicle enters the property and services the development within the property boundary from a designated loading area
<i>Owners Corporation</i>	An organisation or group of persons that is identified by a particular name and acts, or may act, as an entity
<i>SRV</i>	Small Rigid Vehicle described by AS 2890.2-2002 Parking facilities – Off-street commercial vehicle facilities
<i>WHS</i>	Workplace Health and Safety
<i>Wheel-in wheel-out service</i>	A type of waste collection service offered by local councils where the council waste collection personnel enter the premises to collect the bins and returns them to the property



1 INTRODUCTION

Elephants Foot Recycling Solutions (EFRS) has been engaged to prepare the following waste management plan for the operational management of waste generated by the childcare development located at 354-356 Canterbury Road, Hurlstone Park NSW 2193.

Waste management strategies and audits are required for new developments in order to support the design and sustainable performance of the building. It is EFRS's belief that a successful waste management strategy contains three key objectives:

- i. **Promote responsible source separation** to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.
- ii. **Ensure adequate waste provisions and robust procedures** that will cater for potential changes during the operational phase of the development.
- iii. **Comply** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this operational waste management plan (OWMP) identifies the different waste streams likely to be generated during the operational phase of the development, as well as how the waste will be handled and disposed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.

It is essential that this OWMP is integrated into the overall management of the building and is clearly communicated to all relevant stakeholders.

1.1 SCOPE OF REPORT

This operational waste management plan (OWMP) only applies to the **operational** phase of the proposed development; therefore, the requirements outlined in this OWMP must be implemented during the operational phase of the site and may be subject to review upon further expansion of, and/or changes to the development.

The waste management of the **construction** and **demolition** phases of the development are not addressed in this report. A construction and demolition WMP will need to be provided separately. EFRS can supply this if required.



1.2 REPORT CONDITIONS

The purpose of this report is to document an OWMP as part of a development application, which is supplied by EFRS with the following limitations:

- Drawings, estimates and information contained in this OWMP have been prepared by analysing the information, plans and documents supplied by the client and third parties including Council and other government agencies. The assumptions based on the information contained in the OWMP is outside the control of EFRS,
- The figures presented in the report are an estimate only – the actual amount of waste generated will be dependent on the occupancy rate of the building/s and waste generation intensity as well as the building management's approach to educating tenants regarding waste management operations and responsibilities,
- The building manager will adjust waste management operations as required based on actual waste volumes (e.g. if waste is greater than estimated) and increase the number of bins and collections accordingly,
- The report will not be used to determine or forecast operational costs or prepare any feasibility study or to document any safety or operational procedures,
- The report has been prepared with all due care; however no assurance is made that the OWMP reflects the actual outcome of the proposed waste facilities, services, and operations, and EFRS will not be liable for plans or results that are not suitable for purpose due to incorrect or unsuitable information or otherwise,
- EFRS offer no warranty or representation of accuracy or reliability of the OWMP unless specifically stated,
- Any manual handling equipment recommended in this OWMP should be provided at the recommendation of the appropriate equipment provider who will assess the correct equipment for supply,
- Design of waste management equipment and systems must be approved by the supplier,
- EFRS cannot be held accountable for late changes to the design after the OWMP has been submitted to Council,
- EFRS will provide specifications and recommendations on bin access and travel paths within the OWMP, however it is the architect's responsibility to ensure the architectural drawings meet these provisions,
- EFRS are not required to provide information on collection vehicle swept paths, head heights, internal manoeuvring or loading requirements. It is assumed this information will be provided by a traffic consultant,
- Council are subject to changing waste and recycling policies and requirements at their own discretion.

This OWMP is only finalised once the Draft Watermark has been removed. If the Draft Watermark is present, the information in the OWMP is not confirmed.



2 LEGISLATION & GUIDANCE

Waste management and resource recovery regulation in Australia is administered by the Australian Constitution, Commonwealth laws, and international agreements. State and territory governments maintain primary responsibility for controlling development and regulating waste. The following legislation has been enacted in New South Wales, and provides the lawful underpinnings of this OWMP.

- NSW Environmental Planning & Assessment Act 1979
- NSW Protection of the Environment Operations Act 1997
- NSW Waste Avoidance & Resource Recovery Act 2001

At the local level, councils or Local Government Areas (LGAs) require OWMPs to be included in new development applications. This OWMP is specifically required by:

- Ashfield Development Control Plan 2016
- Ashfield Local Environmental Plan 2013

The primary purpose of a development control plan (DCP) is to guide development according to the aims of the corresponding local environmental plan (LEP). The DCP must be read in conjunction with the provisions of the relevant LEP.

Information provided in this OWMP comes from a wide range of waste management guidance at the local, state, and federal levels. The primary sources of guidance include:

- Ashfield Development Control Plan 2016
- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Better Practice Guide for Resource Recovery in Residential Developments 2019
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021
- NSW Waste Classification Guidelines 2014
- Australia's National Waste Policy 2018

2.1 COUNCIL OBJECTIVES

Inner West Council considers waste management to be highly important for the protection and enhancement of both the natural and built environments. As such, Council aims to:

- Ensure areas are provided for efficient storage and collection of waste and recycling, matched to the type and scale of development.
- Ensure both users and service providers can access waste and recycling storage safely and conveniently.
- Include safe practices in the design for storage, handling and collection of waste and recycling.
- Manage the noise, odour and hygiene issues relating to waste and limit the impacts on local areas.
- Ensure that waste and storage areas are effectively integrated into a development and visually unobtrusive.
- Clarify the roles for provision of waste management in developments and demarcate service provision.
- Minimise collection vehicle movements by balancing provision of adequate storage capacity and collection frequency.
- Minimise reliance on public kerbside and impacts on the public domain from waste and recycling collection.



3 DEVELOPMENT OVERVIEW

The proposed development falls under the LGA of Inner West Council, and consists of:

- One (1) building with three (3) levels (Ground to Level 2)
 - 88 placement childcare centre with a total GFA of 1,027.25 m²

All figures and calculations are based on area schedules as advised by our client and shown on architectural drawings.

3.1 SITE LOCATION

The site is located at 354-356 Canterbury Road, Hurlstone Park NSW 2193, as shown in Figure.1 (boundaries are indicative only). The site has frontages to Watkin Street and Canterbury Road, with vehicle access via Watkin Street and pedestrian access via Canterbury Road.

Figure 1. Site Location



Source: Google Maps



4 CHILDCARE WASTE MANAGEMENT

The following section outlines best practice waste management for the development, including waste generation estimates and waste disposal and collection procedures.

4.1 WASTE GENERATION ESTIMATES

The NSW *Better Practice Guide for Resource Recovery in Residential Developments 2019* has been referenced to calculate the total number of bins required for the anticipated tenants. Calculations are based on generic figures, and waste generation rates may differ according to the tenants' actual waste management practice.

The following table shows the estimated volume (L) of general waste and recyclables that will be generated by the childcare.

The following estimates are based on a five-day operating week.

Table 1: Estimated Waste and Recycling Volumes

Tenancy	Generation Rate Type	# Children	General Waste Generation Rates (L/child/day)	Generated Garbage (L/week)	Recycling Generation Rate (L/child/day)	Generated Recycling (L/week)
Childcare	Childcare	88	5	2200	5	2200
	TOTAL	88		2200		2200
Equipment and Collections	General Waste Bin Size (L)			240	Recycling Bin Size (L)	
	General Waste Bins Per Week			10	Recycling Bins Per Week	
	General Waste Collections per Week			2	Recycling Collections per Week	
	Total General Waste Bins Required			5	Total Recycling Bins Required	

4.2 BIN SUMMARY

Based on the estimated waste generated by the retail and commercial tenancies, the recommended bin quantities and collection frequencies are as follows:

General Waste: 5 x 240L MGBs collected **2 x weekly**

Cardboard/Paper Recyclables: 3 x 240L MGBs collected **2 x weekly**

Commingled Recyclables: 2 x 240L MGBs collected **2 x weekly**

Bin sizes, quantities, and/or collection frequencies may be modified by the building manager once the proposed development is operational. Building management will be required to negotiate any changes to bins or collections with the collection service provider. Seasonal peak periods such as public and school holidays should also be considered.



4.3 WASTE DISPOSAL PROCEDURES

Waste generated by childcare centres typically consists of soiled nappies, wipes, food scraps, other general waste, and recyclables. Dedicated bins should be allocated for general waste, disposable nappies, and commingled recyclables, and paper/cardboard.

Childcare staff will be responsible for storing the waste and recyclables back of house on a daily basis. General waste and recycling receptacles should be paired next to each other in convenient locations such as offices, kitchens, and playrooms.

On completion of each trading day or as required, nominated staff or contracted cleaners will transport the waste and recyclables to the waste room and place into the designated receptacles (see APPENDIX A.1).

A recycling service for soiled disposable nappies should be investigated. Relivit offers a recycling service and will call the centre 8 weeks out from the commencement of the service to put in place a formal waste contract and arrange the implementation of the service if desired.

It is recommended that a compost facility be investigated for the outdoor play area as a disposal point for the food waste being generated on site. Compostable materials can then be utilised on the surrounding garden area. This also offers a great opportunity to incorporate education and involvement in sustainable practices with children.

4.4 WASTE COLLECTION PROCEDURES

A private waste collection contractor will be engaged to service the waste and recycling bins per an agreed schedule. On the day of service, a private waste collection vehicle will enter the site from Watkin Street and park in the nominated visitor carpark. The building caretaker will erect the bollard on the evening prior to collections to ensure the carpark remains free for servicing. The building caretaker will also provide the driver with access to the waste room. Once the bins are serviced, the collection vehicle will exit the site onto Watkin Street in a forward direction and the caretaker will ensure the bollard is retracted for visitor parking use.

Whilst it is Council's preference to have the development be serviced by a HRV, the development can show serviceability by B99 vehicles per traffic report by TTPP.

This strategy was chosen due to the challenges of providing a room on Basement level (at grade) which the bins could be temporarily stored in, without removing car spaces or greatly affecting the proposed development scope.

4.5 OTHER WASTE MANAGEMENT CONSIDERATIONS

Based on the types of tenancies anticipated for this development, the following waste management practices are recommended.

4.5.1 KITCHEN, OFFICE TEA ROOMS AND FOOD PREPARATION AREAS

Any food preparation area, including kitchens and office tea rooms will be provided with dedicated source separation bins including a general waste bin, a recycling bin and a food waste bin. Cleaners or nominated staff will be responsible for monitoring these bins and emptying them as required.



4.5.2 BATHROOMS

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

4.5.3 PRINTING & PHOTOCOPYING ROOMS

It is recommended that printing rooms and photocopying rooms are supplied with bins for the collection of paper, as well as separate receptacles for ink toner cartridges for recycling. The cleaners or nominated staff are responsible for monitoring these bins and ensuring the items are collected and recycled by an appropriate contractor.

4.5.4 FOOD WASTE

During daily operations staff will be responsible for the collection of food waste back of house. At the end of the day, nominated staff or cleaners will bring the food waste bins to the central food waste area for collection. It is recommended that a compost facility be investigated for the outdoor play area as a disposal point for the food waste generated on site.

Alternatively, either an on-site food waste processing system or food waste bins and collection service through a private contractor. The building manager will be responsible for providing such facilities.

4.5.5 LIQUID WASTE

Liquid wastes such cleaning products, chemicals, paints, and cooking oil, etc., will be stored in a secure space that is bunded and drained to a grease trap in accordance with State government authorities and legislation.

4.5.6 PROBLEM WASTE

The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill. Retail and Commercial tenants will need to liaise with the building manager when disposing of problem waste streams.

Problem waste streams include:

- Chemical Waste
- Liquid wastes
- Toner cartridges
- Lightbulbs
- eWaste
- Batteries



5 STAKEHOLDER ROLES & RESPONSIBILITIES

The following table demonstrates the primary roles and responsibilities of the respective stakeholders:

Table 2: Stakeholder Roles and Responsibilities

Roles	Responsibilities
Strata or Management	<ul style="list-style-type: none"> • Ensure all waste service providers submit monthly reports on all equipment movements and waste quantities/weights; • Organise internal waste audits/visual assessments on a regular basis • Purchase any on-going waste management equipment or maintenance of equipment once building is operational; and • Manage any non-compliances/complaints reported through waste audits.
Building Manager or Waste Caretaker	<ul style="list-style-type: none"> • Coordinate general waste and recycling collections; • Clean and transport bins as required; • Organise replacement or maintenance requirements for bins; • Organise, maintain and clean the waste holding area; • Organise bulky goods collection when required • Investigate and ensure prompt clean-up of illegally dumped waste materials. • Prevent storm water pollution by taking necessary precautions (securing bin rooms, preventing overfilling of bins) • Abide by all relevant WH&S legislation, regulations, and guidelines; • Provide staff/contractors with equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management; • Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers; • Ensure site safety for staff, visitors and contractors; and • Ensure effective signage, communication and education is provided to occupants, tenants, maintenance staff, and cleaning contractors.
Staff/cleaners	<ul style="list-style-type: none"> • Manage the back of house storage of generated waste and recycling during daily operation. • Correctly separate waste and recycling streams; bag general waste and ensure recyclables are not bagged. • Flatten cardboard within the recycling bin. • If required, arrange for storage of used and unused cooking oil in a bunded area, • Organise grease interceptor trap servicing, • Ensure dry basket arrestors are provided to the floor wastes in the food preparation, and • Ensure the suitable storage for chemicals, pesticides and cleaning products waste back of house.
Waste Collection Contractor	<ul style="list-style-type: none"> • Provide a reliable and appropriate waste collection service; • Provide feedback to building managers/ tenants regarding contamination of recyclables; and • Work with building managers to customise waste systems where possible.
Gardening/Landscaping Contractor	<ul style="list-style-type: none"> • Remove all garden organic waste generated during gardening maintenance activities for recycling at an offsite location.
Developer	<ul style="list-style-type: none"> • Purchase all equipment required to implement this OWMP prior to the occupation of the building to be provided to the strata.



6 SOURCE SEPARATION

Better practice waste management includes the avoidance, reuse, and recovery of unwanted items, which can be achieved through source separation. The table below outlines what is typically included in various waste streams and how they can be managed. Refer to your local council for a list of accepted materials. Planet Ark can be accessed online to find other facilities that recover unwanted items.

Table 3: Operational Waste Streams

Waste Stream	Description	Typical Destination	Waste Stream Management
General Waste	The remaining portion of the waste stream that is not recovered for reuse, processing, or recycling. May include soft plastics, food scraps, polystyrene, etc.	Landfill	Waste should be bagged before placing in the designated waste bins.
Paper and Cardboard Recyclables	Cardboard and paper products are recyclable materials that can be re-processed into new products.	Resource Recovery Centre	Cardboard should be flattened before placing in the designated cardboard bin.
Commingled Recyclables	A mixture of items that are commonly recycled usually segregated through a MRF. Typically include food and beverage containers (e.g. aluminium, glass, steel, hard plastics, cartons).	Materials Recovery Facility (MRF)	Commingled recyclables must not be bagged, and instead should be placed loosely in the designated recycling bins.
Secure Documents	Secure documents are printed paper materials that contain sensitive information.	Recycling Facility	Secure documents are placed in allocated secure document bins. Private contractor removes bins from site.
Green Waste	Green waste consists of unwanted organic materials that are easily biodegradable and/or compostable (e.g. lawn clippings, branches)	Resource Recovery Centre	Landscape Maintenance Contractors will remove the green waste from site during scheduled maintenance.
Food Waste	Food waste consists of unwanted or uneaten kitchen scraps that are easily compostable/biodegradable (e.g. vegetable peels, fruit rinds, coffee grounds).	Composting facility or Landfill	Food waste can be composted on-site, off-site, or else included in the general waste stream.
Electronic Waste	Discarded e-waste, electronic components and materials such as computers, mobile phones, keyboards, etc.	Resource Recovery Centre	Building management will arrange for recycling of e-waste.
Bulky Items	Items that are too large to place into general rubbish collection. This includes disused and/or broken furniture, mattresses, white goods, etc.	Resource Recovery Centre or Landfill	Building management is responsible for removal of bulky items, either by taking to the nearest resource recovery centre, or arranging removal by private contractor.
Sanitary Waste	Feminine hygiene waste generated from female bathrooms.	Incineration or Landfill	Sanitary bins are serviced by sanitary waste contractor.
Other	Other recyclable items that require special recovery may include ink cartridges, batteries, chemical waste, fluorescent tubes, etc.	Resource Recovery Facility	Building manager arranges collection by appropriate recycling services when required.



7 EDUCATION

Educational materials encouraging correct separation of general waste and recyclables must be provided to each contractor and staff member. This should include the correct disposal process for bulky waste such as old furniture, large discarded items, and other materials including electronic and chemical wastes. It is recommended that the building caretaker provides information in multiple languages to support correct behaviours, and to minimise the possibility of contamination in communal waste bins.

7.1 SIGNAGE

Signage and education are essential components to support best practice waste management including resource recovery, source separation, and diversion of waste from landfill.

Signage should include:

- Clear and correctly labelled waste and recycling bins,
- Instructions for separating and disposing of waste items. Different languages should be considered,
- Locations of, and directions to, the waste storage areas with directional signs, arrows, or lines,
- The identification of all hazards or potential dangers associated with the waste facilities, and
- Emergency contact information should there be issues with the waste systems or services in the building.

The building manager is responsible for waste room signage including safety signage. Appropriate signage must be prominently displayed on doors, walls and above all bins, clearly stating what type of waste or recyclables is to be placed in each bin.

All signage should conform to the relevant Australian Standards.

7.2 POLLUTION PREVENTION

Building management shall be responsible for the following to minimise dispersion of site litter and prevent stormwater pollution to avoid impact to the environment and local amenity:

- Promoting adequate waste disposal into the bins
- Securing all bin rooms (whilst affording access to staff/contractors)
- Prevent overfilling of bins, keep all bin lids closed and bungs leak-free
- Taking action to prevent dumping or unauthorised use of waste areas
- Require collection contractor/s to clean up any spillage when clearing bins



9 WASTE ROOMS

The areas allocated for waste storage and collection areas are detailed in the table below, and are estimates only. Final areas will depend on room and bin layouts.

Table 4: Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m ²)	Actual Area Provided (m ²)
B	Waste Room	5 x 240L MGBs general waste 3 x 240L MGBs 2 x 240L MGBs	8	13.2

The waste room areas have been calculated based on equipment requirements and/or bin dimensions with an additional 70% of bin GFA factored in for manoeuvrability.

In addition, all doorways and passageways facilitating the movement of bins should be at least 1500mm wide per NSW EPA guidelines. The following table provides further waste room requirements.

Table 5: Waste Room Requirements

Waste Room Type	Waste Room Requirements
Waste Room	<ul style="list-style-type: none"> In order to ensure staff safety, all bins should be arranged so they can be accessed without moving another bin



10 BIN MOVING PATHS

The building caretaker or nominated staff are responsible for the transportation of bins as required from their designated operational locations to the waste room as required and returning them once emptied to resume operational use.

Transfer of bins should minimise manual handling where possible, as bins become heavy when full. The building manager must assess manual handling risks and provide any relevant documentation to key personnel.

The routes along the bin moving path should;

- Allow for a continuous route that is wholly within the property boundary.
- Be free from obstruction and obstacles such as steps and kerbs.
- Be constructed of solid materials with a non-slip surface
- Be a minimum of 300mm wider than the largest bin used onsite.
- If bins are moved manually, the route must not exceed a grade of 1:14.
- If a bin moving device is used, the route cannot exceed the maximum operating grade of the device. This is typically a grade of 1:4, however this will vary depending on the model of bin moving device acquired for the site.

The developer is responsible for supplying all equipment required for moving bins this includes any bin lifters, bin moving devices and waste transfer bins. This equipment must be new and appropriate for the site. The developer should contact a bin-tug, trailer or tractor consultant to provide equipment recommendations.

Once the site is operational (and the developers is no longer involved) the building proprietors/strata will be responsible for maintaining, repairing and replacing waste management equipment.



11 CONSTRUCTION REQUIREMENTS

Waste room construction must comply with the minimum standards as outlined in the *Ashfield Development Control Plan 2016*, in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safe area.

The *NSW Better Practice Guide for Resource Recovery in Residential Developments (2019)* also states that better practice bin storage areas should achieve more than the minimum compliance requirements, which are as follows:

- Ensuring BCA compliance, including ventilation. Where required, ventilation system must comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings.
- Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and be located where they can be easily accessed even when the area is at bin capacity.
- Floor constructed of concrete at least 75mm thick.
- Floor graded so that any water is directed to a sewer authority approved drainage connection to ensure washing bins and/or waste storage areas do not discharge flow into the stormwater drain.
- Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area.
- Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned.
- All surfaces (walls, ceiling and floors) finished in a light colour.

11.1 ADDITIONAL CONSIDERATIONS

- Waste room floor to be sealed with a two-pack epoxy;
- All corners coved and sealed 100mm up, this is to eliminate build-up of dirt;
- Tap height and light switch height of 1.6m;
- Storm water access preventatives (grate);
- All walls painted with light colour and washable paint;
- Equipment electric outlets to be installed 1700mm above finished floor level;
- Optional automatic odour and pest control system installed
- If 660L or 1100L bins are utilised, 2 x 820mm (minimum) double-doors must be used;
- All personnel doors are hinged, lockable and self-closing;
- Conform to the Building Code of Australia, Australian standards and local laws; and
- Childproofing and public/operator safety shall be assessed and ensured
- Waste and recycling rooms must have their own exhaust ventilation system either;
 - Mechanically - exhausting at a rate of 5L/m² floor area, with a minimum rate of 100L/s minimum; Mechanical exhaust systems shall comply with AS1668.4.2012 and not cause any inconvenience, noise or odour problem or
 - Naturally - permanent, unobstructed, and opening direct to the external air, not less than one-twentieth (1/20) of the floor area.



12 USEFUL CONTACTS

EFRS does not warrant or make representation for goods or services provided by suppliers.

LOCAL COUNCIL

Inner West Customer Service Ph: (02) 9392 5000 E: [via online form](#)

PRIVATE WASTE COLLECTION PROVIDER

Capital City Waste Services Ph: 02 9599 9999 E: service@ccws.net.au
 Remondis Ph: 02 9032 7100
 Suez Environmental Ph: 13 13 35
 Wastewise NSW Ph: 1300 550 408 E: admin@wastewise.com.au

BIN MOVING DEVICE SUPPLIERS

Electrodrive Ph: 1800 333 002 E: sales@electrodrive.com.au
 Sitecraft Ph: 1300 363 152 E: sales@sitecraft.com.au
 Spacepac Ph: 1300 763 444

ORGANIC DIGESTERS AND DEHYDRATORS

Closed Loop Ph: 1300 762 166
 Orca E: contact.australia@feedtheorca.com
 Soil Food Ph: 1300 556 628
 Green Eco Technologies Ph: 1800 614 272 E: enquires@greenecotec.com

COOKING OIL CONTAINERS AND DISPOSAL

Auscol Ph: 1800 629 476 E: sales@auscol.com

ODOUR CONTROL

EF Neutralizer Ph: 1300 435 374 E: info@elephantsfoot.com.au

SOURCE SEPARATION BINS

Source Separation Systems Ph: 1300 739 913 E: info@sourceseparationsystems.com.au

MOBILE GARBAGE BINS, BULK BINS AND BIN EQUIPMENT

SULO Ph: 1300 364 388 E: sales@sulo.com.au
 OTTO Australia Ph: 02 9153 6999

CHUTES, COMPACTORS AND EDIVERTER SYSTEMS

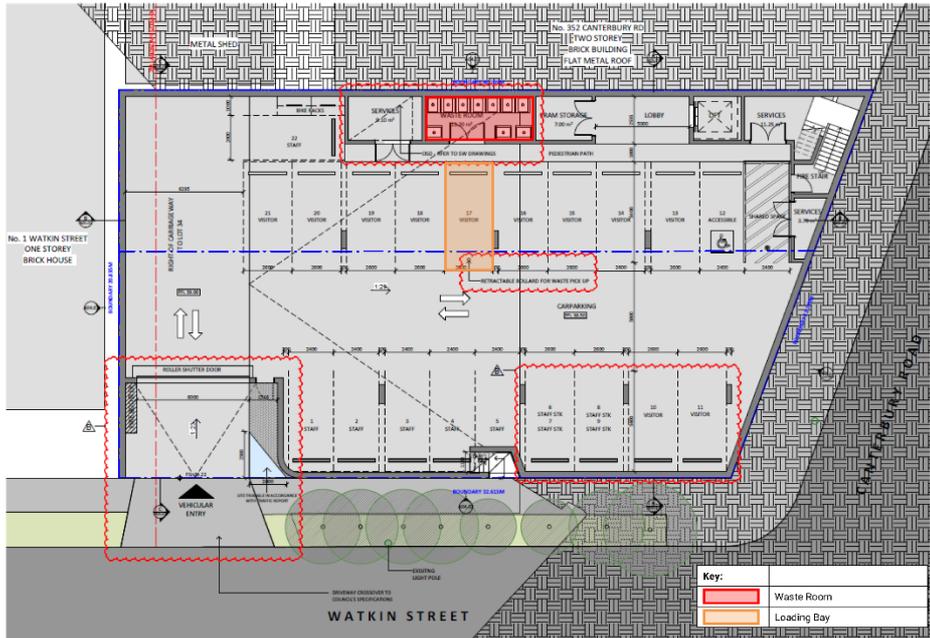
Elephants Foot Recycling Solutions Ph: 1800 025 073 E: info@elephantsfoot.com.au



APPENDIX A: ARCHITECTURAL PLANS



APPENDIX: A.1 BASEMENT FLOOR PLAN



Source: ArtMade Architects, Sheet No. A03.01[B], Basement Floor Plan, 23.12.2021



APPENDIX: A.2 GROUND FLOOR PLAN



Source: ArtMade Architects, Sheet No. A03.02[B], Ground Floor Plan, 15.12.2021



APPENDIX B: PRIMARY WASTE MANAGEMENT PROVISIONS



APPENDIX: B.1 TYPICAL BIN SPECIFICATIONS

Mobile bins

Mobile bins come in a variety of sizes and are designed for lifting and emptying by purpose-built equipment.

Mobile bins with capacities of up to 1700L must comply with AS4123.6-2006 *Mobile waste containers* which specifies standard sizes and sets out the colour designations for the bodies and lids of mobile waste containers indicating the type of materials they are used to collect.

The most common bin sizes are provided below, although not all sizes are shown. The dimensions are a guide only and differ slightly between manufacturers. Some bins have flat or domed lids and are used with different lifting devices. Refer to AS4123.6-2006 for further details.

Table G1.1: Average dimension ranges for two-wheel mobile bins



Bin capacity	80L	120L	140L	240L	360L
Height (mm)	870	940	1065	1080	1100
Depth (mm)	530	530	540	735	820
Width (mm)	450	485	500	580	600
Approximate footprint (m ²)	0.24	0.26–0.33	0.27-0.33	0.41–0.43	0.49
Approximate weight (kg)	8.5	9.5	10.4	15.5	23
Approximate maximum load (kg)	32	48	56	96	Not known

Wheelie bin

Sources include Sulo, Single Waste, Cleanaway, SUEZ, just wheelie bins and Perth Waste for two-wheel mobile bins

Table G1.2: Average dimension ranges for four-wheel bulk bins



Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Approx footprint (m ²)	0.86–1.16	1.51	1.33–1.74	2.21	2.21
Approx weight (kg)	45	Not known	65	Not known	Not known
Approx maximum load (kg)	310	Not known	440	Not known	Not known

Dome or flat lid container Sources include Sulo, Signal Waste, Cleanaway, SUEZ, Just Wheelie Bins and Perth Waste

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority



APPENDIX: B.2 SIGNAGE FOR WASTE AND RECYCLING BINS

Waste signs

Signs and educational materials perform several functions including:

- informing residents why it is important to recover resources and protect the environment
- providing clear instructions on how to use the bins and services provided
- alerting people to any dangers or hazards within the bin storage areas.

All waste, recycling and organic bins should be Australian Standard colours and clearly and correctly labelled, such as by a sticker on the lid and/or the body of the bin.

Communal bin storage areas should be clearly signposted with signs outlining how to correctly separate waste into the bins provided. The local council responsible for waste services may be a good source of signs and posters and can advise on what signs are suitable.

Information on who to contact to find out more about the recycling and/or other resource recovery services in the building should also be displayed in communal areas, such as on a noticeboard.

The Planet Ark website also has resources available free of charge for use by businesses and councils. These signs can be found at businessrecycling.com.au/research/signage.cfm

Figure I1.1: Examples of waste wall posters (EPA supplied)



Figure I1.2: Examples of bin lid stickers (EPA supplied)



Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority



Problem waste signs

The EPA has also produced a range of images and signs that can be used for problem wastes, such as fluoro globes and tubes, household and car batteries, e-waste and smoke detectors. To access these resources, contact the NSW EPA. Some examples are shown below.

Figure I2.1: Problem waste signs



Safety signs

The use of safety signs for waste resource recovery rooms must comply with *AS1319 Safety signs for occupational environments*. Safety signs must be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Suitable signs should be decided for each development as required.

Figure I3.1: Example safety signs



Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority



APPENDIX: B.3 TYPICAL COLLECTION VEHICLE INFORMATION

General

Appropriate heavy rigid vehicle standards should be incorporated into the road and street designs in new developments where onsite collections are proposed. Road and street designs must comply with relevant Acts, regulations, guidelines, and codes administered by Austroads, Standards Australia, NSW Roads and Maritime Services, WorkSafe NSW and any local council traffic requirements.

Applicants and building designers should consult with councils and other relevant authorities before designing new roads or streets and access points for waste collection vehicles to establish specific design requirements.

Table H4.1: Australian Standards for turning circles for medium and heavy rigid class vehicles

Vehicle class	Overall length (m)	Design width (m)	Design turning radius (m)	Swept circle (m)	Clearance (travel) height (m)
Medium rigid vehicle	8.80	2.5	10.0	21.6	4.5
Heavy rigid vehicle	12.5	2.5	12.5	27.8	4.5

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority

Large collection vehicles

Waste collection vehicles may be side-loading, rear-loading, front-lift-loading, hook or crane lift trucks. Vehicle dimensions vary by collection service, manufacturer, make and model. It is not possible to provide definitive dimensions, so architects and developers should consult with the local council and/or contractors.

The following characteristics represent typical collection vehicles and are provided for guidance only. Reference to *AS2890.2 Parking facilities: off-street commercial vehicle facilities* for detailed requirements, including vehicle dimensions, is recommended.

Table B2.1: Collection vehicle dimensions

Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Operational height for loading (m)	3.9	4.2	6.5	3.0	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0	13.0
Maximum payload (t)	10.0	10.8	11.0	14.5	9.5
Turning circle (m)	25.0	21.4	25.0	25.0	18

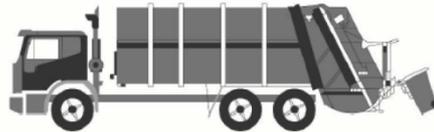
* The maximum reach of a side arm is 3 m.

Sources: JJ Richards, SUEZ, MacDonald Johnson, Cleanaway, Garwood, Ros Roca, Bingo and Edbro. Figures shown represent the maximum dimensions for each vehicle type.



Rear-loading collection vehicles

These vehicles are commonly used for domestic waste collections from MUDs and RFBs and sometimes for recycling. They can be used to collect waste stored in mobile bins or bulk bins, particularly where bins are not presented at the kerbside. They are also used for collecting bulky waste.



Rear-loading waste collection vehicle

Side-loading collection vehicles

This is the most commonly used vehicle for domestic waste, recycling and organics collections. It is only suitable for collecting mobile bins up to 360L in capacity.



Side-loading waste collection vehicle

Front-lift-loading collection vehicles

These vehicles are commonly used for collecting commercial and industrial waste. They can only collect specially designed front-lift bulk bins and not mobile bins.



Front-lift-loading waste collection vehicle

Small collection vehicles

Typically, councils and their contractors operate with large collection vehicles (heavy rigid class vehicles) because they carry greater payloads and allow for more cost-effective collection services. Some councils, or their contractors, may have smaller collection vehicles in their fleet. Early discussion with the council is important to confirm this, but it should not be assumed that the council will have access to small collection vehicles.

The waste management systems and the location of the collection point should always be designed so that the council can provide the standard domestic waste service.

Source: *Better Practice Guide For Resource Recovery In Residential Developments 2019*, NSW Environmental Protection Authority



**APPENDIX C: SECONDARY WASTE MANAGEMENT
PROVISIONS**



APPENDIX: C.1 TYPICAL WORM FARM SPECIFICATIONS

Worm farms



Worm farms or vermiculture systems transform food and other organic material into vermicast (worm compost) and vermi-liquid (liquid extraction from a worm farm). Seafood, seafood shells, meat or bones, and dairy products are not an acceptable part of the worms’ diet and should not be applied to these systems. Worm farms can occupy a small footprint and be located on balconies or in gardens. The worm farm should be placed in a sheltered position to avoid getting too hot in summer.

Worm farms come in different sizes and designs and are sold through hardware stores and often at local government offices. Medium and large-scale worm farms can service many households and commercial activities. These larger systems need a management process to ensure they are properly maintained.

Onsite composting



Compost tumblers and bins and compost bays transform food and other organic material into useful soil enhancer (compost). They are more versatile than worm farms as they can generally process a wider range of materials, including woody garden organics and can be placed in the sun. A variety of compost bins and tumblers are available from hardware stores or some local councils. There are also various online resources on how to construct them using recycling materials such as timber pallets. The footprint area requirement for a typical single household compost bin is about 1m x 1m x 1m.

Before setting up an onsite composter or worm-farm system, check with council for any local requirements such as setback distances from property boundaries.

Source: Better Practice Guide For Resource Recovery In Residential Developments 2019, NSW Environmental Protection Authority



APPENDIX: C.2 TYPICAL COOKING OIL CONTAINERS



Drums 205L



Pour in Bulk Tank

[View Brochure](#)



Oil Kaddy System

[View Brochure](#)



Eco System 700L fixed Eco System 310L mobile

Eco Systems



Direct-Connect to Fryer

Source: <http://www.auscol.com/services/collection-systems/>



APPENDIX: C.3 TYPICAL SOURCE SEPARATION BINS



Source: <https://www.sourceseparationsystems.com.au/>