



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 25 July 2018
at 6:30pm



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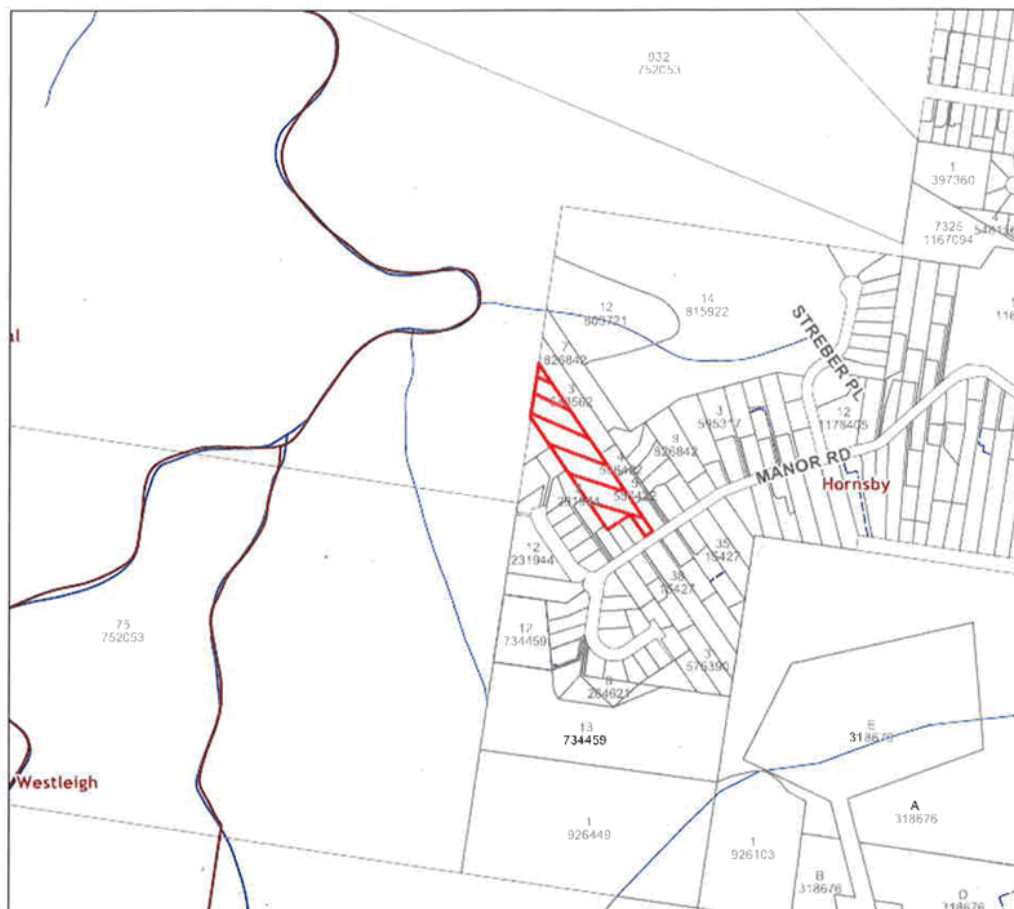
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REPORT NO. LPP20/18

ITEM 1

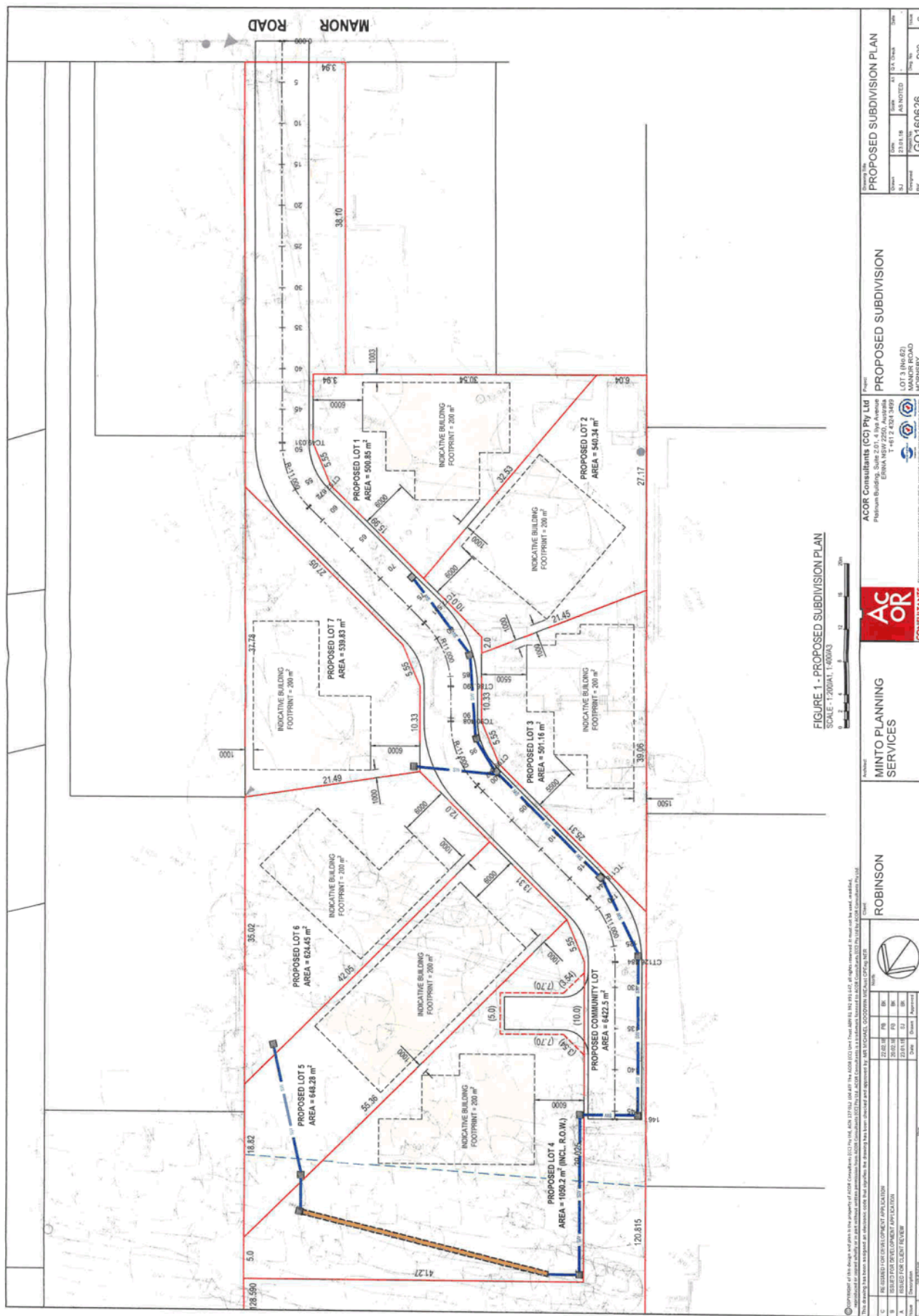
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- 2. SUBDIVISION PLAN**
- 3. TREE RETENTION AND REMOVAL PLAN**
- 4. ZONING PLAN/LANDSCAPE RESERVATION PLAN**
- 5. ASSET PROTECTION ZONE PLAN**
- 6. NSW RURAL FIRE SERVICE LETTER**



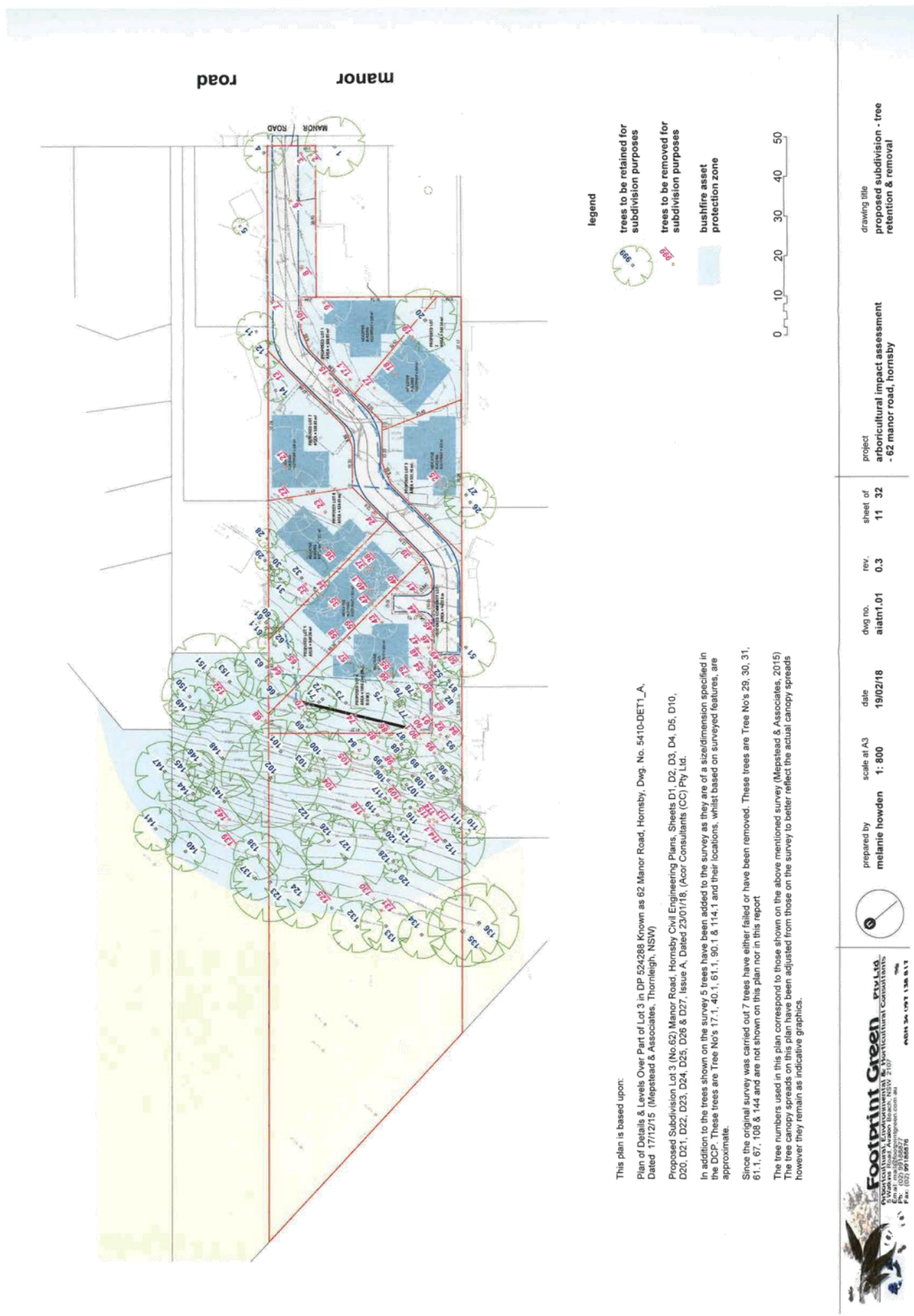
LOCALITY PLAN

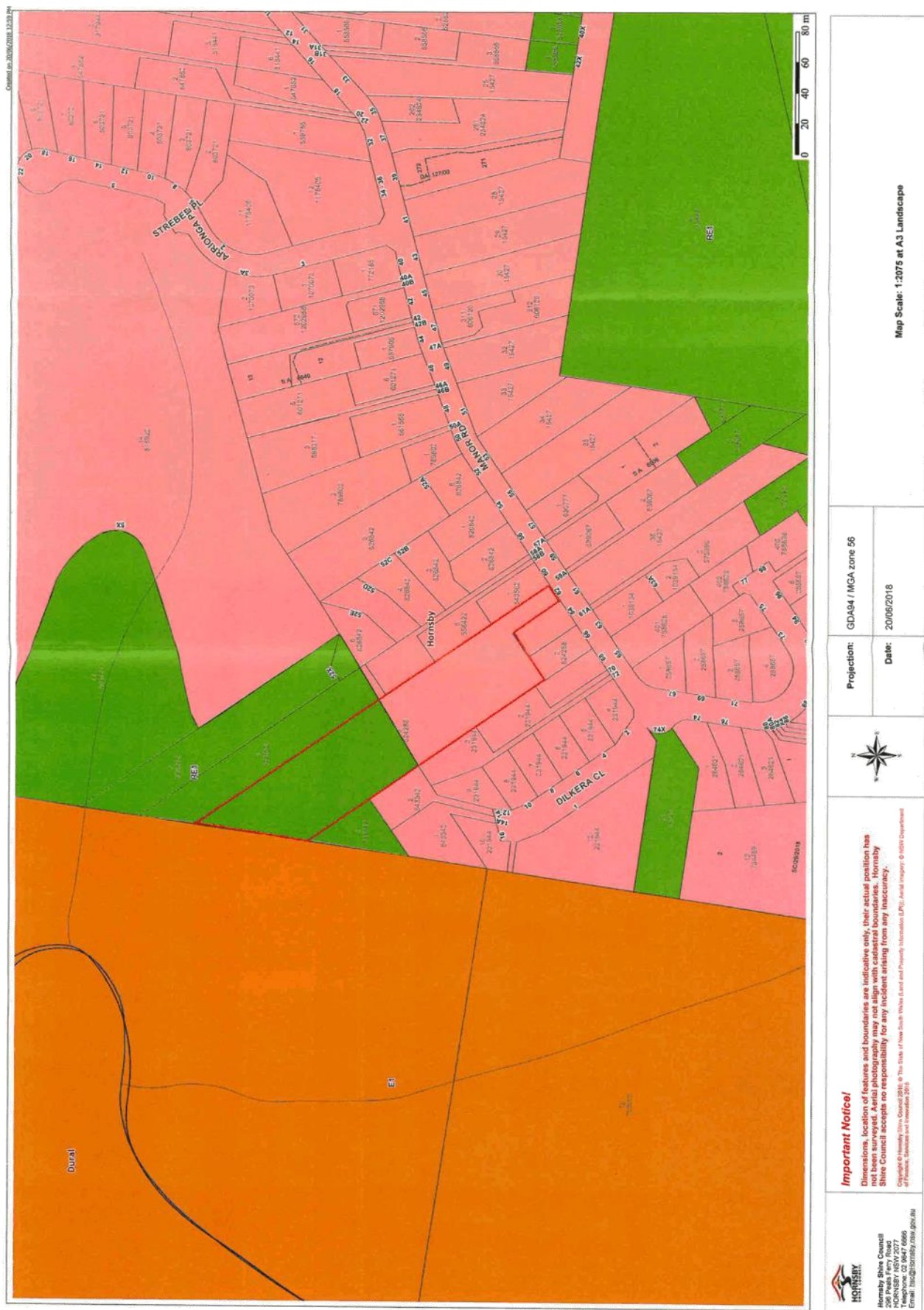
DA/151/2018

62 MANOR ROAD, HORNSBY

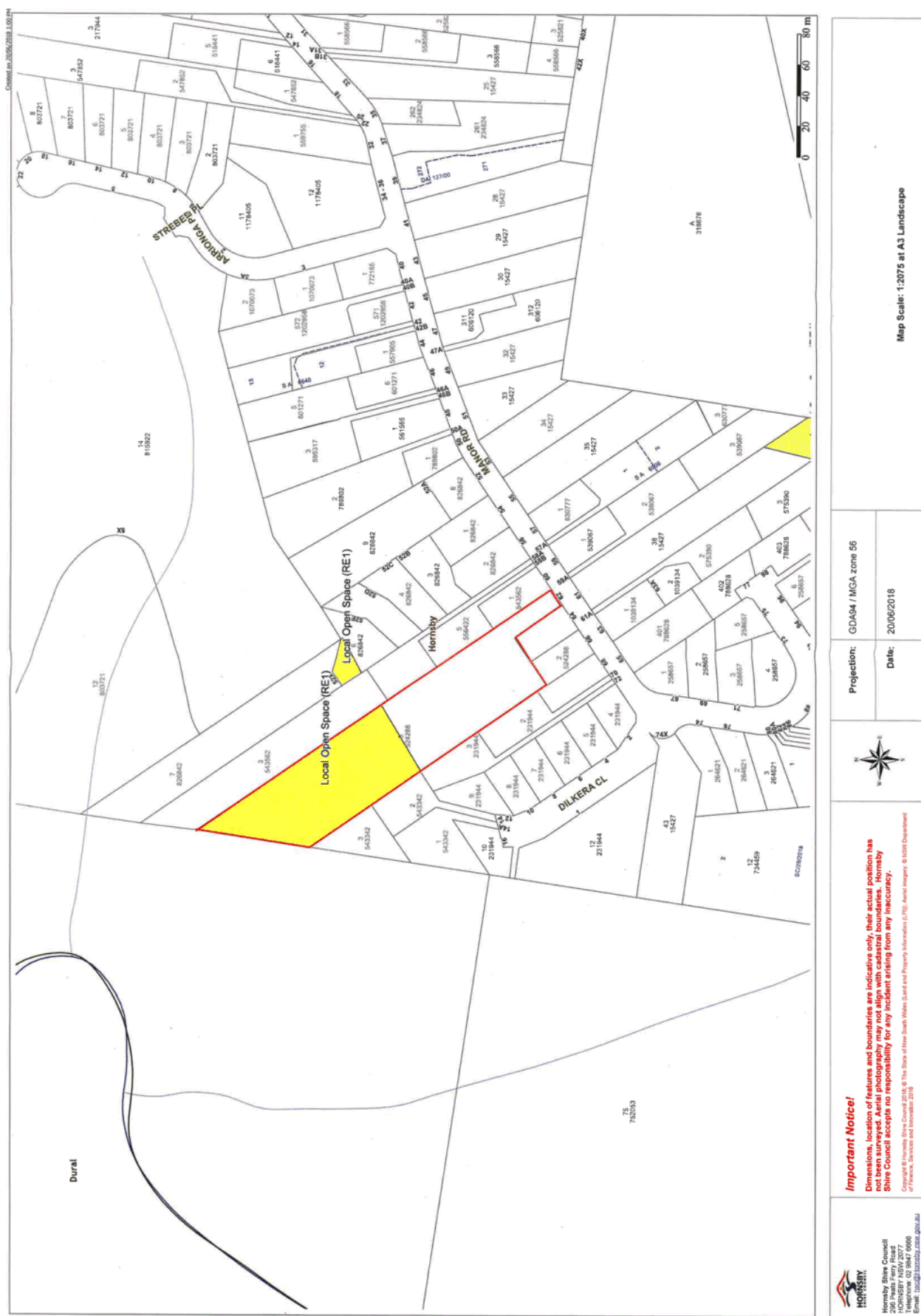


ATTACHMENT 2 - ITEM 1





ATTACHMENT 4 - ITEM 1

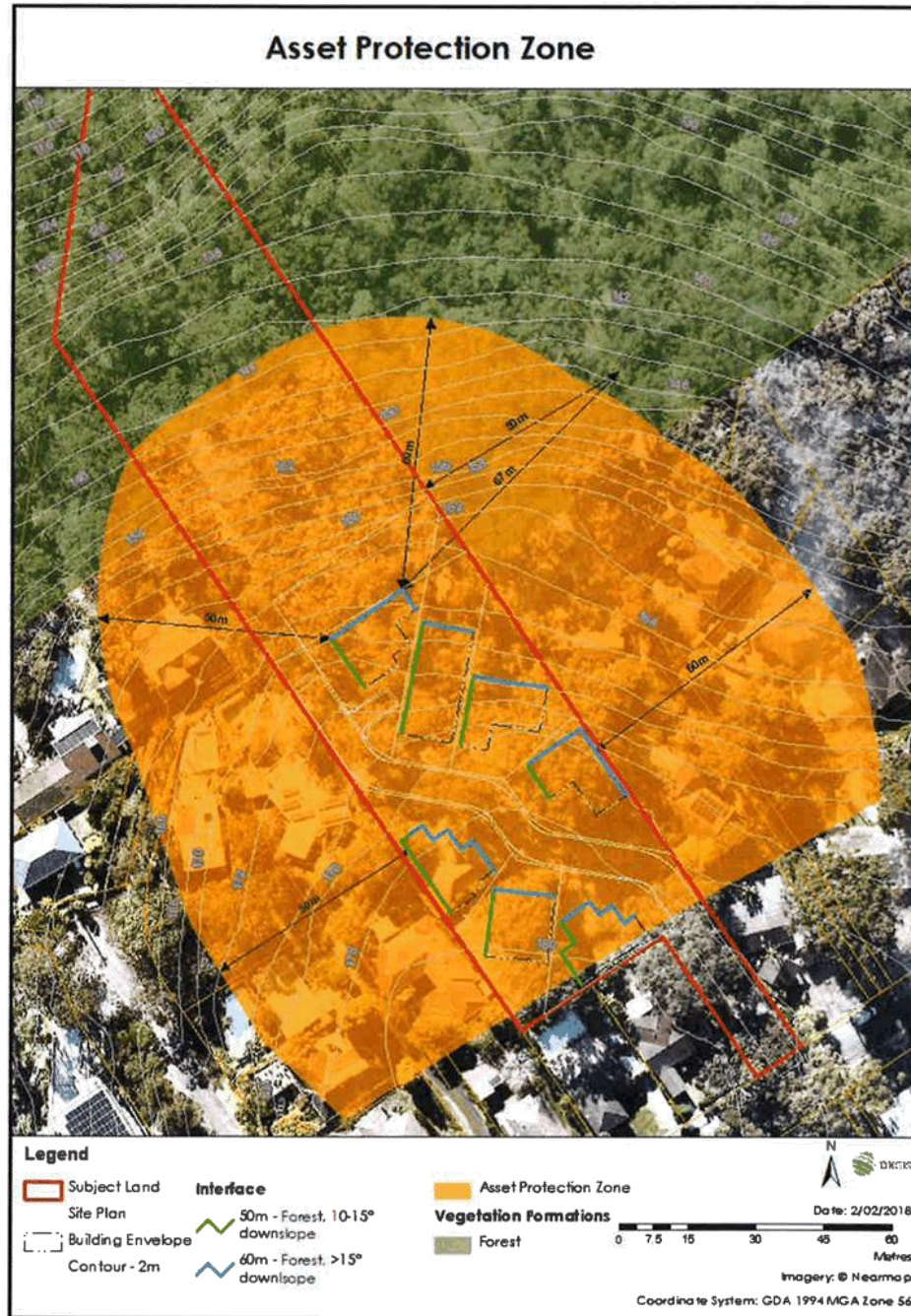


ATTACHMENT 4 - ITEM 1

BLACKASH
 BUSHFIRE CONSULTING

62 Manor Road, Hornsby

Figure 2 Required Asset Protection Zones



ATTACHMENT 5 - ITEM 1

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager
The Council of the Shire of Hornsby
PO Box 37
HORNSBY NSW 1630

Your Ref: DA/151/2018
Our Ref: D18/4867
DA18031612252 MA

ATTENTION: Garry Mahony

17 April 2018

Dear Garry

Integrated Development Application - 3//524288 62 Manor Road Hornsby NSW 2077

I refer to your correspondence dated 13 March 2018 seeking general terms of approval in relation to the above matter.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

1. The proposal in its current form does not conform to the specifications, or justify any deviations from, the requirements of the NSW RFS Fact Sheet 'Multi Lot Residential Subdivisions in Bush Fire Prone Areas' The NSW RFS requests the consultant to review their assessment and re-lodge it through Council for further consideration.

Furthermore, the proposed asset protection zones as an easement upon Council land requires confirmation from Hornsby Council to verify the willingness of Council to accept the applicant or Council to manage the land.

If the above matters have not been satisfactorily addressed within 30 days the application will be refused on the basis of inadequate information being provided.

Should you wish to discuss this matter please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager, Planning and Environment Services (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au

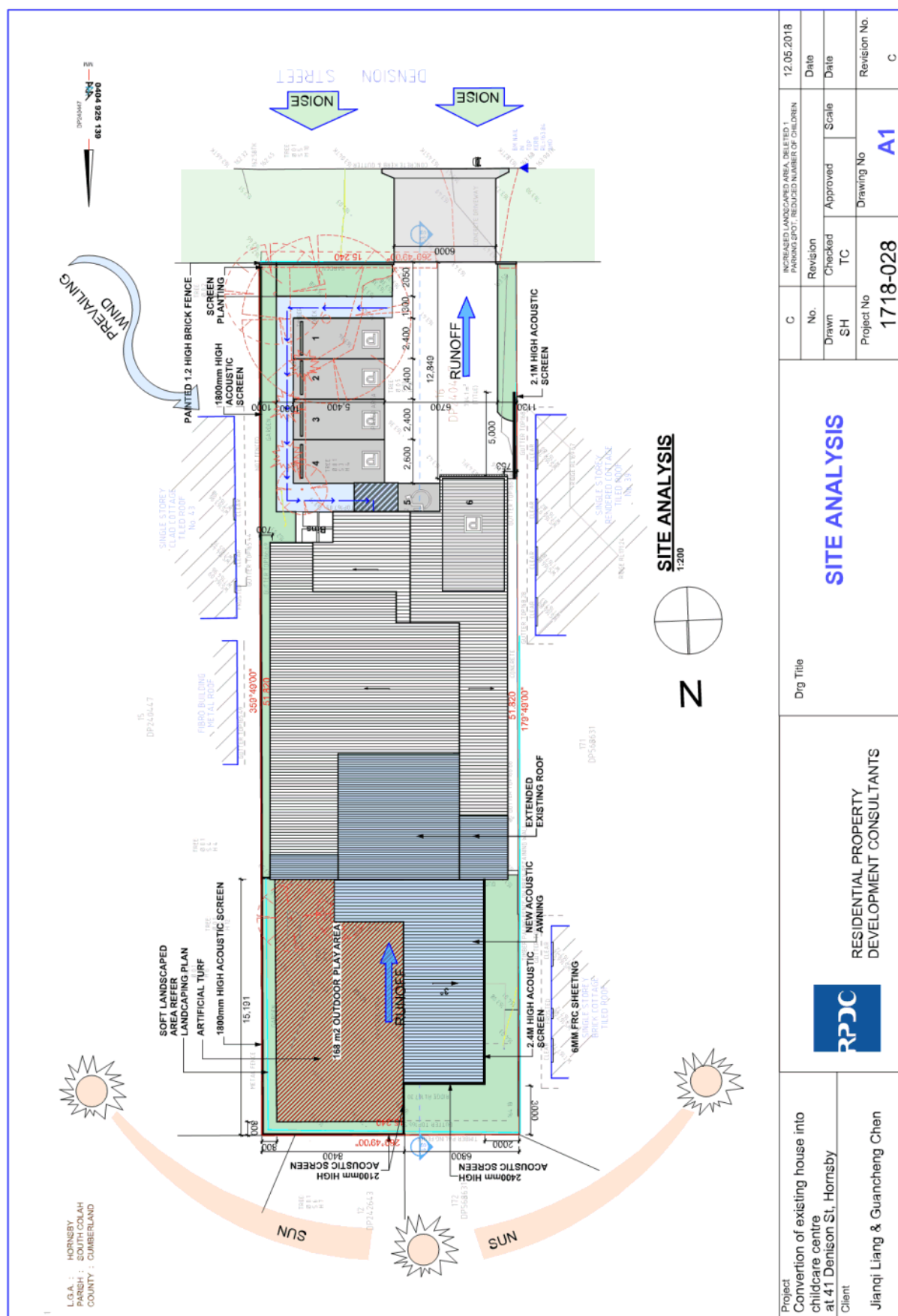
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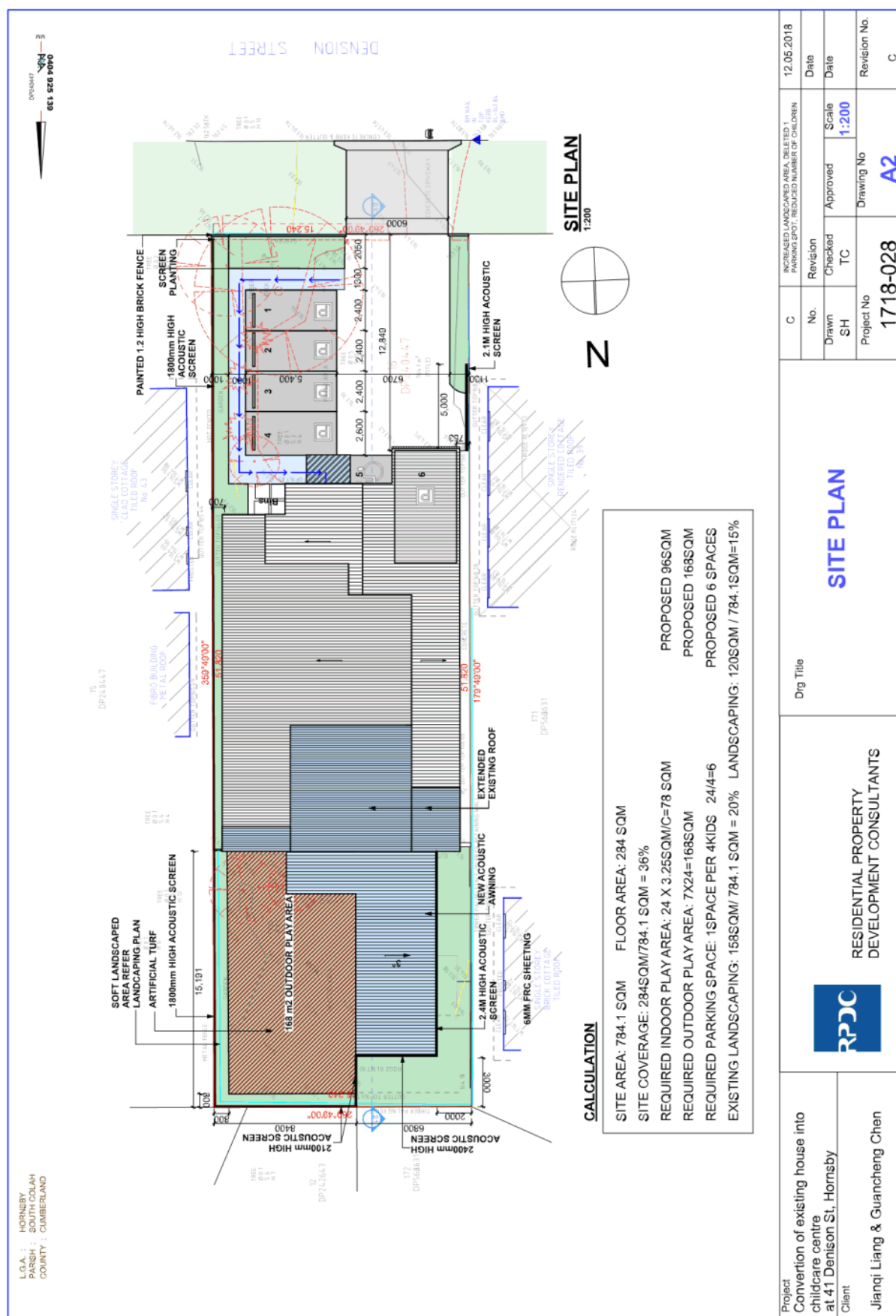
ITEM 2

- 1. LOCALITY PLAN**
- 2. SITE PLAN**
- 3. LANDSCAPE PLAN**
- 4. PLANS ARCHITECTURAL**
- 5. ACOUSTIC REPORT**

**LOCALITY PLAN****DA/1006/2017****No. 41 Denison Street Hornsby****ATTACHMENT 1 - ITEM 2**

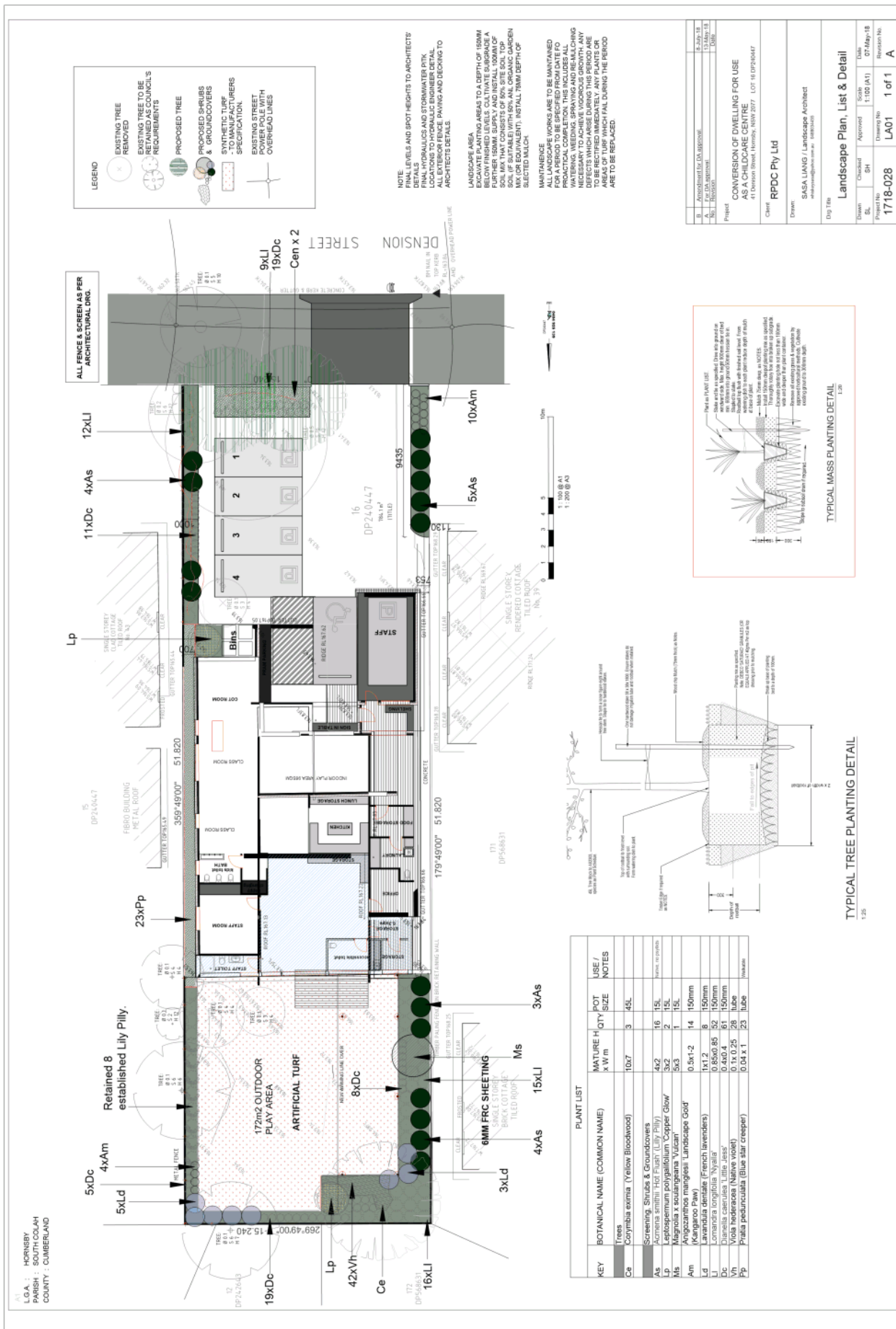


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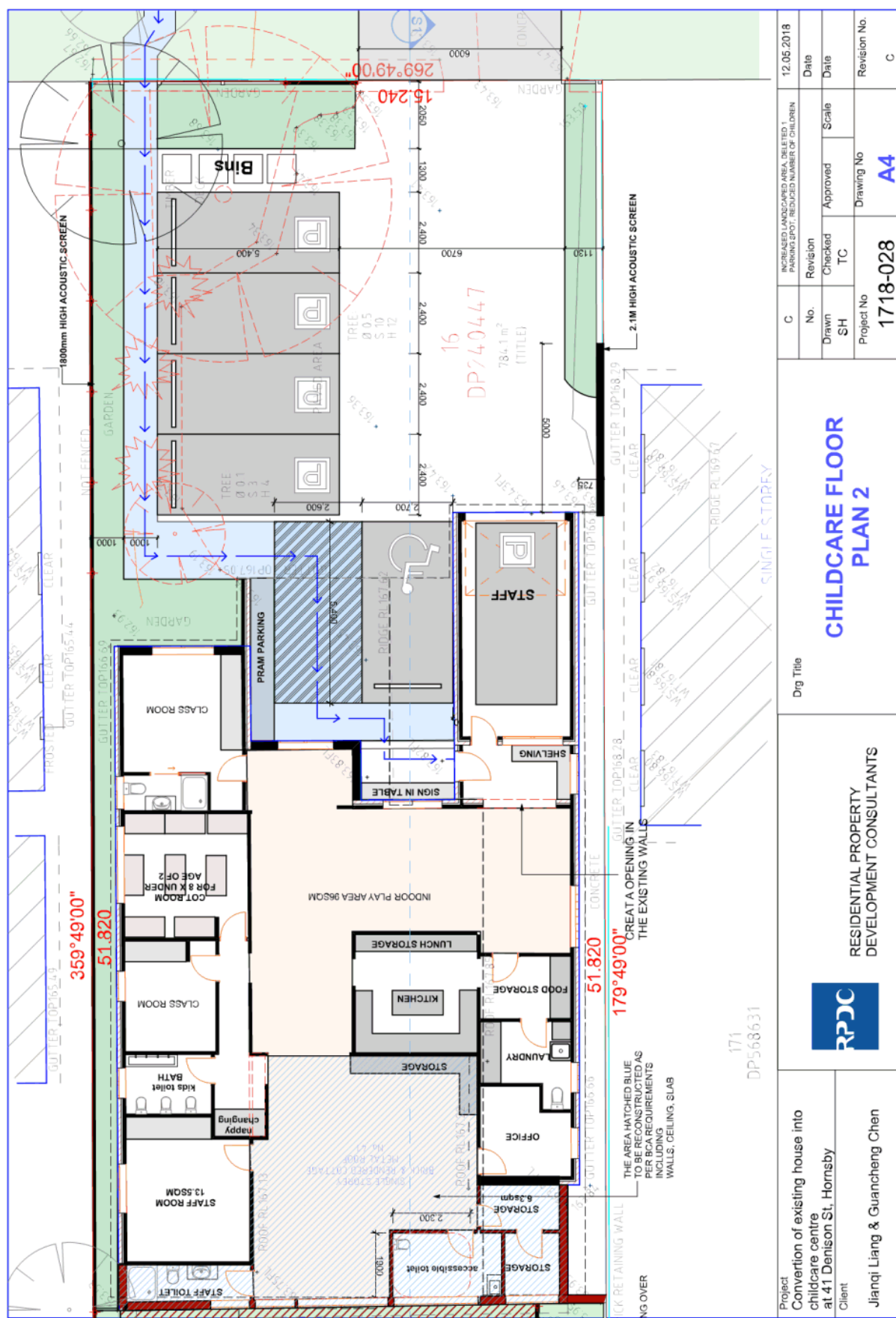


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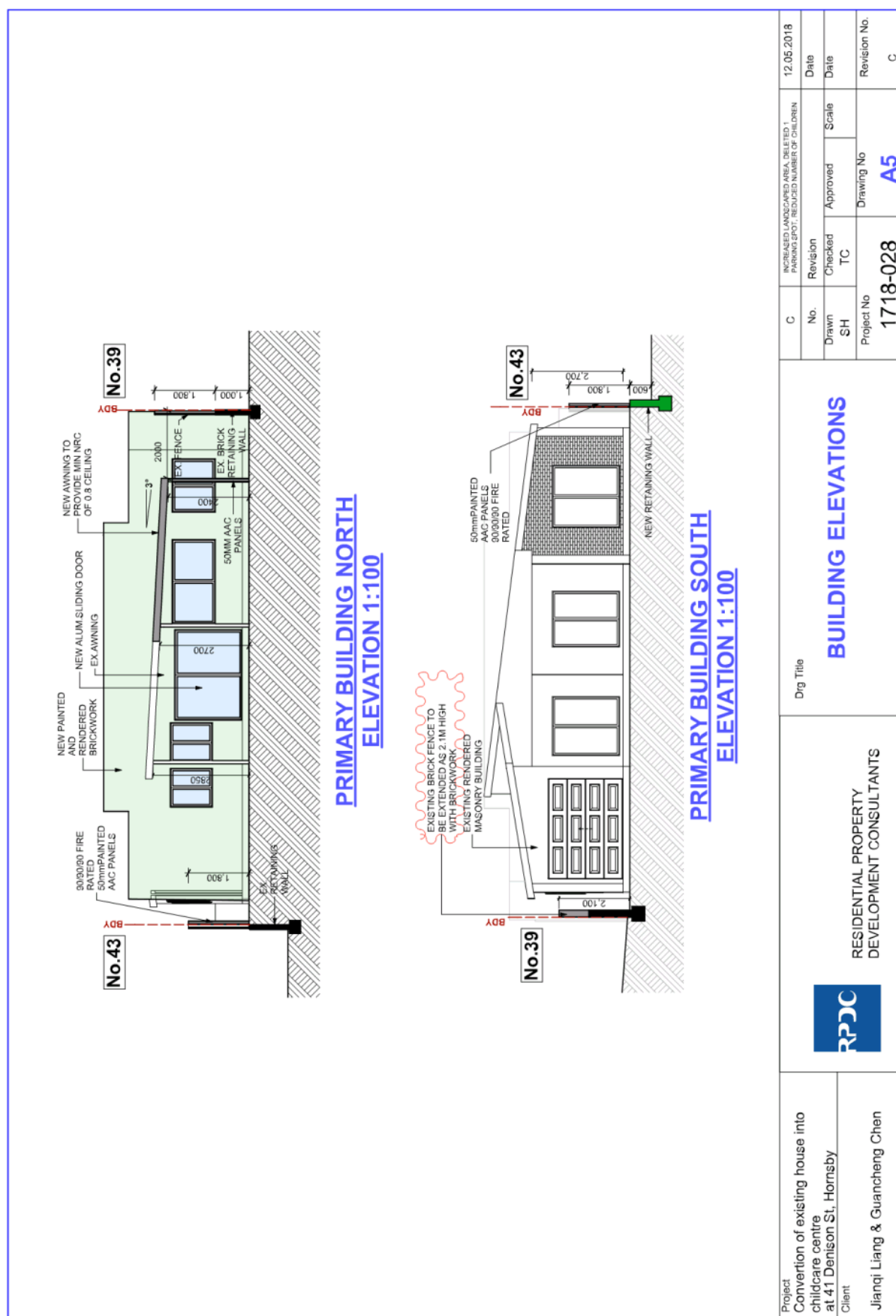
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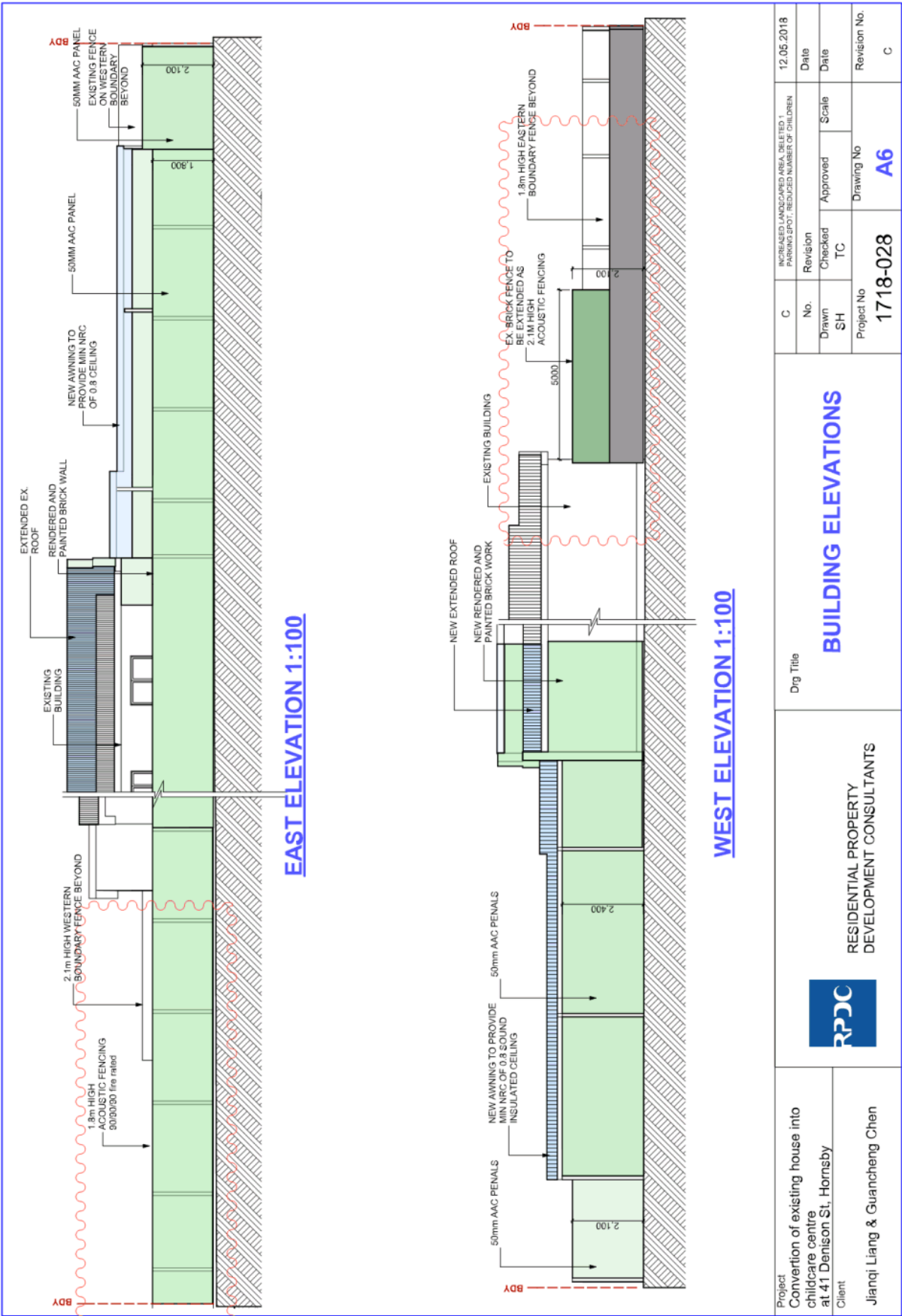




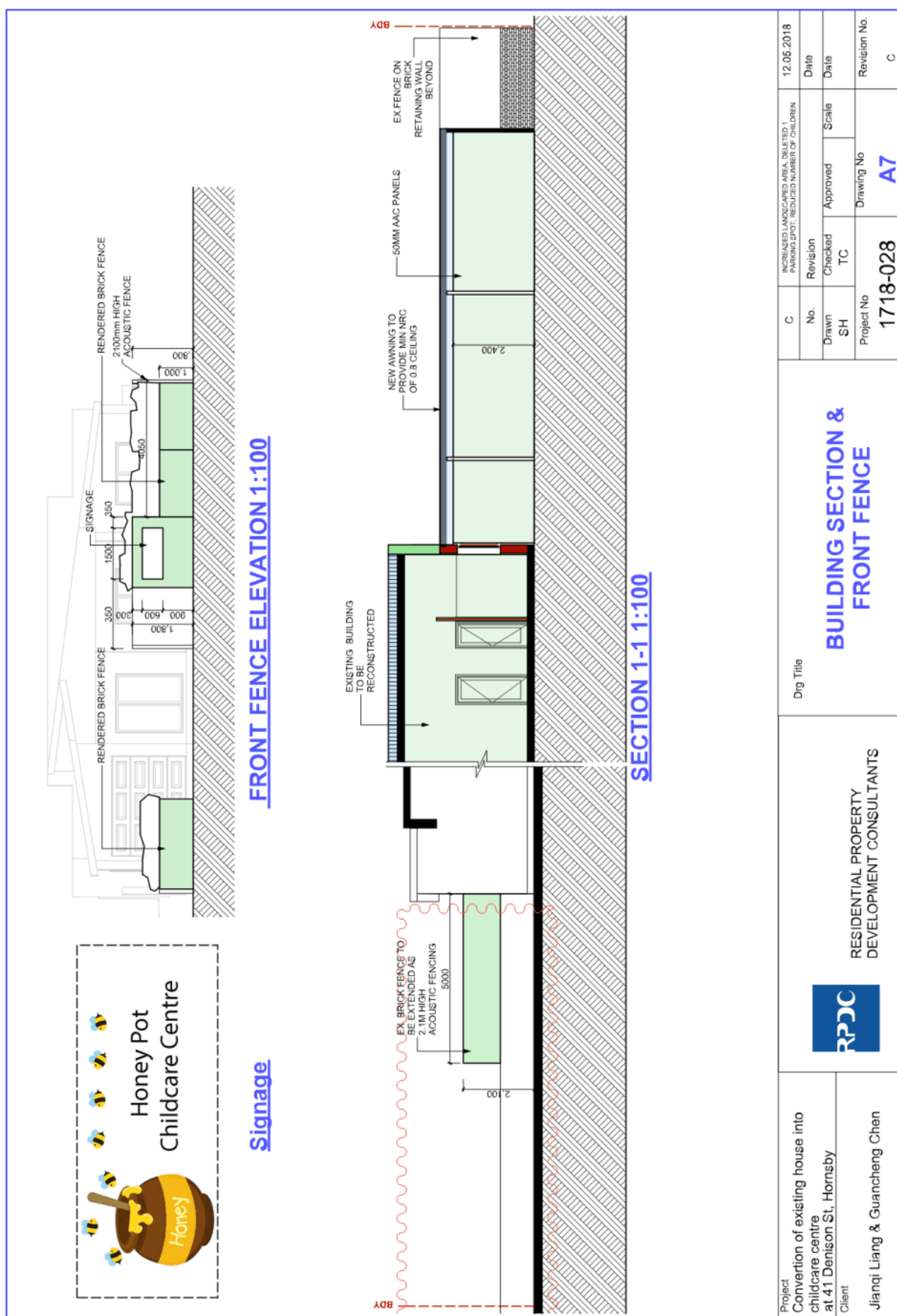
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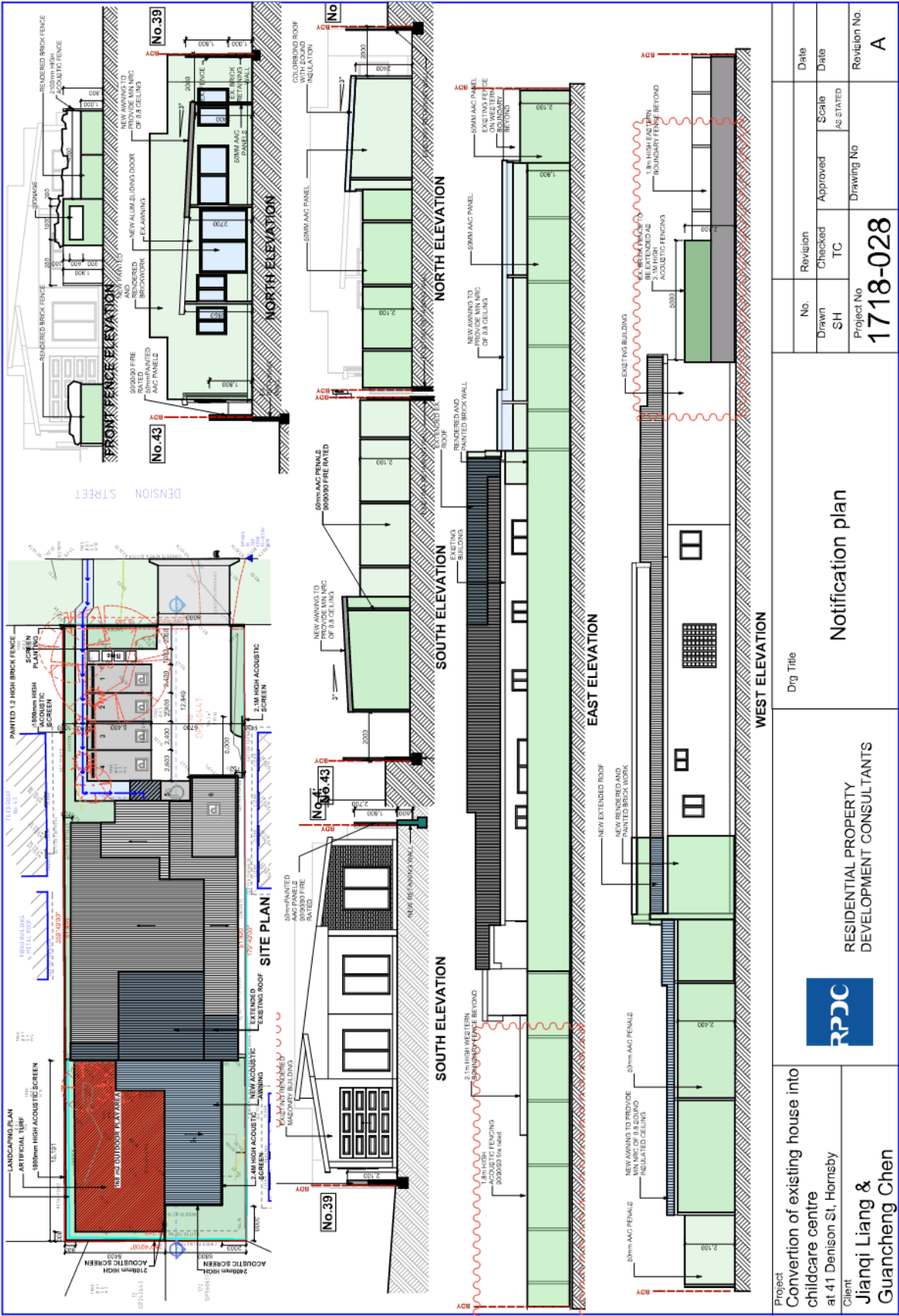
ATTACHMENT 4 - ITEM 2



ATTACHMENT 4 - ITEM 2



ATTACHMENT 4 - ITEM 2



Project		Dig Title		Revision		Date	
Conversion of existing house into childcare centre		Notification plan		No.		Date	
at 41 Denison St, Hornsby				Drawn		Scale	
Client				SH		AS STATED	
Jiangqi Liang & Guancheng Chen				TC		Drawing No	
				Project No		Revision No	
				1718-028		A	

ATTACHMENT 4 - ITEM 2





Blackett Acoustics

Noise & Vibration Consultants

41 DENISON STREET, HORNSBY DEVELOPMENT APPLICATION (DA) NOISE ASSESSMENT

Report No BA180509
Version B

June 2018

Prepared
for

Residential Property Development Consultants Pty Ltd



Blackett Acoustics is an AAAC Member Firm Since 2014

ATTACHMENT 5 - ITEM 2

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Appendix A - Noise Logger Graphs

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GLOSSARY

Most environments are affected by environmental noise which continuously varies, largely as a result of road traffic. To describe the overall noise environment, a number of noise descriptors have been developed and these involve statistical and other analysis of the varying noise over sampling periods, typically taken as 15 minutes. These descriptors, which are demonstrated in the graph below, are defined below.

Maximum Noise Level (L_{Amax}) – The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.

L_{A1} – The L_{A1} level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the L_{A1} level for 99% of the time.

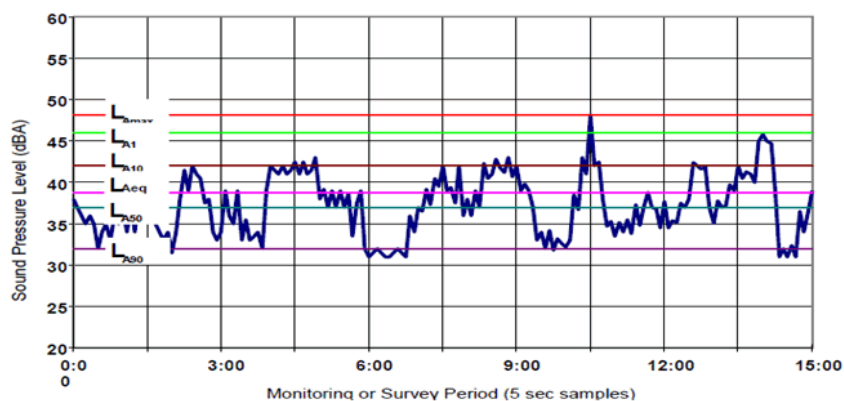
L_{A10} – The L_{A10} level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{A10} level for 90% of the time. The L_{A10} is a common noise descriptor for environmental noise and road traffic noise.

L_{Aeq} – The equivalent continuous sound level (L_{Aeq}) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This measure is also a common measure of environmental noise and road traffic noise.

L_{A90} – The L_{A90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{A90} level for 10% of the time. This measure is commonly referred to as the background noise level.

ABL – The Assessment Background Level is the single figure background level representing each assessment period (daytime, evening and night time) for each day. It is determined by calculating the 10th percentile (lowest 10th percent) background level (L_{A90}) for each period.

RBL – The Rating Background Level for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and night time.



1 INTRODUCTION

Blackett Acoustics has been engaged to provide an assessment of the potential noise impacts associated with the proposal to operate a childcare centre at 41 Denison Street, Hornsby.

This report assesses the potential noise impact and forms part of the Development Application.

2 SITE DESCRIPTION AND IDENTIFIED RESIDENTIAL RECEIVERS

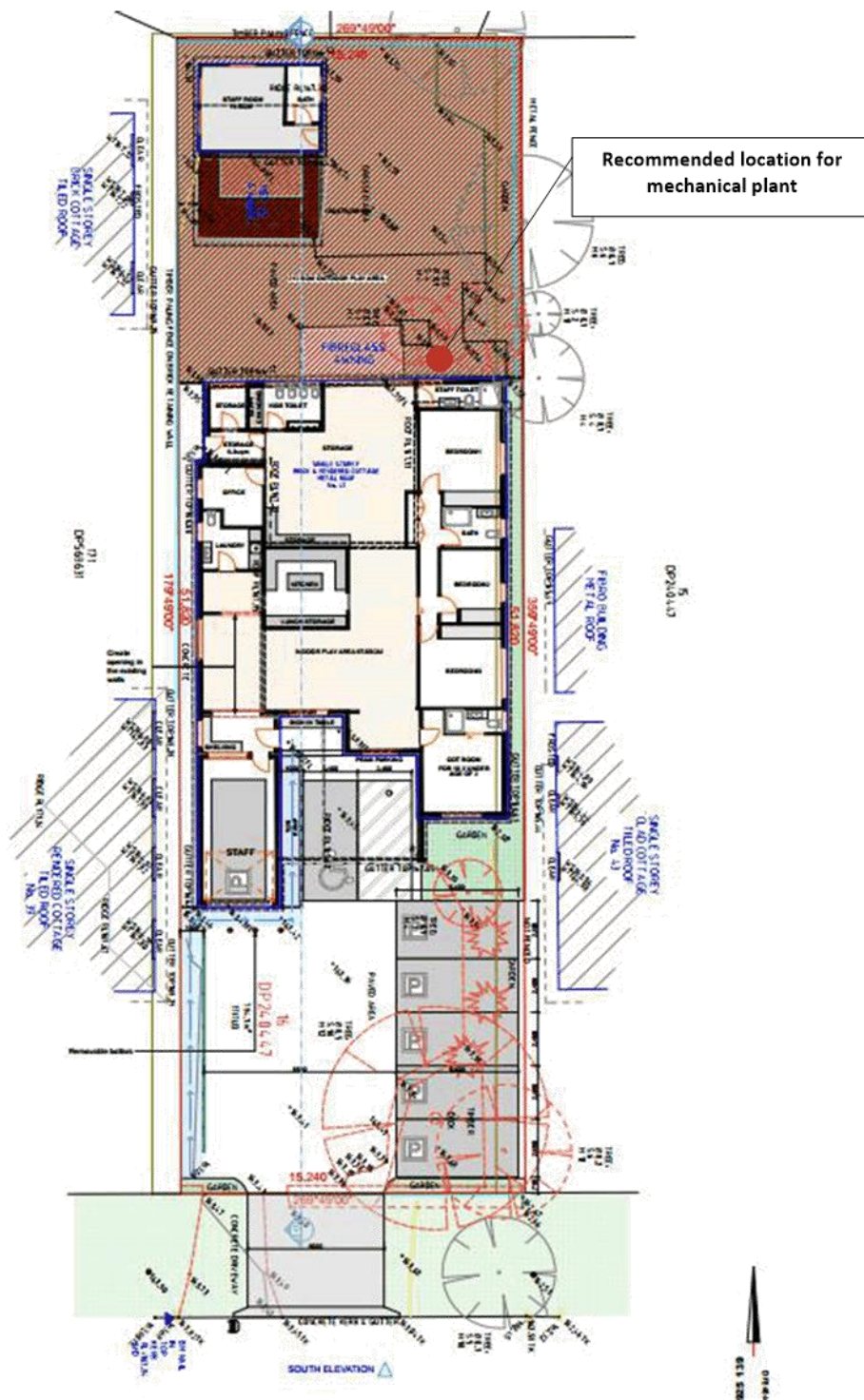
The project site for the proposed single storey childcare centre is situated on 41 Denison Street, Hornsby. The immediately surrounding are all residential receiver locations and are as identified below:

The location of the project site and the surrounding infrastructures is shown in Figure 2-1. The site layouts of the proposed storey childcare centre are presented in Figure 2-2.

Figure 2-1 Aerial of Project Site and Identified Residential Receivers



Figure 2-2 Site Layout



The proposed childcare centre will operate Monday to Friday from 7.00am to 6.00pm and cater for up to 24 children with the following being a typical breakdown:

- 0 to 2 years 8 children
- 2 to 3 years 8 children
- 3 to 6 years 8 children

The daily activities include indoor and outdoor play, sleep, rest times and eating times. Typically, children in all age groups will have some activities outside extending over a cumulative period of approximately 1 hour in the morning and 1 hour in the late afternoon. All other activities would occur inside.

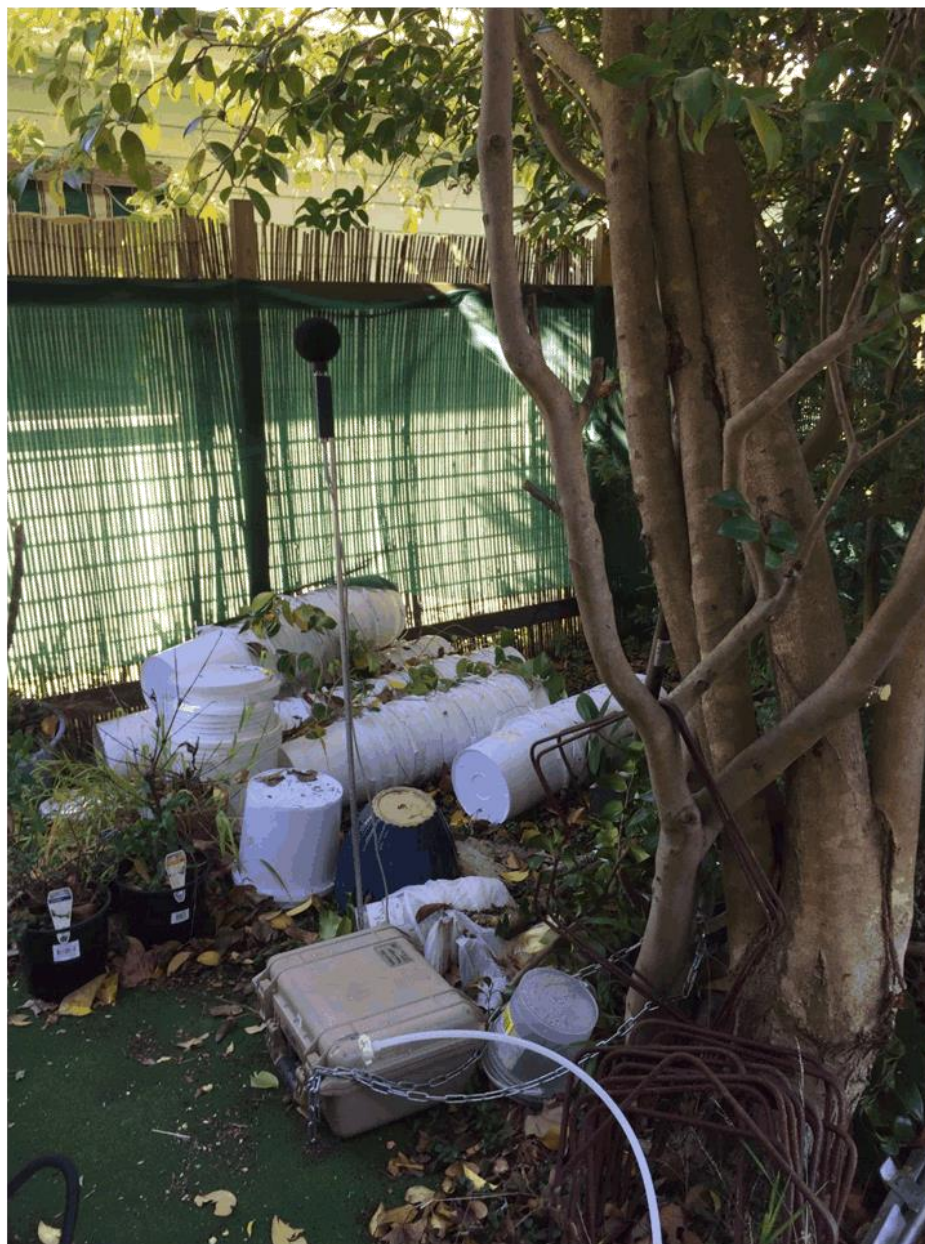
The proposed childcare centre is to be partly air-conditioned so that windows and doors can remain closed during any of the noisier internal play activities. On this assumption, noise from the childcare is likely to only be audible during outdoor play times.

Drop-off and pick-up will occur in a zone at the front of the building facing Denison Street which has parking for 7 car parking spaces including one accessible parking space. Based on a traffic report prepared by Transport and Traffic Planning Associates, the morning peak hour traffic movements represents 18 vtpm and evening peak hour traffic movements is 11 vtpm.

During a typical worst case 15-minute period, it has been assumed that 2 vehicles would arrive and depart for either pick-up or drop-off and this number has been assumed in the noise predictions discussed below.

3 EXISTING ACOUSTIC ENVIRONMENT

Unattended noise monitoring equipment consisted of an Environmental Noise Logger was deployed by Blackett Acoustics to establish the existing ambient noise level. The monitoring period was from Tuesday, 25 July 2017 to Tuesday, 1 August 2017. The noise logger's microphone was setup within the front yard of 41 Denison Street, Hornsby in a position as shown in Figure 2-1. During time of site survey, it was aurally observed that the existing acoustic environment consist of distant traffic from surrounding road network and local fauna noise. Figure 3-1 presents a photograph showing the location of the deployed noise logger.

Figure 3-1 Location of Deployed Noise Logger

All noise measurement instrumentation used in the survey was designed to comply with the requirements of AS 1259.2-1990 *“Acoustics – Sound Level Meters. Part 2: Integrating – Averaging”* and carried appropriate and current calibration certificates. The equipment used for the continuous unattended noise surveys comprised of an Inforbyte Environmental Noise Logger.

The calibration of the logger was checked prior to, and after the measurement survey and the variation in calibration was found not to exceed 0.5 dB. The noise logger was set to record statistical noise descriptors in continuous 15-minute sampling periods for the duration of its deployment. Table 3-1 presents the relevant time period background noise levels recorded during survey period.

Table 3-1 Measured Background Noise Levels – dBA

Monitoring Location	Measured Rating Background Levels (RBL)		
	Daytime	Evening	Night Time
Front yard of 41 Denison St, Hornsby	37	37	32

Note: Daytime (7.00am-6.00pm), Evening (6.00pm-10.00pm) and Night time (10.00pm-7.00am).

Based on the monitoring data, it has been established that the traffic noise level recorded during daytime and night time hours are as follows:

- Daytime $L_{Aeq,15hr}$ (7.00am - 10.00pm) : 50dBA
- Night time $L_{Aeq,9hr}$ (10.00pm - 7.00am) : 44dBA

4 NOISE CRITERIA

This Section presents the noise criteria which needs to be considered for the following aspects:

- Noise impact from existing traffic noise to the proposed childcare centre;
- Children playing in outdoor areas;
- Mechanical services; and
- Traffic on Denison Street.

4.1 Noise Impact from Existing Traffic to Proposed Childcare Centre

The Association of Australian Acoustical Consultants has published a guideline for the assessment of childcare centres dated October 2013. The document states the following outdoor and indoor noise goals:

- **Outdoor Play Area Noise Goal** – The noise level $L_{Aeq,1hour}$ from road, rail traffic or industry at any location within the outdoor play or activity area during the hours when Centre is operating shall not exceed 55dBA.
- **Indoor Play Area Noise Goal** – The noise level $L_{Aeq,1hr}$ from road, rail traffic or industry at any location within the indoor play or sleeping areas of the Centre during the hours when the centre is operating shall not exceed 40dBA.

4.2 Children Playing in Outdoor Areas

The general methods of assessing noise are contained in the NSW Environment Protection Authority (EPA) Industrial Noise Policy and the Noise Guide for Local Government. Neither of these documents establish specific guidelines relating to the noise from operation of schools or childcare centres. The normal approach for assessing noise from commercial operations would require that L_{Aeq} noise levels over any 15 minute period should not exceed the background noise levels by more than 5dBA. If these noise levels can be achieved then compliance is deemed to be achieved and negligible impact to the surrounding would be expected.

However, there have been a number of these childcare facilities reviewed by the Land & Environment Court and guidance for criteria has been sought from these judgements. Typically a limit of background noise plus 10dBA has been allowed without adjustment for the character of the noise. Appendix B presents some references, including Land and Environment Court cases using "background plus 10dBA" for child care centres with defined play times.

The background noise plus 10dBA limit is also consistent with the Association of Australian Acoustical Consultants (AAAC) recommendations for outdoor play areas. The AAAC provides the following recommendations:

" Up to 2 hours (total) per day - The $L_{eq,15min}$ noise level emitted from the outdoor play area shall not exceed the background noise level by more than 10dB as the assessment location.

More than 2 hours per day - the $L_{Aeq,15min}$ emitted from the outdoor play area shall not exceed the background noise level by more than 5dB at the assessment location. "

This limit refers to $L_{Aeq,15min}$ at the closest residential boundary. The assessment is more lenient than industrial noise as the sound of children playing is considered a more acceptable noise.

Based on the background noise levels presented in Section 3, the established noise criteria for children playing in outdoor areas will be as follows:

- Between 7.00am to 6.00pm: 47dBA (background of 37dBA plus 10dBA)

4.3 Drop-Off & Pick-Up

In addition to noise from children playing, there is also noise associated with the drop-off and pick-up of children which include engines starting, car doors opening and closing etc. This noise is expected to occur over a period of approximately two hours during the morning and two hours during the afternoon, typically coinciding with the peak hour periods.

Based on the background noise levels presented in Section 3, the established $L_{Aeq,15min}$ noise criteria for drop-off and pick-up events will be as follows:

- Between 7.00am to 6.00pm: 42dBA (background of 37dBA plus 5dBA)

4.4 Mechanical Services

There is also a need to operate mechanical plant, such as air-conditioning and kitchen exhaust fan and refrigeration equipment. Noise from this operation should also be limited to background plus 5dBA at each of the residential receptors, however it would be preferable to achieve lower noise levels where feasible and reasonable and aim for levels less than the background noise.

For the nearest residential receivers, a criterion of 42dBA would apply for daytime operation.

5 ASSESSMENT OF NOISE LEVELS

In order to assess the traffic noise ingress from existing road network bounding the Project Site and noise emanating from the proposed Childcare Centre to the surrounding receivers, it is necessary to predict the typical noise impact associated with the operation of the childcare centre.

5.1 Noise Impact from Existing Traffic to Proposed Childcare Centre

Based on the measured daytime $L_{Aeq,15hr}$ noise level of 50dBA, the outdoor play area noise goal of 55dBA will be achieved. No special noise mitigation is required in the outdoor play area.

Based on the established worst case daytime and night time noise levels associated with local traffic presented in Section 3, acoustic calculations have been conducted to determine the minimum glazing requirements for the specific spaces. The calculations used to determine the required performance of building components have been done using spectral information so that low frequency components of noise have been correctly accounted for. Soft furnishing has been assumed in the sleeping areas.

Table 5-1 provides the minimum recommended glazing constructions that should be adopted to meet the internal noise objectives detailed in the Section 4.1.

Table 5-1 Recommended Minimum Glazing Thickness

Room	Building Element Recommended Glazing Thickness
Cot room, Room 1, Room 2, Room 3, Offices and Laundry.	4mm standard glazing with a minimum rating of R_w25

*All glazing areas require good acoustic perimeter seals and mohair seals are not considered as adequate seals acoustically.

5.2 Noise from Children Playing in Outdoor Areas

Table 5-2 presents a summary of the typical $L_{Aeq,15min}$ sound power levels associated with children of various ages playing.

Table 5-2 Typical $L_{Aeq,15min}$ Sound Power Levels (SWL) for Groups of 10 Children Playing

Age Group	SWL dBA
10 Children aged 0 to 2 years	77 to 80
10 Children aged 2 to 3 years	83 to 87
10 Children aged 3 to 6 years	84 to 90

Table 5-3 presents the combined sound power level for various of age groups. It is assumed that the half the children in each age group will be engaged in active play, and half of the children within the same age group will be engaged in passive play at any given time.

Table 5-3 Adjusted $L_{Aeq,15min}$ SWL for Each Age Group at the Proposed Childcare Centre

No. of Children within Each Age Group	Adjusted SWL for Each Age Group
8 Children (0 to 2 years)	78
8 Children (2 to 3 years)	84
8 Children (3 to 6 years)	87

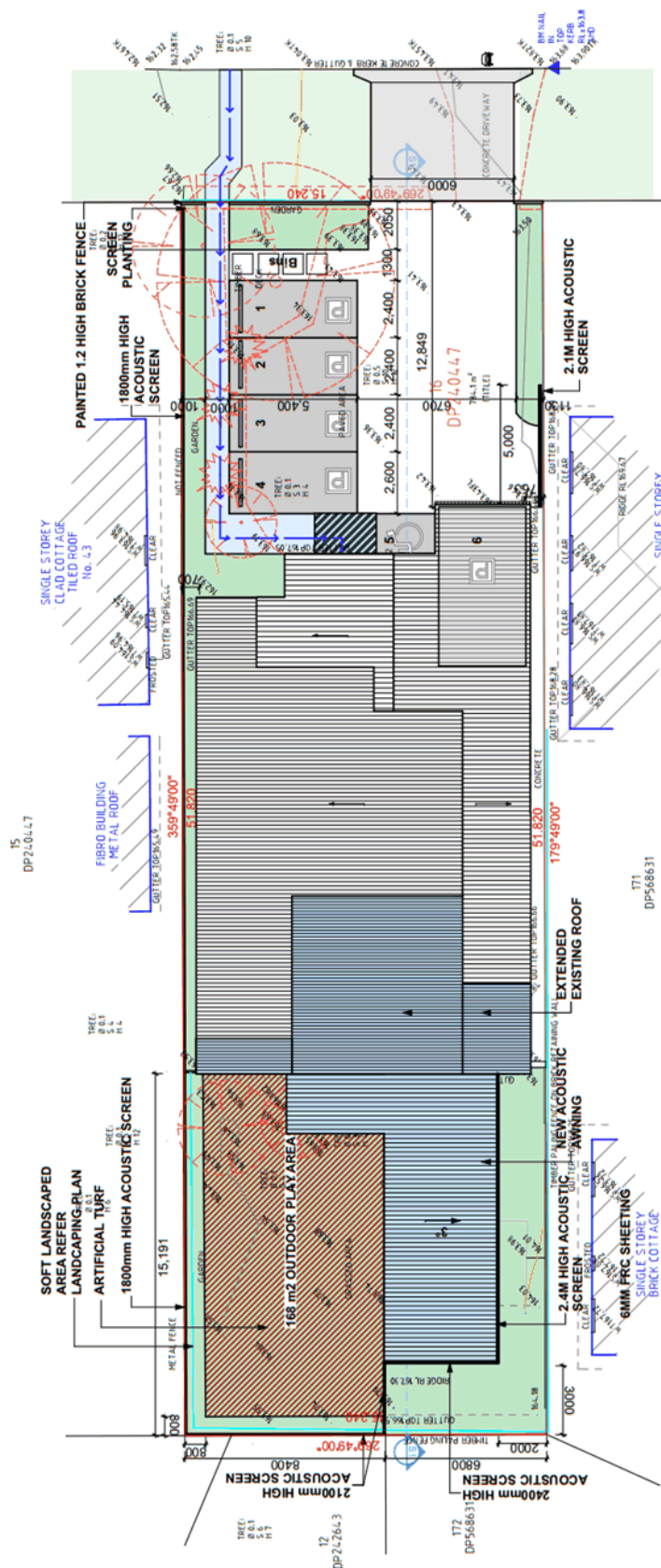
Based on the data presented in Table 5-3, the assumed worst case noise emission scenario in order to achieve compliance would be as follows:

- All of the 8 children within the 0 to 2 years age group is allowed to play in the outdoor play areas at all time;
- In addition to the 8 children within the 0 to 2 years age group, a maximum of 8 children within the 2 to 3 years age group or 8 children within the 3 to 6 years age group is allowed to play in the outdoor areas at any one time;
- Predictions to the ground floor and first floor (if applicable) of surrounding residential buildings;
- A 2.1m high acoustic boundary fence has been assumed for the site northern boundary.;
- A 2.1m high acoustic boundary fence has been assumed for the western boundary;
- A 1.8m high acoustic boundary fence has been assumed for the eastern boundary; and
- The proposed acoustic awning is as shown in Figure 5-1. A solid barrier is to be constructed between each post for the western side of the free standing awning. Absorptive panels with a minimum NRC of 0.8 are to be installed on the underside of the ceiling.

Figure 5-1 presents the site plan outlining the proposed acoustic awning.

Figure 5-2 presents a 3D view showing the relative position of noise sources to the surrounds.

Figure 5-1 Site Plan with Proposed Acoustic Awning



ATTACHMENT 5 - ITEM 2

Figure 5-2 3D View of Noise Source to the Surrounds



Table 5-4 presents a summary of the predicted L_{Aeq} noise level that may be expected at the surrounding receiver locations (without the implementation of any noise mitigation).

Table 5-4 Predicted $L_{Aeq,15min}$ Noise Levels (dBA)

Receiver	Relevant Time Period $L_{Aeq,15min}$ Intrusiveness Noise Criteria	Predicted $L_{Aeq,15mins}$ Level	Comply (Yes/No)
Rx1	47	46	Yes
Rx2		45	Yes
Rx3		45	Yes
Rx4		42	Yes
Rx5		39	Yes
Rx6		41	Yes
Rx7		28	Yes
Rx8		38	Yes

As can be seen from predicted noise level presented in Table 5-4, compliance with the relevant time period intrusiveness noise criteria is achieved on all occasions at all the surrounding receiver locations.

Children playing noise from within the building will be less than that from the outside play areas and therefore will not exceed the noise goals.

5.3 Drop-Off and Pick-Up

The noise level associated with cars using the drop-off and pick-up area comprises cars at slow speed, car doors closing and engines starting. Based on the recommended SWL for car movements in AAAC's document entitled "Guideline for Childcare Centre Acoustics Assessment" dated September 2010, the typical range of Sound Power Levels (SWL) for car is 85-90dBA (30 second L_{Aeq}). For the purpose of this assessment, Blackett Acoustics has assumed the median value of the SWL 88dBA for the purpose of this assessment.

The Bavarian State Office for the Environment (BayLfU) parking area noise study which presents a method for calculating the noise emissions associated with various traffic situations. The BayLfU method uses a 30 second L_{Aeq} SWL of 87dBA per vehicle movement. The assumed value of SWL 88dBA per vehicle movement is consistent with the findings in BayLfU method.

Blackett Acoustics has assumed that 2 cars movements will occur within the onsite parking lot, the SWL expressed as an L_{Aeq} over a 15 minute period is assumed to be 77dBA for the 2 cars arriving and then departing. Boundary fence of at least 2.1m in height on the western boundary and 1.8m on the eastern boundary have been taken into considerations. Figure 5-5 presents the predicted $L_{Aeq,15min}$ noise levels associated with drop-off and pickup activities to surrounding receivers.

Table 5-5 Predicted $L_{Aeq,15min}$ Noise Levels (dBA)

Receiver	Relevant Time Period $L_{Aeq,15min}$ Intrusiveness Noise Criteria	Predicted $L_{Aeq,15mins}$ Level	Comply (Yes/No)
Rx1	42	20	Yes
Rx2		18	Yes
Rx3		17	Yes
Rx4		19	Yes
Rx5		29	Yes
Rx6		42	Yes
Rx7		37	Yes
Rx8		21	Yes

Based on the predicted noise level presented in Table 5-5, compliance is achieved at all receiver locations have been predicted.

5.4 Mechanical Plant Noise

The total number of air-conditioning plant is yet to be determined at the time of this assessment. The recommended noise goals will be based on the established daytime criterion of 42dBA for mechanical plant noise in Section 4.3

The proposed location for the installation of air-conditioning plant is along the northern facade as highlighted in Figure 2-2. Base on previous experience from childcare centre projects, compliance can be achieved with the implementation of appropriate noise mitigations. It is recommended that a detailed assessment to be conducted when more details become available or during the Construction Certificate stage of the project.

6 CONCLUSION

This report has been based on a number of assumptions regarding the careful design and operation of a childcare centre described in this report. A 2.1m noise barrier comprising a solid brick or double lapped capped timber fence is to be installed on the northern boundary of the Project Site. It is also recommended that top 0.3m of the fence to be constructed from material such as clear perspex to prevent shadowing.

A 2.1m high acoustic boundary fence has been assumed for the western boundary and 1.8m for the eastern boundary; and the proposed acoustic awning as shown in Figure 5-1 is to have a solid barrier constructed between each post for the western side of the free standing awning. Absorptive panels with a minimum NRC of 0.8 are to be installed on the underside of the ceiling.

On this basis the predicted noise levels from children playing outdoors would comply with the criterion of background plus 10dBA at all locations.

Noise from the proposed childcare centre operation will not result in an 'offensive noise' as defined in the Protection of the Environment Operation Act 1997 (POEO Act) if all the recommended acoustic mitigations in this report are implemented.

Note

All materials specified by Blackett Acoustics have been selected solely on the basis of acoustic performance. Any other properties of these materials, such as fire rating, chemical properties etc. should be checked with the suppliers or other specialised bodies for fitness for a given purpose.

Version	Status	Issue Date	Prepared by
A	Final	11 May 2018	Jimi Ang
B	Final	27 June 2018	Jimi Ang

Report No. BA180509 Version B

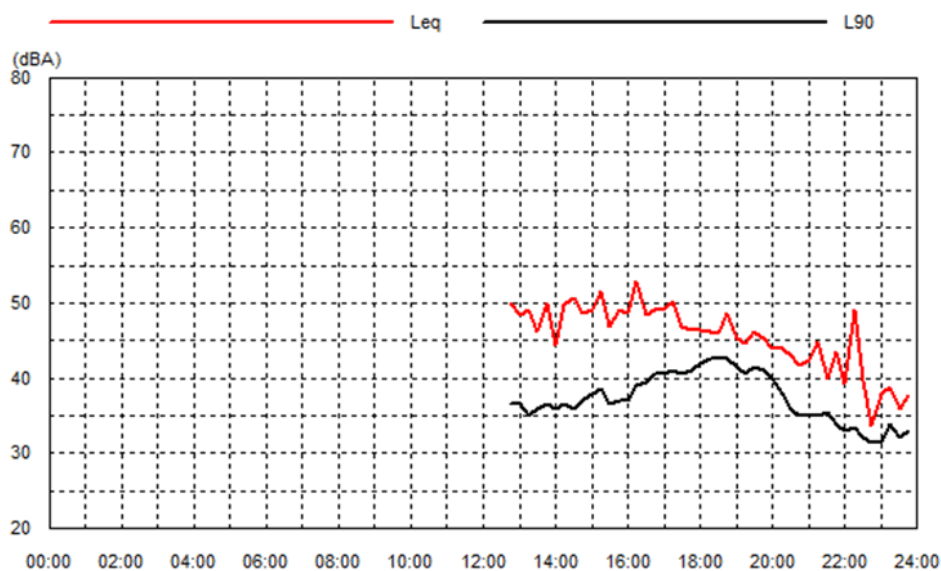
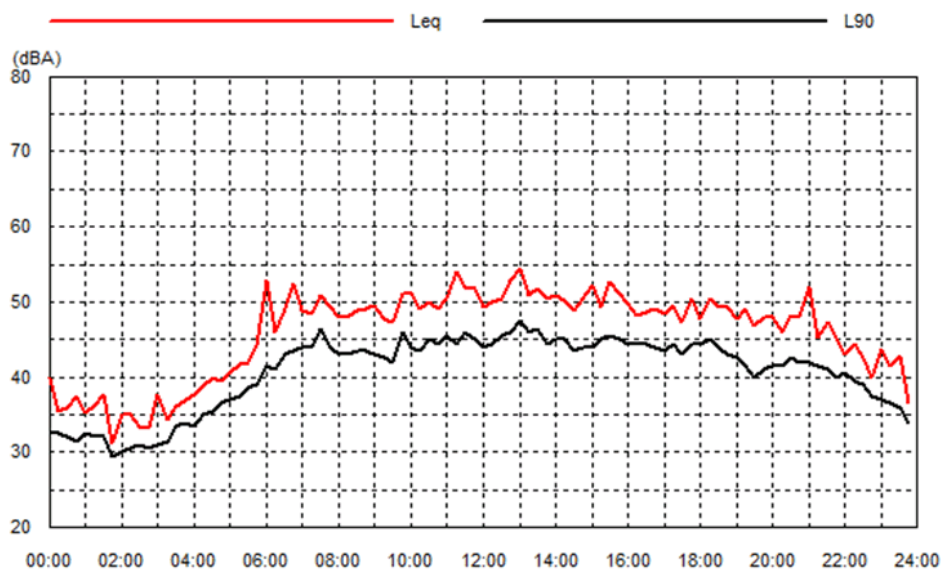
Appendix A

Appendix A
Noise Logger Graphs

ATTACHMENT 5 - ITEM 2

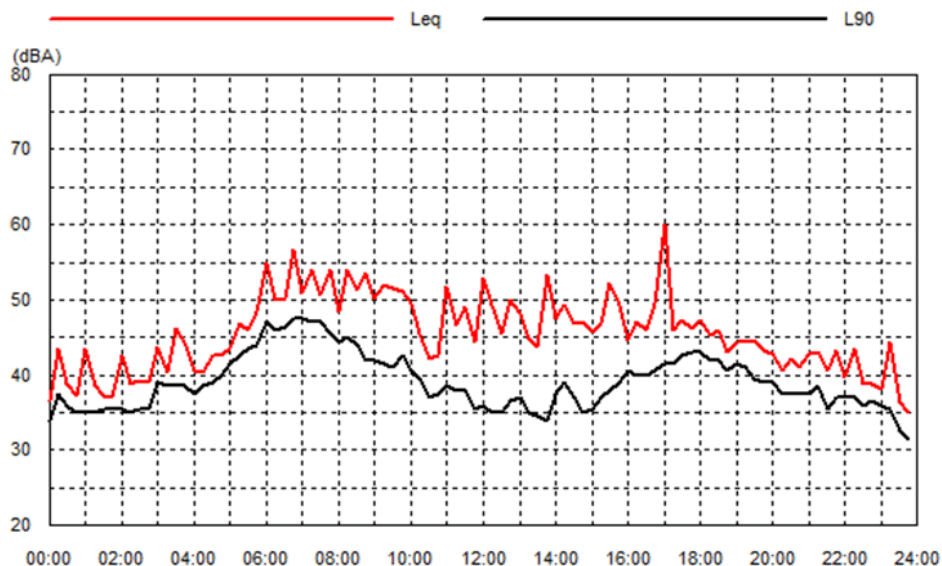
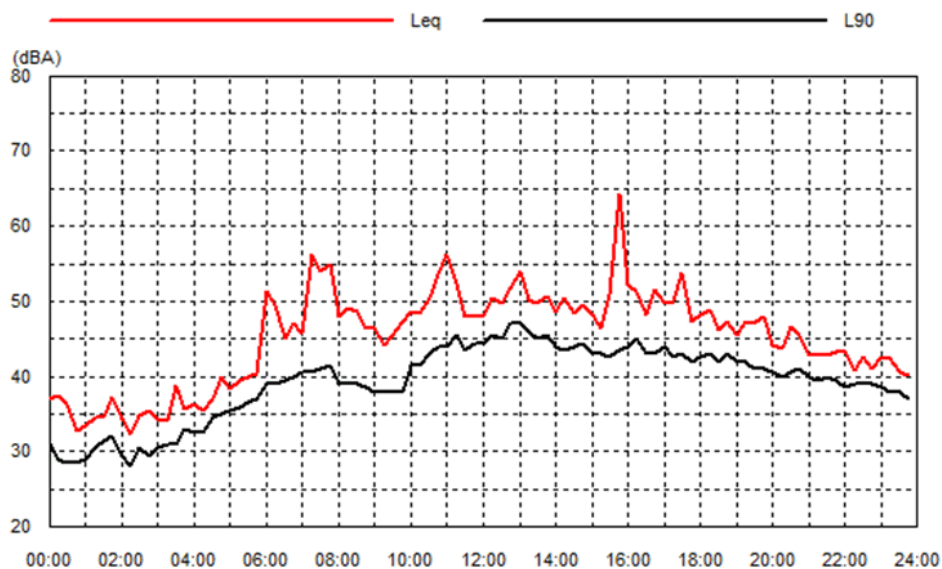
Report No. BA180509 Version B

Appendix B

Location: 41 Denison St, Hornsby**Tue 25 Jul 17****Wed 26 Jul 17**

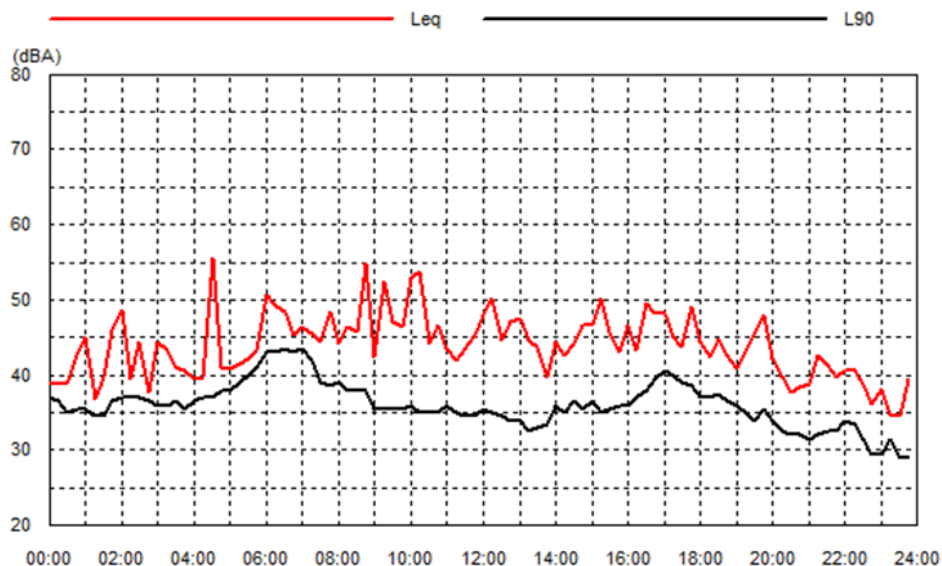
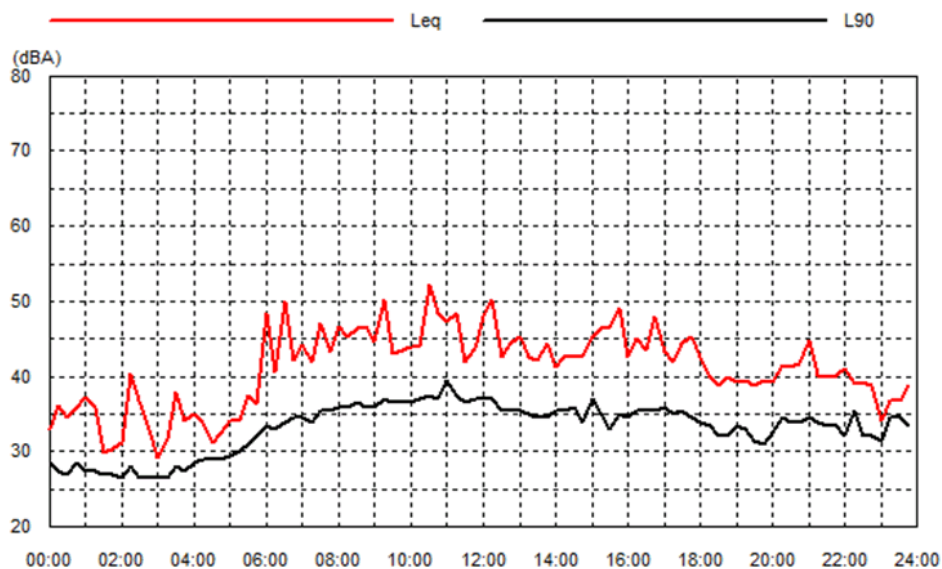
Report No. BA180509 Version B

Appendix B

Location: 41 Denison St, Hornsby**Thu 27 Jul 17****Fri 28 Jul 17**

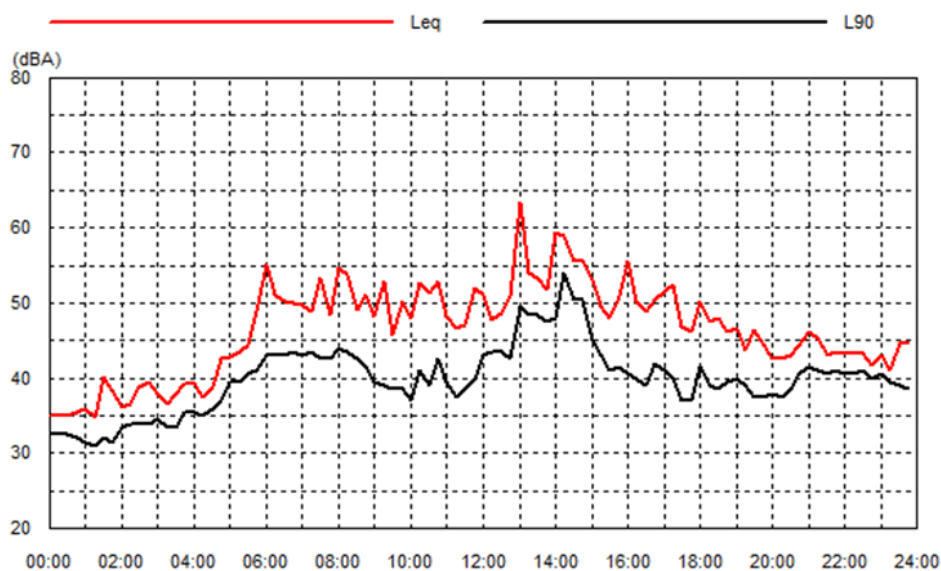
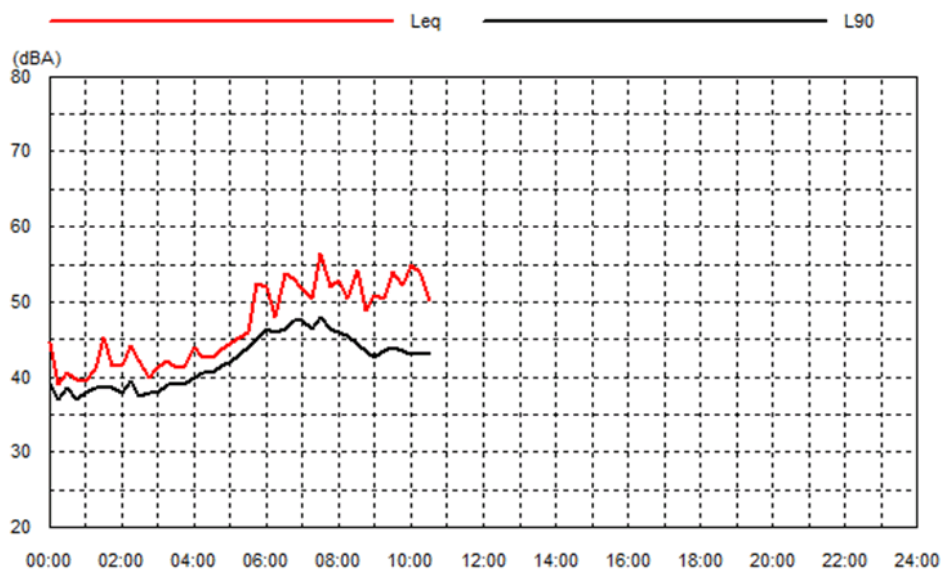
Report No. BA180509 Version B

Appendix B

Location: 41 Denison St, Hornsby**Sat 29 Jul 17****Sun 30 Jul 17**

Report No. BA180509 Version B

Appendix B

Location: 41 Denison St, Hornsby**Mon 31 Jul 17****Tue 01 Aug 17**

Report No. BA180509 Version B

Appendix B

Appendix B
Land And Environment Court References

ATTACHMENT 5 - ITEM 2

This Appendix outlines some references, including Land and Environment Court cases using “background plus 10dBA” for child care centres with defined play times. In addition, the Association of Australian Acoustical Consultants (AAAC) has published a document entitled *Technical Guideline Child Care Centre Noise Assessment*. This is available on the Association’s website www.aaac.org.au. The Guideline includes the following:

Residential Receptors – Outdoor Play Area

As the duration of time that children are allowed to play outside is reduced, the overall noise impact reduces. Therefore, it is reasonable to allow a higher level of noise impact for a shorter duration. AAAC members regard that a total time limit of 2 hours outdoor play per day (eg 1 hour in the morning and 1 hour in the afternoon) should allow an additional 5 dB noise impact.

- Up to 2 hours (total) per day – The Leq,15 min noise level emitted from the outdoor play area shall not exceed the background noise level by more than 10 dB at the assessment location.
- More than 2 hours per day – The Leq,15 min noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB at the assessment location.

A few relevant NSWLEC cases are listed below.

- The Land and Environment Court in *Huntington & MacGillivray v Strathfield Municipal Council* [2005] NSWLEC 391, an appeal in relation to a development application for a childcare centre for 76 children, at par 22, determined:

“There are no noise controls in terms of the council’s policies, and I agree with Mr Cooper [acoustic consultant]. In his experience he considers that background plus ten is appropriate for a childcare centre rather than background plus five, which is the normal requirement for industrial commercial noise.”

- This position was also previously supported in *Mesabo Pty Limited v Mosman Municipal Council* [2004] NSWLEC 492:

At par 31, “It was agreed that an appropriate noise criterion for the protection of residential amenity is background noise level + 10dBA at residential receivers.” In this case it was noted that a background +10dB noise level was satisfactory for a centre where the play area was in use no more than 4.5 hours per day, five days per week.

- Woollahra Municipal Council Development Control Committee Minutes, "Development Application Assessment Report", dated 22 May 2006, for a proposed Child Care Centre DA 710/2005/1 at 5 Billong Avenue, Vaucluse, concluded:

"In summary, the offensive and intrusive nature of noise is created by not only the sound pressure levels at the receiver but by the tone, cyclic nature, time of day and the duration of the sound, or simply the character as put by the second WM [Acoustic Consultant] report. The submission by WM that Council should, in this particular circumstance, adopt an intrusive noise criterion of $L_{Aeq,15min} \leq RBL + 10dBA$ is supported subject to conditions which limit the hours of external play by children."

- Ku-ring-gai Council v Nicholls Pty Ltd, February 2001. The NSW Land and Environment Court accepted "background + 10dBA" as the criterion in relation to the case of extending the play area of a primary school, where there were clearly defined play times.
- Balmain Care for Kids Pty Ltd v Leichhardt Municipal Council [2009] NSWLEC 1146

The Court accepted "background + 10dBA" for noise emission from the long day care centre for defined hours of free play (2 hours).

- Meriden School v Pedavoli [2009] NSWLEC 183

The Court accepted "background + 10dBA" for noise emission from the school.

- Dounis v Kogarah Municipal Council [2006] NSWLEC 50

The Court accepted "background + 10dBA" for noise emission from the proposed child care centre but refused the application on the grounds that the require noise barrier height to protect habitable rooms on the first floor of overlooking residential dwellings was not complementary with a residential area.

Therefore, there are established precedents that set allowable noise levels at "background plus 10dBA" for childcare centres, sometimes with defined play times and some not. Most child care centres have defined play times in order to limit children's exposure to sunlight during the hottest parts of the day. Given the limitation that typically only half the children play outside at a time, it is considered that a "background plus 10dBA" noise criterion is reasonable and appropriate.

ATTACHMENT/S

REPORT NO. LPP26/18

ITEM 3

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**
- 3. SITE SURVEY PLANS**
- 4. MANAGEMENT PLAN**



LOCALITY PLAN

**DA/83/2018
35 Blacks Road, Arcadia**

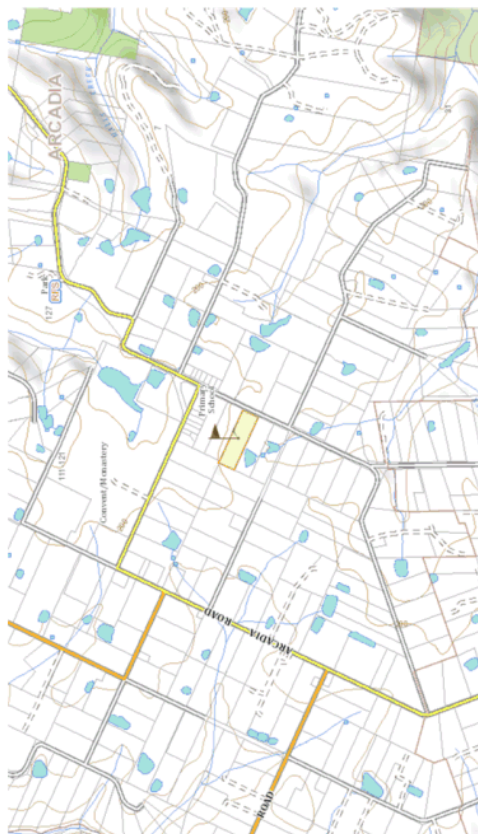
ATTACHMENT 1 - ITEM 3



LOT :1
DP :221916
ADDRESS :35 Blacks Road,
Arcadia NSW 2159
COUNCIL :Hornsby Shire
Council

DRAWING LIST

LAYOUT	Drawing Name	PAGE
SK 001 COVER PAGE	OVERVIEW DRAWING LIST	1
SK 002 SITE PLAN / ANALYSIS	SITE PLAN / ANALYSIS	2
SK003 EXISTING GROUND FLOOR	EXISTING GROUND FLOOR	3
SK007 PROPOSED GROUND FLOOR	PROPOSED GROUND FLOOR	4
SK009 NORTH / EAST ELEVATION	NORTH ELEVATION EAST ELEVATION	5
SK010 SOUTH / WEST ELEVATION	SOUTH ELEVATION WEST ELEVATION	6



Raw Concept Designs

**Animal Boarding Building/Horse
Arena**

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Raw Concept Designs
ABN 40 373 473 415

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E kathy@rawconceptdesigns.com.au
W www.rawconceptdesigns.com.au

General Note:
The holder shall check all drawings and levels prior to construction.
No liability is accepted for any errors or omissions in the drawings.
Drawings shall not be used for construction purposes and issued for
information only.
All boundaries and corners subject to survey.

1:1.0
2,
1:100
13/6/18

COVER PAGE

1

ATTACHMENT 2 - ITEM 3

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Raw Concept Designs

Animal Boarding Building/Horse

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General Notes:
The Supplier shall check all dimensions and levels on site prior to construction.
Rectify any errors, discrepancies or omissions to the Designer.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey.

SITE PLAN / ANALYSIS

1:750
18/6/18

ATTACHMENT 2 - ITEM 3

**BUILDING NOTES:**

ALL WORKS TO BE CONSTRUCTED
AS PER ENGINEERS SPECIFICATIONS
AND COMPLY WITH RELEVANT BCA CODES AND
AUSTRALIAN STANDARDS

BUILDING SPECIFICATIONS:

ALL HABITABLE ROOMS ARE TO BE PROVIDED WITH LIGHT AND VENTILATION.
IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE (BCA) REQUIREMENTS.
ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870
FOOTINGS AND SLABS TO AS 2870 OR STRUCTURAL ENGINEERS DETAILS
ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870
TIMBER FRAMING TO AS 1684
PLY SHEATHING TO AS 2462
ROOF CLADDING TO AS 1562
ROOF FLASHING TO AS 1562
METAL ROOFING TO AS 2003
TERMINATE PROTECTION TO AS 2060
GLASS TO AS 2204
BALUSTRADES AND STAIRS TO BCA REQUIREMENTS
TO COMPLY WITH RELEVANT STANDARDS AND REQUIREMENTS
TO COMPLY WITH RELEVANT STANDARDS AND REQUIREMENTS
WINDING TO COMPLY WITH RELEVANT STANDARDS AND REQUIREMENTS

METAL SHEET FENCING

Sheet 3 of 1/100



Raw Concept Designs

**Animal Boarding Building/Horse
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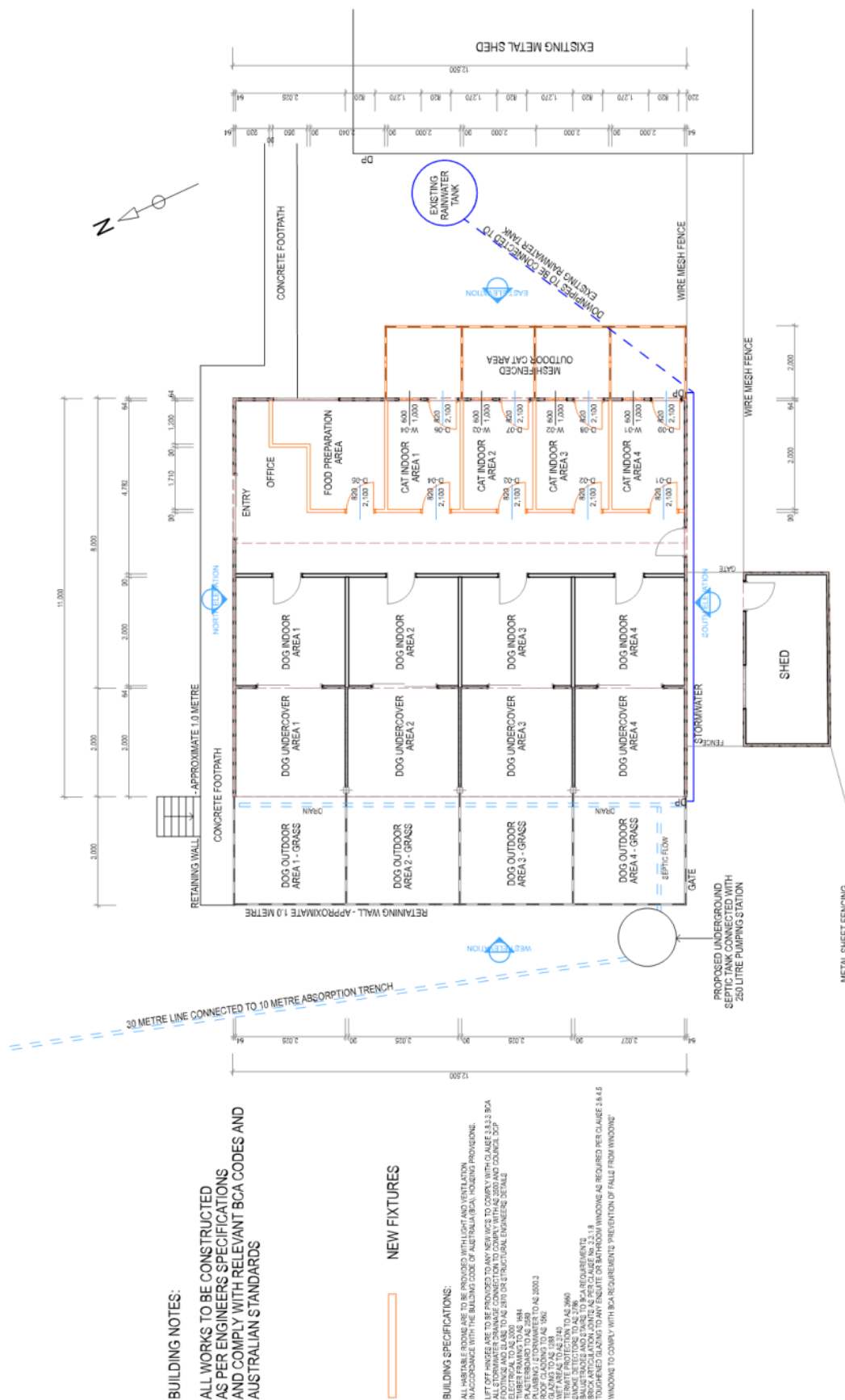
Raw Concept Designs

ABN 40 878 478 115
P 021 26164514
E belinda@rawconceptdesigns.com.au
W www.rawconceptdesigns.com.au

General Notes:
This plan shall show all dimensions and levels in this project in construction.
Naturally occurring levels, boundaries or easements to the Designer.
The Designer shall be responsible for all construction purposes and shall ensure for
Do not scale drawings.
All dimensions and contents subject to survey.

EXISTING GROUND FLOOR 1:100
3 18/6/18

ATTACHMENT 2 - ITEM 3



Raw Concept Designs

Animal Boarding Building/Horse Arena

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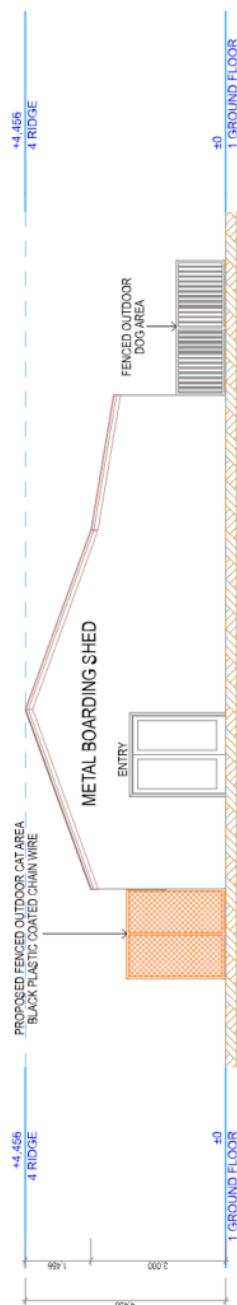
ABN 40 878 478 115
P 021 26184514
E helmy@rawconceptdesigns.com.au
W www.rawconceptdesigns.com.au

General Notes
This plan shall show all dimensions and levels in this project to construction.
Naturally occurring, inaccessible or unobtainable levels to the Designer.
The Designer shall not be held responsible for any errors or omissions in this plan.
Do not scale drawings.
All dimensions and corners subject to survey.

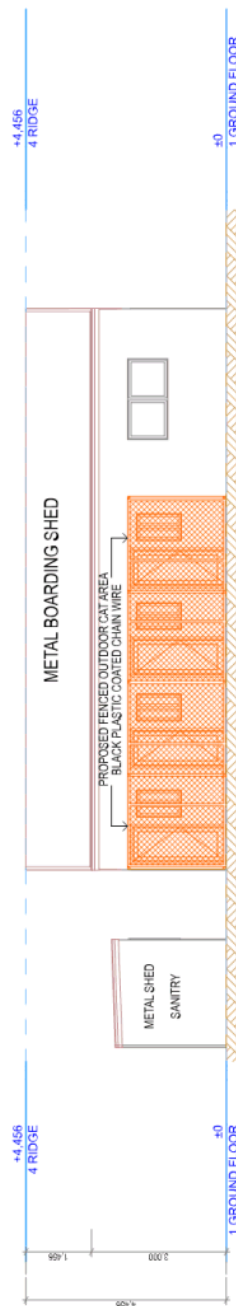
PROPOSED GROUND FLOOR 1:100
18/6/18

4

ATTACHMENT 2 - ITEM 3



NORTH ELEVATION



EAST ELEVATION



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Animal Boarding Building/Horse Arena

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E belinda@sibley@hotmail.com

General Notes

This Builder shall check all dimensions and levels on site prior to construction.

Noting any errors, discrepancies or omissions to the Designer.

Construction shall not be used for construction purposes until issued for

Do not scale drawings.

All dimensions and corners subject to survey.

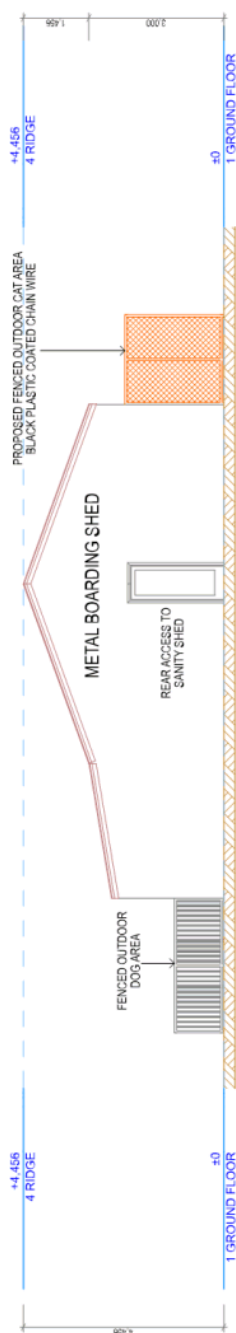
NORTH / EAST ELEVATION

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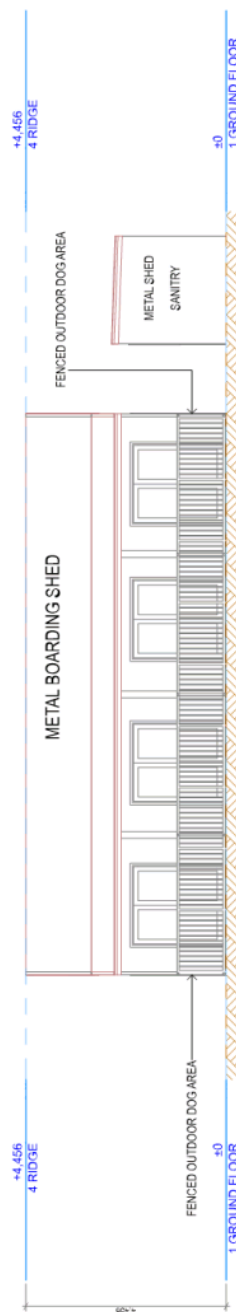
1:100

18/6/18

ATTACHMENT 2 - ITEM 3



SOUTH ELEVATION



WEST ELEVATION

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Animal Boarding Building/Horse Arena

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Raw Concept Designs

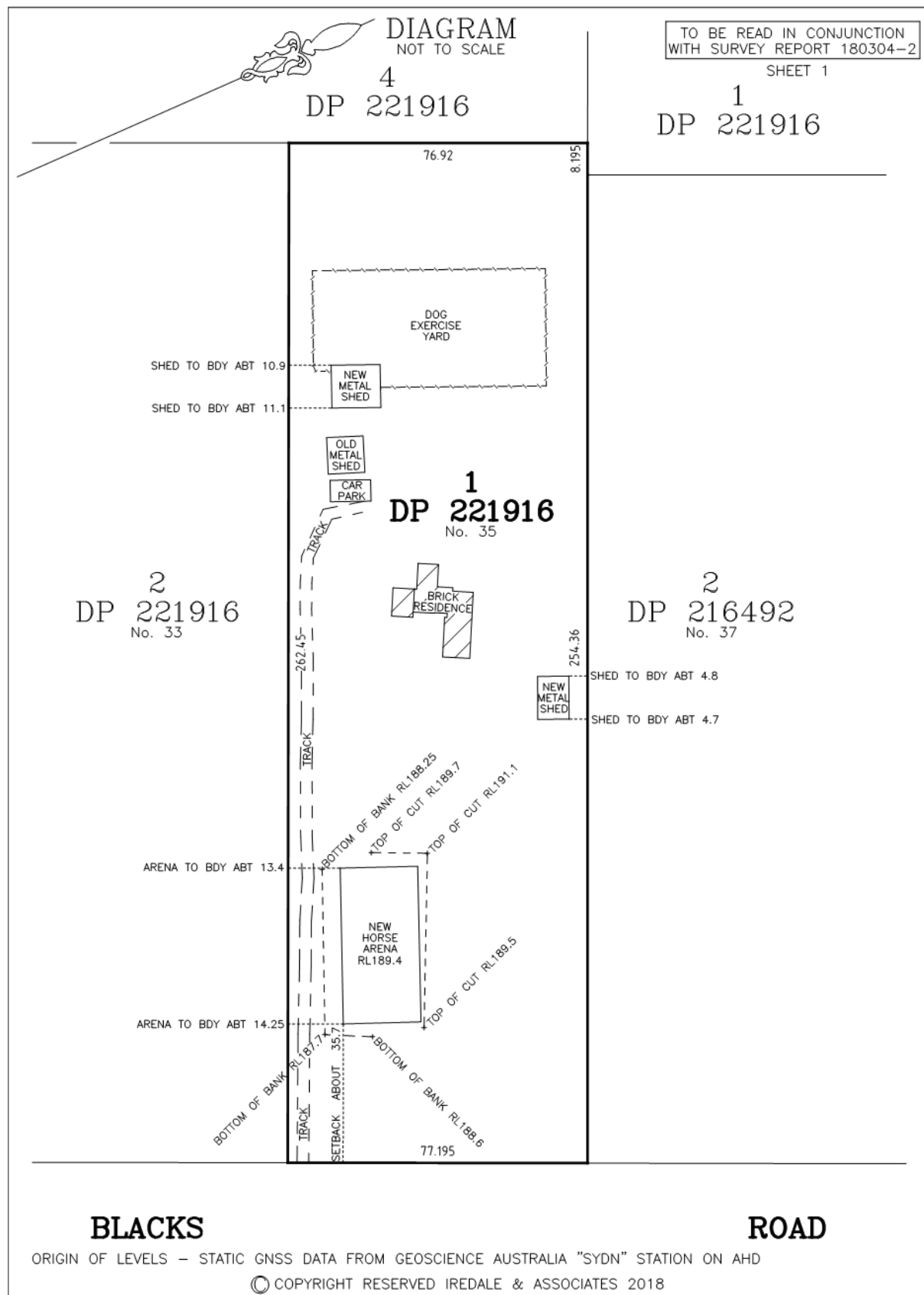
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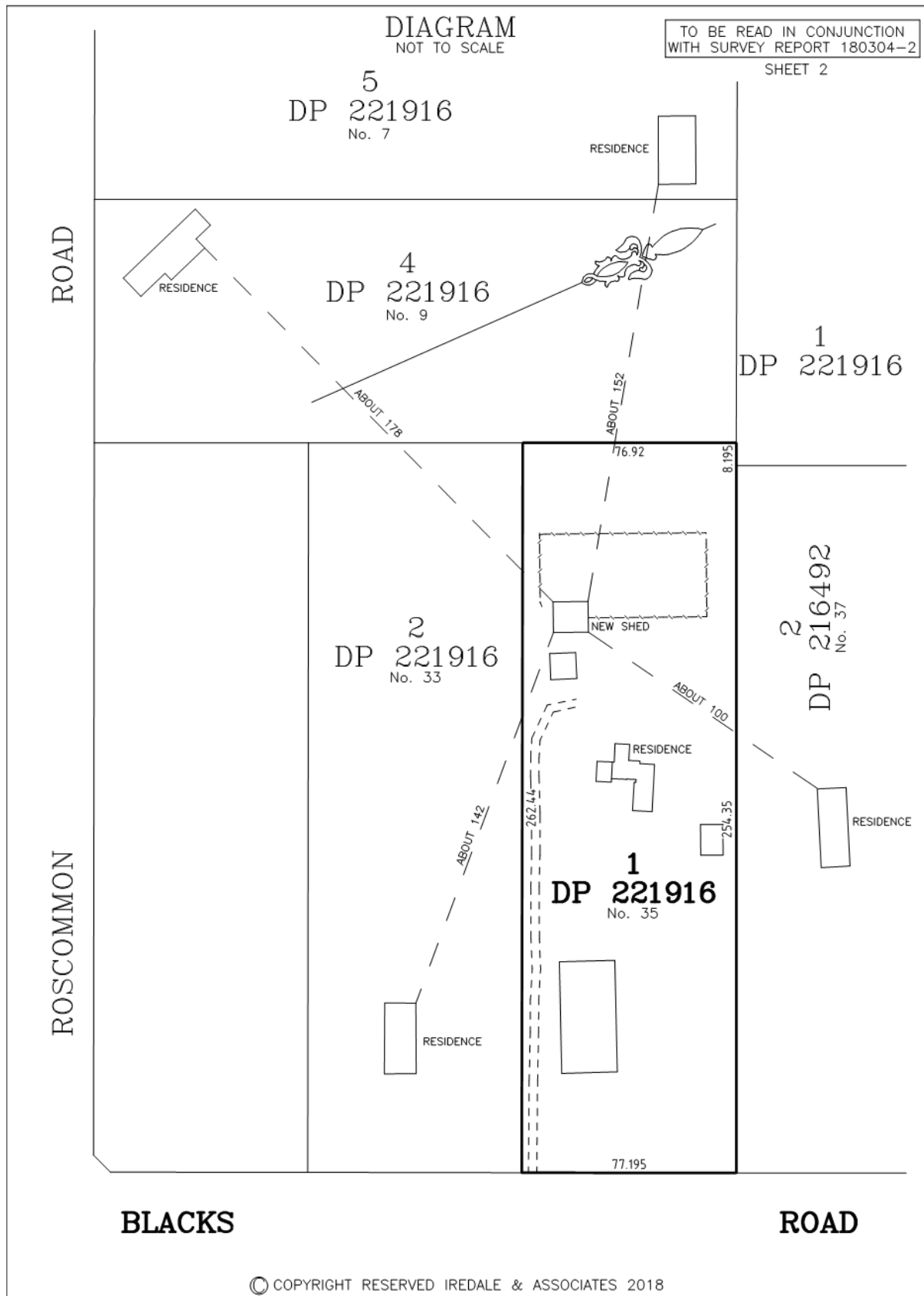
General Notes
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Noddy any errors, discrepancies or omissions to the Designer.
The Designer shall be responsible for the accuracy of the information provided for
construction.
Do not scale drawings.
All dimensions and corners subject to survey.

SOUTH / WEST ELEVATION
1:100
18/6/18

ATTACHMENT 2 - ITEM 3

ATTACHMENT 3 - ITEM 3





ATTACHMENT 3 - ITEM 3

Operational Management Plan for Dog and Cat Boarding Facility

Site Location: 35 Blacks Road, Arcadia
Operator/Owner: Ms Belinda Sibley
email: belindagsibley@hotmail.com
phone: 0414 844 129

Date: June 2018

The following operating limits and practices are proposed to protect the amenity of the adjoining properties.

1. Premises where animals are boarded and limitation on numbers of animals

The boarding facility is to accommodate no more than eight (8) dogs at any one time and no more than six (6) cats at any one time.

Dogs to be boarded are to be small i.e. not more than 15 kilograms weight.

No animals are to be boarded in the dog grooming/reception building or the dwelling, other than the operator's own pets.

No dogs are to be outside the boarding facility building between 5:00 pm and 8:00 am

2. Days and hours of operation

Drop-off and collection of boarded animals is to be restricted to the following times:

8:00 am – 5:00 pm	Monday – Saturday
4:00 pm – 5:00 pm	Sundays & Public Holidays

3. Operational Standards and Animal Admission Requirements

The NSW Animal Welfare Code of Practice for dogs and cats in animal boarding establishments (Department Primary Industries) is adopted. This code has been prepared in consultation with the Boarding and Grooming Group of the Pet Industry Joint Advisory Council.

- a) All dogs/cats admitted will need to be fully vaccinated prior to boarding. Vaccination certificates must be presented. All pets must be de-sexed. All pets will have flea/tick control and be on a worming treatment cycle.
- b) There will be a mandatory form that must be completed by each owner with address and phone number. Emergency contact number is also required. Boarding admission is subject to provision of the following information:

- Breed, age, sex, vet address and phone number, past and present history of medications, medical conditions, behavioural issues such as aggression or separation anxiety. If we feel the dog is not suited to our environment the dog will not be accepted for boarding.

4. Noise minimisation and security

In addition to implementing the noise limitation recommendations of Part 2.2.4 Prescriptive Measure E of the Hornsby Development Control Plan, the following measures are to be implemented:

- Owners of dogs to be boarded are to arrive at the facility before 12:00 noon, to allow for pets to familiarise themselves with the facility prior to the evening.
- The period between 12:00 noon and 4:00 pm is to be a quiet time, to allow pets to relax without being disturbed by entering pets or pets currently being boarded.
- Owners of dogs and cats to be boarded are to arrive by appointment. Pets are taken by staff from the owner's vehicle and into the boarding building. Owners of pets are not permitted to enter the boarding facility building, other than under staff supervision to inspect the premises. Inspection is to be between the hours of 10:00 am and 12:00 noon Monday to Saturday.
- A sound activated alarm system is to be installed in each boarding room (similar to baby monitor with camera) and linked with the dwelling, to alert the operator to any disturbance, such as dog barking.

5. Food Preparation, Storage, Washing Up and Laundry Items

The boarding facility building has a designated area for food storage and meal preparation, by the entry door. Dry food will be stored in airtight containers and canned food on the shelving, together with the bowls. The designated area includes a refrigerator for meat storage, and the like.

Kitty litter and cleaning equipment are to be stored in the shed adjoining the boarding facility building.

Bowls are to be washed in the laundry of the dwelling, not in the boarding facility building.

Washing of items such as mats and blankets used by boarded animals will be carried out in the laundry of the dwelling.

6. Control of Animal Waste and Food Waste

Animal waste - excrement

Collected twice daily from areas outside dog rooms and the grass run area. Collected daily from cat rooms and adjoining outside areas.

All excrement stored in airtight containers, pending weekly rubbish collection.

Animal waste – urine

Constructed drain around perimeter of boarding facility building allows areas to be hosed. Waste water drains to proposed septic system, to be pumped to absorption pit in the grass run area.

General

Mop and bucket used to clean floor areas. Outside paved areas to be hosed down. Food waste and animal hair also collected in airtight plastic containers and removed with weekly rubbish collection.

7. Management of Complaints

Any complaints regarding the operation of the facility relating to environmental effects on adjoining and adjacent properties should be directed to Belinda Sibley, who will investigate any complaints. Belinda will record in a log book the date and time of the complaint, the contact details of the person making the complaint and the nature of the complaint.

Belinda will determine whether the issue relates to a breach of consent conditions or a failure to adhere to the Operational Management Plan.

Belinda undertakes to resolve any issue deemed to be legitimate and advise the complainant regarding the outcome of the matter.

Belinda's parents assist her in running the business. They have owned and operated a large dog and cat boarding facility for many years.

When Belinda is absent, her parents who live at the property, should be contacted. Her phone will be linked to her parents to ensure continuity of monitoring and caring for animals. Should the circumstance arise, Belinda will close facility for holiday periods.

The Operational Management Plan will be altered, and Council informed of such, if necessary, in addressing the complaint.