



# ATTACHMENTS

## LOCAL PLANNING PANEL MEETING

**Wednesday 25 November 2020  
at 6:30PM**



# TABLE OF CONTENTS

## LOCAL PLANNING PANEL

<b>1</b>	<b>LPP34/20</b>	<b>Section 8.2 Review - Demolition of Existing Structures and Construction of a Two Storey Child Care Centre - No. 9 Stuart Avenue, Normanhurst</b>	
	<b>Attachment 1:</b>	Locality Map .....	2
	<b>Attachment 2:</b>	Architectural Plans .....	3
	<b>Attachment 3:</b>	Landscape Plan .....	11
	<b>Attachment 4:</b>	Plan of Management.....	12
	<b>Attachment 5:</b>	Stormwater Plans.....	21
	<b>Attachment 6:</b>	Original Refused DA Plans .....	24
<b>2</b>	<b>LPP35/20</b>	<b>Development Application - Construction of 29 Attached Townhouses with Basement Car Parking - 487- 495 Pacific Highway, Asquith</b>	
	<b>Attachment 1:</b>	Locality Map .....	32
	<b>Attachment 2:</b>	Architectural Plans .....	33
	<b>Attachment 3:</b>	Landscape Plan .....	49
	<b>Attachment 4:</b>	Tree Protection Plan .....	50
	<b>Attachment 5:</b>	Stormwater Concept Plan .....	51

**ATTACHMENT/S**

**REPORT NO. LPP34/20**

**ITEM 1**

- 1. LOCALITY MAP**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLAN**
- 4. PLAN OF MANAGEMENT**
- 5. STORMWATER PLANS**
- 6. ORIGINAL REFUSED DA PLANS**



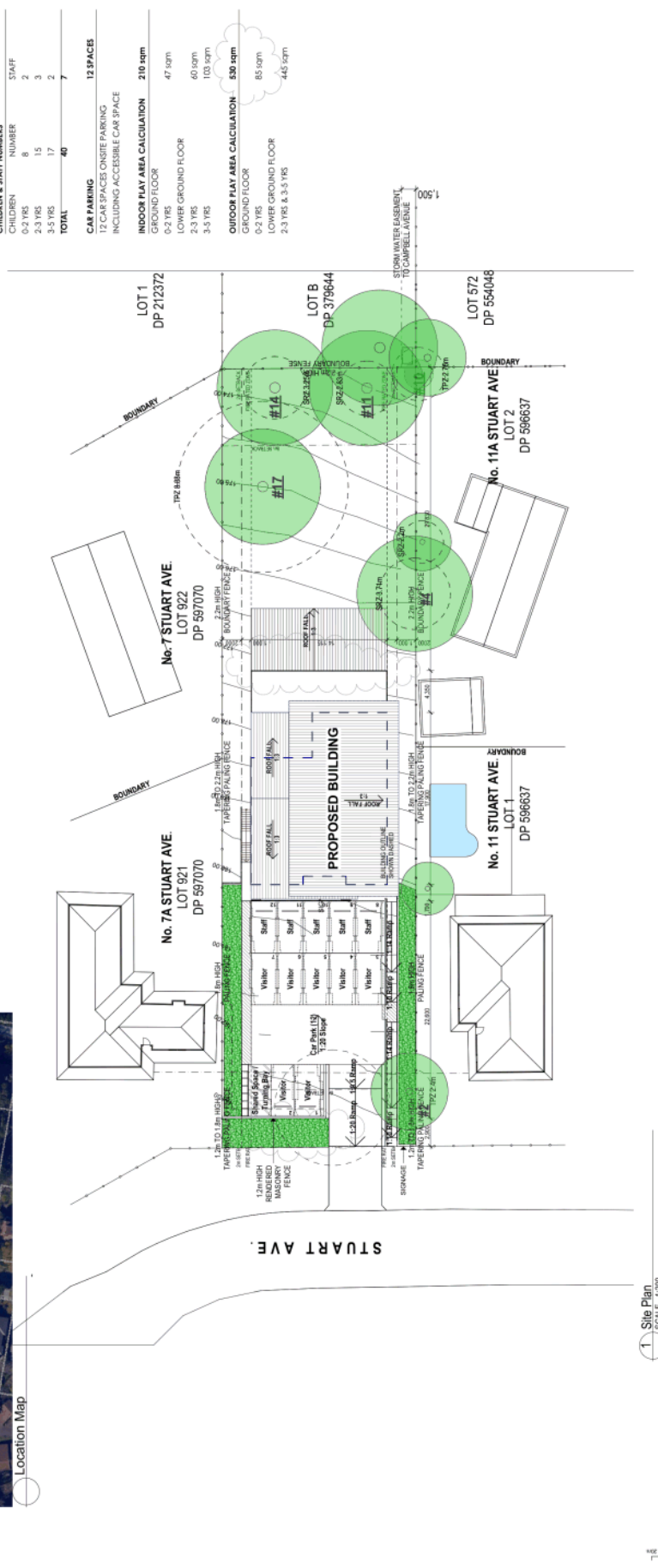
LOCALITY PLAN

DA/893/2019

No. 9 Stuart Avenue, Normanhurst

# ATTACHMENT 1 - ITEM 1





SUMMARY CALCULATION		
<b>TOTAL SITE AREA</b>	<b>1428.8 sqm</b>	
<b>TOTAL PERMITTED FLOOR SPACE RATIO</b>	<b>N/A</b>	
<b>PROPOSED FLOOR SPACE RATIO</b>	<b>0.25 : 1.00</b>	
<b>PROPOSED TOTAL FLOOR SPACE</b>	<b>411.6 sqm</b>	
<b>BUILDING SETBACKS</b>		
<b>FRONT SETBACK</b>	<b>27.2 m</b>	
<b>REAR SETBACK</b>	<b>29.8 m</b>	
<b>SIDE SETBACK</b>	<b>3.0 m</b>	
<b>BUILDING SITE COVERAGE</b>	<b>33.4 sqm</b>	
<b>BUILDING SITE COVERAGE PERCENTAGE</b>	<b>20.5%</b>	
<b>BUILDING CARPARK SITE COVERAGE</b>	<b>875 sqm</b>	
<b>BUILDING SITE COVERAGE PERCENTAGE</b>	<b>53.7%</b>	
<b>PROPOSED 40 PLACES CHILDCARE CENTRE</b>		
<b>CHILDREN &amp; STAFF NUMBERS</b>		
<b>CHILDREN</b>	<b>NUMBER</b>	<b>STAFF</b>
0-2 YRS	8	2
2-3 YRS	15	3
3-5 YRS	17	2
<b>TOTAL</b>	<b>40</b>	<b>7</b>
<b>CAR PARKING</b>		
<b>12 CAR SPACES ONSITE PARKING</b>	<b>12 SPACES</b>	
<b>INCLUDING ACCESSIBLE CAR SPACE</b>		
<b>INDOOR PLAY AREA CALCULATION</b>		
<b>GROUND FLOOR</b>	<b>210 sqm</b>	
0-2 YRS	47 sqm	
2-3 YRS	40 sqm	
3-5 YRS	103 sqm	
<b>OUTDOOR PLAY AREA CALCULATION</b>		
<b>GROUND FLOOR</b>	<b>530 sqm</b>	
0-2 YRS	85 sqm	
2-3 YRS	445 sqm	
3-5 YRS		

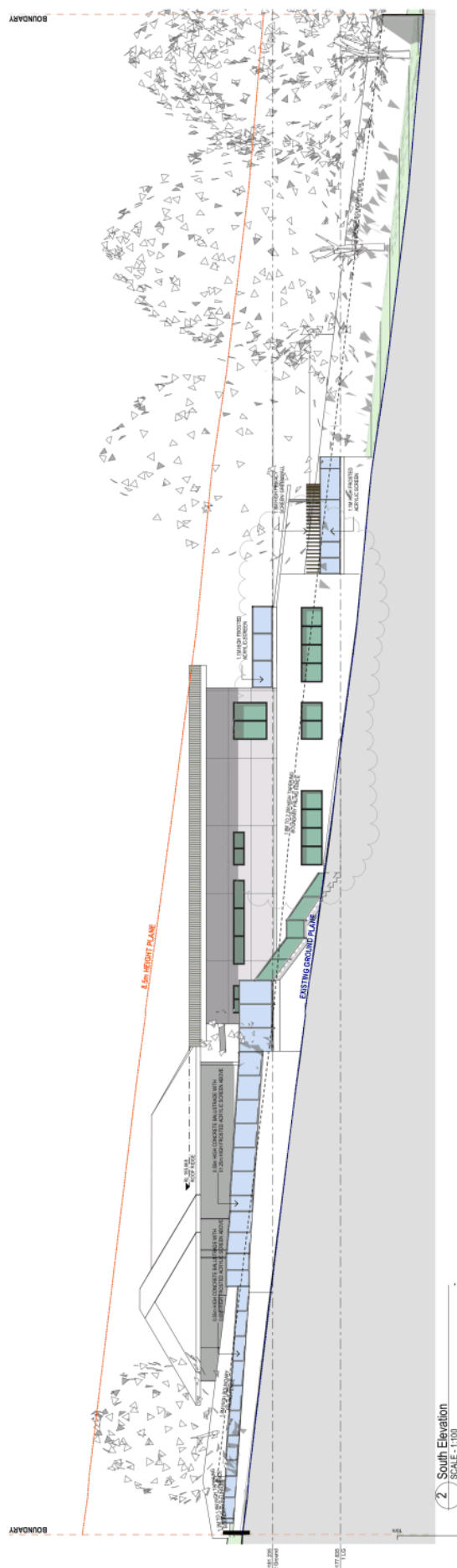
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# ATTACHMENT 2 - ITEM 1



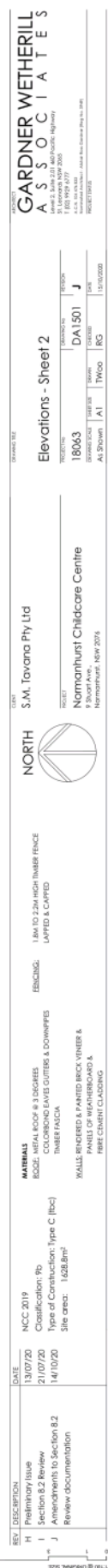




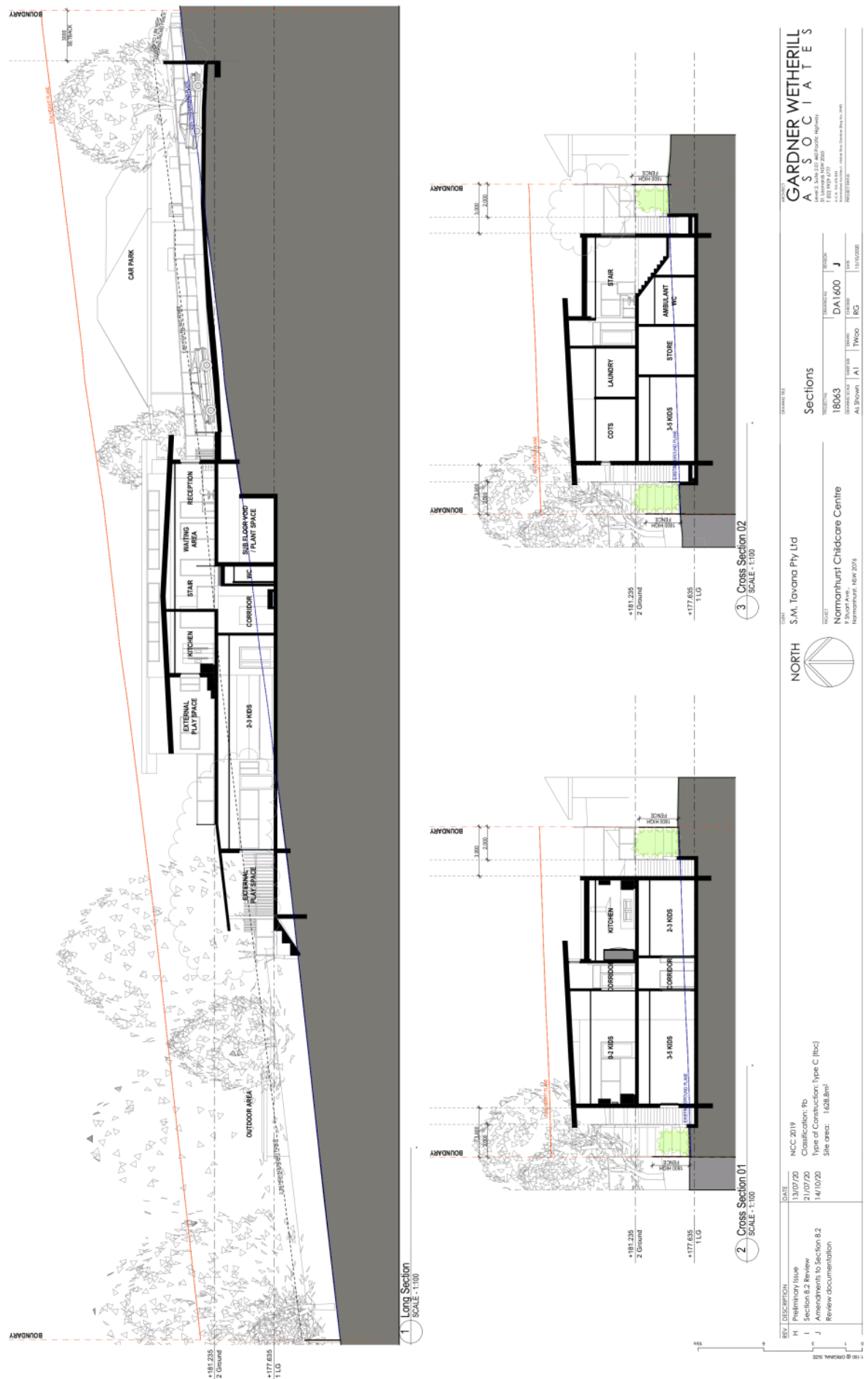


REV	DESCRIPTION	DATE	MATERIALS	FINISHING	DETAILS	NOTES	PROJECT INFO	CLIENT	PROJECT NAME
H	Preliminary Issue	13/07/20	NCC 2019	1 BM TO 2.2M HIGH INNER FENCE		<p><b>GARDNER WETHERILL</b> ARCHITECTS 15 LIVERPOOL STREET SYDNEY NSW 2000 A.C.N. 619 476 827 E: info@gardnerwetherill.com.au P: 02 9250 1000</p>	<p>PROJECT NO: 1806X3 SHEET NO: 1 OF 1</p>	<p>S.M. Tavara Pty Ltd 9 Shortland Ave, Northmead, NSW 2076</p>	<p>DA 1500 J</p>
I	Section 8.2 Review	21/07/20	COLORED LAYER CUTTERS & DOWNPIPES	DA 1500					
J	Amendments to section 8.2 Review Documentation	14/10/20	TIMBER FASCIA	DA 1500					

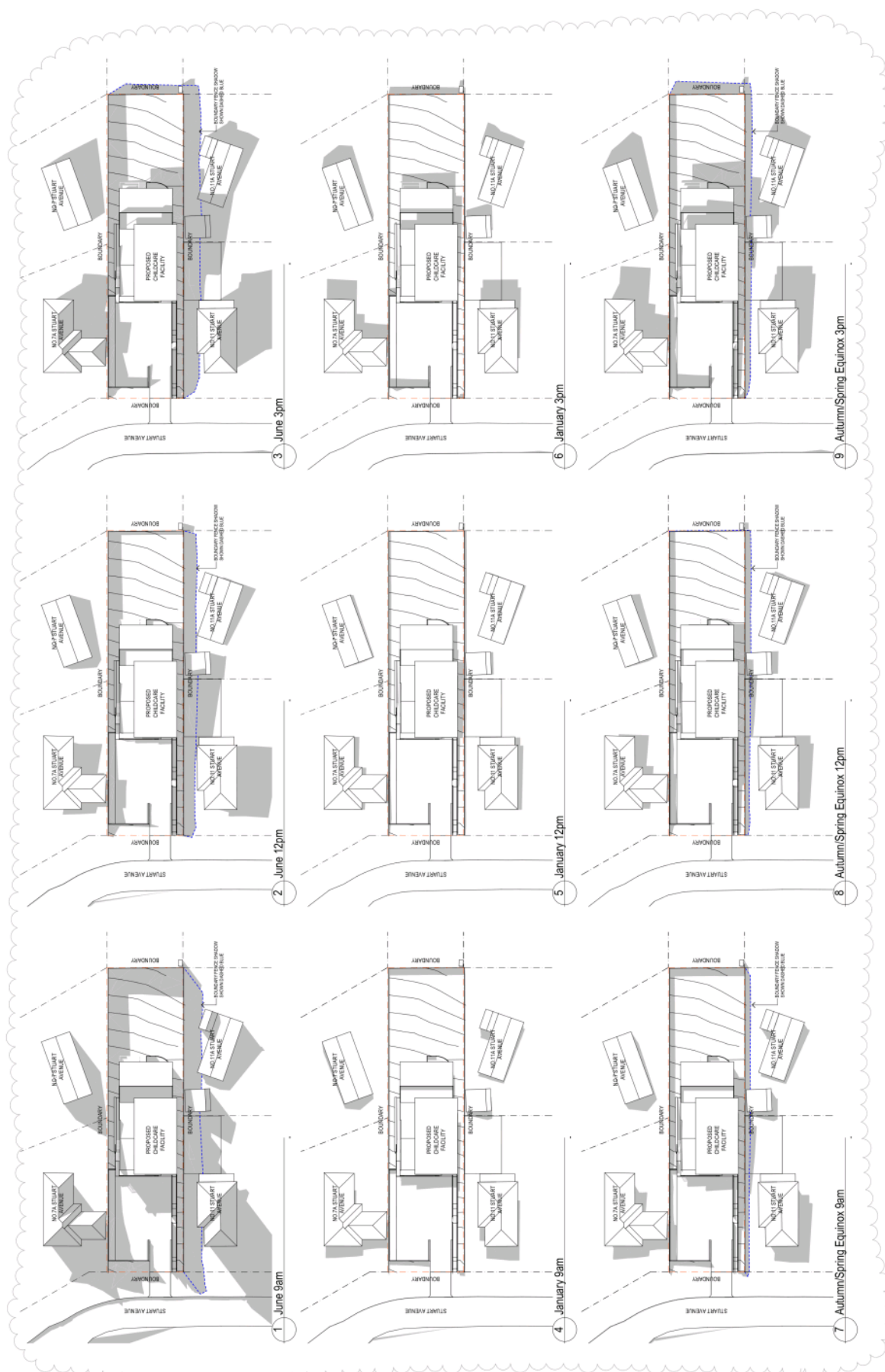
# ATTACHMENT 2 - ITEM 1



# ATTACHMENT 2 - ITEM 1



# ATTACHMENT 2 - ITEM 1



REV	DESCRIPTION	DATE	DATE																				
			13/07/20																				
		H	Preliminary Issue	Classification: Rb																			
		I	Section 8.2 Review	Type of Construction: Type C (RbC)																			
		J	Amendments to section 8.2 Review documentation	14/10/20 Site area: 1,628.8m <sup>2</sup>																			
NORTH																							
S.M. Tavara Pty Ltd												Shadow Diagrams											
NCC 2019												PROJECT NO. 18063											
Classification: Rb												DA1900											
Type of Construction: Type C (RbC)												J											
Site area: 1,628.8m <sup>2</sup>												Scale											
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# ATTACHMENT 2 - ITEM 1





REV	DISCUSSION	DATE	NCC 2019 13/07/20 21/07/20 14/10/20	Classification: B Type of Construction: Type C (HCC) Site area: 1,628.8m <sup>2</sup>	NORTH		S.M. Tavona Pty Ltd	PROJECT NO. 18063	DA1904 J	SCALE AS SHOWN	TWO	1:10/2020	PROJECT: GARDNER WETHERILL ASSOCIATES 11 DUNDAS WAY 2008 4-5, DUNDAS ST PROJECT 18063
H	Preliminary Issue												
I	Section 6.2 Review												
J	Amendments to Section 6.2 Review documentation												

# ATTACHMENT 2 - ITEM 1



# ATTACHMENT 3 - ITEM 1

**SCHEDULE OF EXISTING TREES**

KEY BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD
1. Casuarina cunninghamiana	Casuarina	15 x 13m
2. Eucalyptus saligna	Eucalyptus	6 x 5m
3. Eucalyptus microcarpa	Eucalyptus	6 x 5m
4. Eucalyptus saligna	Eucalyptus	21 x 18m
5. Eucalyptus microcarpa	Eucalyptus	19 x 7m
6. Eucalyptus saligna	Eucalyptus	8 x 5m
7. Acacia mangium	Acacia	6 x 5m
8. Acacia mangium	Acacia	6 x 5m
9. Callistemon rigidus	Callistemon	10 x 3m
10. Callistemon rigidus	Callistemon	10 x 3m
11. Eucalyptus saligna	Eucalyptus	19 x 7m
12. Eucalyptus saligna	Eucalyptus	25 x 15m
13. Eucalyptus saligna	Eucalyptus	25 x 15m
14. Eucalyptus saligna	Eucalyptus	21 x 13m
15. Eucalyptus saligna	Eucalyptus	21 x 13m
16. Eucalyptus saligna	Eucalyptus	25 x 20m
17. Eucalyptus saligna	Eucalyptus	25 x 20m

**SCHEDULE OF PLANT MATERIAL**

CODE BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER	STAKES
Acm	Arctostaphylos uva-ursi	54	1m	200mm	-
BBS	Banksia serrata	1	7m	75 litre	2
DC	Dawsonia lepidophylla	34	0.4m	140mm	-
GR	Grevillea robusta	1	8m	200 litre	2
HV	Heisteria viridifolia	29	prostrate	-	-
Lx	Lonicera xylosteum	67	0.4m	140mm	-
Lx	Lonicera xylosteum	67	0.4m	140mm	-
Lx	Lonicera xylosteum	67	0.4m	140mm	-
PTB	Pteris tremula	2	1m	140mm	-
SAP	Syringium australe	77	3m	200mm	-
SSn	Syringium australe	40	4m	200mm	-
TU	Taxodium sp.	4	5m	75 litre	-

\* mature specimen to replace existing tree No. 1 in accordance with Arborist report recommendations.  
The majority of the plants in this schedule have been selected from a list of indigenous species for Hornsby Shire Council and Sydney Water see water use plants.

**LEGEND**

- +/-0.30 EXISTING LEVELS
- +65.20 PROPOSED LANDSCAPE LEVELS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS
- CONCRETE PAVING REFER TO ARCHITECT'S DETAILS
- SYNTHETIC GRASS
- DECKING REFER TO ARCHITECT'S DETAILS
- LOW MASONRY WALLS
- BRICK GARDEN EDGING
- SANDSTONE STEPPING STONES

**NOTES**

- Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all installation. Use figured dimensions in preference to scaled dimensions. Report dimensions as measured by the architect.
- Architect for a decision before work commences.

This plan is to be read in conjunction with all documentation prepared by Gardner Whelan Associates.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	21.07.20	Revisions to suit revised architectural plans.

**CLIENT**  
S.M. Tavana Pty Ltd

**PROPOSED CHILD CARE**  
9 Stuart Avenue, Northmead

**LANDSCAPE PLAN**

**SCALE**  
1:100 @ A0  
1:200 @ A2  
1:300 @ A3

**DESIGNED BY**  
Gardner Whelan Associates



Suite 16, 895 Pacific Highway Pymble NSW 2073  
Tel 02 9440 8900 Mob 0419 250 600  
Email mail@urbanesque.com.au

# **OPERATIONAL PLAN OF MANAGEMENT**

**40 Place Child Care Centre**

**9 Stuart Avenue Normanhurst**

July 2020

**ATTACHMENT 4 - ITEM 1**

**OPERATIONAL PLAN OF MANAGEMENT**

## OPERATIONAL PLAN OF MANAGEMENT CONTENTS

1	Rationale	3
2	Executive Summary	3
3	Business Name	3
4	Location	3
5	Licensee	3
6	Centre Objectives	3
7	Number of children	3
8	Number of Staff – Sample Staff Roster	4
9	Hours of Operation	4
10	Drop off & Pick up - Staff Parking	4
11	Meal and Food	4
12	Deliveries	4
13	Routine and Program	5
14	Regulations	6
15	Noise Management	6
16	Traffic Management	7
17	Waste Management	7
18	Centre Cleanliness and Maintenance	7
19	Administration	7
20	Fire Safety and Emergency	8
21	Security	8
22	Insurances	8
23	Centre Policies and Procedures	8
24	Complaints Procedure	9

## OPERATIONAL PLAN OF MANAGEMENT

### 1. Introduction

- This Operational Management Plan forms an essential part of the ongoing management requirements for the approved child care centre at 9 Stuart Avenue Normanhurst. This document is required by council to accompany DA/893/2019. Adherence to the plan of management will minimise any adverse effects upon our neighbouring properties and the wider community.

### 2. Executive Summary

- The proposed child care centre is designed to cater for forty (40) children from birth to five (5) years of age. The building is designed for effective operational activity and the approved plans indicate ease of supervision for staffing and management. The natural play spaces and the outdoor area and the activity areas provided, reflect compliance with the National Quality Standards. The design of this child care facility is compliant with the Education and Care Services National Law and Regulations.

### 3. Business Name

- [To be inserted]

### 4. Location

- 9 Stuart Avenue Normanhurst (Lot 91 DP 8354)

### 5. Licensee

- [To be inserted]

### 6. Centre Objectives

- To provide high quality care and education for children aged 0-5 years old, serving both residents and workers in the local community.
- To provide state of the art children's service whilst maintaining a welcoming home-like atmosphere for the comfort and care of children.
- To provide a service where the protection, wellbeing, and rights of each child are paramount.
- To integrate the centre into the locality and build relationships with the local community.

### 7. Number of children

- The proposed centre will have a capacity of forty (40) children as its daily maximum and will be providing care for children ages 0–5 years old.
- The centre will be divided into three (3) classrooms based on ages and in accordance with the child care regulations. Daily programs will be based on their needs, individual development and progress.
- Each classroom will be required to maintain staff to children ratios in accordance with childcare regulations.

### OPERATIONAL PLAN OF MANAGEMENT

The following table shows a breakdown of the 40 children into age groups

AGE GROUP	STAFF TO CHILDREN RATIO	PROPOSED NO. OF CHILDREN	STAFF REQUIRED (PROVIDED)
Birth – 2 yrs	1:4	8	2 (2)
2 yrs – 3 yrs	1:5	15	3 (3)
3 yrs – 5 yrs	1:10	17	2 (2)
Total		40	7

#### 8. Number of Staff

- The centre will be operated by seven (7) educators.
- The proposed centre will aim to operate 51 weeks of the year, closing on all Public Holidays. Hours of operation are 7.00am until 6.30pm Monday to Friday.

#### 10. Drop off & Pick up - Staff Parking

- Peak times for arrival of families/children and staff will be between 8.00–9.00am each weekday morning, and peak times for departure of families/children will be between 3.00–4.00pm each weekday afternoon.
- Being in a suburban location it is expected that a majority of families and staff would be in the local area and will travel to and from the centre by short car journeys.

Car parking is to be provided on site (off-street) in a dedicated car park at the front of the centre for twelve (12) vehicles (including 1 accessible space).

- Car park entry is from Stuart Avenue and entry and exit is to be in a forward direction to and from Stuart Avenue.
- Staff will be directed to park in the tandem spaces.

Families will be made aware that pick-up and drop off is internal to the premises. The spaces will be time limited to ten (10) minutes during the peak periods.

#### 11. Meals and Food

Food will be handled, prepared and cooked on the premises by certified staff (cook) in the centre's kitchen. The cook will be required to work approximately 3-4 hours per day.

#### 12. Deliveries

Deliveries would be necessary from time to time as the child care centre will be purchasing items such as food, equipment, stationery, sanitary items and cleaning products. Delivery vehicles will use the car park on site to avoid parking on the street. Deliveries will be outside of peak times.

## OPERATIONAL PLAN OF MANAGEMENT

### 13. Routine / Program

The indoor/outdoor program and routine is structured depending on the children needs and developmental stages. A sample daily routine is tabled below which may be varied.

7:00-8:00am	Free play
8:00-8:30	Song / story time
8:30-9:00	Free Play outside - weather permitting
9:00-9:30	Morning Tea
9:30- 10:15	Fitness / Sports / Free play – outside: weather permitting
10:15-10:30	Group Learning Time
10:30-11:30	Activities/Indoor experiences/programming
11:30-11:40	Tidy up time
11:40-12:30	Lunch
12:30-2:30	Rest time/quiet activities
2:30- 3:00	Dance/movement
3:00-3:15	Afternoon Tea
3:15-3:30	Show and tell/group singing time
3.30-4:30	Free play outside – weather permitting
4:30-5:00	Song/story time
5:00-5:15	Late snack
5:15-5:25	Tidy up time
5:25-6:30	Free play

*Please note: Times may vary according to the time of year, weather, daylight savings and season. Our Programs have been designed to ensure children's 'wellbeing and belonging' are the principal factors for organizing experiences each day.*



## OPERATIONAL PLAN OF MANAGEMENT

### 14. Regulations

- The following government regulations will be complied with:

Education and Care Services National Regulation 2012	State and Federal Government
National Quality Framework	ACECQA
Ratios: 2-3yrs 1:5, 3-5yrs 1:10	Department of Education & Communities

### 15. Noise Management

Management and staff will take reasonable measures to ensure that any adverse impacts do not affect the surrounding neighbourhood. In particular:-

- All staff will be trained (and children educated) to ensure that people enter and leave the premises in a quiet and reasonable way.
- Staff will ensure that people respect surrounding properties and park safely and legally.

Management and staff will aim to ensure that noise levels are minimised from the child care centre into neighbouring or nearby properties, in accordance with the Noise Management Plan prepared by Day Design Pty Ltd, Ref: 6661-2.1R Rev C, dated 22 July 2020, as detailed below:-

- Ensuring all staff and parents are provided with a copy of the Centre's noise management plan and its implications for them during their time at the Centre.
- The name and contact details of the Centre's Manager should be clearly displayed at the front of the building to ensure neighbours can contact that person at any time the Centre is operating.
- Ensuring a sufficient number of educators are provided to supervise children's outside play to discourage unnecessarily loud activities.
- Facilitating children's small group play when outside, and encouraging educators to engage in children's play and facilitate friendships between children.
- Crying children should be comforted as soon as possible and moved indoors.
- Windows in the northern and southern facades should be closed during noisy activities, such as when music is being played.
- Windows in the southern and eastern façade of the lower ground level 3-5 year old indoor play areas should be closed while outdoor play is taking place.

## OPERATIONAL PLAN OF MANAGEMENT

To be implemented in conjunction with recommendations in Section 7.2.

- The maximum number of children in the outdoor play area at any one time is to be as follows:-

**Scenario 1:**

0-2 Year olds = 8  
2-3 Year olds = 15; and  
3-5 Year olds = 0

**Scenario 2:**

0-2 Year olds = 8  
2-4 Year olds = 0; and  
3-5 Year olds = 10

### 16. Traffic Management

To address any complaints in relation to traffic and parking issues, a sign shall be placed in a conspicuous location on or near the front entry door containing the contact details of the operator including an after-hours emergency contact telephone number.

Management and staff will manage the peak dropping off and picking up periods in order to minimise traffic impacts. Such measures may include:-

- Encouraging parents to walk or ride with the children in lieu of using a car.
- Ensuring a maximum parking period of 10 minutes during the drop off and pick up period.
- Observing activity in the car park.

### 17. Waste Management

The centre's waste and recycling will be removed on a regular basis by the centre's private waste contractor. Bins will be stored in the dedicated bin storage area adjacent to the northern side of the car park in accordance with the approved plans.

Centre waste includes: food, sanitary items, cleaning consumables and paper/cardboard waste. Landfill, co-mingled, paper/cardboard streams are divided and collected separately – recycling.

Furthermore, the centre will educate children on environmental issues; it is a core objective to recycle waste as best as possible.

### 18. Centre Cleanliness and Maintenance

The centre is to be kept clean by both staff and external professional cleaners and gardeners.

The centre's manager/director will be a designated Occupational Health and Safety officer who will maintain a schedule of required maintenance which is routinely undertaken by handymen, builders and other tradesmen as required.



## OPERATIONAL PLAN OF MANAGEMENT

### 19. Administration

All administrative functions required to meet government regulations will be performed by the manager/director. Furthermore, the centre will be a member of several government and non-government childcare bodies such as 'Australian Childcare Alliance (ACA) NSW', which assists and advises on all aspects of childcare operations.

This ensures that centre can have access to highly skilled specialists to ensure that the centre operates at maximum professionalism and efficiency.

### 20. Fire Safety and Emergency

The centre will carry certified fire equipment corresponding with the Building Code of Australia, while having a designated staff member act as a 'Fire Warden' in the event of an emergency.

All fire safety equipment will be maintained as required by the Australian Standards and New South Wales law.

The centre will have an Emergency Evacuation Plan and will display an Emergency Evacuation Diagram throughout the centre.

### 21. Security

Security is paramount with limited access provided to all classrooms. The front entrance door will have a security keypad entry system where families access via a personalised key code or buzz-in for visitors.

Furthermore, CCTV cameras will be located throughout the centre (indoor and outdoor) for further security for the safety of children, staff and families.

Each staff member will undergo a *Working With Children Check* before employment and access to children through the NSW Government's Commission for Children and Young People.

### 22. Insurances

In order to be a licensed childcare operator the centre will have the following insurances:-

- a. Public Liability (\$20 Million cover)
- b. Workers Compensation Insurance
- c. Childcare Insurance (covers all aspects of childcare centre operations).

### 23. Centre Policies and Procedures

The centre's operations will be documented in a *Policies and Procedures* document.

Further, the centre will have and distribute a *Staff Handbook and Parent Handbook*.

**OPERATIONAL PLAN OF MANAGEMENT**

All staff must read the Policies and Procedures and confirm that they have done so.

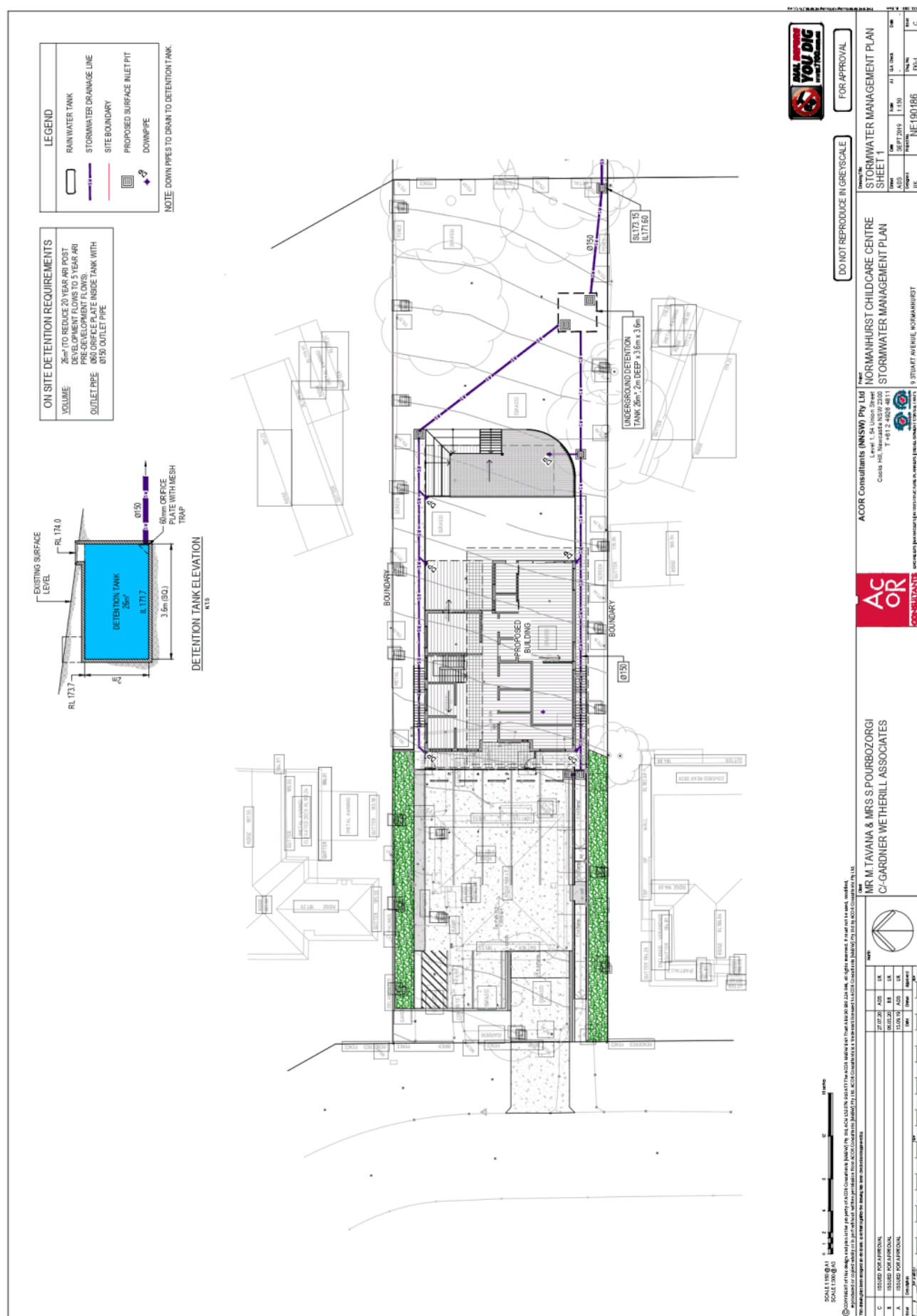
The Policies and Procedures are to be discussed at staff meetings and shall be continually updated and redistributed as they are amended to retain relevance and compliance with the law.

**24. Complaints Procedure.**

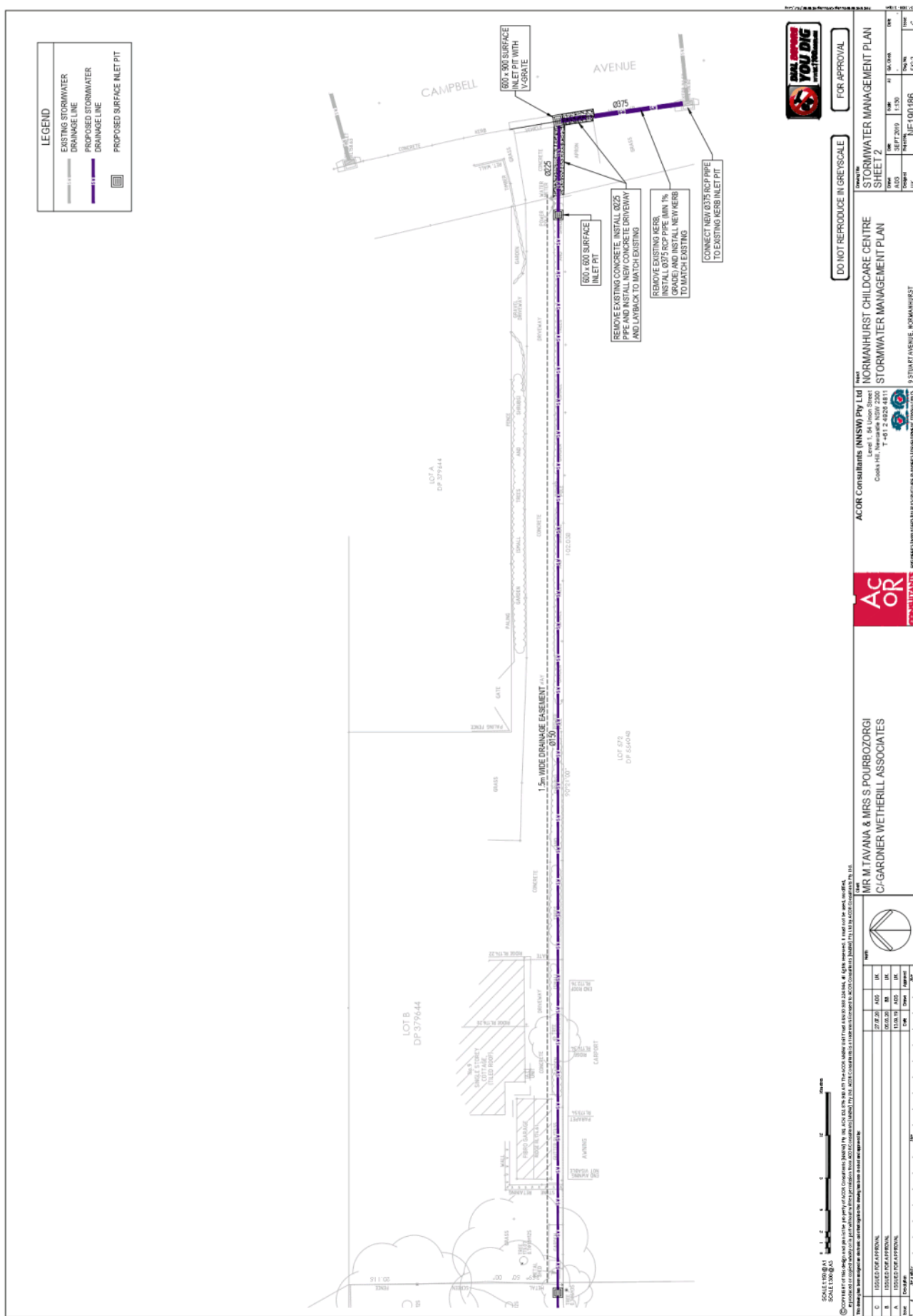
Surrounding properties will be provided with a contact number for registering any concerns regarding the operation of the child care centre.

A complaints procedure will be developed by the operator, which will detail the procedure for the registration of complaints and how complaints will be dealt with and monitored in the future. This information will be available to Council upon request.

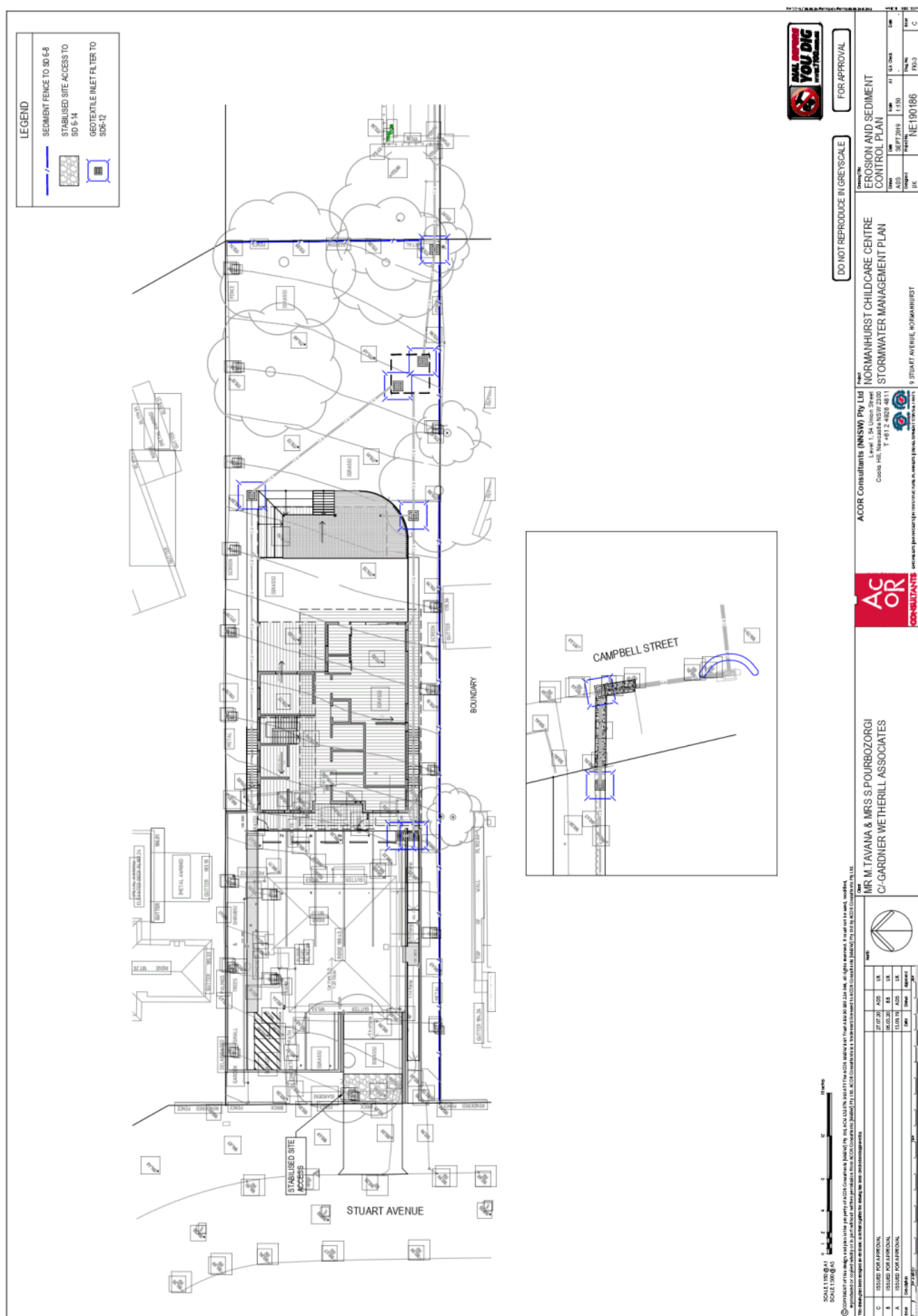
\_\_\_\_\_  
Endorsed by Operator/Date



# ATTACHMENT 5 - ITEM 1

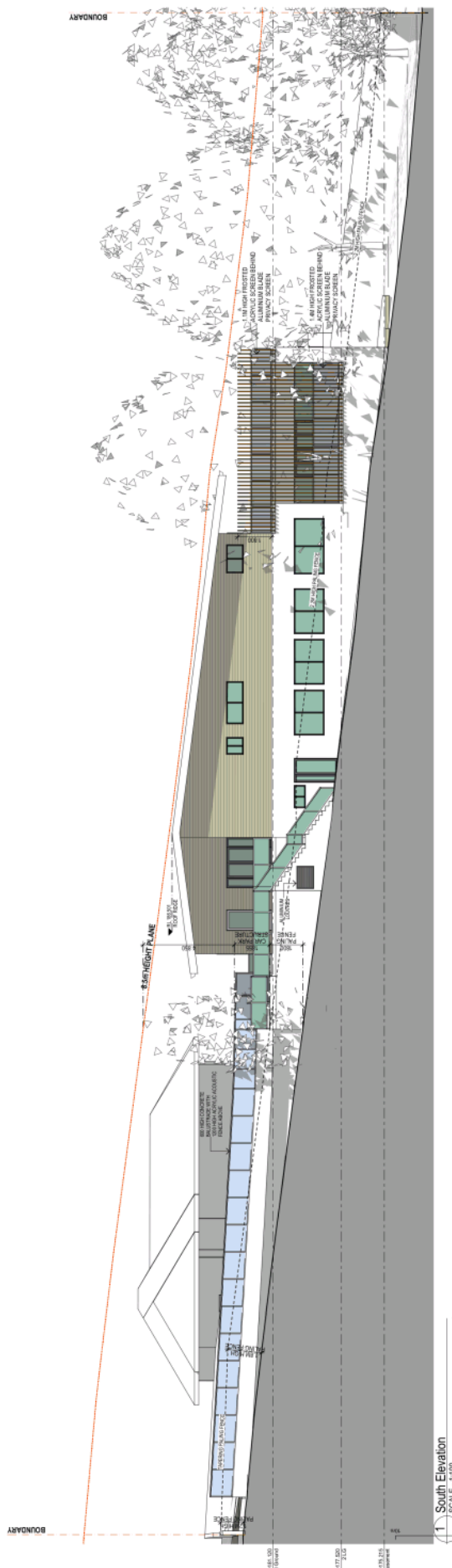
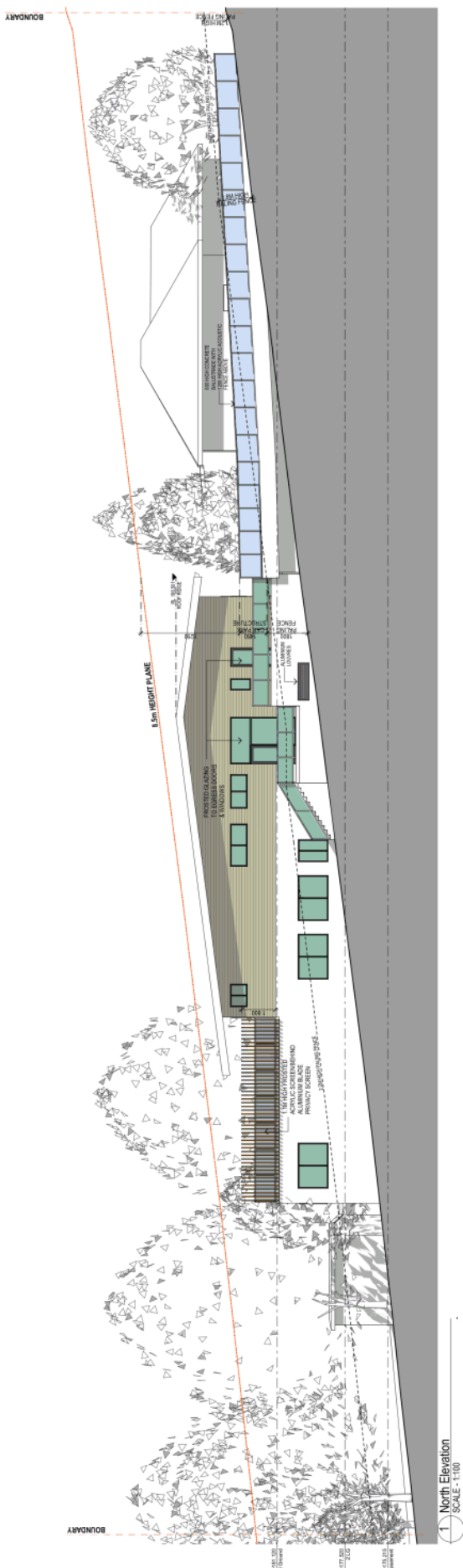


# ATTACHMENT 5 - ITEM 1



# ATTACHMENT 5 - ITEM 1





DATE		17/07/19	NCC 2019	DATE		17/07/20
REV	DESCRIPTION	C Issued to Client	Classification: Rb	PROJECT NO		18063
	D Issued to Client	Type of Construction: Type C (Rb)	Site area: 1628.8m <sup>2</sup>	PROJECT NAME		Normanhurst Childcare Centre
	E DA Issue			PROJECT ADDRESS		9 Stuart Ave., Hornsby NSW 2079
	F DA Issue			PROJECT DATE		17/07/2020
G DA Issue				PROJECT DATE		17/07/2020

ARCHITECT  
**GARDNER WETHERILL ASSOCIATES**  
11 DOWLING ROAD  
SYDNEY NSW 2008  
T: 02 9550 1234  
F: 02 9550 1235  
E: g.wetherill@gardnerwetherill.com.au  
W: www.gardnerwetherill.com.au

PROJECT NO  
**18063**

PROJECT  
**Normanhurst Childcare Centre**  
9 Stuart Ave.,  
Hornsby NSW 2079



NORTH

ENCLOSURE  
2.2M HIGH TIMBER FENCE LAPPED & CAPPED  
1M HIGH REINFORCED BRICK FENCE TO STREET

MATERIALS  
ROOF: METAL ROOF 8/12 DEGREES & 11.5 DEGREES  
COLORBOND DAVEY GUTTERS & DOWNPIPES  
TIMBER FACIA  
WALLS: BRICKER & PAINTED BRICK VENEER &  
PANELS OF WEATHERBOARD CLADDING

ENCLOSURE  
2.2M HIGH TIMBER FENCE LAPPED & CAPPED  
1M HIGH REINFORCED BRICK FENCE TO STREET

ENCLOSURE  
2.2M HIGH TIMBER FENCE LAPPED & CAPPED  
1M HIGH REINFORCED BRICK FENCE TO STREET

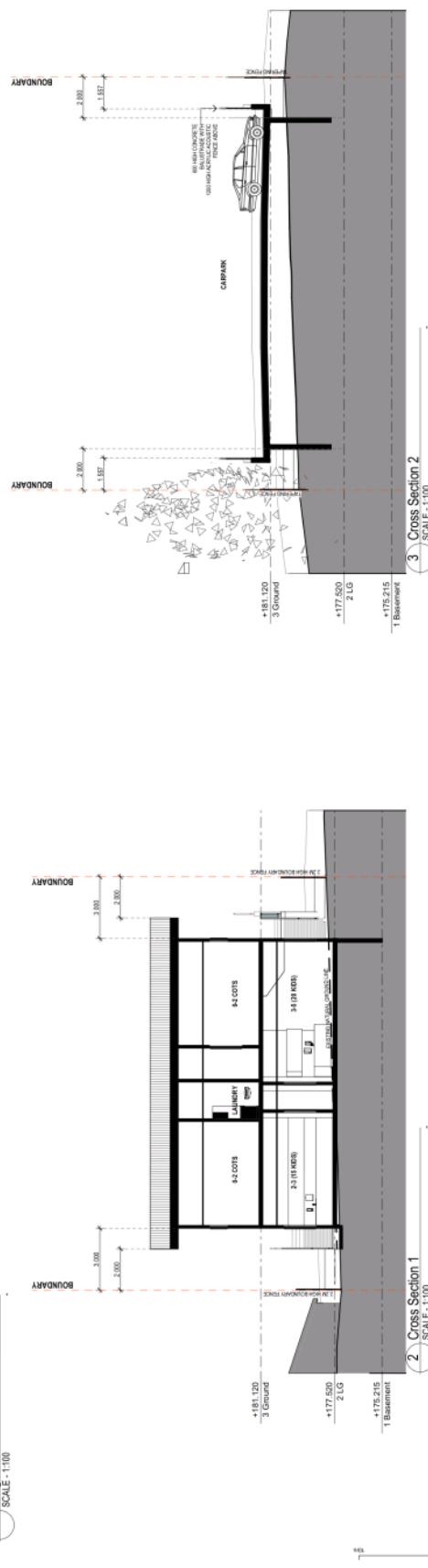
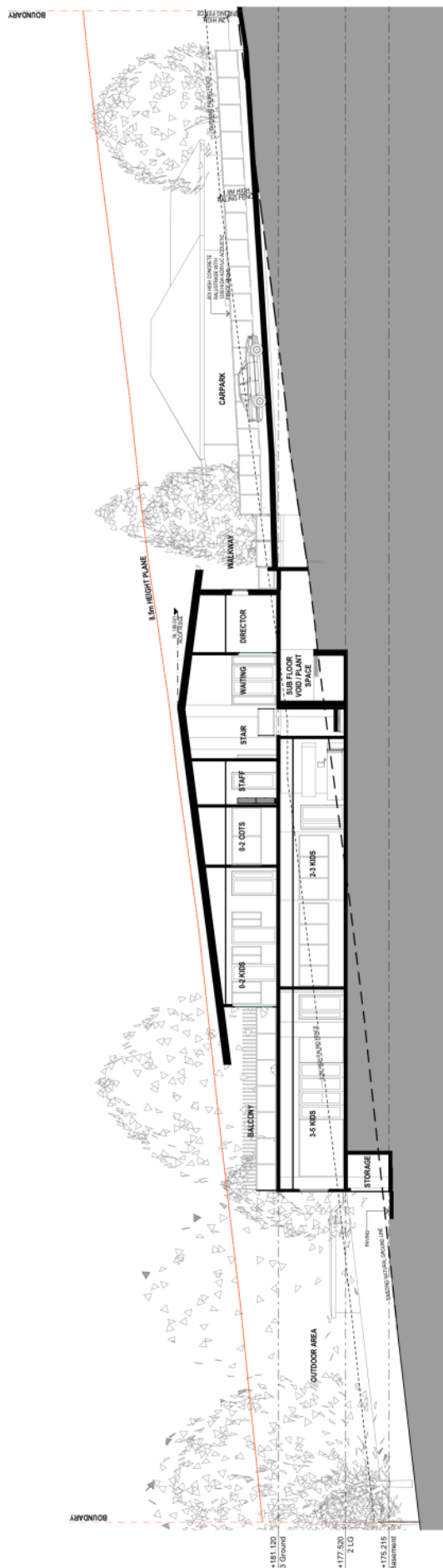
# ATTACHMENT 6 - ITEM 1





# ATTACHMENT 6 - ITEM 1



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# ATTACHMENT 6 - ITEM 1



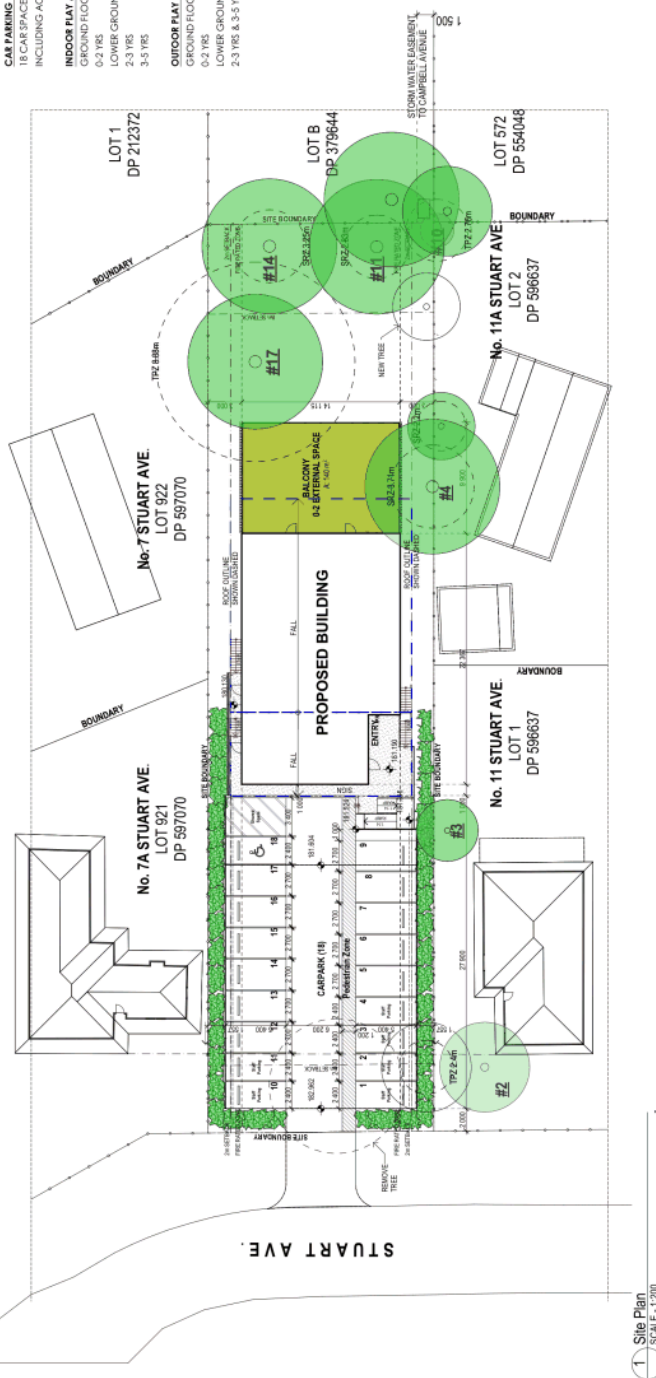
# ATTACHMENT 6 - ITEM 1



SUMMARY CALCULATION	
TOTAL SITE AREA	1628.8 sqm
PERMITTED FLOOR SPACE RATIO	N/A
PROPOSED FLOOR SPACE RATIO	0.37 : 1.00
PROPOSED TOTAL FLOOR SPACE	602.4 sqm
<b>BUILDING SETBACKS</b>	
FRONT SETBACK	29.6m
REAR SETBACK	19.1m
SIDE SETBACK	3.0m
<b>TOTAL SITE COVERAGE</b>	
TOTAL SITE COVERAGE PERCENTAGE	26.5%
<b>PROPOSED 71 PLACE CHILDCARE CENTRE</b>	
<b>CHILDREN &amp; STAFF NUMBERS</b>	
CHILDREN	NUMBER
0-2 YRS	16
2-3 YRS	15
3-5 YRS	40
<b>TOTAL</b>	<b>71</b>
STAFF	NUMBER
0-2 YRS	8
2-3 YRS	3
3-5 YRS	4
<b>TOTAL</b>	<b>15</b>
<b>CAR PARKING</b>	
18 CAR SPACES ON SITE PARKING	18 SPACES
<b>INCLUDING ACCESSIBLE CAR SPACE</b>	
<b>INDOOR PLAY AREA CALCULATION</b>	
GROUND FLOOR	261 sqm
0-2 YRS	68 sqm
2-3 YRS	54 sqm
3-5 YRS	139 sqm
<b>OUTDOOR PLAY AREA CALCULATION</b>	
GROUND FLOOR	529 sqm
0-2 YRS	140 sqm
2-3 YRS & 3-5 YRS	389 sqm



Location Map



1:200 @ ORIGINAL SIZE

REV	DESCRIPTION	DATE	NCC 2019 Classification: 4b Type of Construction: Type C (R/C)	Site area: 1628.8m <sup>2</sup>	21/01/20	27/02/20
C	Issued to Client	17/07/19				
D	Issued to Client	13/08/19				
E	DA Issue	13/09/19				
F	DA Issue	21/01/20				
G	DA Issue	27/02/20				

GARDNER WETHERILL ASSOCIATES	
11 DOWNS ROAD, SYDNEY NSW 2008	
T: 02 9550 1111 F: 02 9550 1112	
E: info@gardnerwetherill.com.au	
PROJECT 18063	
18063	
DA 1200	
F	
18063	
18063	
18063	

S.M. Tavarona Pty Ltd	
Normanhurst Childcare Centre	
9 Stuart Ave.,	
Normanhurst, NSW 2076	
18063	
DA 1200	
F	
18063	
18063	
18063	

NORTH	
18063	
DA 1200	
F	
18063	
18063	
18063	

**ATTACHMENT/S**

**REPORT NO. LPP35/20**

**ITEM 2**

- 1. LOCALITY MAP**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLAN**
- 4. TREE PROTECTION PLAN**
- 5. STORMWATER CONCEPT PLAN**

**No. 487- 495 Pacific Highway, Asquith**

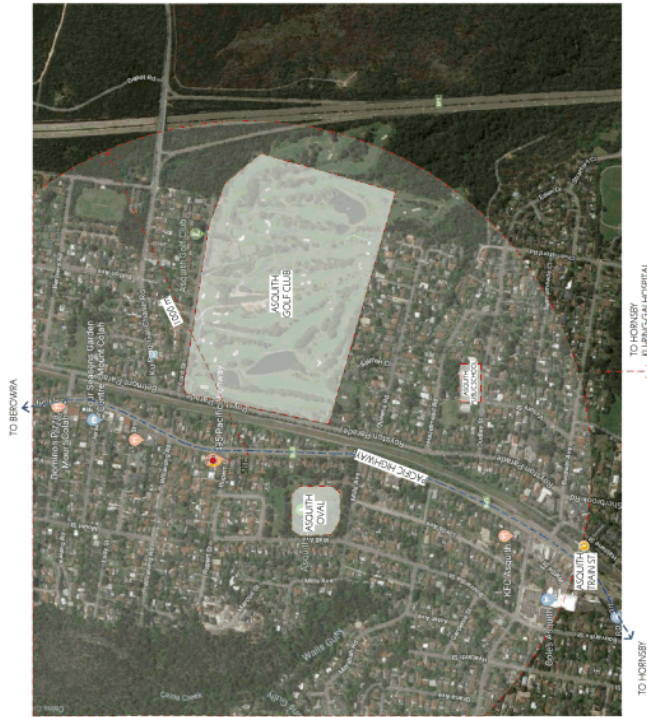
zhinarchitects

8617  
487-495 PACIFIC HWY  
ASQUITH, NSW 2077  
Proposed Townhouse Development

## ATTACHMENT 2 - ITEM 2



### SITE LOCATION



## KEY SITES



BUILDING HEIGHT: 10.5 m

ZONING: R3 - Medium Density Residential

## DEVELOPMENT SUMMARY

WASTE AREA	= 300 m <sup>2</sup>
NUMBER OF HOUSEHOLDS	= 2
NUMBER OF TOWNHOUSES	= 27
TOTAL DWELLING HOURS	= 29
DWELLING MIX	
1 BEDROOM	= 3 (2 ADAPTABLE)
2 BEDROOM	= 2 (2 ADAPTABLE)
3 BEDROOM	= 26 (1 ADAPTABLE)
4 BEDROOM	= 0
BUILDING HEIGHT	= MAX 10.5m
CAR SPACE REQUIRED	
1 BEDROOM	1 per dwelling
2 BEDROOM	1.25 per dwelling
3 BEDROOM or more	2 per dwelling
3 BEDROOM	27 dwelling = 54.75
WORTH OR	0.4 per dwelling = 10.9
TOTAL	= 65.65
CAR SPACE PROVIDED	= 65
COMMON OPEN SPACE	= 229.2m <sup>2</sup>
ADAPTABLE	= 3 dwelling
SILVER LEVEL	= 6 dwelling

## Assessor Construction Summary

Project	Address	487-495 Pacific Highway Southport QLD 4217	File Ref	24AT
Applicant:	Issue:	Dward Architects	Designer:	Gravel Consulting
Assessor:	Name:	Dward Architects	Company:	Gravel Consulting
Address:	PO Box 119 Southport NSW 2576		DRAWN (2/14/11) : A/C71011220	
Contact:	PAO 954 4399		drawn@gravelconsulting.com	
Ext. Walls:	Construction	Isolation	Details	
Block Veneer	R2.5 added	R2.5 added	As per plans	
Block Veneer	Reform 82 or equal (R1.5 added)	Reform 82 or equal (R1.5 added)	As per plans	
FC clad	R2.5 added	R2.5 added	As per plans	
Int. Walls:	Construction	Isolation	Details	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Floors:	Construction	Isolation	Details	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Roof:	Construction	Isolation	Details	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Concrete	As per plans	As per plans	As per plans	
Windows:	Product ID	Frame	Details	
Window A	As per plans	As per plans	As per plans	
Window B	As per plans	As per plans	As per plans	
Window C	As per plans	As per plans	As per plans	
Window D	As per plans	As per plans	As per plans	
Window E	As per plans	As per plans	As per plans	
Window F	As per plans	As per plans	As per plans	
Window G	As per plans	As per plans	As per plans	
Window H	As per plans	As per plans	As per plans	
Window I	As per plans	As per plans	As per plans	
Window J	As per plans	As per plans	As per plans	
Window K	As per plans	As per plans	As per plans	
Window L	As per plans	As per plans	As per plans	
Window M	As per plans	As per plans	As per plans	
Window N	As per plans	As per plans	As per plans	
Window O	As per plans	As per plans	As per plans	
Window P	As per plans	As per plans	As per plans	
Window Q	As per plans	As per plans	As per plans	
Window R	As per plans	As per plans	As per plans	
Window S	As per plans	As per plans	As per plans	
Window T	As per plans	As per plans	As per plans	
Window U	As per plans	As per plans	As per plans	
Window V	As per plans	As per plans	As per plans	
Window W	As per plans	As per plans	As per plans	
Window X	As per plans	As per plans	As per plans	
Window Y	As per plans	As per plans	As per plans	
Window Z	As per plans	As per plans	As per plans	
Other:	Orientation	90	Software Version	Ber Pro 4.4

Area/Category/Pop			
Unit	Name	Area	
1	PO1	58.98	58.98
2	PO2	33.79	33.79
3	PO3	14.42	14.42
4	PO4	8.16	8.16
5	PO5	17.72	17.72
6	PO6	8.16	8.16
7	PO7	21.56	21.56
8	PO8	13.28	13.28
9	PO9	45.76	45.76
10	PO10	20.72	20.72
11	PO11	45.76	45.76
12	PO12	20.72	20.72
13	PO13	45.76	45.76
14	PO14	20.72	20.72
15	PO15	45.76	45.76
16	PO16	20.72	20.72
17	PO17	45.76	45.76
18	PO18	20.72	20.72
19	PO19	45.76	45.76
20	PO20	20.72	20.72
21	PO21	45.76	45.76
22	PO22	20.72	20.72
23	PO23	45.76	45.76
24	PO24	20.72	20.72
25	PO25	45.76	45.76
26	PO26	20.72	20.72
27	PO27	45.76	45.76
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30	PO30	20.72	20.72
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34	PO34	20.72	20.72
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36	PO36	20.72	20.72
37	PO37	45.76	45.76
38	PO38	20.72	20.72
39	PO39	45.76	45.76
40	PO40	20.72	20.72
41	PO41	45.76	45.76
42	PO42	20.72	20.72
43	PO43	45.76	45.76
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45	PO45	45.76	45.76
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66	PO66	20.72	20.72
67	PO67	45.76	45.76
68	PO68	20.72	20.72
69	PO69	45.76	45.76
70	PO70	20.72	20.72
71	PO71	45.76	45.76
72	PO72	20.72	20.72
73	PO73	45.76	45.76
74	PO74	20.72	20.72
75	PO75	45.76	45.76
76	PO76	20.72	20.72
77	PO77	45.76	45.76
78	PO78	20.72	20.72
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80	PO80	20.72	20.72
81	PO81	45.76	45.76
82	PO82	20.72	20.72
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85	PO85	45.76	45.76
86	PO86	20.72	20.72
87	PO87	45.76	45.76
88	PO88	20.72	20.72
89	PO89	45.76	45.76
90	PO90	20.72	20.72
91	PO91	45.76	45.76
92	PO92	20.72	20.72
93	PO93	45.76	45.76
94	PO94	20.72	20.72
95	PO95	45.76	45.76
96	PO96	20.72	20.72
97	PO97	45.76	45.76
98	PO98	20.72	20.72
99	PO99	45.76	45.76
100	PO100	20.72	20.72

**SHEET TITLE:**  
**DEVELOPMENT SUMMARY**

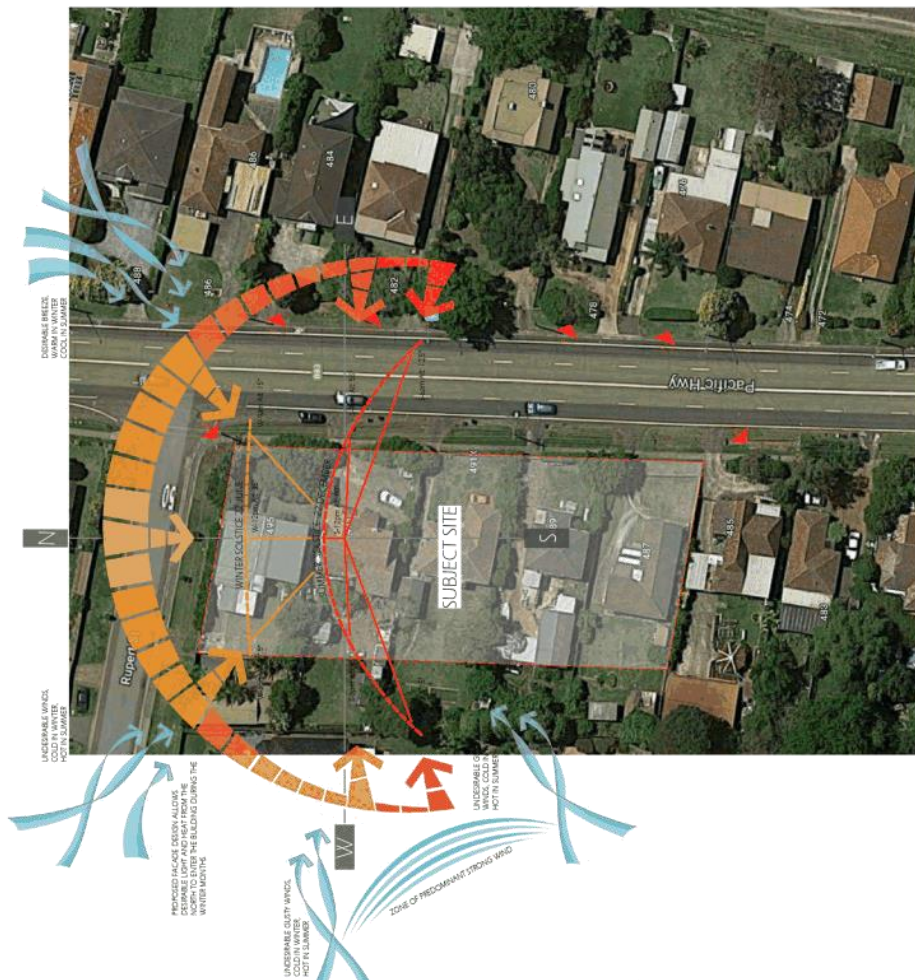
As indicated @ A1 sheet  
SCALE

8617 DA-001  
FOR P&G  
COMPLAINTS DIV.

2018年12月6日

# ATTACHMENT 2 - ITEM 2





VIEW A: ADJOINING SINGLE STOREY RESIDENTIAL DEVELOPMENT (NO. 485 PACIFIC HIGHWAY) WITH FACE BRICK AND RENDERED FACADE AND PITCH ROOF



VIEW B: VIEW OF NO. 495 PACIFIC HIGHWAY, NORTH OF THE SITE, SHOWING SINGLE STOREY WEATHERBOARD & BRICK DWELLING RESIDENCE



VIEW C: VIEW OF NO. 476 PACIFIC HIGHWAY, ACROSS THE SITE, SHOWING SINGLE STOREY WITH FACE BRICK AND RENDERED FACADE AND PITCH ROOF

SUBJECT SITE: NO. 487-495 PACIFIC HIGHWAY, ASQUITH



VIEW D: VIEW OF NO. 482 PACIFIC HIGHWAY, SHOWING SINGLE STOREY RESIDENTIAL WITH BRICK FACADE AND PITCH ROOF



VIEW E: VIEW OF NO. 484 PACIFIC HIGHWAY, SHOWING 2 STOREY RESIDENTIAL WITH BRICK FACADE AND PITCH ROOF, ACROSS THE SITE



VIEW F: VIEW OF NO. 478 PACIFIC HIGHWAY, SHOWING SINGLE STOREY RESIDENTIAL WITH TIMBER FACADE AND PITCH ROOF

D	1/1/2020	A	1/1/2020
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Development Application

PROJECT NAME  
 Proposed Townhouse  
 Development  
 487-495 PACIFIC HWY  
 ASQUITH NSW 2077  
 Local Government  
 Hornsby Shire Council  
 THE NORTH

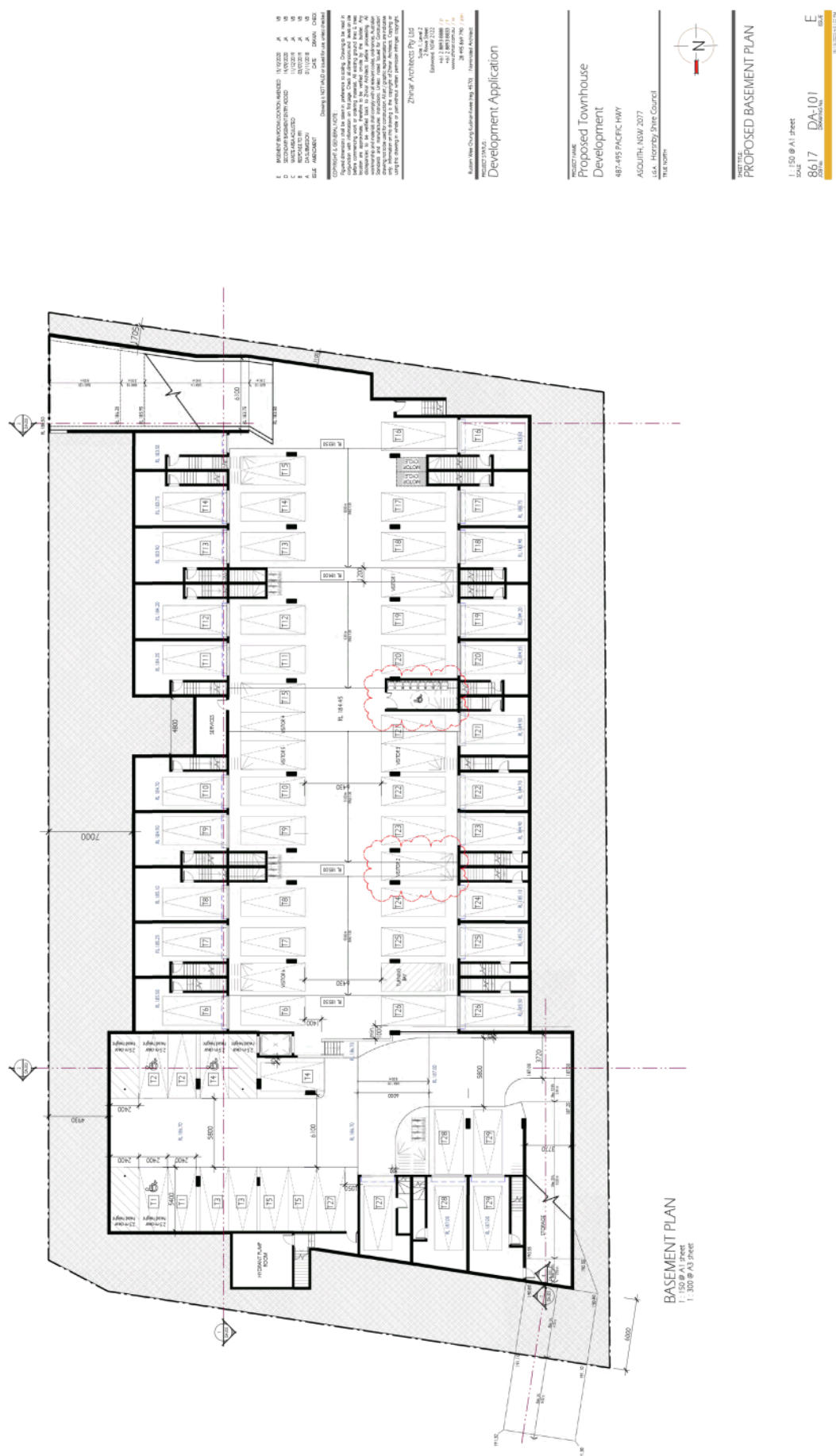
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 DA-002  
 20/10/20

# ATTACHMENT 2 - ITEM 2



# ATTACHMENT 2 - ITEM 2

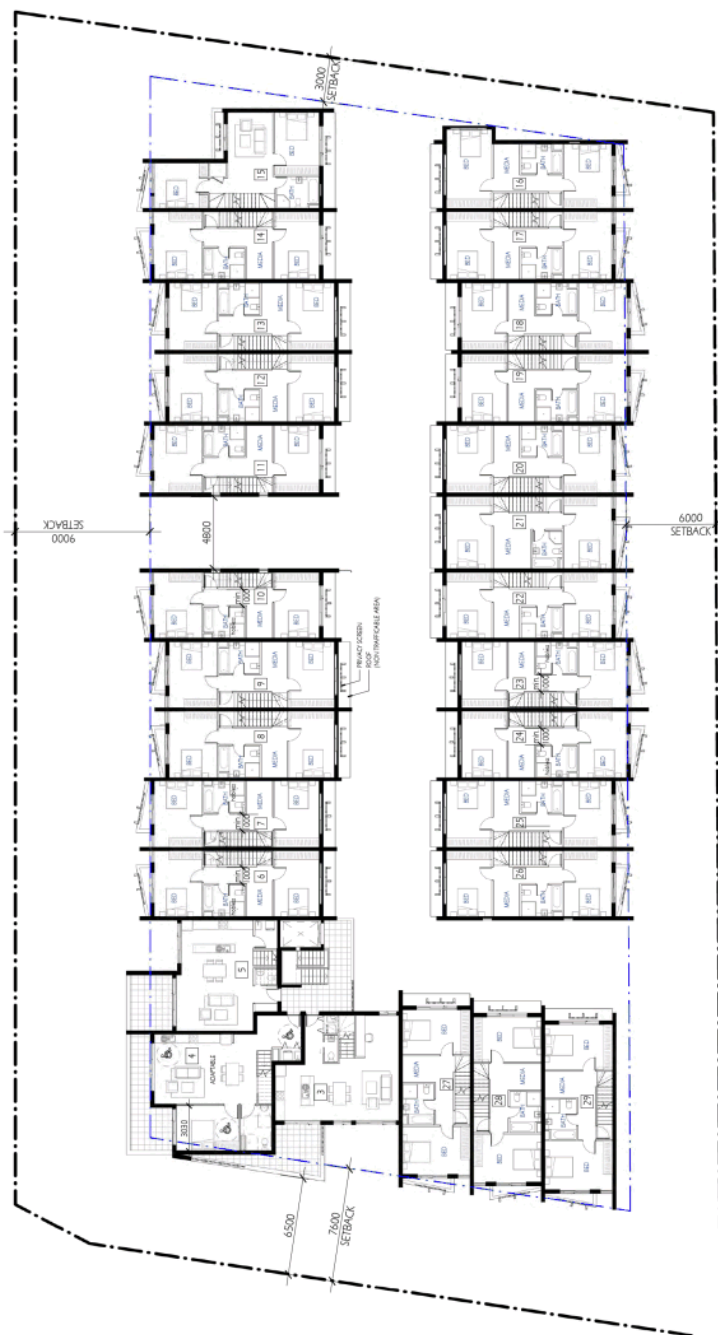




# ATTACHMENT 2 - ITEM 2



## ATTACHMENT 2 - ITEM 2



**FIRST FLOOR PLAN**  
1 : 150 @ A1 sheet  
1 : 300 @ A3 sheet

ID	SECONDARY INCIDENT ENTRY ACROSS	DATE	DEPARTMENT	CRIME
C	WATER AREA ADJUSTED	11/02/2019	JA	US
C	RESPONSE TO 911	03/05/2019	JA	US
A	DATE MATCHED	01/11/2018	JA	US
TITLE	AMOUNT	DATE	DEPARTMENT	CRIME

(Display is NOT VALID or SUFFICIENT, unless checked)

**COMING TO US: A CD-ROM NOTE:**  
Required dimensions shall be given in preference to callouts. Drawing to be used in conjunction with information on this page. Check all dimensions and levels on all drawings before commencing work or ordering materials. All existing ground lines, two locations are approximate, levelings to be verified using the bulker. All dimensions to be verified back to their anchors before proceeding. All workpieces and materials shall comply with all relevant codes, standards, Australian Standards and manufacturer's instructions. Unless noted, "load" for Construction Standard is to be used for construction. All structural components are to be made of steel. Information on the drawing is the copyright of Peter Architects. Copying or using this drawing in whole or part without written permission is copyright infringement.

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28 495 860 / M

PROJECT STATUS:  
Development Application

PROJECT NAME  
**Proposed Townhouse  
Development**  
487-495 PACIFIC HWY  
ASSOUTH, NSW 2077  
S.A. Hootby Shire Council  
TOWN OF NORTH



SHEET TITLE  
PROPOSED FIRST FLOOR PLAN

1:150 @ A1 sheet  
SCALE

8617  
C81740

DA-103  
DRAWINGS, INC.

D  
SCALE

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# ATTACHMENT 2 - ITEM 2





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 20/11/20

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 8617 DA-104  
 20/11/20

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 20/11/20

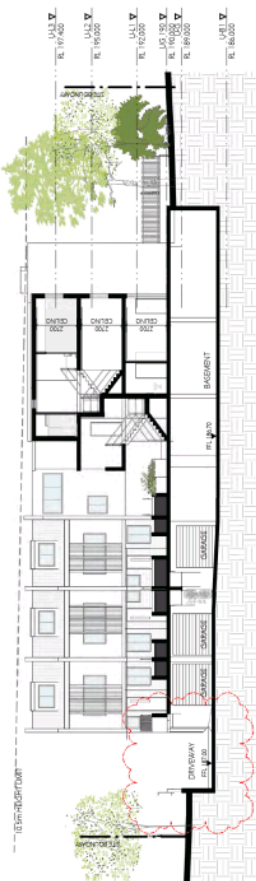
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 20/11/20

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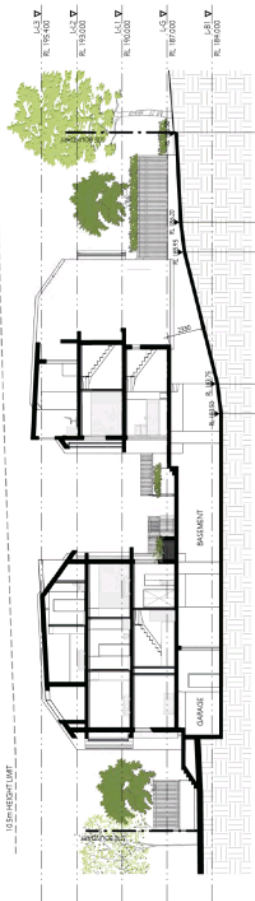




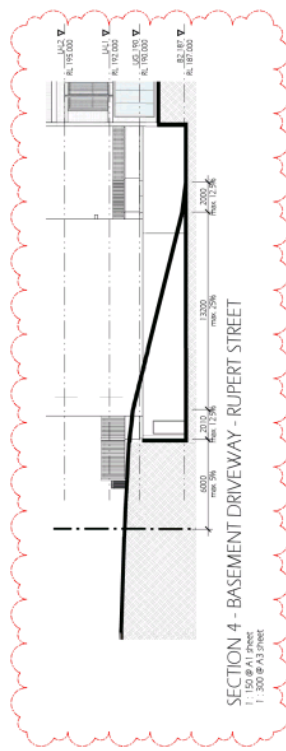




SECTION 2  
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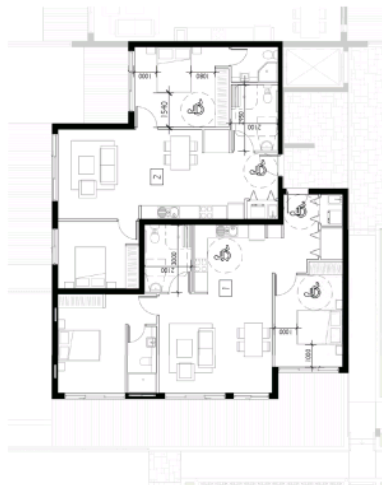
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1:300 @ A3 sheet



SECTION 4 - BASEMENT DRIVEWAY - RUPERT STREET  
1:150 @ A1 sheet  
1:300 @ A3 sheet



POST ADAPTABLE UNIT LAYOUT  
1:100 @ A1 sheet  
1:200 @ A3 sheet



SECTION 1  
1:150 @ A1 sheet  
1:300 @ A3 sheet

**COMPONENTS & SUBMITTALS**  
 1. ARCHITECTURAL DRAWINGS  
 2. STRUCTURAL DRAWINGS  
 3. MECHANICAL, ELECTRICAL & PLUMBING (MEP) DRAWINGS  
 4. LANDSCAPE ARCHITECTURE  
 5. CIVIL ENGINEERING  
 6. ENVIRONMENTAL ENGINEERING  
 7. FIRE ENGINEERING  
 8. HISTORIC BUILDINGS CONSULTANT  
 9. INFRASTRUCTURE CONSULTANT  
 10. SPECIALIST CONSULTANTS  
 11. SURVEYING  
 12. TRAFFIC ENGINEERING  
 13. WATER RESOURCES ENGINEERING  
 14. WEATHERING CONSULTANT  
 15. WIND ENGINEERING  
 16. ZONING CONSULTANT  
 17. OTHER SPECIALIST CONSULTANTS  
 18. CONSTRUCTION MANAGEMENT  
 19. PROJECT MANAGEMENT  
 20. OTHER PROFESSIONAL SERVICES

**PROJECT TEAM**  
 Zhin Architects Pty Ltd  
 487-495 PACIFIC HWY  
 ASQUITH NSW 2077  
 U.S.A. - Hornsby Shire Council  
 T.M. NORTH

**PROPOSED SECTIONS**  
 As indicated @ A1 sheet  
 8617 DA-203  
 2019


# ATTACHMENT 2 - ITEM 2



**COLOUR & MATERIAL SCHEDULE**

- 01.  FACE BRICK WALL TYPE 1  
AUSTRAL - EVERYDAY LIFE - LEISURE
- 02.  FACE BRICK WALL TYPE 1  
AUSTRAL - EVERYDAY LIFE - UNWIND
- 03.  FIBRE CEMENT VERTICAL JOINT PANELS  
SCYON AXON - WOOD COLOUR PAINT

04.		WALL - APPLIED TEXTURE PAINT FINISH - TYPE 1 PAINT - DULUX - RAKU
05.		WALL - APPLIED TEXTURE PAINT FINISH - TYPE 2 PAINT - DULUX - WINTER TERRACE
06.		WALL - APPLIED TEXTURE PAINT FINISH - TYPE 3 PAINT - DULUX - OFF WHITE

07.		RAILINGS, POST & STRUCTURE DULUX POWDERCOAT - SILVER GREY
08.		SUNSCREEN MANUFACTURED POWDERCOAT - TIMBER
09.		WINDOW FRAME ALUMINIUM
10.		METAL ROOF COLORBOND - MONUMENT

COLOUR & MATERIAL SCHEDULE

01.  FACE BRICK WALL TYPE 1  
AUSTRAL - EVERYDAY LIFE - LE

02.  FACE BRICK WALL TYPE 1  
AUSTRAL - EVERYDAY LIFE - UN

03.  FIBRE CEMENT VERTICAL JOIN  
SCYON AXON - WOOD COLOR

04.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 1  
PAINT - DULUX - RAKU

05.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 2  
PAINT - DULUX - WINTER TERRACE

06.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 3  
PAINT - DULUX - OFF WHITE

07.  RAILINGS, POST & STRUCTURE  
DULUX POWDERCOAT - SILVER GREY

08.  SUNSCREEN  
MANUFACTURED POWDERCOAT - TIME

09.  WINDOW'S FRAME  
ALUMINIUM

10.  METAL ROOF  
COLORBOND - MONUMENT

8617 DA-301  
208 No. 2849765 No.  
D 60-E  
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# ATTACHMENT 2 - ITEM 2

1	SECURITY DOCUMENTS BY GOOD	16/02/22	JA	18
2	WASTES COLLECTED	11/02/22	JA	18
3	WASTES COLLECTED	11/02/22	JA	18
4	DAS/BECHTEL	11/02/22	JA	18
5	RELIEF AMBULANCE	DATE	22/04/21	02/05/21

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## Development Application

PROJECT NAME  
Proposed Townhouse  
Development  
487-495 PACIFIC HWY  
ASQUITH, NSW 2077  
S.A. - Hornsby Shire Council  
SYDNEY NORTH

**SHEET TITLE:**  
**MATERIAL SCHEDULE**

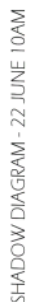
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 28 495 849 790 / 000

## Development Application

PROJECT NAME  
Proposed Townhouse  
Development  
187-495 PACIFIC HWY  
ASQUITH, NSW 2077  
g.a. Horsley Shire Council  
g.a. North



## POST TITLE: SHADOW DIAGRAMS

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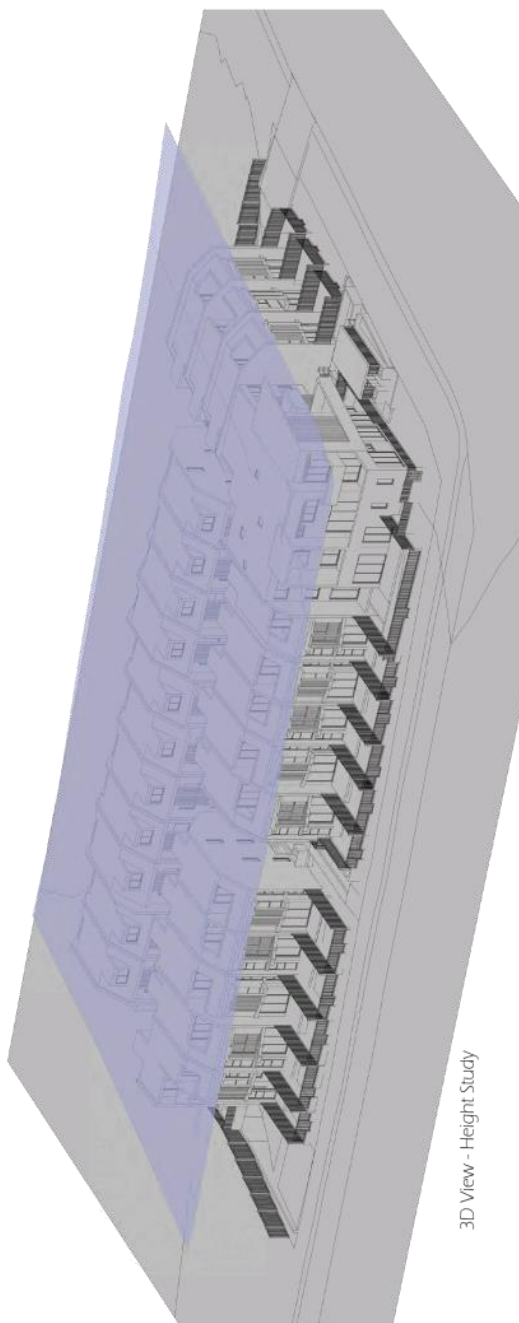
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DA-302  
Drawing No.

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# ATTACHMENT 2 - ITEM 2



3D View - Height Study

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## Development Application

PROJECT NAME  
Proposed Townhouse  
Development  
487-495 PACIFIC HWY  
ASCUTH, NSW 2077  
U.S.A. - Hornsby Shire Council  
SYDNEY NORTH

## PROJECT TITLE: HEIGHT STUDY

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SCALE

8617 DA-401  
C37 No. (Sealed) 1/16

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# ATTACHMENT 2 - ITEM 2







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