HORNSBY
SHIRE COUNCIL

ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 23 February 2022
at 6:30pm

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ATTACHMENT/S

REPORT NO. LPP3/22

ITEM 1

1. LOCALITY PLAN

2. ARCHITECTURAL PLANS

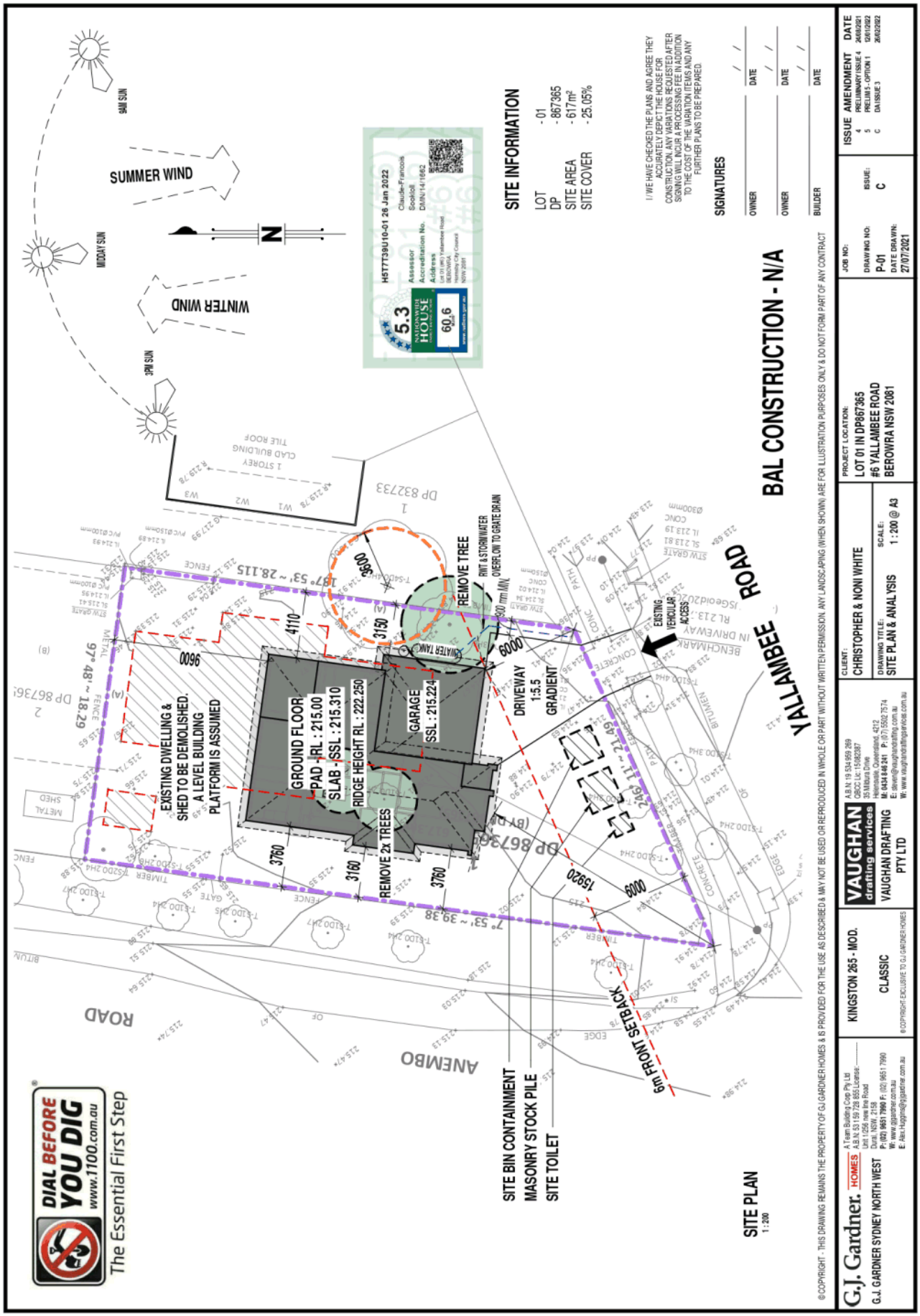
3. SHADOW DIAGRAMS

ATTACHMENT 1 - ITEM 1

LOCALITY PLAN

DA/1132/2021

No. 6 Yallambee Road Berowra



ATTACHMENT 2 - ITEM 1

BAL : N/A

NOTE:
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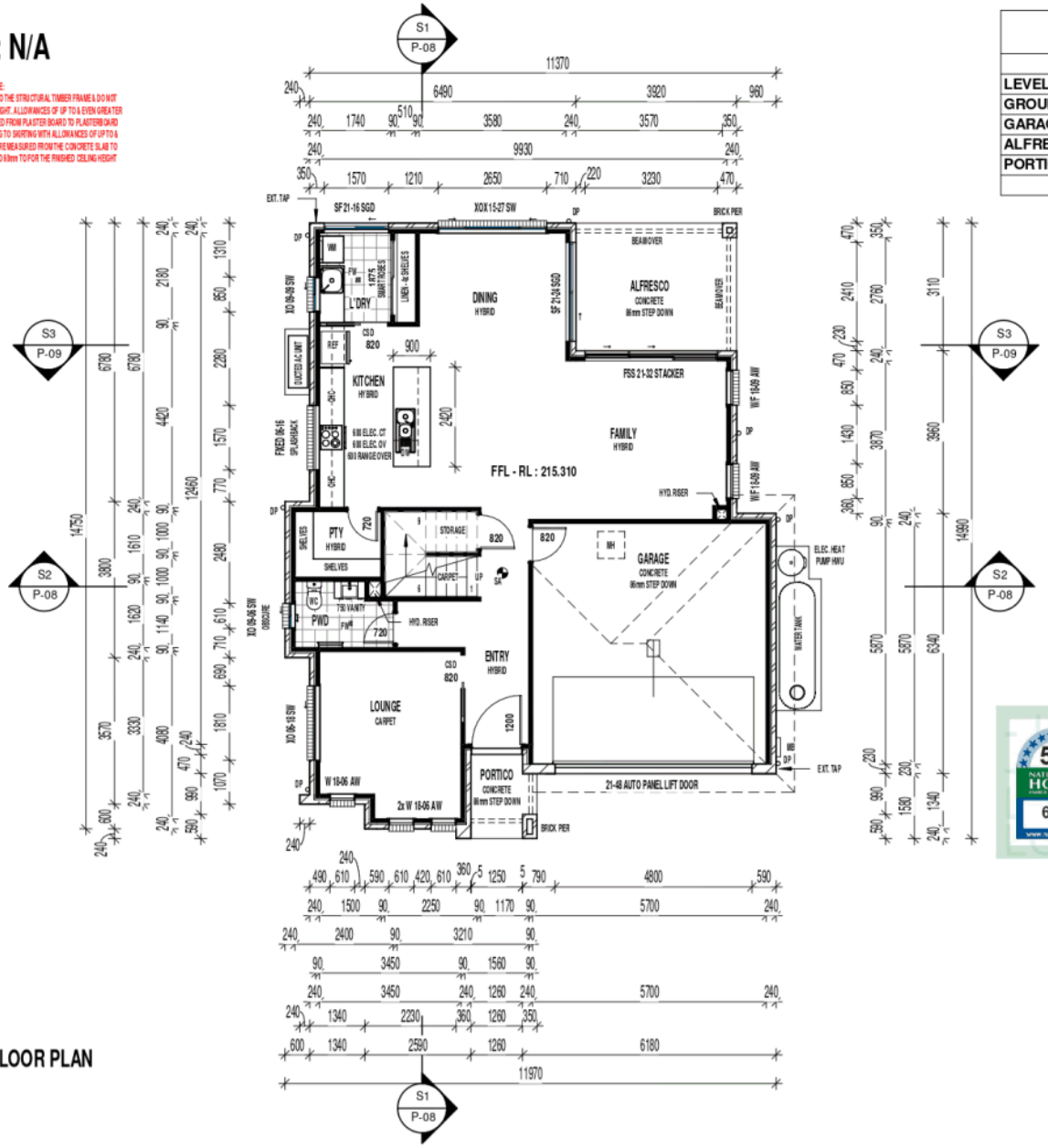

GROUND FLOOR PLAN
1 : 100

FLOOR AREAS	
LEVEL ONE LIVING	113.40 m²
GROUND FLOOR LIVING	103.07 m²
GARAGE	36.58 m²
ALFRESCO	12.19 m²
PORTICO	3.22 m²
	268.46 m²

ISSUE	AMENDMENT	DATE
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

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- ALL RELEVANT LOCAL AUTHORITIES, BY-LAWS & PLANNING SCHEMES.

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CLIENT:
CHRISTOPHER & NONI WHITE

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

H5T7T39U10-01 26 Jan 2022
5.3 NATIONWIDE HOUSE ENERGY RATING
60.6 MJ/m²
www.nathers.gov.au
Assessor: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Address: Lot 01 (#6) Yallambee Road BEROWRA Hornsby City Council NSW 2081

DESIGN:
KINGSTON 265 - MOD.
FACADE:
CLASSIC
DRAWN BY:
SV
DATE DRAWN: 27/07/2021
SCALE: 1 : 100 @ A3
JOB NO:

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING NO: P-02
ISSUE: C

I / WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

SIGNATURES

OWNER _____ DATE / /
OWNER _____ DATE / /
BUILDER _____ DATE / /

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BAL : N/A

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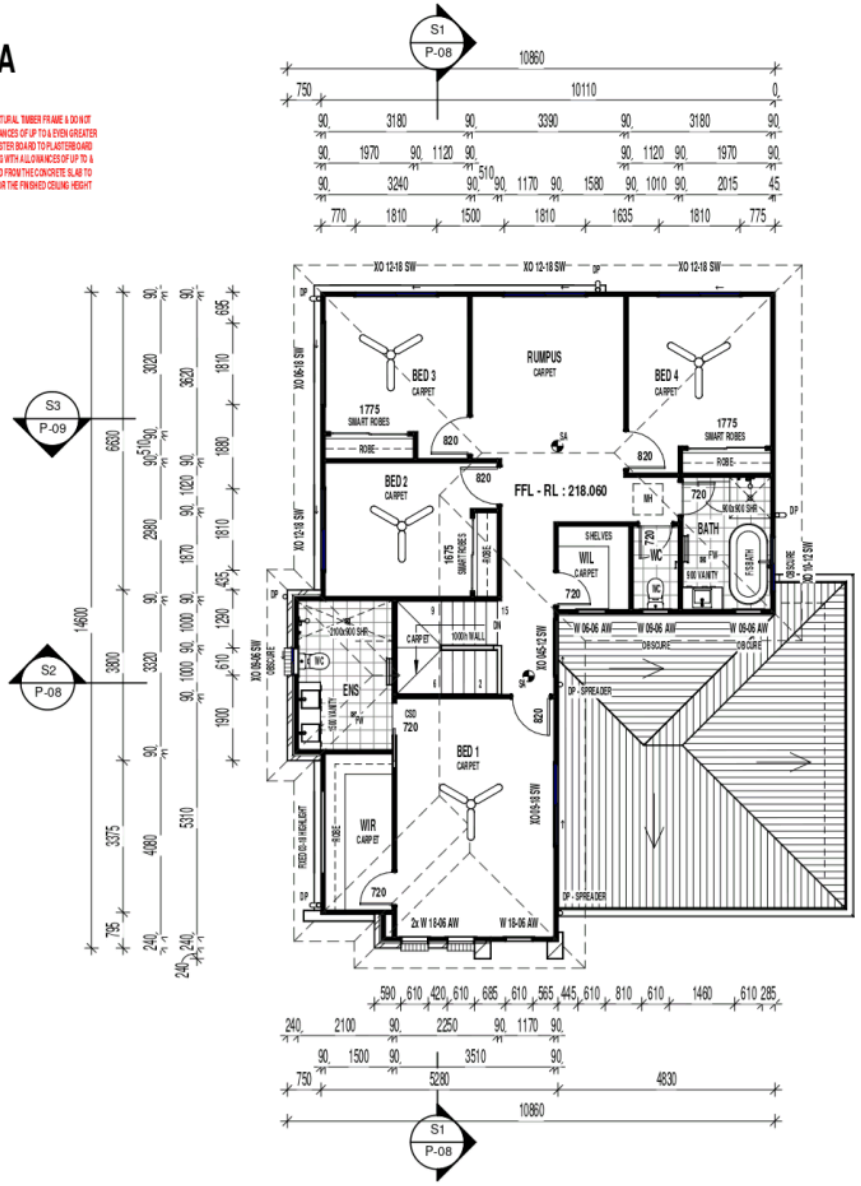

LEVEL ONE
1 : 100

FLOOR AREAS	
LEVEL ONE LIVING	113.40 m²
GROUND FLOOR LIVING	103.07 m²
GARAGE	36.58 m²
ALFRESCO	12.19 m²
PORTICO	3.22 m²
	268.46 m²

ISSUE	AMENDMENT	DATE
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

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CLIENT:
CHRISTOPHER & NONI WHITE

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

DESIGN:
KINGSTON 265 - MOD.
FACADE:
CLASSIC
DRAWN BY:
SV
DATE DRAWN: 27/07/2021
SCALE: 1 : 100 @ A3
JOB NO:

DRAWING TITLE:
LEVEL ONE FLOOR PLAN

DRAWING NO: P-03
ISSUE: C

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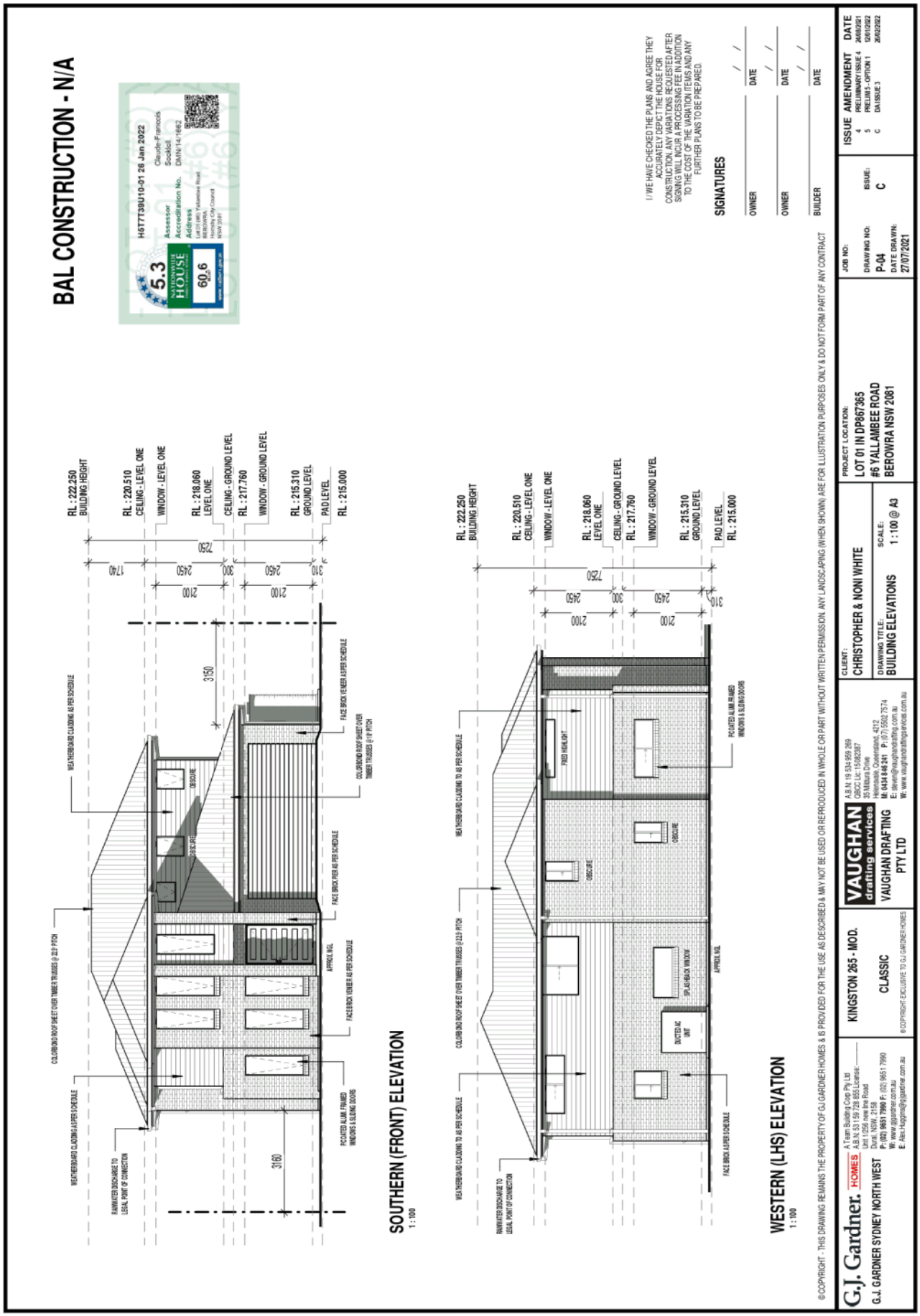
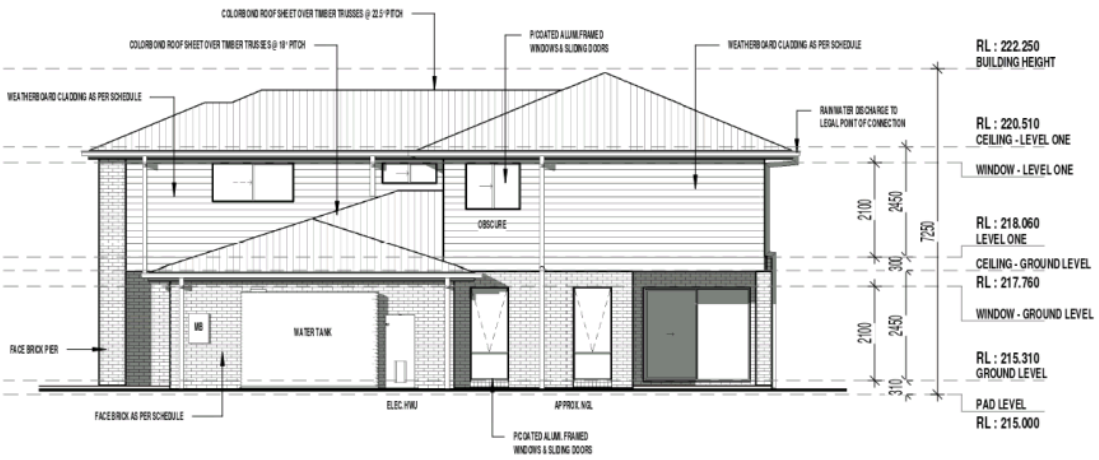


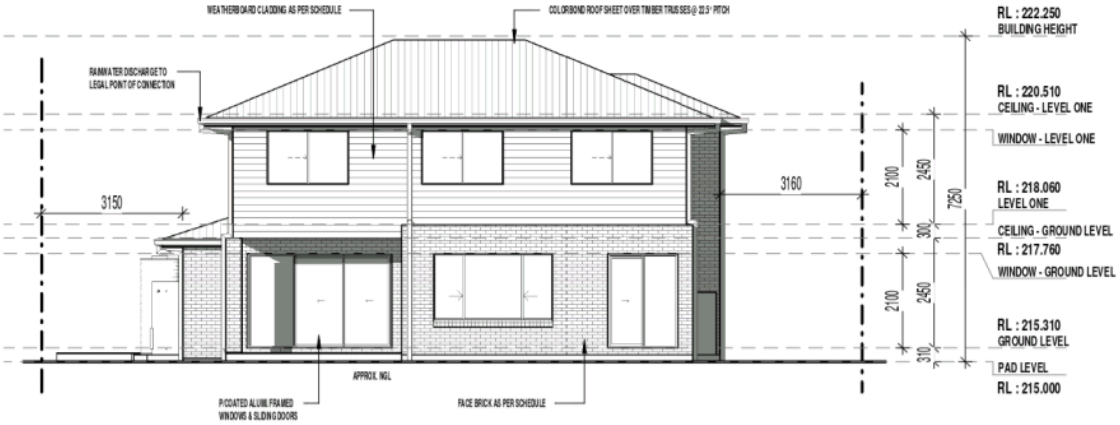
ATTACHMENT 2 - ITEM 1

BAL CONSTRUCTION - N/A



EASTERN (RHS) ELEVATION

1 : 100



NORTHERN (REAR) ELEVATION

1 : 100

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CLIENT: CHRISTOPHER & NONI WHITE

DRAWING TITLE: BUILDING ELEVATIONS

SCALE: 1 : 100 @ A3

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

JOB NO:

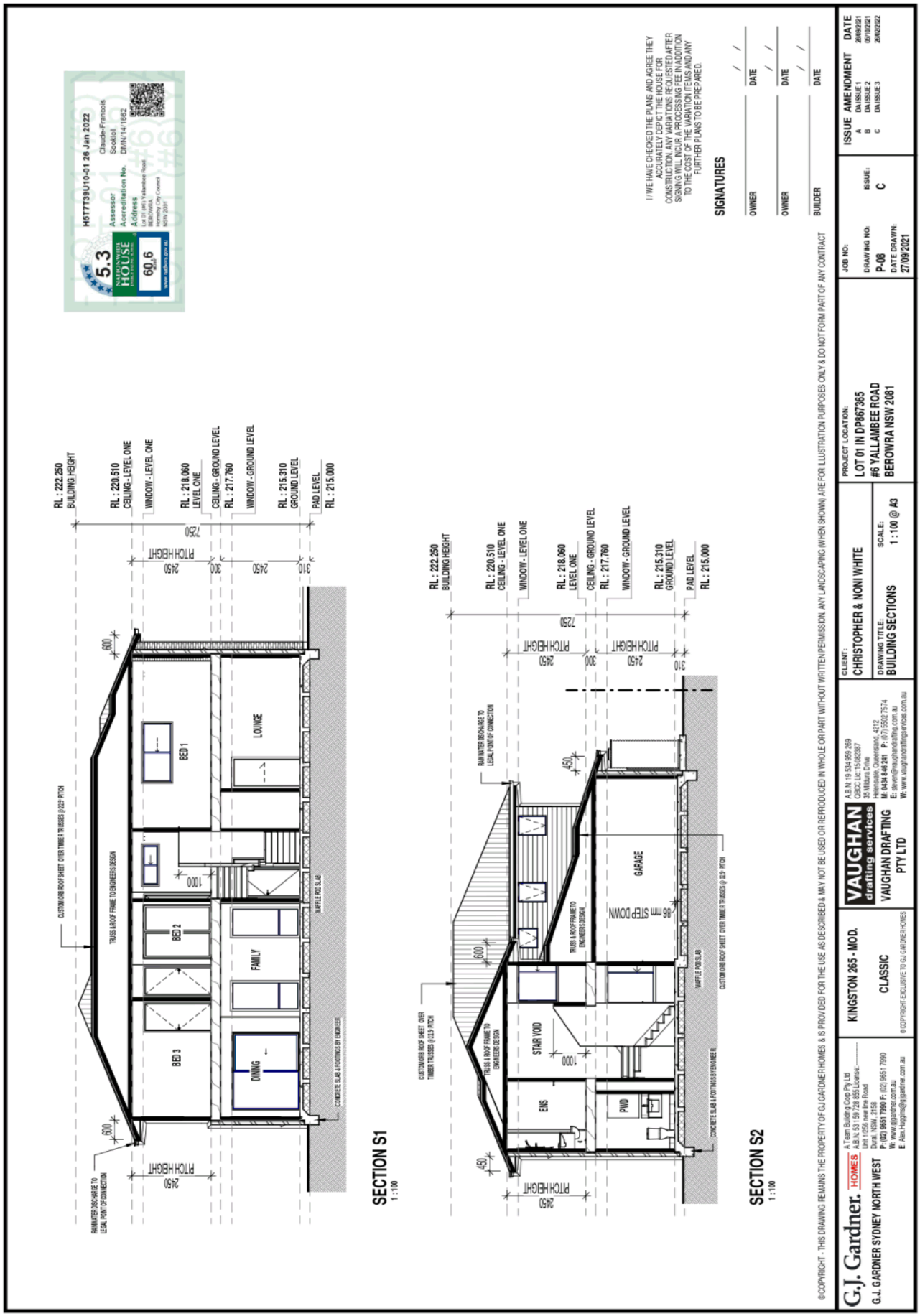
DRAWING NO: P-05

ISSUE: C

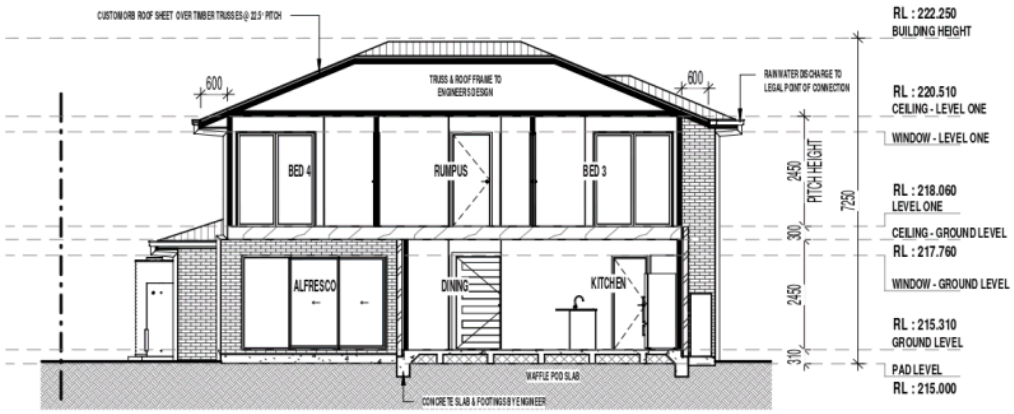
DATE DRAWN: 27/07/2021

ISSUE	AMENDMENT	DATE
3	PRELIMINARY ISSUE 3	23/08/2021
4	PRELIMINARY ISSUE 4	24/08/2021
5	PRELIM 5 - OPTION 1	12/01/2022
C	DA ISSUE 3	26/02/2022

ATTACHMENT 2 - ITEM 1

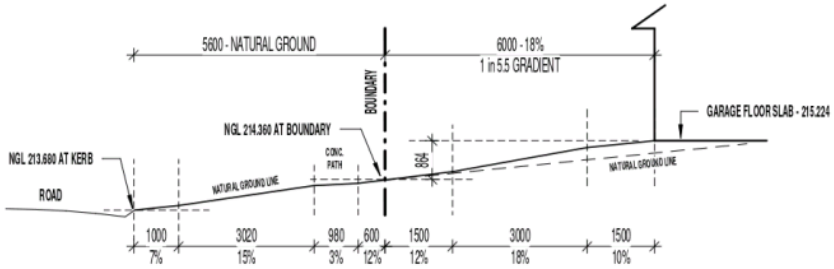


ATTACHMENT 2 - ITEM 1



SECTION S3

1 : 100



DRIVEWAY PROFILE

1 : 100

Summary of BASIX Commitments for Lot 01 (#6) Yallambee Road BEROWRA 2081	
	Commitment
Water	
Total area of garden and lawn (m2)	400
Area of indigenous planting within total garden (m2) required	0
Rainwater tank capacity (litres)	3000
Minimum area of roof connected to tank (m2)	163.93
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	4 Star
Rating of kitchen tap fittings	4 Star
Thermal Performance	
Refer to Universal Certificate	Pass
Energy	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (if required refer to BASIX certificate)	Yes
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	Natural Ventilation Only
Cooktop and oven	Electric Cooktop / Electric Oven
Outdoor Clothesline	No
Indoor or Sheltered Clothesline	Yes
Well Ventilated Fridge Space	Yes
Photovoltaic System	No

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CLIENT: CHRISTOPHER & NONI WHITE

DRAWING TITLE: BUILDING SECTIONS

SCALE: 1 : 100 @ A3

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

JOB NO:

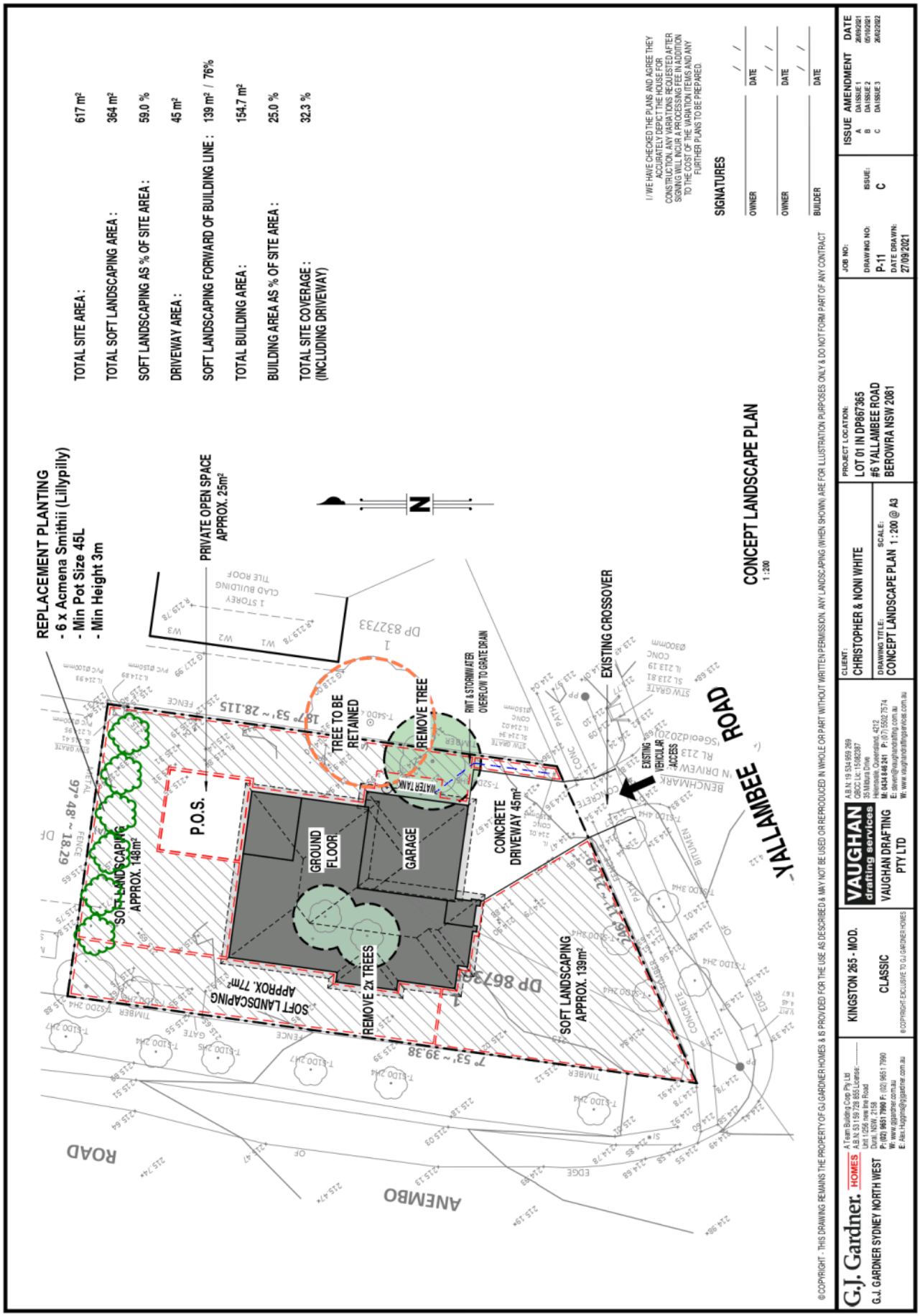
DRAWING NO: P-09

ISSUE: C

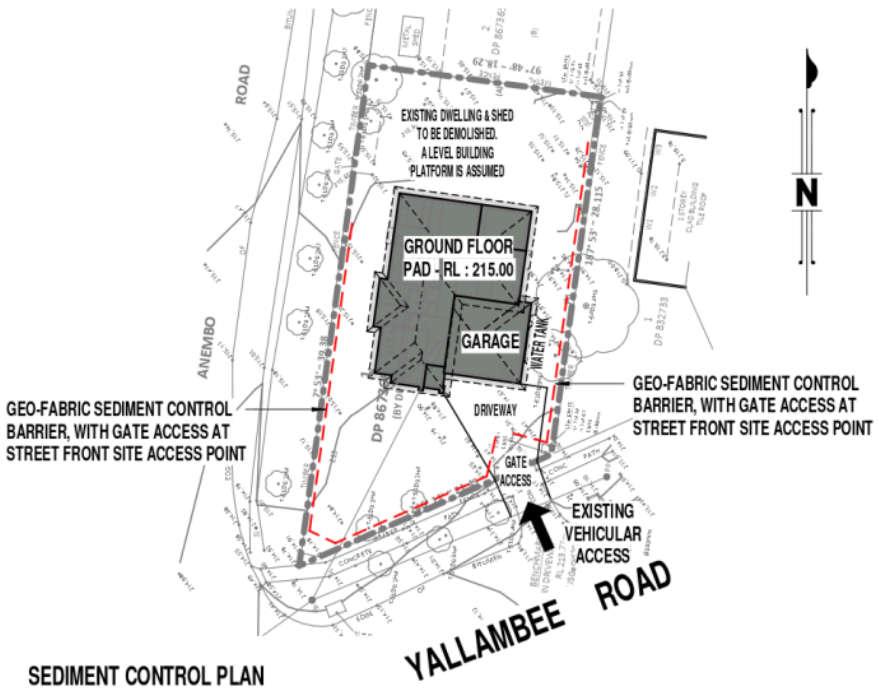
DATE DRAWN: 27/09/2021

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022

ATTACHMENT 2 - ITEM 1

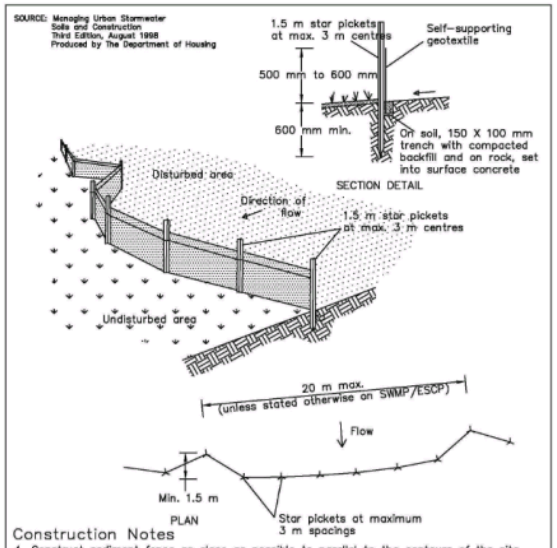


ATTACHMENT 2 - ITEM 1



SEDIMENT CONTROL PLAN

1 : 350



Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at a support post with a 150 mm overlap.

SEDIMENT FENCE – NTS

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRECTCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

I / WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

SIGNATURES

OWNER _____ DATE / /

OWNER _____ DATE / /

BUILDER _____ DATE / /

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W: www.vaughandraftingservices.com.au

CLIENT: CHRISTOPHER & NONI WHITE

DRAWING TITLE: EROSION & SEDIMENT PLAN

SCALE: 1 : 350 @ A3

PROJECT LOCATION:
LOT 01 IN DP867365
#6 YALLAMBEE ROAD
BEROWRA NSW 2081

JOB NO:

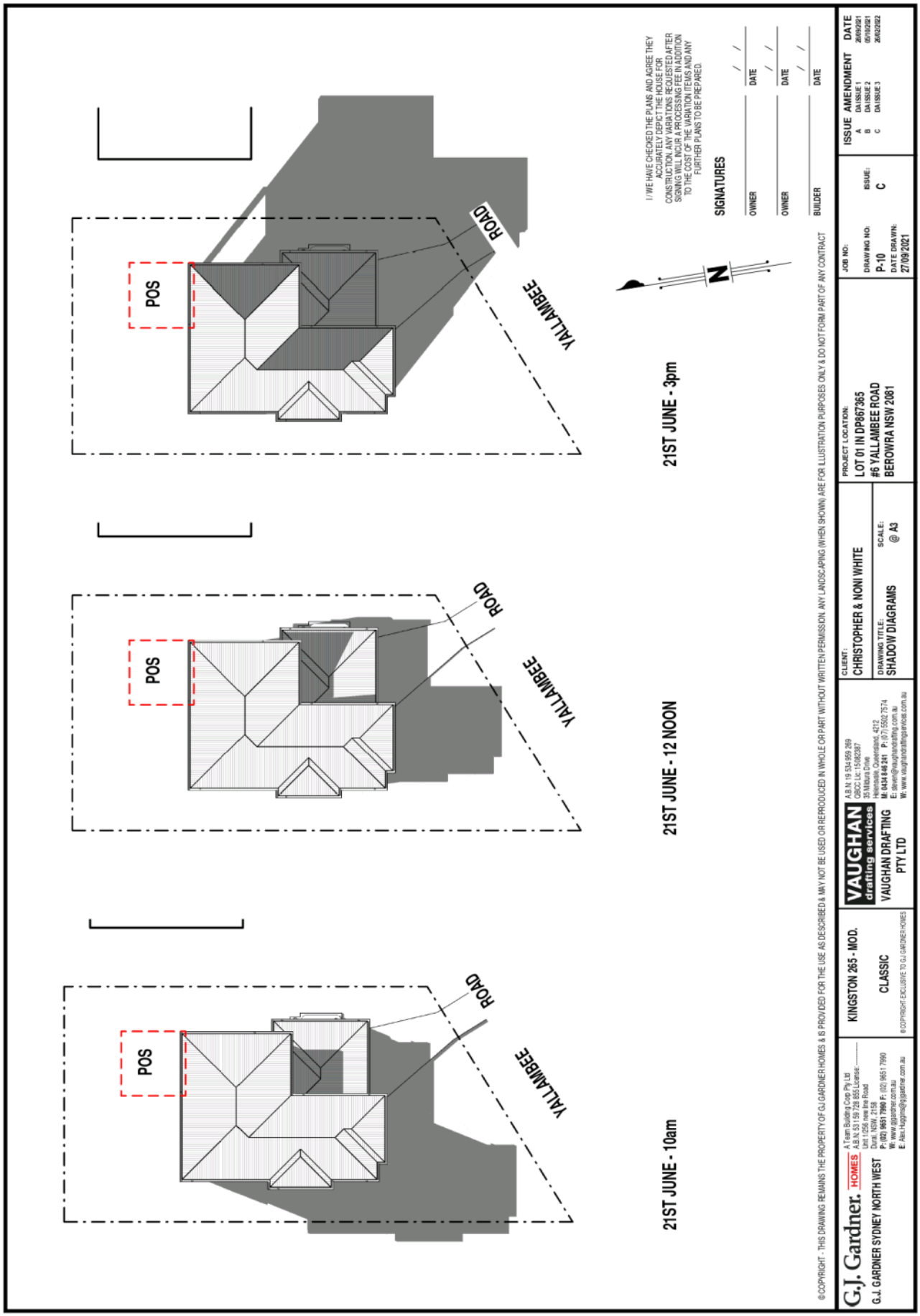
DRAWING NO: P-12

ISSUE: C

DATE DRAWN: 27/09/2021

ISSUE	AMENDMENT	DATE
A	DA ISSUE 1	28/09/2021
B	DA ISSUE 2	05/10/2021
C	DA ISSUE 3	26/02/2022

ATTACHMENT 2 - ITEM 1



ATTACHMENT 3 - ITEM 1

ITEM 2

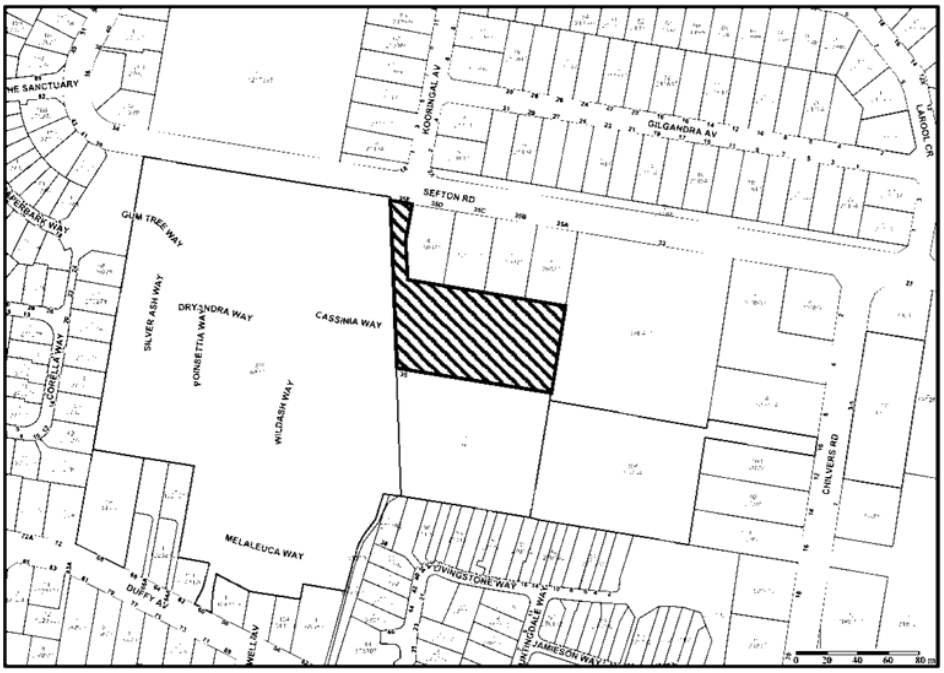
ATTACHMENT/S

REPORT NO. LPP1/22

ITEM 2

1. LOCALITY PLAN
2. CLAUSE 4.6
3. LEGAL ADVICE
4. ARCHITECTURAL PLANS

ATTACHMENT 1 - ITEM 2



LOCALITY PLAN

DA/581/2020

No. 35E Sefton Road Thornleigh

September 2021 WTJ19-173

ATTACHMENT 2 - ITEM 2

WILLOW TREE PLANNING

Clause 4.6 Variation
Height of Buildings

Proposed Alterations, Additions and Strata Subdivision

35E Sefton Road, Thornleigh

Lot 7 DP 1260122

Prepared by Willowtree Planning Pty Ltd on behalf of Thornleigh Holdings Pty Ltd

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PART A PRELIMINARY

1.1 INTRODUCTION

This Clause 4.6 Variation request has been prepared in support of a Development Application (DA) for the proposed alterations, additions and strata subdivision at 35E Sefton Road, Thornleigh. The site is legally described as Lot 7 in DP 1260122. The proposed non-compliance is related to clause 4.3 under *Hornsby Local Environmental Plan 2013* (HLEP2013), being the height of buildings. This Variation request has therefore been prepared in accordance with clause 4.6 of HLEP2013, which includes the following objectives:

(a) To provide an appropriate degree of flexibility in applying certain development standards to particular development;

(b) To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

1.2 PROPOSED NON-COMPLIANCE

Under the provisions of clause 4.3 in HLEP2013, the site is subject to a maximum building height of 10.5m. The proposed development would result in a building height of 13.4m. The proposed development therefore exceeds the clause 4.3 building height control of 10.5m applicable to the site.

HLEP 2013 Clause	HLEP 2013 Development Standard	Proposed Non-Compliance	Variation
Clause 4.3 Height of Buildings	10.5m	13.4m (RL 185.36)	2.9m or 27.6%

This Clause 4.6 Variation request has been prepared in accordance with the aims and objectives contained within clause 4.6 and the relevant development standards under HLEP2013. It considers various planning controls, strategic planning objectives and existing characteristics of the site, and concludes that the proposed building height non-compliance is the best means of achieving the objective of encouraging orderly and economic use and development of land under section 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

PART B THRESHOLDS THAT MUST BE MET

2.1 INTERPRETING CLAUSE 4.6

Clause 4.6 of HLEP2013 facilitates exceptions to strict compliance with development standards in certain circumstances. Clause 4.6(3) states (our emphasis added):

> *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered* ***a written request*** *from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
> *(a) that* ***compliance with the development standard is unreasonable or unnecessary*** *in the circumstances of the case, and*
> *(b) that there are* ***sufficient environmental planning grounds to justify contravening*** *the development standard.*

In addition, clause 4.6(4) states that (our emphasis added):

> *Development consent must not be granted for development that contravenes a development standard unless:*
> *(a)* ***the consent authority is satisfied*** *that:*
> *(i)* ***the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3)****, and*
> *(ii) the proposed development will be* ***in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone*** *in which the development is proposed to be carried out, and*
> *(b) the* ***concurrence of the Secretary*** *has been obtained.*

Further to the above, clause 4.6(5) states the following (our emphasis added):

> *In deciding whether to grant concurrence, the Planning Secretary must consider—*
> *(a) whether contravention of the development standard raises* ***any matter of significance for State or regional environmental planning****, and*
> *(b) the* ***public benefit of maintaining the development standard****, and*
> *(c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.*

Accordingly, a successful clause 4.6 variation must satisfy three limbs explained in detail below:

First Limb – cl 4.6(4)(a)(i)

Clause 4.6(4)(a)(i) provides that the consent authority must be satisfied that the applicant's written request seeking to justify the contravention of the development standard has adequately addressed the matters required to be demonstrated by clause 4.6(3).

These matters are twofold:

a. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (cl 4.6(3)(a)); and
b. that there are sufficient environmental planning grounds to justify contravening the development standard (cl 4.6(3)(b)). To this end the environmental planning grounds advanced in the written request must justify the contravention, not simply promote the benefits of carrying out the development as a whole: *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248 at [15].

In the decision of *Rebel MH v North Sydney Council* [2019] NSWCA 130 (**Rebel**) Payne JA held (our emphasis added):

> *"Although it was unnecessary finally to decide the correct construction of cl 4.6(4) in Al Maha, I agree with the construction advanced in that case by Basten JA, with whom Leeming JA agreed, at [21]-[24].* ***Properly construed, a consent authority has to be satisfied that an applicant's written request has in fact demonstrated the matters required to be demonstrated by cl 4.6(3).*** *Clause 4.6(3) requires the consent authority to have "considered" the written request and identifies the necessary evaluative elements to be satisfied. To comply with subcl (3), the request must demonstrate that compliance with the development standard is "unreasonable or unnecessary" and that "there are sufficient environmental planning grounds to justify" the contravention. It would give no work to subcl 4.6(4) simply to require the consent authority to be satisfied that an argument addressing the matters required to be addressed under subcl (3) has been advanced."*

Accordingly, a consent authority must be satisfied:

a) that the clause 4.6 variation application addresses the matters in clause 4.6(3); and
b) of those matters itself which means that there is greater scope for a consent authority to refuse a clause 4.6 variation.

The matters identified in the First Limb are addressed in **Sections 4.3** and **4.4** of this Variation Request.

Second Limb – clause 4.6(4)(a)(ii)

Clause 4.6(4)(a)(ii) provides that the consent authority must be satisfied that the proposed development will be in the public interest because it is consistent with:

a. the objectives of the particular development standard; and
b. the objectives for development within the zone in which the development is proposed to be carried out.

The opinion of satisfaction under cl 4.6(4)(a)(ii) differs from the opinion of satisfaction under cl 4.6(4)(a)(i) (ie the first limb) in that the consent authority must be directly satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the zone, not indirectly satisfied that the applicant's written request has adequately addressed those matters.

The matters identified in the Second Limb addressed in **Sections 4.1**, **4.2** and **4.5** of this Variation Request.

Third Limb – clause 4.6(4)(b)

Clause 4.6(4)(b) requires that concurrence of the Secretary of the NSW Department of Planning, Industry and Environment has been obtained.

Clause 4.6(5) outlines the matters to be considered by the Planning Secretary in deciding whether to grant concurrence.

The matters identified in the Third Limb are addressed in **Sections 4.6** and **4.7** of this Variation Request.

Other relevant legal matters

The language used in a clause 4.6 variation application is of paramount importance. In the decision *of Rebel MH Neutral Bay Pty Ltd v North Sydney Council* [2018] NSWLEC 191 the court held that the applicant had inferred an entitlement to floor space and had asserted, expressly or by necessary inference, that floor space that would be forgone as a result of a variation not being permitted, would be required to be relocated elsewhere in a revised development. The court did not look favourably on this assertion and refused the variation to the development standard. Accordingly, the building envelope set by the development standards should be viewed as a maximum area and not an entitlement and language that infers an entitlement has the potential to jeopardise the success of the application.

The case law also outlines that it is important to focus on whether the exceedance that arises as a result of the variation to the development standard (in this case the exceedance of the maximum height of buildings standard) is consistent with the objectives rather than the totality of the whole development.

This written request has been prepared under clause 4.6 to request a variation to the "Height of Buildings" development standard at clause 4.3 of HLEP2013.

PART C STANDARD BEING OBJECTED TO

3.1 CLAUSE 4.3 HEIGHT OF BUILDINGS OF HLEP2013

The development standard being requested to be varied is clause 4.3 Height of Buildings of HLEP2013, which provides the following:

4.3 Height of buildings

(1) The objectives of this clause are as follows:

(a) to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The HLEP2013 map referred to in clause 4.3 identifies the site as being subject to a maximum built height of 10.5m. Pursuant to clause 4.6 the proposed development seeks exception to the 10.5m building height standard prescribed by clause 4.3.

3.2 PROPOSED VARIATION TO STANDARDS

The proposed development seeks approval for the proposed alterations, additions and strata subdivision to facilitate the creation of five warehouse units at 35E Sefton Road, Thornleigh. The proposed development would result in a building height of 13.4m (RL 185.36) under clause 4.3 of HLEP2013.

Table 1 outlines the proposed Variation to clause 4.3 of HLEP2013.

Table 1 Proposed Building Height Variation – HLEP2013

HLEP2013 Clause	HLEP2013 Development Standard	Proposed Development Non-Compliance	Percentage of Variation
Clause 4.3 Height of Buildings	Clause 4.3 of HLEP2013 prescribes a maximum building height of 10.5m for the site.	The proposed development seeks consent for a building height of 13.4m (RL 185.36).	The proposed exceedance of 2.9m would result in a proposed variation of 27.6%.

The site is zoned IN1 General Industrial under the provisions of HLEP2013, whereby warehouse or distribution centres are permissible with consent. This Variation Request has been prepared in accordance with the objectives of clause 4.3 Height of Building and the IN1 General Industrial zone objectives of HLEP2013 as required in clause 4.6(4)(a)(ii).

This DA therefore relies upon what is reasonably concluded to be the underlying objectives of the standard and the IN1 zone.

PART D PROPOSED VARIATION TO CLAUSE 4.3 HEIGHT OF BUILDINGS

Pursuant to clause 4.6 of HLEP2013, exception is sought from the 10.5m height of buildings standard applicable to the site pursuant to clause 4.3 of HLEP2013. Clause 4.6(4)(a)(ii) requires the consent authority to be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

4.1 OBJECTIVES OF THE STANDARD

The objectives of clause 4.3 under HLEP2013 are as follows:

(a) To permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.

The height of the proposed development would be in keeping with the surrounding built form elements of the IN1 General Industrial zone, as identified with the vast diversity of general industries present directly east from the site. The proposed building height of 13.1m is considered compatible with the existing height and scale of the surrounding industrial development.

The proposed building height has been developed with respect to the site constraints, being the sloping topography of the site. The proposed building height variation results from the gradient of the sloping landform of the site. Notwithstanding, the proposed building height has been designed to respond to the development potential of the site to provide warehouse land uses and facilitate employment-generating development in the Thornleigh industrial area. While the building height variation is proposed to accommodate the operational requirements of the end-user, the additional height is not anticipated to significantly increase the demand for the public infrastructure in the locality.

In addition, the proposal is considered to be compatible with the height and scale of the surrounding industrial development, specifically the industrial development approved under **DA/619/2018** at 35 Sefton Road (SP101715) to the south of the subject site. Articulation of the building envelope has been carefully developed to create well modelled forms with a rhythm reflecting the scale of nearby industrial development, whilst being conducive to the amenity of the surrounding residential properties.

4.2 OBJECTIVES OF THE ZONE

The site is currently zoned IN1 General Industrial under HLEP2013. Consistency with the IN1 General Industrial zone is addressed in **Table 1** below.

Table 1 Consistency with the IN1 General Industrial Zone Objectives	
Zone objectives	**Comments**
IN1 General Industrial zone	
▪ *To provide a wide range of industrial and warehouse land uses.*	The proposed building height variation will facilitate the delivery of industrial and warehouse land uses on the site and positively contribute to the industrial character of the site and surrounding area.
▪ *To encourage employment opportunities.*	The proposed building height variation for the warehouse development would generate employment opportunities for the local community and greater region during both construction and operational phases of the development.
▪ *To minimise any adverse effect of industry on other land uses.*	While the subject site adjoins residential development to the west, the proposed additional height is not anticipated to result in any adverse impacts on the residential dwellings. Adequate separation between the existing building on site

	and the residential properties has been provided by the existing large trees and vegetation. As such, the building is deemed adequately screened from the adjoining residential zone. Additionally, the proposal for warehousing purposes is not considered to impose any adverse noise impacts. A set of Shadow Diagrams has been prepared for the proposal. As shown in the Shadow Diagrams, the proposal would not result in unacceptable shadowing impacts on the adjoining residential properties. The adjoining residential properties would receive more than two hours of unobstructed solar access. Therefore, the proposal is not anticipated to adversely impact on the solar access of the neighbouring properties.
▪ *To support and protect industrial land for industrial uses.*	The proposed height variation would reinforce the industrial character of the Thornleigh locality and support the industrial uses within the IN1 zone.
▪ *To permit other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.*	The additional building height for the proposed alterations and additions would be compatible with other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.

4.3 ESTABLISHING IF THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY

Subclause 4.6(3)(a) and the judgement in *Four2Five Pty Ltd v Ashfield Council* (refer to **Section 2.1**) emphasise the need for the proponent to demonstrate how the relevant development standard is unreasonable or unnecessary in the circumstances.

The following justification is provided as why the standard is unreasonable and unnecessary in this instance:

- The proposed development is consistent with the existing (and desired) character of the site and the surrounding area. The existing warehouse building is proposed to be retained in order to facilitate the creation of five warehouse units at the site.

- Given that the existing building is set back approximately 55m from Sefton Road and approximately 11m from the adjoining residential dwellings as measured on SIX Maps, the proposal would be adequately screened from the streetscape and separated from the adjoining residential properties and not highly perceptible (**Figures 1** - **3**). It is also noted that when the industrial site is redeveloped to its full potential under other approvals the subject building will not be generally visible from the public road.

- As shown in **Figure 4**, the existing building is also set back 9m from the western boundary, which provides adequate separation from the residential properties to the west. Therefore, the proposed contravention of the development standard is not anticipated to result in any built amenity impacts such as view loss, privacy loss or increased overshadowing.

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Figure 1: Baseline View of Proposal v Built Out Scenario (view 1) – note structure with the sign is the proposed building subject to roof height increase

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Figure 2: Baseline View of Proposal v Built Out Scenario (view 2) – note structure with the sign is the proposed building subject to roof height increase

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Figure 3: Baseline View of Proposal v Built Out Scenario (view 1)

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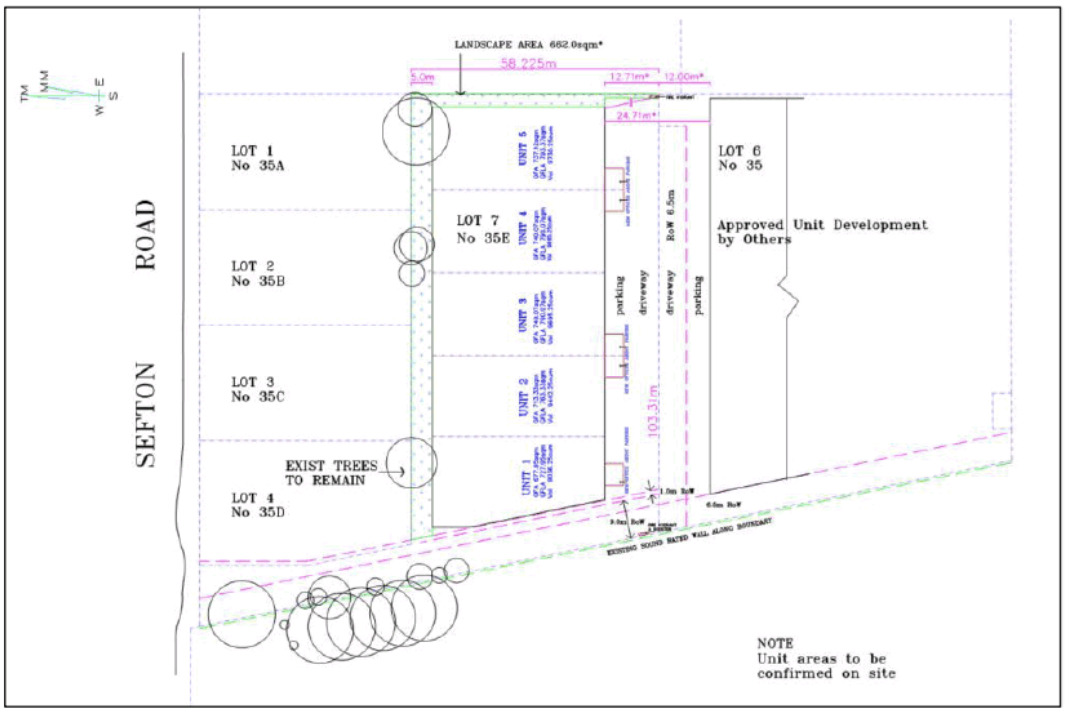

Figure 4 Site Plan (Graeme Scott Architect 2020)

- While the proposal involves addition of ancillary offices on the mezzanine level, the proposal would only result in a minor increase in Floor Space Ratio (FSR) and is significantly under the maximum FSR permissible on the site.

- The predominant building setbacks will be maintained, which are in excess of the setback requirements prescribed under the Hornsby Development Control Plan 2013 (HDCP2013). By retaining the building setbacks, the proposal will maintain the existing building footprint with no material changes to the bulk and scale of the warehouse building. As such, the proposal is considered to present an appropriate bulk and scale despite the exceedance in building height limit.

- While compliance may be achieved by reducing the height and scale of the development, this is considered to undermine the functionality of the warehouse building; and the operational requirements necessary for use by the end-user will be unable to be facilitated. The internal storage requirements seek ensure that all materials can be protected from the weather and arranged in a manner which allows for ease of access. If the building height proposed was not provided it would cause materials to be stored external to the building which presents an undesirable outcome in terms of visual amenity.

- Further, curtailing the building height of the proposed development to 10.5m for the site will further prevent the proposal from making full use of its planning potential as the site is constrained by the sloping topography of the site and the adjoining low density residential dwellings to the west. The sloping topography inevitably contributes to a breach of the height which is unavoidable.

- Maintaining existing mature vegetation is a key objective of the proposal, to ensure a high level of amenity and provide a desirable setting. It is therefore unreasonable to achieve strict compliance with the standard on this basis and the fact that the site is encumbered by a right of way, which limits any development footprint.

- Achieving a 1:1 Floor Space Ratio (FSR) that utilises more site area is unachievable in the context of this site given the need provide adequate setbacks and interface treatment to surrounding properties.

In view of the circumstances of the subject proposal, strict compliance with clause 4.3 of HLEP2013 is considered to be both unnecessary and unreasonable. The proposal does not conflict with the intent of clause 4.3 of HLEP2013 as demonstrated above and satisfies its objectives, notwithstanding the proposed numerical departure.

The proposed building height variation will retain compatibility with surrounding development and continue to support a wide range of industrial and warehouse land uses in the locality, consistent with the objectives of the IN1 General Industrial zone.

The abovementioned justifications are considered valid, and in this instance the proposed Clause 4.6 Variation is considered to be acceptable. The proposed development represents a more efficient use of the site. The objectives of the relevant clause and IN1 General Industrial zone would be upheld as a result of the proposed development. In light of the above, the application of the height of building development standard is therefore unreasonable and unnecessary in response to the proposed development.

4.4 SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE DEVELOPMENT STANDARD

The variation to the development standard for height of buildings is considered well founded on the basis that:

- The proposed building height variation is consistent with the underlying objective or purpose of the standard as demonstrated in **Section 4.1**;

- The proposed building height variation is consistent with the objectives of the IN1 General Industrial zone as described in **Section 4.2**;

- Compliance with the standard would be unreasonable and unnecessary for the reasons outlined in **Section 4.3**;

- The proposal ultimately seeks to facilitate the creation of five warehouse units. The proposed building height is considered a key attribute in creating an internal building environment that would ensure the delivery of warehouse facilities required to support the operations of the future tenants involved and thereby enabling the productive use of the site;

- The proposal generally maintains the height experienced on surrounding industrial developments in the vicinity of the subject site. Further, the existing building footprint is proposed to be retained. The density and scale of the proposed built form would therefore remain generally consistent with the adjoining industrial building to the south at SP101715 approved under **DA/691/2018**, as well as the surrounding industrial development in the Thornleigh industrial area;

- The proposed building height is representative of market needs and demands for modernised industrial warehouse and industrial facilities. It is noted that one of the future tenants would operate as a pod type warehouse facility, which would require an internal height of 11.5m to accommodate the stacking of up to three pods within the premise. As shown in the Architectural Plans (**Appendix 3**), the proposed roof ridge would be 2.9m above the maximum permissible building height of 10.5m;

- The additional building height would facilitate the proposal for warehousing purposes which specifically suit the need of the future tenant and maximise the operational efficiencies of the premise;

- The proposal has been architecturally designed to increase the roof height and retain the existing building footprint, which complements the built form and scale of the adjoining industrial development located to the south and east of the subject site.

- The proposed height variation has been designed to be sympathetic and respectful to the amenity of the adjoining residential properties to the west, particularly with regard to visual bulk, privacy, overshadowing and sunlight access. As demonstrated in the Shadows Diagrams submitted for the subject DA, the neighbouring residential properties would continue to receive a minimum of three hours of sunlight on 22nd June.

- Notwithstanding the numerical departure from the building height development standard, retaining the current building setbacks would ensure the adequate separation distances are provided between the site and the adjoining residential properties. The proposed design approach is considered to present a scale and architectural treatment which do not compromise the scale and amenity of the adjoining R3 Medium Density Residential zone.

- The proposed building height variation results from the gradient of the sloping landform of the site. The adopted design approach would retain the current building setbacks and preserve the majority of the existing built form, which is considered to represent a more sustainable solution in comparison to expanding the building footprint of the development.

- Particularly, increasing the roof height would minimise the need to increase the building footprint and hence reduce encroachment onto the setback areas. Maintaining the existing building footprint also allows the existing building setbacks to be retained, which continues to provide adequate separation from the adjoining residential properties to the west.

- By increasing the building height and not expanding the building footprint, the proposal would provide adequate manoeuvring space to accommodate the access and movement of 10.7m and 12.5m Heavy Rigid Vehicles (HRVs) within the site as demonstrated in the Traffic Report (**Appendix 3**).

- In addition, the design approach of increasing the height and retaining the existing building footprint would also minimise the disturbance and environmental damage to the landform, which would otherwise be likely to occur if the footprint of the existing building were to be increased.

- The proposed increase in height would be limited to the site boundaries and designed to retain the existing building footprint which would ensure that operation of the development can operate in harmony with the recently approved industrial development located to the south.

- The proposed increase in height would not create any adverse visual or acoustic amenity impacts for the surrounding sensitive land users. Limiting the building height to a strict 10.5m would not deliver any measurable environmental or amenity benefits nor would this support the provision of warehouse and industrial uses which caters to the operational needs of the end users and the market needs of the industry.

- The proposed building height variation would remain compatible with General Industrial land uses in light of the above; and

- Compliance with the remaining development standards applicable to the site is achieved.

For the reasons outlined above, it is considered that the proposed variation to the building height control under clause 4.3 is appropriate and can be clearly justified having regard to the matters listed within clause 4.6(3)(b) under HLEP2013.

4.5 PUBLIC INTEREST

As outlined in **Section 2.1**, *Four2Five Pty Ltd v Ashfield Council* emphasised that it is for the proponent to demonstrate that the proposed non-compliance with the development standard is in the public interest. Subclause 4.6(4)(a)(ii) requires the proposed development be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

Sections 4.1 and **4.2** have already demonstrated how the proposed development is consistent with the objectives of both clause 4.3 and the IN1 General Industrial zone under HLEP2013.

In *Lane Cove Council v Orca Partners Management Pty Ltd (No 2)* [2015] NSWLEC 52, Sheahan J referred to the question of public interest with respect to planning matters as a consideration of whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development.

The public advantages of the proposed development are as follows:

- Attracting a greater number and diversity of industrial uses into the locality;
- Contributing positively to the industrial character of the IN1 General Industrial zone;
- Enabling an opportunity for increased employment due to increased provision of warehouse or distribution centres; and
- Stimulating a development outcome that is compatible with the existing and emerging industrial area; and
- Facilitating development that is a permissible land use and consistent with the IN1 zone objectives.

There are no significant public disadvantages which would result from the proposed development. The proposed development is therefore considered to be justified on public interest grounds and there is no material public benefit in maintaining the standard.

4.6 MATTERS OF STATE AND REGIONAL SIGNIFICANCE

The proposed non-compliances with clause 4.3 of HLEP2013 will not give rise to any matters of significance for State or regional environmental planning. They will also not conflict with any State Environmental Planning Policy or Ministerial Directives under section 9.1 of the EP&A Act.

Planning Circular PS 08-014, issued by the former NSW Department of Planning, requires that all development applications including a variation to a standard of more than 10% be considered by full Council rather than under delegation.

By including these non-compliances with clause 4.3 of HLEP2013, the proposal will be better be able to meet the objectives of the *Hornsby Local Strategic Planning Statement* (LSPS), the Economic Development Strategy 2007-2011 and the Draft Employment Land Study by:

- Supporting industrial land for industrial uses;
- Creating employment opportunities during both construction and operational stages of the development in the Hornsby LGA;
- Providing a built form consistent with the objectives and vision of the LSPS and the Economic Development Strategy;
- Facilitating development that is appropriate for the site and context, and achieves a reasonable level of amenity for residents surrounding the site;
- Aligning with the key priorities of the LSPS, particularly with Priority 8 – "*Supporting sustainable economic growth based on the Shire's built and natural assets, infrastructure and locational advantages*";
- Responding to the vision of the Economic Development Strategy, particularly with respect to "*a wide range of retail, commercial and industrial services for residents and businesses resulting in more local jobs and a reduction in retail expenditure leaving the shire*"; and

- Aligning with the strategic directions of the Draft Employment Land Study, particularly with Direction 1 – "*Improve the utilisation and appeal of employment lands*", Direction 2 – "*Establish a sustainable long-term supply of employment land*" and Direction 3 – "*Protect zones for uses that align with the role and function*".

4.7 PUBLIC BENEFIT IN MAINTAINING THE STANDARD

Strict compliance with the clause 4.3 building height development standard would:

- Reduce employment opportunities as strict compliance with the 10.5m height limit will undermine the functionality of the development and hinder the efficient use of the floor space of the warehouse building as addressed in the Cover Letter prepared by the applicant at **Appendix 5**, which is an employment-generating development in the Hornsby LGA;
- Not meet the operational requirements of modern industrial development. This is evident in the building height controls prescribed by the environmental planning instruments in other LGAs such as the nil building height limit in the Artarmon industrial area (IN1 zoned land) in the Willoughby LGA and the 18m building height limit in the Lane Cove West industrial area (IN2 Light Industrial zoned land) in the Lane Cove LGA;

Further to the above, in the event the development standard was maintained, the resulting benefits to the adjoining properties and wider public would be nominal. It is noted that strict compliance with clause 4.3 would inhibit the development from operating at its full capacity, by not facilitating the operational requirements of the end users, which would ultimately impact on the future industrial and warehouse land uses on the site. As demonstrated in **DA/619/2018**, additional building height was required for the approved industrial units development located to the south which shared similar site constraints with the subject site. As such, it has been demonstrated that the additional height is reasonable and necessary for the proposed warehouse development, which will support industrial land uses in the Hornsby LGA.

Accordingly, there is no genuine or identifiable public benefit in maintaining this strict building height control in the context of the proposed development.

4.8 SUMMARY

For the reasons outlined above, it is considered that the variation to clause 4.3 of HLEP2013 is well-founded in this instance and is appropriate in the circumstances. Furthermore, the Variation Request is considered to be well-founded for the following reasons as outlined in clause 4.6 of HLEP2013, *Four2Five Pty Ltd v Ashfield Council* and *Wehbe v Pittwater Council*:

- Compliance with the development standard is unreasonable and unnecessary in the circumstances (refer to **Section 4.3** as part of the First Limb satisfied);
- There are sufficient environmental planning grounds to justify contravening the development standard (refer to **Section 4.4** as part of the First Limb satisfied);
- The development is in the public interest (refer to **Section 4.5** as part of the Second Limb satisfied);
- The development is consistent with the objectives of the particular standard (refer to **Section 4.1** as part of the Second Limb satisfied);
- The development is consistent with the objectives for development within the zone and long term strategic intentions to maintain and preserve employment land (refer to **Section 4.2** as part of the Second Limb satisfied);
- The development does not give rise to any matter of significance for the State or regional environmental planning and is consistent with the visions and objectives of the relevant strategic plans (refer to **Section 4.6** as part of the Third Limb satisfied);
- The public benefit in maintaining strict compliance with the development standard would be negligible (refer to **Section 4.7** as part of the Third Limb satisfied); and
- The objectives of the standard are achieved notwithstanding the non-compliance with the standard.

Overall, it is considered that the proposed variation to the maximum building height control is entirely appropriate and can be clearly justified having regard to the matters listed within clause 4.6 of HLEP2013.

PART E CONCLUSION

It is requested that Hornsby Shire Council exercise its discretion and find that this Clause 4.6 Variation adequately addresses the matters required to be demonstrated by subclause 4.6(3) of HLEP2013. This is particularly the case given the proposed development's otherwise compliance with HLEP2013 and HDCP2013, and the site's suitability for the proposed development at a local government level.

The proposal represents a suitable form of development that does not cause conflict with the adjoining properties or undermine their daily function.

MinterEllison

18 August 2021

Evan Peters
HP Constructions
Suite 2, 1-3 Ridge Street
North Sydney NSW 2060

Dear Evan

35E Sefton Road, Thornleigh
CDC and existing development consent

1. We refer to our recent discussions.

2. You have asked for advice on the following:

   (a) whether or not the use for the canning factory and warehouse, as approved under DA135/76, has been relinquished or abandoned due to the grant of a subsequent development consent and issuing of a complying development certificate; and

   (b) whether the applicable provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (**Codes SEPP**) which would attach to a complying development certificate, effectively limit the hours of operation of the approved canning factory use.

3. In addition to the common law principles that apply, the key documents in determining whether or not the use for the canning factory and warehouse has been relinquished, or can still be relied upon, are:

   (a) DA135/76 (**the 1976 Consent**);

   (b) DA510/2018 (**the Subdivision Consent**), including the relevant incorporated documents; and

   (c) CDC J190194 (**the CDC**).

Summary of advice

4. In summary, our view is that:

   (a) the 1976 Consent authorising the use of the main factory building has not been abandoned, was granted without any condition of consent limiting its duration and accordingly may be relied upon indefinitely (*Auburn Municipal Council v Szabo* (1971) 67 LGRA 427);

   (b) nothing in the Subdivision Consent impacts the use approved under the 1976 Consent. The granting of a later development consent does not operate to revoke an earlier consent unless there is a condition to that effect, which there is not (*Szabo*). Further, multiple development consents can apply to one parcel of land and can all operate provided the implementation of one consent is no longer a practical possibility due to

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ME_187997158_1

development already undertaken pursuant to another consent ((*Pilkington v Secretary of State for the Environment* (1974) All ER 283). No such issues arise here;

(c) the CDC approved discrete structural works which do not impact the overall use of the property pursuant to the 1976 Consent. Once those structural works are complete under the CDC, it is effectively "spent". That CDC operated independently to the 1976 Consent, does not conflict with that consent and has no impact on the validity or operation of that consent; and

(d) the standard conditions under the Codes SEPP limit the hours of operation of "the development" approved pursuant to the CDC. In this case, the "development" approved by the CDC is the "modification of an existing warehouse and construction of a new retaining wall and concrete driveway". The limit on the hours of operation applying to the CDC through the Codes SEPP is particular to those discrete modification works, rather than to the canning factory use as a whole. Those works have been completed and the standard conditions under the Codes SEPP no longer apply;

(e) The uses approved under the 1976 Consent may continue to be enjoyed which means any person with the benefit of that consent can operate the warehouse with no limits to the hours of operation.

5. We provide our reasoning below.

The 1976 Consent

6. The 1976 Consent approves "*large extensions to existing premises on the abovementioned property for use as a can making factory and warehouse, subject to*" being generally in accordance with the relevant drawing. The "proposed factory" appears to be the building which is currently in place today.

7. The 1976 is the development consent which approves the **use** as a can making factory and warehouse. It does not place any restrictions on the hours of operation of the canning factory.

8. Nor does it specify any conditions which limit the duration of the consent. In those circumstances, there is long standing common law authority which confirms that:

(a) a consent will continue to operate indefinitely (*Szabo*); and

(b) there are no authorities or principles which state under the planning law that a consent can be abandoned and the duration of such a consent can only be governed by the planning law (which provides an ability to consents to be provided a limited life). This did not occur when the 1976 Consent was granted (ie no condition was imposed for the consent to have a more limited lifespan). This means the 1976 Consent operates indefinitely.

(c) The only exception to this principle in our view is for development consents granted where the land use authorised cannot continue and is 'spent'. The obvious example would be for a development consent granted for the removal of trees. Where the trees authorised under that consent are removed there is no further work to be done. It cannot be re-used. A similar example is a quarry to extract certain rock products. Although qurry consents are often time limited, if one were granted to authorise the full extraction of a rock resource the consent would also be spent, because it can no longer be utilised.

(d) Such examples are a very stark contrast to the cannery use authorised by the 1976 Consent.

The Subdivision Consent

9. The Subdivision Consent granted development consent for a "*Torrens title subdivision of one lot into six as a staged development*". The development is to be carried out in two stages, stage 1 being the creation of lots 1-5, and stage two being the creation of lots 6 and 7 (through the further subdivision of lot 5). It is our understanding that the existing factory will continue to exist on Lot 6 (as it will be after the completion of stage 2).

10. The Subdivision Consent approves a specific development – being the two staged subdivision of the land. The conditions of consent confirm that the approved works are generally related to works such as earthworks and other subdivision works – condition 13 requires the preparation of a Subdivision Environmental Management Plan (SEMP). The "operational conditions" relate to items such as site access, and a requirement to comply with the Site Audit statement.

11. It is clear from a review of the Subdivision Consent and the 1976 Consent that neither consent conflict and both can be undertaken without conflict between the land uses authorised by each consent. We state this because at this stage we see no legal difficulties whatsoever with the two consents applying to the subject site at one time.

12. For abundant caution, however, we have been asked to consider two issues:

    (a) first, whether the 1976 Consent has been abandoned; and

    (b) second, the effect of the Advisory Note contained in the Subdivision Consent.

13. The question of abandonment is not an issue primarily because of the application of the long standing authority of *Pioneer Aggregates (UK) Ltd v Secretary of State for the Environment* [1984] 2 All ER 358 (*Pioneer Aggregates*), In that case, the UK House of Lords established that:

    (a) There is no general rule in planning law that a development consent can be abandoned by the conduct of the landowner or occupier of the land; and

    (b) The duration of a valid development consent is governed solely by the planning legislation.

14. These findings were affirmed by the NSW Court of Appeal in *Auburn Council v Nehme* (1999) 106 LGERA 19 (*Nehme*), where Handley JA held:

    In my judgment there is no general principle of planning law in this State that a valid consent which has not lapsed and is capable of being implemented can be extinguished by abandonment. See also Penrith City Council v Penrith Waste Services Pty Ltd (19/12/95 unrep) per Talbot J at p 35, affirmed but not expressly on this point (1998) 101 LGERA 98. ***On the contrary, subject to the express provisions of the Act, such a consent remains in force indefinitely***.

15. These decisions have not been disturbed.

16. You will note above in the summary of the effect of the Pioneer Aggregates decision that the duration of a consent is governed solely by the planning legislation. This is consistent with the position in NSW that a consent authority may grant a development consent subject to a condition requiring the surrender of an earlier consent ie the 1976 Consent. The consent authority has not utilised that power here and that is entirely appropriate. This should only occur where, for example, a new DA is lodged seeking consent for a much larger canning facility or alternatively a change of use.

17. Turning to the Advisory Note at the end of the Subdivision Consent. As you know this note states:

> **ADVISORY NOTES**
>
> The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act, 1979, Environmental Planning and Assessment Regulation 2000*, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.
>
> **Use of Building – Separate DA Required**
>
> This consent does not permit the use of the premises for any purpose. Separate development consent is required for the use of the premises prior to the occupation of the existing building on proposed Lot 5(Stage 1), Lot 6 (Stage 2).

18. In relation to this Advisory Note:

(a) It is expressly stated that "*this advisory note does not form part of the consent pursuant to section 4.17 of the Act*"; and

(b) It is not a condition of consent requiring the surrender of the 1976 Consent.

19. Therefore, the Advisory Note has no legal effect. This should not be controversial.

20. In summary, in the absence of an express requirement to surrender the 1976 Consent, which the Advisory Note is not, in our view there it is clear that the 1976 Consent has not been abandoned and is able to be relied upon.

Effect of the CDC

21. The works approved by the CDC are the "*modification of an existing warehouse and construction of a new retaining wall and concrete driveway approved pursuant to*" the Codes SEPP.

22. We understand the CDC was issued pursuant to the Industrial Alterations Code within the Codes SEPP. While not specified, we assume it was granted under Part 5 "Commercial and Industrial Alterations Code". Subdivision 1 relates to "Building alterations (internal)" and provides:

> *An **internal alteration to a building that is used, or is the subject of a development consent for use, for any purpose** (other than for the purpose of residential accommodation, artisan food and drink industry, heavy industry, local distribution premises, sex services premises or restricted premises) **is development specified for th code**.*

23. We further understand that the existing driveway was replaced, which was likely done in accordance with Subdivision 11 "Driveways, hard stand spaces, pathways and paving", which provides:

> *The **following development** is specified for this code if it is not carried out on a lot that contains a dwelling house—*
> *(a) the construction or installation of pathways or paving,*
> *(b) the construction or installation of a driveway associated with access to a hard stand space, carport, loading bay or garage,*
> *(c) the construction or installation of a hard stand space, whether open or part of a carport.*

24. Turning to the standard conditions contained in clause 21 of Schedule 8 of the Codes SEPP, which apply to the CDC, which limits the hours of operation as follows:

> *(2) If there are no existing conditions on a development consent applying to hours of operation, **the development** must not be operated outside the following hours—*
> *…*
> *(c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.*

25. As above, "the development" by the CDC is limited to the "*modification of an existing warehouse and construction of a new retaining wall and concrete driveway*". The final inspection report, forming part of the Occupation Certificate for these works, describes the works as the "*construction of two external walls to replace existing infill slab to loading zone and thirty seven (37) car spaces*". They are specific and discrete structural works. They stand alone from the 1976 Consent.

26. The hours of operation contained in clause 21 of Schedule 8 of the Codes SEPP attach to the CDC. They provide that "the development" must not be operated outside of the hours specified in clause (c). The practical effect of this is that the hours of construction associated with these CDC works (only) are limited.

27. The legal effect of the CDC (which constitutes a consent under the EPA Act) is that it was granted for a discreet set of works which have been completed. Those works stand alone from the land uses granted by the 1976 Consent (if it were otherwise the CDC would not have had to have been obtained).

28. Once the works the subject of the CDC were completed, the CDC was "spent". The discrete works it approved, being structural works in associated with a development approved pursuant to separate development consents, are complete and the CDC has no further work to do. An occupation certificate has been issued. There are no operational obligations placed on the use of the property as a whole pursuant to that CDC. As such any hours of operation in place whilst the CDC was being carried out have now fallen away and have no impact on the hours authorised under the 1976 Consent.

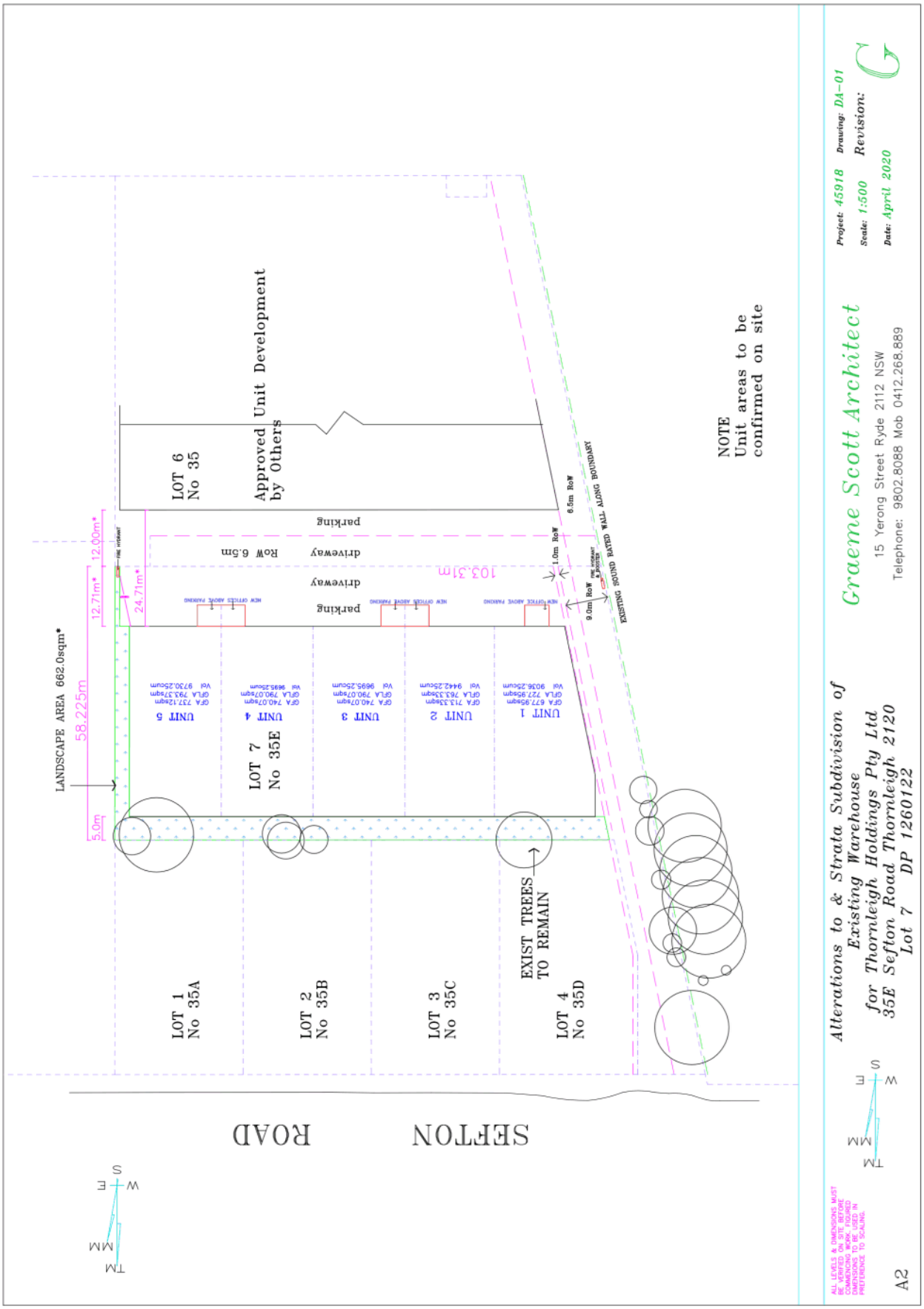
29. Please let us know if you have any questions in relation to the above.

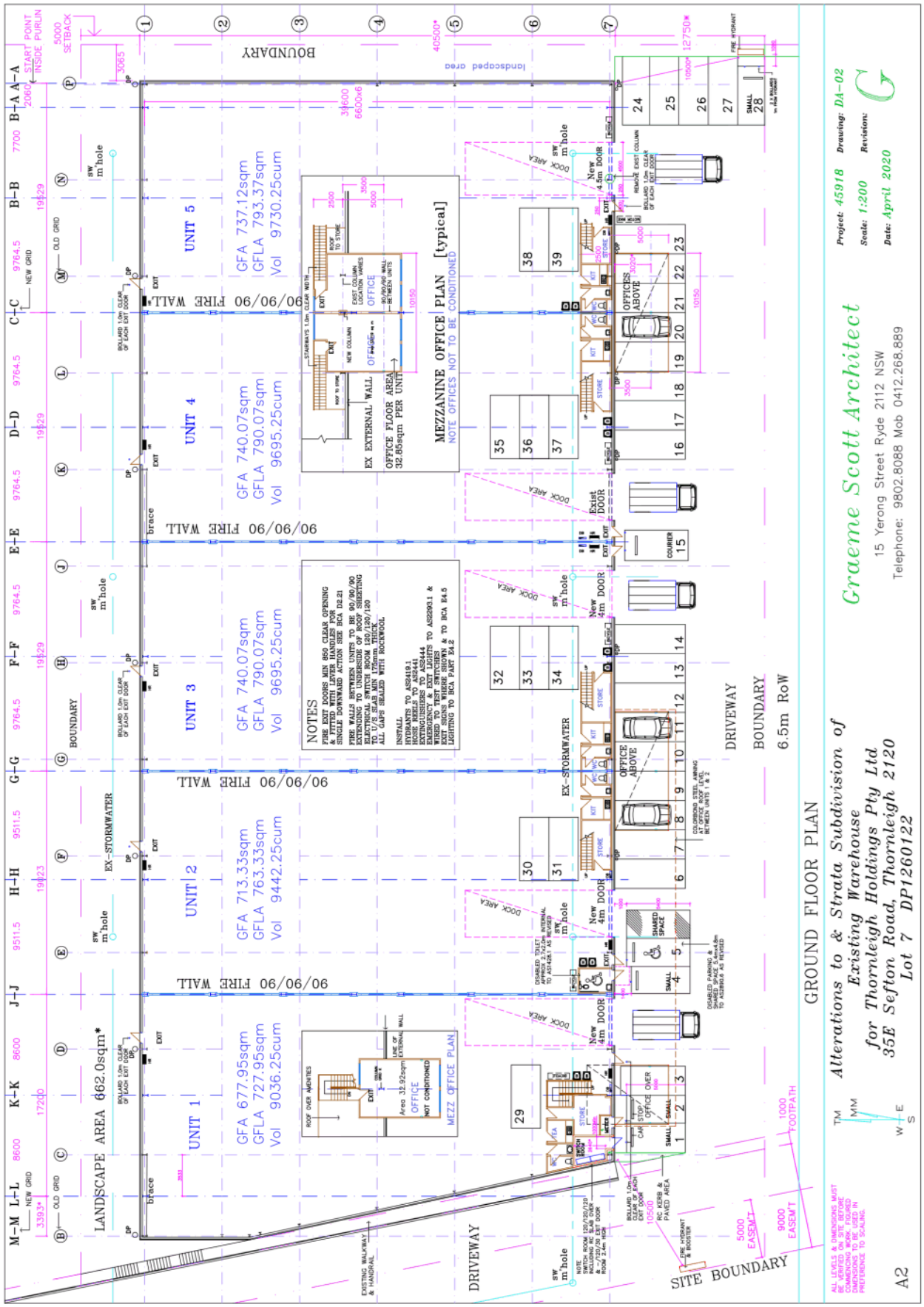
Yours faithfully
MinterEllison

Luke Walker
Partner

Contact: Alex Beale T: +61 2 9921 4352
alexander.beale@minterellison.com
Partner: Luke Walker T: +61 2 9921 4793
OUR REF: 1360306

ATTACHMENT 4 - ITEM 2





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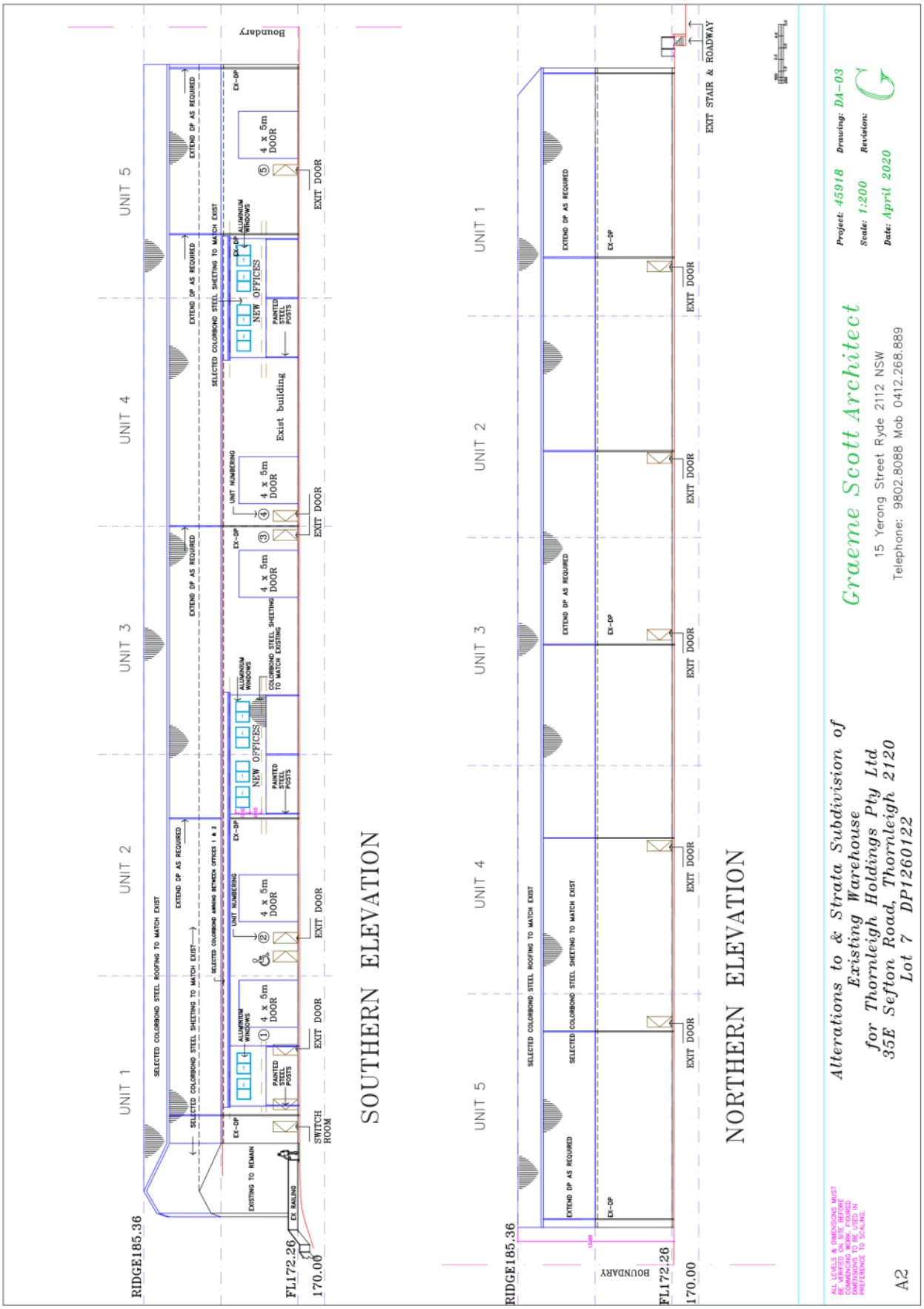

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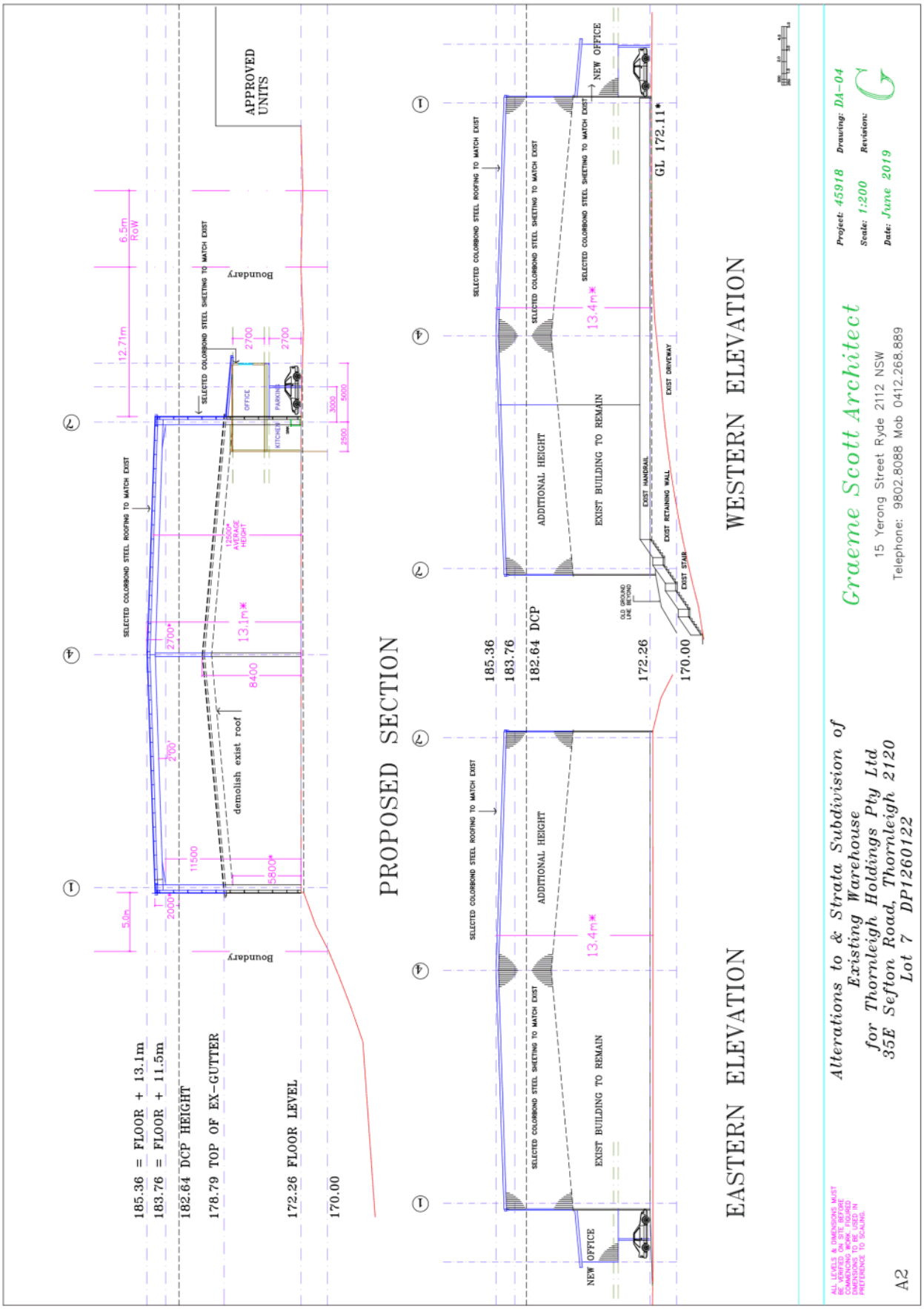

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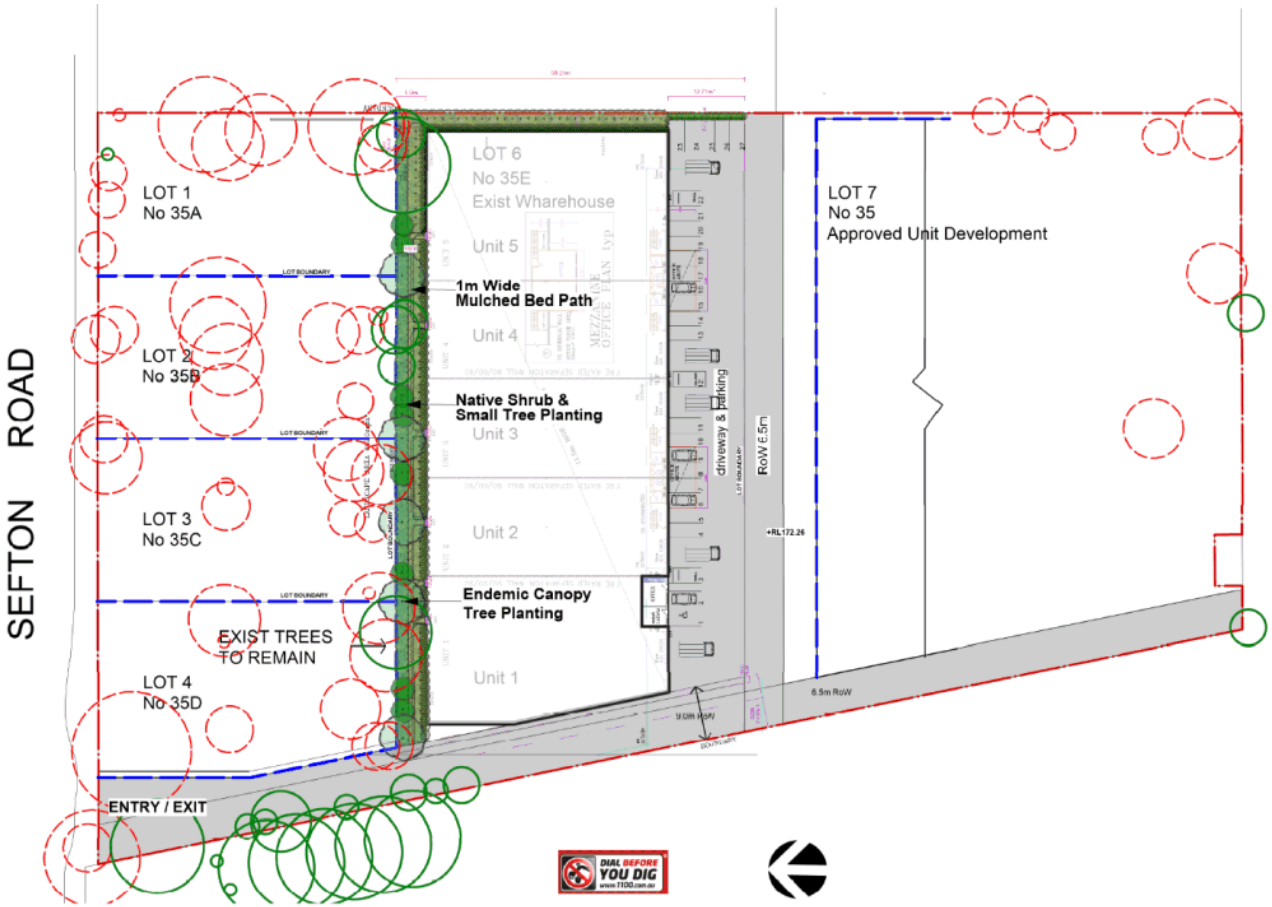


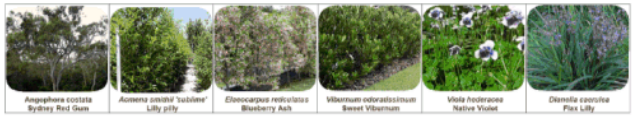
LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- LANDSCAPE GARDEN BEDS
- MULCHED BED PATH
- + RL 172.26 PROPOSED LEVELS

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING (EDGING BLOWING)	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY DUALLY: W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,



Plant List		
ID	**Botanical Name**	**Common Name**
Trees		
AS	Acmena smithii	Lillypilly
ACost	Angophora costata	Sydney [illegible]m, Smooth-barked Apple
ERet	Elaeocarpus reticulatus	Bl[illegible]
Shrubs		
Vib-odo	Viburnum odoratissmum	[illegible]
Ground Covers		
vio-he	Viola hederacea	Native Violet
Grasses		
Dia-cae	Dianella caerulea	Paroo Lily, Blue Flax-lily

DRAFT

Majority of Plants selected from the Sydney Blue Gum High Forest Community.

PLAN SHOWS TREES TO BE REMOVED & RETAINED

NEW PLANTING & LANDSCAPING NOT PART OF THIS APPLICATION & WILL BE SUBJECT TO A FUTURE APPLICATION.

ISSUE	DATE	COMMENT
A	20/06/19	For Review

AMENDMENTS

creating places to live in and enjoy
LANDSCAPE ARCHITECTS // CONSTRUCTION // MAINTENANCE // IRRIGATION

SITEDESIGN +STUDIOS

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SEAFORTH NSW 2092
0417685846
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www.sdstudios.com.au

Project	ALTERATIONS & SUBDIVISION OF EXISTING WAREHOUSE		
Address	35E SEFTON ROAD THORNLEIGH 2120	Scale.	1:750@A3
Drawing Title	TREE RETENTION/REMOVAL/AND CONCEPT LANDSCAPE PLAN		
Client	THORNLEIGH HOLDINGS Pty Ltd	Drawing No.	1215

Page
L-01

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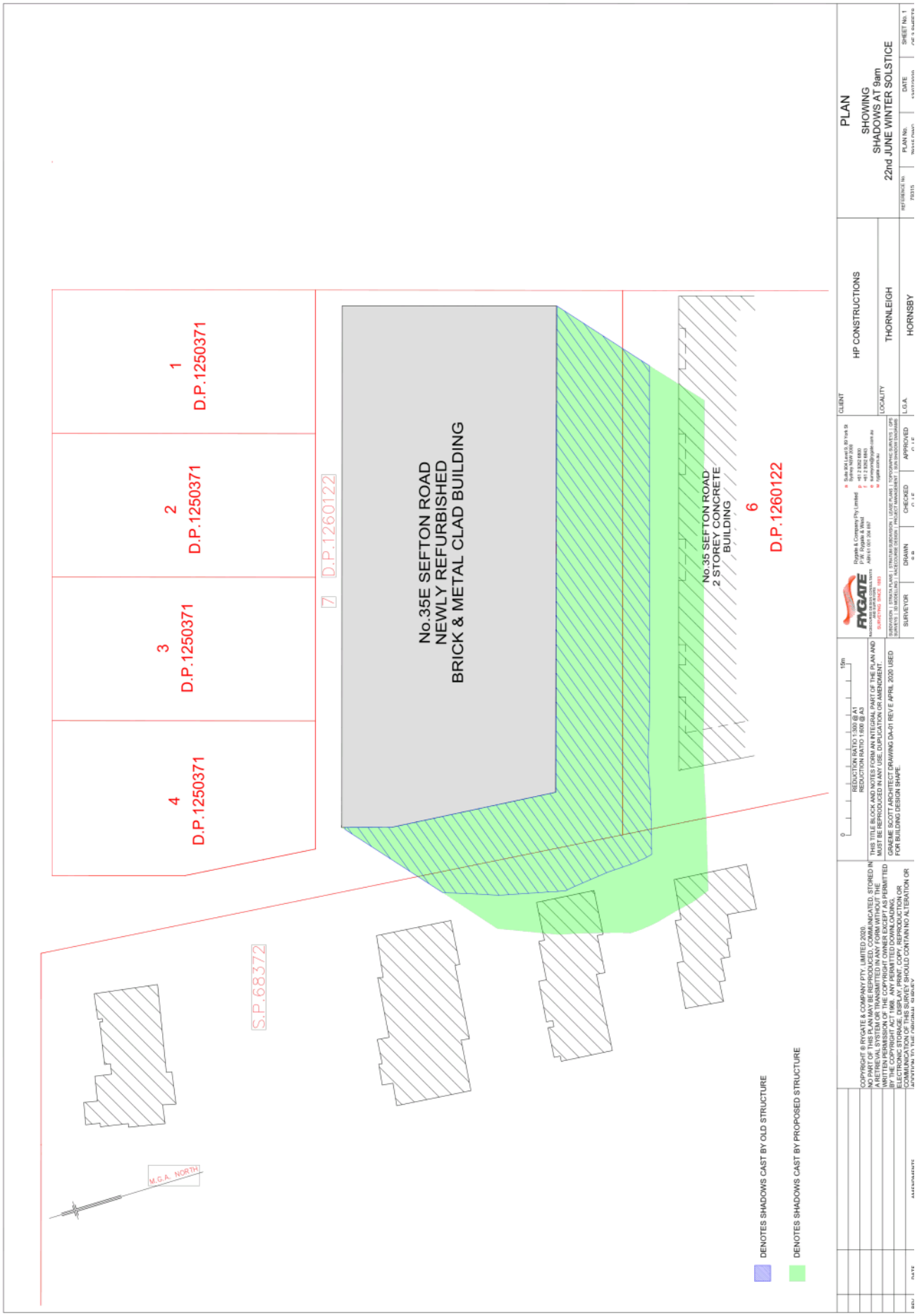

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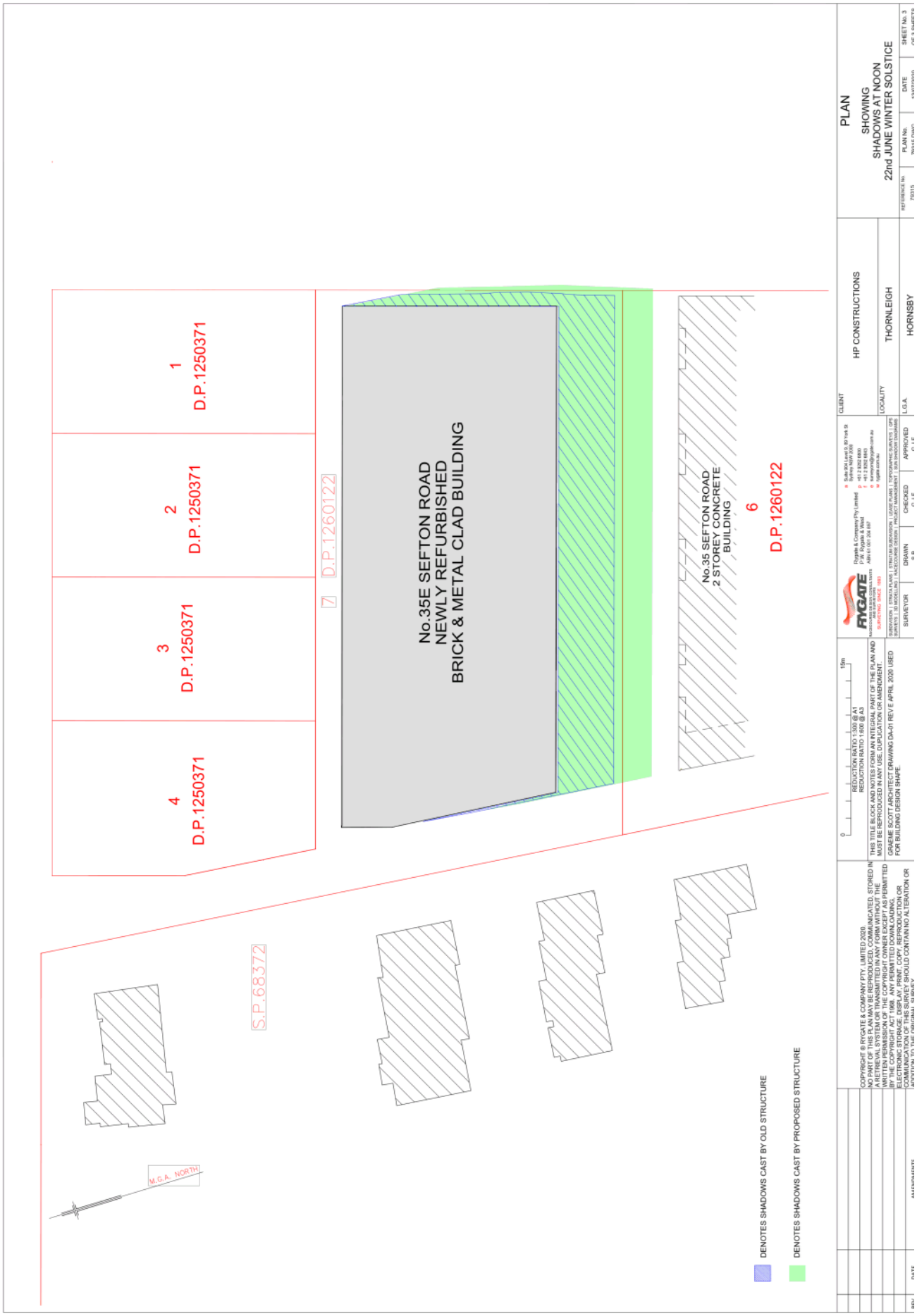

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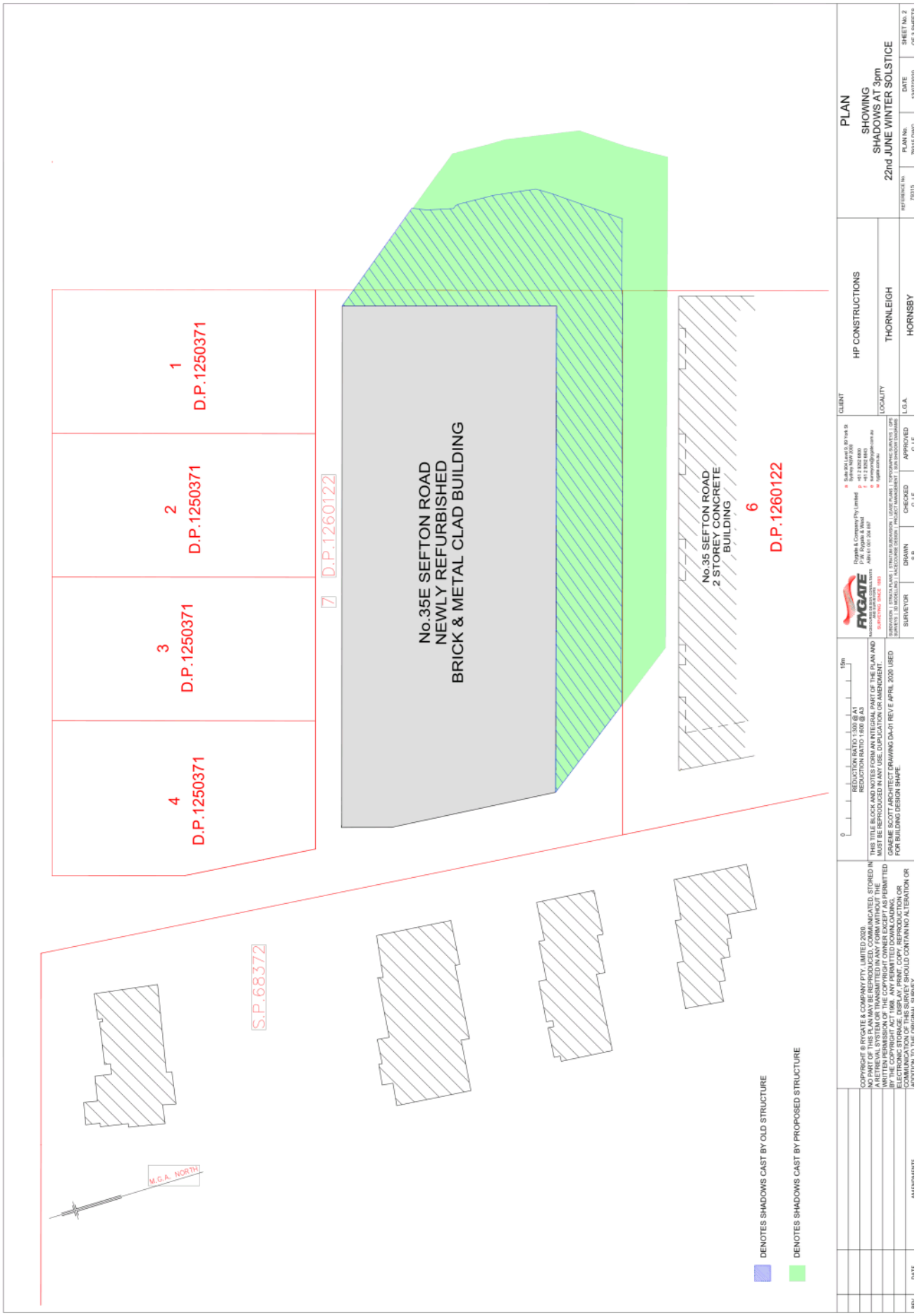


ATTACHMENT 4 - ITEM 2

ITEM 3

ATTACHMENT/S

REPORT NO. LPP7/22

ITEM 3

1. LOCALITY PLAN
2. ARCHITECTURAL PLANS

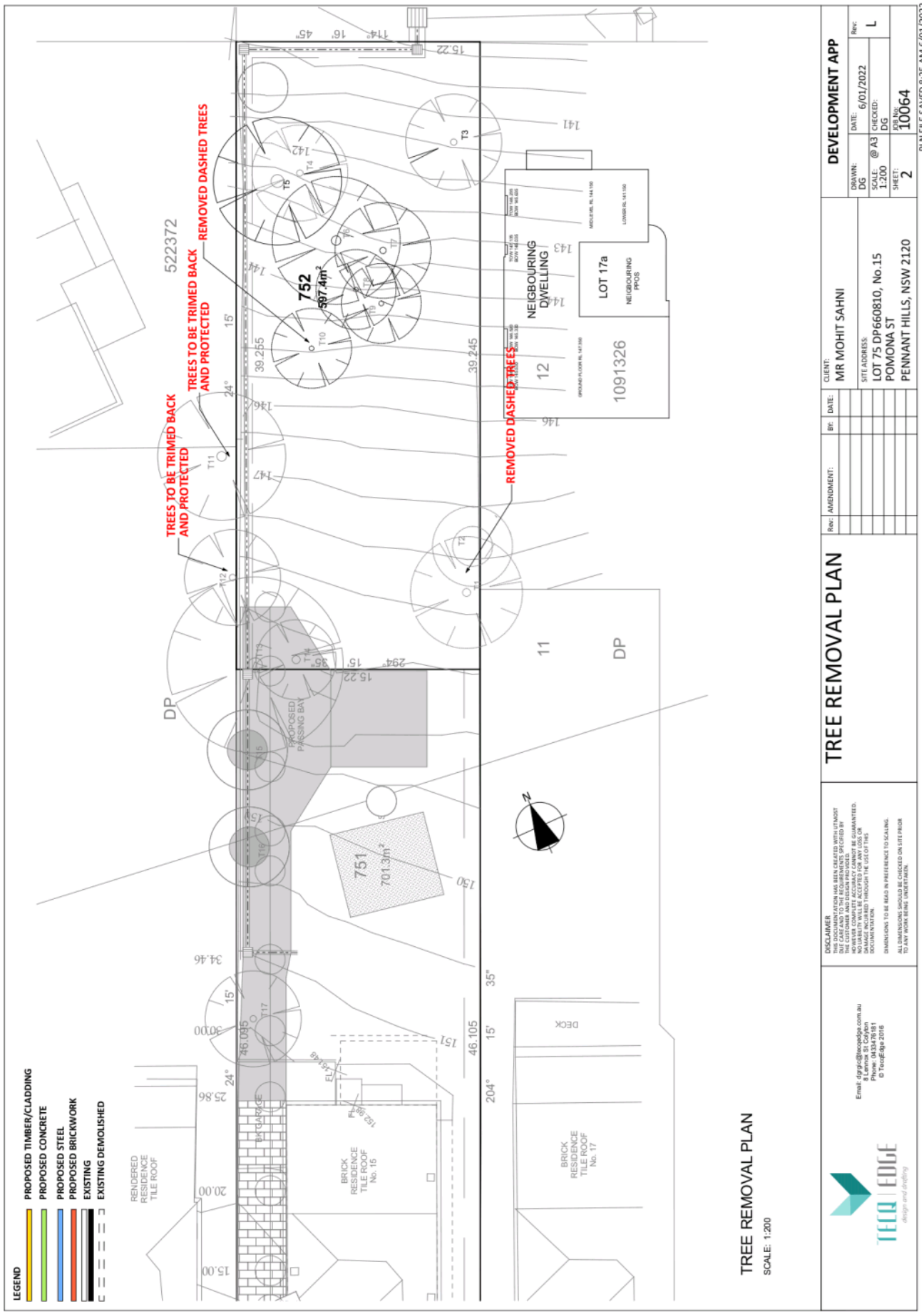
ATTACHMENT 1 - ITEM 3

LOCALITY PLAN

DA/742/2021

No. 15 Pomona Street Pennant Hills

ATTACHMENT 2 - ITEM 3



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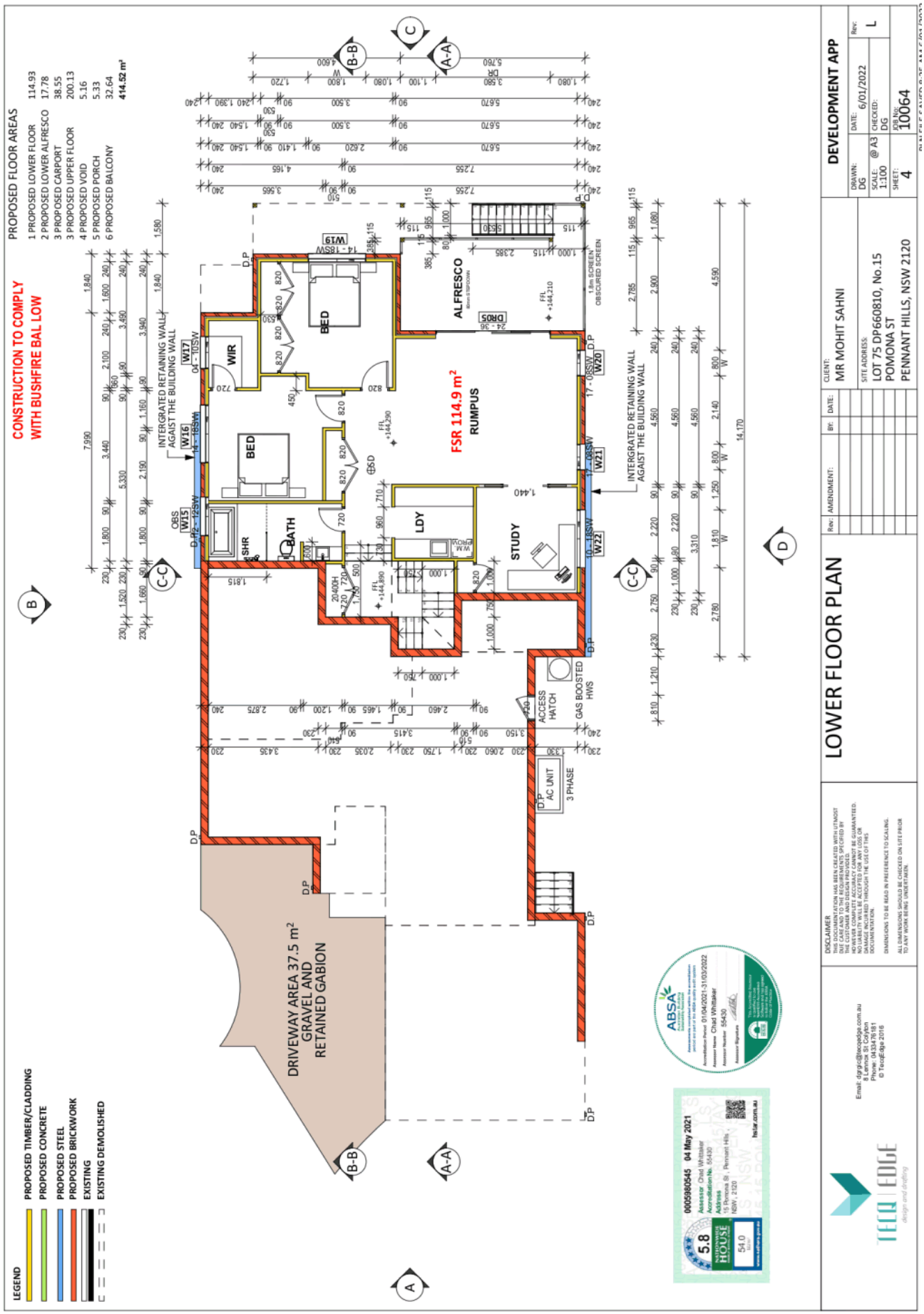

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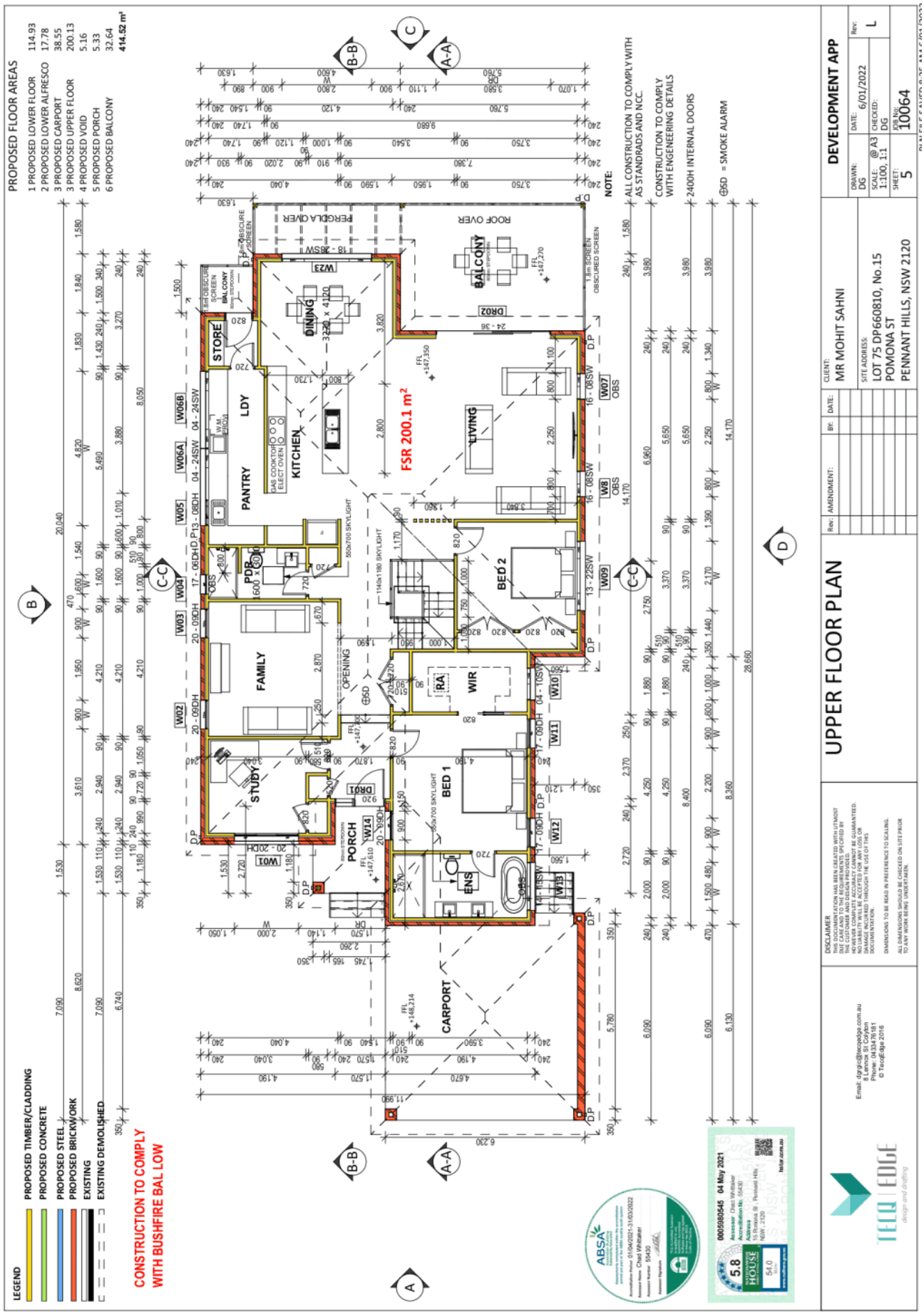

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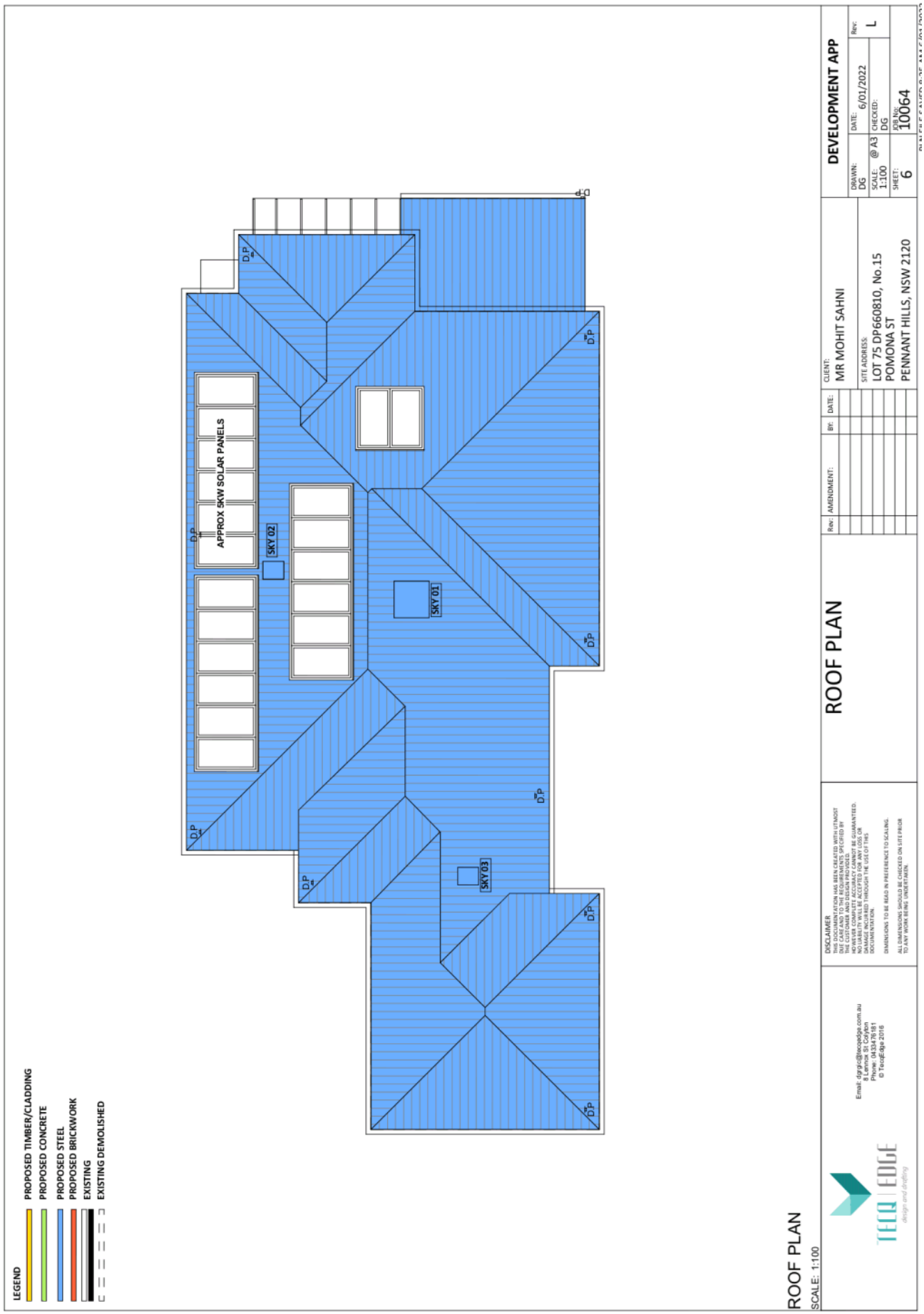

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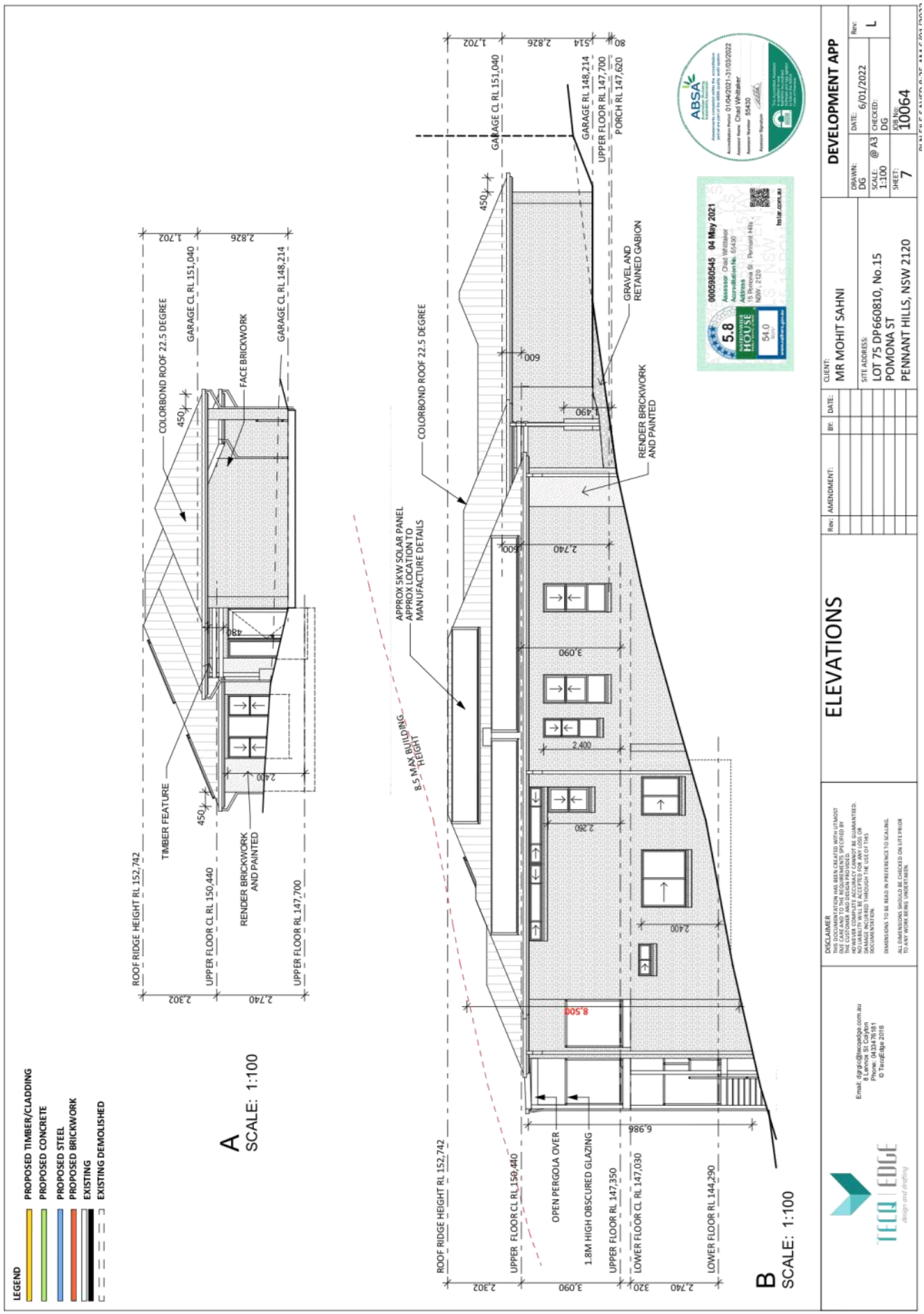

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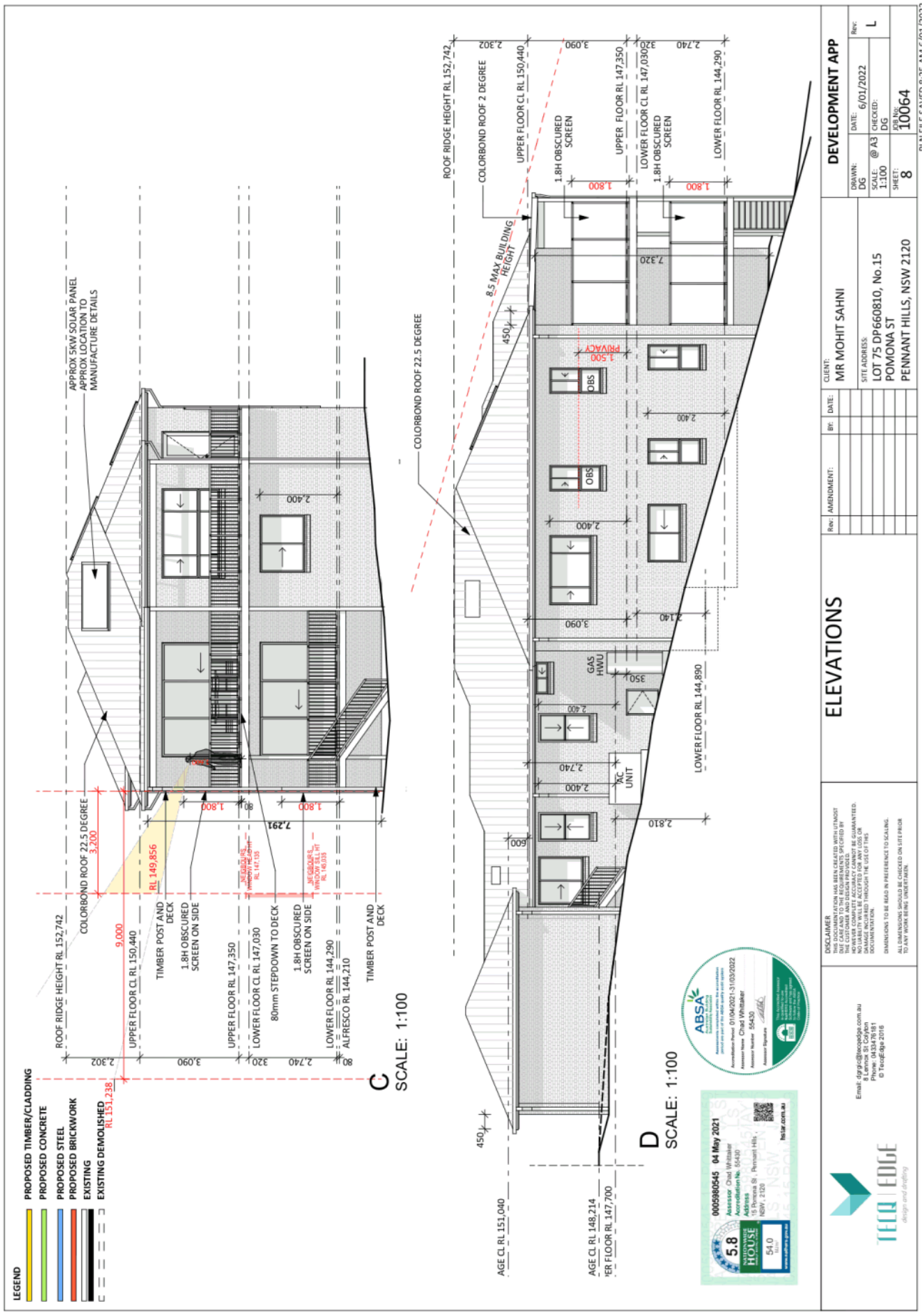

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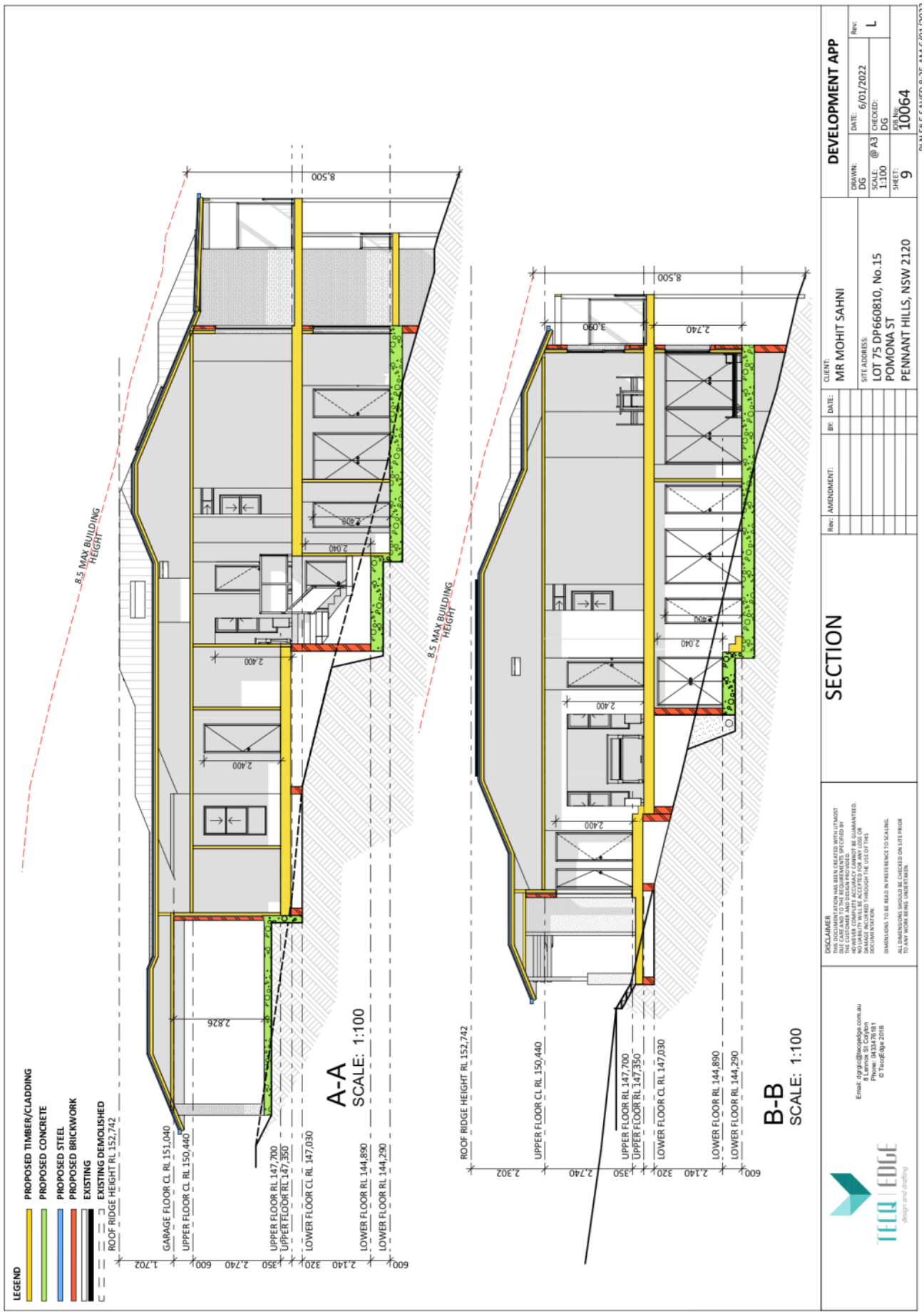
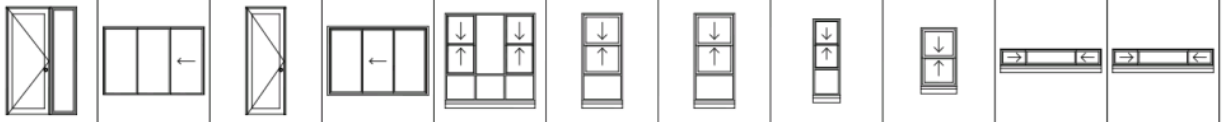


ATTACHMENT 2 - ITEM 3

LEGEND
- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED

WINDOW/DOOR LIST

WINDOW/ DOOR	DR01	DR02	DR04	DR05	W01	W02	W03	W04	W05	W06A	W06B
ELEVATION											
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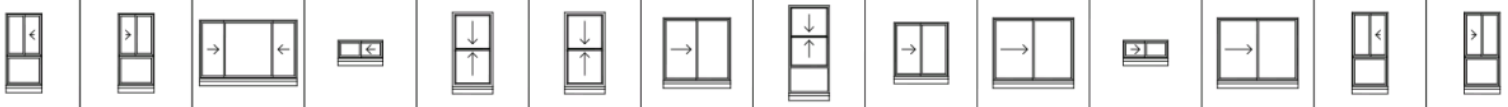
HEIGHT	2,400	2,400	2,400	2,400	1,950	1,950	1,950	1,700	1,300	400	400
AREA	2.21	8.59	1.97	8.59	3.90	1.76	1.76	1.02	1.04	0.96	0.96

WINDOW/DOOR LIST

WINDOW/ DOOR	W07	W8	W09	W10	W11	W12	W13	W14	W15	W16	W17	W19	W20	W21
ELEVATION														
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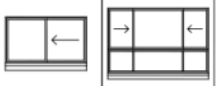
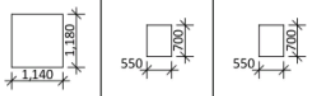
HEIGHT	1,600	1,600	1,300	400	1,650	1,650	1,400	1,950	1,200	1,400	400	1,400	1,650	1,650
AREA	1.28	1.28	2.82	0.40	1.49	1.49	2.10	1.76	1.45	2.52	0.40	2.52	1.32	1.32

WINDOW/DOOR LIST

WINDOW/ DOOR	W22	W23
ELEVATION		
WIDTH	1,810	2,800
HEIGHT	1,030	1,800
AREA	1.86	5.04

SKYLIGHTS LIST

WINDOW/ DOOR	SKY 01	SKY 02	SKY 03
PLAN			
HEIGHT x WIDTH	1,140×1,180	550×700	550×700
AREA	1.35	0.39	0.39

TEEQ | EDGE
design and drafting

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN.

WINDOW/DOOR SCHEDULE

Rev:	AMENDMENT:	BY:	DATE:

CLIENT: MR MOHIT SAHNI

SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120

DEVELOPMENT APP

DRAWN: DG	DATE: 6/01/2022	Rev: L
SCALE: @ A3	CHECKED: DG	
SHEET: 10	JOB No: 10064	

PLAN FILE SAVED 8:25 AM 6/01/2022

ATTACHMENT 2 - ITEM 3

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1196401S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 04 May 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning, Industry & Environment

Project summary	
Project name	PomonaSt,PennantHills2LvlDwell
Street address	15 Pomona Street Pennant Hills 2120
Local Government Area	Hornsby Shire Council
Plan type and plan number	deposited 660810
Lot no.	75
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

Project score		
Water	✔ 44	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 89	Target 50

Description of project

Project address	
Project name	PomonaSt,PennantHills2LvlDwell
Street address	15 Pomona Street Pennant Hills 2120
Local Government Area	Hornsby Shire Council
Plan type and plan number	Deposited Plan 660810
Lot no.	75
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	597
Roof area (m²)	318
Conditioned floor area (m2)	280.0
Unconditioned floor area (m2)	18.2
Total area of garden and lawn (m2)	179

Assessor details and thermal loads	
Assessor number	55430
Certificate number	0005980545
Climate zone	56
Area adjusted cooling load (MJ/m².year)	19
Area adjusted heating load (MJ/m².year)	36
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score		
Water	✔ 44	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 89	Target 50

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0005980545

Generated on 04 May 2021 using BERS Pro v4.4.0.3 (3.21)

5.8 — The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

54.0 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see: www.nathers.gov.au

Property

Address	15 Pomona St , Pennant Hills , NSW , 2120
Lot/DP	75/660810
NCC Class*	1A
Type	New Dwelling

Plans

Main Plan	Mr Mohit Sahni
Prepared by	Darko Grgic TECQ Edge

Construction and environment

Assessed floor area (m²)*		**Exposure Type**	
Conditioned*	272.0	Suburban	
Unconditioned*	17.0	**NatHERS climate zone**	
Total	290.0	56	
Garage	0.0		

Thermal performance

Heating	Cooling
36.2 MJ/m²	17.7 MJ/m²

Accredited assessor

Name	Chad Whittaker
Business name	Dartecha Design
Email	cw@dartechadesign.com.au
Phone	0439 622 809
Accreditation No.	55430
Assessor Accrediting Organisation	ABSA
Declaration of interest	None

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=kMulKwGD. When using either link, ensure you are visiting hstar.com.au

5.8 NATIONWIDE HOUSE ENERGY RATING SCHEME 54.0 MJ/m² www.nathers.gov.au

0005980545 04 May 2021

Assessor Chad Whittaker
Accreditation No. 55430
Address 15 Pomona St , Pennant Hills , NSW , 2120

hstar.com.au

ABSA Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2021-31/03/2022
Assessor Name Chad Whittaker
Assessor Number 55430
Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

TECQ | EDGE design and drafting

Email: dgrgic@tecqedge.com.au
8 Lennox St Colyton
Phone: 0433476181
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BASIX REQUIREMENTS

Rev:	AMENDMENT:	BY:	DATE:

CLIENT: MR MOHIT SAHNI

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DEVELOPMENT APP

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PLAN FILE SAVED 8:25 AM 6/01/2022

ATTACHMENT 2 - ITEM 3

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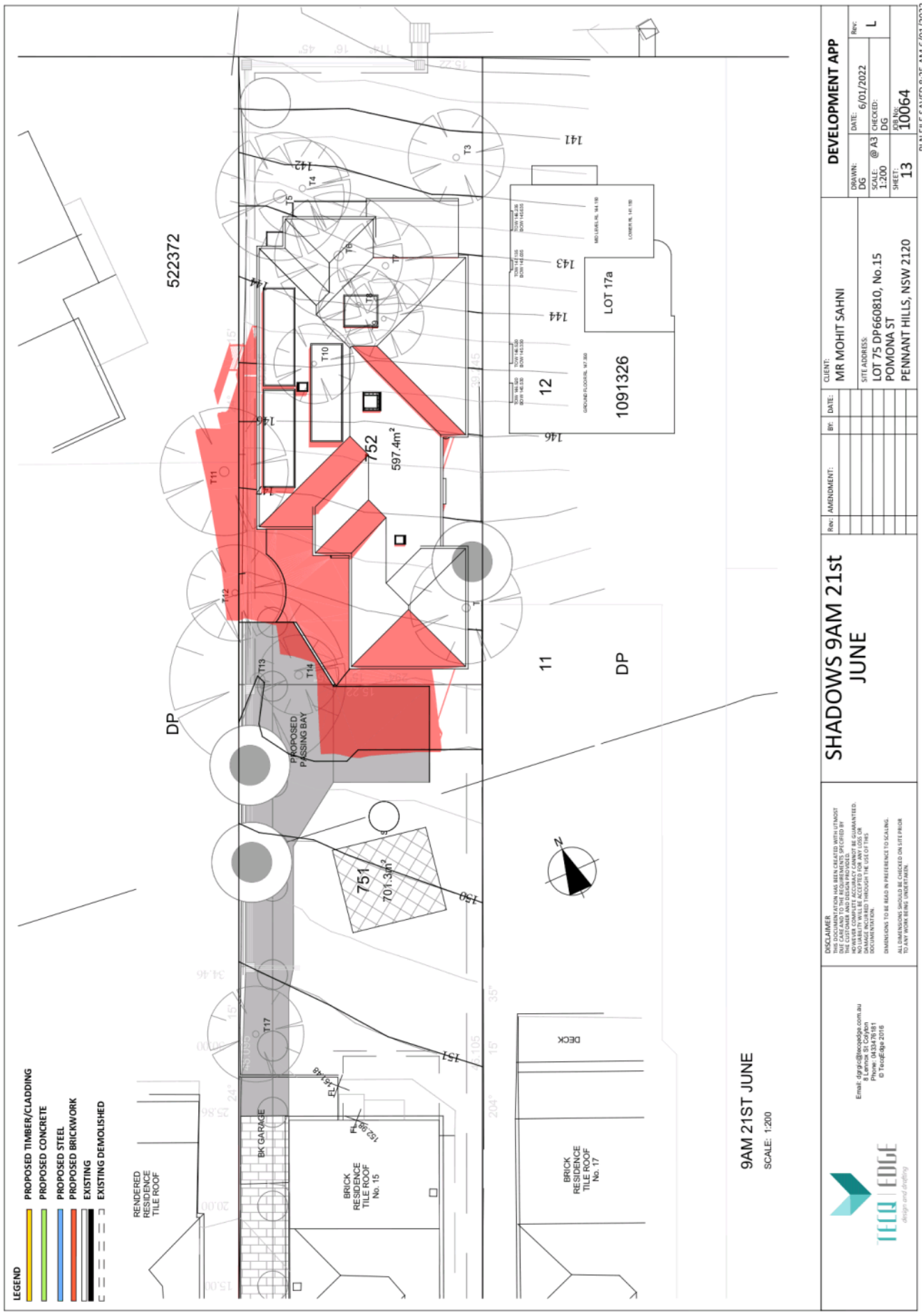

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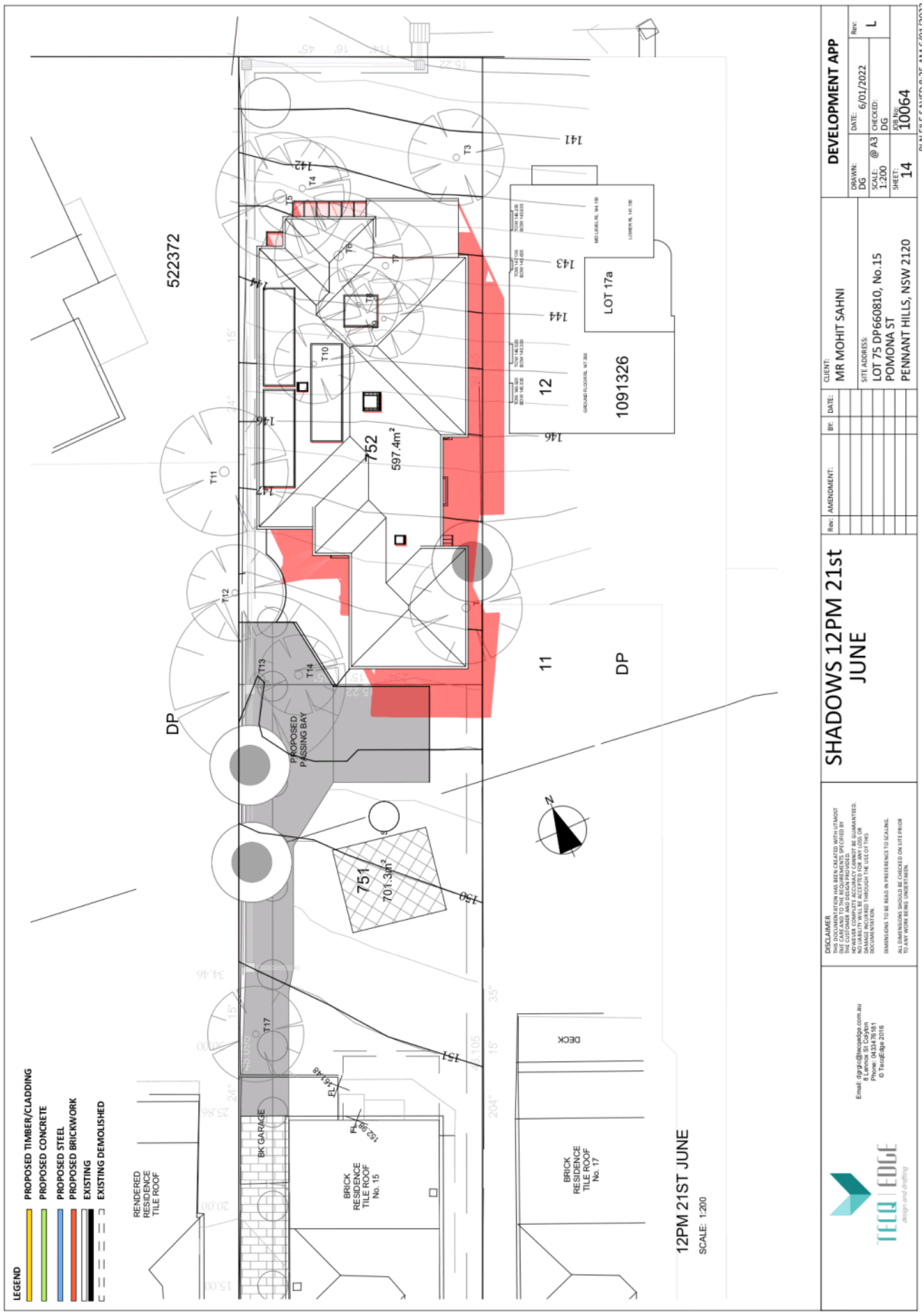

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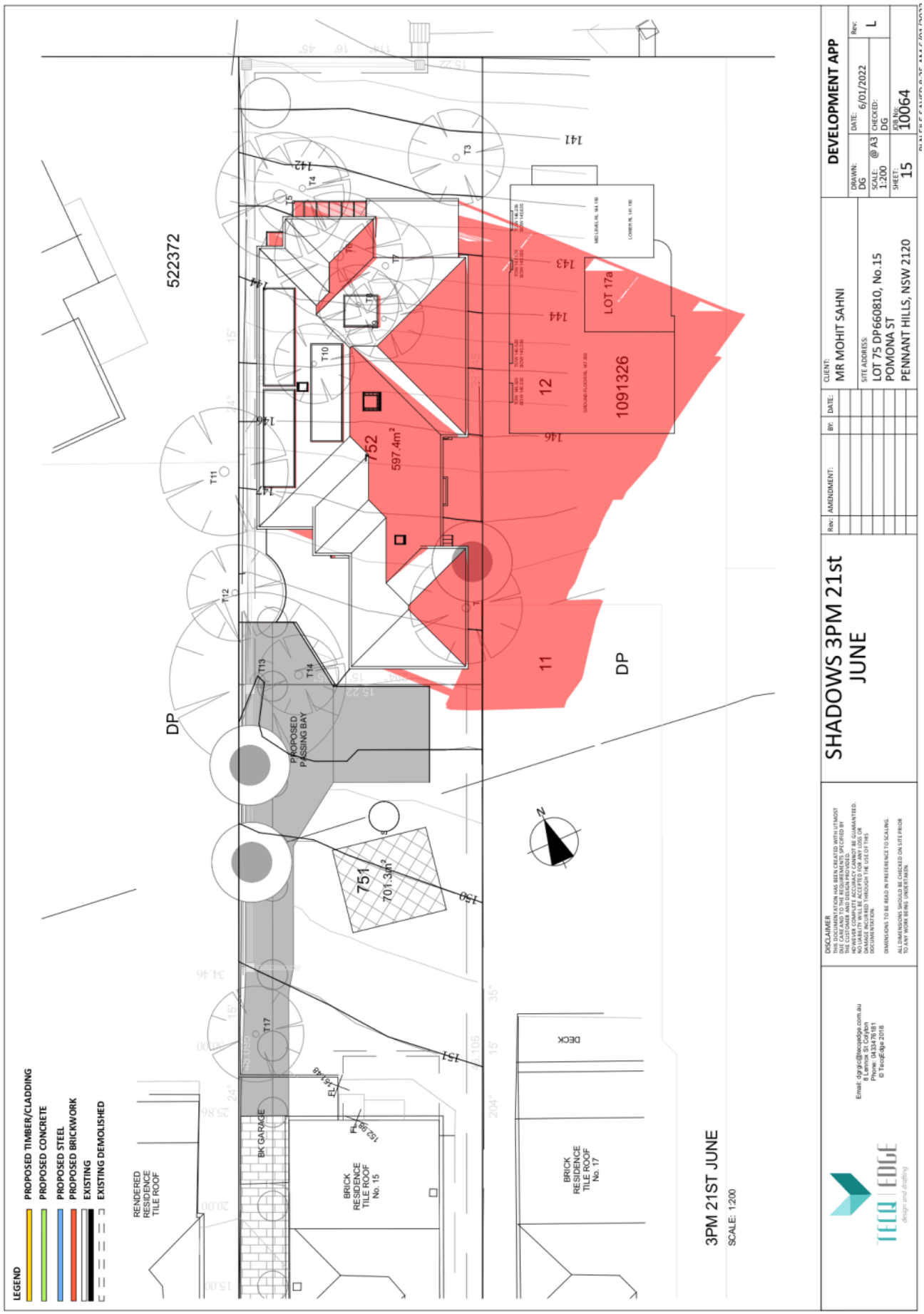

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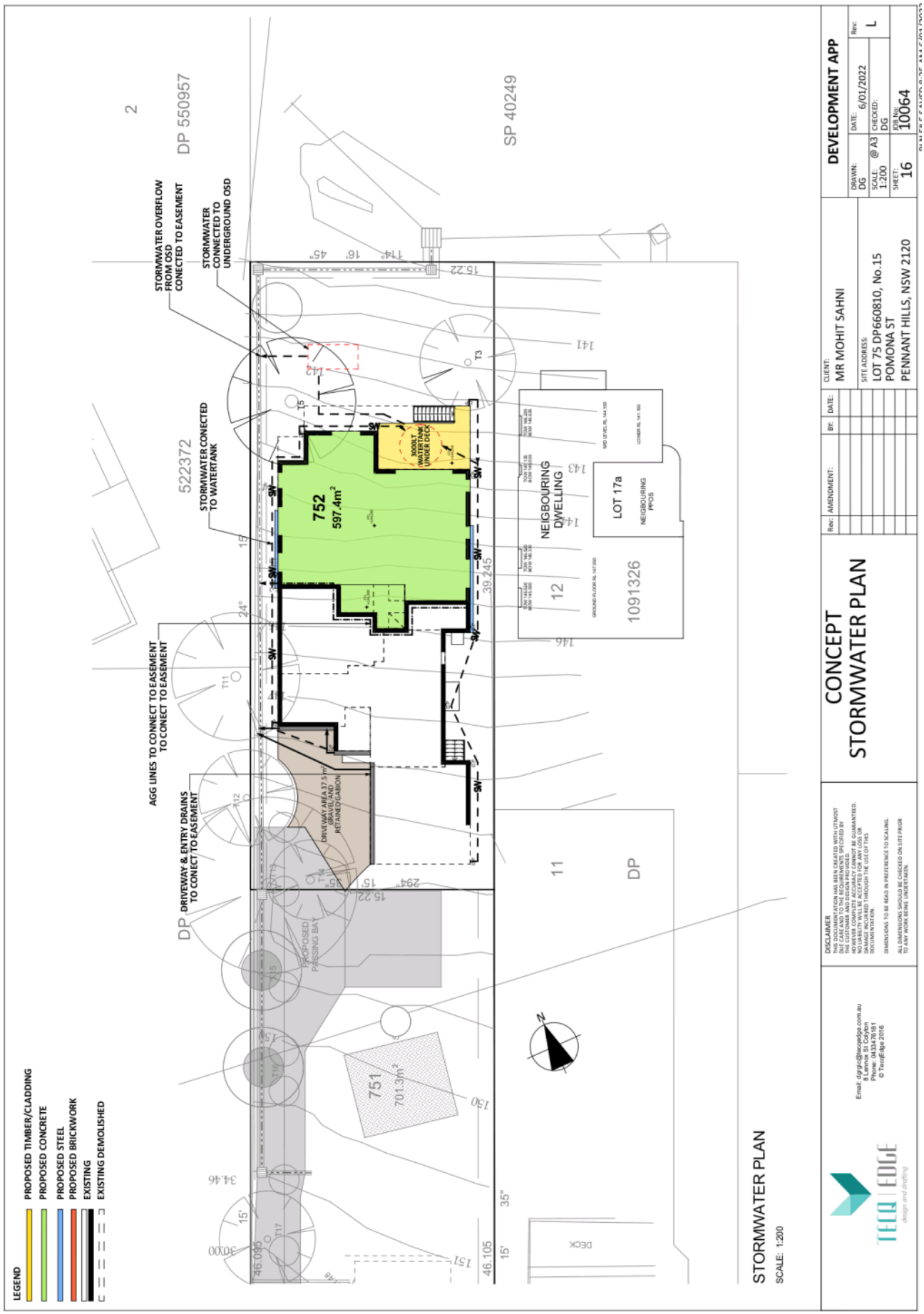

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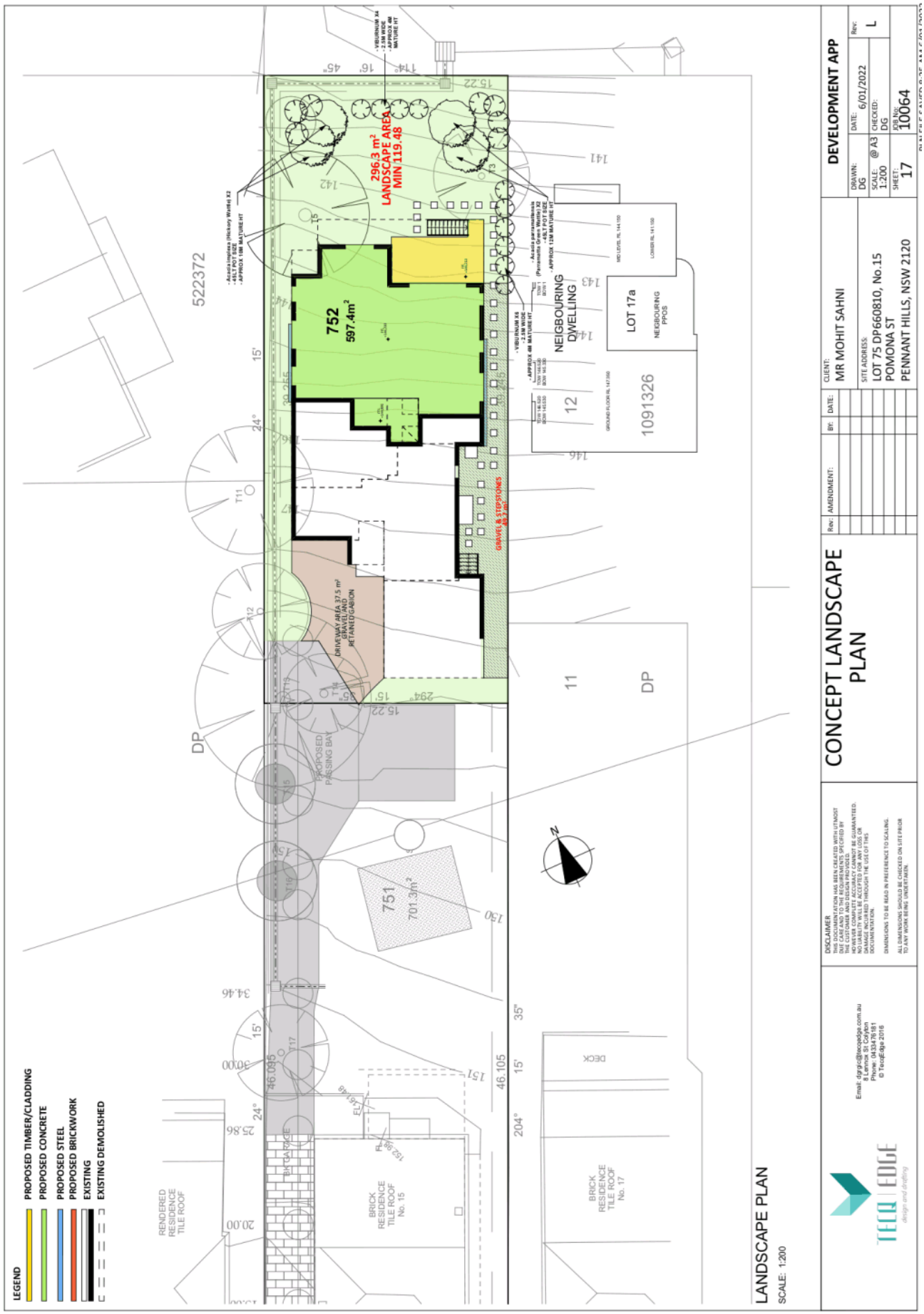

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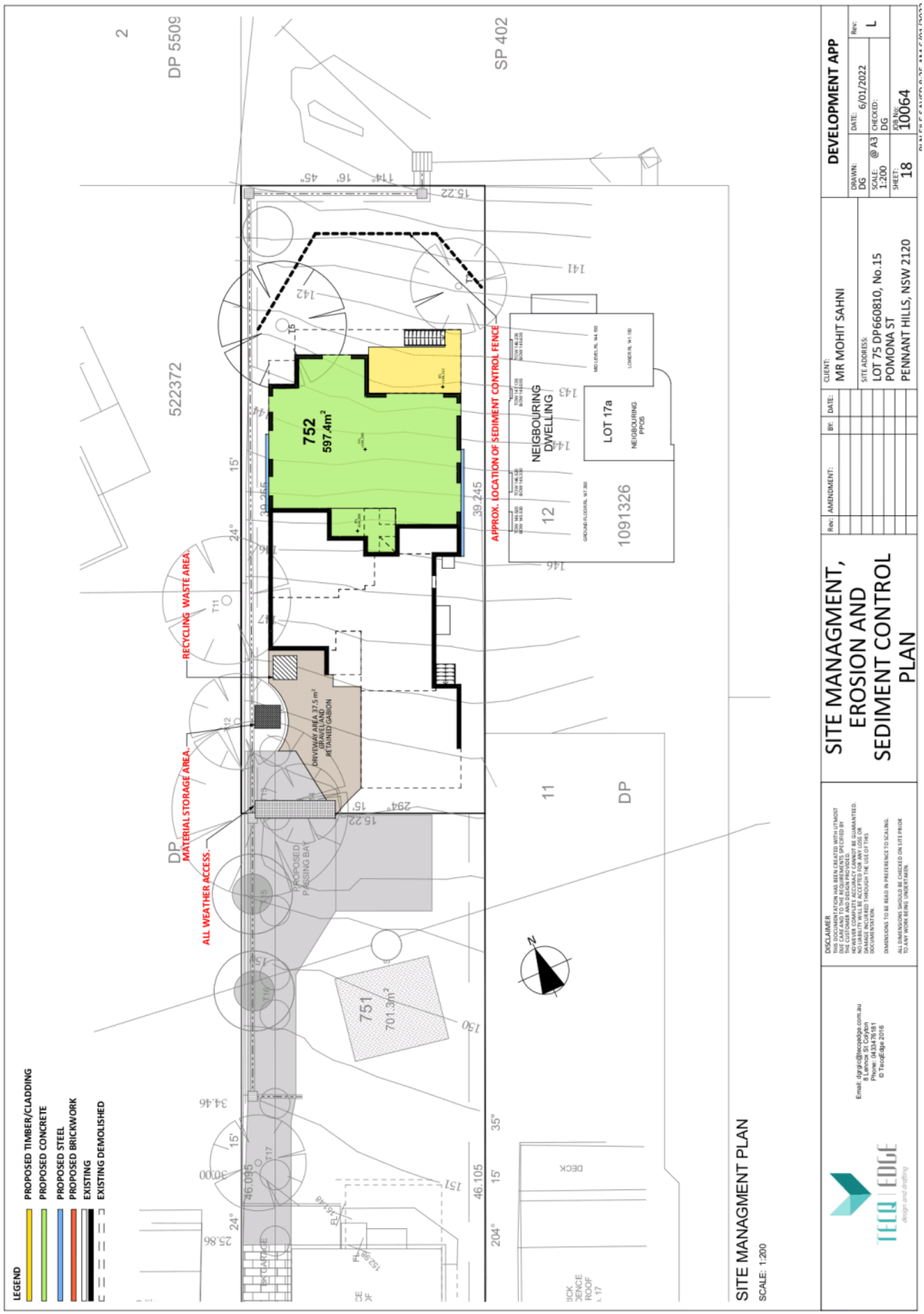

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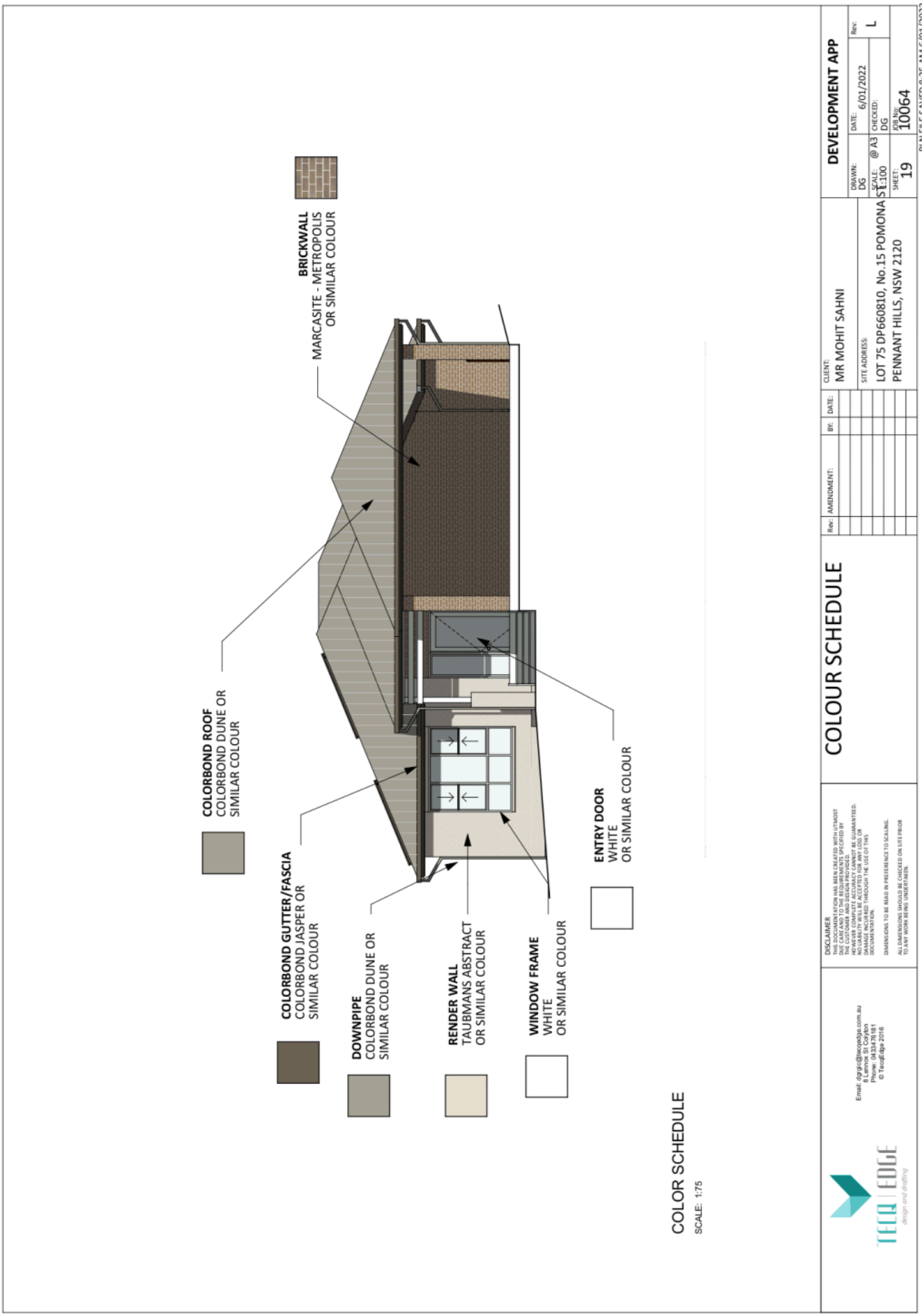

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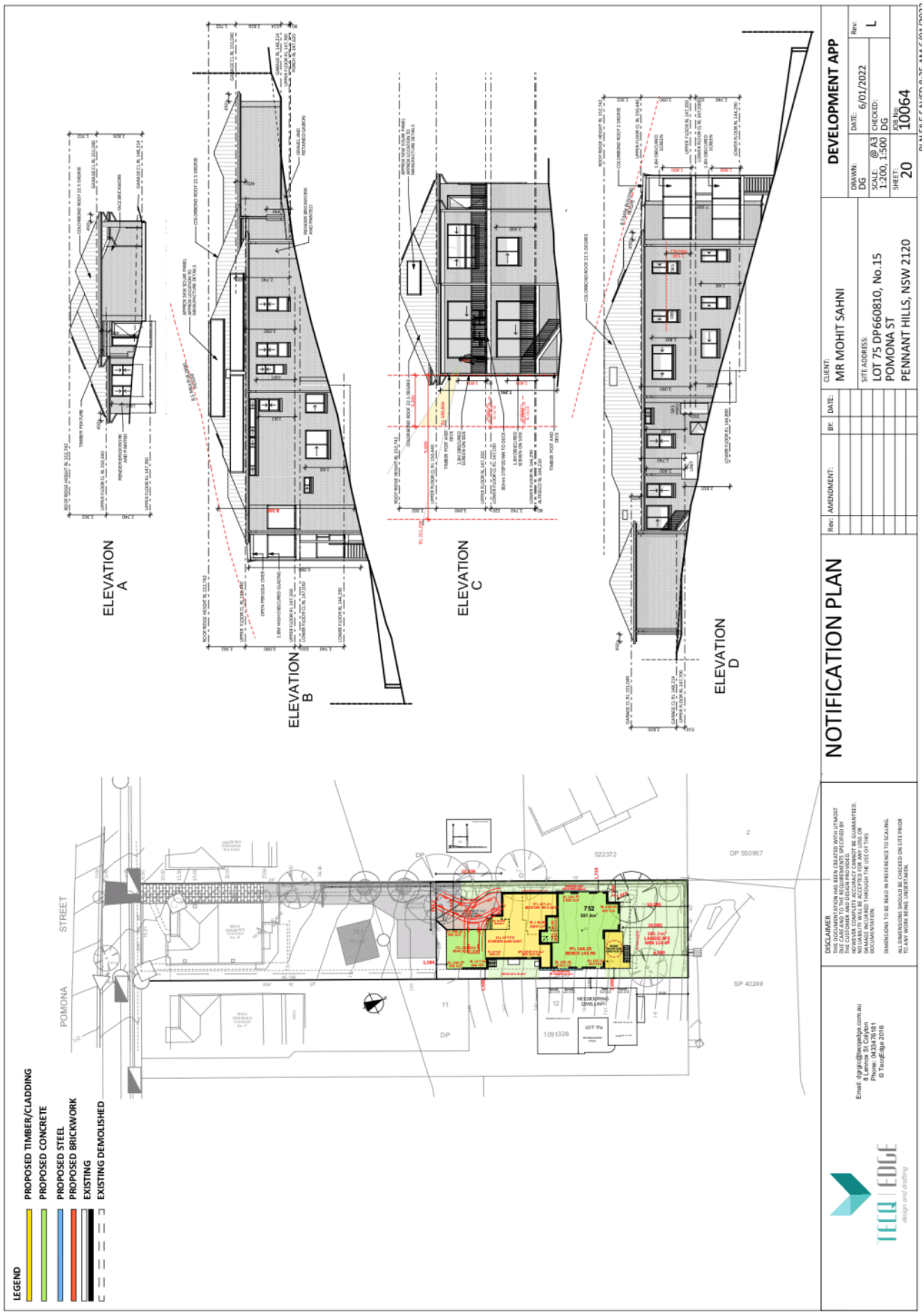


ATTACHMENT 2 - ITEM 3

ITEM 4

ATTACHMENT/S

REPORT NO. LPP10/22

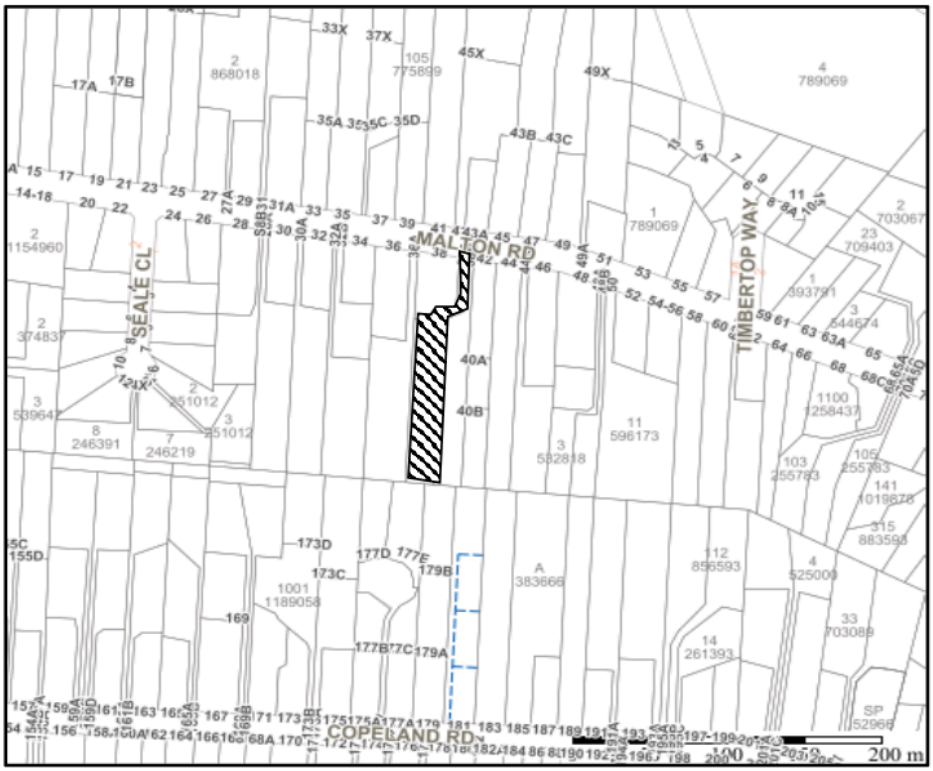
ITEM 4

1. LOCALITY MAP

2. ARCHITECTURAL PLANS

3. LANDSCAPE PLAN

ATTACHMENT 1 - ITEM 4



LOCALITY PLAN

DA/137/2021

No. 38A Malton Road Beecroft

beecroft house 3

no.38a malton road beecroft nsw

architectural list:

page 01 cover page, site plan, basix and roof plan

page 02 floor plans, elevation & sections

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site to minimize the need for work at heights. Risk of workers falling more than two metres, however, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. Therefore, where possible a suitable barrier whenever a fall is likely to be possible or in situations where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall fanters or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.

b) SURFACE OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimize the risk of floors and paved areas becoming slippery when wet. If no finish has been specified, any floor changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES Not Specified

If designer has not had been involved in the selection of surface finishes, the owner is responsible for this selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS 4586 (1999) and AS/NZS 4586:2004.

STEPS, LOSE OBJECTS AND UNEVEN SURFACES

Steps, stairs, ramps, walkways, loose objects, uneven surfaces and/or ramps are included in this building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance or other activities are carried out. Loose objects, such as tools or equipment left lying around, may become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a trip or trip hazard should be cleaned or removed from access areas.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be placed in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building may lead to loose materials or small objects falling from the above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide hoardards to overhanging or work platforms.
3. Provide protective structure below the work area.
4. Ensure that those affected by the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated sheetwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing is in place to prevent the risk of the building or parts thereof collapse which may injure persons in the area in a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or already display road. Parking of vehicles or loading/unloading of vehicles on this location may be difficult. Prior to commencement of construction or demolition of this building appropriate parking for workers and loading areas should be provided. Trained traffic management personnel may be required to direct traffic in the vicinity of the site.

For building where on site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel may be used to supervise loading/unloading areas. For all buildings:

Busy construction and demolition sites present a risk of collision where vehicles are moving on site. Prior to commencement on the site a traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a hazard to workers and others in the immediate vicinity. Many services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service locator as that Believe Yes Dig.

Underground services should be identified prior to work, where mandatory specialist contractors should be used.

Locations with underground power:

Underground power lines may be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction or demolition work commencing.

Locations with overhead power:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if touch or approached by lifting devices or other plant and persons working above ground level. Where there is a risk of contact with power lines, the lines should be isolated, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 15kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

Cleaning, maintenance and demolition of maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes the need for lifting, bending and twisting. Contractor on site lifting overheads in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of various tools and equipment. These should be used and maintained in accordance with manufacturer specifications and not used where faulty or On the case of electrical equipment not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and maintained. Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

Any existing building were constructed prior to 1990 – It therefore may contain asbestos.

Asbestos is likely to contaminate any other building material, or other in cladding material or in the retardant insulation material. In accordance with AS 2601 – 1991 Section 2.2 Asbestos must be appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause dust to be created. Dust can be a hazard to workers on site. During building demolition, operational maintenance or alteration, should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing a building powered material.

TREATED TIMBERS

Timber in this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during demolition, operational maintenance or alteration should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any form. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray paints, polish, varnishes and other products used in the building industry contain volatile emissions. Where these emissions are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Glass wool, rock wool, fibreglass and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Wear Personal Protective Equipment including protection against inhalation of harmful material. Care must be used when installing, removing or working near bulk insulation materials.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Have sheet finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may need to be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on this building will require excavation and installation of items within excavations. Where practicable, installation should be carried out using methods which do not require workers to enter the excavation. If this is not practicable, adequate safeguards for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For alterations to enclosed spaces where maintenance or other work may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to prevent unauthorised access to these areas throughout the life of the building. Where workers are required to enter enclosed spaces, all lifting equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For alterations to small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by maintenance personnel. Appropriate lifting equipment should be used, rails for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and barriers to prevent unauthorised access should be provided. Where electrical installations, excavation, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, or a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been specified:

This building has been designed to requirements of the classification specified on this drawings. The specific use of this building is not known at the time of the design and a further assessment of the building may be required. This assessment should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a review of the design of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

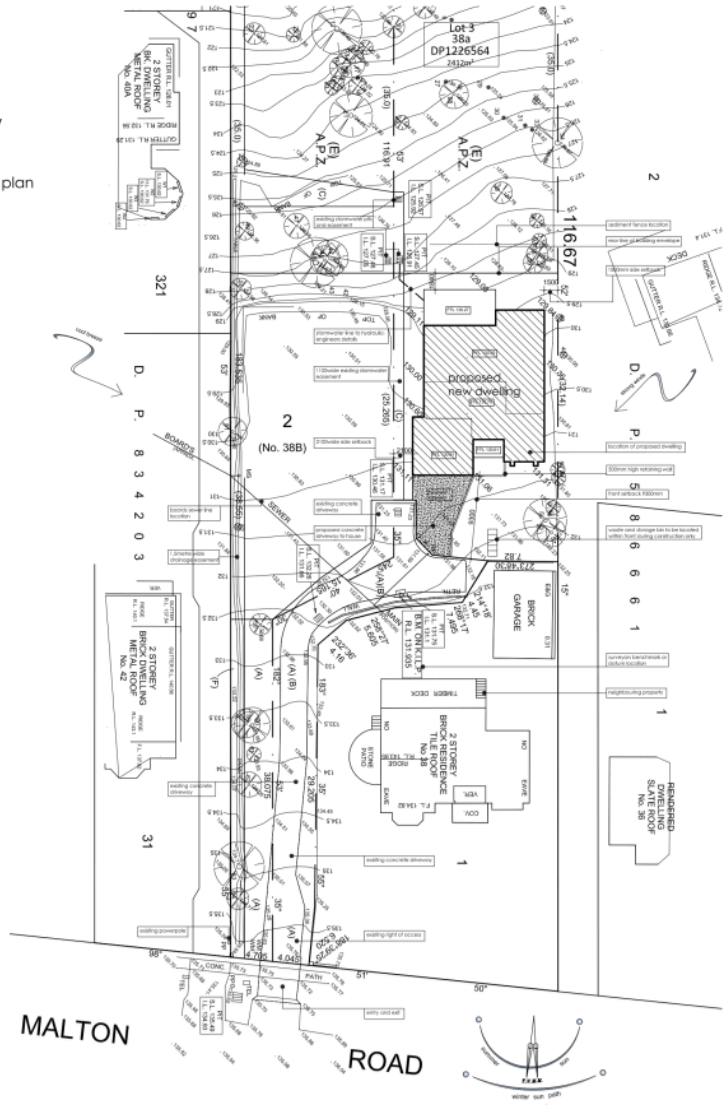
All electrical work should be carried out in accordance with Code of Practice, Managing Electrical Risks in the Workplace, AS/NZS 3012and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice, Managing Risks of Plant in the Workplace.

All work should be carried out in accordance with Code of Practice, Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement, all the above applies.

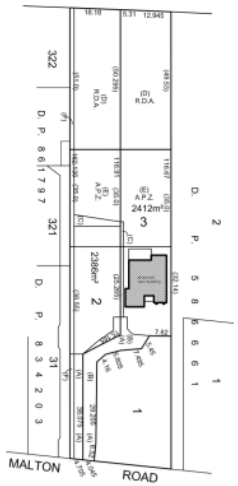
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS,. RENOVATORS, OPERATORS, MAINTENORS AND DEMOLISHERS

safety notes



part site/site analysis plan. (scale 1:250)

bushfire prone site BAL 29

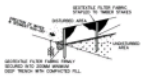


overall site plan.
(scale nts)

trees to be removed

trees to remain

tree legend



sediment fence. nts

bushfire prone site BAL 29

Fixtures
- 5A shower heads
- 3A toilets flushing system.
- 4A taps in the kitchen.
- 4A basin taps in the bathroom.

alternative water
- 3000 litres rainwater tank
- tanks must collect at least from 200m2 of the roof
- tanks must be connected to all toilets
- at least one outdoor tap.
- tanks must be connected clothes washer

Thermal comfort commitments
- refer to certificate for all window and glazed door specifications

Energy commitments
- Hot water system must be gas instant 6 stars
- Heating 3.5-4.0 EER and cooling system must be 3.0-3.5 with ceiling fans
- Exhaust systems to all bathrooms, kitchen and laundry.
- compact fluores and LED's to all bedrooms/study and bathrooms/toilets
- natural lighting to at least four bathrooms
- induction cooktop and electric oven.
- well ventilated frigerator space
- One fixed outdoor clothes line

basix detail

certificate no: 113238645 date: 10th December 2020

general notes and specifications (applies to all pages)

- It is the responsibility of the builder/owner to check & verify all all boundaries, dimensions & building details prior to construction to satisfy him the work can be carried out as required. Any discrepancies must be related back to the designer before commence of works this includes window specifications
- All work to be in accordance with BCA & local council by - laws.
- Do not scale off drawings, use figured dimensions
- All stormwater drains to be discharged into street gutter or registered drainage easement. Refer to hydraulic engineers details.
- All wall frames and roof trusses to be in accordance with AS1684 Framing Code .
- All timber beams to be as per engineers details and/or AS1684 framing code
- All RC floor slab and structural beams to engineers details.
- All downpipes to be located by roof plumber or otherwise a noted on hydraulic engineers plan.
- Termite protection AS3660.1 Kordon specs or similar
- This drawing must be read incorporation with all other approved plans / documents by other consultants relatant to this specific object.
- Whilst every effort is made to obtain approval, the client acknowledges that we cannot guarantee approval as circumstances may arise which are beyond our control.
- Licence for the use of the documentation for statutory approvals or any form of connection remains the sole property of Distinct Innovations Pty Ltd. All designs and plans are the subject of Copyright Laws and remain the sole property of Distinct Innovations Pty Ltd. You will have non exclusive right to use the designs/plans for the purposes of this project only. You cannot use or make copies of such documents unless approval is granted by us in writing. In the event that you breach any obligation to make a payment to us, a notice of termination of agreement will be issued writing their approval to use all designs, plans and documentation has been revoked. If such is to occur, all documents, plans and designs and all copies thereof must be returned to us writing in 14 days of the date of issue of notice of termination.
- We take no responsibility for the details or specifications in the plans/documentation of consultants that have been engaged in respect of this project. It is the responsibility of the superintendent/s to check and verify all details prior to construction to satisfy him or herself that work can be carried out as required. Any discrepancies must be immediately relayed back to us prior to the commencement of works or directly to the consultant who prepared the details.
- Distinct Innovations Pty Ltd at no time purports to be quantity surveyors for the purposes of estimating construction costs and meeting budgets. Although we can provide you with a ballpark guide to costs, we cannot formally advise you of actual costs of construction. This must only be done by a suitably qualified quantity surveyor or builder. Any opinion is expressed or otherwise given informally and is not to be taken as a construction cost or quotation.
- Distinct Innovations Pty Ltd expressly takes no responsibility for the estimates, quotes or workmanship provided to you by any consultants, building/construction companies or any other firm or person.
- Prior to proceeding with Distinct Innovations Pty Ltd, it is your express responsibility to satisfy yourself that all services are available to the site for the sole purpose of this developments. Contact your relevant government authorities in relation to all services and utilities to ensure that this development can be fulfilled in every aspect. Distinct Innovations Pty Ltd will take no responsibility for inaccessible services to the development site.
- Before building works commence it is the superintendent's responsibility to ensure final architectural plans are read in conjunction with all associated plans and documents provided by other consultants and covenants related to this project. Distinct Innovations Pty Ltd takes no responsibility for errors or omissions in this regard.
- Prior to excavation you must call Dial before you Dig.
- All work safety procedures must be conducted in the proper manner as per the new legislation WHS act 2011.

area calculations

site area	2412m2
proposed new dwelling	
living	362.00m2
alfresco/patio	39.00m2
garage	42.00m2
total area	443.00m2 47.68squares
landscaping	1556.00m2 or 64%
private open space	1400.00m2
site coverage	221.00m2 or 9%
floor area	409.00m2

Distinct Innovations

p: 02 8850 6156
w: distinctinnovations.com.au
e: email@distinctinnovations.com.au

amendments	date	amendments	date

client / project:
proposed new dwelling
c/o baronia building
no.38-40 malton road beecroft

title:
development application

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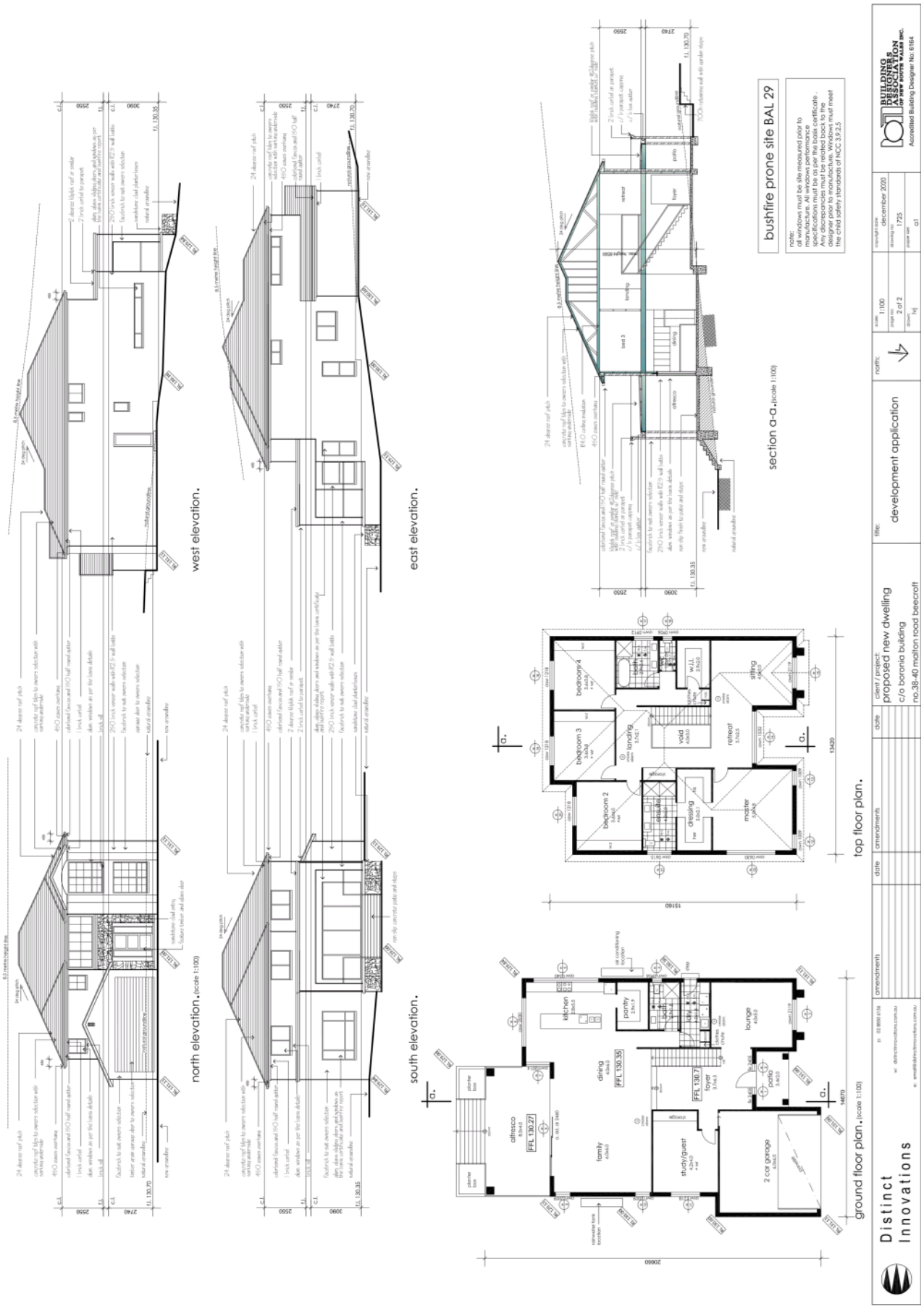
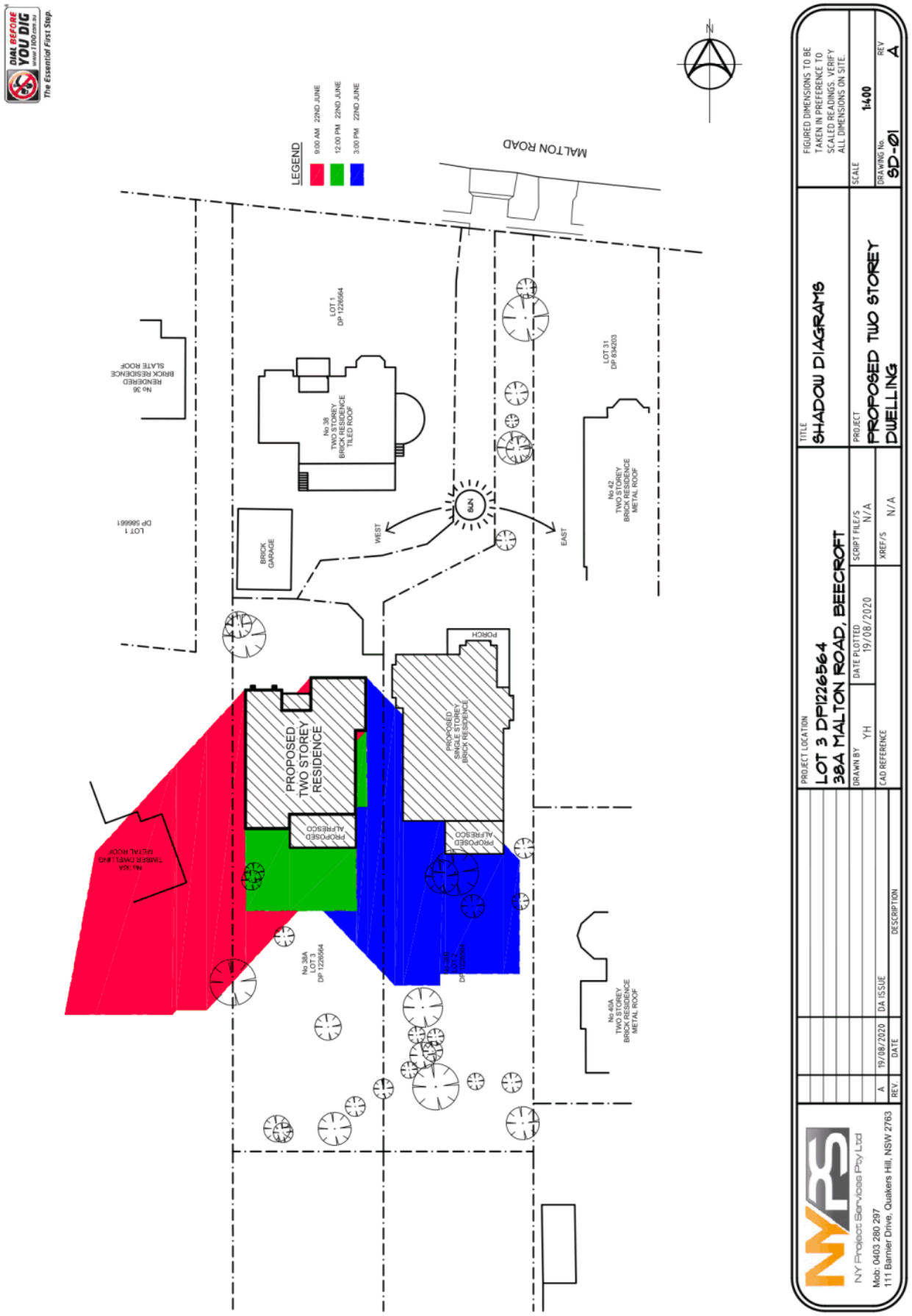
scale 1:250 1:100	copyright date: december 2020
page no. 1 of 2	drawing no. 1725
drawn: lvj	paper size : a1

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
Accredited Building Designer No: 6164

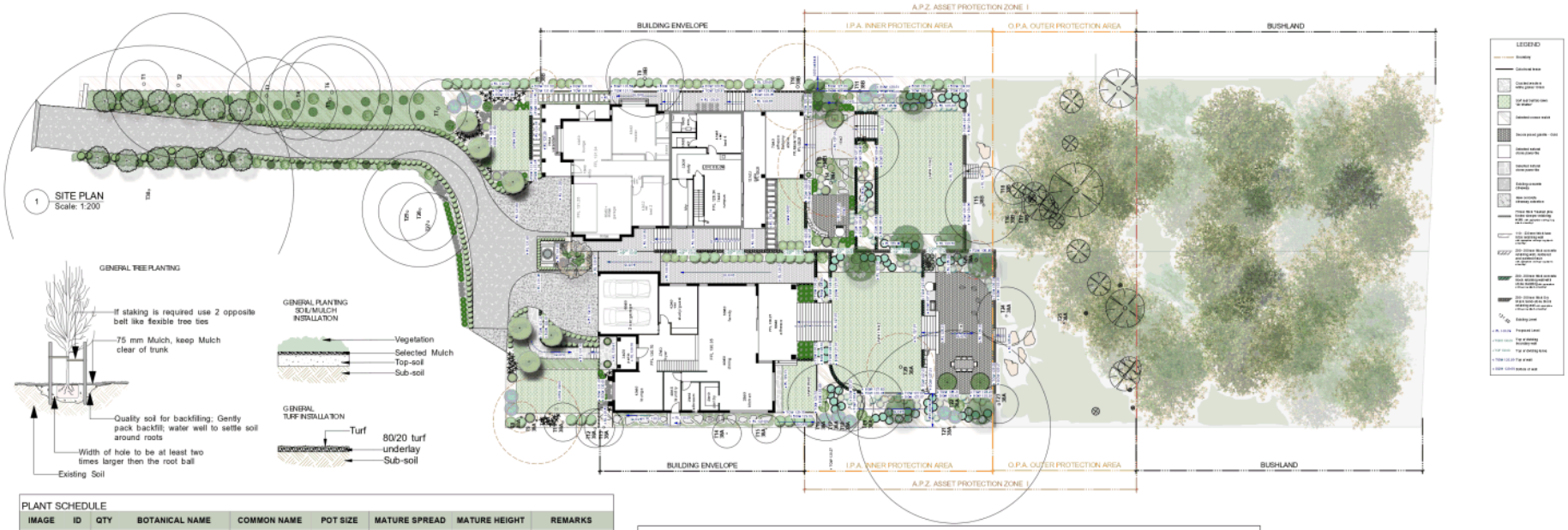
ATTACHMENT 2 - ITEM 4



ATTACHMENT 2 - ITEM 4



ATTACHMENT 2 - ITEM 4



PLANT SCHEDULE

IMAGE	ID	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
	Trees							
	Bac	3	Backhousia citriodora	Lemon Scented Myrtle	75 Ltr	2.0 - 5.0 m	4.5 - 15.0 m	Native/fire retardant
	Can	8	Cupaniopsis anacardioides	Tuckeroo	75 Ltr	3.5 - 7.0 m	4.5 - 8.0 m	Native/fire retardant
	Mso	1	Magnolia soulangeana	Saucer Magnolia	75 Ltr	3.5 - 7.5 m	5 - 7.5 m	
	Mtb	6	Magnolia 'Teddy Bear'	Teddy Bear Magnolia	75 Ltr	2.0 - 3.0 m	2.5 - 4.0 m	Fire retardant
	Pn	12	Pyrus nivalis	Snow Pear	75 Ltr	2.5 - 5.0 m	3.5 - 8.0 m	Fire retardant
	Shrubs							
	Acs	24	Acmena 'Sublime'	Lillypilly	400 mm	2.5 - 3.0 m	3.0 - 6.0 m	Native/fire retardant
	Am	25	Acanthus mollis	Oyster Plant	175 mm	0.8 - 0.9 m	0.8 - 1.0 m	fire retardant
	Bfs	207	Buxus sp.	Box	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Drought tollerant
	Bm	17	Buxus microphylla Topiary	Japanese Box	300mm	1.0 - 1.5 m	1.0 - 1.5 m	
	Cs	47	Camellia 'Paradise Blush'	Camellia	400 mm	1.5 - 2.5 m	2.0 - 3.0 m	Fire retardant
	Em	16	Eupatorium megalophyllum	Purple Mist flower	175 mm	1.5 - 2.5 m	2.5 - 3.0 m	
	Gf	89	Gardenia augusta 'Florida'	Gardenia	200 mm	0.8 - 1.0 m	0.8 - 1.0 m	Fire retardant
	Hq	31	Hydrangea quercifolia	Oakleaf Hydrangea	200 mm	2.0 - 3.5 m	1.5 - 3.0 m	
	Rop	10	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Drought tollerant
	Perennials							
	Acl	64	Arthropodium cirratum	Renga Lily	175 mm	0.6 - 0.9 m	0.75 - 0.9 m	Fire retardant
	Grasses							
	Dcob	65	Dianella caerulea 'Cassa Blue'	Blue Flax-lily	175 mm	0.3 - 0.4 m	0.4 - 0.5 m	Native/fire retardant
	Ll	14	Lomandra longifolia	Spiny-head Mat-rush	175 mm	0.6 - 1.5 m	0.6 - 1.5 m	Native/fire retardant
	Msg	3	Miscanthus sinensis 'Gracillimus'	Maiden Grass	175 mm	0.8 - 1.2 m	1.0 - 1.2 m	
	Groundcovers							
	Dl	106	Dichondra repens	Kidney Weed	tube	0.9 - 1.2 m	0.0 - 0.3 m	Native/fire retardant
	Gr	12	Gardenia radicans	Creeping Gardenia	175 mm	0.6 - 0.9 m	0.2 - 0.5 m	Fire retardant
	Hc	1993	Hedera canariensis	Algerian Ivy	tube	0.5 - 1.0 m	0.2 - 0.5 m	Fire retardant
	Ljr	64	Liriope muscari var. 'Just Right'	Turf Lily 'Just Right'	175 mm	0.5 - 0.6 m	0.5 - 0.7 m	Native/fire retardant
	Total:	**2417**						

EXISTING TREE SCHEDULE AS PER ARBORIST REPORT

TREE NO.	GENUS SPECIES	COMMON NAME	HEIGHT	CANOPY	CALLIPER	RL	ACTION/COMMENT
1	Glochidion ferdinandi	Cheese Tree	9000	5000	300	134.77	Retain
2	Eucalyptus pilularis	Blackbutt	26000	15000	300	134.71	Retain
3	Melaleuca leucadendron	Weeping Paper Bark	14000	8000	300	134.26	Retain
4	Ornamental Species	Ornamental Species	12000	8000	300	133.99	Retain
5	Syncarpia glomulifera	Turpentine	22000	13000	300	133.99	Retain
6	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	10000	300	133.98	Retain
7	Syncarpia glomulifera	Turpentine	10000	6000	300	132.68	Retain
8 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	3200	200	132.23	Remove - Poor health
8 - 38B	Acer negundo	Boxelder, Ashleaf Maple	16000	3000	100	131.50	Remove
9 - 38A	Acer negundo	Boxelder, Ashleaf Maple	13000	9000	200	132.11	Remove - Undesirable species
9 - 38B	Syncarpia glomulifera	Turpentine	5000	8000	300	130.00	Retain
10 - 38A	Stag	Stag	9000	500	200	131.90	Remove - Poor health
10 - 38B	Acer negundo	Boxelder, Ashleaf Maple	13000	9000	300	127.96	Remove - Undesirable species
11 - 38A	Camellia japonica	Japanese Camellia	5000	4000	200	131.72	Retain
11 - 38B	Eriobotrya japonica	Loquat	4000	5000	300	126.50	Remove
12 - 38A	Camellia japonica	Japanese Camellia	5000	4000	200	131.60	Retain
12 - 38B	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	7000	300	126.48	Retain
13 - 38A	Hymenosporum flavum	Native frangipani	17000	4000	200		Retain
13 - 38B	Syncarpia glomulifera	Turpentine	25000	10000	300	127.57	Remove
14 - 38A	Lagerstroemia indica	Crepe Myrtle	4000	3000	100	130.06	Retain
14 - 38B	Syncarpia glomulifera	Turpentine	12000	7000	300	127.54	Remove
15 - 38A	Brachychiton populneus	Kurrajong	15000	3000	100	129.85	Retain
15 - 38B	Jacaranda mimosifolia	Jacaranda	17000	8000	200	124.71	Retain
16 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	13000	8000	200	128.89	Retain
16 - 38B	Stag	Stag	10000	500	200	124.02	Remove - Poor health
17 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	10000	5000	200	128.69	Retain
17 - 38B	Stag	Stag	30000	500	200	124.18	Remove
18 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	13000	5000	200	128.51	Retain
18 - 38B	Pittosporum undulatum	Sweet pittosporum, Native Daphne	10000	4000	200	123.89	Retain
19 - 38A	Jacaranda mimosifolia	Jacaranda	15000	7000	200	128.16	Retain
20 - 38A	Syncarpia glomulifera	Turpentine	18000	7000	300	127.78	Remove - Within building footprint
21 - 38A	Eucalyptus pilularis	Blackbutt	28000	20000	200	126.87	Retain
22 - 38A	Stag	Stag	18000	500	20	126.62	Remove - Within building footprint
23 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	6000	4000	200	125.81	Retain
24 - 38A	Syncarpia glomulifera	Turpentine	15000	6000	200	125.25	Retain
25 - 38A	Stag	Stag	30000	500	200	124.50	Remove - Poor health
26 - 38A	Eriobotrya japonica	Loquat	9000	4000	300	123.11	Remove - Undesirable species
27	Syncarpia glomulifera	Turpentine	13000	6000	200		Retain
28	Syncarpia glomulifera	Turpentine	19000	12000	200		Retain
29	Syncarpia glomulifera	Turpentine	19000	6000	200		Retain
30	Liquidambar styraciflua	American Sweetgum	25000	30000	200		Retain

PLANTING NOTES

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

MULCH
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

LANDSCAPE NOTES

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by council DCPs.
Proposed development to include new pits and grates to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flows. Subsoil drainage/Ag.lines to be used in garden beds.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building code of Australia and all relevant Australian standards and all codes and regulations of local council and other authorities.
All timber construction shall be in accordance with the timber framing code
All footings and walls to future structural engineers detail.

TREE PROTECTION
All trees to be retained will have tree protection in accordance to Arborist or equivalently qualified person's recommendations.

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0420 761 202 I ABN 56 414 286 537 I design@grindstonelandscapes.com
AILDM member: 1265

PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119

DRAWING TITLE.
LANDSCAPE PLAN

SHEET No. DA-01
Rev. No. D
SCALE. 1:200 @ A1

DATE. 14/08/2020
DRAWING BY. CC

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ATTACHMENT 3 - ITEM 4

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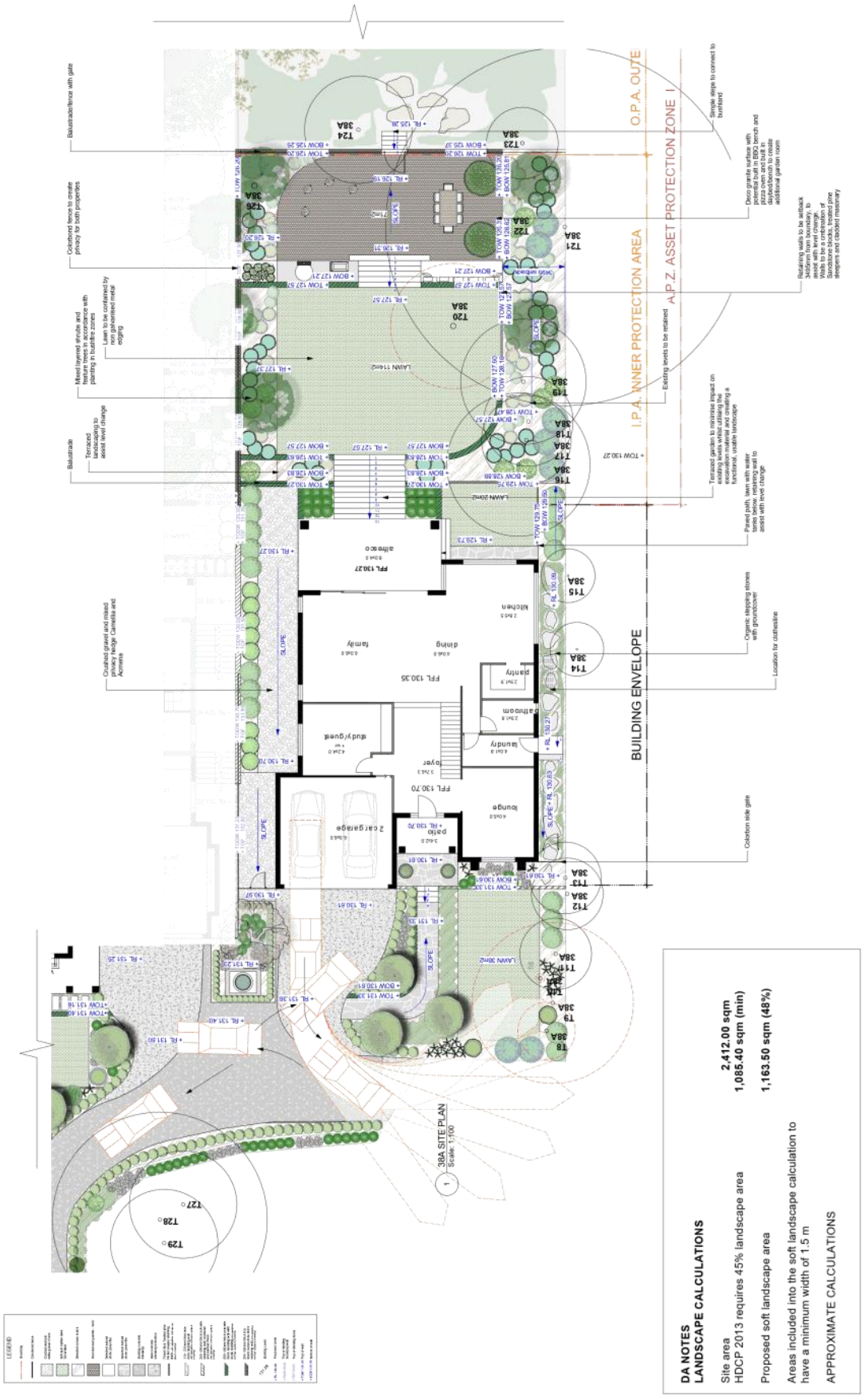

DA NOTES
LANDSCAPE CALCULATIONS

Site area	2,412.00 sqm
HDCP 2013 requires 45% landscape area	1,086.40 sqm (min)
Proposed soft landscape area	1,163.50 sqm (48%)

Areas included into the soft landscape calculation to have a minimum width of 1.5 m

APPROXIMATE CALCULATIONS

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PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119

DRAWING TITLE.
38A LANDSCAPE PLAN

SHEET No. DA-05
Rev. No. D
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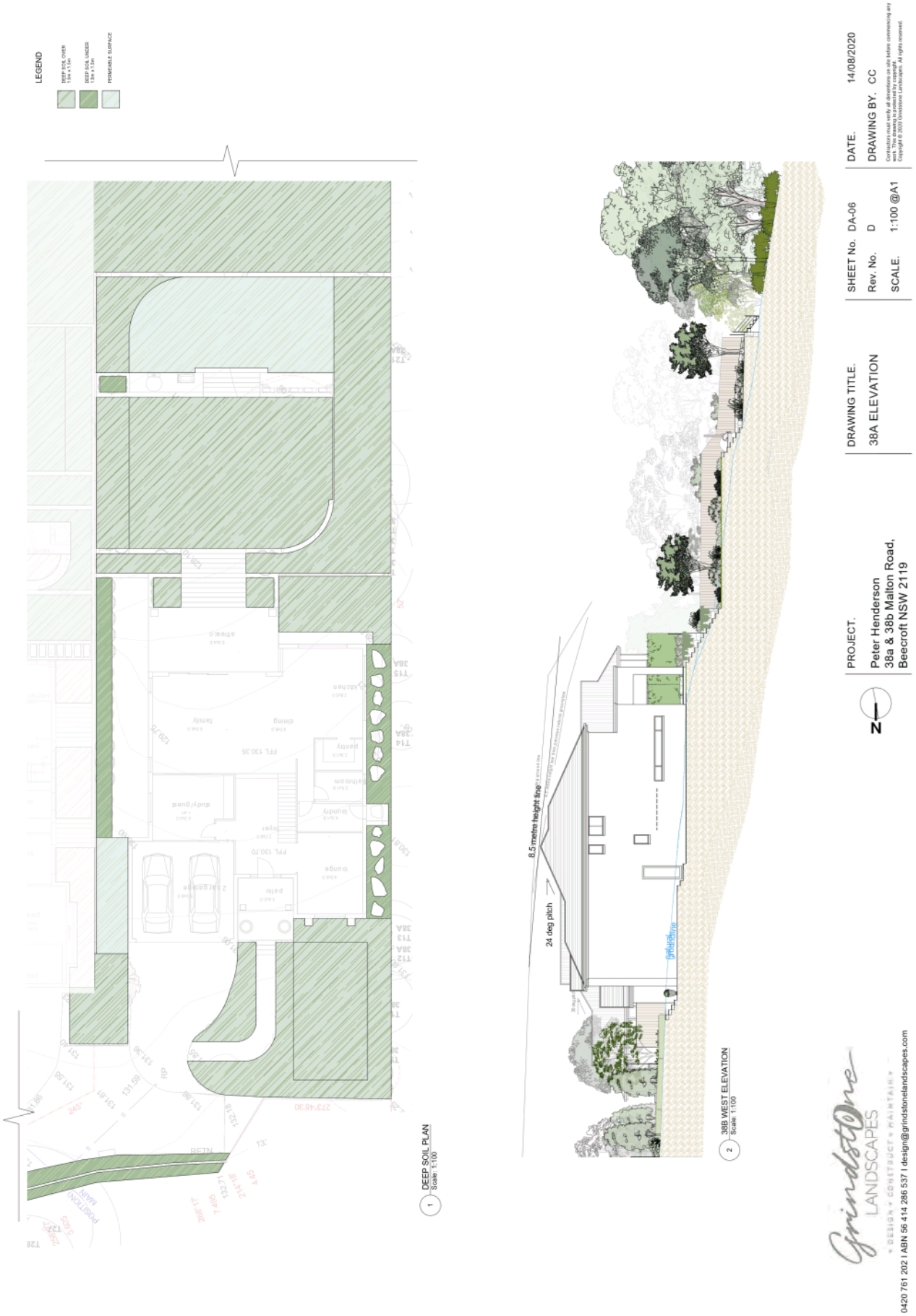
LEGEND
DEEP SOIL OVER 1.5m x 1.5m
DEEP SOIL UNDER 1.5m x 1.5m
PERMEABLE SURFACE
1 DEEP SOIL PLAN
Scale: 1:100
8.5 metre height line
24 deg pitch
2 38B WEST ELEVATION
Scale: 1:100
PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119
DRAWING TITLE.
38A ELEVATION
SHEET No. DA-06
Rev. No. D
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PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119

DRAWING TITLE.
38B LANDSCAPE PLAN

SHEET No. DA-03
Rev. No. D
SCALE. 1:100 @ A1

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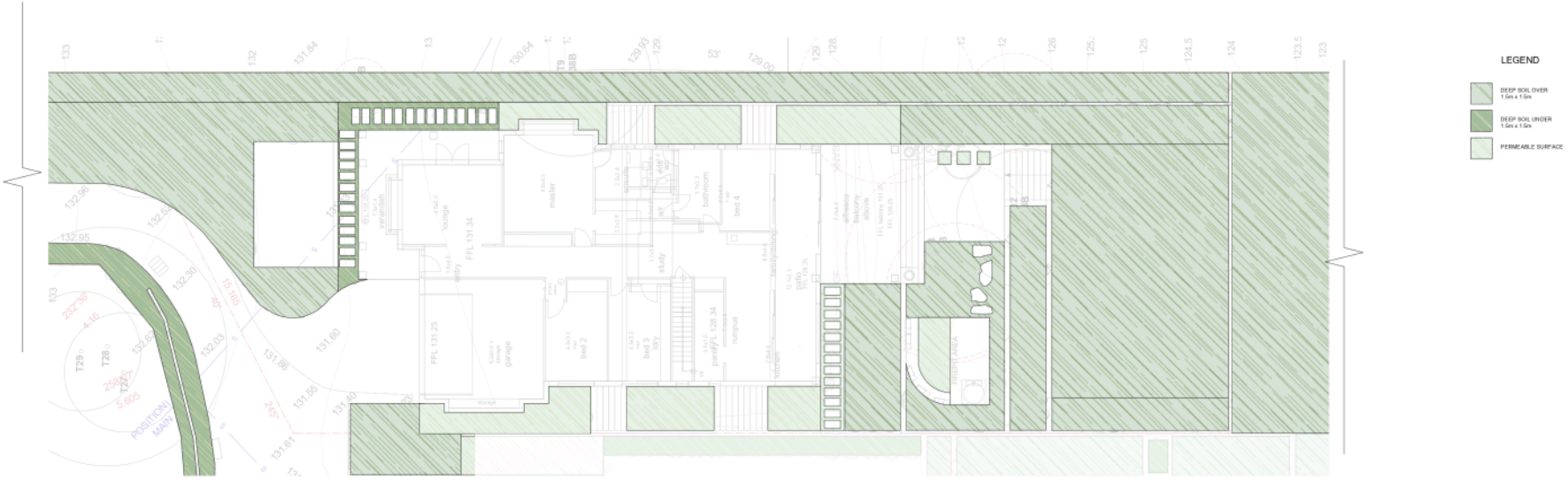

2 DEEP SOIL PLAN
Scale: 1:100

3 38A EAST ELEVATION
Scale: 1:100

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PROJECT.	DRAWING TITLE.	SHEET No. DA-04	DATE. 14/08/2020
Peter Henderson 38a & 38b Malton Road, Beecroft NSW 2119	38B ELEVATION	Rev. No. D SCALE. 1:100 @ A1	DRAWING BY. CC

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ATTACHMENT 3 - ITEM 4

ITEM 5

ATTACHMENT/S

REPORT NO. LPP11/22

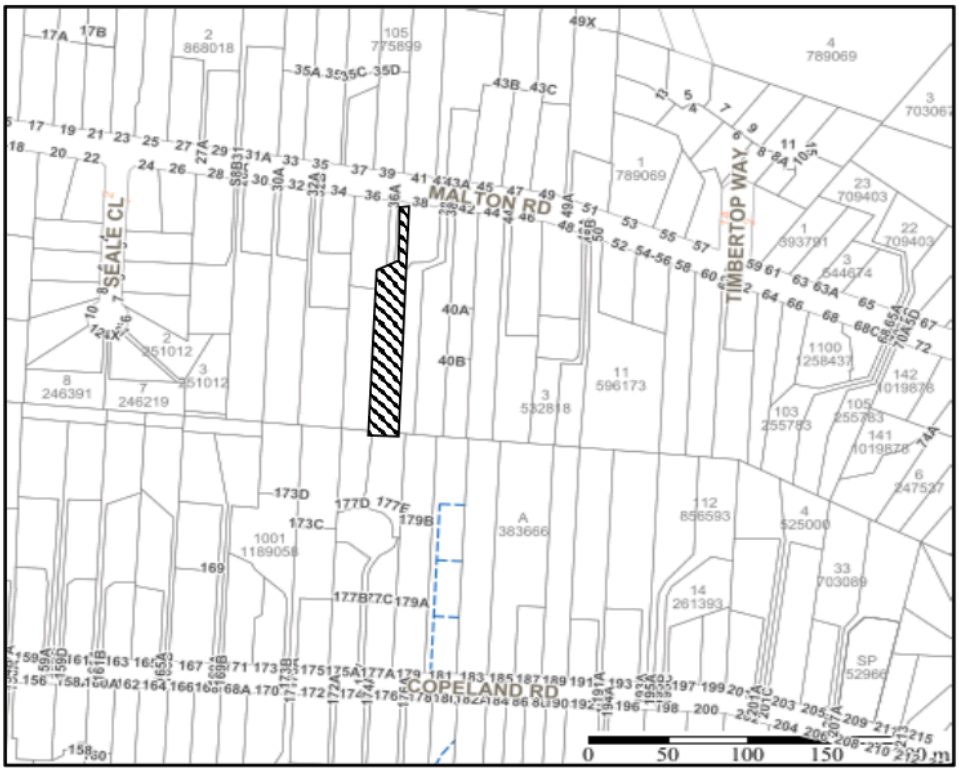
ITEM 5

1. LOCALITY MAP

2. ARCHITECTURAL PLANS

3. LANDSCAPE PLAN

ATTACHMENT 1 - ITEM 5



LOCALITY PLAN

DA/161/2021

No. 38B Malton Road, Beecorft

beecroft house 4

no.38b lot 2 malton road beecroft nsw

architectural list:

page 01 cover page, site plan, basix and roof plan

page 02 floor plans, elevation & sections

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION:
Construction and maintenance for this building should be predominantly off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from a fall. In this case, it is necessary to provide a suitable barrier whenever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE:
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES TRAFFIC:
If finishes have been specified by designer, these have been selected to minimise risk of slips. Floors may become slippery slippery when wet or when spilled on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

STEPS, RAMPS, STAIRS:
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:1999.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES:
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or created so that they become uneven and present a trip hazard. Any loose objects, such as tools, nuts, bolts and offcuts that may cause a slip or trip hazard should be cleared or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls. Any hazardous substances used in construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out, or from the building:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Designate a restricted area below the work area from Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including components, fixtures, fittings and many other items may be inadvertently dislodged. Injury to persons and many parts are in place. Contractors should ensure that temporary bracing or other required support is in place or at times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction, maintenance or demolition of this building or unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:
Construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services may be present in the area of this work. Some of these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, safe work methods should be used.

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate barriers, fall arrest or danger coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be informed of the required handling method.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will involve the use of various tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and maintained. Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to 1990 – it therefore may contain asbestos
1990 – it therefore is likely to contain asbestos
Prior to commencement of work, if suspect asbestos material in either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful materials when using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many adhesives, sealants, paints, stains, varnishes and stain cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while this material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or acoustic insulation may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts on the body. Personal Protective Equipment including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of trenches within excavations. Where practical, installation should be carried out above ground level to avoid the need for workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons working in or around the building during construction. The design documentation calls for warning signs and barriers to prevent unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter such spaces, the building owner should ensure that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter such spaces, the building owner should ensure that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas where maintenance is carried out should be controlled. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
This building has been designed as a residential building. It is, at a later date, it is used or intended to be used as a workplace. The provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of this building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

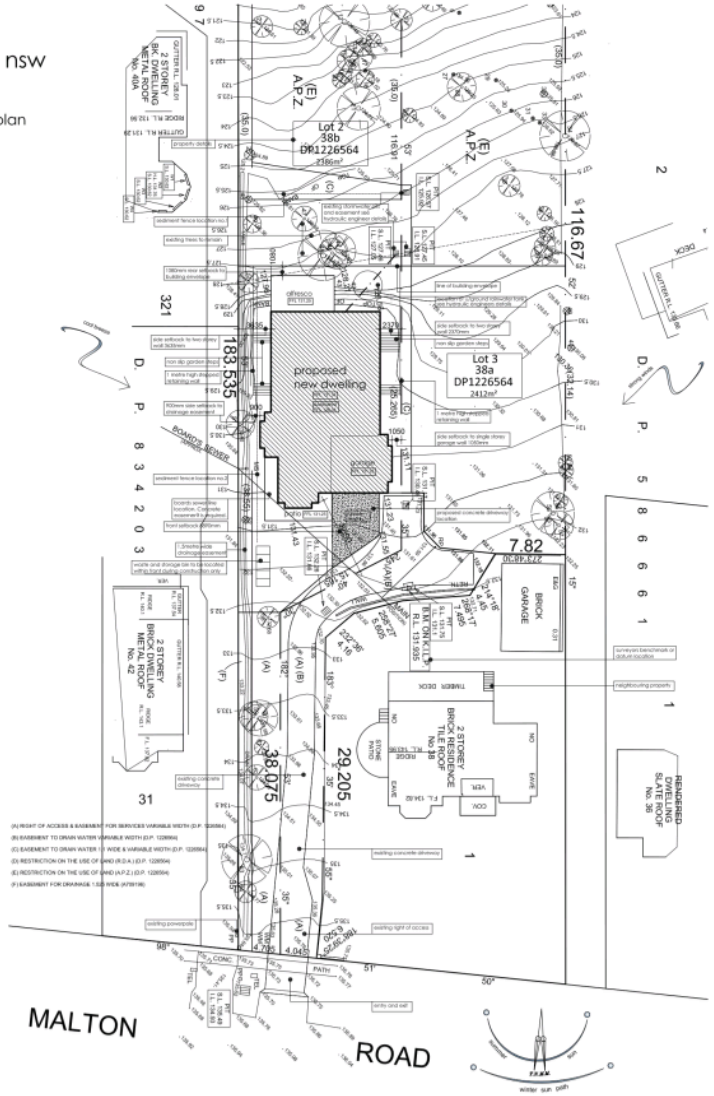
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. If a change of use occurs or a new user, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, WLRC and the relevant Australian Standard.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Ear ear muffs or ear plugs should be made available and worn particular care is needed when undertaking noisy work, using noisy tools, construction and concrete placement. All this done applies.

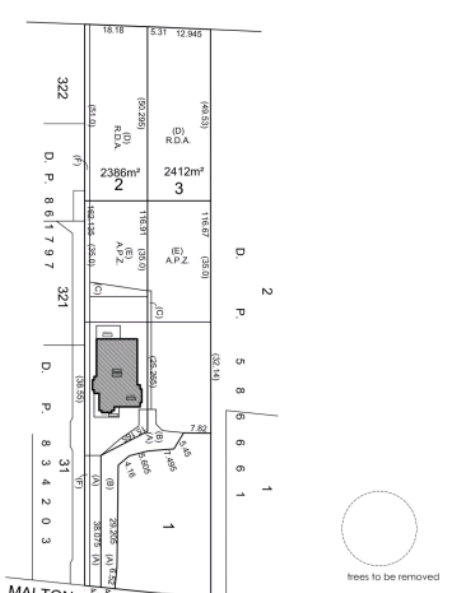
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS,. RENOVATORS, OPERATORS, MAINTENORS AND DEMOLISHERS

safety notes



part site/site analysis plan. (scale 1:250)

bushfire prone site BAL 29

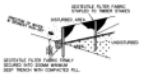


overall site plan. (scale nts)

trees to be removed

trees to remain

tree legend



sediment fence. nts

bushfire prone site BAL 29

Fixtures
- 3A shower heads.
- 4A toilets flushing system.
- 4A taps in the kitchen.
- 4A basin taps in the bathroom.

alternative water
- 3000 litres rainwater tank
- tanks must collect at least from 280m2 of the roof
- tanks must be connected to all toilets
- at least one outdoor tap.
- tank must be connected to clothes washer

Thermal comfort commitments
- refer to certificate for all window and glazed door specifications

Energy commitments
- Hot water system must be gas instant 6 stars.
- Heating EER 3.5-4.0 and cooling system must be 3 phase EER 3.0-3.5 with cell
- Exhaust systems to all bathrooms, kitchen and laundry.
- compact fluorea and LEDs to all bedrooms/study and bathrooms/toilets
- natural lighting to at least four bathrooms
- induction cooktop and electric oven
- wall ventilated fridgerator space
- One fixed outdoor clothes line

basix detail

certificate no: 1132496S date: 14th December 2020
summary only please refer to basix certificate for exact details

general notes and specifications (applies to all pages)

- It is the responsibility of the builder/owner to check & verify all all boundaries, dimensions & building details prior to construction to satisfy him/ the work can be carried out as required. Any discrepancies must be related back to the designer before commencement of works this includes window specifications.
- All work to be in accordance with BCA & local council by - laws.
- Do not scale off drawings, use figured dimensions
- All stormwater drains to be discharged into street gutter or registered drainage easement. Refer to hydraulic engineers details.
- All wall frames and roof trusses to be in accordance with AS1684 Framing Code
- All bitter beams to be as per engineers details and to AS1884 framing code.
- All RC floor slab and structural beams to engineers details.
- All downpipes to be located by roof plumber or otherwise a noted on hydraulic engineers plans.
- Termite protection AS3660.1 Kordon specs or similar
- This drawing must be read inconjunction with all other approved plans / documents by other consultants related to this specific object.
- Whilst every effort is made to sustain approval, the client acknowledges that we cannot guarantee approval as circumstances may arise which are beyond our control.
- Licence for the use of the documentation for statutory approvals or any form of consultation remains the sole property of Distinct Innovations Pty Ltd. All designs and plans are the subject of Copyright Laws and remain the sole property of Distinct Innovations Pty Ltd. You will have non-exclusive right to use the designs/plans for the purposes of this project only. You cannot use or make copies of such documents unless approval is granted by us in writing. In the event that you breach any obligation to make a payment to us, a notice of termination of agreement will be issued noting that approval to use all designs, plans and documentation has been revoked. If such is to occur, all documents, plans and designs and all copies thereof must be returned to us writing in 14 days of the date of issue of the notice of termination.
- We take no responsibility for the details or specifications in the plans/documentation of consultants that have been engaged in respect of this project. It is the responsibility of the superintendent's to check and verify all details prior to construction to satisfy him or herself that work can be carried out as required. Any discrepancies must be immediately relayed back to us prior to the commencement of works or directly to the consultant who prepared the details.
- Distinct Innovations Pty Ltd at no time purports to be quantity surveyors for the purposes of estimating construction costs and inventing budgets. Although we can provide you with a ballpark guide to costs, we cannot formally advise you of actual costs of construction. This must only be done by a suitably qualified quantity surveyor or builder. Any opinion is expressed or otherwise given informally and is not to be taken as a construction cost or quotation.
- Distinct Innovations Pty Ltd expressly takes no responsibility for the estimates, quotes or work/services provided to you by any consultants, building/specialist/civil companies or any other firm or person.
- Prior to proceeding with Distinct Innovations Pty Ltd, it is your expressed responsibility to satisfy yourself that all services are available to the site for the sole purpose of this developments. Contact your relevant government bodies in relation to all services and utilities to ensure that this development can be fulfilled in every aspect. Distinct Innovations Pty Ltd will take no responsibility for inaccessible services to the development site.
- Before building works commence it is the superintendent's responsibility to ensure final architectural plans are read in conjunction with all associated plans and documents provided by other consultants and covenants related to this project. Distinct Innovations Pty Ltd takes no responsibility for errors or omissions in this regard.
- Prior to excavation you must call Dial before you Dig.
- All work safety procedures must be conducted in the proper manner as per the new legislation WHS act 2011.

area calculations	
site area	2386m2
proposed new dwelling	
living	308.00m2
alfresco/patio	77.00m2
garage	42.00m2
total area	427.00m2 45.96squares
landscaping	1886.00m2 or 79%
private open space	1400.00m2
site coverage	261.00m2 or 11%
floor area	350.00m2

Distinct Innovations
p: 02 8850 6156
w: distinctinnovations.com.au
e: email@distinctinnovations.com.au

amendments	date	amendments	date

client / project:
proposed new dwelling
c/o baronia building
no.38b malton road beecroft nsw

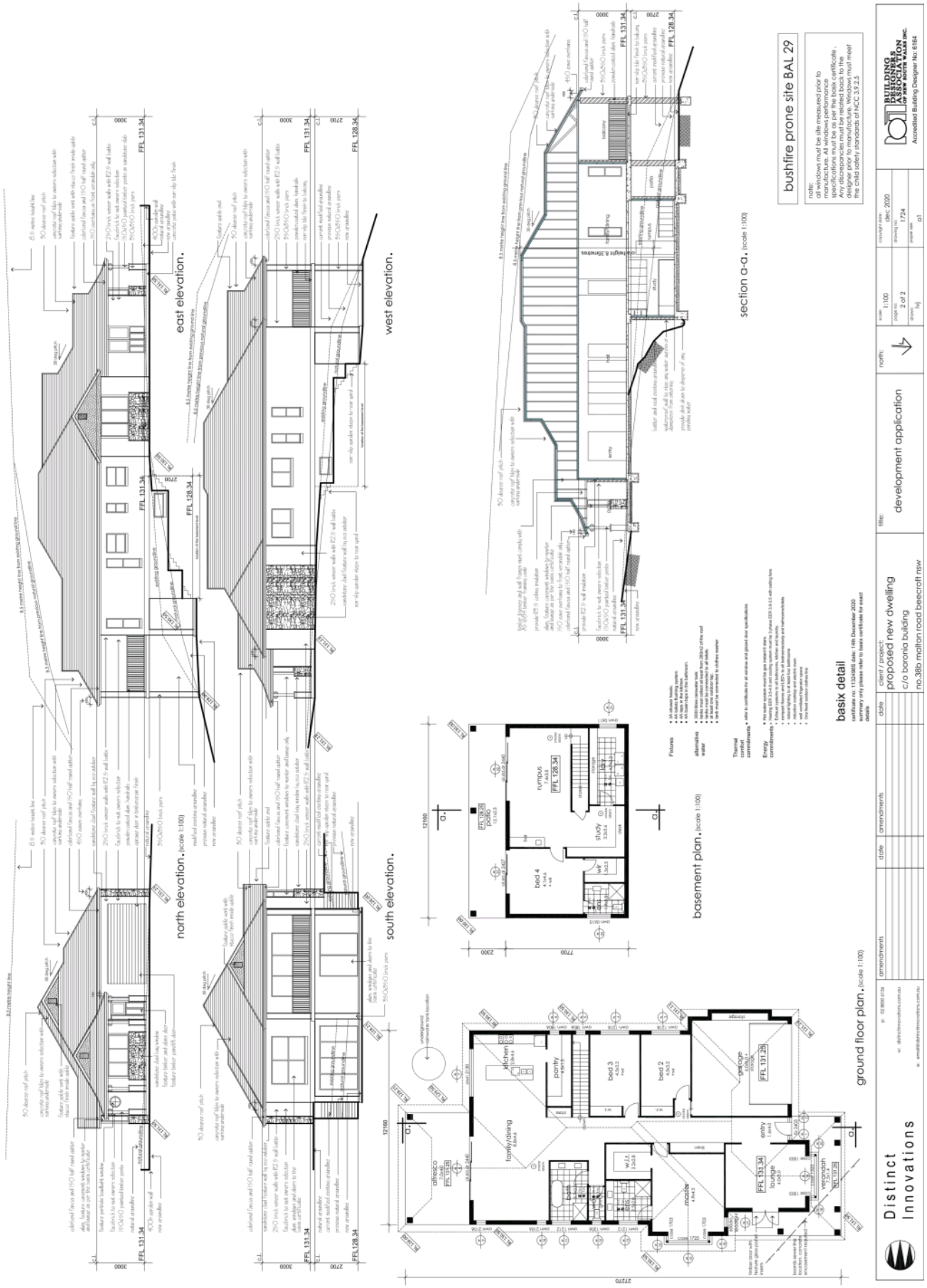
title:
development application

north:

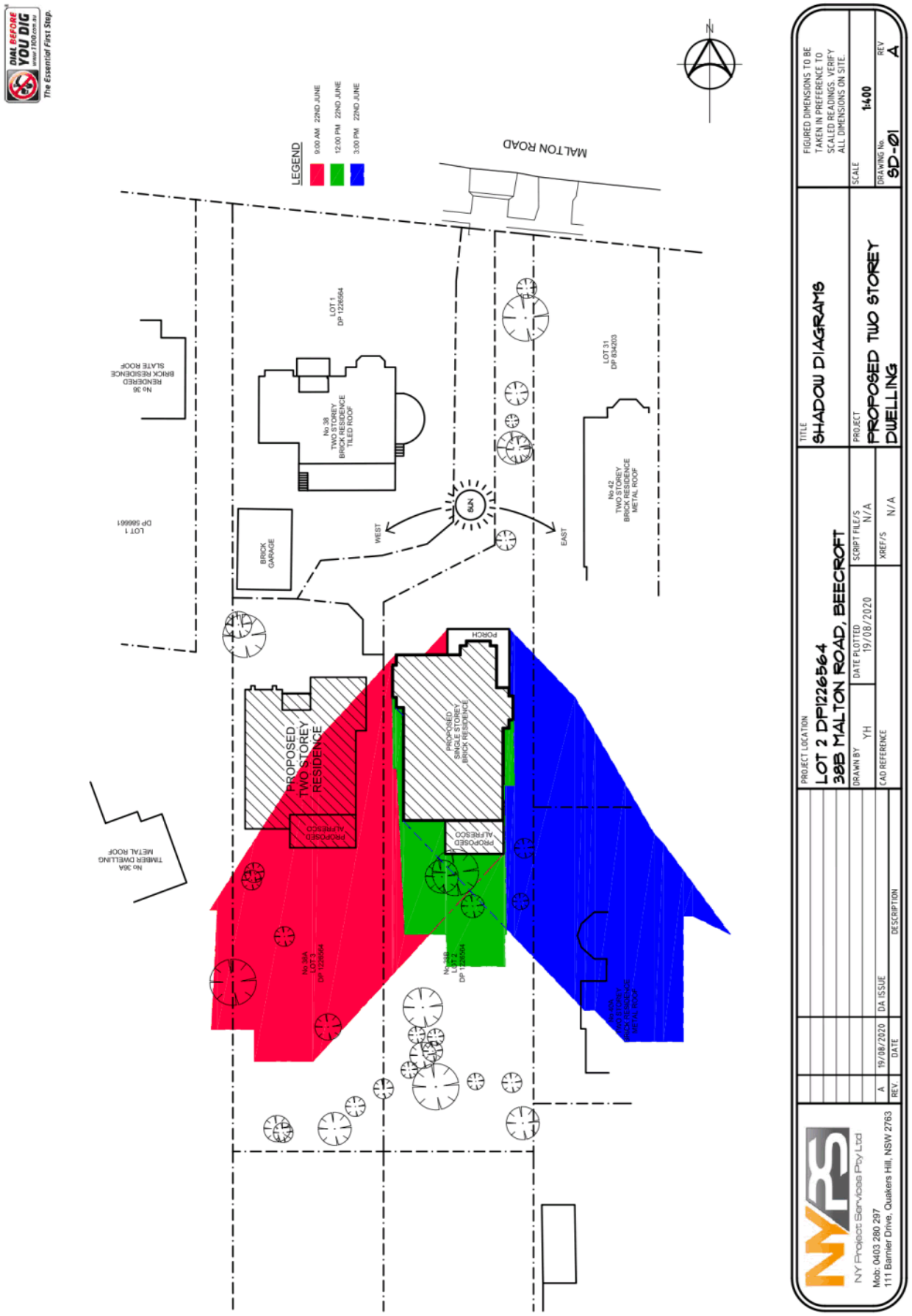
scale	copyright date
1:250 nts	dec 2020
page no. 1 of 2	drawing no. 1724
drawn vj	paper size a1

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
Accredited Building Designer No: 6164

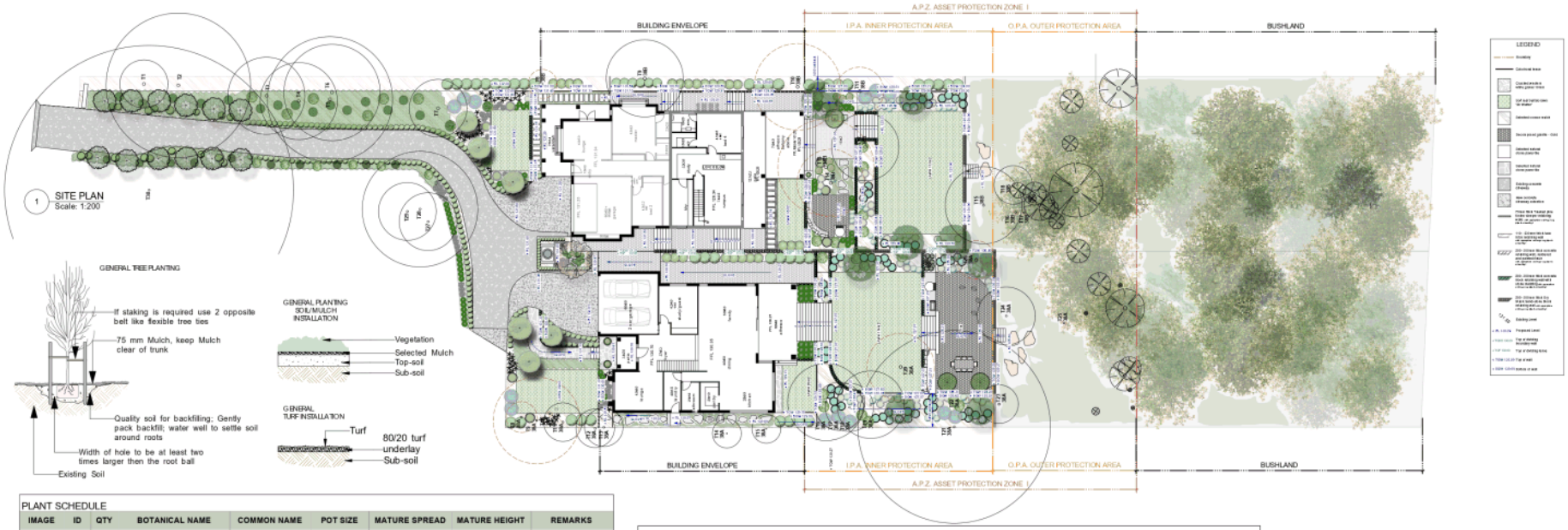
ATTACHMENT 2 - ITEM 5



ATTACHMENT 2 - ITEM 5



ATTACHMENT 2 - ITEM 5



PLANT SCHEDULE

IMAGE	ID	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
	Trees							
	Bac	3	Backhousia citriodora	Lemon Scented Myrtle	75 Ltr	2.0 - 5.0 m	4.5 - 15.0 m	Native/fire retardant
	Can	8	Cupaniopsis anacardioides	Tuckeroo	75 Ltr	3.5 - 7.0 m	4.5 - 8.0 m	Native/fire retardant
	Mso	1	Magnolia soulangeana	Saucer Magnolia	75 Ltr	3.5 - 7.5 m	5 - 7.5 m	
	Mtb	6	Magnolia 'Teddy Bear'	Teddy Bear Magnolia	75 Ltr	2.0 - 3.0 m	2.5 - 4.0 m	Fire retardant
	Pn	12	Pyrus nivalis	Snow Pear	75 Ltr	2.5 - 5.0 m	3.5 - 8.0 m	Fire retardant
	Shrubs							
	Acs	24	Acmena 'Sublime'	Lillypilly	400 mm	2.5 - 3.0 m	3.0 - 6.0 m	Native/fire retardant
	Am	25	Acanthus mollis	Oyster Plant	175 mm	0.8 - 0.9 m	0.8 - 1.0 m	fire retardant
	Bfs	207	Buxus sp.	Box	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Drought tollerant
	Bm	17	Buxus microphylla Topiary	Japanese Box	300mm	1.0 - 1.5 m	1.0 - 1.5 m	
	Cs	47	Camellia 'Paradise Blush'	Camellia	400 mm	1.5 - 2.5 m	2.0 - 3.0 m	Fire retardant
	Em	16	Eupatorium megalophyllum	Purple Mist flower	175 mm	1.5 - 2.5 m	2.5 - 3.0 m	
	Gf	89	Gardenia augusta 'Florida'	Gardenia	200 mm	0.8 - 1.0 m	0.8 - 1.0 m	Fire retardant
	Hq	31	Hydrangea quercifolia	Oakleaf Hydrangea	200 mm	2.0 - 3.5 m	1.5 - 3.0 m	
	Rop	10	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	Drought tollerant
	Perennials							
	Acl	64	Arthropodium cirratum	Renga Lily	175 mm	0.6 - 0.9 m	0.75 - 0.9 m	Fire retardant
	Grasses							
	Dcob	65	Dianella caerulea 'Cassa Blue'	Blue Flax-lily	175 mm	0.3 - 0.4 m	0.4 - 0.5 m	Native/fire retardant
	Ll	14	Lomandra longifolia	Spiny-head Mat-rush	175 mm	0.6 - 1.5 m	0.6 - 1.5 m	Native/fire retardant
	Msg	3	Miscanthus sinensis 'Gracillimus'	Maiden Grass	175 mm	0.8 - 1.2 m	1.0 - 1.2 m	
	Groundcovers							
	Dl	106	Dichondra repens	Kidney Weed	tube	0.9 - 1.2 m	0.0 - 0.3 m	Native/fire retardant
	Gr	12	Gardenia radicans	Creeping Gardenia	175 mm	0.6 - 0.9 m	0.2 - 0.5 m	Fire retardant
	Hc	1993	Hedera canariensis	Algerian Ivy	tube	0.5 - 1.0 m	0.2 - 0.5 m	Fire retardant
	Ljr	64	Liriope muscari var. 'Just Right'	Turf Lily 'Just Right'	175 mm	0.5 - 0.6 m	0.5 - 0.7 m	Native/fire retardant
	Total:	**2417**						

EXISTING TREE SCHEDULE AS PER ARBORIST REPORT

TREE NO.	GENUS SPECIES	COMMON NAME	HEIGHT	CANOPY	CALLIPER	RL	ACTION/COMMENT
1	Glochidion ferdinandi	Cheese Tree	9000	5000	300	134.77	Retain
2	Eucalyptus pilularis	Blackbutt	26000	15000	300	134.71	Retain
3	Melaleuca leucadendron	Weeping Paper Bark	14000	8000	300	134.26	Retain
4	Ornamental Species	Ornamental Species	12000	8000	300	133.99	Retain
5	Syncarpia glomulifera	Turpentine	22000	13000	300	133.99	Retain
6	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	10000	300	133.98	Retain
7	Syncarpia glomulifera	Turpentine	10000	6000	300	132.68	Retain
8 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	3200	200	132.23	Remove - Poor health
8 - 38B	Acer negundo	Boxelder, Ashleaf Maple	16000	3000	100	131.50	Remove
9 - 38A	Acer negundo	Boxelder, Ashleaf Maple	13000	9000	200	132.11	Remove - Undesirable species
9 - 38B	Syncarpia glomulifera	Turpentine	5000	8000	300	130.00	Retain
10 - 38A	Stag	Stag	9000	500	200	131.90	Remove - Poor health
10 - 38B	Acer negundo	Boxelder, Ashleaf Maple	13000	9000	300	127.96	Remove - Undesirable species
11 - 38A	Camellia japonica	Japanese Camellia	5000	4000	200	131.72	Retain
11 - 38B	Eriobotrya japonica	Loquat	4000	5000	300	126.50	Remove
12 - 38A	Camellia japonica	Japanese Camellia	5000	4000	200	131.60	Retain
12 - 38B	Pittosporum undulatum	Sweet pittosporum, Native Daphne	11000	7000	300	126.48	Retain
13 - 38A	Hymenosporum flavum	Native frangipani	17000	4000	200		Retain
13 - 38B	Syncarpia glomulifera	Turpentine	25000	10000	300	127.57	Remove
14 - 38A	Lagerstroemia indica	Crepe Myrtle	4000	3000	100	130.06	Retain
14 - 38B	Syncarpia glomulifera	Turpentine	12000	7000	300	127.54	Remove
15 - 38A	Brachychiton populneus	Kurrajong	15000	3000	100	129.85	Retain
15 - 38B	Jacaranda mimosifolia	Jacaranda	17000	8000	200	124.71	Retain
16 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	13000	8000	200	128.89	Retain
16 - 38B	Stag	Stag	10000	500	200	124.02	Remove - Poor health
17 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	10000	5000	200	128.69	Retain
17 - 38B	Stag	Stag	30000	500	200	124.18	Remove
18 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	13000	5000	200	128.51	Retain
18 - 38B	Pittosporum undulatum	Sweet pittosporum, Native Daphne	10000	4000	200	123.89	Retain
19 - 38A	Jacaranda mimosifolia	Jacaranda	15000	7000	200	128.16	Retain
20 - 38A	Syncarpia glomulifera	Turpentine	18000	7000	300	127.78	Remove - Within building footprint
21 - 38A	Eucalyptus pilularis	Blackbutt	28000	20000	200	126.87	Retain
22 - 38A	Stag	Stag	18000	500	20	126.62	Remove - Within building footprint
23 - 38A	Pittosporum undulatum	Sweet pittosporum, Native Daphne	6000	4000	200	125.81	Retain
24 - 38A	Syncarpia glomulifera	Turpentine	15000	6000	200	125.25	Retain
25 - 38A	Stag	Stag	30000	500	200	124.50	Remove - Poor health
26 - 38A	Eriobotrya japonica	Loquat	9000	4000	300	123.11	Remove - Undesirable species
27	Syncarpia glomulifera	Turpentine	13000	6000	200		Retain
28	Syncarpia glomulifera	Turpentine	19000	12000	200		Retain
29	Syncarpia glomulifera	Turpentine	19000	6000	200		Retain
30	Liquidambar styraciflua	American Sweetgum	25000	30000	200		Retain

PLANTING NOTES

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

MULCH
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

LANDSCAPE NOTES

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by council DCPs.
Proposed development to include new pits and grates to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flows. Subsoil drainage/Ag.lines to be used in garden beds.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building code of Australia and all relevant Australian standards and all codes and regulations of local council and other authorities.
All timber construction shall be in accordance with the timber framing code
All footings and walls to future structural engineers detail.

TREE PROTECTION
All trees to be retained will have tree protection in accordance to Arborist or equivalently qualified person's recommendations.

Grindstone LANDSCAPES
DESIGN • CONSTRUCT • MAINTAIN
0420 761 202 I ABN 56 414 286 537 I design@grindstonelandscapes.com
AILDM member: 1265

PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119

DRAWING TITLE.
LANDSCAPE PLAN

SHEET No. DA-01
Rev. No. D
SCALE. 1:200 @ A1

DATE. 14/08/2020
DRAWING BY. CC

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ATTACHMENT 3 - ITEM 5

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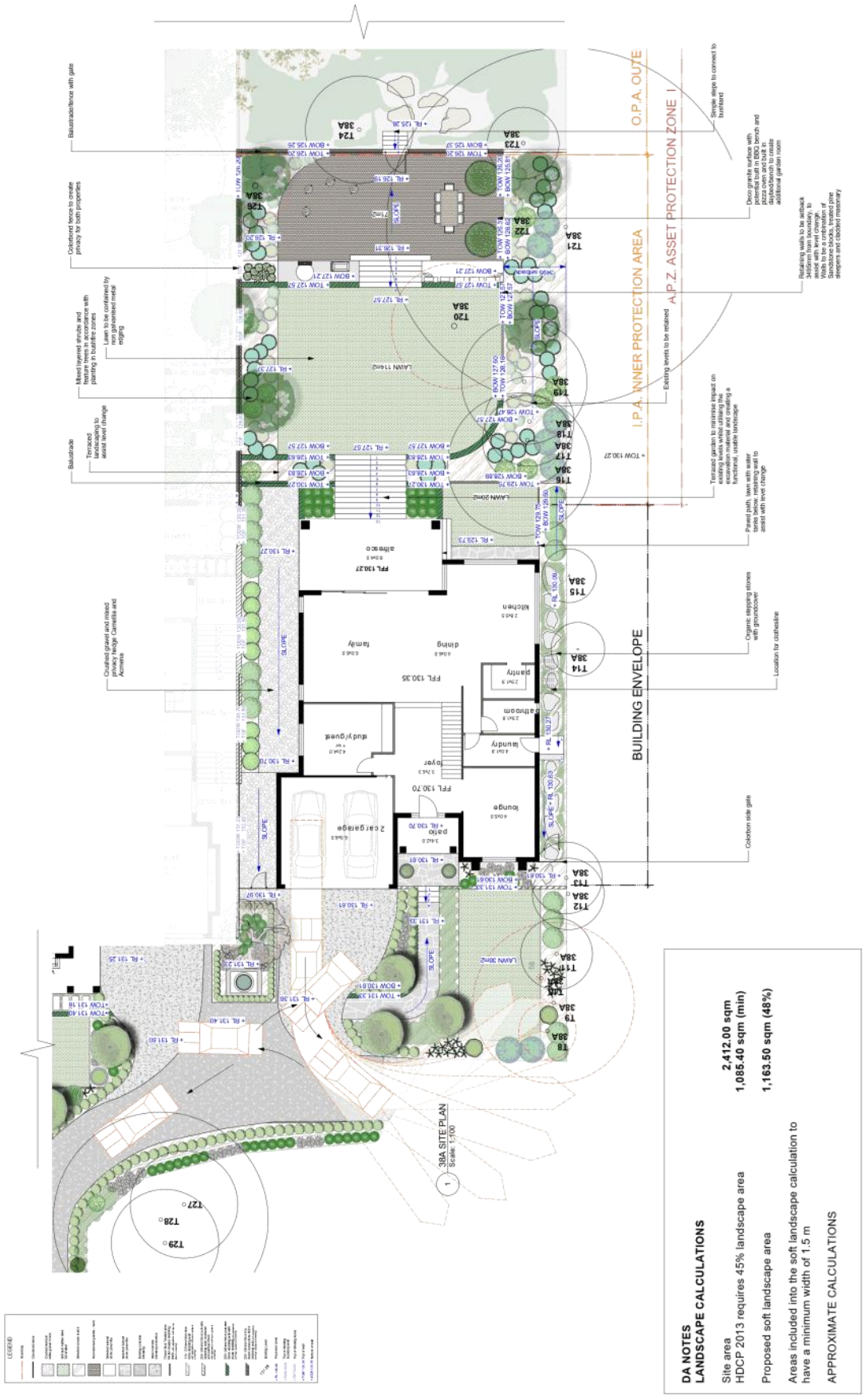

DA NOTES
LANDSCAPE CALCULATIONS

Site area	2,412.00 sqm
HDCP 2013 requires 45% landscape area	1,085.40 sqm (min)
Proposed soft landscape area	1,163.50 sqm (48%)

Areas included into the soft landscape calculation to have a minimum width of 1.5 m

APPROXIMATE CALCULATIONS

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N

PROJECT.
Peter Henderson
38a & 38b Malton Road,
Beecroft NSW 2119

DRAWING TITLE.
38A LANDSCAPE PLAN

SHEET No. DA-05
Rev. No. D
SCALE. 1:100 @A1

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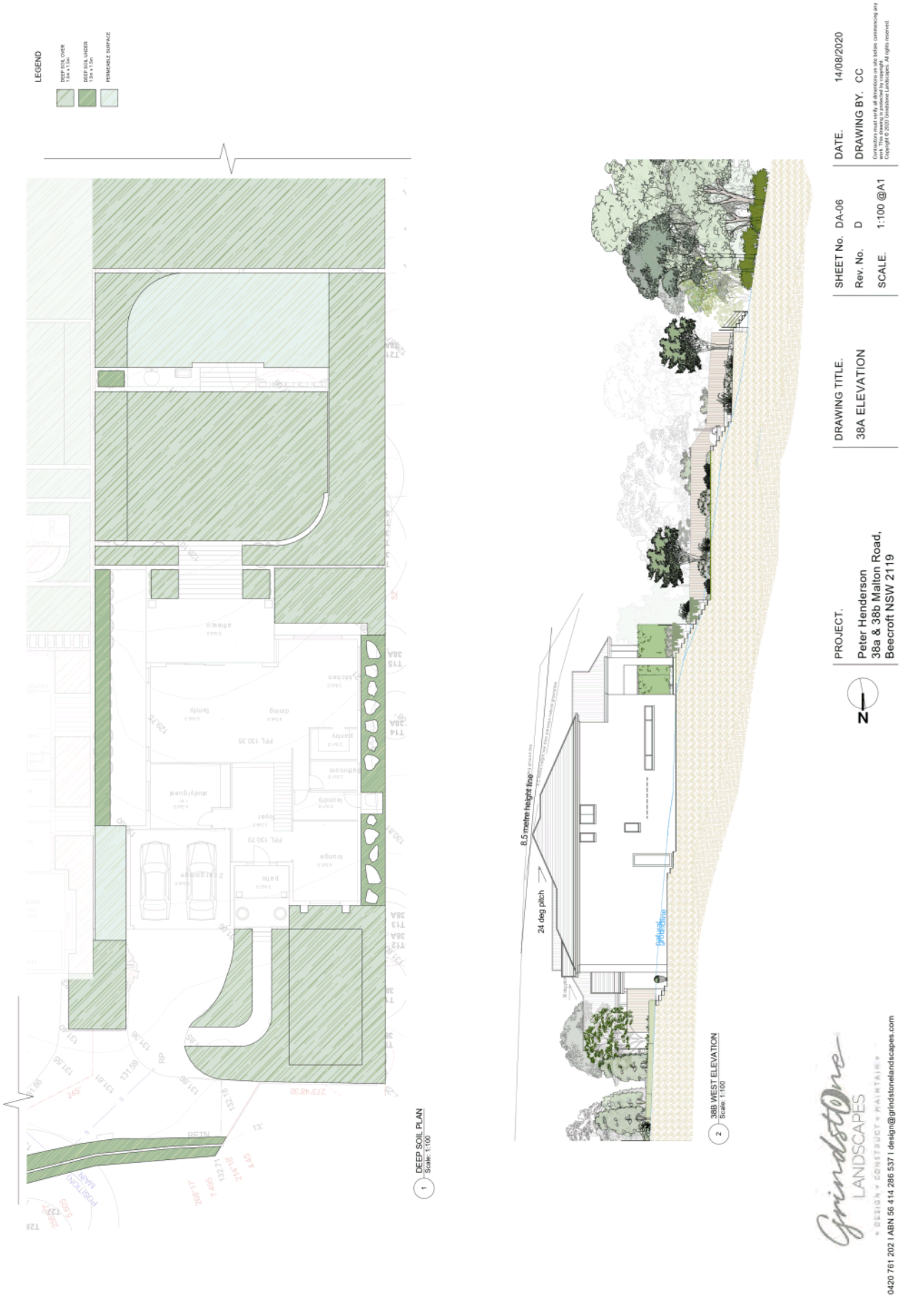

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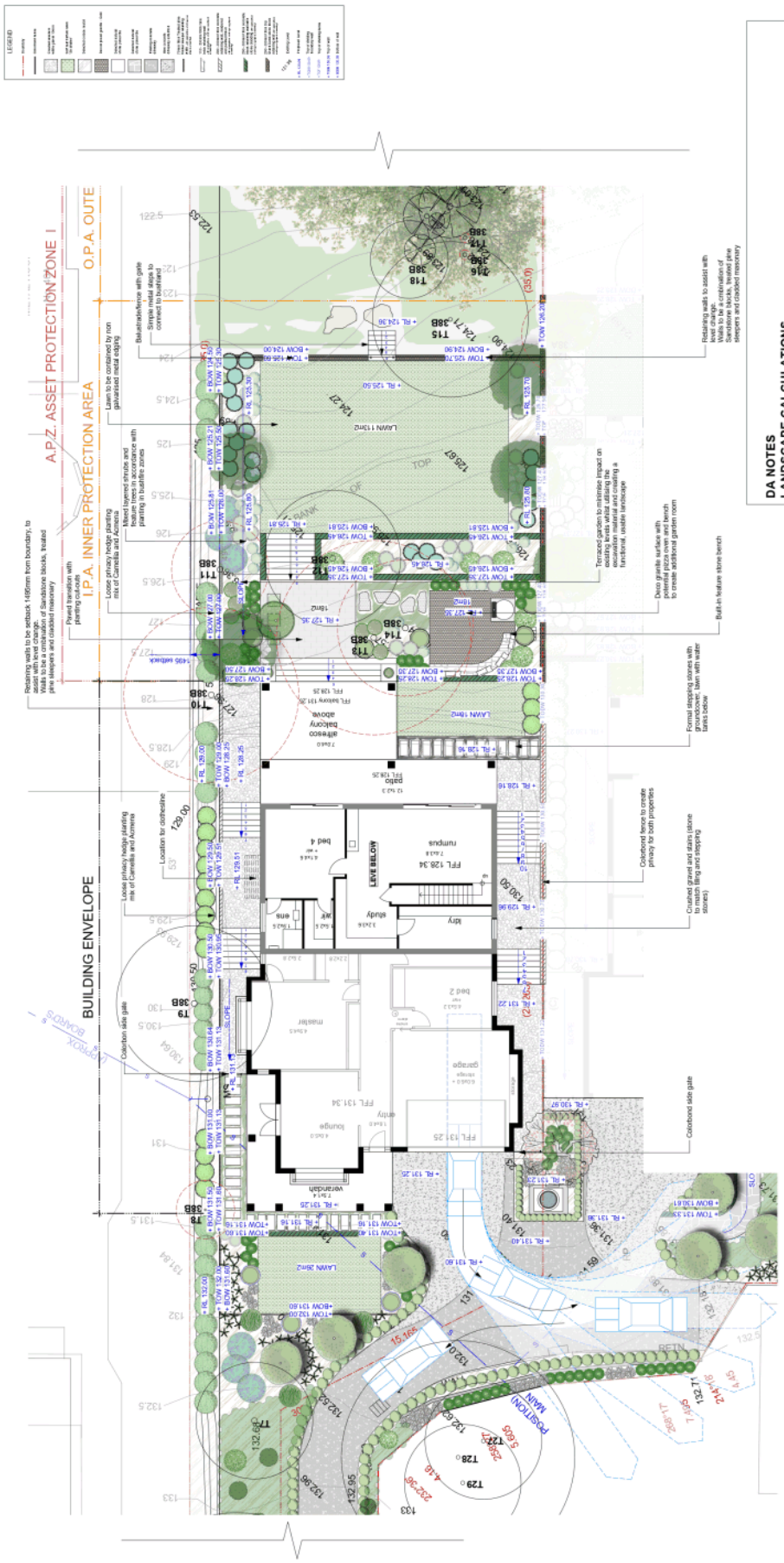

DA NOTES
LANDSCAPE CALCULATIONS

Site area	2,386.00 sqm
HDCP 2013 requires 45% landscape area	1,073.70 sqm (min)
Proposed soft landscape area	1,434.85 sqm (60%)

Areas included into the soft landscape calculation to be have a minimum width of 1.5 m

APPROXIMATE CALCULATIONS

DRAWING TITLE.
38B LANDSCAPE PLAN

SHEET No. DA-03
Rev. No. D
SCALE. 1:100 @ A1

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PROJECT.
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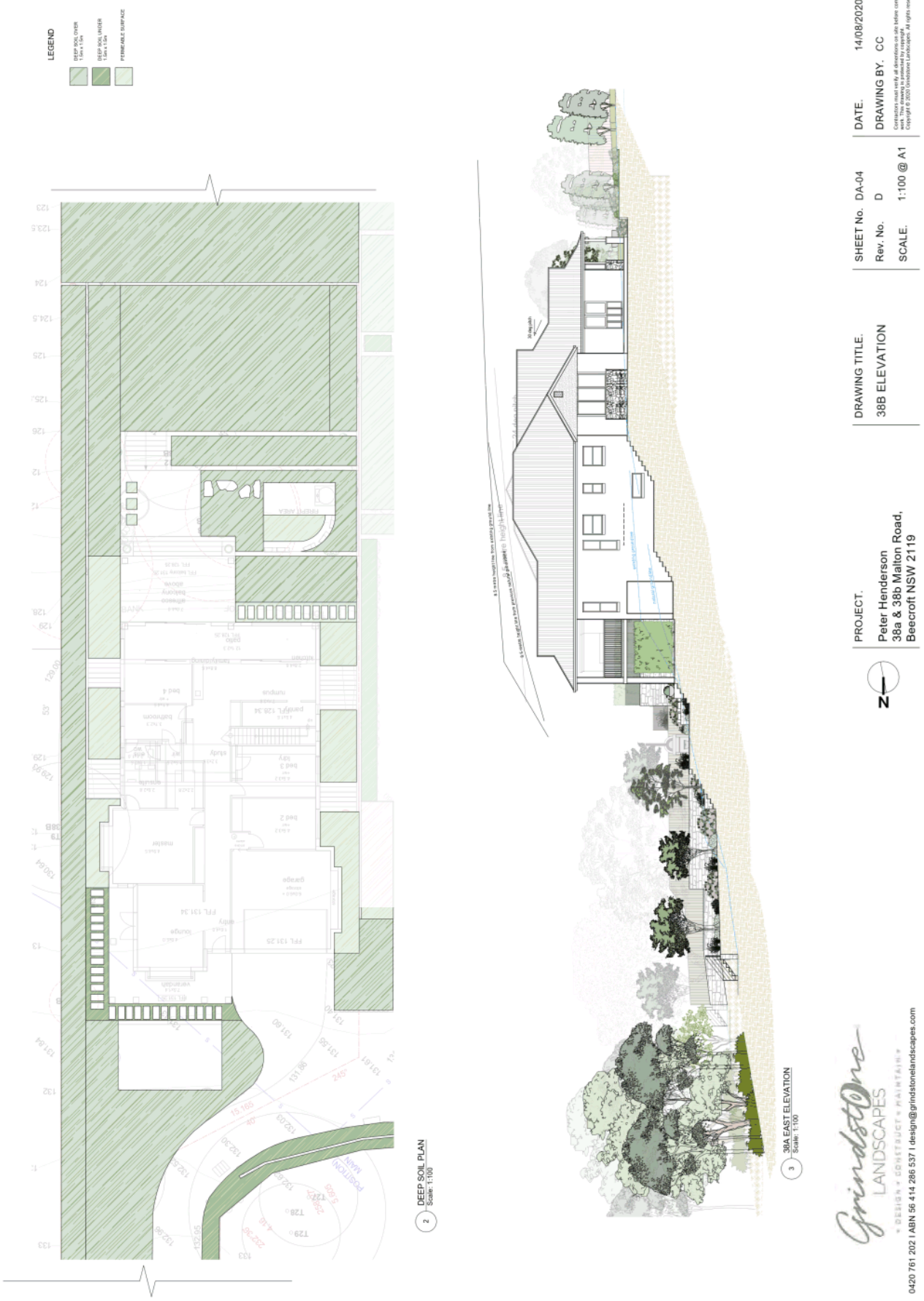


ATTACHMENT 3 - ITEM 5

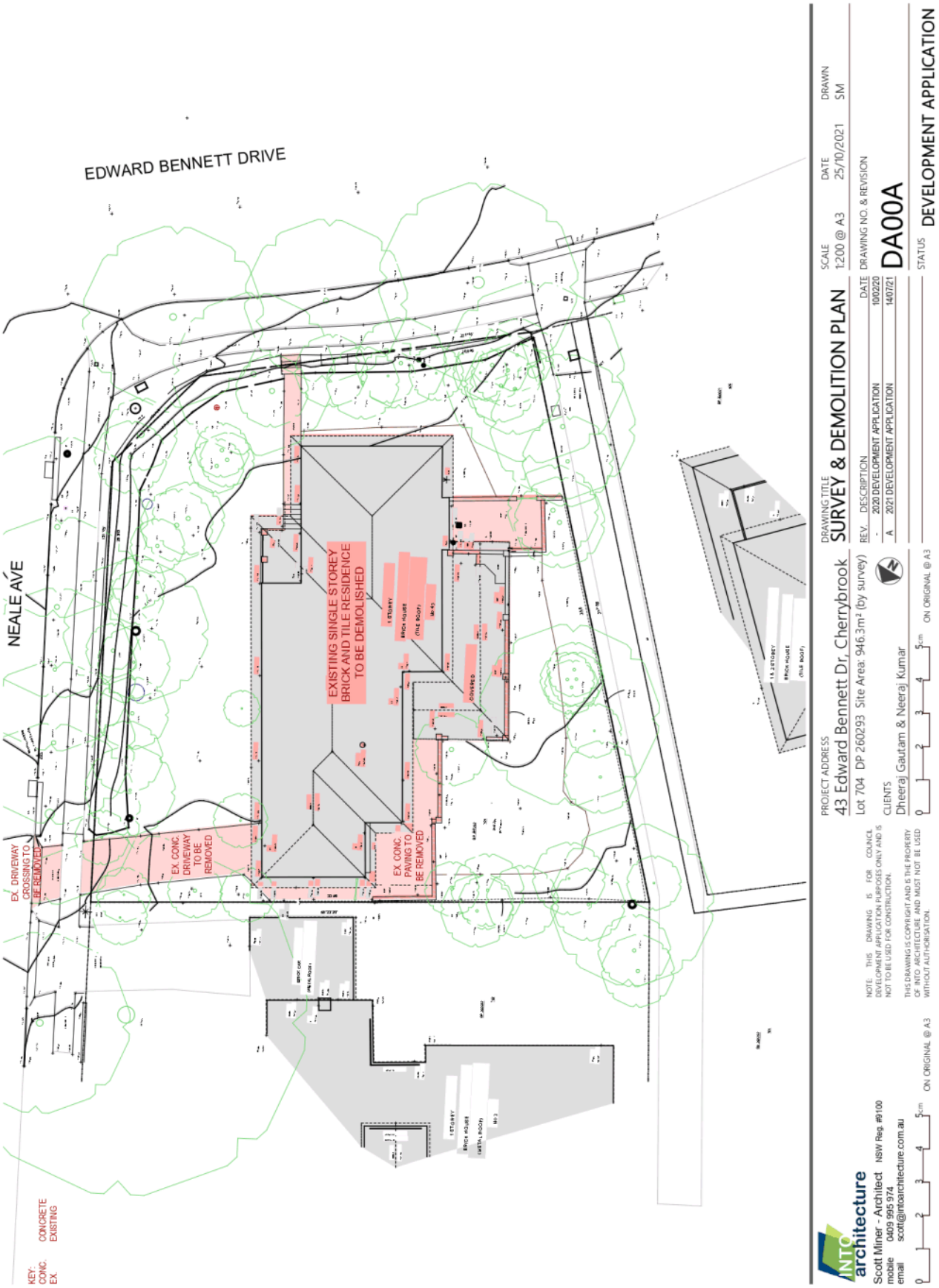
ITEM 6

ATTACHMENT/S

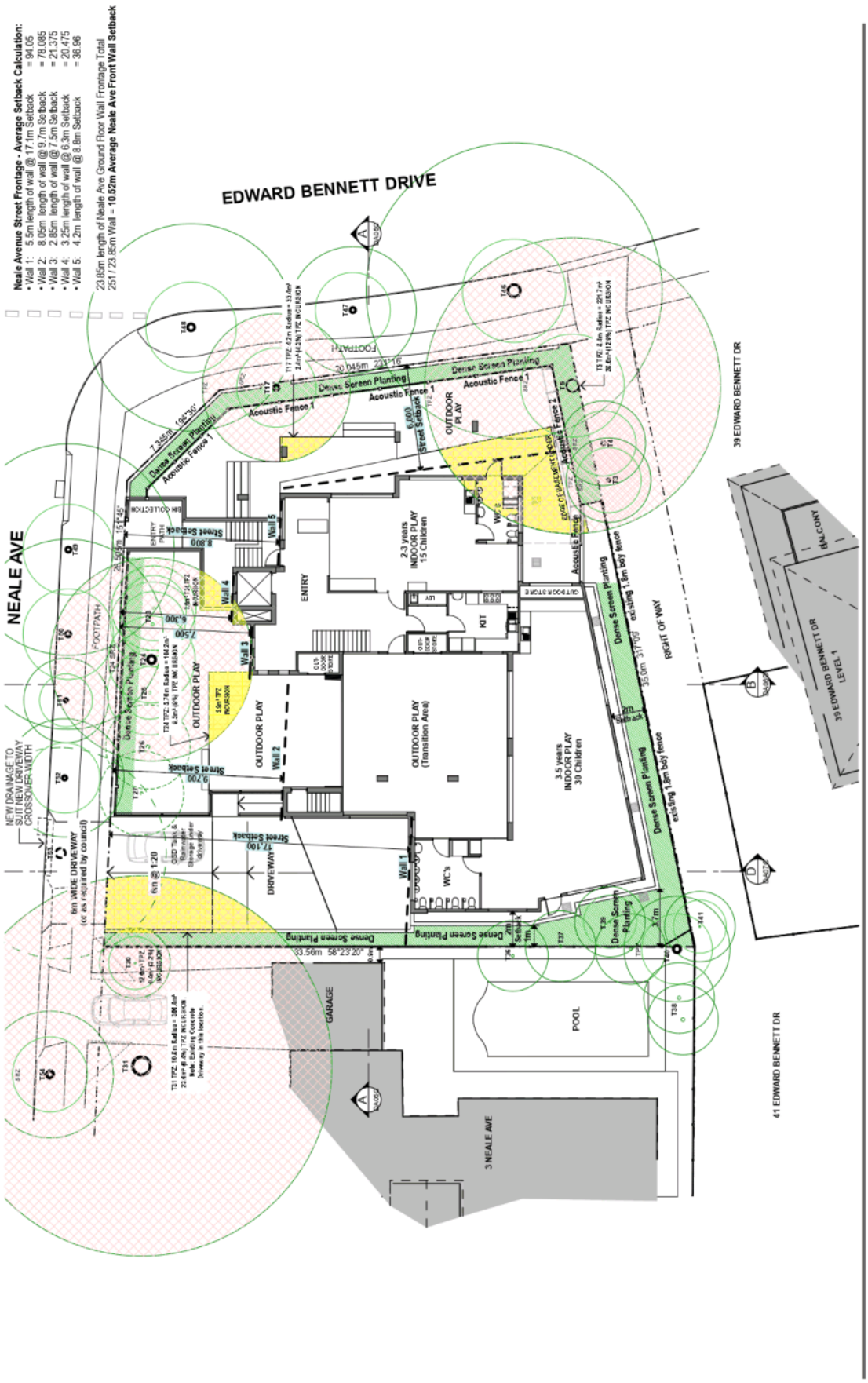
REPORT NO. LPP5/22

ITEM 6

1. ARCHITECTURAL PLANS
2. LANDSCAPE PLAN
3. LOCALITY PLAN
4. PLAN OF MANAGEMENT
5. TRAFFIC & PARKING REPORT



ATTACHMENT 1 - ITEM 6



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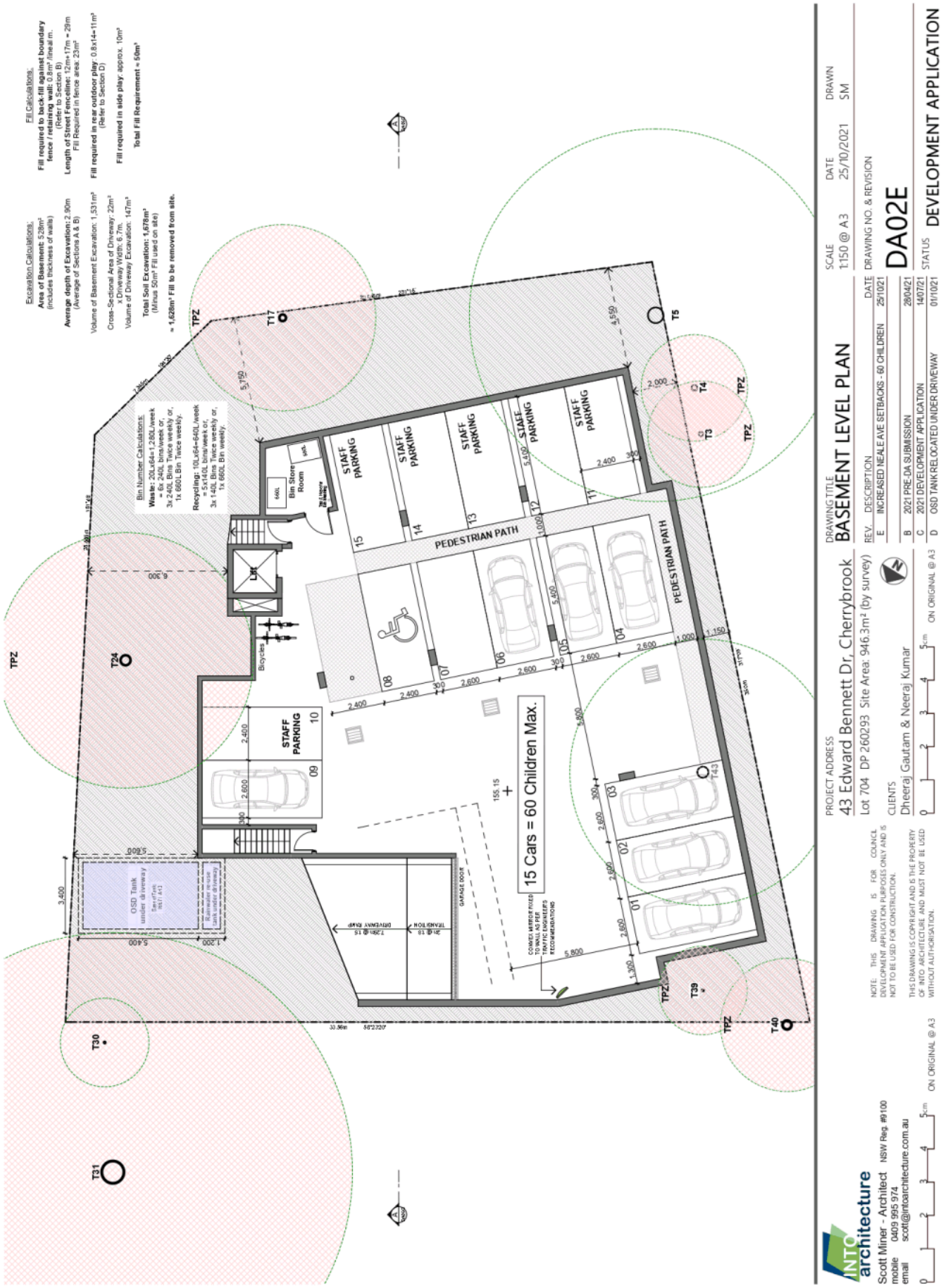

ATTACHMENT 1 - ITEM 6

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
GROUND FLOOR PLAN

REV.	DESCRIPTION	DATE
J	2m SIDE SETBACK TO 41 EDWARD BENNETT DR	07/06/21
K	20/21 DEVELOPMENT APPLICATION	29/07/21
L	OSD TANK RELOCATED UNDER DRIVEWAY	01/10/21
M	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE 1:150 @ A3
DATE 25/10/2021
DRAWN SM
DRAWING NO. & REVISION DA03M
STATUS DEVELOPMENT APPLICATION

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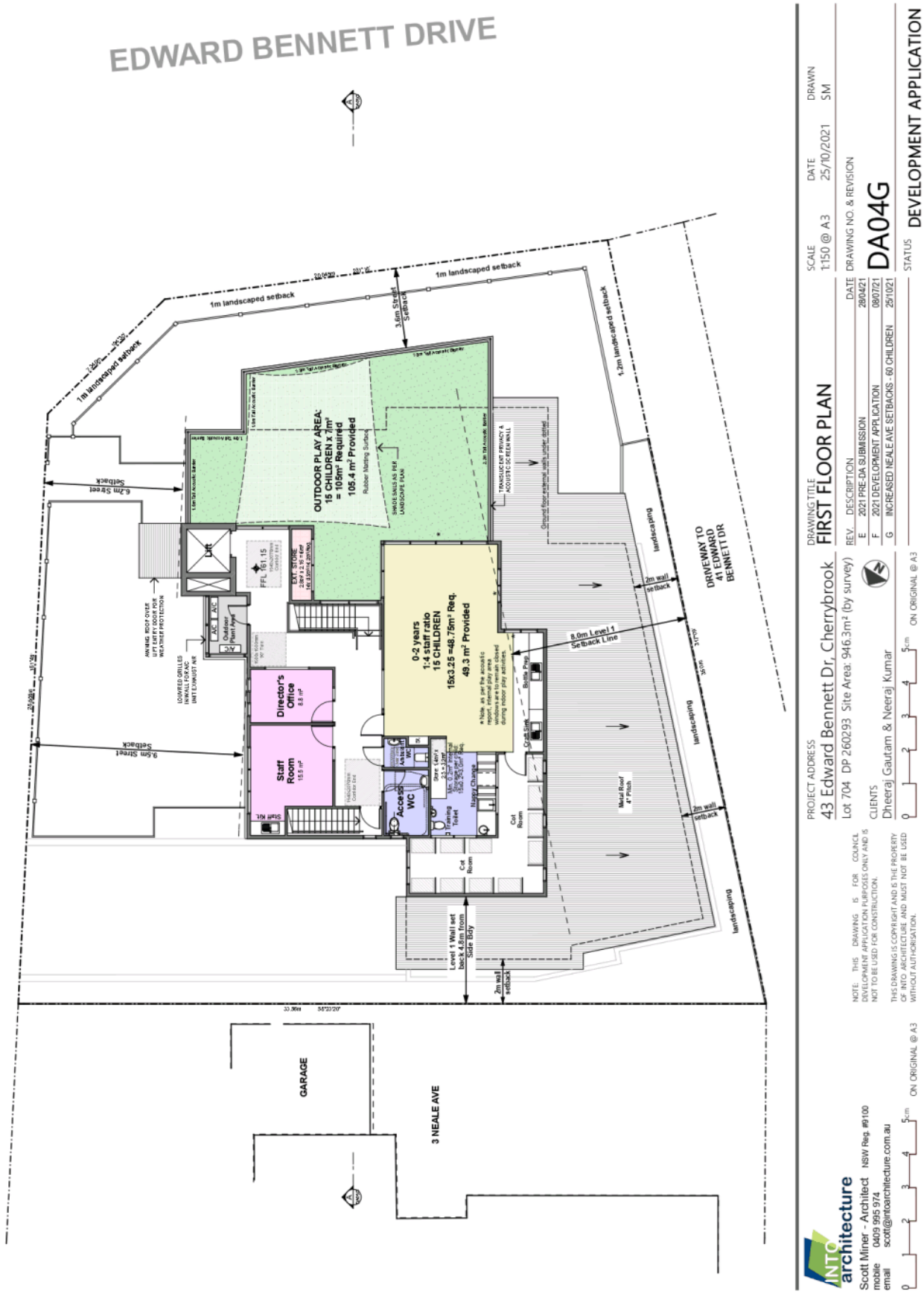
INTO architecture
Scott Miner - Architect NSW Reg. #9100
mobile 0409 995 974
email scott@intoarchitecture.com.au

0 1 2 3 4 5m ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6



PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
FIRST FLOOR PLAN

REV.	DESCRIPTION	DATE
E	2021 PRE-DA SUBMISSION	280421
F	2021 DEVELOPMENT APPLICATION	080721
G	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	251021

SCALE 1:150 @ A3
DATE 25/10/2021
DRAWN SM
DRAWING NO. & REVISION DA04G
STATUS DEVELOPMENT APPLICATION

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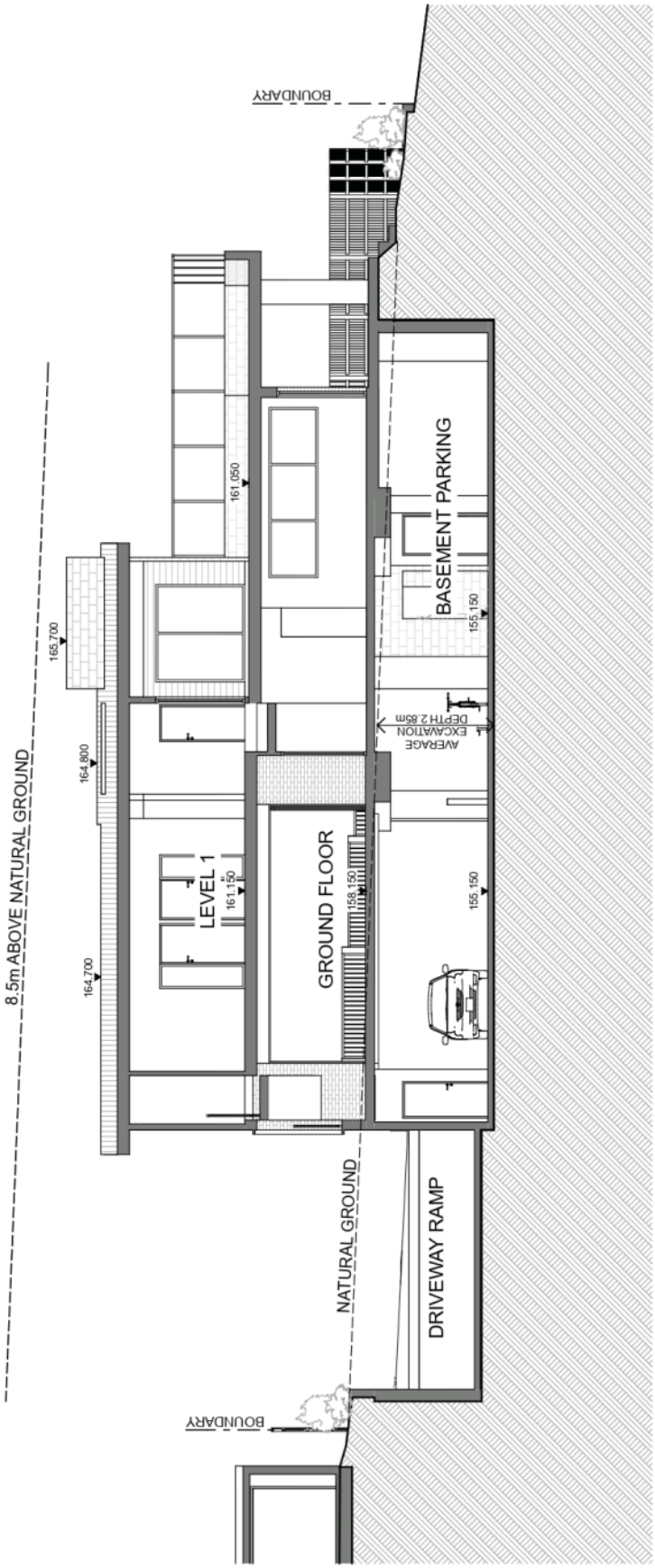
0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6



SECTION A
1:100

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
SECTION A

SCALE 1:100 @ A3
DATE 25/10/2021
DRAWN SM

REV.	DESCRIPTION	DATE
-	2020 DEVELOPMENT APPLICATION	10/02/20
A	2021 PRE-DA SUBMISSION	28/04/21
B	2021 DEVELOPMENT APPLICATION	14/07/21
C	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

DRAWING NO. & REVISION
DA05C

STATUS
DEVELOPMENT APPLICATION

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0 1 2 3 4 5cm ON ORIGINAL @ A3

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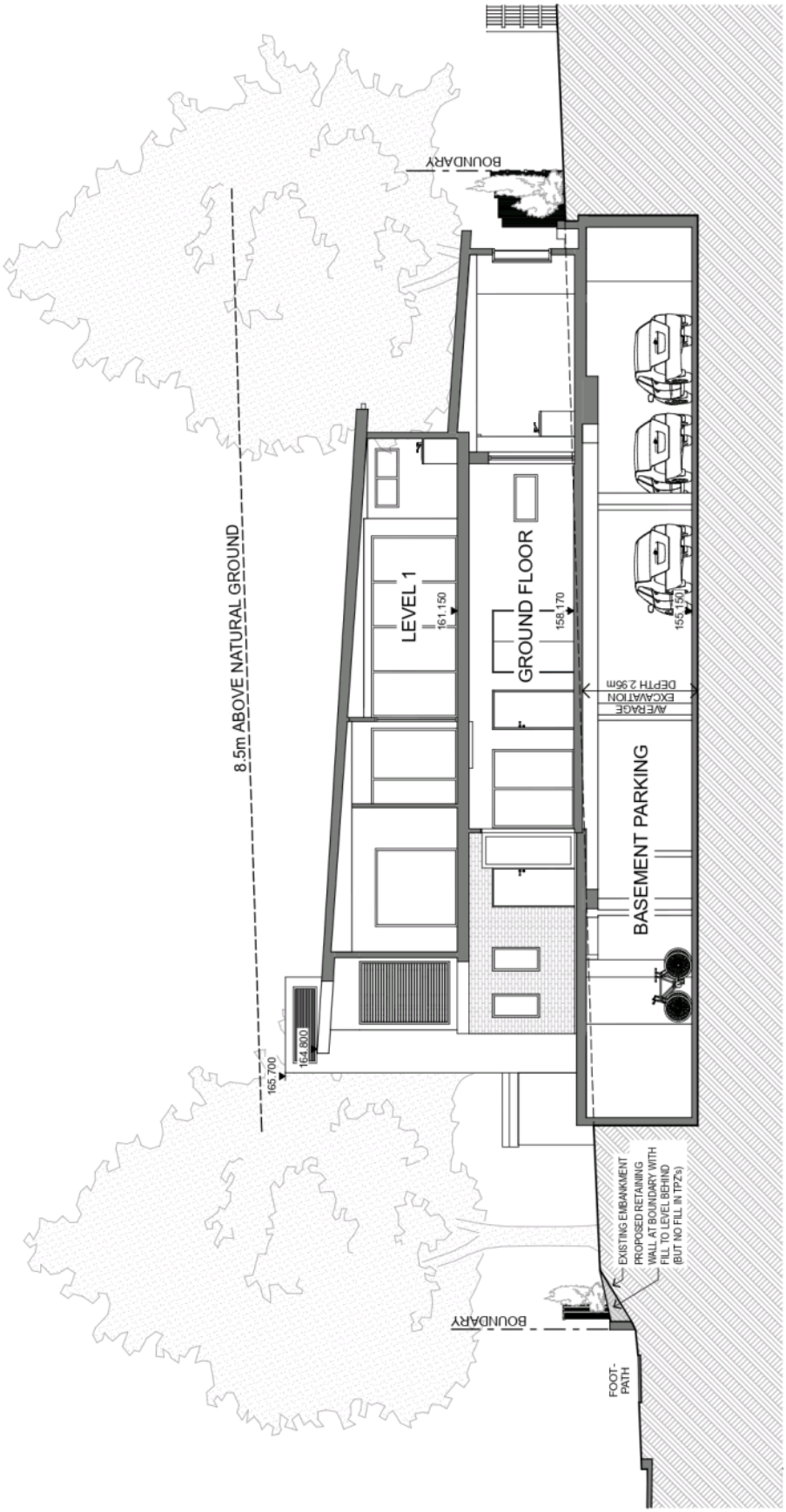
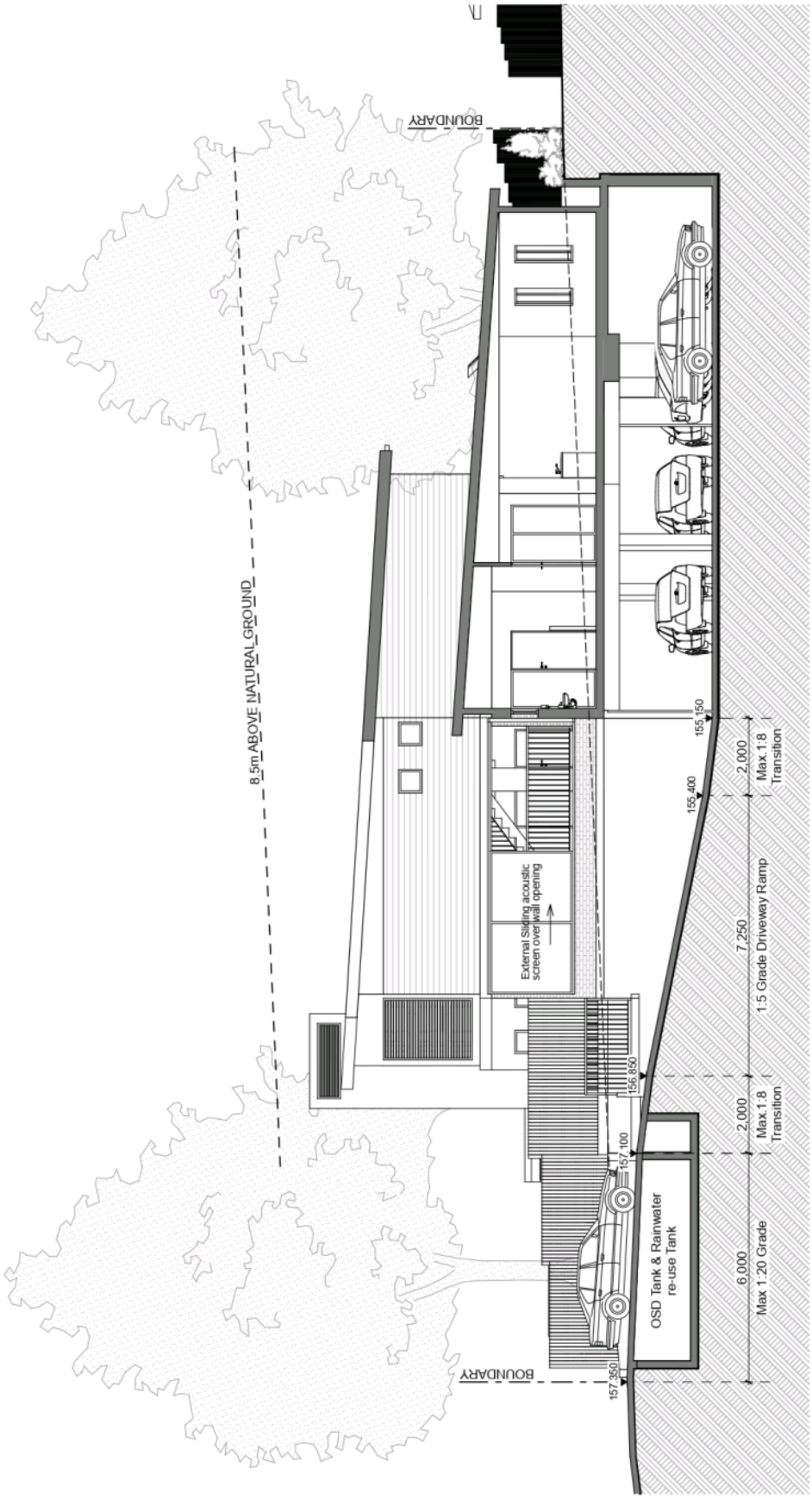
0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6



ATTACHMENT 1 - ITEM 6



SECTION D
1:100

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0 1 2 3 4 5cm ON ORIGINAL @ A3

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
SECTION D

SCALE 1:100 @ A3
DATE 25/10/2021
DRAWN SM

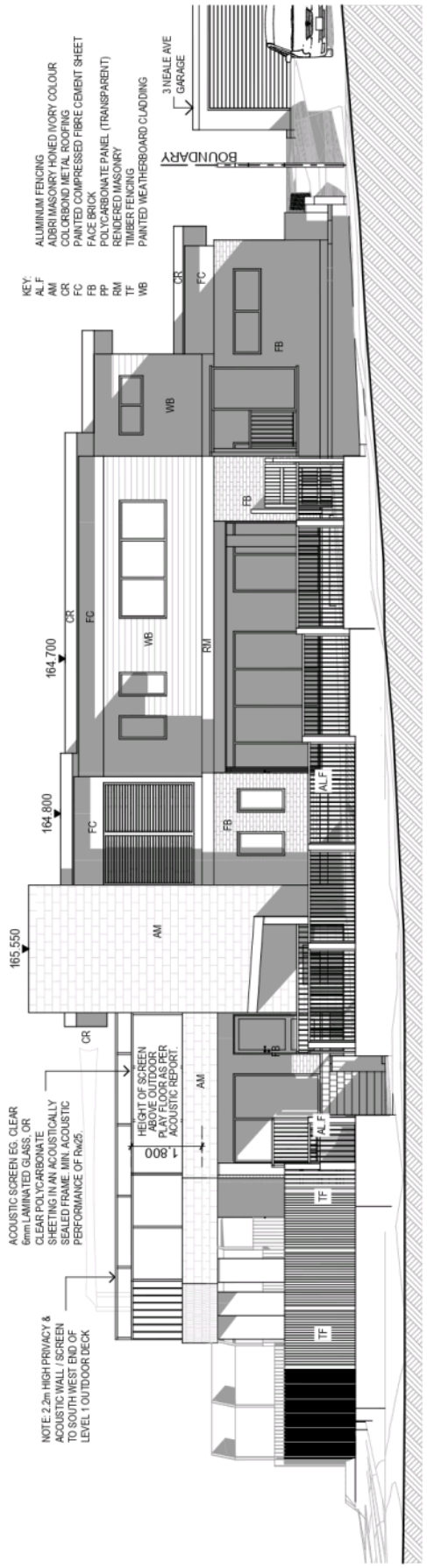
REV.	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION	10/02/20
A	2021 PRE-DA SUBMISSION	28/04/21
B	2021 DEVELOPMENT APPLICATION	14/07/21
C	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

DRAWING NO. & REVISION
DA07C

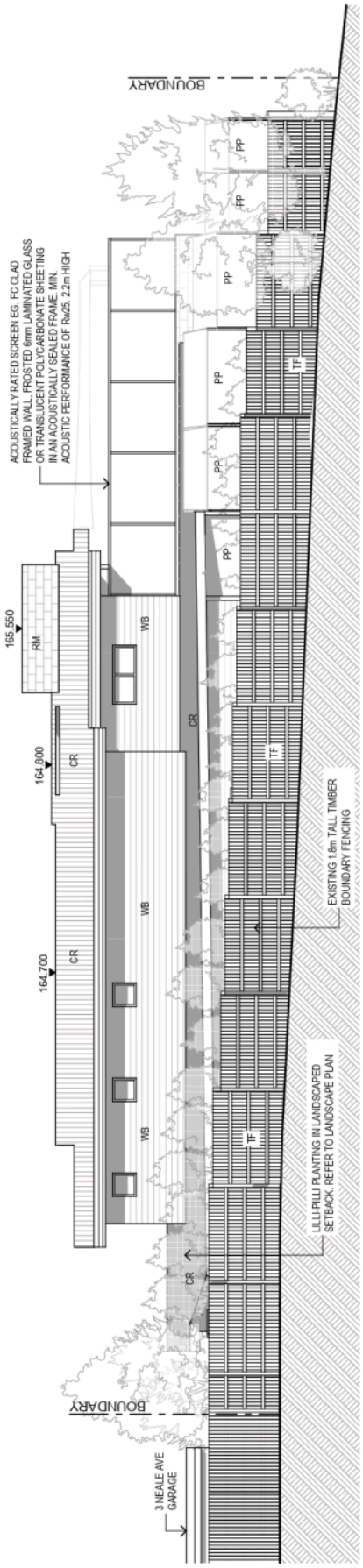
STATUS DEVELOPMENT APPLICATION

0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6



NORTH-EAST ELEVATION
1:100



SOUTH-WEST ELEVATION
1:100

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
ELEVATIONS NORTH & SOUTH

SCALE 1:100 @ A3 DATE 25/10/2021 DRAWN SM

REV.	DESCRIPTION	DATE
E	2021 DEVELOPMENT APPLICATION	14/07/21
F	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21
D	2021 PRE-DA SUBMISSION	28/04/21

DRAWING NO. & REVISION
DA08F

STATUS
DEVELOPMENT APPLICATION

0 1 2 3 4 5cm ON ORIGINAL @ A3

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0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6

SOUTH-EAST ELEVATION
1:100

NORTH-WEST ELEVATION
1:100

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0 1 2 3 4 5cm ON ORIGINAL @ A3

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
ELEVATIONS EAST & WEST

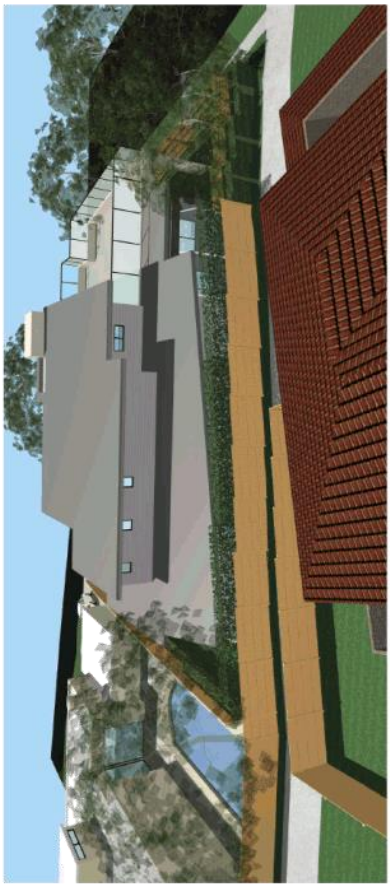
REV.	DESCRIPTION	DATE
E	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21
C	2021 PRE-DA SUBMISSION	28/04/21
D	2021 DEVELOPMENT APPLICATION	29/07/21

SCALE	DATE	DRAWN
1:100 @ A3	25/10/2021	SM

DRAWING NO. & REVISION
DA09E

STATUS DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6



PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
PERSPECTIVE IMAGES

SCALE N.T.S @ A3 | DATE 25/10/2021 | DRAWN SM

REV.	DESCRIPTION	DATE
E	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21
C	2021 PRE-DA SUBMISSION	28/04/21
D	2021 DEVELOPMENT APPLICATION	14/07/21

DRAWING NO. & REVISION
DA10E

STATUS
DEVELOPMENT APPLICATION

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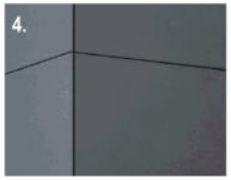
0 1 2 3 4 5cm ON ORIGINAL @ A3

0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6

Lapped timber fencing to side and rear boundaries typically.



4. Painted Compressed Fibre-reinforced Cement Sheeting with 10mm shadow lines in dark grey / charcoal colour to contrast against light grey horizontal weatherboards and bricks used below.

Translucent acoustic privacy screen to
the 0-2 Years Level 1 outdoor play side / rear balcony elevations.
Clear screen to be used on the Neale Street frontage with no privacy impacts.
Powdercoated aluminium framing in grey / charcoal colour fixed into rendered masonry base.

Above:
5. Metal Roof, Gutters & Downpipes: Colorbond Woodland Grey or similar

Left:
1. Feature lift and service shaft honed and polished brick: Adbri Masonry - Honed - Ivory colour.

Powdercoated aluminium window frames in charcoal colour / Dulux "Monument" or similar.

3. Painted weatherboard cladding typically to upper level external walls.

2. Face Bricks used on Ground Floor: Section #1
Austral Bricks, Bowral Blue (or similar)

Vertical black / charcoal aluminium fencing above timber sleeper retaining wall. Height as per Childcare Regulations (ie. 1.8m high above ground level at boundaries).

Timber sleeper retaining wall on street boundary to replace existing low rock wall and embankment.

Proposed perpsective view from Neale Ave

Face Bricks used on Ground Floor: Section #2
Austral Bricks, Brahman Granite (or similar)

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0 1 2 3 4 5cm ON ORIGINAL @ A3

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
COLOURS & MATERIALS

REV.	DESCRIPTION	DATE
-	2020 DEVELOPMENT APPLICATION	20/02/20
A	TEXT NOTE EDIT: TRANSLUCENT VS. CLEAR SCREEN	15/06/20
B	2021 PRE-DA SUBMISSION	28/04/21
C	2021 DEVELOPMENT APPLICATION	14/07/21
D	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE	DATE	DRAWN
N.T.S @ A3	25/10/2021	SM

DRAWING NO. & REVISION
DA11D

STATUS
DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
SITE ANALYSIS PLAN

REV.	DESCRIPTION	DATE
-	2020 DEVELOPMENT APPLICATION	10/12/20
A	2021 PRE-DA SUBMISSION	28/04/21
B	2021 DEVELOPMENT APPLICATION	14/07/21
C	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE N.T.S @ A3
DATE 25/10/2021
DRAWN SM
DRAWING NO. & REVISION DA12C
STATUS DEVELOPMENT APPLICATION

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0 1 2 3 4 5cm ON ORIGINAL @ A3

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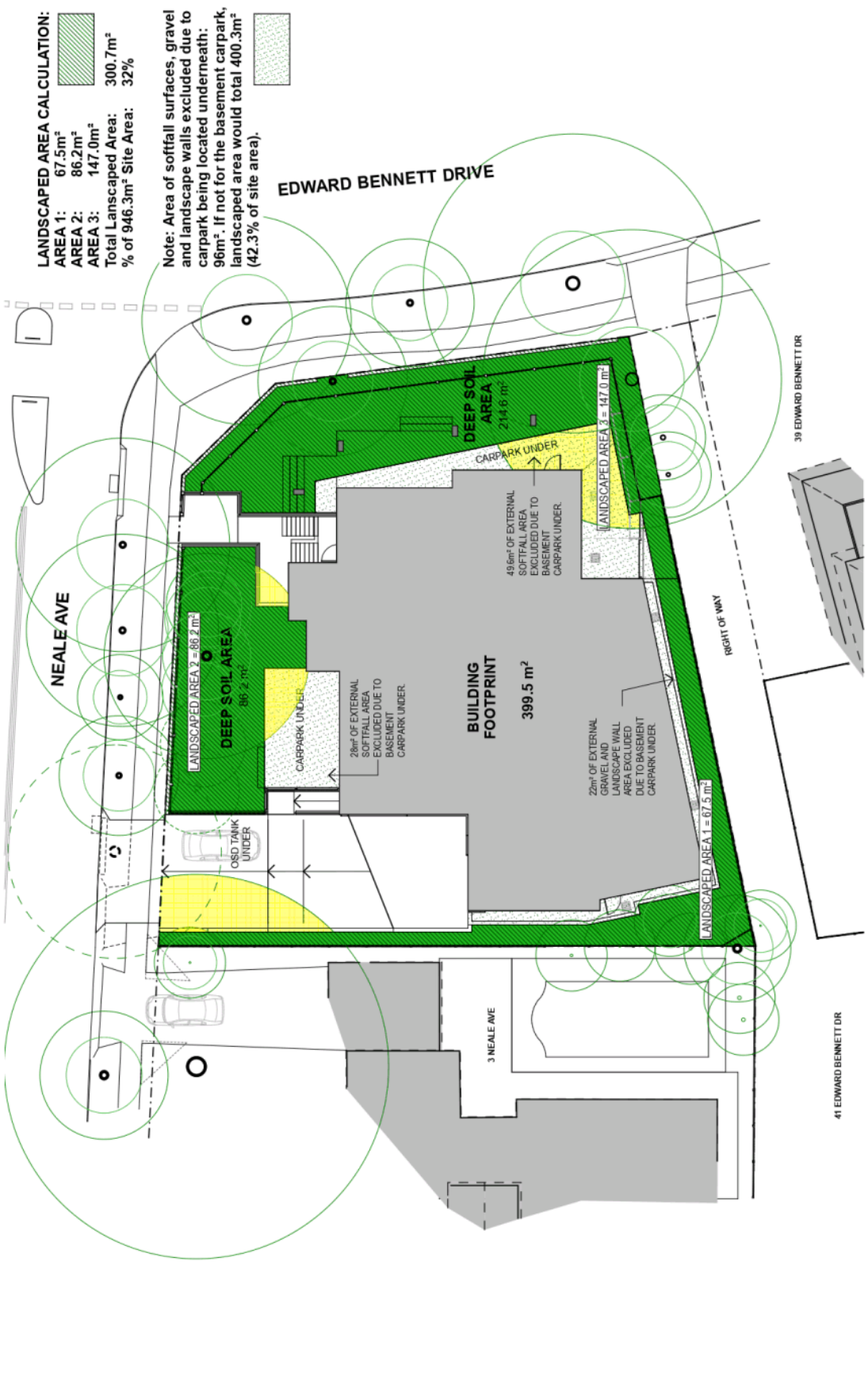
ATTACHMENT 1 - ITEM 6



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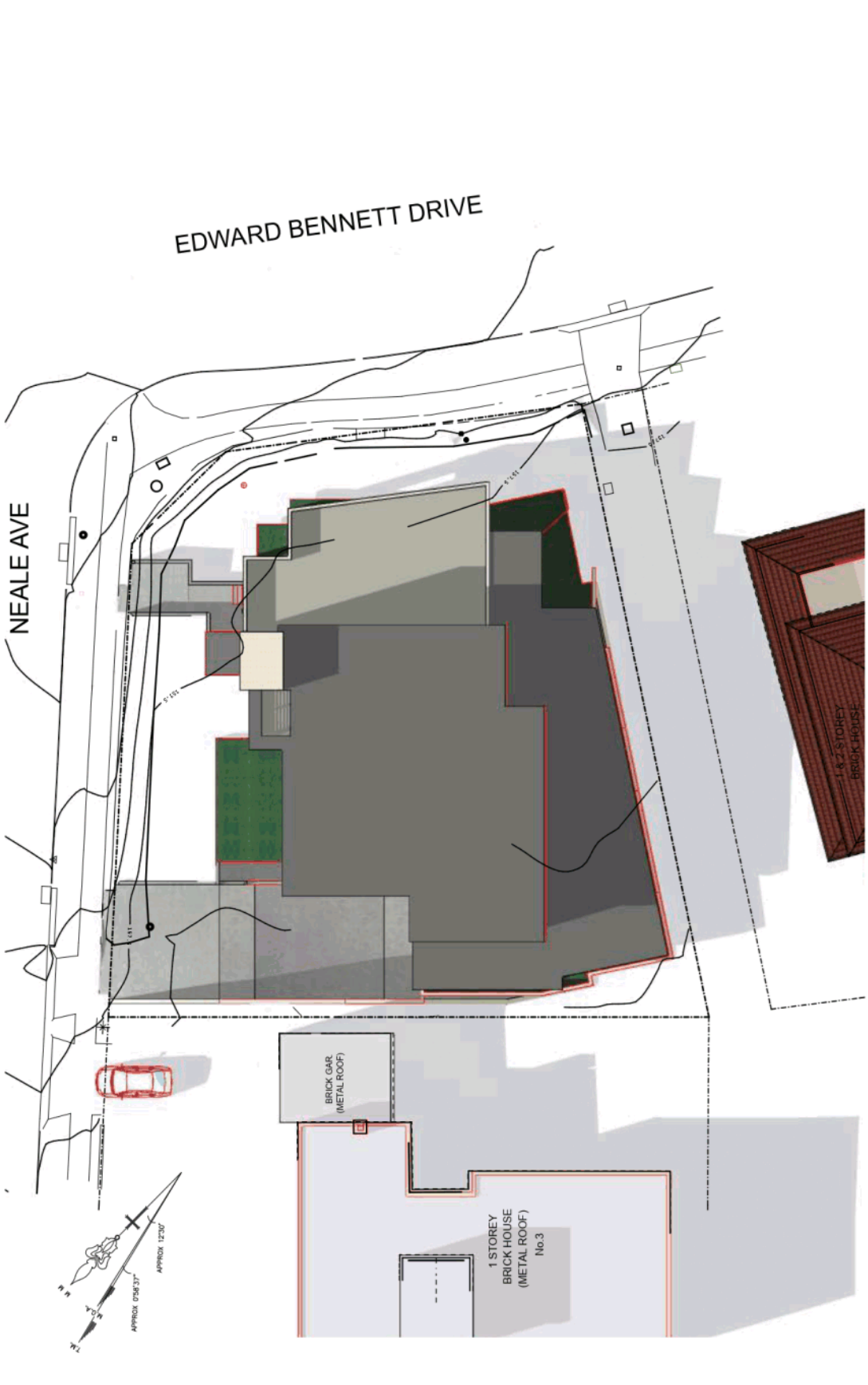

ATTACHMENT 1 - ITEM 6

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

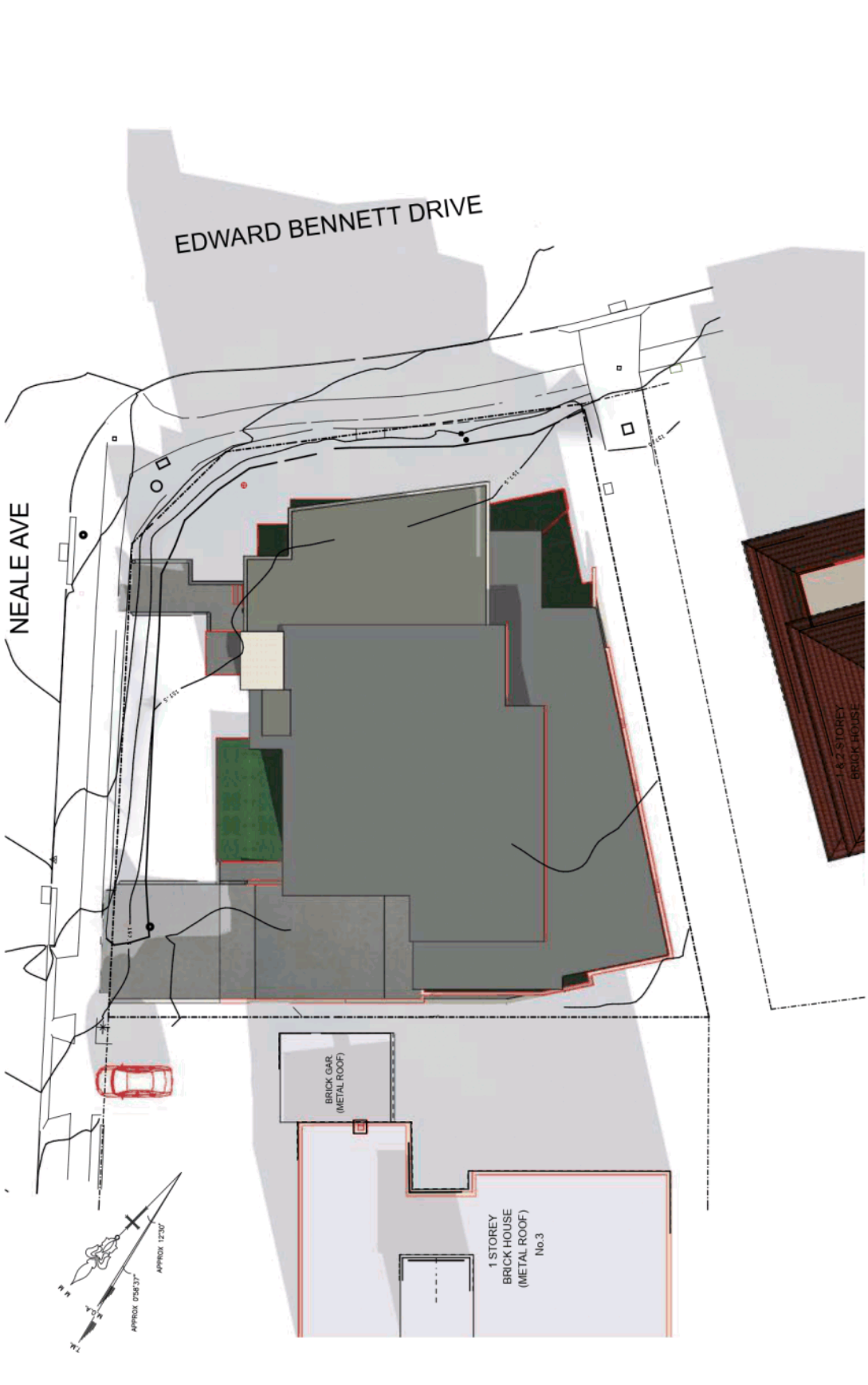
0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
SHADOW DIAGRAM Jun21 12pm

REV.	DESCRIPTION	DATE
-	2020 DEVELOPMENT APPLICATION	10/02/20
A	2021 PRE-DA SUBMISSION	28/04/21
B	2021 DEVELOPMENT APPLICATION	14/07/21
C	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE 1:200 @ A3
DATE 25/10/2021
DRAWN SM
DRAWING NO. & REVISION DA15C
STATUS DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6



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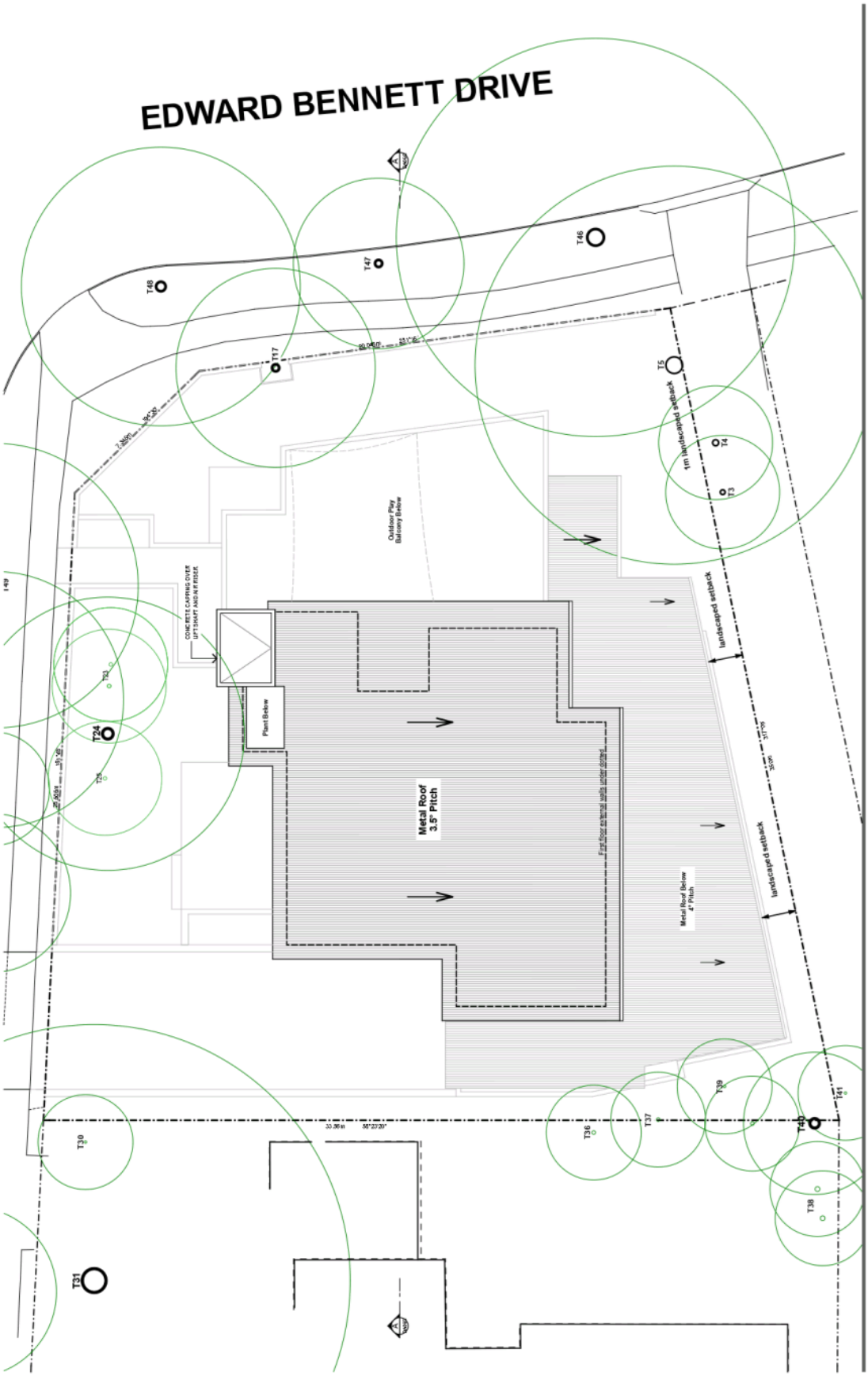

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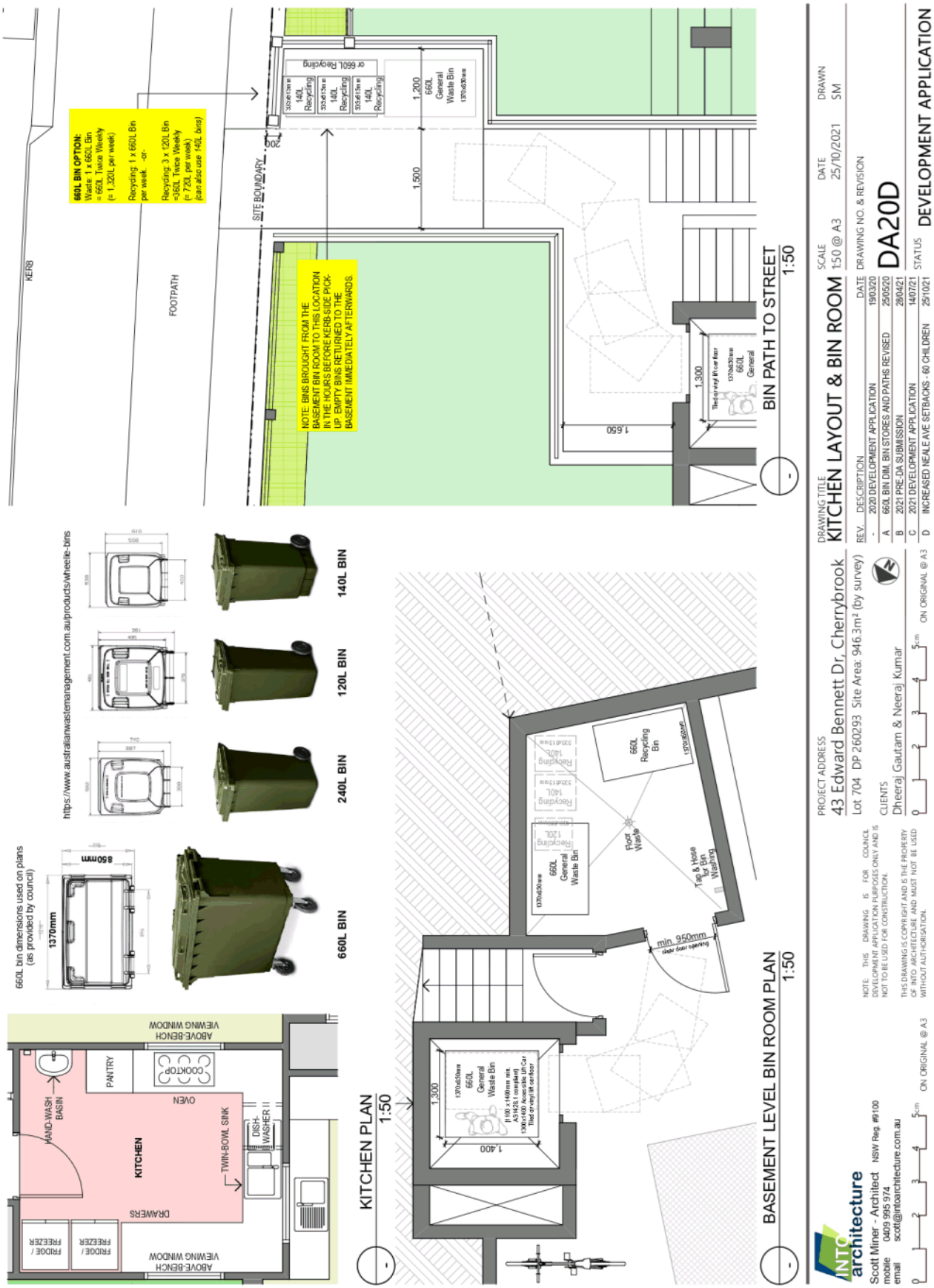
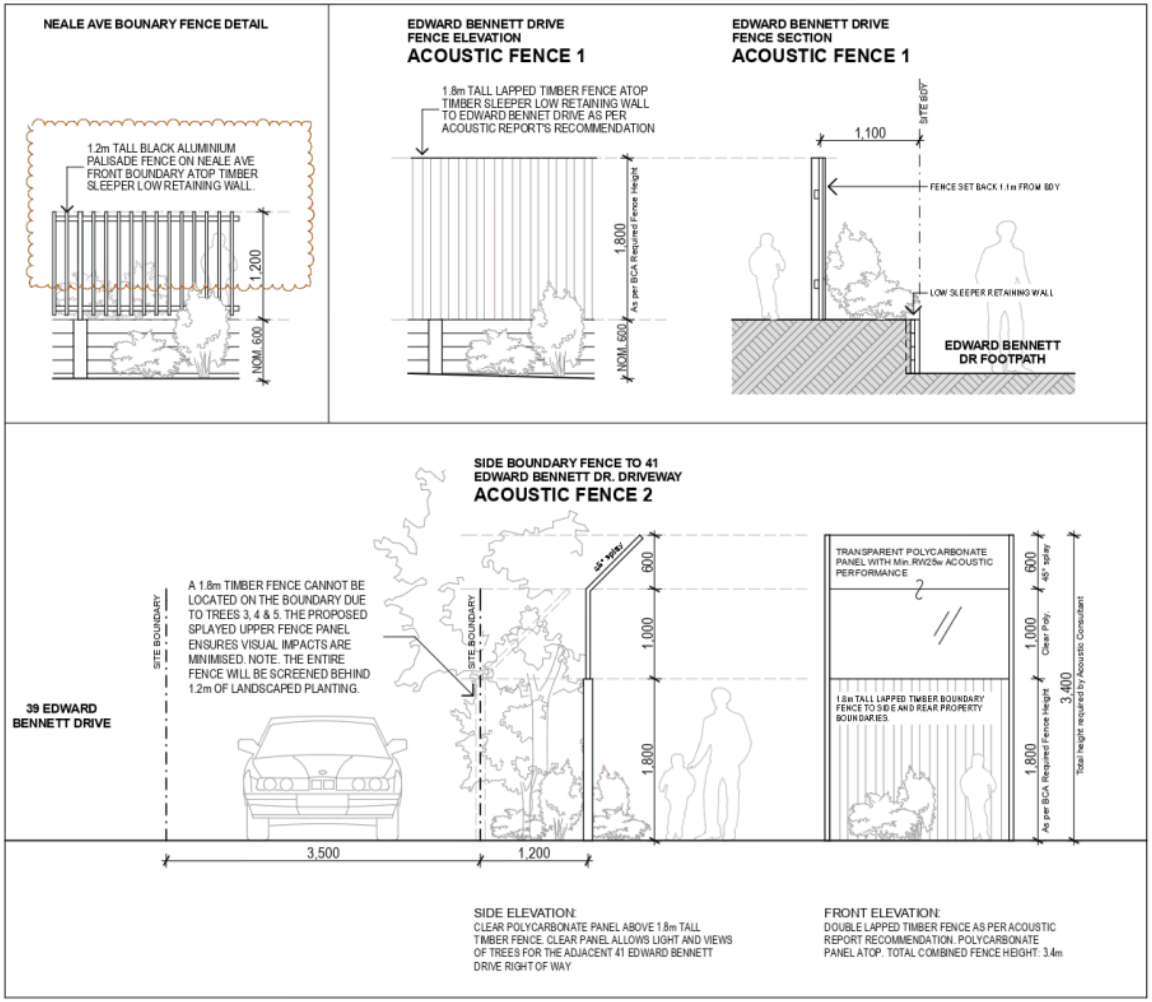


ATTACHMENT 1 - ITEM 6



SITE BOUNDARY FENCE DETAILS
1:50

ACOUSTIC FENCE IMAGE 1

ACOUSTIC FENCE IMAGE 2

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0 1 2 3 4 5cm ON ORIGINAL @ A3

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
FENCE DETAILS 1

REV.	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION - ADDITIONAL INFO	08/09/20
A	ACOUSTIC RECOMMENDATIONS COORDINATED	27/01/21
B	2021 PRE-DA SUBMISSION	28/04/21
C	2021 DEVELOPMENT APPLICATION	14/07/21
D	1.2m HIGH FENCE TO NEALE AVE BOUNDARY	14/07/21

SCALE	DATE	DRAWN
1:50 @ A3	25/10/2021	SM

DRAWING NO. & REVISION
DA22D

STATUS
DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6

DRIVEWAY SIDE BDY FENCE IMAGE

NORTH-WEST OUTDOOR PLAY IMAGE

FENCING AERIAL VIEW

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
FENCE DETAILS 2

REV.	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION - ADDITIONAL INFO	08/09/20
A	ACOUSTIC RECOMMENDATIONS COORDINATED	27/01/21
B	2021 PRE-DA SUBMISSION	28/04/21
C	2021 DEVELOPMENT APPLICATION	14/07/21

SCALE	DATE	DRAWN
N.T.S @ A3	25/10/2021	SM

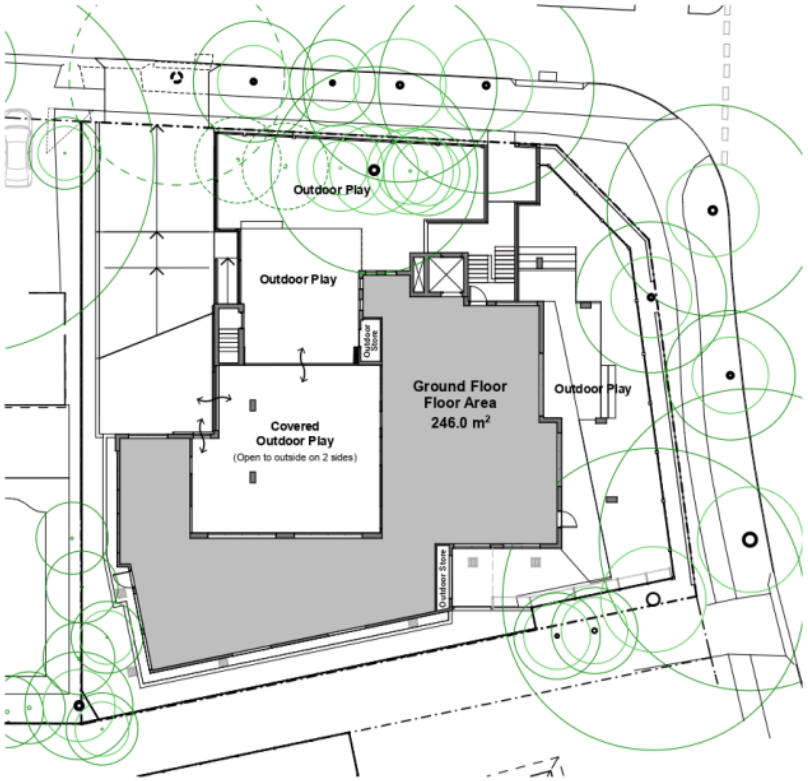
DRAWING NO. & REVISION
DA23C

STATUS
DEVELOPMENT APPLICATION

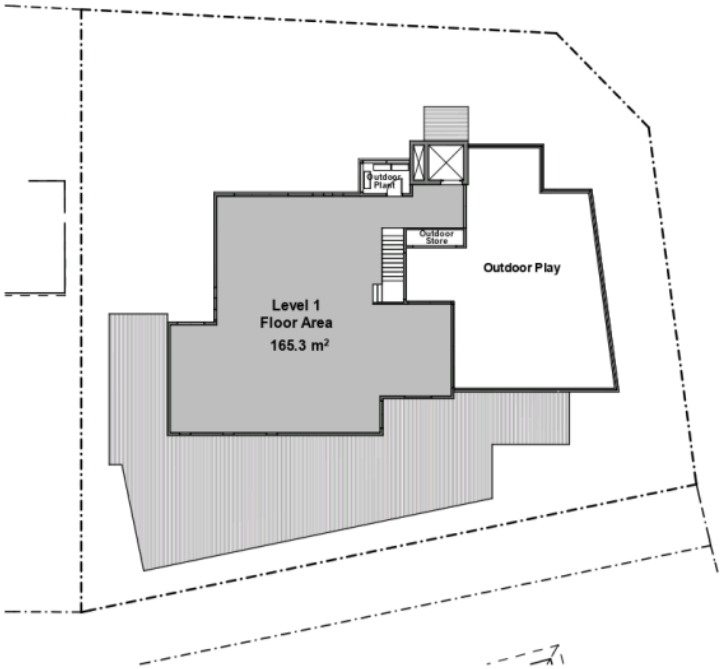
ATTACHMENT 1 - ITEM 6

Site Area: 946.3m²
Floor Space: 246.0m² + 165.3m² = 411.3m²

Total Floor Space = 411.3m² = 0.43:1 FSR



FSR - GROUND FLOOR



FSR - LEVEL 1

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Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
FSR CALCULATIONS

REV.	DESCRIPTION	DATE
-	2021 PRE-DA SUBMISSION	28/04/21
A	2021 DEVELOPMENT APPLICATION	14/07/21
B	GROUND FLOOR COVERED OUTDOOR PLAY ADDED	30/09/21
C	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	11/10/21

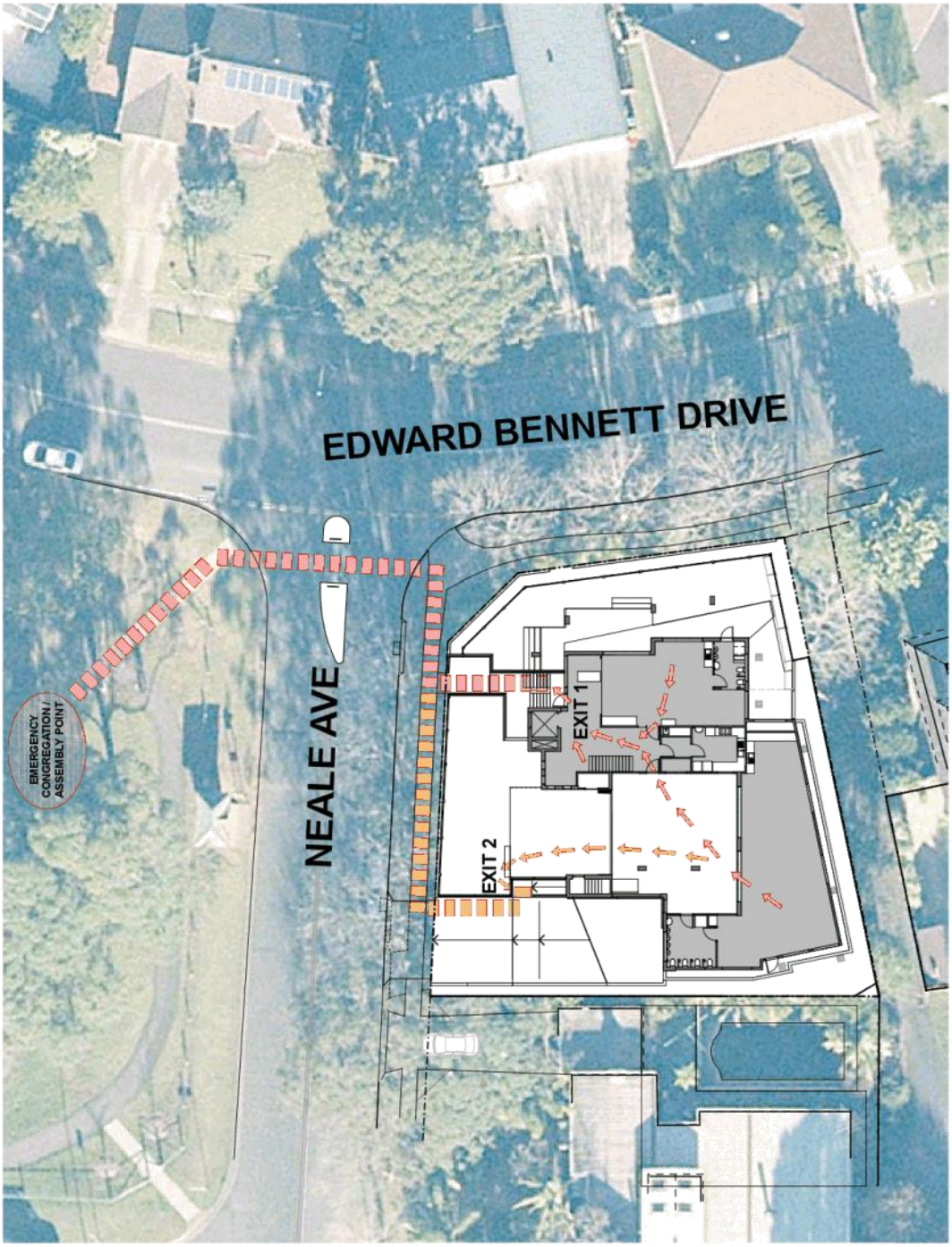
SCALE 1:250 @ A3
DATE 25/10/2021
DRAWN SM

DRAWING NO. & REVISION
DA26C

STATUS DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6

FOR EMERGENCY AND EVACUATION PROCEDURES, REFER TO THE PLAN OF MANAGMENT.



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PROJECT ADDRESS
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Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
EMERGENCY EVACUATION

REV.	DESCRIPTION	DATE
-	2021 DEVELOPMENT APPLICATION	14/07/21
A	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE N.T.S @ A3
DATE 25/10/2021
DRAWN SM
DRAWING NO. & REVISION DA27A
STATUS DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6

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PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

DRAWING TITLE
PEDESTRIAN REFUGE

REV.	DESCRIPTION	DATE
-	2021 DEVELOPMENT APPLICATION	14/07/21
A	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE 1:200 @ A3
DATE 25/10/2021
DRAWN SM

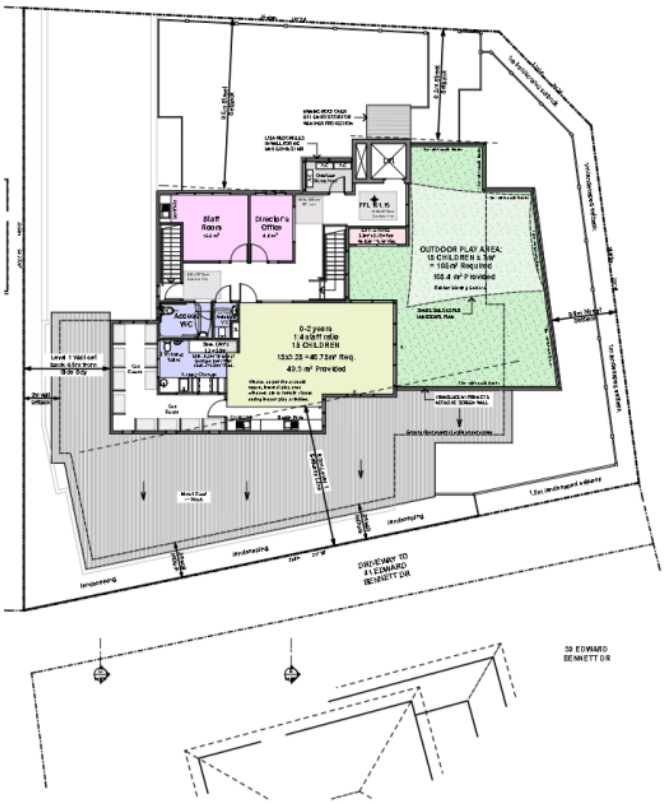
DRAWING NO. & REVISION
DA28A

STATUS DEVELOPMENT APPLICATION

0 1 2 3 4 5cm ON ORIGINAL @ A3

ATTACHMENT 1 - ITEM 6

GROUND FLOOR PLAN



FIRST FLOOR PLAN

NATURAL VENTILATION:

Good ventilation for all levels must be demonstrated in accordance with section 4.4 of the Child Care Planning Guideline.

As the acoustic report requires side boundary facing windows of 0-2 and 3-5 Years indoor play areas remain closed during times of indoor play activity, natural ventilation shall be assessed based on these windows being closed. However, at CC stage, natural ventilation will be addressed again to ensure that the required amounts of fresh air as stipulated by the BCA is delivered in the form of mechanical ventilation and air conditioning as windows are typically closed when using air conditioning systems.

Natural Ventilation of 0-2 Years Indoor Play area:
- Total area of indoor play & nappy change area: 68.5m²
- Area of window or door opening required under NCC F4.6 Natural Ventilation: 5% of floor area = 3.425m²
- Area of Sliding glass door opening:
1.8m wide x 2.1m tall = 3.78m² (Complies)

Natural Ventilation of 0-2 Years Cot Room:
- Total area of cot room: 21.7m²
- Area of window or door opening required under NCC F4.6 Natural Ventilation: 5% of floor area = 1.085m²
- Area of openable windows:
Sliding Glass Window: 0.7m wide x 0.55m tall = 0.385m²
Awning Windows x 3: 0.5m wide x 0.5m tall = 0.25m² (x3)
Total window opening: 1.135m² (Complies)

Natural Ventilation of 3-5 Years Indoor Play area:
- Total area of indoor play & craft sink area: 99.2m²
- Area of window or door opening required under NCC F4.7 Ventilation borrowed from adjoining room: 10% of floor area = 9.92m²
- Area of opening doors and windows to undercroft transition outdoor play area:
1.8m wide x 2.15m tall = 3.87m²
1.8m wide x 2.15m tall = 3.87m²
1.3m wide x 2.15m tall = 2.8m²
Total window & door opening area: 10.5m² (Complies)

Natural Ventilation of 3-5 Years Transition Area:
- Area of covered Transition Play: 91.6m².
- Combined total of 3-5 Years indoor play and Transition Play area: 190.8m²
North-East opening to outside: 6.4m x 2.4m tall = 15.3m².
North-West opening to outside: 4.2m x 2.1m tall = 8.8m²
Total opening of Transition Area to outside air = 24.1m² (Complies)

Natural Ventilation of 2-3 Years Indoor Play area:
- Total area of indoor space: 54.8m²
- Area of window or door opening required under NCC F4.6 Natural Ventilation: 5% of floor area = 2.74m²
- Area of Sliding glass door openings:
1.70m wide x 2.1m tall = 3.5m²
1.90m wide x 2.1m tall = 4.0m²
1.25m wide x 2.1m tall = 2.6m²
(Complies)

INTO architecture
Scott Miner - Architect NSW Reg. #9100
mobile 0409 995 974
email scott@intoarchitecture.com.au

0 1 2 3 4 5cm ON ORIGINAL @ A3

NOTE: THIS DRAWING IS FOR COUNCIL DEVELOPMENT APPLICATION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF INTO ARCHITECTURE AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT ADDRESS
43 Edward Bennett Dr, Cherrybrook
Lot 704 DP 260293 Site Area: 946.3m² (by survey)

CLIENTS
Dheeraj Gautam & Neeraj Kumar

0 1 2 3 4 5cm ON ORIGINAL @ A3

DRAWING TITLE
NATURAL VENTILATION

REV.	DESCRIPTION	DATE
-	2021 DEVELOPMENT APPLICATION	30/07/21
A	INCREASED NEALE AVE SETBACKS - 60 CHILDREN	25/10/21

SCALE	DATE	DRAWN
1:250 @ A3	25/10/2021	SM

DRAWING NO. & REVISION
DA29A

STATUS DEVELOPMENT APPLICATION

ATTACHMENT 1 - ITEM 6

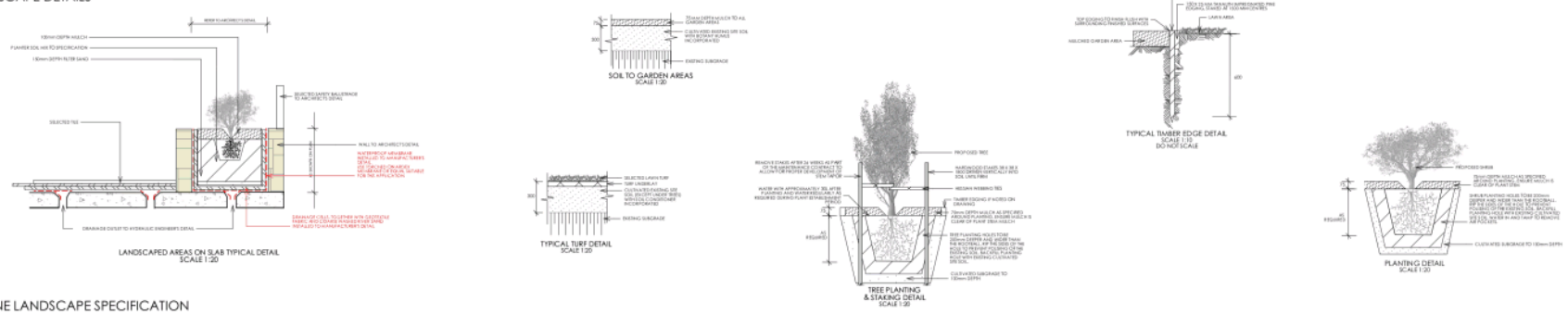
DEVELOPMENT APPLICATION
PROPOSED LANDSCAPE PLANS
CHILD CARE CENTRE
43 EDWARD BENNETT DRIVE, CHERRYBROOK

DRAWING LIST

SHEET NO.	SHEET TITLE	DATE
L/00	COVER SHEET	17/02/2020
L/01	LANDSCAPE PLAN	17/02/2020

INTO architecture

LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.
Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.
Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.
Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.
Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.
Lawn Edging and Stepping Stones: (i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii)Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tar set in. to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.
Retaining Walls: Positions, detail and heights of retaining walls shall be by others.
Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant root balls that they are to receive. Base and sides of hole shall be further loosened. Fertilise, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.
Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.
Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.
Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and refurf council's nature strip as required.
Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.
Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.
Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board
Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Council's landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.
(a) Recurrent works: Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, refurfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.
(b) Watering: Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.
(c) Replacements: Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.
(d) Mulched surfaces: Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.
(e) Stakes & ties: Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.
(f) Lawn areas: Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn areas.
(g) Weeding: Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.
(h) Pruning: Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.
(i) Spraying: Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.
(j) Tree Care: Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

Legend

FGL|SB.10	PROPOSED FINISHED GROUND LEVEL	BASEMENT LINE BELOW	
	PROPOSED ARTIFICIAL LAWN AREA	+ TOW |SB.6	PROPOSED TOP OF WALL HEIGHT
	PROPOSED PAVED AREA		PROPOSED STEPPING PAVERS
	NATURAL LAWN AREA		PROPOSED MASONRY RETAINING WALL
	PROPOSED CONCRETE DRIVEWAY		PROPOSED 1800mm HIGH INTERNAL FENCING
	PROPOSED SOFT FALL AREA		PROPOSED 1800mm HIGH TIMBER PALING FENCE
			PROPOSED SAND PIT AREA
		NGL	GRADE UP
			NATURAL GROUND LEVEL
			TIMBER LAWN EDGE
			EXISTING TREE TO BE REMOVED
			EXISTING TREE TO BE RETAINED
			TREE PROTECTION ZONE
			STRUCTURAL ROOT ZONE

Project

CHILD CARE CENTRE

Notes

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for D.A purposes only.
6. All Building Works shall be installed to Structural Engineers detail

Revision	Description	Date
A	D.A SUBMISSION	29.09.2021
B	ACOUSTIC CONTROLLED FENCING	29.09.2021
C	ARCHITECTURAL AMENDMENT	01.02.2021
D	ARCHITECTURAL AMENDMENT	15.06.2021

DRAWING
COVER SHEET

ADDRESS
43 EDWARD BENNETT DRIVE, CHERRYBROOK

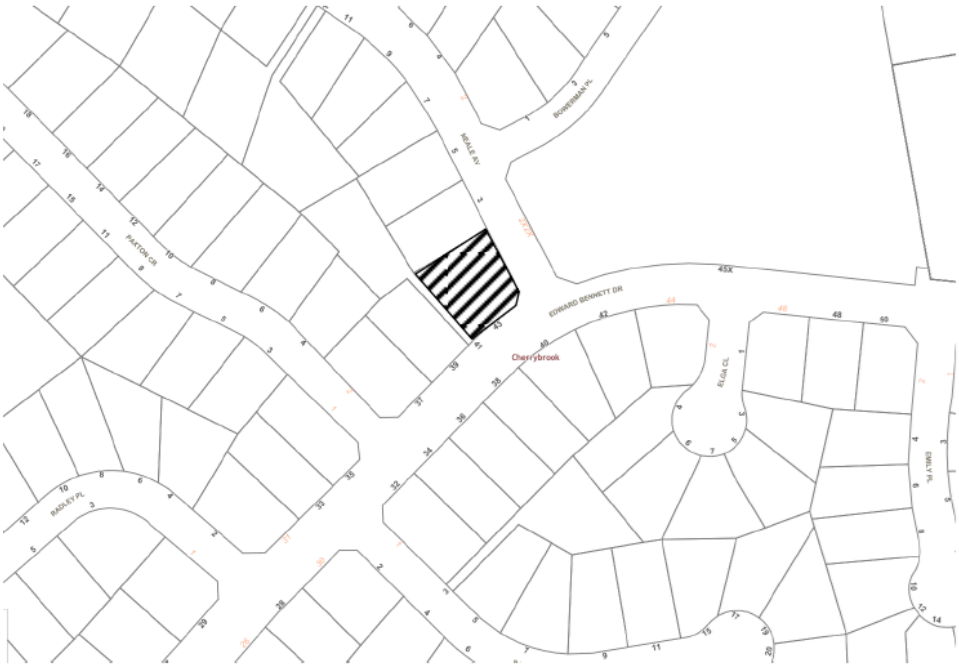
A Total Concept Landscape Architects & Swimming Pool Designers
63 West Street, North Sydney NSW 2060
Tel: (02) 9957 2122 Fx: (02) 9957 2922
atc a total concept landscape architects & swimming pool designers

DATE #	12/02/2020
SCALE @ A1	1:100
DRAWN	JC
CHKD	SW
PROJECT #	
DWG #	L/00

ATTACHMENT 2 - ITEM 6

ATTACHMENT 2 - ITEM 6

ATTACHMENT 3 - ITEM 6



LOCALITY PLAN

DA/838/2021

No. 43 Edward Bennet Drive, Cherrybrook

ATTACHMENT 4 - ITEM 6

PLAN OF MANAGEMENT

Child Care Centre

43 Edward Bennett Drive,
Cherrybrook

Oct 2021 (V2.1)

ATTACHMENT 4 - ITEM 6

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EXECUTIVE SUMMARY

This Plan of Management (POM) forms an essential part of the ongoing management requirements for the Child Care Centre. It is a document required by the Council and reflects a reasonable agreement between the Centre operator and the Council in order to minimise any adverse effects upon neighbors. It is required by and reflects the intention of the requirements of Council's conditions of development consent for the centre.

CAPACITY OF CENTRE

The Centre's capacity is for a total of 60 Children as follows:

Age group (years)	Number of Children
0-2 years	15
2-3 years	15
3-5 years	30

This capacity is based upon the allowed number pursuant to the Childcare Regulations.

HOURS OF OPERATION

The Centre opens daily Monday to Friday from 7:30 am to 6.00pm, fifty-one (51) weeks a year. The Centre closes for Public Holidays and for 1 week over the Christmas-New Year period.

STAFFING

Appropriately qualified and experienced Educators will be employed to ensure high quality education and care programs.

At all times, the number of Educators employed will be strictly in accordance with the staff to children ratio set out by the Education and Care Services National regulation as follows:

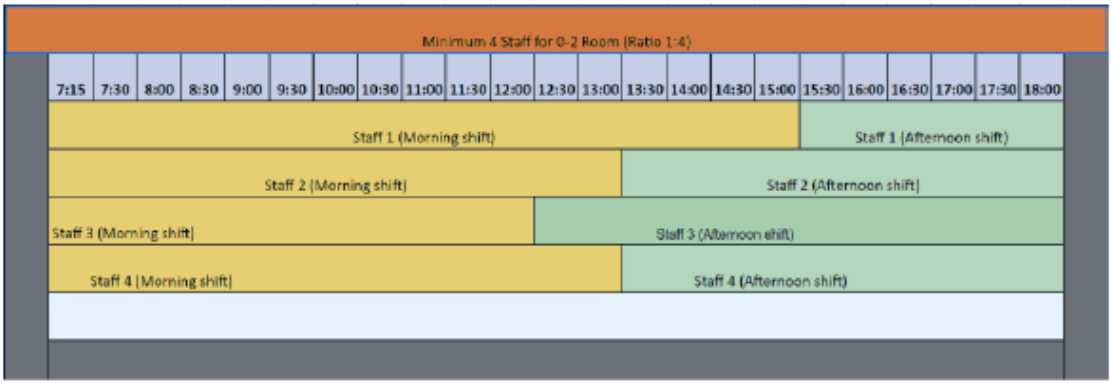
Children's Age	Ration of number of Educators to Children	Proposed Number of Children	Educators required
0-2	1:4	15	4
2-3	1:5	15	3
3-5	1:10	30	3

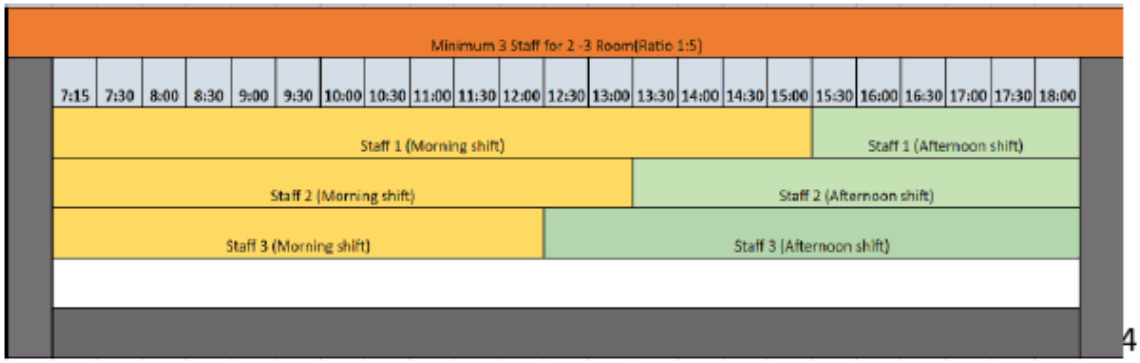
There will be a structured routine where the children will be divided between their age groups of 0-2 years (Babies), 2-3 years (Toddlers) and 3-5 years (Pre-schoolers). A daily programme will be based on their needs and individual development/progress.

Each group will be required to maintain staff to children's ratios in accordance with the Childcare Regulations.

STAFF ARRIVAL AND DEPARTURE

All staff for morning shift will arrive at 7:15am and afternoon arrivals will vary between 12 – 3pm. Refer to below daily staff shifts for arrival & departure timings:





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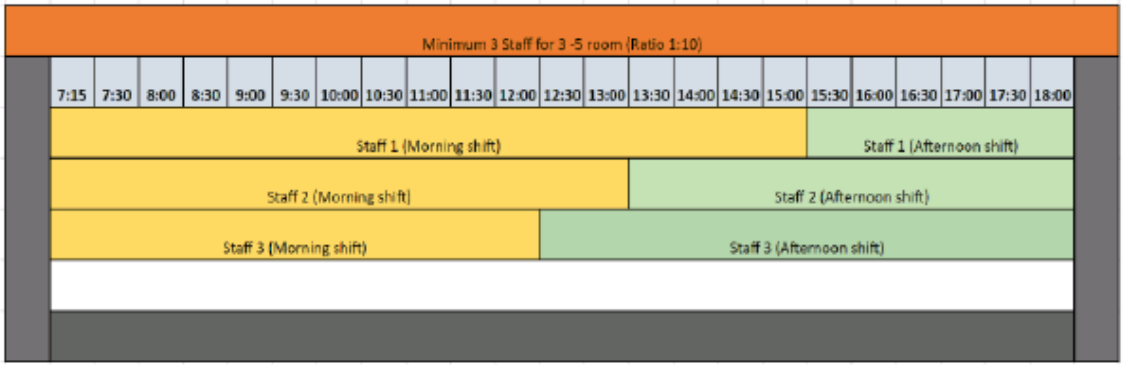

Peak parent drop-off/pick-up periods that occur from 7:30am to 9:00am and 4:00pm to 6:00pm. As a result, during these peak periods at least two of the permanent staff parking bays will be available for parents.

These bays will be labelled "Staff/ Visitor Parking Bays" and will be incorporated in the centre's "Car Parking" policy.

Note: Staff member (1 or 2) may need to stay for 30 mins to an hour beyond 6 pm to support any unforeseen circumstance for e.g. parent running late for pickup.

PARENTS/CHILDREN ARRIVAL AND DEPARTURE

In the morning, parents usually arrive between the hours of 7:30am-9:00am. Similarly, for pick-up, parents would start arriving from 4:00pm and stagger until 6.00pm.

INDOOR ACTIVITES

Indoor activities are programmed depending on children's needs and developmental stages. Typically, the daily routine is as follows:

Timings	Activities
7:15am-7:30am	Centre opening activities and staff arrival
7:30am	Centre opens
7:30 am - 11:00 am	Settling in for early arrivals, Breakfast, play (structured/free play). Breakfast for babies commences at 9.am, Toddlers

	at 9.30am and Pre-schoolers at 10am*
11:00 am- 2:30 am	Group time, Lunch and rest
2:30 pm – 5pm	Other play and education activities (e.g. music, painting, dance) or Outdoor play, and afternoon tea
5pm -6pm	Indoor activities
6pm	Centre closes

*Timings are approximate.
All Indoor and Outdoor Activities are supervised by the regulated number of trained staff.

OUTDOOR ACTIVITIES AND SUPERVISION

Outdoor Area

There are 3 distinct outdoor play areas. Each area will accommodate a specific number of children appropriately to a specific age group mix of children.

These areas will again have a very natural design integrating the proposed landscaping seamlessly and will contain a variety of fixed and specialist outdoor childcare design equipment.

Outdoor Play Schedule

The outdoor play schedule is set out below:

Mornings: 10:30am — 11:30am
Afternoons: 3:30pm — 4:30pm (maybe be longer in summer or if weather appropriate)

- The ground floor 2-3 years Outdoor Play area will be limited to 15 children maximum simultaneous use.
- The ground floor 3-5 years Outdoor Play area will be limited to 30 children maximum simultaneous use.
- The first floor 0-2 years Outdoor Play area will be limited to 15 children maximum

Activities

Outdoor activities vary from day to day and are dependent upon the weather and the programme.

They include:

- Ball games
- Teamplay
- Balancing, Climbing, Stepping
- Using variety of gross motor skills development equipment
- Environmental and nature-based activities
- Supervised play
- Sand play
- Water based play (not swimming pool)
- Free play

Monitoring

The monitoring process for outdoor play is the same as for indoor as follows:

Age Group	Monitor Ratio
0-2 Years	1 Staff : 4 Children
2-3 Years	1 Staff :5 Children
3-5 Years	1 Staff : 10Children

The outside play area will be used only during the centre hours of operation, depending on the weather conditions.

All outdoor activities are fully supervised and monitored. Teachers and children are encouraged to participate in quiet play activities.

The specified outdoor play policy and times shall be adhered to. Exceptional circumstances may apply.

The centre manager shall ensure that outdoor play activities are conducted in an orderly fashion and that excessive noise from children playing, etc., is avoided wherever possible and practical

NOISE MANAGEMENT PLAN

The childcare centre should not become a source of 'offensive noise' impacting adversely on the acoustic amenity of neighbours.

Please note below are the key items that will be adhered to as part of the Noise management plan to ensure noise is managed appropriately:

Children

- Time out of doors is an essential component of the child's experience of the Centre. Whilst active play is encouraged, screaming and shouting is not. This type of behaviour can be intimidating to other children and can be disturbing to neighbours.
  Children who persist in such behaviour may need to be excluded from outdoor activities.

- A crying or distressed child will be attended to immediately (without delay). The child will be taken to a quiet area to be comforted and to be assessed for any injury, or other cause of distress.

- When children are in the external play area, each group will always be fully supervised by two (2) teachers / carers per group.

- Musical instruments likely to generate excessive noise will not be permitted in the external play. Doors and windows will be kept closed during designated playtimes and periods of high internal noise, except to allow for ingress/egress.

- Windows of the playrooms must remain closed when children are sleeping and there is activity in the outdoor play areas.

Educators/Carers

- Centre management of the centre recognise the importance of ensuring all

  Educators and Carers are properly trained.

- In-house training will include familiarization with the procedures and requirements set out in the Noise Management Plan.

- Recent graduates and relieving teachers (who may lack experience in the operation of the centre) will be supervised by experienced permanent staff members.

- Staff will be instructed to engage the children in educational play activities that the children will find both mentally and physically stimulating, at all times.

- Staff will be instructed to refrain from encouraging activities that may result in excessively noisy play and running.

- All staff members to arrive between 7: 15 am and 7:30am.

- All temporary & permanent staff will be required to read the Noise Management Plan before starting work and to comply with it at all times.

Management

- Centre management will maintain a log of any, and all, noise complaints received. Any complaints received shall be logged with details of the nature of the complaint, time of the event and contact details of the complainant.

- Centre management will endeavour to respond to any noise complaint as quickly as possible and will advise the complainant within 48 hours of what, if any, actions have been undertaken as a result of reviewing the complaint. These actions will be recorded in the Log. The Log will be located in the Nominated Superior's office and will be accessible to Council at any time within normal operating hours.

- At least one designated responsible person shall always be available on site during operational hours.

- A laminated copy of the Noise Management Plan will be displayed in the entry foyer.

- All Educators/Carers (temporary and permanent) will be required to read the Noise Management Plan.

- All parents/ guardians will be required to read the section of the Noise

management plan relating to their Children. Continued attendance at the Centre will be contingent on the parent and /or guardian abiding by the requirements of the Noise management plan.

Centre Management is committed to be a responsible and good neighbour to local businesses/residents.

AFTER HOURS EVENTS

All activities will be conducted during the proposed operational timings of 7:30 am - 6pm, Monday to Friday.

ADVICE TO PARENTS

The centre operator and manager shall agree a "programme of activity and events", a copy of which shall be provided to all parents who have children at the centre.

The Programme shall detail the hours of operation and pick-up and delivery requirements including the need to be responsible and respect the amenity of neighbours.

INSURANCES

In order to be licenced, the operator will take out the following insurances:

Childcare Insurance which covers all aspects of a childcare centre and includes Public Liability Insurance of $20 Million & Workers Compensation Insurance

CENTRE CLEANLINESS, WASTE MANAGEMENT AND MAINTAINENCE

Centre will be kept clean by both staff and external professional cleaners and gardeners. The centre will have a designated OH&S officer who maintains a schedule of required maintenance which is routinely undertaken by handymen, builders and other tradesmen as required.

As the Centre educates children on environmental issues, it is a core objective to recycle our waste as best as possible.

All maintenance activities will be conducted between 7:30 to 5 pm, Monday-Friday.

Please note general maintenance schedule:

Activity	Duration	Frequency	Details
Landscaping maintenance	One hour 7:30-4pm Mon-Fri	Once every 2-3 weeks	Children to be indoor during these activities with door & windows closed
Internal cleaning (Rooms, play areas, kitchen, laundry and toilets)	1.5-2 hrs. 7:30 am-6 pm Mon-Fri	Daily	Ensure no Children are present in those areas
Waste Management pickups	10 mins pickup	Twice a week (Off peak time) Mon-Fri	The waste contractor will be required to service the bin collection from the street frontage within the operating hours of the centre only and outside of peak drop-off and pick-up times
Plant maintenance (AC and Lifts)	7:30 am – 5pm Mon-Fri	Twice a year	Additional visits may be required for break fix etc
Laundry	1.5 hour 7:30am-5pm	Daily	Laundry doors and windows will be closed during this activity

FIRE SAFETY AND EMERGENCY

The centre must carry certified fire equipment commensurate with the standards. All equipment is recertified as required by the law.

Emergency evacuation plans as well as Evacuation diagrams will be displayed throughout the centre.

ADMINISTRATION

In addition to the onsite staff, the centre will have access to a central head office which provides administration, technical, accounting, human resource and general management resources to the Centre as required.

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

SECURITY

The centre will have the following security measures in place:
- Surrounding child-proof fences and gates
- Security cameras
- Back to base alarms

SALES AND MARKETING

The Centre's sales and marketing plan may include the following avenues for publicising the centre:
- Branding
- Site advertising
- Bulk advertising — e.g., flyers
- Internet/web page
- Centre opening
- Newsletters

CENTRE POLICIES AND PROCEDURES

The Centre's operations are documented in our Policies and Procedures, including the Car Park Policy.

These Policies and Procedures make up many volumes. All staff must read the policies and procedures and confirm in writing that they have done so. The policies and procedures are discussed at staff meetings and are continually updated and redistributed as they are amended to retain relevance and compliance.

If staff fail to adhere to these policies, severe penalties may be issued which includes terminations.

A listing of the Contents of our Policies and Procedures Manuals is attached for reference.

Part 1 - Administration Policies

- 1.1 - Accreditation QIAS Policy
- 1.2 - Administrative Policies, Procedures & Priority of Access
- 1.3 - Allowable Absences and Approved Absence Policy
- 1.4 - Child Care Fees Policy
- 1.5 - Confidentiality Policy
- 1.6 - Evaluating the Inclusiveness of our Policies and Procedures
- 1.7 - Fundraising Policy
- 1.8 - Late Collection Policy
- 1.9 - Our Goals
- 1.10 - Philosophy
- 1.11 - Public Liability Policy

Part2 - Health and Hygiene Policies

- 2.1 - Anaphylaxis and Allergy Policy
- 2.2 - Asthma Policy
- 2.3 - Bathing Policy
- 2.4 - Cleaning Policy
- 2.5 - Clothing Policy
- 2.6 - Dental and Oral Hygiene Policy
- 2.7 - Food Handling and Hygiene Procedures
- 2.8 - Gloves Policy
- 2.9 - Hand Washing Policy
- 2.10-Head Lice Policy
- 2.11-Illness, Infectious Diseases & Exclusion Policy
- 2.12- Immunisation Policy
- 2.13 - Medication Policy
- 2.14- Nappy Change Procedure
- 2.15 - Nutrition & Meals Policy— Families Provides Main Meal
- 2.16 - Nutrition & Meals Policy— Service Provides all Meals
- 2.17 - Sleep/Rest Policy
- 2.18 - Toileting Procedure

Part3 - Safety Policies

- 3.1 - Authority for Emergency/Accident Treatment Policy

- 3.2 - Child Arrival, Departure & Access Policy
- 3.3 - Child Protection Policy
- 3.4 - Children with Specific Protection Needs
- 3.5 - Death of a Child Policy
- 3.6 - Emergency Evacuation Procedure
- 3.7 - Fire Safety Policy
- 3.8 - Lockdown Procedure

- 3.9 - No Smoking, Alcohol or Unlawful Substances Policy
- 3.10 - Playground Improvement Plan Policy
- 3.11 - Safety Buildings, Equipment Policy & Accident Policy
- 3.12 - Smoke Free Policy
- 3.13 - Storage of Dangerous Chemicals and Equipment Policy/Non-Hazardous Policy/ First Aid Action Plan on Dangerous Products
- 3.14 - Sun Safety and Protection Policy
- 3.15 - Supervision of Children Policy and Procedures
- 3.16 - Toy Policy
- 3.17 - Visitor Policy
- 3.18 - Water Safety Policy

Part4 - Curriculum & Program Policies

- 4.1 - Excursion Policy
- 4.2 - Inclusion & Equity Policy
- 4.3 - Indoor Program— Gross Motor
- 4.4 - Interests of Children in Programming
- 4.5 - Academy Program Policy
- 4.6 - Road Safety Policy

Part5 - Policies Relating to Children

- 5.1 - Accident/Injury and First Aid Policy
- 5.2 - Additional/Special Needs Policy
- 5.3 - Behaviour Guidance Policy
- 5.4 - Children with Specific Medical Needs
- 5.5 - Electronic Media Policy
- 5.6 - Extreme Behaviour Policy
- 5.7 - Grouping of Children Policy
- 5.8 - Orientation Policy
- 5.9 - Sleep/Rest Policy
- 5.10 - Staff and Child Interaction Policy
- 5.11 - Toy Policy
- 5.12 - Transition Between Rooms Policy
- 5.13 - Transition to School and/or Early Childhood Programs Policy

Part6 - Policies Relating to Families

- 6.1— Car Park Policy
- 6.2 - Family Communication Policy
- 6.3 - Family Grievance Policy
- 6.4 - Family Involvement in Evaluation of Their Child's Progress
- 6.5 - Family Involvement Policy

ATTACHMENT 4 - ITEM 6

- 6.6 - Insurance Policy
- 6.7 - Non-Compliance Policy
- 6.8 - Parent Handbook
- 6.9 - Settling Children into the Service
- 6.10 - Welcoming New Families to the centre

Part7 - Policies Relating to Staff

- 7.1 - Authorised Supervisor Policy
- 7.2 - Car Park Policy

ATTACHMENT 5 - ITEM 6

TRAFFIC AND PARKING IMPACT ASSESSMENT OF A PROPOSED CHILDCARE CENTRE

43 Edward Bennett Drive Cherrybrook

Traffic and Parking Impact Report

Prepared for: Dheeraj Gautam and Neeraj Kumar

N1914069A (1b)

July 2021

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1. INTRODUCTION

Motion Traffic Engineers was commissioned by Dheeraj Gautam and Neeraj Kumar to undertake a traffic and parking impact assessment of a proposed childcare at 43 Edward Bennett Drive in Cherrybrook. The site is currently a residential dwelling and has two frontages to Neale Avenue and Edward Bennett Drive.

This traffic report focuses on the proposed development and changes in car usage and car park utilisation and additional trips from the proposed development.

In the course of preparing this assessment, the subject site and its environs have been inspected, plans of the development examined, and all relevant traffic and parking data collected and analysed.

2. BACKGROUND AND EXISTING CONDITIONS OF THE PROPOSED LOCATION

2.1 Location and Land Use

The proposed Childcare Centre is located in a residential area with the Edward Bennett Oval at north east. Cherrybrook Public School and Tangara School are located at north and west of the site respectively. Currently the site is a residential dwelling.

The proposed site has two different frontages to Edward Bennett Drive and Neale Avenue. The proposed car park driveway is located on Edward Bennett Drive.

The proposed childcare centre is located at the corner of Edward Bennett Drive and Neale Avenue

Figures 1 and 2 show the location of the development site from the aerial and street map perspective respectively.

Figure 3 shows photographs of the site

ATTACHMENT 5 - ITEM 6

Figure 1: Location of the Subject Site on Aerial

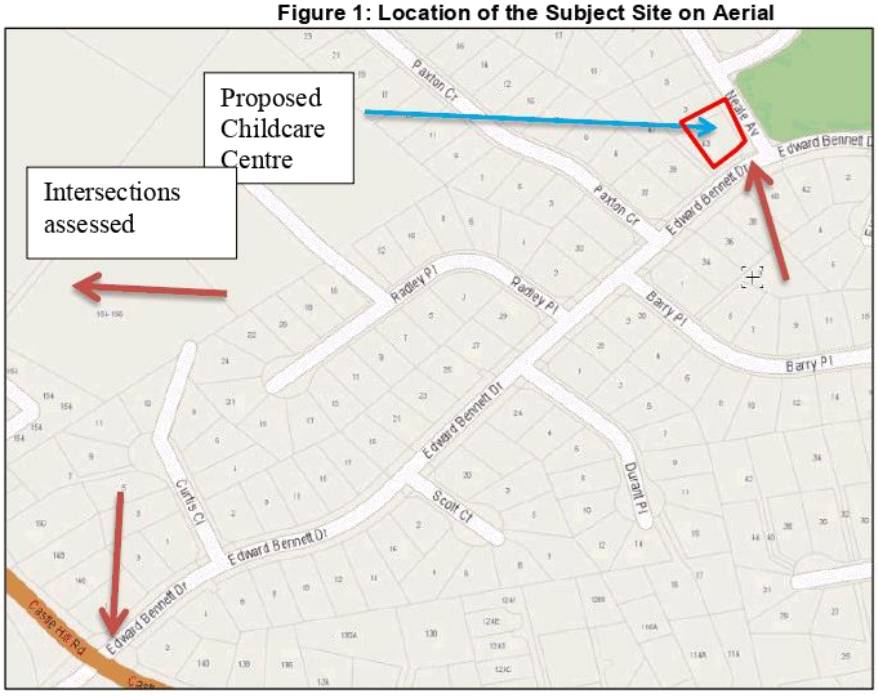

Figure 2: Street Map of the Location of the Development Site and assessed intersections

Figure 3a: Photo of site from Edward Bennett Drive

Figure 3b: Photo of site from Neale Avenue

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2.2 Road Network

This section describes the roads near the proposed development.

Edward Bennett Dr is a collector road and has one lane each way. The sign posted speed limit is 50km/hr. On street parking is permitted on both sides of the road. Figure 4a shows a photograph of Edward Bennett Drive.

Castle Hill Road is a sub-arterial road with two lanes each way at the midblock. On street parking is not permitted on either side of the road. The sign-posted speed limit for the road is 50km/hr. Short lanes are available for right turn movement north-east bound and south-westbound from Castle Hill Road into Edward Bennett Drive. Figure 4b shows a photograph of Castle Hill Road.

Figure 4a: Edward Bennett Drive Facing north-east (site at the right)

Figure 4b: Castle Hill Road facing south-east

2.3 Public Parking Opportunities

The proposed Childcare Centre is located in a residential area with the Edward Bennett Oval at north east. Site investigations show that Edward Bennett Drive has plenty time unrestricted on street parking on both sides. Many of the residential houses has on street parking and do not necessarily need to park on street.

2.4 Intersection Description

As part of the traffic assessment, two intersections are assessed:

- The priority intersection of Edward Bennett Drive with Neale Avenue
- The Signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Road

External traffic travelling to and from the development site will most likely need to travel through the above intersection.

The priority intersection of Edward Bennett Drive with Neale Avenue is a three-leg intersection with all turning movements permitted. Drivers on Neale Avenue must give way to vehicles on Edward Bennett Drive. Figure 5 presents the layout of this intersection using SIDRA – an industry standard intersection software.

The signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue is a four-leg intersection with all turn movements permitted. Short lane is available for right turn movement north-east bound and south-westbound from Castle Hill Road into Edward Bennett Drive. Pedestrian crossings are provided on all approaches. Figure 6 presents the layout of this intersection using SIDRA. The numbers on the lane have showed the length of short lanes.

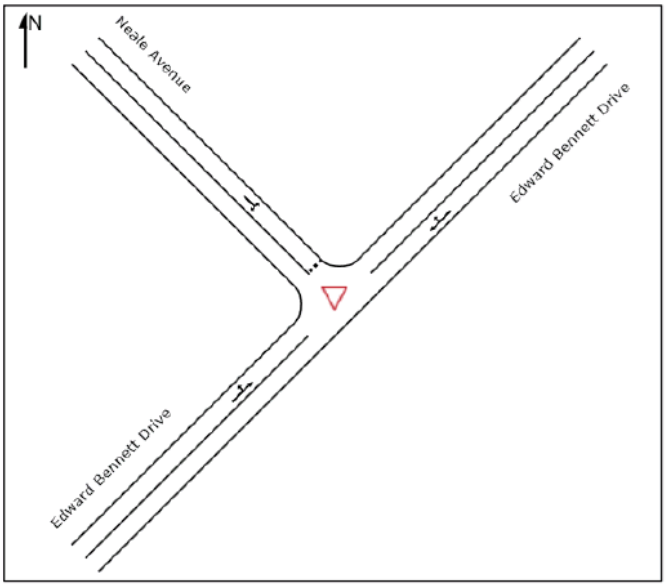

Figure 5: Priority intersection of Edward Bennett Drive with Neale Avenue (SIDRA)

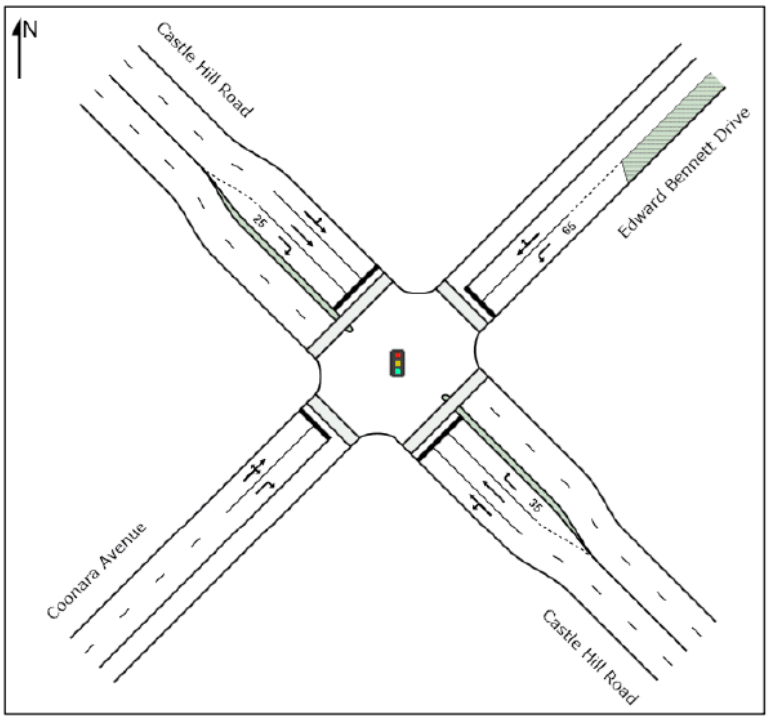

Figure 6: The signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue (SIDRA)

2.5 Existing Traffic Volumes

As part of the traffic assessment, traffic counts have been undertaken at the intersection for the weekday AM and PM period. The AM and PM peak hour was 8am to 9am, and 5pm to 6pm respectively.

The following Figures present the traffic volumes in vehicles for the weekday peak hours. The traffic counts were undertaken on the 30th January 2020.

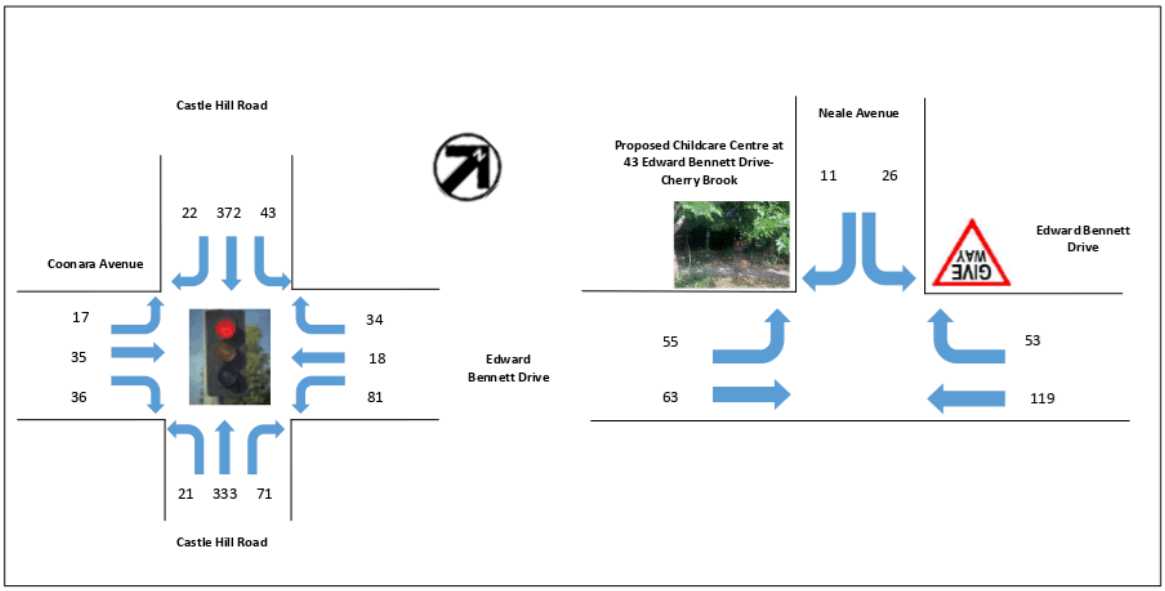

Figure 7: Existing Weekday Traffic Volumes AM Peak Hour

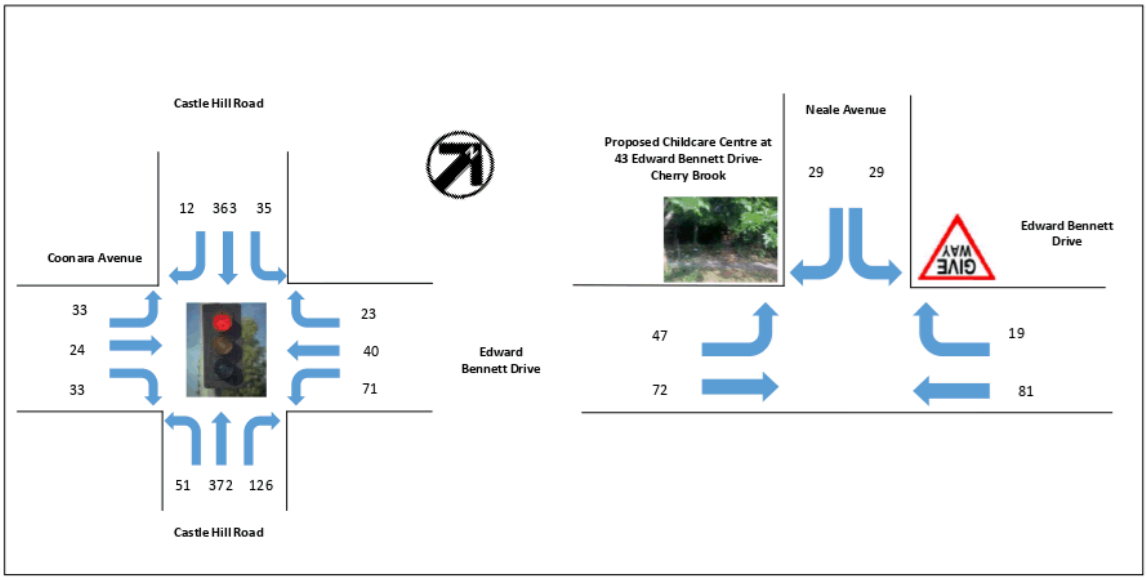

Figure 8: Existing Weekday Traffic Volumes PM Peak Hour

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2.6 Intersection Assessment

An intersection assessment has been undertaken for:

- The priority intersection of Edward Bennett Drive with Neale Avenue.
- The signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue

The signalised intersection of the existing intersection operating performance was assessed using the SIDRA software package (version 8) to determine the Degree of Saturation (DS), Average Delay (AVD in seconds) and Level of Service (LoS) at each intersection. The SIDRA program provides Level of Service Criteria Tables for various intersection types. The key indicator of intersection performance is Level of Service, where results are placed on a continuum from 'A' to 'F', as shown in Table 1.

LoS	Traffic Signal / Roundabout	Give Way / Stop Sign / T-Junction control
A	Good operation	Good operation
B	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	Satisfactory	Satisfactory, but accident study required
D	Operating near capacity	Near capacity & accident study required
E	At capacity, at signals incidents will cause excessive delays.	At capacity, requires other control mode
F	Unsatisfactory and requires additional capacity, Roundabouts require other control mode	At capacity, requires other control mode

Table 1: Intersection Level of Service

The Average Vehicle Delay (AVD) provides a measure of the operational performance of an intersection as indicated below, which relates AVD to LOS. The AVD's should be taken as a guide only as longer delays could be tolerated in some locations (i.e. inner-city conditions) and on some roads (i.e. minor side street intersecting with a major arterial route). For traffic signals, the average delay over all movements should be taken. For roundabouts and priority control intersections

(sign control) the critical movement for level of service assessment should be that movement with the highest average delay.

LoS	Average Delay per Vehicles (seconds/vehicle)
A	Less than 14
B	15 to 28
C	29 to 42
D	43 to 56
E	57 to 70
F	>70

Table 2: Intersection Average Delay (AVD)

The degree of saturation (DS) is another measure of the operational performance of individual intersections. For intersections controlled by traffic signals both queue length and delay increase rapidly as DS approaches 1. It is usual to attempt to keep DS to less than 0.9. Degrees of Saturation in the order of 0.7 generally represent satisfactory intersection operation. When DS exceed 0.9 queues can be anticipated.

The results of the intersection analysis are as follows:

Priority intersection of Edward Bennett Drive with Neale Avenue

- All turn movements of intersection have LoS A for the weekday AM and PM peak hours
- There is spare capacity at this intersection

Signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue

- The overall intersection is LoS A for both peak hours
- There is spare capacity at this intersection

The full Sidra results are presented in Appendix A.

2.7 Public Transport

The nearest bus stop to the development site is just 40 metres away on Neale Avenue and Edward Bennett Drive. This stop is serviced by the 632 and 642X bus routes. These provide transport to Rouse Hill, Castle Hill Station and Cherrybrook. Figure 11 shows the proximity of the site to public transport services.

Overall the site has good access to public transport.

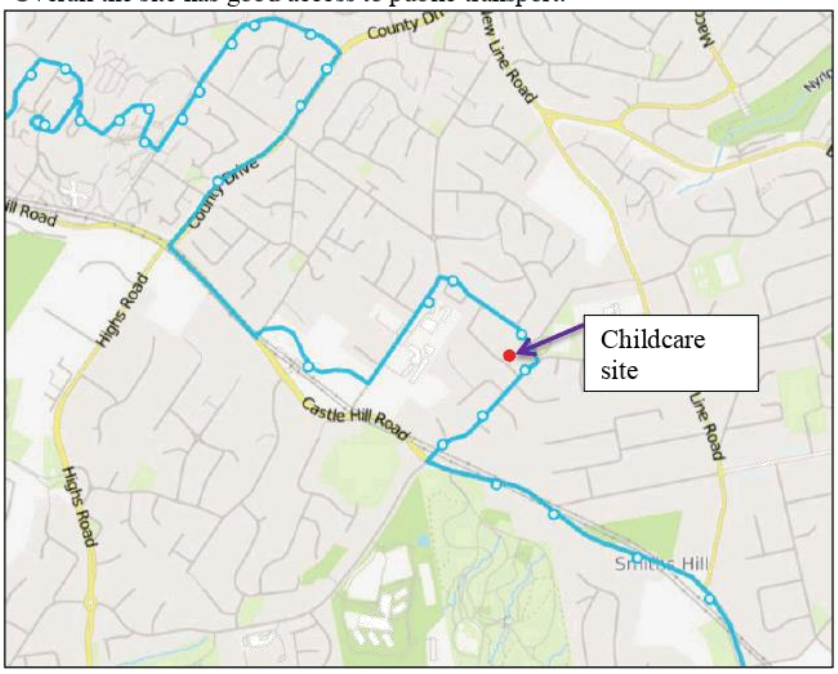

Figure 11: Public Transport Services Nearby

2.8 Conclusions on the Existing Conditions

The proposed development is located in a residential area with unlimited on-street parking along Edward Bennett Drive

The nearby intersection has spare capacity to accommodate additional traffic.

The site has good access to public transport.

3. PROPOSED CHILDCARE

The proposed childcare centre will accommodate 64 children along with ten staff:

- twelve children 0-2-year-old
- twenty children 2-3-year-old
- thirty-two children 3-5-year-old

There are car park areas on the basement floor level with vehicle access and egress driveways via Neale Avenue.

Sixteen on site car spaces will be provided on the basement floor

The Child Care Centre will cater for children ranging from 0-5 years old.

A full scaled plan of the proposed development is provided as part of the Development Application. Scaled measurements should use these plans.

MOTION TRAFFIC ENGINEERS

4. CAR PARKING CONSIDERATIONS

4.1 The Shire of Hornsby Planning Scheme

The car parking requirements for a childcare are presented in *Hornsby Development Control Plan 2013* with the car parking rates as follows as it applies to the proposed development:

Childcare

- 1 car space per 4 children

The proposed childcare will accommodate 64 children and 10 staff members. Table 3 summarises the car parking requirements for the proposed childcare.

The proposed childcare centre complies with council's car parking requirements.

Use	Number of Children	Car Parking Rate per children/staff	Required Car Spaces	Provided Car Spaces
Childcare Centre	64	0.25	16	16

Table 3: Summary of car parking requirements

4.2 Traffic Management Plan

A traffic management plan will be implemented to encourage staff to use public bus services, car share, cycle or walk.

4.3 Staff Car Parking demand

Staff arrivals and departures are staged/staggered to ensure that the staff-student ratio is maintained with all staff on site in the core 9am to 5pm hour with peak staff car parking demand in the core period and does not coincide with the main drop off and pick up periods.

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5. VEHICLE TRAFFIC IMPACT CONSIDERATIONS

This section discusses the vehicle traffic impacts of the proposed development.

5.1 Traffic Generation

The NSW RTA Guide to Traffic Generating Development document publishes trip generation rates for "long day care" for childcare centres as follows:

- 0.8 trips per child between 7am and 9am
- 0.3 trips per child between 2:30pm and 4pm
- 0.7 trips per child between 4pm and 6pm

Staff will arrive and leave before the drop off period (7am to 9am) and the pickup period (4pm to 6pm) respectively. Table 4 presents the estimated peak period trips.

Use	Peak Period	Number of Children	Trip Rate Per Child	Trips
Childcare Centre	AM	64	0.8	51
	PM		0.7	45

Table 4: Trips Generated by the Childcare Expansion in the Weekday Peak Periods

Table 5 presents the peak hour trips and trip distribution assuming that the peak hour represents 50 percent of the peak period. The generated trips in the peak hour are modest.

Peak Hour	Existing Trips	Proposed Trips	Net Trips
AM	1	50	51
PM	1	44	45
Peak Hour	Origin	Destination	Total
AM	25	25	50
PM	22	22	44

Table 5: Trips Generated and trip distribution by the Childcare in the Weekday Peak Hour

MOTION TRAFFIC ENGINEERS

5.2 Traffic Volumes

The additional development trips are assigned onto the local traffic network. The following figures present the existing with the development trips (in red for origin trips and blue for destination trips) for the weekday AM and PM peak hours.

The additional development trips represent a small proportion of the existing traffic volumes.

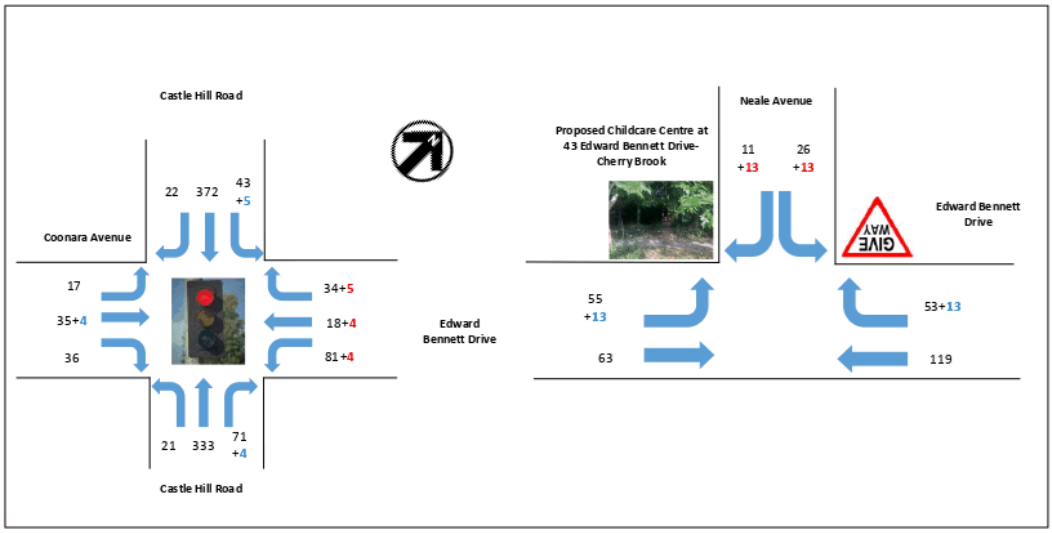

Figure 12: Weekday AM Peak Hour Traffic Volumes (Development Origin Trips in Red and Destination Trips in Blue)

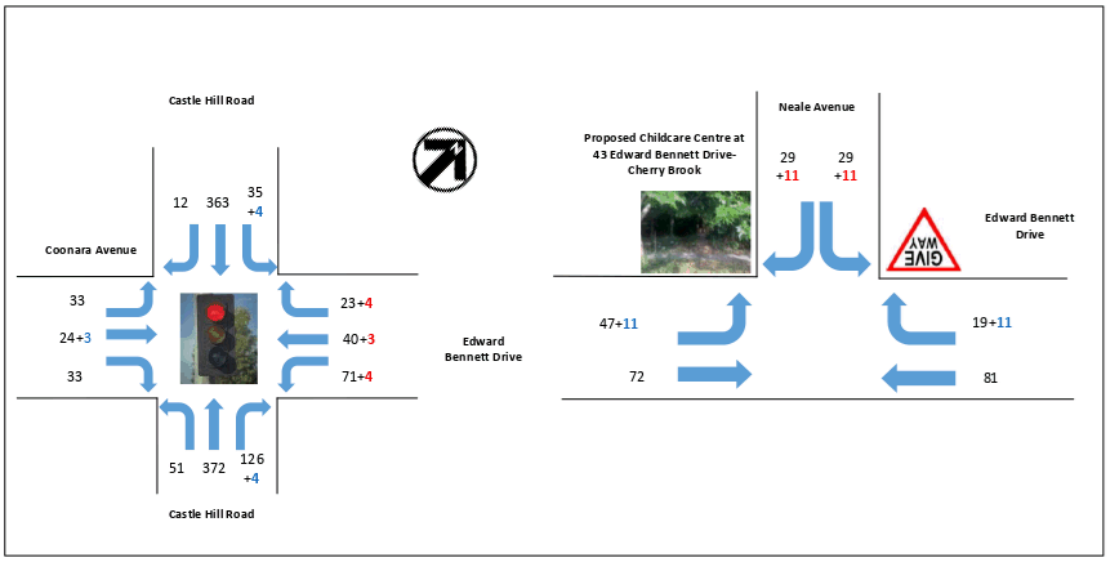

Figure 13: Weekday PM Peak Hour Traffic Volumes (Development Origin Trips in Red and Destination Trips in Blue)

5.3 Intersection Assessment

An intersection assessment has been undertaken for the two nearby intersections.

The results of the intersection analysis are as follows for the AM and PM peak hours:

Priority intersection of Edward Bennett Drive with Neale Avenue

- All turn movements have Los A for the weekday AM and PM peak hours
- The additional trips do not change the LoS of the overall intersection

Signalised intersection of Castle Hill Road with Edward Bennett Drive

- The overall intersection is LoS A for both peak hours
- The additional trips do not change the LoS of the overall intersection

The full Sidra results with the development traffic are presented in Appendix B. The existing conditions are presented in Appendix A.

6. CONCLUSIONS

Based on the considerations presented in this report, it is considered that:

Parking

- The proposed childcare centre complies with council's car parking requirements.

Traffic

- The proposed childcare centre is a modest trip generator for the weekday AM peak hour
- The additional trips from the proposed development can be accommodated at the nearby intersections and road network without noticeably affecting intersection performance, delays or queues.
- There are no traffic engineering reasons why a planning consent for the proposed childcare at 43 Edward Bennett Drive Cherrybrook, should be refused.

APPENDIX A

SIDRA Intersection Results for Existing Traffic Conditions

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
NorthEast: Edward Bennett Drive												
25	T1	125	0.0	0.100	0.2	LOS A	0.3	2.4	0.15	0.17	0.15	48.7
26	R2	56	0.0	0.100	5.0	LOS A	0.3	2.4	0.15	0.17	0.15	47.7
Approach		181	0.0	0.100	1.7	NA	0.3	2.4	0.15	0.17	0.15	48.4
NorthWest: Neale Avenue												
27	L2	27	0.0	0.029	4.7	LOS A	0.1	0.7	0.14	0.52	0.14	46.3
29	R2	12	0.0	0.029	5.6	LOS A	0.1	0.7	0.14	0.52	0.14	45.9
Approach		39	0.0	0.029	5.0	LOS A	0.1	0.7	0.14	0.52	0.14	46.2
SouthWest: Edward Bennett Drive												
30	L2	58	0.0	0.065	4.6	LOS A	0.0	0.0	0.00	0.25	0.00	48.1
31	T1	66	0.0	0.065	0.0	LOS A	0.0	0.0	0.00	0.25	0.00	48.6
Approach		124	0.0	0.065	2.1	NA	0.0	0.0	0.00	0.25	0.00	48.4
All Vehicles		344	0.0	0.100	2.2	NA	0.3	2.4	0.10	0.24	0.10	48.1

Table A1: Weekday Priority intersection of Edward Bennett Drive with Neale Avenue AM Peak Hour

MOTION TRAFFIC ENGINEERS

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total	HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		veh/h	%	v/c	sec		veh	m				km/h
SouthEast: Castle Hill Road												
21	L2	22	0.0	0.169	12.2	LOS A	2.6	18.2	0.51	0.46	0.51	48.7
22	T1	351	0.0	0.169	6.7	LOS A	2.6	18.3	0.51	0.44	0.51	53.8
23	R2	75	0.0	0.137	13.8	LOS A	1.2	8.2	0.55	0.70	0.55	44.8
Approach		447	0.0	0.169	8.2	LOS A	2.6	18.3	0.51	0.48	0.51	51.8
NorthEast: Edward Bennett Drive												
24	L2	85	0.0	0.197	25.1	LOS B	2.1	14.5	0.84	0.74	0.84	37.0
25	T1	19	0.0	0.151	20.4	LOS B	1.3	9.2	0.83	0.69	0.83	40.9
26	R2	36	0.0	0.151	25.0	LOS B	1.3	9.2	0.83	0.69	0.83	37.7
Approach		140	0.0	0.197	24.4	LOS B	2.1	14.5	0.84	0.72	0.84	37.6
NorthWest: Castle Hill Road												
27	L2	45	0.0	0.199	12.4	LOS A	3.1	21.7	0.52	0.49	0.52	48.3
28	T1	392	0.0	0.199	6.8	LOS A	3.1	21.9	0.52	0.46	0.52	53.5
29	R2	23	0.0	0.040	12.8	LOS A	0.3	2.3	0.50	0.66	0.50	45.4
Approach		460	0.0	0.199	7.7	LOS A	3.1	21.9	0.52	0.47	0.52	52.5
SouthWest: Coonara Avenue												
30	L2	18	0.0	0.122	24.6	LOS B	1.3	9.1	0.82	0.65	0.82	40.5
31	T1	37	0.0	0.122	20.0	LOS B	1.3	9.1	0.82	0.65	0.82	38.7
32	R2	38	0.0	0.120	26.6	LOS B	0.9	6.6	0.85	0.71	0.85	38.4
Approach		93	0.0	0.122	23.6	LOS B	1.3	9.1	0.83	0.68	0.83	38.9
All Vehicles		1140	0.0	0.199	11.2	LOS A	3.1	21.9	0.58	0.52	0.58	48.5

Table A2: Weekday Signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue AM Peak Hour

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total	HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		veh/h	%	v/c	sec		veh	m				km/h
NorthEast: Edward Bennett Drive												
25	T1	85	0.0	0.057	0.1	LOS A	0.1	0.9	0.10	0.11	0.10	49.1
26	R2	20	0.0	0.057	4.9	LOS A	0.1	0.9	0.10	0.11	0.10	48.2
Approach		105	0.0	0.057	1.0	NA	0.1	0.9	0.10	0.11	0.10	49.0
NorthWest: Neale Avenue												
27	L2	31	0.0	0.048	4.8	LOS A	0.2	1.2	0.18	0.53	0.18	46.2
29	R2	31	0.0	0.048	5.3	LOS A	0.2	1.2	0.18	0.53	0.18	45.8
Approach		61	0.0	0.048	5.0	LOS A	0.2	1.2	0.18	0.53	0.18	46.0
SouthWest: Edward Bennett Drive												
30	L2	49	0.0	0.066	4.6	LOS A	0.0	0.0	0.00	0.21	0.00	48.3
31	T1	76	0.0	0.066	0.0	LOS A	0.0	0.0	0.00	0.21	0.00	48.8
Approach		125	0.0	0.066	1.8	NA	0.0	0.0	0.00	0.21	0.00	48.6
All Vehicles		292	0.0	0.066	2.2	NA	0.2	1.2	0.07	0.24	0.07	48.2

Table A3: Weekday Priority intersection of Edward Bennett Drive with Neale Avenue PM Peak Hour

ATTACHMENT 5 - ITEM 6

MOTION TRAFFIC ENGINEERS

Movement Performance - Vehicles													
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Castle Hill Road												
21	L2	54	0.0	0.186	10.9	LOS A	2.8	19.6	0.46	0.46	0.46	49.2
22	T1	392	0.0	0.186	5.3	LOS A	2.8	19.8	0.46	0.42	0.46	54.7
23	R2	133	0.0	0.218	12.1	LOS A	1.9	13.3	0.51	0.71	0.51	45.8
Approach		578	0.0	0.218	7.4	LOS A	2.8	19.8	0.47	0.49	0.47	51.8
NorthEast: Edward Bennett Drive												
24	L2	75	0.0	0.220	27.9	LOS B	1.9	13.6	0.89	0.74	0.89	35.9
25	T1	42	0.0	0.219	23.5	LOS B	1.7	12.1	0.89	0.70	0.89	40.1
26	R2	24	0.0	0.219	28.1	LOS B	1.7	12.1	0.89	0.70	0.89	37.0
Approach		141	0.0	0.220	26.7	LOS B	1.9	13.6	0.89	0.72	0.89	37.3
NorthWest: Castle Hill Road												
27	L2	37	0.0	0.175	10.8	LOS A	2.6	18.3	0.46	0.44	0.46	49.4
28	T1	382	0.0	0.175	5.3	LOS A	2.6	18.4	0.46	0.41	0.46	54.8
29	R2	13	0.0	0.021	11.2	LOS A	0.2	1.1	0.44	0.64	0.44	46.3
Approach		432	0.0	0.175	5.9	LOS A	2.6	18.4	0.46	0.42	0.46	54.0
SouthWest: Coonara Avenue												
30	L2	35	0.0	0.173	27.7	LOS B	1.5	10.8	0.88	0.70	0.88	38.7
31	T1	25	0.0	0.173	23.1	LOS B	1.5	10.8	0.88	0.70	0.88	37.0
32	R2	35	0.0	0.136	29.6	LOS C	0.9	6.5	0.90	0.71	0.90	37.2
Approach		95	0.0	0.173	27.2	LOS B	1.5	10.8	0.89	0.71	0.89	37.7
All Vehicles		1245	0.0	0.220	10.6	LOS A	2.8	19.8	0.54	0.51	0.54	48.9

Table A4: Weekday Signalised intersection of Castle Hill Road with Edward Bennett Drive PM Peak Hour

APPENDIX B

SIDRA Intersection Results Existing and Childcare Centre Traffic

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total	HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		veh/h	%	v/c	sec		veh	m				km/h
NorthEast: Edward Bennett Drive												
25	T1	125	0.0	0.108	0.2	LOS A	0.4	2.8	0.18	0.19	0.18	48.5
26	R2	67	0.0	0.108	5.0	LOS A	0.4	2.8	0.18	0.19	0.18	47.5
Approach		193	0.0	0.108	1.9	NA	0.4	2.8	0.18	0.19	0.18	48.1
NorthWest: Neale Avenue												
27	L2	41	0.0	0.052	4.7	LOS A	0.2	1.3	0.15	0.53	0.15	46.3
29	R2	25	0.0	0.052	5.7	LOS A	0.2	1.3	0.15	0.53	0.15	45.9
Approach		66	0.0	0.052	5.1	LOS A	0.2	1.3	0.15	0.53	0.15	46.1
SouthWest: Edward Bennett Drive												
30	L2	71	0.0	0.072	4.6	LOS A	0.0	0.0	0.00	0.28	0.00	48.0
31	T1	66	0.0	0.072	0.0	LOS A	0.0	0.0	0.00	0.28	0.00	48.4
Approach		137	0.0	0.072	2.4	NA	0.0	0.0	0.00	0.28	0.00	48.2
All Vehicles		396	0.0	0.108	2.6	NA	0.4	2.8	0.11	0.28	0.11	47.8

Table B1: Weekday Priority intersection of Edward Bennett Drive with Neale Avenue AM Peak Hour with Proposed Child care centre traffic

ATTACHMENT 5 - ITEM 6

MOTION TRAFFIC ENGINEERS

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
SouthEast: Castle Hill Road												
21	L2	22	0.0	0.174	12.8	LOS A	2.7	18.9	0.53	0.47	0.53	48.4
22	T1	351	0.0	0.174	7.2	LOS A	2.7	19.0	0.53	0.45	0.53	53.4
23	R2	79	0.0	0.150	14.5	LOS A	1.3	9.0	0.57	0.71	0.57	44.5
Approach		452	0.0	0.174	8.8	LOS A	2.7	19.0	0.53	0.50	0.53	51.3
NorthEast: Edward Bennett Drive												
24	L2	89	0.0	0.193	24.2	LOS B	2.1	14.8	0.82	0.74	0.82	37.3
25	T1	23	0.0	0.166	19.6	LOS B	1.5	10.7	0.82	0.69	0.82	41.2
26	R2	41	0.0	0.166	24.2	LOS B	1.5	10.7	0.82	0.69	0.82	38.0
Approach		154	0.0	0.193	23.5	LOS B	2.1	14.8	0.82	0.72	0.82	38.0
NorthWest: Castle Hill Road												
27	L2	51	0.0	0.207	12.9	LOS A	3.3	22.9	0.54	0.51	0.54	47.9
28	T1	392	0.0	0.207	7.4	LOS A	3.3	23.1	0.54	0.48	0.54	53.1
29	R2	23	0.0	0.041	13.3	LOS A	0.3	2.4	0.51	0.66	0.51	45.1
Approach		465	0.0	0.207	8.3	LOS A	3.3	23.1	0.54	0.49	0.54	52.0
SouthWest: Coonara Avenue												
30	L2	18	0.0	0.123	23.7	LOS B	1.4	9.6	0.81	0.65	0.81	40.9
31	T1	41	0.0	0.123	19.1	LOS B	1.4	9.6	0.81	0.65	0.81	39.1
32	R2	38	0.0	0.113	25.6	LOS B	0.9	6.5	0.83	0.71	0.83	38.7
Approach		97	0.0	0.123	22.5	LOS B	1.4	9.6	0.82	0.67	0.82	39.3
All Vehicles		1167	0.0	0.207	11.7	LOS A	3.3	23.1	0.60	0.54	0.60	48.1

Table B2: Weekday Signalised intersection of Castle Hill Road with Edward Bennett Drive and Coonara Avenue AM Peak Hour with proposed childcare centre traffic

MOTION TRAFFIC ENGINEERS

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total	HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		veh/h	%	v/c	sec		veh	m				km/h
NorthEast: Edward Bennett Drive												
25	T1	85	0.0	0.064	0.2	LOS A	0.2	1.3	0.14	0.15	0.14	48.8
26	R2	32	0.0	0.064	5.0	LOS A	0.2	1.3	0.14	0.15	0.14	47.9
Approach		117	0.0	0.064	1.5	NA	0.2	1.3	0.14	0.15	0.14	48.5
NorthWest: Neale Avenue												
27	L2	42	0.0	0.067	4.8	LOS A	0.2	1.7	0.18	0.53	0.18	46.2
29	R2	42	0.0	0.067	5.4	LOS A	0.2	1.7	0.18	0.53	0.18	45.8
Approach		84	0.0	0.067	5.1	LOS A	0.2	1.7	0.18	0.53	0.18	46.0
SouthWest: Edward Bennett Drive												
30	L2	61	0.0	0.072	4.6	LOS A	0.0	0.0	0.00	0.24	0.00	48.2
31	T1	76	0.0	0.072	0.0	LOS A	0.0	0.0	0.00	0.24	0.00	48.6
Approach		137	0.0	0.072	2.0	NA	0.0	0.0	0.00	0.24	0.00	48.4
All Vehicles		338	0.0	0.072	2.6	NA	0.2	1.7	0.09	0.28	0.09	47.8

Table B3: Weekday Priority intersection of Edward Bennett Drive with Neale Avenue PM Peak Hour with Proposed Child care centre traffic

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total	HV	Deg. Satn	Average Delay	Level of Service	95% Back of Queue Vehicles	Distance	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed
		veh/h	%	v/c	sec		veh	m				km/h
SouthEast: Castle Hill Road												
21	L2	54	0.0	0.186	10.9	LOS A	2.8	19.6	0.46	0.46	0.46	49.2
22	T1	392	0.0	0.186	5.3	LOS A	2.8	19.8	0.46	0.42	0.46	54.7
23	R2	133	0.0	0.218	12.1	LOS A	1.9	13.3	0.51	0.71	0.51	45.8
Approach		578	0.0	0.218	7.4	LOS A	2.8	19.8	0.47	0.49	0.47	51.8
NorthEast: Edward Bennett Drive												
24	L2	75	0.0	0.220	27.9	LOS B	1.9	13.6	0.89	0.74	0.89	35.9
25	T1	42	0.0	0.219	23.5	LOS B	1.7	12.1	0.89	0.70	0.89	40.1
26	R2	24	0.0	0.219	28.1	LOS B	1.7	12.1	0.89	0.70	0.89	37.0
Approach		141	0.0	0.220	26.7	LOS B	1.9	13.6	0.89	0.72	0.89	37.3
NorthWest: Castle Hill Road												
27	L2	37	0.0	0.175	10.8	LOS A	2.6	18.3	0.46	0.44	0.46	49.4
28	T1	382	0.0	0.175	5.3	LOS A	2.6	18.4	0.46	0.41	0.46	54.8
29	R2	13	0.0	0.021	11.2	LOS A	0.2	1.1	0.44	0.64	0.44	46.3
Approach		432	0.0	0.175	5.9	LOS A	2.6	18.4	0.46	0.42	0.46	54.0
SouthWest: Coonara Avenue												
30	L2	35	0.0	0.173	27.7	LOS B	1.5	10.8	0.88	0.70	0.88	38.7
31	T1	25	0.0	0.173	23.1	LOS B	1.5	10.8	0.88	0.70	0.88	37.0
32	R2	35	0.0	0.136	29.6	LOS C	0.9	6.5	0.90	0.71	0.90	37.2
Approach		95	0.0	0.173	27.2	LOS B	1.5	10.8	0.89	0.71	0.89	37.7
All Vehicles		1245	0.0	0.220	10.6	LOS A	2.8	19.8	0.54	0.51	0.54	48.9

Table B4: Weekday Signalised intersection of Castle Hill Road with Edward Bennett Drive PM Peak Hour with proposed childcare centre traffic