



**CAMPBELLTOWN
CITY COUNCIL**

LOCAL PLANNING PANEL

27 NOVEMBER 2024

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held via Teams on
Wednesday, 27 November 2024 at 3.00pm.

MEETING AGENDA

1. ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Dharawal people whose ongoing connection and traditions have nurtured and continue to nurture this land. I pay my respects and acknowledge the wisdom of the Elders – past, present and emerging and acknowledge all Aboriginal people here today.

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General Information

The role of the Local Planning Panel (the Panel) is to determine certain types of development applications and provide advice on planning proposals.

Public Involvement

When the Panel is holding a formal meeting to consider a report relating to a development application, the Panel will receive and consider verbal submissions from the applicant and from any person that made a written submission in regard to that development application (during the notification or exhibition period), provided that they have registered to speak by midday on the day prior to the meeting. In some circumstances where there have been no submissions received a development application may be determined by the Panel through the electronic circulation of documents rather than by holding a formal meeting. In these circumstances there is no opportunity to address the Panel.

As required by the Minister's Local Planning Panels Direction, when considering a planning proposal, the role of the Panel is to provide advice to Council. The Panel is the first step in the evaluation process before Council and the State Government (through the Gateway process) decide whether to support a formal public exhibition or consultation period on the proposal. It is possible that the proposal will be modified before or as part of the consideration by Council and/or through the Gateway process. The Panel may, upon request, consider verbal submissions made in relation to the planning proposal from the applicant, if there is one.

Any person who makes a verbal submission to the Panel must identify themselves and must also accept that their presentation will include their images and sounds and will be webcast and stored on Council's website for future viewing. Any person who makes a verbal submission to the Panel must also declare before their submission any political contributions or donations they have made over the last four years exceeding \$1,000 to any political party or candidate who contested the last Ordinary Election of Council.

If you would like to make a verbal submission to the Panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The Panel Chair will invite the registered speakers to speak at the appropriate time in the agenda. Verbal submissions to the Panel will be limited to 5 minutes each. The Chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask you questions at the end of your submission.

Outcomes from the meeting

After the Panel has considered submissions made by interested parties, the Panel will close the public meeting to deliberate on the items reported to the Panel.

If the item before the Panel is a development application, the Panel will either determine the development application by approval with conditions or refusal or defer determination by seeking additional information.

If the item before the Panel is a planning proposal, the Panel will document its advice to the Council.

The Panel's decision/advice become public information when the minutes are published on the Council website usually by the Friday following the Local Planning Panel meeting.

Should you require information about the Panel, or any item listed on the agenda, please contact Council's Planning and Development team on 4645 4575 between 8.30 am and 4.30pm on weekdays.

4. REPORTS

4.1 Alterations to Eschol Park House and use of the site as a child care facility and café, and associated works - 14 Eschol Park Drive, Eschol Park

Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive

Delivery Program

Principal Activity
PA2 Community Learning

Referral Criteria

In accordance with section 4.8 of *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Local Planning Panel's direction this application is to be determined by the Campbelltown Local Planning Panel (the Panel) as prescribed in Schedule 1 of that direction due to the development involving the partial demolition (removal of non-original internal walls, windows and stairs, and non-original roofing, entrance steps and verandah) of a heritage item.

Executive Summary

- A development application has been received for alterations to Eschol Park House, including the removal of non-original internal walls, windows and stairs, and non-original roofing, entrance steps and verandah, demolition of a concrete driveway, timber retaining walls, gazebo and sheds, use of the site as a 129 place child care facility and café, and associated civil and landscaping works.
- The application was publicly notified and exhibited between 15 August and 14 September 2023. Three objections were received during this time, with 2 further objections being received outside of the notification period. The issues raised in the submissions are discussed in greater detail in an attachment to this report.
- Based on an assessment of the application against Section 4.15 of *Environmental Planning and Assessment Act 1979*, the application has been found to be unsatisfactory and is recommended for refusal.

Officer's Recommendation

That development application 2360/2023/DA-C for alterations to Eschol Park House and use of the site as a 129 place child care facility and café, and associated civil and landscaping at 14 Eschol Park Drive, Eschol Park be refused for the reasons listed in attachment 1 to this report.

Purpose

To assist the Local Planning Panel in its determination of the subject application in accordance with the provisions of the EP&A Act.

Property Description	Lot 22 DP 545718 Eschol Park House, 14 Eschol Park Drive, Eschol Park
Application No	2360/2023/DA-C
Applicant	Mr Peter Roppolo
Owner	Eschol Park Holdings
Provisions	Education and Care Services National Regulations Child Care Planning Guideline 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	27 July 2023

Application History

21 July 2023	Development Application lodged.
15 August – 14 September 2023	Public exhibition. 3 objections were received during this time, with 2 further objections being received outside of the notification period.
12 February 2024	Council requests additional information.
21 March 2024	Council meets with applicant to discuss engineering requirements.
22 March 2024	Council provides further comments in relation to engineering advice.
16 May 2024	Council requests a full and complete response to its previous request for information dated 12 February 2024.
26 June 2024	Council's Property Section provides owners consent for a drainage easement through Council owned land (Eschol Park Sports Complex,

	Epping Forest Drive, Eschol Park)
11 July 2024	Council requests additional information.
1 October 2024	Council advises applicant of outstanding concerns with the development application dating back in part to 12 February 2024, and of its intention to recommend refusal.

Given the history of engagement with the applicant and significant time that has elapsed since lodgement, the application is being reported to the Panel in its current form for determination in accordance with the Environmental Planning and Assessment (Statement of Expectations) Order 2024, made by the Minister of Planning on 1 July 2024.

Site and Surrounds

The site is legally defined as Lot 22 in Deposited Plan 454718, known as ‘Eschol Park House’, 14 Eschol Park Drive, Eschol Park.

The site comprises local heritage item I51 – ‘Eschol Park House’.

The site has a total area of approximately 5432 m², with a frontage of 79.245 m to Eschol Park Drive.

The site principally comprises a 2 storey local-listed heritage building, a carpark, and landscaping.



Figure 1: Locality map

Proposal

Approval is sought for alterations to Eschol Park House, including the removal of non-original internal walls, windows and stairs, and non-original roofing, entrance steps and verandah, demolition of a concrete driveway, timber retaining walls, gazebo and sheds, use of the site as a 129 place child care facility and café, and associated civil and landscaping works including the provision of 36 car parking spaces.

Report

1. Vision

Campbelltown 2032 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and Belonging
- Outcome 2: Places for People
- Outcome 3: Enriched Natural Environment
- Outcome 4: Economic Prosperity
- Outcome 5: Strong Leadership

Given the DA is unclear and found to be unsatisfactory, it is not considered to be consistent with the long-term vision from Campbelltown.

2. Planning Assessment

The development application has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A Act and having regard to those matters the following issues have been identified for further consideration.

2.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

2.1.1 Education and Care Services National Regulations (National Regulation)

Part 4.3 of the National Regulations describes the specific regulations which apply to the design of centre based childcare centres. An assessment of these requirements is provided in an attachment to this report. The development does not comply with regulation 123, which requires 22 staff members as opposed to the 19 proposed.

2.1.2 Child Care Planning Guideline

In accordance with clause 3.23 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 prior to determining a development application for development for the purpose of a centre-based childcare facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline (Guideline). A compliance table is provided in an attachment to this report. The development does not comply with considerations 31, 32, 35 and 36 of the Guideline.

2.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject land is located within the Georges River Catchments and as such Chapter 6 (Water Catchment) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the application. Chapter 6 (Water Catchments) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposal is considered to be consistent with Chapter 6 (Water Catchments) of the SEPP and will not have a negative impact on the environmental quality of the Georges River Catchment.

2.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The proposal has been assessed under the relevant provisions of SEPP (Resilience and Hazards). The objectives of the SEPP are:

- to provide for a statewide planning approach to the remediation of contaminated land; and
- to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Pursuant to the above SEPP, Council must consider:

- whether the land is contaminated; and
- if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.

Pursuant to Chapter 4 of the SEPP, Council is also required to undertake a merit assessment of the proposed development. A table summarising the matters for consideration is included in an attachment to this report.

Based on this assessment, the proposal is considered to satisfy the relevant objectives and provisions of SEPP (Resilience and Hazards) 2021. Therefore, in regard to contamination it is considered that the subject site is suitable for the proposed land uses.

2.1.4 Campbelltown Local Environmental Plan 2015

The subject site is zoned R2 Low Density Residential pursuant to the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The objectives for the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.

- To minimise overshadowing and ensure a desired level of solar access to all properties.
- To facilitate diverse and sustainable means of access and movement.

As non-residential land uses, the proposed childcare facility would provide facilities to meet the day to day needs of residents. The development primarily relies on existing built form, therefore there is no substantial change to the character of the site or the broader locality. Existing setbacks to side and rear property boundaries result in minimal overshadowing to neighbouring properties. Further, the development seeks to facilitate diverse means of access and movement for both pedestrians and vehicles. In this sense, the proposed childcare facility is not inconsistent with the objectives of the R2 Low Density Residential zone.

The café component is defined as a food and drink premises which are ordinarily prohibited in the R2 zone.

Existing Use Rights

In Statement of Environmental Effects (SEE) submitted with the DA, it is suggested the site benefits from existing use rights for the café component of the proposed development. Specifically, the applicant contends that a restaurant previously operating from the site has established permissibility for the current café proposal

In accordance with 4.66(2)(e) of the EP&A Act, the continuance of an existing use is not authorised where the use is abandoned. A use is presumed, unless the contrary is established, to be abandoned if it ceases to be used for a continuous period of 12 months. Evidence has not been provided with the DA to demonstrate the approved use of the site has not been abandoned.

Council raised this matter with the applicant in correspondence dated 12 February 2024. In their response, the applicant's town planner referenced temporary changes to the lapsing dates of development consents, which were introduced in 2020 to support businesses and landowners impacted by disruptions from the Covid-19 pandemic. These changes applied specifically to the lapsing dates of development consents and did not extend to existing use rights. Under these provisions, development consents granted before 25 March 2020 were extended by 2 years, while those granted between 25 March 2020 and 25 March 2023 were given a lapsing period of 5 years. As such, this extension is not applicable to the current site or proposed use.

Separately, temporary changes to existing use rights provisions meant the period in which a use was considered abandoned was extended from 12 months to 3 years – however, this has not applied since 25 March 2022. As such, this temporary extension has expired and the site and use do not currently benefit from existing use rights or Covid-19 extensions. In this regard, clause 4.66(3) of the EP&A Act currently provides as follows:

...a use is presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months.

The subject application was lodged on 27 July 2023 and it has failed to establish whether the use is ongoing or abandoned. On this basis, it is presumed the use is abandoned and existing use rights do not apply.

Whilst the applicant recognises the heritage incentive clause at 5.10(10) of the CLEP 2015 that permits uses that are otherwise prohibited, it has not been demonstrated how the proposal would meet this clause. Clause 5.10(10) of CLEP 2015 provides as follows:

Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

The applicant suggests that the proposed works would facilitate the conservation of the heritage item, but does not explicitly link the works to a conservation outcome as required by the CLEP 2015.

An assessment of Aboriginal cultural values has also not been prepared for the site, nor an assessment of historical archaeological potential.

An Aboriginal heritage assessment should be prepared for the site to determine if the proposal would impact sites listed on the Aboriginal Heritage Information Management System (AHIMS) or previously unrecorded sites. At a minimum an Aboriginal Due Diligence assessment should be prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW, 2010) guidelines.

A historical archaeological assessment that identifies the historical archaeological potential for the site, the significance of that potential and the impacts of the proposal on that potential should be prepared. The assessment should be prepared in accordance with the Assessing Significance for Historical Archaeological Sites and 'Relics' Heritage Branch Department of Planning (2009) guidelines.

Existing Use Rights – Conclusion

As a mixed-use development, each independent land use is required to be permitted with consent. As submitted, the DA seeks consent for a mixed-use development where one of the nominated land uses is prohibited. Given the site does not benefit from existing use rights provisions, the only pathway through which a prohibited land use may be permitted is via Clause 5.10(10) of the CLEP 2015. In this instance, a heritage conservation report prepared by a suitably qualified heritage consultant that addresses the requirements of Clause 5.10 has not been prepared, nor has the applicant explicitly sought consent for a prohibited use through Clause 5.10. On this basis, permissibility of the proposed land use has not been established.

Other matters for consideration under CLEP 2015 are addressed in an attachment to this report.

2.2 Section 4.15(1)(a)(iii) The provisions of any development control plan

2.2.1 Campbelltown (Sustainable City) Development Control Plan 2015

An assessment against Parts 2, 6 and 8 of the Campbelltown (Sustainable Cities) Development Control Plan (SCDCP) is included in an attachment to this report. It is noted the proposal does not comply with the following sections of the SCDCP:

- Section 2.7 – Erosion and sediment control
- Section 2.11 – Heritage conservation
- Section 6.4.2.1(b) – Car parking
- Section 6.4.2.2 (a), (d), (e) – Loading bay and manoeuvring areas
- Section 6.4.2.3 (b) – Access for people with disabilities
- Section 8.3.4 (c) – Fencing
- Section 8.5 (a), (b) – Landscaping

2.3 Section 4.15(1)(a)(iia) The provisions of any Planning Agreement

The proposed development is not subject to the provisions of a planning agreement pursuant to Section 7.4 of the EP&A Act.

2.4 Section 4.15(1)(a)(iv) The provisions of the Regulations

Had the assessment of the application concluded with a recommendation for approval, conditions pertaining to the relevant requirements of the Environmental Planning and Assessment Regulation 2021 would have been included.

2.5 Section 4.15 (1)(b) The Likely Impacts of the Development

Section 4.15 (1)(b) of the EP&A Act requires that the consent authority consider the development's potential impacts on the natural and built environment, as well as potential social and economic impacts of the development. In this regard, the following is noted:

- The site fails to accommodate the required number of car parking spaces on site, rather deferring to on-street parking to make up part of the shortfall, thereby adversely impacting Eschol Park Drive.
- An emergency and evacuation plan that includes all the details required as per the Education and Care Services National Regulations has not been prepared, therefore it is unclear what impact, if any, the development will have on the public domain.
- An assessment of Aboriginal cultural values has not been prepared for the site, nor an assessment of historical archaeological potential, therefore it is unclear what impact, if any, the development will have on Aboriginal cultural heritage or potential archaeological artefacts.
- Erosion and sediment control has not been suitably detailed, therefore the development's impact on adjoining properties during construction is unclear.

- Opening days and hours of the café have not been detailed, therefore it is unclear what impact, if any, the café will have on residential amenity.

For the reasons noted above, the full extent of the proposal's likely impacts is unclear.

2.6 Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development. In this regard, the following is noted:

- The DA has failed to establish existing use rights for the café component of the development; the café, without the benefit of existing use rights, is prohibited. Therefore, the site is not suitable for the development.
- The DA is not accompanied by a heritage report prepared by a suitably qualified heritage consultant demonstrating that it meets the relevant provisions of clause 5.10 of the CLEP 2015. Therefore, it is unclear if the site is suitable for the proposed mixed use development.
- A loading bay is not proposed, therefore it is unclear how and where deliveries to the site will be managed, and whether the site is suitable for the proposed commercial development.
- The DA has not assessed existing vegetation to determine whether plants are toxic or dangerous, nor whether they impose a safety hazard such as personal injury, poisoning or choking. Therefore, it is unclear if the site is suitable for the development.

For the reasons noted above, the site is not considered suitable for the development.

2.7 Section 4.15(1)(e) Public Interest

The proposed development has not suitably addressed permissibility under CLEP 2015, nor is the site suitable for the proposed development. Therefore, the proposal is not in the public interest.

4. Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions.

The application was notified and publicly exhibited between 15 August and 14 September 2023. 3 submissions were received during the public exhibition period. A further 2 submissions was received following the conclusion of the public exhibition period.

The issues raised in the submissions are addressed in an attachment to this report.

Referrals

Internal Referrals	Comment
Environmental Officer	The DA was referred to Council's Environmental Officer, who advised the Arboricultural Impact Assessment and Tree Protection Plan provided by Quality Tree Services (26/04/2023)

	<p>does not document all trees on site and on neighbouring properties that will potentially be impacted by the proposed development. They further advised the landscape plans do not comply with Part 8.5 of the CDCP, in that the following was not provided:</p> <ul style="list-style-type: none"> • a) ii) - 1.5 m garden strip along the full length of side and rear setbacks; and • d) ii) All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/ or choking.
Heritage Planner	<p>The DA was referred to Council's Heritage Planner, who advised the following:</p> <ul style="list-style-type: none"> • an assessment of Aboriginal cultural values has not been prepared for the site, nor an assessment of historical archaeological potential.
Development Engineer	<p>The DA was referred to Council's engineering team, who raised no objection to the proposed development subject to drainage via an easement through Eschol Park Sports Complex. Council's Property team provided owners consent for the easement on 24 June 2024.</p>

Conclusion

Having regard to the matters for consideration under Section 4.15 of *Environmental Planning and Assessment Act 1979*, the application is considered unsatisfactory and cannot be supported in its current form. It is, therefore, recommended that the Panel refuse the application for the reasons attached to this report.

Attachments

- 4.1.1 Reasons for Refusal (contained within this report)
- 4.1.2 Compliance Tables (contained within this report)
- 4.1.3 Plan of Management (contained within this report)
- 4.1.4 Plans (contained within this report)
- 4.1.5 Public Exhibition Responses (contained within this report)

Reporting Officer

Manager Development Assessment

ATTACHMENT – REASONS FOR REFUSAL

The reasons for refusal are as follows:

1. The development is inconsistent with *Campbelltown Local Environmental Plan 2015* in that it includes a food and drink premises, which is prohibited on land zoned R2 Low Density Residential.
2. The development is inconsistent with regulations 97 (emergency and evacuation procedures), 123 (educator to child ratios—centre-based services) and 168 (education and care service must have policies and procedures) of the Education and Care Services National Regulations.
3. The development is inconsistent with considerations 31, 32, 35, and 36 of the Child Care Planning Guideline.
4. The development is inconsistent with Volume 1, Part 2, sections 2.7 (erosion and sediment control) and 2.11 (heritage conservation) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
5. The development is inconsistent with Volume 1, Part 6, section 6.4.2.1(b) and (d)(ii)(iii) (car parking) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
6. The development is inconsistent with Volume 1, Part 6 Section 6.4.2.2(a) - (e) and (g) (loading bay and manoeuvring areas) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
7. The development is inconsistent with Volume 1, Part 6, section 6.4.2.3(b) (access for people with disabilities) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
8. The development is inconsistent with Volume 1, Part 8, section 8.3.1(c)(i)(iii) (traffic impact) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
9. The development is inconsistent with Volume 1, Part 8, section 8.3.4(c) (fencing) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
10. The development is inconsistent with Volume 1, Part 8, section 8.4.1(m)(iii) (traffic impact) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
11. The development is inconsistent with Volume 1, Part 8, section 8.5(a) and (d) (landscaping) of *Campbelltown (Sustainable City) Development Control Plan 2015*.
12. The application fails to demonstrate the likely impacts of the development, including opening days and hours of the café.
13. For the reasons above, the development is not suitable for the site.
14. For the reasons above, the development is not in the public interest.

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- 8.7 Advertising Signs

Education and Care Services National Regulations

Regulation	Requirement	Proposed	Compliance
25. Additional information about proposed education and care service premises	Regulation 25 (d) requires one of the following– (i) a soil assessment for the site of the proposed education and care service premises	The applicant has provided a PSI in support of this application.	Yes
97. Emergency and evacuation procedures	Regulation 97 sets out the detail for what those procedures must cover including: <ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service. 	An Emergency and Evacuation Plan was submitted with the DA, however it does not include all the details required by Regulation 97. Had the assessment of the DA been finalised with a recommendation for approval, a condition would be included to ensure appropriate measures regarding emergency evacuation would be demonstrated prior to the issue of an occupation certificate.	Yes, subject to conditions
104. Fencing or barrier that encloses outdoor spaces	The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	Satisfactory child safe fencing is proposed.	Yes
106. Laundry and hygiene facilities	The proposed development includes laundry facilities or access to laundry facilities OR explains the other arrangements for dealing with soiled clothing,	The proposal includes provisions for an onsite laundry facility. Further, the laundry is proposed	Yes

Regulation	Requirement	Proposed	Compliance
	<p>nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.</p> <p>Laundry/hygienic facilities are located where they do not pose a risk to children</p>	as a separate room with a door which would restrict access.	
107. Unencumbered indoor space	The proposed development includes at least 3.25 m ² of unencumbered indoor space for each child.	The proposed development will cater for 129 children, requiring 419.25 m ² of indoor space. The application proposes an unencumbered indoor space of 430.5 m ² .	Yes
108. Unencumbered outdoor space	The proposed development includes at least 7 m ² of unencumbered outdoor space for each child.	The proposed development will cater for 129 children, requiring 903 m ² of outdoor space. The application proposes an unencumbered outdoor space of 912 m ² .	Yes
109. Toilet and hygiene facilities	<p>The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service.</p> <p>The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.</p>	Toilet, washing and drying facilities are proposed in a convenient location and will provide safe and easy use by the children.	Yes
110. Ventilation and natural light	<p>The proposed development includes indoor spaces to be used by children that:</p> <ul style="list-style-type: none"> • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures 	Natural ventilation during quiet play is achieved. It is anticipated that natural light will be provided to the indoor play areas.	Yes

Regulation	Requirement	Proposed	Compliance
	the safety and well-being of children.		
111. Administrative space	The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107	The proposed development has included sufficient space for administrative functions, with a designated office, consultation room, and staff room.	Yes
112. Nappy change facilities	The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.	Sufficient nappy change facilities provided.	Yes
113. Outdoor space— natural environment	The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	Sufficient outdoor spaces are provided.	Yes
114. Outdoor space – shade	The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Sufficient shaded areas are provided.	Yes
115. Premises designed to facilitate supervision	The proposed development (including toilets and nappy change facilities) is designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	The outdoor areas and indoor activity rooms have been designed in a manner that will facilitate supervision throughout the site for both age groups. Indoor rooms are open plan which	Yes

Regulation	Requirement	Proposed	Compliance
		restricts the potential for hidden corners.	
123. Educator to child ratios	The minimum number of educators required to educate and care for children at a centre-based service is to be calculated in accordance with the following ratios— (a) for children from birth to 24 months of age—1 educator to 4 children; (b) for children over 24 months and less than 36 months of age—1 educator to 5 children; (c) for children aged 36 months of age or over (not including children over preschool age)—1 educator to 11 children; (d) for children over preschool age, 1 educator to 15 children.	The facility proposes the following number of children: 0-2 Years – 32 children (8 staff required) 2-3 Years – 37 children (8 staff required) 3-5 Years – 60 children (6 staff required) 22 staff are required, however only 19 are proposed.	No
168. Education and care service must have policies and procedures	Clause 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.	Had the assessment of the DA been finalised with a recommendation for approval, a condition would be included to ensure appropriate measures regarding emergency evacuation be demonstrated prior to the issue of an occupation certificate.	Yes, subject to conditions

Child Care Planning Guidelines

Objective	Provision	Proposed	Compliance
3.1 Site Selection and Location			
To ensure that appropriate zone considerations are assessed when selecting a site.	C1 - For proposed developments in or adjacent to a residential zone, consider:		
	- the acoustic and privacy impacts of the proposed development on the residential properties	Acoustic impacts of the development are considered satisfactory, subject to the recommendations contained within the acoustic report submitted in support of the application.	Yes
	- the setbacks and siting of buildings within the residential context	The setbacks are compliant with residential setbacks.	Yes
	- traffic and parking impacts of the proposal on residential amenity.	The child care centre component of the proposed development provides sufficient parking (no parking specifically provided and dedicated to the café)	Yes
To ensure that the site selected for a proposed child care facility is suitable for the use.	C2 - When selecting a site, ensure that:		
	• the location and surrounding uses are compatible with the proposed development or use	The surrounding uses include residential and are compatible with the proposed use.	Yes
	• the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards	The site is not identified as affected by flooding, land slip, bushfires or coastal hazards.	Yes
	• there are no potential environmental contaminants on the land,	The submitted PSI report does not identify any potential	Yes

Objective	Provision	Proposed	Compliance
	<p>in the building or the general proximity, and whether hazardous materials remediation is needed</p> <ul style="list-style-type: none"> • the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas • where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use • there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for 	<p>environmental contaminants on the land.</p> <p>The site contains characteristics that are suitable for the scale and type of childcare development proposed.</p> <p>Internal and external spaces are considered suitable.</p> <p>Proposed drop off and pick up areas are considered suitable.</p> <p>Eschol Park Drive is considered appropriate and safe for the proposed use.</p> <p>The site is not located closely to incompatible social activities and uses such as restricted</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Objective	Provision	Proposed	Compliance
	alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.	premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.	
To ensure that sites for child care facilities are appropriately located.	<p>C3 - A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like 	<p>The site is located approximately 300m from Eschol Park Public School, 800m from Raby Shopping Centre, and adjoins Good Shepard community Church to the west as well as Eschol Park Sports Complex at the rear of the site.</p> <p>The adjacent streets are regularly serviced by buses.</p> <p>The subject site is within 800m of Raby Shopping Centre.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	<p>C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations -water cooling and water warming systems 	<p>The subject site is not located in close proximity to:</p> <ul style="list-style-type: none"> -heavy or hazardous industry waste transfer depots or landfill sites 	<p>Yes</p>

Objective	Provision	Proposed	Compliance
	-odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses.	-LPG tanks or service stations -water cooling or water warming systems -odour generating uses or odour sources or sites	
3.2 Local Character, Streetscape and the Public Domain Interface			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	C5 - The proposed development should: <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas. 	The proposed bulk and scale of the building remains unchanged. The development utilises an existing building, with mostly internal alterations. The building form, scale and materials are consistent with the existing streetscape. As above. The proposed landscaping is an improvement on the existing and will positively contribute to the streetscape. Car parking is integrated into the site through landscape screening.	Yes Yes Yes Yes Yes
To ensure clear delineation between the child care facility and public spaces.	C6 - Create a threshold with a clear transition between public and private realms, including:		

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> fencing to ensure safety for children entering and leaving the facility windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community integrating existing and proposed landscaping with fencing. 	<p>Appropriate child safe fencing is proposed.</p> <p>Windows face the public domain and will provide passive surveillance.</p> <p>Landscaping is integrated with the fencing.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
To ensure clear delineation between the child care facility and public spaces.	C7 - On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.	A pedestrian crossing is included in the carpark to facilitate access to the main entry.	Yes
To ensure clear delineation between the child care facility and public spaces.	<p>C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> clearly defined street access, pedestrian paths and building entries low fences and planting which delineate communal/private open space from adjoining public open space minimal use of blank walls and high fences. 	The subject site adjoins Eschol Park Sports Complex to the rear. The boundary of the subject site is well defined. No works are required to define or delineate between public and private property.	Yes
To ensure that front fences and retaining walls respond to and complement the context and	C9 - Front fences and walls within the front setback should be constructed of visually	The proposed front fence is brick to a height of 1.2m, and is not inconsistent with	N/A

Objective	Provision	Proposed	Compliance
character of the area and do not dominate the public domain.	permeable materials and treatments.	either the context or character of the area.	
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C10 - High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	High solid acoustic fencing along the front boundary is not proposed.	N/A
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	<p>C11 - Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties 	<p>The orientation of the existing premises remains unchanged.</p> <p>The outdoor play areas are considered satisfactorily located with appropriate acoustic screening.</p> <p>Solar access can be achieved to both the internal and external play areas.</p> <p>Overshadowing impacts to the adjoining properties is minimal.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>Cut and fill for the proposed building is considered minimal.</p> <p>Building orientation remains unchanged as a result of this development.</p> <p>Outdoor play areas are proposed at ground level.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p>
To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	<p>C12 - The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character. 	<p>Building height remains unchanged as a result of this development.</p> <p>Setbacks allow for adequate privacy.</p> <p>Setbacks provide for adequate access for building maintenance.</p> <p>Setbacks to the street are considered satisfactory within the existing streetscape context.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
To ensure that setbacks from the boundary of a child care facility are	C13 - Where there are no prevailing setback controls minimum setback to a classified	Part 8.3.7(c)(i) of Council's SCDCP 2015 requires that child care facilities shall be	Yes

Objective	Provision	Proposed	Compliance
consistent with the predominant development within the immediate context.	road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	setback a minimum of 5.5 m from the primary street boundary. The proposed setback of approximately 12.52m from the front property boundary complies with the DCP requirement.	
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The proposed development complies with the setbacks prescribed in the Campbelltown DCP.	Yes
To ensure that buildings are designed to create safe environments for all users.	<p>C15 - Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. 	<p>The facility includes one identifiable entry point which can be accessed by pedestrians and site users arriving by car.</p> <p>The entry can be directly accessed from the street.</p> <p>The entry is visible from the street frontage.</p> <p>The entry could easily be monitored through both natural and camera surveillance.</p> <p>The entry is not accessed through an outdoor play area.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	The proposal complies.	Yes
To ensure that child care facilities are designed to be accessible by all potential users.	<p>C16 - Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	Had the assessment of the DA been finalised with a recommendation for approval, a condition would be included to ensure access and services for people with disabilities be provided in accordance with the requirements of the Access to Premises Standard 2010 and the National Construction Code.	Yes, subject to conditions
3.4 Landscaping			
To provide landscape design that contributes to the streetscape and amenity.	<p>C17 - Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p>	Satisfactory landscape design is proposed.	Yes

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> reflecting and reinforcing the local context incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 		
To provide landscape design that contributes to the streetscape and amenity.	<p>C18 - Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings taking into account streetscape, local character and context when siting car parking areas within the front setback using low level landscaping to soften and screen parking areas. 	<p>Shade trees are proposed.</p> <p>Car parking spaces will be screened and softened by landscaping and the use of porous pavers.</p> <p>Landscaping screening is proposed.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3.5 Visual and Acoustic Privacy			
To protect the privacy and security of children attending the facility.	C19 - Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	Balconies are existing.	N/A
To protect the privacy and security of children attending the facility.	<p>C20 - Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> appropriate site and building layout suitably locating pathways, windows and doors 	<p>Overlooking from public areas is not anticipated.</p> <p>The building has been sited appropriately.</p> <p>Location of windows and doors is suitable.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> • permanent screening and landscape design. 	Satisfactory landscape screening is proposed.	Yes
To minimise impacts on privacy of adjoining properties.	<p>C21 - Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	As above.	Yes
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	<p>C22 - A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	<p>Acoustic barrier fencing is proposed around the perimeter of the outdoor play area in accordance with the acoustic report submitted with this application.</p> <p>Had the assessment of the DA been finalised with a recommendation for approval, a condition would be included to require mechanical plant associated with the development to not exceed a sound power level of 75 dB(A).</p>	<p>Yes</p> <p>Yes, subject to conditions</p>
To minimise the impact of child care facilities on the	C23 - A suitably qualified acoustic professional should prepare an	A satisfactory acoustic assessment has been submitted in	Yes

Objective	Provision	Proposed	Compliance
acoustic privacy of neighbouring residential developments.	acoustic report which will cover the following matters: <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	support of this application.	
3.6 Noise and Air Pollution			
To ensure that outside noise levels on the facility are minimised to acceptable levels.	C24 - Adopt design solutions to minimise the impacts of noise, such as: <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens) 	The buildings are set back appropriately from the road. The site is within a residential zone and not impacted by noise sources. Satisfactory landscaping is proposed. Achieved. N/A N/A	Yes Yes Yes Yes N/A N/A

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs • locating cot rooms, sleeping areas and play areas away from external noise sources. 	N/A	N/A
To ensure that outside noise levels on the facility are minimised to acceptable levels.	<p>C25 - An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	The subject site is not located on land that is impacted by the listed noise sources.	N/A
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	C26 - Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.	The site is located in a residential area. Air pollution is not considered to be an impact.	N/A
To ensure air quality is acceptable where	C27 - A suitably qualified air quality professional	The development site is not considered to	N/A

Objective	Provision	Proposed	Compliance
<p>child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</p>	<p>should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility. 	<p>be close to external sources of air pollution.</p>	
3.7 Hours of Operation			
<p>To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</p>	<p>C28 - Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if</p>	<p>The proposed hours of operation are 7am to 6pm, Monday to Friday.</p>	<p>Yes</p>

Objective	Provision	Proposed	Compliance
	it adjoins or is adjacent to non-residential land uses.		
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 - Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The proposed operating hours are considered appropriate for a child care centre.	Yes
3.8 Traffic, Parking and Pedestrian Circulation			
To provide parking that satisfies the needs of users and demand generated by the centre.	C30 - Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	Off-street car parking rates are contained with Council's SCDCP as per Part 8.4.1(b) below: A minimum of one on site car parking space shall be provided for every four children approved to attend the child care facility. 129 places/4 = 33 spaces required. 36 spaces proposed.	Yes
To provide parking that satisfies the needs of users and demand generated by the centre.	C31 - In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	The proposed development is not supported as no permissibility pathway has been demonstrated and the traffic report/SEE has not adequately justified on-street car parking.	No
To provide parking that satisfies the needs of users and demand generated by the centre.	C32 - A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study	A Traffic and Parking Impact Assessment has been submitted in support of this application but has not adequately justified on-street car parking.	No

Objective	Provision	Proposed	Compliance
	<p>should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network. 		
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	<p>C33 - Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. 	Alternate vehicular access is not required, the roads are not classified roads and do not transport dangerous goods or hazardous materials.	N/A
To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	<p>C34 - Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	Eshcol Park Drive is not a cul-de-sac or a narrow road.	Yes
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C35 - The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas 	<p>A separate pedestrian path is provided from the front property boundary to the entrance of the facility.</p> <p>A pedestrian crossing is included.</p>	<p>Yes</p> <p>Yes</p>

Objective	Provision	Proposed	Compliance
	<ul style="list-style-type: none"> • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas • vehicles can enter and leave the site in a forward direction. 	<p>Pedestrian access is separate from vehicular access.</p> <p>The pedestrian path is wide enough to accommodate two prams.</p> <p>It is unclear where deliveries are to take place as a dedicated loading bay has not been shown on plans.</p> <p>It is unclear how trucks will traverse the site as these details have not been provided.</p> <p>Vehicles can enter and exit in a forward direction.</p>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p>
To provide a safe and connected environment for pedestrians both on and around the site.	<p>C36 - Mixed use developments should include:</p> <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same 	<p>Parking and manoeuvring areas for trucks have not been detailed.</p> <p>A drop off and pick up zone has not been shown on plans.</p>	<p>No</p> <p>No</p>

Objective	Provision	Proposed	Compliance
	<p>floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site</p> <ul style="list-style-type: none"> • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<p>Proposed car parking spaces have not been allocated to specific uses.</p>	<p>No</p>
<p>To provide a safe and connected environment for pedestrians both on and around the site.</p>	<p>C37 - Car parking design should:</p> <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking. 	<p>The car parking area is separated from the play areas.</p> <p>Accessible parking spaces are included in close proximity to the building entrance.</p> <p>An accessible space is provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 7 - Contamination and remediation to be considered in determining development application	Comment
(1) A consent authority must not consent to the carrying out of any development on land unless:	
(a) it has considered whether the land is contaminated, and	A PSI was submitted in support of this application.
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and	<p>The PSI notes that the site has no indications of underground storage of petroleum, or any malodourous indication was identified.</p> <p>The recommendations of this investigation include that before the existing buildings are demolished, a hazardous building material survey should be undertaken to identify the presence of asbestos or any other hazardous material and any material to be excavated and disposed of off-site should be classified in accordance with the NSW EPA Waste Classification Guidelines 2014.</p>
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	Subject to the above recommendations the PSI concludes that the site is suitable for the proposed use.

Campbelltown Local Environmental Plan 2015

Clause	Comment	Compliance
Clause 2.7 – Demolition required development consent	Consent is sought for internal demolition of various function rooms, ancillary facilities, function room accommodation, and external demolition of the existing corrugated iron sheds.	Yes
Clause 4.3 – Height of buildings	The building height prescribed by the CLEP 2015 is 8.5 m. There are no changes proposed to the existing building height, therefore this Clause is not applicable.	Yes
Clause 4.4- Floor Space Ratio	The FSR prescribed by the CLEP 2015 is 0.55:1 m. The proposed FSR is 0.25:1	
Clause 5.10 – Heritage Conservation	Whilst the revised SEE dated 17 February 2024 acknowledges that Clause 5.10(10) of the Campbelltown LEP permits uses that are otherwise prohibited under this Plan, it has not suitably demonstrated in a clear and concise manner how the proposal would achieve the following: <ul style="list-style-type: none"> a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area. 	No
Clause 7.1- Earthworks	The proposed cut and fill to accommodate the development is minimal. It is not considered that the earthworks will detrimentally impact on the surrounding sites.	Yes
Clause 7.4 Salinity	Had the assessment of the application concluded with a recommendation for approval, conditions would be included to address salinity.	Yes
Clause 7.10 – Essential services	The subject site is currently serviced by essential services including water and electricity.	Yes

Campbelltown (Sustainable Cities) Development Control Plan 2015

Part 2 Requirements Applying to all Types of Development			
Part	Requirement	Proposed	Compliance
2.2 Site Analysis	<p>A Site Analysis Plan shall be lodged with the development application for all development involving the construction of a building and the Torrens title subdivision of land. The scope of the site analysis will depend on the scale and nature of the development and shall address:</p> <ul style="list-style-type: none"> i) contours, slope and north point; ii) existing landscaping and vegetation; iii) existing buildings and structures; iv) location of windows and other openings on adjoining buildings; v) roads, access points, parking, and traffic management devices and the like; vi) linkages; open space networks, pedestrian/cycle paths and the like; vii) easements, services, existing infrastructure and utilities; viii) hydraulic features, drainage lines, water features, drainage constraints, and the like; ix) natural hazards (e.g. flooding, bushfire); x) solar orientation, overshadowing, prevailing winds; xi) views and vistas to, from and within the site; xii) a streetscape analysis; 	A site analysis plan has been submitted.	Yes

	<p>xiii) special environmental features such as threatened species habitat, endangered ecological communities and wetlands;</p> <p>xiv) items and relics of and/or aboriginal place of heritage significance ; and</p> <p>xv) any identified road widening applying to the subject land</p>		
2.3 Views and Vistas	Development shall appropriately respond to Campbelltown's important views and vistas to and from public places.	The proposed development will not impact on any views and vistas.	Yes
	District views and existing significant view corridors as viewed to and from public places shall be protected	As above.	Yes
2.4.1 Rain Water Tanks	In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings	The proposed development is not residential.	N/A
2.4.2 Natural Ventilation	The design of new buildings shall be encouraged to maximise opportunities for cross flow ventilation, where practical, thus minimising the need for air conditioning.	The proposal seeks to alter an existing building – no new buildings are proposed.	Yes
2.4.3 BASIX	A BASIX certificate is to be submitted with residential development in accordance with the SEPP (Building Sustainability Index) 2004.	Not required.	N/A
2.5 Landscaping – Design Requirements	Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	Proposed landscaping will enhance the visual character of the development.	Yes
	Landscape design shall retain and enhance the existing native flora and	The proposal seeks to retain native trees.	Yes

	fauna characteristics of a site wherever possible.		
	Landscape design shall add value to the quality and character of the streetscape.	Suitable landscaping is proposed to ensure the development adds value to the quality and character of the streetscape.	Yes
	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	The landscape plan shows mature height and spread, and is prepared by a suitably qualified consultant.	Yes
	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Proposed landscaping includes native species.	Yes
2.7 Erosion and Sediment Control - Design Requirements	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	A satisfactory erosion and sediment control plan has not been submitted in support of this application.	No
2.8 Cut, Fill and Floor Levels	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	Cut and fill details are shown on plans.	Yes
	For any dwellings within residential zones, the maximum level of cut shall not exceed 1.0 metres below the ground level (existing) and the maximum level of fill shall not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform.	The proposal is not for a dwelling.	N/A
	All fill shall be 'Virgin Excavated Natural Material' (VENM).	Had the assessment of the DA been finalised with a recommendation for approval, a condition of	Yes, subject to conditions

		consent regarding fill material would be included.	
	No fill shall be deposited in the vicinity of native vegetation.	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure no fill material is deposited in the vicinity of native vegetation.	Yes, subject to conditions
2.9 Demolition - Design Requirements	<p>A development application involving demolition shall be considered having regard to the following information:</p> <ul style="list-style-type: none"> i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures (as amended); ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number); iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain; iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure. 	Had the assessment of the DA been finalised with a recommendation for approval, conditions of consent address all matters pertaining to the demolition of existing structures would be included.	Yes, subject to conditions

2.10.2 Stormwater – Design requirements	All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au)	The proposal was reviewed by Council's Development Engineering and Property sections, who raised no objection to the development subject to gravity drainage via an easement through Eschol Park Sporting Complex.	Yes
2.10.3 Stormwater Drainage – Design requirements	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	As above.	Yes
	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	As above.	Yes
2.11.1 Aboriginal Heritage	This section contains controls relating to the management of Aboriginal heritage values and to ensure areas identified as European cultural heritage sites or archaeological sites are managed.	An assessment of Aboriginal cultural values has not been prepared for the site, nor an assessment of historical archaeological potential.	No
2.12 Retaining Walls – Design requirements	Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	Retaining walls are not proposed.	N/A

2.13 Security - Design requirements	Development shall be designed to maximise, where possible, casual surveillance opportunities to the street and surrounding public places.	Causal surveillance will be achieved by windows of high traffic rooms having windows facing the street and broader public domain.	Yes
2.14.1 Salinity	A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if: i) the site has been identified as being subject to a salinity hazard	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure compliance with the BCA/NCC.	Yes, subject to conditions
2.14.2 Bushfire - Design requirements	Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.	The subject site is not identified as being bushfire prone.	N/A
2.14.3 Subsidence	Any development on a site located within South Campbelltown Mine Subsidence District, or Appin Mine Subsidence District may be at risk of the effects of subsidence from past and/or future underground mining. An appropriate engineering outcome shall be achieved.	The subject site is not within a Mine Subsidence District.	N/A
2.15.1 Waste Management Plan	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.	A suitable WMP has been submitted.	Yes
2.16.1 Water - Design requirements	Where connection to the reticulated water supply system is not available, development shall be provided with:	The site is connected to reticulated water and sewer.	Yes

	<p>i) sufficient water storage to cater for all relevant activities of the proposed use of the development.</p> <p>ii) sufficient storage for firefighting purposes in accordance with Planning for Bushfire Protection 2006, NSW Rural Fire Service.</p>		
2.16.2 Electricity	Details of the proposed method of power supply shall be provided as part of the development application for any development involving the construction of a building within rural and environmental protection zones.	This proposal is not for construction of a building in a rural or environmental zone.	N/A
2.17 Work On, Over or Near Public Land	Written approval shall be obtained from Council, prior to the commencement of any works, activities or occupancy upon public land, including roads, road related areas, stormwater connections, Council car parks, footpaths or nature strips.	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure a s138 approval is obtained.	Yes, subject to conditions.
2.20 Development on Land Adjacent to, or Affected by a Gas Easement	Development and use of land within the easement is restricted by the conditions of the easement and applicants shall demonstrate compliance with any restrictions imposed by the easement when submitting applications for development.	The subject site is not within the gas pipeline area.	N/A
2.21 Acoustic Privacy	Development shall comply with any relevant provisions in the following documents. The event of an inconsistency between the noise related controls in this plan and the documents below, the documents	The application is accompanied by an acoustic report which recommended acoustic measures to ensure the development complies with the relevant provisions.	Yes

	<p>below prevail to the extent of the inconsistency.</p> <p>i) The NSW Noise Policy for Industry (NPfI)</p> <p>ii) The NSW Road Noise Policy</p> <p>iii) The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline</p> <p>iv) Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment</p>		
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PART 6 - COMMERCIAL DEVELOPMENT			
Part	Requirement	Proposed	Compliance
6.4.1 Building Form and Character			
Design Requirements	c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.	The main entry is accessible through the front of the building, at a point where both pedestrians and vehicular occupants can easily identify it.	Yes
	g) Buildings shall not incorporate highly reflective glass.	Were the assessment of the application concluded with a recommendation for approval, a condition to this effect would ne included.	Yes
	h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.	A schedule of materials and finishes accompanies the Development Application.	Yes
	j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.	Outdoor display/storage is not proposed.	Yes
			Yes

	n) The developer must allocate/set aside adequate space within the development to install a grease trap and mechanical ventilation, for any proposed food premises, in accordance with the Local Water Authorities recommendations and the following Australian Standards.	Were the assessment of the application concluded with a recommendation for approval, conditions pertaining to ventilation, air-conditioning, food preparation, etc, would be included.	
6.4.2 Car Parking and Access			
6.4.2.1 General Requirements	a) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Were the assessment of the application concluded with a recommendation for approval, conditions would be included to ensure compliance with Australian Standard 2890 Parking Facilities.	Yes
	b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.	Table 6.4.2.1 specifies a car parking rate of 1.5 spaces per 10sqm of gross floor area for a restaurant or café. The café component of the development includes a total floor area of 228sqm, therefore, 34 car parking spaces are required. The development provides for 36 car parking spaces, however 33 of these are for the child care centre component of the development.	No
	c) All car parking spaces that are required under clause 6.4.2.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.	The proposal does not lock, obstruct or reserve car parking spaces. However, it is noted 33 of the 36 proposed car parking spaces are required for the child care centre component of the development.	Yes
	d) Commercial development shall be designed to accommodate all related		

	<p>vehicle movements on site such that:</p> <p>i) all vehicles shall enter and exit the site in a forward direction;</p> <p>ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;</p> <p>iii) cause minimal interference to the flow of traffic within the surrounding road network; and</p> <p>iv) safe and convenient access is provided for pedestrians.</p>	<p>AS 2890.1 requires two-way driveways to be designed at a minimum width of 5.5m with 300mm clearance from obstructions higher than 150mm on either side. Accordingly, the proposed two-way driveway section that connects the carpark with Eschol Park Drive has been designed at >6.1m width. It is, therefore, satisfied that all vehicles can enter and exit the site in a forward direction.</p> <p>Waste collection would be via Council kerb side pickup, however a loading bay for deliveries has not been provided. Therefore, it is unclear what part of the site will be used for delivery vehicles.</p> <p>The Traffic Impact Assessment submitted with the DA concludes that the proposed development is unlikely to cause any significant traffic impacts on the surrounding road network. However, due to insufficient on-site car parking and the absence of a dedicated loading bay for the café, this conclusion cannot be fully supported.</p> <p>The proposal provides for suitable pedestrian access to the main entry of the premises.</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>Yes</p>
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	e) A Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within SEPP (Infrastructure) 2007.	A Traffic Impact Assessment accompanies the Development Application.	Yes
6.4.2.2 Loading and Unloading	a) Where practicable, loading bays shall be separated from parking and pedestrian access.	A loading bay is not shown on plans submitted with the application.	No
	b) All loading and unloading shall take place wholly within the site.	As above.	No
	c) No loading or unloading shall be carried out across parking spaces, landscaped areas pedestrian aisles or on roadways.	As above	No
	d) Parking and loading bays shall be provided and clearly identified on site.	As above.	No
	e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.	Swept path diagrams for heavy vehicles have not been provided.	No
	f) Each new commercial building/unit having a gross floor area: iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.	A new commercial building is not proposed.	N/A
	g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved	Service areas have not been detailed.	No

	by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.		
6.4.2.3 Access for People with Disabilities	<p>a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).</p> <p>b) Notwithstanding Clause 6.4.2.2 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:</p> <ol style="list-style-type: none"> i) one car space per development; plus ii) one for every 20 car parking spaces; iii) and shall be designed in accordance with AS No 2890.6 (as amended). 	<p>Had the assessment of the application concluded with a recommendation for approval, a condition would be included to ensure the building is made compliant with the Building Code of Australia, the Disability (Access to Premises – Buildings) Standards 2010 and the relevant Australian Standards.</p> <p>The proposal involves 36 car parking spaces. The number of accessible car parking spaces required is three (3). Plans submitted with the application show one (1) accessible car parking space.</p>	<p>Yes, subject to conditions</p> <p>No</p>
6.7 Commercial Waste Management	<p>a) Commercial development shall make provision for an enclosed onsite waste and recycling area that has adequate storage to accommodate the volume of waste and recycling generated at the development.</p> <p>b) The waste storage area shall:</p> <ol style="list-style-type: none"> i) be no more than 30 metres from the point of collection; 	<p>Plans accompanying the DA depict an onsite waste area.</p> <p>Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure the waste</p>	<p>Yes</p> <p>Yes, subject to conditions</p>

	<p>ii) contain a hose connection;</p> <p>iii) have an impervious floor that is connected to the sewer;</p> <p>iv) be adequately ventilated;</p> <p>v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development;</p> <p>vi) be appropriately screened from public view by a visual barrier of at least 1.5m high;</p> <p>vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and</p> <p>viii) Ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H.</p> <p>e) The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development. If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development, and make appropriate provisions for this to occur safely. All waste and recycling generated from the business is to be kept within an appropriate storage</p>	<p>storage area meets these requirements.</p> <p>Waste collection will be via Council kerb side collection.</p>	<p>Yes</p>
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	receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.		
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Part 8 Centre Based Child Care Centres			
Part	Requirement	Proposed	Compliance
8.3.1 Locality Requirements	Child care centres shall not be located on an allotment that is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA).	The site is not located on or accessed from a State Road.	Yes
	Child care centres shall not be located on an allotment that is within 100 metres of the intersection of a State road.	The subject site is not within 100 metres of the intersection of a state road.	Yes
	Child care centres shall not be located on an allotment that is within a no through road.	The subject site is not located on a no-through road.	Yes
	Child care centres shall not be located on an allotment that has vehicular access to a road where the carriageway is less than 6.5 metres in width.	Eschol Park Drive has a carriageway greater than 6.5m.	Yes
	Child care centres shall not be located on an allotment that has a building erected upon it that is constructed of materials that contain asbestos or lead paint.	A PSI has been submitted in support of this application and concludes that the site is suitable for the proposed residential land use and for a centre based child care facility.	Yes
	Child care centres shall not be located on an allotment that is adjacent to a: -potentially hazardous industry, hazardous industry, potentially offensive industry, offensive industry, agricultural produce industries, livestock processing industries, heavy industrial	The subject site is within a residential zone and is not located adjacent to any of the listed land uses.	Yes

	storage establishments; or waste or resource management facility.		
	Child care centres shall not be located on an allotment that is within a 150 metre radius of a sex restricted premises; sex services premises or home occupation (sex services);	The subject site is not located within 150m radius of a known sex restricted premises, sex services premises or home occupation (sex services).	Yes
	Child care centres shall not be located on an allotment that presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/ pedestrian conflict (refer to Figure 8.3.1);	Site considered safe for vehicle and pedestrian access.	Yes
	Child care centres shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the child care centre).	The centre is not located within a basement.	Yes
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre will not impact negatively on the local traffic network.	A Traffic and Parking Impact Assessment has been submitted in support of this application but has not adequately justified on-street car parking or impacts on the local traffic network.	No
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the proposed child care centre has adequate on-site parking and manoeuvring/ turning spaces.	Adequate car parking is provided (for the child care centre only), and swept path diagrams have been provided to demonstrate that the site has adequate manoeuvring space.	Yes
	Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that the amenity of the surrounding properties is maintained.	A Traffic and Parking Impact Assessment has been submitted in support of this application but has not adequately justified on-street car parking or impacts on the local traffic network.	No

	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be directly accessible by car.	The proposed facility is not located within a business zone.	N/A
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall not occupy more than one (1) storey.	The proposed facility is not located within a business zone.	N/A
	Where a child care centre is proposed to be located in a building on land within Business zones, the child care centre (excluding storage rooms and offices) shall be located no higher than the first floor to ensure the easy evacuation of children in case of emergency.	The proposed facility is not located within a business zone.	N/A
8.3.2 Site Requirements	Child care centres shall only be developed on an allotment having a minimum width of 20 metres.	The subject site has a frontage of 79.245m to Eschol Park Drive.	Yes
	Despite clause 8.3.2 a) Council may consider a proposal for a child care centre within an existing building on sites within areas zoned B3, B4 or B5 that do not necessarily meet the site width requirement.	The proposed centre is located within the R2 low density residential zone.	N/A
8.3.3 Streetscape	The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.	The proposed child care centre will be within an existing building.	N/A.

	Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.	The proposed child care centre will be within an existing building.	N/A
	Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent to this effect would be included.	Yes
	The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the amenity (visual and acoustic privacy) of adjoining properties is protected.	The child care facility building and the outdoor play area generally relates to the natural land form. The play area is located on ground level and will be subject to acoustic mitigation measures.	Yes
8.3.4 Fencing	Fencing along the primary and secondary street boundaries shall not be constructed of bonded sheet metal.	Bonded sheet metal fencing is not proposed along the primary and secondary street boundaries.	Yes
	Fencing along the primary and secondary street boundaries shall not be higher than 1.2 metres.	1.2m high front fencing proposed.	Yes
	Fencing along the primary and secondary street boundaries shall be articulated, incorporate landscape treatments and complement the design and finish of the development.	Front fencing is masonry and incorporates landscape treatments.	Yes
	Fencing to the rear and side boundaries shall be located behind the primary and secondary street setbacks.	Fencing is located behind the building setbacks.	Yes
	Fencing to the rear and side boundaries shall be a maximum of 2.1 metres in height (excluding retaining walls).	Maximum 2.1m high side and rear fencing proposed.	Yes
	Bonded sheet metal fencing shall only be permitted where the fence is located	A 900mm landscape buffer is proposed.	No

	behind a 1.5 metre wide landscaped buffer.		
	Bonded sheet metal fencing shall only be permitted where the fence is located behind the building line of all street frontages.	Bonded sheet metal fencing is located behind the building line.	Yes
8.3.5 Visual and Acoustic Privacy	<p>An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating:</p> <p>i) that the noise levels generated from the child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA;</p> <p>ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and</p> <p>iii) illustrating ways to minimise the impacts of noise on adjoining properties.</p>	An acoustic assessment has been submitted in support of this application. This report demonstrates that the acoustic impact of the development is acceptable, subject to the implementation of acoustic measures.	Yes
	Direct views to and from neighbouring and surrounding properties shall be minimised through appropriate building design and location of outdoor play areas; and	Outdoor play areas are appropriately located at the rear of the facility. Privacy screens are proposed on the portion of the building above the outdoor play area.	Yes
	Direct views to and from neighbouring and surrounding properties shall be minimised through the use of fencing and landscaping buffers.	Fencing and landscaping will screen views to and from surrounding properties.	Yes
8.3.6 Waste Management	A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with	A satisfactory waste management plan has been submitted in support of this application.	Yes

	regard to the storage and disposal of used nappies, general waste and recycling.		
	The development shall make provision for an enclosed onsite waste and recycling storage area that provides adequate space to accommodate the size and number of bins proposed, and volume of waste and recycling generated at the centre.	Enclosed onsite waste storage is proposed.	Yes
	Waste storage, collection areas and service/ delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.	The waste storage area is located behind the front fence.	Yes
	The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.	Waste collection will be via Council kerb side collection.	Yes
	<p>The waste storage area shall:</p> <p>i) be no more than 30 metres from the point of collection;</p> <p>ii) contain a hose connection;</p> <p>iii) have an impervious floor that is connected to the sewer;</p> <p>iv) be adequately ventilated;</p> <p>v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development;</p> <p>vi) be appropriately screened from public view</p>	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure the waste storage area meets these requirements.	Yes, subject to conditions

	<p>by a visual barrier of at least 1.5m high;</p> <p>vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and</p> <p>viii) Be positioned to ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H</p>		
	All premises shall produce evidence of a collection contract with a licensed waste and recycling collection contractor, if requested by Council.	Waste collection will be via Council kerb side collection.	N/A
	<p>The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development.</p> <p>If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development and make appropriate provisions for this to occur safely.</p>	Waste collection will be via Council kerb side collection.	Yes
	All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance	Enclosed onsite waste storage is proposed.	Yes
8.3.7 Additional	A maximum of 50 children shall occupy a child care	The application proposes a 129 place child care facility;	Yes

Requirements - Residential Zones	centre on any single allotment.	this is considered acceptable on merit given the size of the building, the total area of the lot, and the quantum of car parking and landscaping proposed.	
	The Centre-based Child Care Facility shall be wholly located on the ground floor of the building (excluding offices and storage rooms)	The child care facility is proposed on both the ground and first floor. Suitable access between both floors is proposed, including the addition of a lift.	Yes
	Centre-based Child Care Facilities shall be setback a minimum of: i) 5.5 metres from the primary street boundary; ii) 5 metres from the rear boundary; and iv) 3 metres from any secondary street boundary.	No change to existing setbacks is proposed.	Yes
	Where a proposal comprises a Centre-based Child Care Facility and a residential dwelling, the proposal shall meet the following: - an open space area shall be provided for the exclusive use of the residential dwelling, and shall comply with the section 3.6.1.5 of Part 3, Volume 1 of the Plan; - the dwelling shall be separated from the Centre-based Child Care Facility; - separate kitchen, toilet and laundry facilities shall be provided for the exclusive use of the Centre-based Child Care Facility.	The proposal does not comprise of a Centre based child care facility and residential dwelling.	N/A
8.4.1 Car Parking	Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.	The proposal generally complies; only existing car parking spaces do not comply.	Yes

A minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the child care centre.	129 places/4 = 33 spaces required. 36 spaces proposed.	Yes
Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Parking areas comply with Australian Standards 2890.1 and 2 (as amended).	Yes
No required car parking space shall be designed in a stacked configuration.	Stacked parking is not proposed.	Yes
Parking spaces that are stacked will not be considered for the purpose of parking calculations.	As above.	N/A
Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.	Pedestrian access is separate from vehicular access.	Yes
Where a child care centre site is proposed to be situated on a main collector road, pedestrian safety measures on adjoining roads (e.g. pedestrian crossings and refuges etc.) may be required to be installed at no cost to Council	The subject site is not located on a main collector road.	N/A
The vehicular and pedestrian access points to/from the centre must be adequately lit (during operating hours) and appropriately signposted.	Had the assessment of the DA been finalised with a recommendation for approval, a condition of consent would be included to ensure the access points are lit and signposted.	Yes, subject to conditions
Each site shall have a maximum of one ingress and one egress driveway.	One combined driveway is proposed.	Yes
The minimum width of a driveway shall be: i) three (3) metres for one way traffic movement; and ii) six (6) metres for two way traffic movement.	N/A	Yes

	<p>iii) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.</p>	<p>The driveway is 6m to allow for two way traffic movement.</p> <p>The driveway is greater than 6m from a tangent point.</p>	
	<p>Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction. Significant reverse movements for vehicles within child care centres shall not be permitted.</p>	<p>Swept path diagrams have been provided to demonstrate that the site has adequate manoeuvring space.</p>	<p>Yes</p>
	<p>The car parking area shall be suitably line marked and delineated by appropriate signage and pavement line marking. This shall include the line-marking and signposting of disabled car parking spaces, staff parking arrangements, emergency and service vehicle parking bays.</p>	<p>Had the assessment of the application concluded with a recommendation for approval, a condition of consent would be included to ensure all car parking are line-marked in accordance with AS 2890.1 and 2 (as amended).</p>	<p>Complies by condition</p>
	<p>Development applications child care centres catering for 20 or more children shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:</p> <ul style="list-style-type: none"> i) the existing traffic environment; ii) anticipated traffic generation from the proposed development; iii) the potential cumulative impact on the locality; iv) the need for local traffic improvements in the locality; v) traffic egress/ingress; and vi) sight distance and other relevant safety issues including 	<p>A Traffic and Parking Impact Assessment has been submitted in support of this application but has not adequately justified on-street car parking or impacts on the local traffic network.</p>	<p>No</p>

	vehicular/pedestrian movements.		
	Any fencing on site shall be designed to be of appropriate height and shall not obstruct sight distances between pedestrians and vehicles.	Boundary fencing will not impact on sight distances.	Yes
8.4.2 Access for People with Disabilities	Child care centres shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 14 28 – Design for Access and Mobility (as amended).	Had the assessment of the DA concluded with a recommendation for approval, a condition to this effect would be included.	Yes, subject to conditions
8.4.3 Emergency Evacuation	Development applications for child care centres catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended).	An Emergency and Evacuation Plan was submitted with the DA, however it does not include all the details required by Regulation 97 of the Education and Care Services National Regulations. Had the assessment of the DA been finalised with a recommendation for approval, a condition would be included to ensure appropriate measures regarding emergency evacuation would be demonstrated prior to the issue of an occupation certificate.	Yes, subject to conditions
8.5 Landscaping	Landscaping shall be provided to a minimum of a: i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and ii) 1.5 metre wide strip along the full length of side and rear setbacks.	The proposal does not comply. The proposal does not comply.	No No

	<p>Development applications for child care centres shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:</p> <p>i) species, location and mature height of proposed planting;</p> <p>ii) location of play equipment;</p> <p>iii) separation from car parking spaces and driveway areas;</p> <p>iv) fencing height and materials; and</p> <p>v) surfaces (sand, grass or the like).</p>	<p>The landscape plan demonstrates species, location and height of planting.</p> <p>Location of play equipment is shown on the landscape plan.</p> <p>The facility is separate from car parking and the driveway.</p> <p>Fencing details are shown on the landscape plan.</p> <p>Surface materials are demonstrated on the landscape plans.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
	<p>All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:</p> <p>(i) are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and</p> <p>(ii) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.</p>	<p>Details have not been provided.</p>	<p>No</p>
8.6 Play Areas	<p>Child care centre play areas shall comply with the Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended)</p>	<p>The proposal complies.</p>	<p>Yes</p>
	<p>Child care centre play areas shall be appropriately designed and located to</p>	<p>An acoustic assessment has been submitted in support of this application. This report demonstrates</p>	<p>Yes</p>

	minimise noise impacts to adjoining properties; and	that the acoustic impact of the development is acceptable, subject to the implementation of acoustic measures.	
	Child care centre play areas shall be naturally lit and ventilated.	The proposal is able to achieve adequate natural light and ventilation.	Yes
	The siting of outdoor play areas shall: (i) be located on a predominantly flat gradient; (ii) allow direct supervision from within the centre; and (iii) provide adequate fencing.	i) The play area will be on a predominantly flat gradient. ii) Direct supervision is capable of taking place. iii) Adequate fencing is proposed.	Yes
	Where a child care centre is proposed to be located on the first floor of a building (in the case of a child care centre proposed within a comprehensive centre zone), the designated play areas shall: (i) be provided on the same level and directly accessible from the child care centre; (ii) have a minimum ceiling height of 2.7 metres; and (iii) be physically separated from the indoor space area.	Development is not within a comprehensive centre zone.	N/A
8.7 Advertising Signs	Despite any other provision of this Plan, a Centre-based Child Care Facility shall have a limit of one (1) business identification sign.	Signage is not proposed under this application. Were the assessment of the application concluded with a recommendation for approval, a condition would be included to ensure separate approval is obtained for any signage.	N/A
	An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be	Had the assessment of the DA concluded with a recommendation for approval, a condition would be included to ensure such signage is installed.	Yes, subject to conditions

	provided and erected by Council at the applicant's expense.		
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Operational Plan of Management - Child Care Centre

Lot 12 in DP Lot 12, 14 Eschol Park Drive, ESCHOL PARK



Prepared For:
CH NV Pty Ltd



February 2024

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Preparation, Review and Authorisation

Revision No.	Date	Prepared By:	Reviewed By:	Approved for issue by:
1	16/02/24	MB	MB	MB

Document Certification

This report has been developed based on agreed requirements as understood by Michael Brown Planning Strategies Pty Ltd at the time of investigation. It applies only to a specific task on the lands nominated. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

SIGNED:

Position: Town Planner

Date: 16/02/24

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1 Introduction

1.1 EXECUTIVE SUMMARY

This Operational Plan of Management (OPoM) forms an essential part of the ongoing management requirements for the child-care centre. It has been prepared by Michael Brown Planning Strategies Pty Ltd on behalf of CH NV Pty Ltd for the proposed child-care centre at 14 Eschol Park Drive, ESCHOL PARK. The proposed development will recognise the need to ensure safety of children, educators and parents in an emergency event, as detailed in Section 3.

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 Council and that reflects a reasonable agreement between the Centre Operators and the Council in order to minimise any adverse effects upon neighbours. It is required by and reflects the intention of the requirements of Council's conditions of development consent for the centre.

1.2 CAPACITY OF THE CENTRE

The centre's capacity is for a total of 129 children, including 22 educators as detailed in Table 1:

TABLE 1 - CHILDREN AND EDUCATORS LEVELS

Indoor Play	Number of Children	Number of Educators
Nursery 0-2	32	8
Toddlers 2-3	37	8
Toddlers 3-5	60	6
Total	129	22

1.3 HOURS OF OPERATION

The Centre opens daily Monday to Friday from 7:00 am to 6.00pm, fifty-two (52) weeks a year. The Centre closes for Public Holidays.

1.4 EDUCATORS ARRIVAL/DEPARTURE

Not all educators will arrive at the same time. The arrivals are usually staggered between the hours of 7.00am to 10:00am. Full-time educators will work for 8 hours a day. Part-time or Casual educators work shifts will be as required.

A roster will be organised to ensure that there are always at least 4 educators on premises at all times. The educators will be consulted as to their preference to do rotating or fixed shift and each room will have consistent educators working with their group of children.

- 6.45 am – 4 educators to arrive to open up centre and wait arrival of children.
- Ratio educators to arrive (time flexible). However, there are between fourteen and nineteen educators on duty when children arrive and depart and educators will know when the majority of children arrive during the first hours of operation.

- 10am – 4 educators arrive and the part time support educators/manager arrive
- 3.00pm – 4 educators leave and the part time support educators/manager leave.
- Ratio educators leaves (time flexible depending on departure times of children). However, there are between ten and twelve educators on duty.
- 6.00 pm – 4 educators leave and close the centre.

Educators will be available at the centre from 7.00am to 6.00pm. Educators who are responsible for the opening of the centre will arrive at 6.45am and educators required to close the centre will leave the premises at 6.15pm to ensure all open and close procedures are completed when children and families are not present at the centre. Full- time staff work for 10 hours per day. Part-time or Casual staff work shifts as required.

Educators will be rostered at staggering times across the operational hours in accordance with The Education and Care Services National Law and Regulations to ensure adherence to these requirements at all times. The educators who arrive before 7.00am and leave after 6.00pm will be inducted about keeping a low level of noise and not to slam car doors or speak loudly when outside. During monthly educators meetings low levels of noise will be reinforced to ensure all educators are aware of the requirements to keep noise levels down.

At least 4 members of educators will be present during operating hours. A educators member with a current first aid certificate, including emergency asthma and anaphylaxis training will be present throughout the day between 7:00am and 6:00pm.

1.5 PARENT/CHILDREN ARRIVAL AND DEPARTURE

In the morning, parents usually arrive between the hours of 7:00am-10:30am. Similarly, for pick-up, the parents will start arriving from 3.00pm and stagger until 6:30pm.

1.6 CHILD CHECK IN AND CHECK OUT PROCEDURES

Upon arrival and collection at the centre, families will be required to formally sign/swipe children in and out of the centre via the sign in area. Children and families will be greeted by educators and authorisation of collection procedures followed as per the centre policy as required.

1.7 RESPONSIBILITIES OF PARENTS

- To sign/swipe the Attendance Record on arrival and departure of the child.
- To ensure the name and contact details of the authorised nominee(s) listed in the enrolment are current.
- To provide the Service with a copy of any court orders, parenting orders and parenting plans relating to their child or to access to the child.

1.8 AIM

This OPoM is a dynamic document which can be updated to respond to changing procedures and practices as necessary. All educators and management at the centre will be provided with a copy of the OPoM and briefed on the requirements as part of the enrolment, employment & induction process. A copy of the PoM will be held on site at all times.

1.9 RESPONSIBILITIES OF MANAGEMENT

- Management will ensure that this policy forms part of the orientation package provided to all educators members when they start working at the centre.
- Management will ensure that all deliveries to the centre are done so as to ensure the safety of all educators, families, children and the community and outside of peak parent visitation period.
- Management will ensure all signage placed around the centre to ensure the safety of pedestrians, drivers, children or the community are maintained.
- Management will ensure that parents at orientation will be informed of the parking area rules including: educators parking bays, long and short term parking bays, safety in the parking areas and being good neighbours. Management will ensure that if any educators, parents, visitor, delivery driver or contractor is not following the measures outlined in this policy then they will be informed and management will ensure the guidelines are followed.
- Management will ensure that educators parking spaces are used only by educators.

1.10 PURPOSE OF THE OPERATIONAL PLAN OF MANAGEMENT

The purpose of this PoM is to ensure compliance with all applicable Acts & Regulations. The policies and procedures outlined in this PoM to address the operation of the centre to minimise any potential impacts on adjoining neighbours.

1.11 COMPLIANCE AND LEGISLATION

The centre will adhere to the legislations listed below:

- The Education and Care Services National Law 2011.
- The Education and Care Services National Regulations 2011.
- Work Health and Safety Act 2011.
- Work Health and Safety Regulations 2017.
- Development Control Plan 2019.
- Roads & Traffic Authority – Passenger Safety.
- The Roads Act 1993.

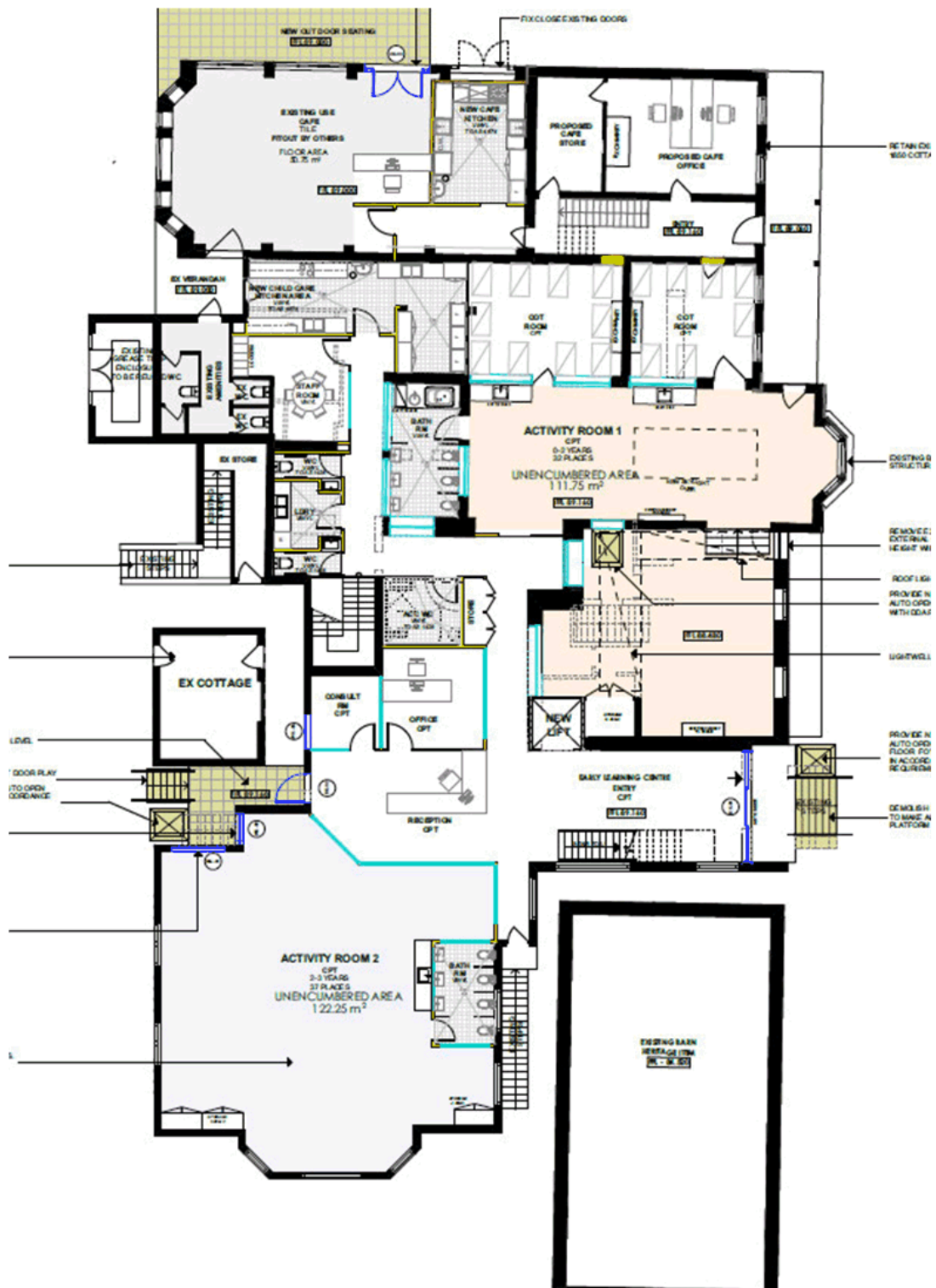
The proposed child-care centre layout is shown on **Figure 1**.

1.12 CLEANING AND MAINTENANCE

Cleaning schedule will use current best practice guidelines that is currently the National Health and Medical Research Council. (2012). *Staying healthy: Preventing infectious diseases in early childhood education and care services*. Fifth Edition (updated 2013).

There will be a routine maintenance schedule including pest control, fire and emergency equipment checks and internal/external painting.

FIGURE 1 - FLOOR PLAN



MICHAEL BROWN PLANNING STRATEGIES - REF 2020/0015

2 The Site

The site consists of an allotment of land legally described as Lot 12 in DP Lot 12, No 14 Eschol Park Drive, ESCHOL PARK (refer to **Figure 2**).

FIGURE 2 - SITE CONTEXT



3 Operational Plan of Management

3.1 CENTRE MANAGEMENT

The daily routine within the centre is referred to as a daily living experience. It is an element of the program that has a major impact on whether or not the child has a good experience. Daily living experiences, including group times, transitions, eating, sleeping and resting, toileting, bathing, dressing, and undressing, and even arriving and leaving, occur at particular parts of the day and provide qualified trained educators with valuable information about the child's daily living skills.

The proposed routines are used as a guide and allows for flexibility to respond to varying circumstances including as adverse weather conditions, culture, children's/family needs and interests, mixed ages, planned experiences and/ or spontaneity. Families and educators work together to ensure each child's specific needs with respect to eating, sleeping, toileting, play and rearing techniques are, as far as possible, consistent with home routines.

The eating/snack routines can be flexible (progressive) which means the children can choose when to eat. The lunch routine for infants is flexible and for the toddlers and preschool aged children they usually eat as a small group.

Sleep/rest routines are again flexible for infants who will all have individual sleep times. For toddlers and pre-schoolers the service will provide stretcher style beds for each child.

All children will be offered a short rest time where beds are located in the sleep room or taken into the playroom depending on how many children wish to rest. Children who do not sleep/rest children will have quiet activities in the play room. The stretcher beds can either be hung from a wall or stacked depending on the style chosen.

The schedule may be changed from time to time dependent upon weather and daylight saving. However, the usage will at all times remain within any conditions of the development consent issued by Council.

3.1.1 ACTIVITIES CAN BE EITHER PASSIVE OR ACTIVE.

Passive activities include:

- Literature/Poetry
- Arts & Craft
- Natural science
- Environmental and exploring lessons
- Dining
- Interactive Garden/dry creek bed
- Role play
- Sand pit
- Manipulative play/puzzles

Active activities include:

- Creative movement/dancing
- Gross motor play (running, jumping, climbing)
- Ball games
- Group games such as parachute

Passive and active play activities can be offered both indoors and out through the flexible daily timetable. A mixture of free play time and structured group times will include both active and passive play activities. The indicative daily program assumes the centre will be at maximum capacity 129 children for the total operating hours - 7.00am - 6.00pm. In reality, this is a situation that is unlikely to occur. Typically, the morning drop off times occur from 7.30am to 9.30 am and the afternoon pick up times will commence around 3pm.

3.2 TRAFFIC MANAGEMENT PLAN

The aim of the traffic management plan is to ensure the safety and wellbeing of children, their families, educators and visitors, when using the centre's car parking facilities, noting service vehicles may be using the onsite loading facilities on rare occasions to undertake maintenance of plant and equipment or repairs. Vehicular entrance shall be from Eschol Park Drive.

3.2.1 PROCEDURES FOR FAMILIES TO PARK ON PROPERTY

- Ensure that parents park strictly in allocated and signposted car parking spaces located on site. Such spaces are to be shown on a plan and provided with this OPOM.
- Ensure that vehicles are entering and exiting the car park using the correct entry and exit point in a forward direction at all times. Ensure that the carparking area is correctly signposted to enable drivers to circulate within the carparking area efficiently.
- Be aware, when entering or exiting the car park and parking the vehicle, of pedestrians (especially children) using the car park, entering and exiting their vehicles and/or the centre.
- Being responsible and accountable for actions when operating a vehicle on the site.
- At all times, ensure that children are supervised (preferably by holding the child's hand) when in the car park.
- Driving within legal speed limits, including driving to conditions within the car park; i.e. 10 KPH.
- Ensure that drop off and collection times are carried out efficiently to ensure parking spots are available to other families. Should a parent or visitor plan to remain at the centre for over 15 minutes during peak periods i.e. 7.00am-9.00am and 4.00-6.00pm, they may be required to park their vehicle outside the allocated car parking spaces to ensure there are adequate parking spots for other users.
- Wearing a seat belt and ensuring all passengers wear seat belts and appropriate restraints at all times.
- Follow the signposting which gives instructions in the carparking area.
- Carparking spaces designated accessible parking space and these should only be used by someone who is authorised to use such parking space with the appropriate sticker displayed on the front windscreen.

3.2.2 CHILDREN DROP OFF AND PICK UP PROCEDURES BY VEHICLE

Families will be required to correctly park their vehicle in the centre car park in marked parking areas before entering and exiting the centre. Families will be regularly reminded to use the carpark in a safe manner and encourage child safe practices, including car seat safety, holding hands etc, through regular communication from the centre's online communication, newsletters, signage and noticeboards.

The following drop off/pick up procedures will be followed by all parents/carers:

- All children must arrive and leave the centre accompanied by a parent or other adult that has been nominated, in writing, by the parent.
- All children must be signed in and out by the parent (or other nominated adult on an attendance register) with arrival and departure times recorded.
- Parents will be advised to use the designated visitor parking in the car park.
- The use of public transport and/or walking will be encouraged.

- The arrivals and departures policy as required under regulation 168 of Education & Care Services National regulation will include parents complying with all safety and signage procedures in the car park and storage of any prams in the designated spaces.
- If parents wish to have an extended conversation with educators or the management they will be advised to make an appointment outside of the peak arrival and departure periods.

A Parent Handbook will also provide information regarding being good neighbours and the requirements to ensure complaint with the noise assessment from Day Design Pty Ltd. Regular communication with early and late families will reinforce the requirement to maintain compliant with the acoustic requirements.

3.2.3 OUTDOOR LEARNING ENVIRONMENTAL USAGE

The outdoor learning environment will cater for a maximum of 129 children.

The outdoor learning spaces will be used at varying times throughout the day depending on each classroom's individual daily routine and as per the centre's sun safety and weather policies. At all times the centre will follow the ratio requirements under the Education and Care Services, National Regulations and National Law for children using the outdoor learning space. The outdoor play will follow the noise assessment guidelines by Day Design Pty Ltd. All room leaders will ensure they plan the day according to the conditions in the report.

The outdoor learning environment has an undercover area and is a natural sustainable design, maximising the utilisation of this play space. These areas contain a variety of fixed and specialist outdoor based play learning equipment. Outdoor activities will vary from day to day and are dependent upon the weather and the program.

They may include:

- Ball games
- Team play
- Balancing, Climbing, Stepping
- Using variety of gross motor skills development equipment
- Environmental and nature based activities
- Intentional play based experiences
- Sand play
- Bike Riding
- Water based play (not swimming pool)
- Child led exploration and investigative play

Acoustic fencing will be installed to the property to minimise the noise to residents when utilising the outdoor learning environment (refer to Section 3.6).

3.2.4 CENTRE SECURITY MEASURES

The centre will have the following security measures in place:

- Surrounding childproof fences and gates, external and internal back to base alarms.
- During operational hours of the centre the only access to the centre will be via the front door and elevator the centre, which will be limited from access externally.
- When the centre is closed, access to the centre will be restricted by the locked centre.

3.2.5 GRIEVANCE PROCEDURES

All complaints will be reasonably and efficiently recorded, investigated and resolved as per the centre's 'Interested Parties Grievance Policy' (to be prepared by the operator). A record of these complaints will be available for interested parties via email through the centre email of the centre operator.

The centre has a Quality Improvement Plan as required through ACECQA, which will be used to regularly reflect, evaluate and improve on the centre's policies, procedures and practices, including grievance reports.

3.2.6 MECHANISM FOR CONVEYING POLICIES AND UPDATES TO PARENTS

The centre's operations are documented in the Policies and Procedures.

All educators 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.

Policies are available for all stakeholders in the front foyer of the Service. They are also available digitally on the documentation/communication App used to communicate with families of children enrolled at our Service.

Centre Policies are reviewed throughout the year following a schedule of review. All Stakeholders are encouraged to engage in Policy review. All revised policies are announced on the digital App as well as displayed in the front foyer.

3.2.7 AIM

As a part of our commitment to the National Quality Framework (NQF), the service will annually review policies and procedures to ensure excellence and compliance, The review processes also provides an important opportunity for families to offer their valuable input into the practices at the service and how best to meet the needs of each child being educated and cared for.

Who is affected by this policy?

Children
Families
Educators/Staff
Management

3.2.8 IMPLEMENTATION

The centre believes that reflection and evaluation is an important aspect of quality improvement. Reviewing the Centre's practices and strategies will ensure that the Centre continually strives to improve the service to families and the children in care. To this end, the following strategies should be implemented.

All policies and procedures will be made available to families during the enrolment and orientation period for their child. Educators/staff will notify families of how to access policies and procedures and where they are located in the service.

The educators/staff will ensure that all policies and procedures are reviewed annually or more often if required.

This gives both families and educators/staff opportunities to suggest elements that need to be improved.

For educators/staff and management this will occur:

- At educators/staff meetings
- At the policy review points
- In family meetings

For families this will occur:

- Via newsletters
- At the policy review point.
- At parent/educators/staff meeting.

However, at any time of the year educators/staff and family members are invited to enquire and have input into the policies and procedures.

All policies will be signed, sourced and dated at each review and educators/staff will continuously seek out relevant information to provide the best possible environment.

All stakeholders at the service must be informed of any changes to policies. This will occur in writing and be provided to families, educators/staff, management, the committee and any other relevant individuals.

The service will ensure that parents of children enrolled at the service are notified at least 14 days before making any change to a policy or procedure that may have a significant impact on-

- The service's provision of education and care to any child enrolled at the service; or
- The family's ability to utilise the service

All revised policies are displayed in the foyer as well as mentioned in the centre newsletters.

3.2.9 REVIEW

The service will review this policy every year or as new information arises. The review will be conducted by:

- Management
- Families
- Employees
- Interested Parties

3.2.10 SOURCES

- Consultation with Management, Educators Staff and Families.
- The Early Learning Framework for Australia (2009), *Belonging, Being and Becoming*. Canberra: Author
- Education and Care Services, National Law and National Regulations
- Guide to National Quality Standard

3.2.11 CENTRE CLEANLINESS, WASTE MANAGEMENT AND MAINTENANCE

The centre will be maintained and kept clean by both educators and professional cleaners and gardeners. The centre will have a designated WHS maintenance record, which is completed by educators.

The centre Director will maintain a schedule of required maintenance, which is routinely undertaken by handymen, builders and other tradesmen as required.

Rubbish removal and recyclable materials removal will be completed on a weekly basis or as required in addition to the regular removal schedule.

All service rubbish will be collated in bins and stored in designated area. As the centre educates children on environmental issues, it is a core objective to recycle the waste as best as possible.

3.3 SECURITY MEASURES POLICY

The centre will have the following security measures in place:

Surrounding child-proof fences and gates, Security cameras and CCTV - external and internal back to base alarms. Individual Pin Code access to all staff and parents to access the centre. Individual Pin codes will be cancelled upon families cancelling their child's position at the service.

Parents must give prior notice where:

- The person collecting the child is someone other than those mentioned on the enrolment form (e.g. in an emergency) or
- There is a variation in the persons picking up the child, including where the child is collected by an authorised nominee who is unknown to educators.
- If educators do not know the person by appearance, the person must be able to produce some photo Identification. If educators cannot verify the person's identity they will be unable to release the child into that person's care.
- If the person collecting the child appears to be intoxicated, or under the influence of drugs, and educators feel that the person is unfit to take responsibility for the child, educators will:
 - a) Discuss their concerns with the person, if possible without the child being present suggest they contact another parent or authorised nominee to collect the child.
 - b) Educators will inform the police of the circumstances, the person's name and vehicle registration number.
- If the person insists on taking the child. Educators cannot prevent an incapacitated parent from collecting a child, but must consider their obligations under the relevant child protection laws.
- In addition, please refer to the family Law policy with regards to which parent can legally collect the child.
- Educators cannot prevent a parent from collecting a child, but have a moral obligation to persuade a parent to seek alternative arrangements if they feel the parent is in an unfit state to accept responsibility for the child.
- If the person collecting the child appears to be intoxicated, or under the influence of drugs, and the educators feel that the person is unfit to take responsibility for the child, the educators are to bring the matter to the person's attention before releasing the child into their care. Wherever possible, this discussion is to take place without the child present. Educators are to suggest that another parent or Authorised Nominee (as per the enrolment form) is contacted, informed of the situation, and requested that they collect the child as soon as possible, If the person refuses to allow the child be collected by an alternative Authorised Nominee, the educators are to inform the police of the situation, person's name and vehicle registration number.
- Signing in and out is a condition of your child's enrolment at the centre. It is also a condition of eligibility for Child Care Benefit and a legal requirement by the government (the roll is also used

- as a reference tool in the event of an emergency for exact numbers/children present).
- In the case that child is not signed in/out, an educator will note the child's attendance on the roll and a reminder noted on the roll for the parent/carer.
- Two educators verify and Initial the sign in out sheets at the close of business each day. In the case that a child has not been signed out, the educators will contact the parents by phone to verify their child has been collected and remind them to sign out,
- Children may leave the premises in the event of an emergency, including medical emergencies as well as excursions.
- Individuals visiting the premises must also sign in when they arrive at the service, and sign out when they leave.
- The Approved Providers/Nominated Supervisor/Director will ensure that this policy is maintained and implemented at all times.
- If a child has not been collected by the time we are due to close the service, the Nominated Supervisor will:
 - a) Attempt to contact the parents or other authorised nominees. (Earlier attempts may have also been made to contact the parents and nominees).
 - b) Leave a voicemail or SMS message on the parent's phone if they do not answer advising he or she will wait up to 30 minutes before ringing the police or Child Protection Hotline.
 - c) Wait for 30 minutes and, if the parents or authorised nominee has not arrived/ ring the police or Child.

Protection Hotline for guidance on the appropriate action to take.

- At the end of each day educators will check all beds and the premises including outdoors and indoors to ensure that no child remains on the premises after the service closes (refer Lock up Policy).
- Under no circumstances will the centre act against current custody orders. Parents who have limited access to their children via a custody order will be required to honour this during child care hours. Failure to do this will result in the Nominated Supervisor/Certified Supervisor/staff informing the custodial parent and/or the police.
- Copies of Court Orders and any other particular orders which restrain unauthorised collection and custody of parents/guardians/family members or friends of family must be provided to the Nominated Supervisor/Certified Supervisor. The centre will be bound by the agreement in the particular order.
- All Court Orders are to be kept at the centre with a signature and date.
- All visitors, delivery personnel and parents visiting the centre outside of usual drop off and pick up times will be required to sign the Visitors Book in the foyer. Where possible a name tag/badge is to be worn to identify a visitor in the centre.
- With relation to employment, all staff members will go through a screening and selection. Centre Nominated Supervisor/Certified Supervisor and employees will be responsible to ensure necessary checks are carried out accordingly as per regulation and law.

3.4 WASTE MANAGEMENT

Correct waste management is an important aspect to the day to day running of a child care centre. Waste must be managed and disposed of in a manner which is safe for children, educators, families and the local community. The management of waste that is generated by the centre should not impact negatively on the community and the environment. Also as a child care centre it is the responsibility to implement as many strategies as possible to educate children and in turn their families on how to reduce, reuse and recycle so as to minimise a negative impact on the environment.

The waste management strategies must comply with local government regulations, other centre policies, work place health and safety guidelines as well as the National Quality Standards which sets a benchmark for the quality of education and child care services.

3.4.1 STRATEGIES TO RECYCLE WASTAGE

The strategies are proposed to reduce the amount of waste going to landfill and increase recycling.

- Set up a bin separation system for the kitchen and classroom areas for paper, waste and organic waste.
- Use compost bins or large in-vessel composters to process food organics on site. This not only reduces the volume of waste but also creates a useful soil enhancer (compost).
- Promote recycle Business’ e.g. Running information and campaigns to encourage families to recycle items e.g. tonner recycling,
- Use worm farms (or vermiculture systems) as a fun way for children to get involved in ‘recycling’ their organic fruit and vegetable scraps.
- Create a vegetable garden and use the compost, worm liquid or worm castings to enhance the soil for the vegetables, herb garden and fruit trees.
- Make sure any educators, contractors, cooks and cleaners follow the recycling program and that they put materials in the correct bins.
- Install clear recycling signs on the bins in the children’s room, educators areas, bathrooms, and in the kitchen.
- Keep bins and bin storage area clean and uncluttered in the classrooms, offices, kitchen, bathrooms and playground.
- The waste and organic bins will be emptied daily.
- The paper recycling bins will be emptied as needed.

Above are the strategies that will be implemented into the child care centre to ensure to meet the targets set in the below Weekly Waste Table. The centre will need:

- two green waste recycling bin which will be emptied fortnightly
- two yellow 240Litre recycling bin which will be emptied fortnightly
- four red collection bins which will be emptied weekly.

As can be seen in Table 2 a private or Council collection service will adequately meet the needs of the centre.

TABLE 2 - WEEKLY WASTE TABLE

Materials On-site		Re-use and Recycling		Disposal
Types of Material	Estimated Volumes (m³)	On site specify proposed reuse or onsite recycling methods	Offsite specify contractor and recycling outlet	Collection by contractor or Council.
Food scraps	0.53	All fruits & vegetables will be recycled in <ul style="list-style-type: none"> • Worm farm • Composite bin 	Nil	Collection by contractor or Council.

Green waste	0.450	Mulching lawn mower to mow grass areas and leaves, pruning and branches will be mulched	Nil	Collection by contractor or Council.
Paper	0.35	<ul style="list-style-type: none"> • Printers will be set to double sided to reduce paper use • Most correspondence will be done electronically • Policies etc will be stored electronically • Children will reuse printed paper for cutting, drawing on blank side • Confidential paper will be shredded on site and placed in compost and worm farm. Signs will also encourage families to use excess shredded 	Nil	Excess paper that cannot be reused or recycled will be collected by JJ's Waste & Recycling.
		<p>paper for animal use e.g. bedding of pet mice, guinea pigs</p> <ul style="list-style-type: none"> • Paper recycling Bins will be placed in all areas that use paper so that it can be reused or placed in compost or worm farm 		
Nappies	0.975	Disposable nappies and baby wipes will be initially placed in a lined covered bin near the change table while educators are changing the children's nappies. The inside bin will be sealed and emptied regularly into the outside red collection bin during the day. The bin must be emptied whenever a child is changed that has had a bowel movement.	Nil	Collection by contractor or Council.

Plastic containers	0.225	All containers will be reused for craft activities or repurposed as storage containers e.g. milk bottles can be watering cans, hat storage containers, plant covers, seed growing containers etc.	Nil	Once containers have been used for craft or are unable to be used for their alternate use they will be crushed and collected by contractor or Council.
Cardboard	0.350	Reuse cardboard rolls, paper and boxes for craft activities	Nil	Once cardboard has been used for craft or they are unable to be used for their alternate use they will be crushed and collected by Council or contractor.

Materials On-site		Re-use and Recycling		Disposal
Plastic wrap, plastic and plastic bags	0.001	Buy in bulk to reduce the quantity of packaging		All plastic which cannot be reused will be crushed and collected by contractor or Council.

3.5 FOOD PREPARATION

Meals for the children will be prepared fresh on the premises in the commercial grade kitchen, by a suitably qualified cook. The centre will provide the children with high quality, fresh meals as per the centre menu, as approved by Munch and Move (NSW Health Initiative). The Cook, Centre Director/Nominated Supervisor, Approved Provider and Food Safety Supervisor will ensure that the centre maintains a high-quality standard of health and hygiene across the centre and meets Council requirements in regards to food premises standards and requirements.

3.6 NOISE MITIGATION MEASURES

The noise modelling and assessment presented in the report are based on the following noise mitigation measures. The management measures should be incorporated into the Operational Plan of Management to ensure they are followed during the operation of the childcare centre, as detailed in the Day Design Pty Ltd acoustic report, which recommends.

- Ensuring all staff and parents are provided with a copy of the Centre's Noise Management Plan and its implications for them during their time at the Centre.
- Neighbours should be provided with the name and contact details of the Centre's Manager and an invitation to contact that person at any time the Centre is operating.
- Ensuring a sufficient number of educators are provided to supervise children's outside play to discourage unnecessarily loud activities.
- Facilitating children's small group play when outside and encouraging educators to engage in children's play and facilitate friendships between children.
- Crying children should be comforted as quickly as possible and moved indoors.

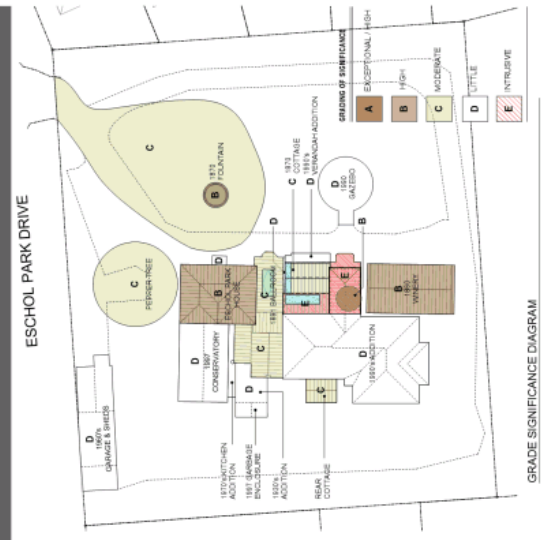
4 Conclusion

Compliance with the OPoM will ensure the proposal remains a safe and welcoming site to visit.

ESCHOL PARK HOUSE

DRAWING NO	DRAWING TITLE
A-101	SITE PLAN / SITE ANALYSIS PLAN
A-102	EXISTING BUILDING PLANS
A-103	DEMOLITION PLAN
A-104	CUT AND FILL PLAN
A-105	LOWER GROUND PLANS
A-106	GROUND FLOOR PLANS
A-107	LEVEL PLANS
A-108	ELEVATIONS
A-109	SECTION
A-110	AREA CALCULATIONS
A-111	SHADOW DIAGRAMS

DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE DESIGNER. THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT.



AREA CALCULATIONS

AREA	AREA (SQ M)	AREA (SQ FT)
SITE AREA	198.75 SQM	2150.00 SQ FT
LOWER GROUND STORAGE	96.75 SQM	1045.00 SQ FT
BASE	141.00 SQM	1515.00 SQ FT
BASE FLOOR	141.00 SQM	1515.00 SQ FT
BASE FLOOR	557.25 SQM	6000.00 SQ FT
BASE FLOOR	1373.25 SQM	14750.00 SQ FT
TOTAL	1373.25 SQM	14750.00 SQ FT

OUTDOOR AREA SCHEDULE

AGE GROUP	CHILDREN	AREA (SQ M)	AREA (SQ FT)
3-5 YEARS	32	234.00 SQM	2520.00 SQ FT
6-11 YEARS	32	298.00 SQM	3220.00 SQ FT
12-17 YEARS	32	210.00 SQM	2260.00 SQ FT
18+ YEARS	32	242.00 SQM	2610.00 SQM
TOTAL	128	984.00 SQM	10610.00 SQM

INDOOR AREA SCHEDULE

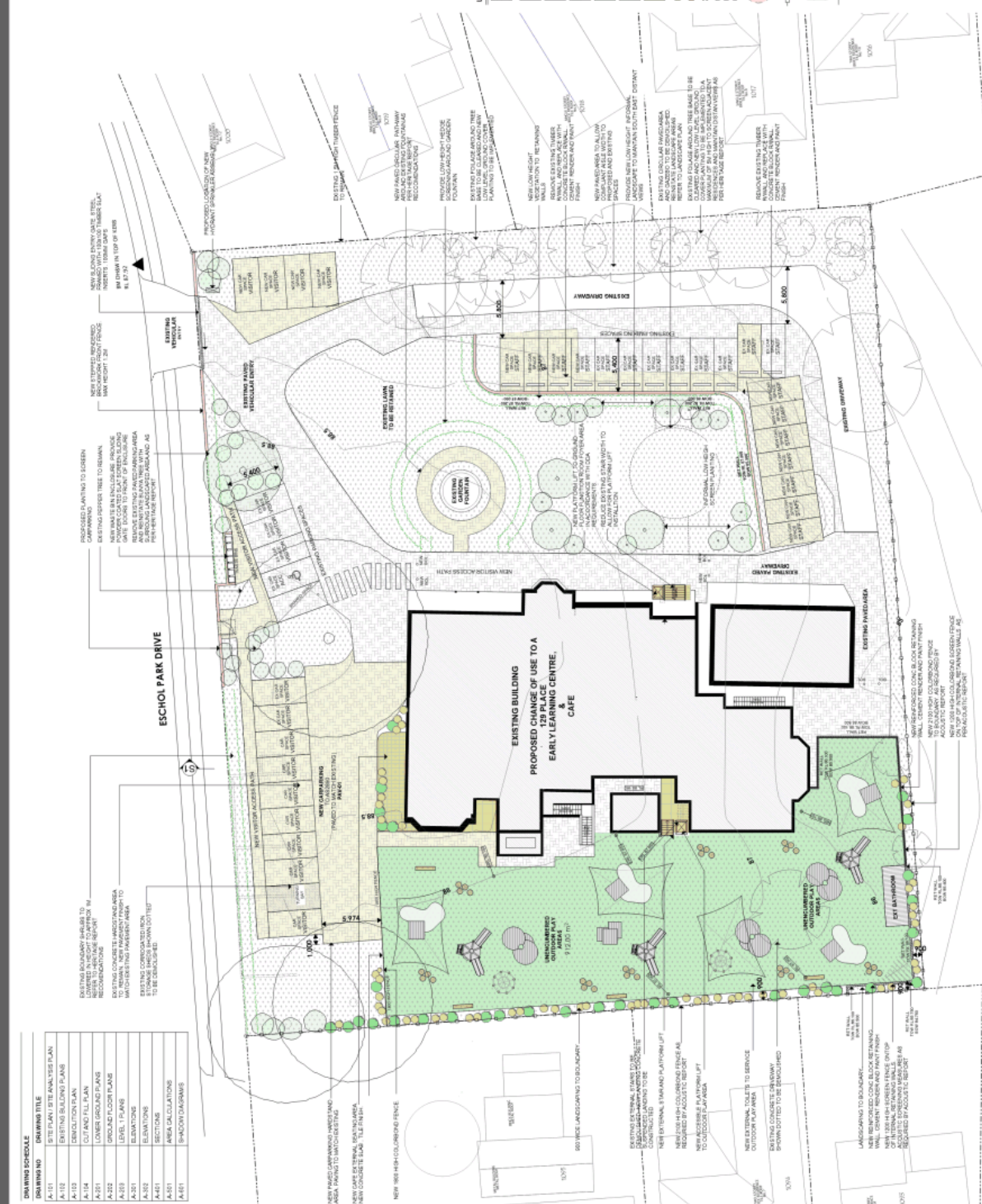
AGE GROUP	CHILDREN	AREA (SQ M)	AREA (SQ FT)
3-5 YEARS	32	150.00 SQM	1610.00 SQM
6-11 YEARS	32	132.25 SQM	1425.00 SQM
12-17 YEARS	32	87.75 SQM	940.00 SQM
18+ YEARS	32	87.75 SQM	940.00 SQM
TOTAL	128	457.75 SQM	4915.00 SQM

STAFF RATIO SCHEDULE

AGE GROUP	CHILDREN	STAFF CHILD RATIO	STAFF PER
3-5 YEARS	32	1:4	8
6-11 YEARS	32	1:8	5
12-17 YEARS	32	1:10	3
18+ YEARS	32	1:10	3
TOTAL	128		19

LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE DRIVEWAY
- EXISTING LANDSCAPED AREA
- EXISTING PAVED-HARDSCAPE AREA
- NEW LANDSCAPED AREA
- NEW PAVED-HARDSCAPE AREA
- NEW TILES LANDSCAPED AREA
- NEW STEEL STUO WALL
- NEW MASONRY WALL
- TO BE DEMOLISHED
- FILL REQUIRED
- EXISTING TREE TO BE REMOVED
- COLORBAND FENCE TO BE INSTALLED AS NOTED ON PLAN
- EXISTING PART OF BUILDING TO BE CLOSED OFF FROM GENERAL USE
- MAINTENANCE PLANTINGS ONLY



1:200

SITE PLAN / SITE ANALYSIS PLAN

NO	DESCRIPTION	DATE	REF
1	DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT.	19/07/24	
2	THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.	19/07/24	
3	THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT.	19/07/24	
4	THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.	19/07/24	
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7	THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT.	19/07/24	
8	THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.	19/07/24	

DESIGN PLANNING ENVIRONMENTS
 14 ESCHOL PARK DRIVE ESCHOL PARK 2558
 LOT 22 DP 146779

NO	DESCRIPTION	DATE	REF
1	DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE AND ACCURATE SET OF DRAWINGS FOR THE PROJECT.	19/07/24	
2	THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES.	19/07/24	
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1:200

CUT AND FILL PLAN

NEW CONSTRUCTION WORKS
27/10/2024

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CUT AND FILL PLAN
CH-W PTT LTD

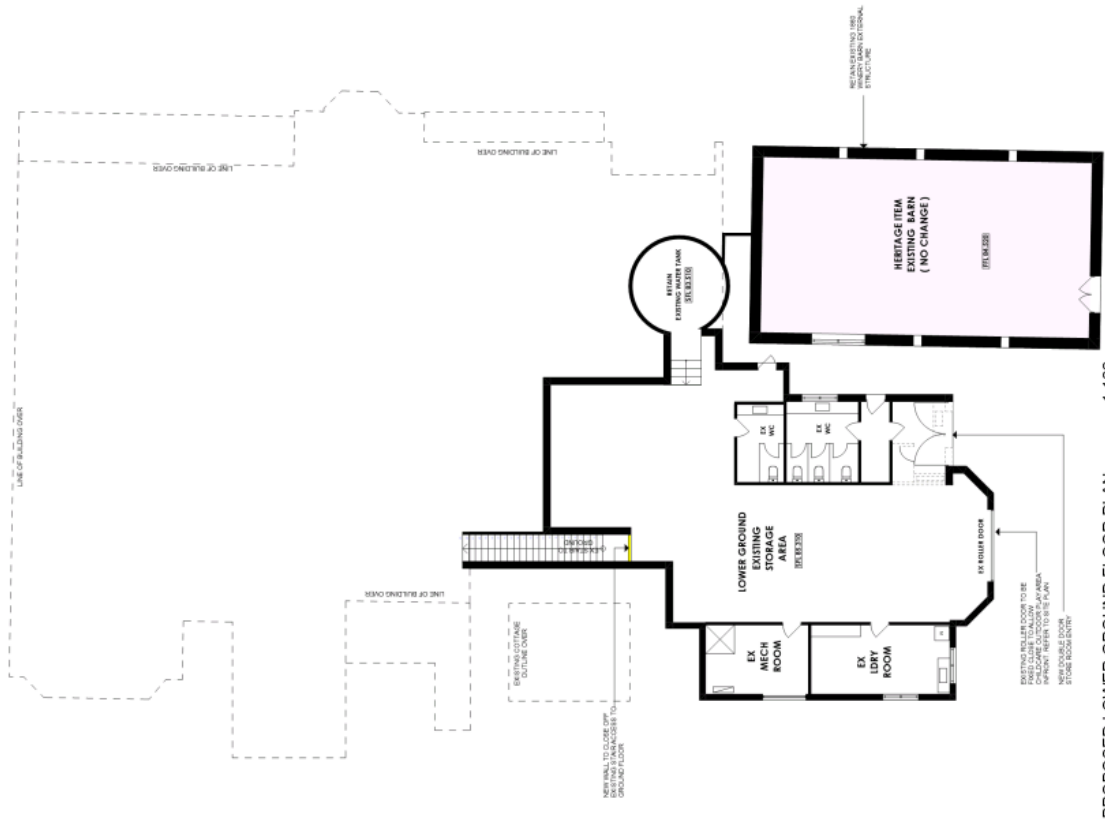
ESCHOL PARK HOUSE
14 ESCHOL PARK DRIVE ESCHOL PARK 2558
LOT 22 DP 148773

SCALE
AS SHOWN
DRAWN BY
A-104

PROJECT NO
19-315

LEGEND

	EXISTING BUILDING
	EXISTING CONCRETE DRIVEWAY
	EXISTING LANDSCAPED AREA
	EXISTING PAVED HARDSTAND AREA
	NEW LANDSCAPED AREA
	NEW PAVED HARDSTAND AREA
	NEW TILES HARDSTAND SEATING AREA
	NEW STEEL STUD WALL
	NEW MASONRY WALL TO BE DEMOLISHED
	FILL REQUIRED
	EXISTING TREE TO BE REMOVED
	COLORBOND FENCE SHALE GREY HEIGHT AS NOTED ON PLAN
	EXISTING PART OF BUILDING TO BE DEMOLISHED FOR GENERAL USE. COLORBOND FENCE ACCESSIBLE ONLY FOR MAINTENANCE PURPOSES ONLY



PROPOSED LOWER GROUND FLOOR PLAN 1:100

PROJECT NO	19-315
SCALE	AS SHOWN
DATE	27/11/2024
PROJECT NAME	ESCHOL PARK HOUSE
CLIENT	CH W PTY LTD
ADDRESS	14 ESCHOL PARK DRIVE ESCHOL PARK 2558
LOT	LOT 22 DP 54573
AREA	A1

DESCRIPTION	LOWER GROUND PLANS
DATE	27/11/2024
BY	CH W PTY LTD

P-E-G
 DESIGN PLANNING ENVIRONMENTS
 10/11/2024
 10/11/2024
 10/11/2024
 10/11/2024

REV	DESCRIPTION	DATE	REF
E	1 TREES TO BE REMOVED CHANGE & TREE WOUND DOWN GATE TO BE WIDENED	10/11/2024	
D	2 FINISH LEVELS TO BE CORRECTED TO FINISH LEVEL TO EXISTING FLOORING	09/11/2024	
C	3 EXISTING WALL TO BE DEMOLISHED TO ALLOW RE-ENTRY TO BE RE-ENTRY	09/11/2024	
B	4 EXISTING WALL TO BE DEMOLISHED TO ALLOW RE-ENTRY TO BE RE-ENTRY	09/11/2024	
A	5 EXISTING WALL TO BE DEMOLISHED TO ALLOW RE-ENTRY TO BE RE-ENTRY	09/11/2024	

LEGEND

	EXISTING BUILDING
	EXISTING CONCRETE DRIVEWAY
	EXISTING LANDSCAPED AREA
	EXISTING PAVED HARDSTAND AREA
	NEW LANDSCAPED AREA
	NEW PAVED HARDSTAND AREA
	NEW TILES HARDSTAND SEATING AREA
	NEW STEEL STUD WALL
	NEW MASONRY WALL
	TO BE DEMOLISHED
	FILL REQUIRED
	EXISTING TREE TO BE REMOVED
	COLORBOND FENCE SHALE GREY HEIGHT AS NOTED ON PLAN
	EXISTING PART OF BUILDING TO BE DEMOLISHED FOR GENERAL USE. ACCESSIBLE ONLY FOR MAINTENANCE PURPOSES ONLY



PROPOSED GROUND FLOOR PLAN 1:100



AMENITY BLOCK REFER TO SITE PLAN FOR LOCATION 1:100

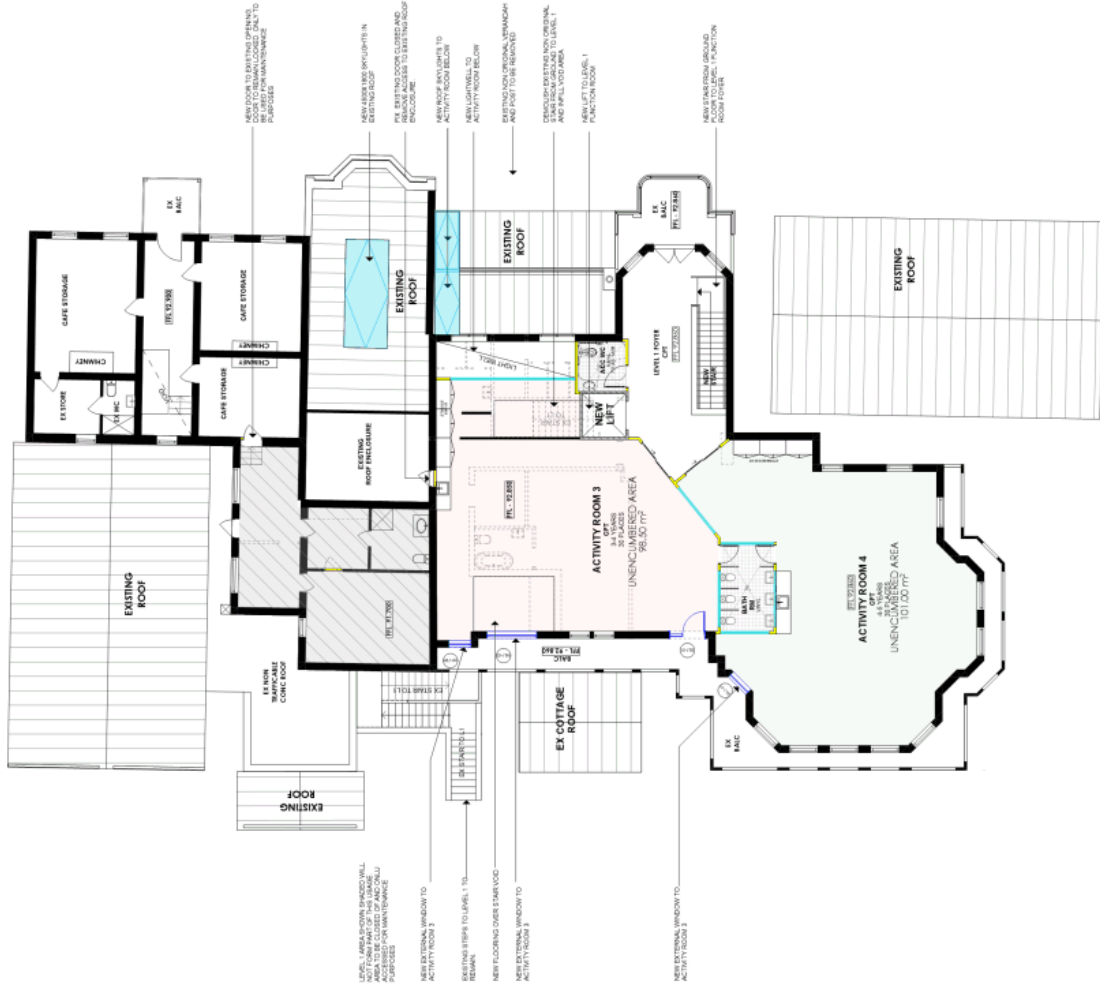
PROJECT NO: 19-315		SCALE: AS SHOWN	DATE: 19/11/2024
PROJECT: ESCHOL PARK HOUSE		DRIVEN: FT	REVISION: A1
14 ESCHOL PARK DRIVE ESCHOL PARK 2558		DRAWN BY: CH W PTY LTD	
LOT 22 DP 548773		CHECKED BY: CH W PTY LTD	
DESIGNER: CH W PTY LTD		DRAWN BY: CH W PTY LTD	
PROJECT NO: 19-315		SCALE: AS SHOWN	
PROJECT: ESCHOL PARK HOUSE		DATE: 19/11/2024	
14 ESCHOL PARK DRIVE ESCHOL PARK 2558		REVISION: A1	
LOT 22 DP 548773		DRAWN BY: CH W PTY LTD	
DESIGNER: CH W PTY LTD		CHECKED BY: CH W PTY LTD	
PROJECT NO: 19-315		SCALE: AS SHOWN	
PROJECT: ESCHOL PARK HOUSE		DATE: 19/11/2024	
14 ESCHOL PARK DRIVE ESCHOL PARK 2558		REVISION: A1	
LOT 22 DP 548773		DRAWN BY: CH W PTY LTD	
DESIGNER: CH W PTY LTD		CHECKED BY: CH W PTY LTD	

REV	DATE	REF	DESCRIPTION
1	19/11/2024		ISSUED FOR CONSTRUCTION
2	19/11/2024		ISSUED FOR CONSTRUCTION
3	19/11/2024		ISSUED FOR CONSTRUCTION
4	19/11/2024		ISSUED FOR CONSTRUCTION
5	19/11/2024		ISSUED FOR CONSTRUCTION

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LEGEND

[Hatched Pattern]	EXISTING BUILDING
[Solid Grey]	EXISTING CONCRETE DRIVEWAY
[Dotted Pattern]	EXISTING LANDSCAPED AREA
[Cross-hatched Pattern]	EXISTING PAVED HARDBRAND AREA
[Green]	NEW LANDSCAPED AREA
[Light Green]	NEW PAVED HARDBRAND AREA
[Yellow]	NEW TILES HARDBRAND SEATING AREA
[Orange]	NEW STEEL STUD WALL
[Red]	NEW MASONRY WALL
[Diagonal Lines]	TO BE DEMOLISHED
[Dashed Line]	FILL REQUIRED
[Red Circle]	EXISTING TREE TO BE REMOVED
[Grey Circle]	COLORBOND FENCE SHALE GREY HEIGHT AS NOTED ON PLAN
[Grey Square]	EXISTING PART OF BUILDING TO BE RE-USE FOR GENERAL USE. ACCESSIBLE ONLY FOR MAINTENANCE PURPOSES ONLY

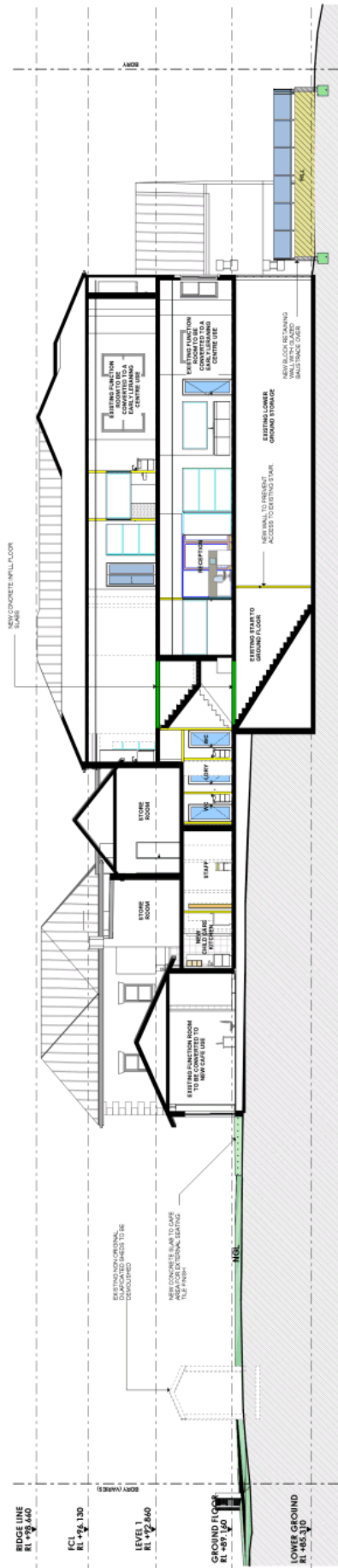


PROPOSED LEVEL 1 PLAN 1:100

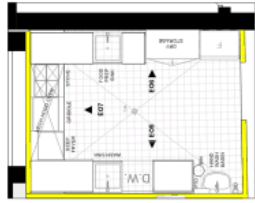
PROJECT NO: 19-315		DATE: 19/01/2024	
SCALE: A-203		DRAWN BY: CH-W PTY LTD	
PROJECT: ESCHOL PARK HOUSE 14 ESCHOL PARK DRIVE ESCHOL PARK 2558 LOT 22 DP 548778			
TITLE: LEVEL 1 PLANS DRAWN BY: CH-W PTY LTD		SHEET NO: A1 TOTAL SHEETS: 1	

NO	DATE	REF	DESCRIPTION
1	19/01/24		TREES TO BE REMOVED
2	19/01/24		REVISIONS TO BE MADE TO THE PLAN
3	19/01/24		REVISIONS TO BE MADE TO THE PLAN
4	19/01/24		REVISIONS TO BE MADE TO THE PLAN
5	19/01/24		REVISIONS TO BE MADE TO THE PLAN

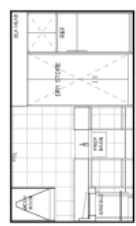
PC-G
 DESIGN PLANNING ENVIRONMENTS
 14/1500 STATION STREET, SUITE 101, MELBOURNE VIC 3048
 PH: 03 9594 1000
 WWW.PC-G.COM.AU



SECTION - S1 1:100



FOOD PREPARATION AREA 1:50



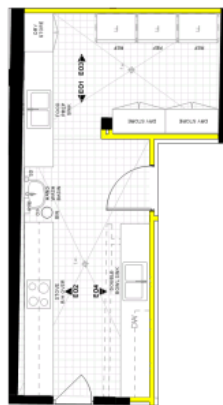
E06 1:50 CAFE



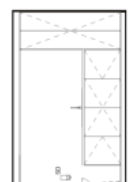
E05 1:50



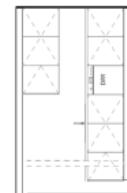
E07 1:50



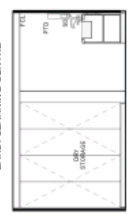
FOOD PREPARATION AREA 1:50



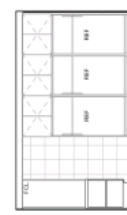
E02 1:50 EARLY LEARNING CENTRE



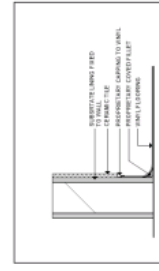
E04 1:50 EARLY LEARNING CENTRE



E01 1:50 EARLY LEARNING CENTRE



E03 1:50 EARLY LEARNING CENTRE



TYPICAL COVERED SKIRTING DETAIL 1:5

NOTE DESIGN FINISHES AND SERVICES TO BE IN ACCORDANCE WITH AS4674

<p>PRG DESIGN PLANNING ENVIRONMENTS PARTS OF PRG ARE REGISTERED AS PROFESSIONAL DESIGNERS</p>	<p>SECTION</p> <p>CH-W PTT LTD</p>	<p>SCALE</p> <p>A4 841</p> <p>DATE</p> <p>19-315</p>	<p>PROJECT NO</p> <p>19-315</p>
	<p>DATE</p> <p>08/12/23</p> <p>09/02/24</p> <p>01/11/24</p>	<p>DESCRIPTION</p> <p>1 TRENDS TO NEW EAST CHANGE & TRENDS IN MANY COMMUNITY TO BE MANAGED</p> <p>2 PARKING BYTES TO BE CONSIDERED IN PARKING BAY TO EXISTING BAY PARKING</p> <p>3 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>4 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>5 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>6 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>7 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>8 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>9 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p> <p>10 EXISTING BAY PARKING TO BE RELOCATED TO EXISTING BAY PARKING</p>	<p>DATE</p> <p>08/12/23</p> <p>09/02/24</p> <p>01/11/24</p>



CHILDCARE - GROUND FLOOR INTERNAL UNENCUMBERED ACTIVITY AREA 1:200



CHILDCARE - LEVEL 1 FLOOR INTERNAL UNENCUMBERED ACTIVITY AREA 1:200



CHILDCARE - UNENCUMBERED OUTDOOR PLAY AREA 1:200

CHILD CARE AREA SCHEDULE

OUTDOOR AREA SCHEDULE
7.85SQM PER CHILD REQUIRED

AGE GROUP	CHILDREN	AREA REQ	AREA PROVIDED
0-2 YEARS	32	224.00 SQM	
2-3 YEARS	37	259.00 SQM	
3-4 YEARS	30	210.00 SQM	
4-5 YEARS	30	210.00 SQM	
TOTAL	129	903.00 SQM	912.11 SQM

INDOOR AREA SCHEDULE
3.25 SQM PER CHILD REQUIRED

AGE GROUP	CHILDREN	AREA REQ	AREA PROVIDED
0-2 YEARS	32	104.00 SQM	111.75 SQM
2-3 YEARS	37	120.25 SQM	127.50 SQM
3-4 YEARS	30	97.50 SQM	102.00 SQM
4-5 YEARS	30	97.50 SQM	100.75 SQM
TOTAL	129	419.25 SQM	426.00 SQM

STAFF RATIO SCHEDULE

AGE GROUP	CHILDREN	STAFF/CHILD RATIO REQ	STAFF REQ
0-2 YEARS	32	1:4	8
2-3 YEARS	37	1:8	5
3-4 YEARS	30	1:10	3
4-5 YEARS	30	1:10	3
TOTAL	129		19

CAR PARKING REQUIREMENT

CHILD CARE CENTRE	NUMBER OF CHILDREN	RATIO	SPACES REQ	SPACES PROVIDED
CHILD CARE CENTRE	129		32	
CAFE	50.75 m²	1:5 SPACE : 10 SQM	8	
TOTAL			40	36

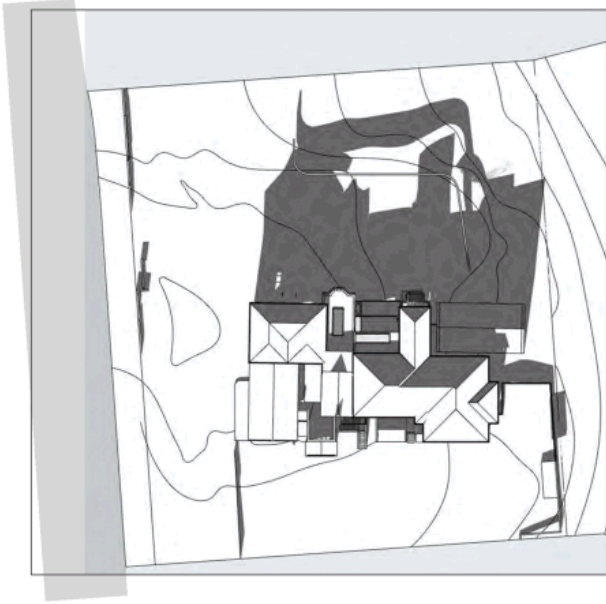
ESCHOL PARK HOUSE
14 ESCHOL PARK DRIVE ESCHOL PARK 2558
LOT 22 (P 14873)

PROJECT NO	19-315
SCALE	A5 (A1)
DRAWN	PC
CHECKED	
DATE	
PROJECT	A-501
AREA	A1

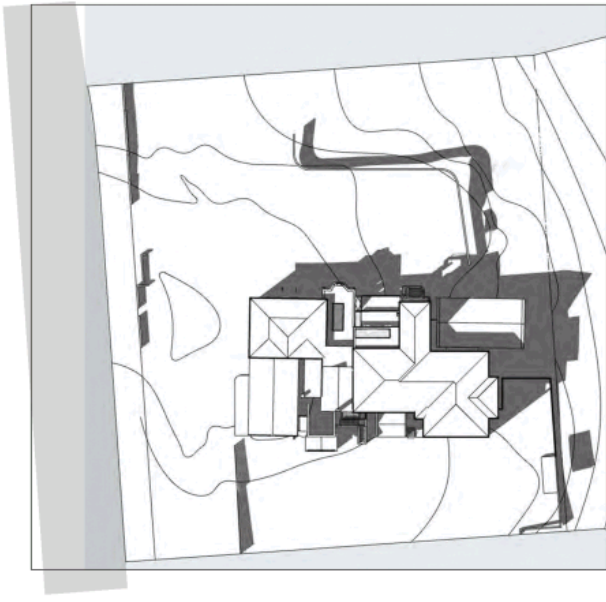
AREA CALCULATIONS

AREA: CH-W PTT LTD

PC-G
DESIGN PLANNING ENVIRONMENTS
P.O. BOX 100, 100/102, 104/106, 108/110, 112/114, 116/118, 120/122, 124/126, 128/130, 132/134, 136/138, 140/142, 144/146, 148/150, 152/154, 156/158, 160/162, 164/166, 168/170, 172/174, 176/178, 180/182, 184/186, 188/190, 192/194, 196/198, 200/202, 204/206, 208/210, 212/214, 216/218, 220/222, 224/226, 228/230, 232/234, 236/238, 240/242, 244/246, 248/250, 252/254, 256/258, 260/262, 264/266, 268/270, 272/274, 276/278, 280/282, 284/286, 288/290, 292/294, 296/298, 300/302, 304/306, 308/310, 312/314, 316/318, 320/322, 324/326, 328/330, 332/334, 336/338, 340/342, 344/346, 348/350, 352/354, 356/358, 360/362, 364/366, 368/370, 372/374, 376/378, 380/382, 384/386, 388/390, 392/394, 396/398, 400/402, 404/406, 408/410, 412/414, 416/418, 420/422, 424/426, 428/430, 432/434, 436/438, 440/442, 444/446, 448/450, 452/454, 456/458, 460/462, 464/466, 468/470, 472/474, 476/478, 480/482, 484/486, 488/490, 492/494, 496/498, 500/502, 504/506, 508/510, 512/514, 516/518, 520/522, 524/526, 528/530, 532/534, 536/538, 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3892/389



SHADOW DIAGRAM- JUNE 22 3PM



SHADOW DIAGRAM- JUNE 22 12PM



SHADOW DIAGRAM- JUNE 22 9AM

THESE DRAWINGS, PLANS & SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS, PLANS & SPECIFICATIONS IN ANY MANNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE CONTRACT WORKS ONLY. THESE DRAWINGS AND SPECIFICATIONS DO NOT CONSTITUTE A CONTRACT. ALL RIGHTS RESERVED.	E 1 TREES TO MAINTAIN EXISTING & 2 TREES TO BE MAINTAINED 2 PLANTING BAY(S) TO BE CONSIDERED IN PLANNING BAY TO EASTERN BAY 2 PLANTING BAY(S) TO BE CONSIDERED IN PLANNING BAY TO WESTERN BAY 2 PLANTING BAY(S) TO BE CONSIDERED IN PLANNING BAY TO SOUTH BAY 2 PLANTING BAY(S) TO BE CONSIDERED IN PLANNING BAY TO NORTH BAY	19/07/24 08/07/24 08/07/24 07/07/24	DATE REF DESCRIPTION	PROJECT NO 19-315	SCALE AS SHOWN DRAWN PK	SHEET NO A-601	SHEET TOTAL A/1



PLANT LIST

SYMBOL	COMMON NAME	WATER REQUIREMENTS	MATURE	QTY	FEET/SEE
CA	MAUIA LOBLODIA	20 X 2.5M	YES	3	7.5Ltr
CB	CERES CHAMBERLAIN FOREST FANF	20 X 2.5M	NO	3	7.5Ltr
CC	COROBOKA AULAIR	20 X 2.5M	YES	2	7.5Ltr
CH	CHRISTINA	20 X 2.5M	NO	10	200MM
CI	CHUCKY LAMIA	12.5M X 2.5M	NO	80	1850CC/HR
CL	CLAYTONIA	15 X 2.5M	NO	34	140MM
CM	COMPTONIA	15 X 2.5M	NO	28	140MM
CP	COLEA	15 X 2.5M	NO	28	140MM
CS	COROBOKA	20 X 2.5M	NO	17	200MM
CT	CHRISTINA	20 X 2.5M	NO	10	200MM
CU	COROBOKA	20 X 2.5M	NO	17	200MM
CV	CHRISTINA	20 X 2.5M	NO	10	200MM
CA	MAUIA LOBLODIA	20 X 2.5M	YES	3	7.5Ltr
CB	CERES CHAMBERLAIN FOREST FANF	20 X 2.5M	NO	3	7.5Ltr
CC	COROBOKA AULAIR	20 X 2.5M	YES	2	7.5Ltr
CH	CHRISTINA	20 X 2.5M	NO	10	200MM
CI	CHUCKY LAMIA	12.5M X 2.5M	NO	80	1850CC/HR
CL	CLAYTONIA	15 X 2.5M	NO	34	140MM
CM	COMPTONIA	15 X 2.5M	NO	28	140MM
CP	COLEA	15 X 2.5M	NO	28	140MM
CS	COROBOKA	20 X 2.5M	NO	17	200MM
CT	CHRISTINA	20 X 2.5M	NO	10	200MM
CU	COROBOKA	20 X 2.5M	NO	17	200MM
CV	CHRISTINA	20 X 2.5M	NO	10	200MM

GENERAL NOTES

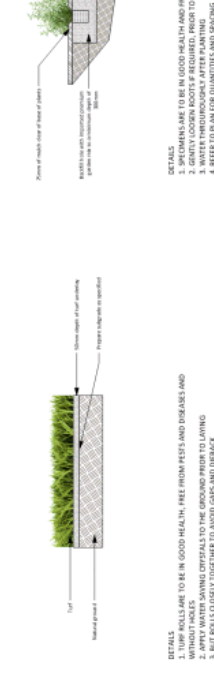
- SEE ARCHITECT DRAWINGS FOR LEVELS, SETBACKS
- THIS PLAN SHALL BE IN CONJUNCTION WITH THE HYDRAULIC ENGINEERING DRAWINGS.
- THE PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
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DETAILS



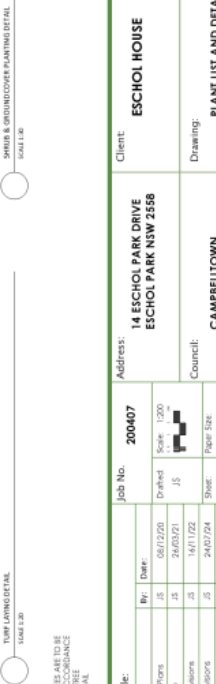
SCALE 1:20

DETAILS



SCALE 1:20

DETAILS



SCALE 1:20

Revision	Description	By	Date
A	Submission Plans	JS	08/11/2020
B	Arch-Ramp	JS	26/03/21
C	Council Revisions	JS	16/11/22
D	Council Revisions	JS	24/07/24

ANY PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



NET VOLUMES	5492.00 m ³
TOT AREA	2481.74 m ²
LANDSCAPED AREA TOTAL	45.13%

GENERAL NOTES
 1. SEE ARCHITECT DRAWINGS FOR LEVELS, SETBACKS
 2. THIS PLAN SHALL BE IN CONJUNCTION WITH THE HYDRAULIC ENGINEERING DRAWINGS.
 3. THE PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 4. THE PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 5. THE PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

Client: **ESCHOL HOUSE**
 Drawing: **PLANT LIST AND DETAILS**

Address: **14 ESCHOL PARK DRIVE, ESCHOL PARK NSW 2556**
 Council: **CAMPBELLTOWN**

Job No. **200407**
 Scale: **1:200**
 Sheet: **2 OF 2**

ANY PLANTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

ATTACHMENT – PUBLIC NOTIFICATION RESPONSES

Issue	Response
Acoustic Impact	A concern was raised with the addition of four car parking spaces adjacent to the site's eastern boundary and the resulting acoustic impact on neighbouring sites. An acoustic report was prepared in support of the application; subject to noise controls being implemented, the level of noise emission from the development is considered to meet the relevant acoustic requirements.
Retention of eucalyptus trees, and overgrown vegetation	<p>A concern was raised with the retention of eucalyptus trees along the eastern boundary of the subject site; property damage and safety were cited as concerns. A concern was also raised with the state of vegetation at the site, which was noted to be overgrown.</p> <p>An arborist report was prepared in support of the application; it noted that trees along the eastern boundary had a medium to high retention value given they are in good health and condition. Their retention preserves their ecological value.</p> <p>Given the eucalypts along the eastern property boundary are noted to be in good health and condition, there is no tangible evidence to suggest dieback or disease is causing any further limb drop than what may otherwise be reasonably expected from a mature tree.</p> <p>The concerns regarding overgrown vegetation have been passed on to Council's City Standards and Compliance Team for investigation.</p>
Tree removal	A concern was raised with regards to tree removal. It is noted that trees initially slated for removal are to be retained.
Café opening hours	A concern was raised with the lack of clarity regarding the opening days and hours of the café, and whether it would be open to the general public. Given the operating days and hours of the café have not been detailed, it is unclear what impact, if any, the café will have on residential amenity. For this reason, amongst others, it is recommended the DA be refused.
Traffic and parking	A concern was raised with the development and its impact on the local traffic network. A Traffic and Parking Impact Assessment has been submitted in support of this application. This report demonstrates that impact on the surrounds will be minimal. Notwithstanding as such, it is noted that Part 6 of the Campbelltown (Sustainable City) Development Control Plan specifies a car parking rate of 1.5 spaces per 10 m ² of gross floor area for a restaurant or café. The café component of the development includes a total floor area of 228 m ² , therefore, 34 car parking spaces are required. The development provides for 36 car parking spaces, however 33 of these are for the child care

	centre component of the development. On this basis, it is considered the development is unsatisfactory in relation to car parking. For this reason, amongst others, it is recommended the DA be refused.
Use	A concern was raised with the use of the site as a childcare centre given its historic status. Whilst the site contains a heritage item, it is also zoned R2 Low Density Residential. A centre-based childcare facility is permissible in the zone.

4.2 Boundary adjustment - No.2 Rose Street, Campbelltown

Community Strategic Plan

Objective	Strategy
2 Places For People	2.1.1 Provide public places and facilities that are accessible, safe, shaded and attractive

Delivery Program

Principal Activity
PA3 Community Services

Referral Criteria

In accordance with Section 4.8 of *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Local Planning Panel's direction, this application is to be determined by the Campbelltown Local Planning Panel (the Panel) as prescribed in Schedule 1 of that direction due to the development being on land owned by Council.

Executive Summary

- A development application has been received for the boundary adjustment to the site that contains Council's Animal Care Facility, adjoining Kanbyugal Reserve, in Rose Street, Campbelltown.
- A Planning Proposal was finalised on 17 May 2023 for the reclassification of part of Kanbyugal Reserve from community land to operational land, rezoning part of the site from RE1 Public Recreation to E4 General Industrial and applying height of building and minimum lot size controls. The submitted development application seeks to realign the land boundaries to match the new planning controls.
- The development application was lodged as Integrated Development requiring concurrence from the Rural Fire Service under the provisions of Clause 4.46 of the *Environmental Planning and Assessment Act, 1979*. The Rural Fire Service issued General Terms of Approval subject to conditions.
- The development application was publicly exhibited from 9 October 2024 until 7 November 2024 in accordance with Council's Community Consultation Plan. No submissions were received.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and it is recommended that the application be approved.

Officer's Recommendation

That development application 3346/2024/DA-S for a boundary adjustment at 2 Rose Street, Campbelltown be approved subject to the conditions contained in attachment 1.

Purpose

To assist the Panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Property Description	Lots 21 and 22 DP 572308, No.2 Rose Street Campbelltown
Application No	3346/2024/DA-S
Applicant	Beveridge Williams
Owner	Campbelltown City Council
Provisions	State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015 Campbelltown 2032
Date Received	30 September 2024

History

On 17 May 2023, a Planning Proposal was finalised for the subject site. The Planning Proposal was for the following:

- Reclassifying a portion of land at Kanbyugal Reserve from community land to operational land;
- Rezoning the reclassified portion of land from RE1 Public Recreation to E4 General Industrial; and
- Incorporating a maximum building height of 19 m and a minimum lot size of 4,000 m² on the part of the land that was reclassified and rezoned.

The intention of the Planning Proposal was to enable Council's Animal Care Facility (ACF) to be contained wholly within the land now zoned as E4 General Industrial. The proposed boundary

adjustment is to re-align the current boundaries such that they are consistent with the new zone boundaries.

Site and Surrounds

The site is legally described as Lots 21 and 22 DP 572308, No.2 Rose Street, Campbelltown. The lot is an irregular shaped allotment that has a total site area of approximately 11.16 ha. The site currently contains the ACF and Kanbyugal Reserve and is accessed via an existing driveway from Rose Street. The site has a significant slope from the northern rear boundary of the site towards Rose Street.

An easement for transmission line traverses Kanbyugal Reserve from Badgally Road to the east of the site and comprises of overhead power lines within this easement.

The area surrounding the site consists of an industrial area to the south with Kanbyugal Reserve and the residential suburb of Woodbine to the north and northwest.

The site is mapped as being bushfire prone land and does not contain a heritage item nor is it within a heritage conservation area.

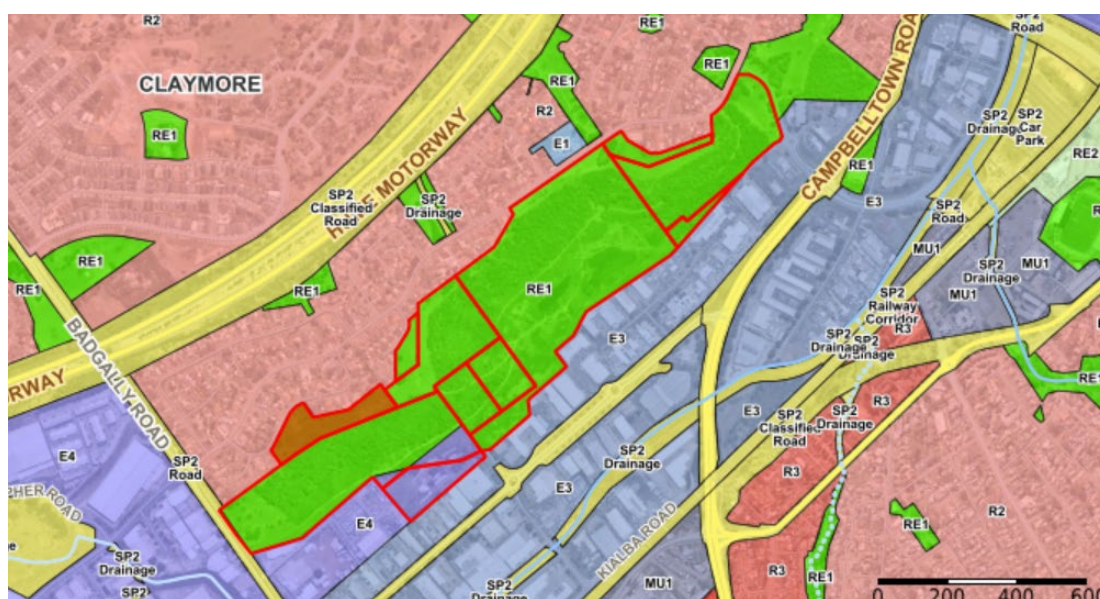


Figure 1: Aerial photo of the site (Source: Intramaps)

Proposal

The proposed development seeks approval for a subdivision to realign the existing property boundaries to align with the zone boundary. The Animal Care Facility would be contained wholly within proposed lot 1 which would be zoned E4 General Industrial. Kanbyugal Reserve would be wholly contained within proposed lot 2 which would be zoned RE1 Public Recreation.

A breakdown of the proposed development is as follows:

Lot	Existing Area	Proposed Area
Lot 21 (proposed Lot 1)	1.652 ha	2.538 ha
Lot 22 (proposed Lot 2)	9.507 ha	8.621 ha

Report

1. Vision

Campbelltown 2032 is the Community Strategic Plan (CSP) for the City of Campbelltown. The CSP addresses 5 key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 years:

- Outcome 1: Community and Belonging
- Outcome 2: Places for People
- Outcome 3: Enriched Natural Environment
- Outcome 4: Economic Prosperity
- Outcome 5: Strong Leadership

The proposed development is consistent with the long-term vision for Campbelltown as it would retain a community facility being the Animal Care Facility whilst maintaining and preserving open space areas for the community.

2. Planning Provisions

The development application has been assessed in accordance with the matters for consideration under Section 4.15 of the EP&A Act and having regard to those matters, the following issues have been identified for further consideration.

2.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

2.1.1 Environmental Planning and Assessment Act 1979

The proposed development was lodged as integrated development under the provisions of Clause 4.46 of the EP&A Act. The subject site is within a bushfire prone area and proposes subdivision which requires the concurrence of the Rural Fire Service. The proposed development was referred to the Rural Fire Service where General Terms of Approval with conditions provided. These conditions are detailed in attachment 1.

2.1.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State.

Clause 2.48 sets out provisions relating to development in proximity to electricity infrastructure, and in certain circumstances requires notice to be given to the relevant electricity supply authority. The subject site contains an easement for transmission lines which has overhead power lines within the easement. Subclause 2 states that prior to the consent authority determining a development application, written notice is to be given to the electricity supply authority for comment. Notwithstanding, Subclause 3 states that notice is not required for a subdivision that does not involve construction work. As the proposal is for subdivision only, notifying the electricity supplier is not required.

Clause 2.122 sets out provisions relating to traffic generating development as defined within Schedule 3. As the proposed development is for subdivision only, it is not defined as traffic generating development and therefore referral to Transport for New South Wales is not required.

2.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) aims to provide a state-wide planning approach to the remediation of land. In particular, the policy aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

The RH SEPP requires the consent authority to consider whether the subject land of any development application is contaminated. An assessment of Clause 4.6 of the RH SEPP is provided in the table below.

State Environmental Planning Policy (Resilience and Hazards) 2021

Requirement	Action	Response
Clause 4.6 1. Is the development for a change of use to a sensitive land use or for residential subdivision? Sensitive land use include residential, educational, recreational, childcare purposes or hospital.	a. Check if the DA proposes a new childcare centre, residential accommodation or residential subdivision.	The proposal includes subdivision but not for residential purposes.
	b. If the DA is for a dwelling (including dual occupancies and secondary dwellings) on lots subdivided as part of a residential subdivision consent issued after 28/8/1998 then you should answer no to this question.	The proposed development is not for a dwelling.
Clause 4.6 2. Is Council aware of any previous investigation or orders about contamination on the land?	a. Is there any property information for any evidence of contamination information?	A search of Council's records for evidence of potentially contaminating activities was undertaken. No evidence was found of contaminating land activities having occurred on the land.
	b. Check for contamination information and planning certificates linked to the property.	A search of planning certificates linked to the property was undertaken. No evidence was found of contaminating land activities having occurred on the land.
Clause 4.6 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	a. Check the approval for any potentially contaminating uses have been approved on the site.	A search of previous contaminated land uses approved on the site was undertaken. No evidence was found of approved contaminated land activities having occurred on the land.
Clause 4.6 4. Has the land previously been zoned for potentially contaminating uses?	a. Check if the land is currently zoned, or was zoned under the previous LEP, Rural, Industrial or Special Purposes for a contaminating use. NB: if the proposal is industrial then you should answer no to this	The Campbelltown (Urban Area) Local Environmental Plan 2002 was the previous EPI that applied to the land and the site was previously zoned 4(a) General Industry and 6(a) Local Open Space.

State Environmental Planning Policy (Resilience and Hazards) 2021

Requirement	Action	Response
	question.	
Clause 4.6 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	a. Conduct site inspection to check for any obvious signs on the site or adjoining land of an industrial use, underground storage tanks, land filling, agriculture, chemical storage, dumping or unregulated building demolition (especially fibro material).	A site inspection was undertaken on 9 October 2024 where no evidence of potentially contaminated signs were present on the site.

Given that there was no potential for any contamination from the previous use, it was considered that a Preliminary Site Investigation was not required to be submitted.

Based on the above assessment, the provisions of Clause 4.6 of SEPP RH have been considered and the contaminated land planning guidelines and the site is considered suitable for the proposed development.

2.1.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

Chapter 2 – Vegetation in non-rural areas applies to land within the Campbelltown Local Government Area and aims to protect the biodiversity values of trees and other vegetation and preserve the amenity of the non-rural areas through the preservation of trees and other vegetation.

This part states that clearing of vegetation must not occur without approval from the consent authority. The subject development application does not include the removal of any existing trees or other vegetation.

Chapter 4 – Koala Habitat protection

Chapter 4 (Koala habitat protection) of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to land within Campbelltown LGA.

Chapter 4, Part 4.2, sub clause 4.8(2) requires the council's determination of the development application must be consistent with the approved koala plan of management that applies to the land. The Campbelltown Comprehensive Koala Plan of Management 2018 has been adopted.

Part 6 of this plan applies to Development applications with Part 6.1 detailing a list of exclusions. The proposal does not require the removal of vegetation and relates to a boundary adjustment only with no construction works proposed. As such it is exempt from this part and no Vegetation Assessment Report (VAR), nor Koala Activity Assessment Report is required.

Chapter 6 – Sydney Water Catchment

The subject land is located within a regulated catchment area and the Georges River Catchment

is identified within this area, as such the provisions of Chapter 6 applies to the application.

The chapter sets out various controls that a consent authority must consider when determining a development application. A table summarising the controls set out in chapter in 6 is provided below.

Division 2 Controls on development generally	
Section 6.6 Water quality and quantity	Comment
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
Whether the development will have a neutral or beneficial effect on the quality of water entering a waterway	There are no waterways adjoining the subject sites.
Whether the development will have an adverse impact on water flow in a natural waterbody	There are no waterways adjoining the subject sites.
Whether the development will increase the amount of stormwater run-off from a site	Subdivision only, no construction works proposed.
Whether the development will incorporate on-site stormwater retention, infiltration or reuse	No on site stormwater retention proposed.
The impact of the development on the level and quality of the water table	No adverse impact.
The cumulative environmental impact of the development on the regulated catchment	No adverse impact.
Whether the development makes adequate provision to protect the quality and quantity of ground water	Subdivision only, no construction works proposed.
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
The effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial	There are no waterways adjoining the subject sites.
The impact on water flow in a natural waterbody will be minimised	There are no waterways adjoining the subject sites.
Section 6.7 Aquatic ecology	Comment
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
Whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation	Does not apply.
Whether the development involves the clearing of riparian vegetation and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000, or (ii) a permit under the Fisheries Management Act 1994,	Does not apply.
Whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody,	Does not apply.
Whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area	Does not apply.

Whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology	Does not apply.
If the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	Does not apply.
Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:	
The direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development	Does not apply.
The development will not have a direct, indirect or cumulative adverse impact on aquatic reserves	Does not apply.
If a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained	Does not apply.
The erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised	Does not apply.
The adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised	Does not apply.
Section 6.8 Flooding	Comment
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.	Subject site is not flood affected.
Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not— (a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or (b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.	Subject site is not flood affected.
Section 6.9 Recreation and public access	Comment
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
The likely impact of the development on recreational land uses in the regulated catchment	Does not apply.
Whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.	Does not apply.
Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:	

The development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,	Does not apply.
New or existing points of public access between natural waterbodies and the site of the development will be stable and safe	Does not apply.
If land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.	Does not apply.
Section 6.10 Total catchment management	Comment
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.	Subdivision only, no construction works proposed and therefore there would be no adverse environmental impact on adjacent or downstream local government area.
Division 3 Controls on development in specific areas	
Section 6.11 Land within 100m of a natural waterbody	Comment
In deciding whether to grant development consent to development on land within 100m of a natural waterbody in a regulated catchment, the consent authority must consider whether:	
The land uses proposed for land abutting the natural waterbody are water-dependent uses	Does not apply.
conflicts between land uses are minimised.	Does not apply.
Division 4 Controls on development for specific purposes	
6.21 Stormwater management (in a regulated catchment area – ALL of CCC) – consent required.	Does not apply.
6.23 Demolition on certain land (in a regulated catchment area – ALL of CCC) consent required.	

Chapter 13 – Strategic conservation planning

The chapter applies to land shown in the land application map and includes the subject site. The land is not mapped as avoided land, certified urban capable land or within a strategic conservation area and the provisions of Part 13.3-5 do not apply.

2.1.5 State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP) applies to all land in a growth centre. Pursuant to the WPC SEPP, the subject site is located within the Greater Macarthur Growth Area and is therefore subject to the provisions of the WPC SEPP.

Pursuant to Part 3.4, Section 3.21(1) of the WPC SEPP, until provisions have been specified in a Precinct Plan or in Section 3.11 with respect to the development of the land, consent is not to be granted to the carrying out of development on land within a growth centres unless the consent authority has taken into consideration the following:

- Whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan
- Whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses
- Whether the proposed development will result in further fragmentation of land holdings
- Whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in section 3.11
- Whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development
- Whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre
- In the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land.

The SEPP does not include a precinct plan for the Greater Macarthur Growth Area, and therefore the above criteria requires consideration. In this regard, the following should be noted:

- The Campbelltown Precinct Plan released under the Glenfield to Macarthur Corridor Strategy (which is not a Precinct Plan for the purposes of the SEPP but is rather a structure plan) indicates that the subject site would be 'Industry and Innovation' and 'Open Space'. As the proposed development is for a boundary adjustment with the existing use to be retained, it is considered that the proposed development is consistent with the relevant precinct planning strategy.
- The cost and scale of the proposed development is relatively minor and is consistent with residential development. As such, there would be no adverse impacts if the land were to be rezoned to reflect the land uses identified under the Corridor Strategy.

As such, it is considered that the development is consistent with the provisions of Chapter 3, Section 3.21(1) of the WPC SEPP.

2.1.6 Campbelltown Local Environmental Plan 2015

The site is zoned E4 General Industrial and RE1 Public Recreation under the provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The objectives of the E4 General Industrial zone are:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres.
- To ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment generating activities or opportunities.
- To facilitate diverse and sustainable means of access and movement.
- To maximise public transport patronage and encourage walking and cycling.

The objectives of the RE1 Public Recreation zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for land uses compatible with the ecological, scientific, cultural or aesthetic values of land in the zone.
- To facilitate the multiple use of certain open space areas.
- To facilitate development that is ancillary or incidental to the special land uses provided for in this zone.
- To provide for the sufficient and equitable distribution of public open space to meet the needs of the local community.
- To preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas.
- To provide for the retention and creation of view corridors.
- To protect and enhance areas of scenic value and the visual amenity of prominent ridgelines.
- To preserve land that is required for public open space or recreational purposes.
- To maximise public transport patronage and encourage walking and cycling.

It is a requirement of the CLEP 2015 that development must have regard to the objectives of the zone. It is considered that the proposed development would allow for the boundaries of the site to align with the zoning and therefore allow development consistent with the zone objectives.

The proposed development is defined as subdivision and is permissible within the zones.

Clause 4.1 Minimum subdivision lot size

The objectives of this clause are to ensure that density of development is compatible with infrastructure, ensure density settlement will be compatible with zone objectives, limit density on land with environmental and/or other constraints, ensure lot sizes are consistent with the natural environment, facilitate viable agricultural undertakings, protect the curtilage of heritage items and heritage conservation areas and facility a diversity of housing forms. Part of the subject site has a minimum lot size 4,000 m² which is the site that currently contains the Animal Care Facility and is zoned as E4 General industry. The boundary adjustment would result in this site having an area of 2.538 ha and therefore complies with this clause.

The site that would contain Kanbyugal Reserve does not have a minimum lot size.

Clause 4.3 Height of buildings

The objectives of this clause are to nominate a range of building heights, ensure heights of buildings reflect the intended scale of development appropriate for the location, provide for built form that is compatible with the hierarchy and role of centres and minimise opportunities for undesirable visual impacts and poor solar access. The proposed development is for subdivision only and does not involve the construction of any buildings. Therefore, this clause does not apply.

Clause 7.10 Essential services

This clause ensures that development consent is not granted to development unless the consent authority is satisfied that essential services such as the supply of water, the supply of electricity, the disposal and management of sewage, stormwater drainage or on-site conservation, suitable road and vehicular access, telecommunication services and the supply of natural gas are available. All required essential services are already in place and therefore compliance with this clause is achieved.

2.2 Section 4.15(1)(a)(ii) Any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority.

There are no current instruments that is or has been the subject of public consultation relevant to this proposal.

2.3 Section 4.15(1)(a)(iii) The provisions of any development control plan.**2.3.1 Campbelltown (Sustainable City) Development Control Plan 2015**

Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP) applies to the subject land. The aims of the SCDCP are:

- Ensure that the aims and objectives of the CLEP 2015 are complemented by the Plan
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development
- Facilitate innovative development of high-quality design and construction in the City of Campbelltown
- Ensure that new development maintains or enhances the character and quality of the natural and built environment
- Ensure that new development takes place on land that is capable of supporting development
- Encourage the creation of safe, secure and liveable environments
- Ensure that new development minimises the consumption of energy and other finite resources, to conserve environmental assets and to reduce greenhouse gas emissions; and
- Provide for the design requirements for a variety of housing within the City of Campbelltown.

It is considered that the development is consistent with the relevant aims of the SCDCP as it would facilitate development on land that is capable of supporting the development.

An assessment against Part 2- requirements to All Development Types and Part 7 – Industrial Development has been undertaken and it is considered that the proposed development is consistent with the relevant SCDCP development controls.

3. Planning Assessment

3.1 Section 4.15(1)(a)(iii) The provisions of any Planning Agreement

No Planning Agreement has been proposed as part of this application and the site is not subject to a planning agreement.

3.2 Section 4.15(1)(a)(iv) The provisions of the Regulations

Applicable Regulation considerations including demolition, compliance with the Building Code of Australia, compliance with the *Home Building Act*, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

3.3 Section 4.15(1)(b) The likely impacts of the development

Section 4.15(1)(b) of the EP&A Act requires that the consent authority consider the development's potential impacts on the natural and built environment, as well as potential social and economic impacts of the development.

The proposed subdivision would not impact on the existing built environment as it would allow for the existing animal care facility to be contained within one lot and wholly within the E4 general Industrial zone instead of being located across 2 lots. The proposed boundary adjustment allows for a functional and orderly development of the site consistent with the subdivision patterns within the immediate locality.

The subject site is within a bushfire prone area and therefore, given the proposal involved subdivision, the proposal was referred to the Rural Fire Service for comment. The RFS provided General Terms of Approval with the conditions detailed in attachment 1.

The proposed boundary adjustment would not have any detrimental social or economic impacts.

3.4 Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the EP&A Act requires the consent authority to consider the suitability of the site when determining a development application.

As demonstrated by the above assessment, the site is considered to be suitable for the subdivision given that the proposal complies with the relevant planning controls. No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

4. Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions, in accordance with the Campbelltown Community Participation Plan the application was required to be notified for

a period of 28 days between 9 October 2024 and 7 November 2024. During this time, no submissions were received.

Conclusion

The subject development application (3346/2024/DA-S) for the boundary adjustment at No.2 Rose Street, Campbelltown has been assessed against the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Having regard to the issues discussed in this report, it is considered that the application is consistent with the relevant planning controls such as the relevant State planning policies, Campbelltown Local Environmental Plan 2015 and Council's Sustainable City Development Control Plan 2015. It is therefore considered that the proposal can be supported in its current form.

Attachments

- 4.2.1 Recommended Conditions of Consent (contained within this report)
- 4.2.2 Subdivision Plan (contained within this report)
- 4.2.3 Council conflict of interest Management Strategy Statement (contained within this report)

Reporting Officer

Manager Development Assessment

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

Plan Detail	Job Number	Version	Prepared by	Date
Plan of Proposed Subdivision Sheet 1 of 2	2401720	A	Beveridge Williams	20.08.24
Plan of Proposed Subdivision Sheet 2 of 2	2401720	A	Beveridge Williams	20.08.24

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

2. Section 73 Certificate – subdivision Only

Before the issue of the relevant subdivision certificate, a section 73 compliance certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application shall be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The section 73 certificate must be submitted to Council prior to the release of the subdivision certificate.

Condition reason: To ensure adequate services are provided.

3. Allocation of street addresses

To comply with AS4819:2011 - Rural and Urban Addressing, the 'NSW Address Policy and User Manual' (published by the Geographic Names Board) and Campbelltown City Council's requirements, the street addresses for the subject development are allocated as follows:

Lot numbers shown on submitted plans	Location within development	Official proposed street address to comply with AS 4819:2011 and NSW Address Policy
Lot 1	Southeastern Lot	2 Rose Street CAMPBELLTOWN NSW 2560
Lot 2	Northwestern Lot	2R Rose Street CAMPBELLTOWN NSW 2560

Details indicating compliance with this condition must be shown on the plans and administration sheet lodged with any subdivision certificate application for Council's written approval.

Condition reason: To ensure that the new lot / occupancy can be identified in accordance with relevant standards.

4. Public utilities

Before the issue of the relevant subdivision certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

Condition reason: To ensure any damage to public infrastructure is rectified.

5. Council fees and charges

Before the issue of the relevant subdivision certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development. **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 Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the

land.

Advice 2. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 3. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifier releasing the Occupation Certificate.

Advice 4. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 5. Subdivision Certificate Application and Plan Copies

As part of a subdivision certificate application, the following documents shall be submitted for Council's assessment through the NSW Planning Portal:

- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed
- A copy of each required service authority certificate
- A draft plan administration sheet (including subdivision certificate)
- A draft deposited plan/ strata plan (if required) drawing
- A Section 88B instrument (where required), and
- A letter from the registered owner providing owners consent for subdivision application.

NSW Planning Portal <https://www.planningportal.nsw.gov.au/>

Upon Council's direction, the applicant must supply three final hard copy documents for affixing of signatures and stamps.

Note: the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) of the Surveying and Spatial Information Regulation 2017.

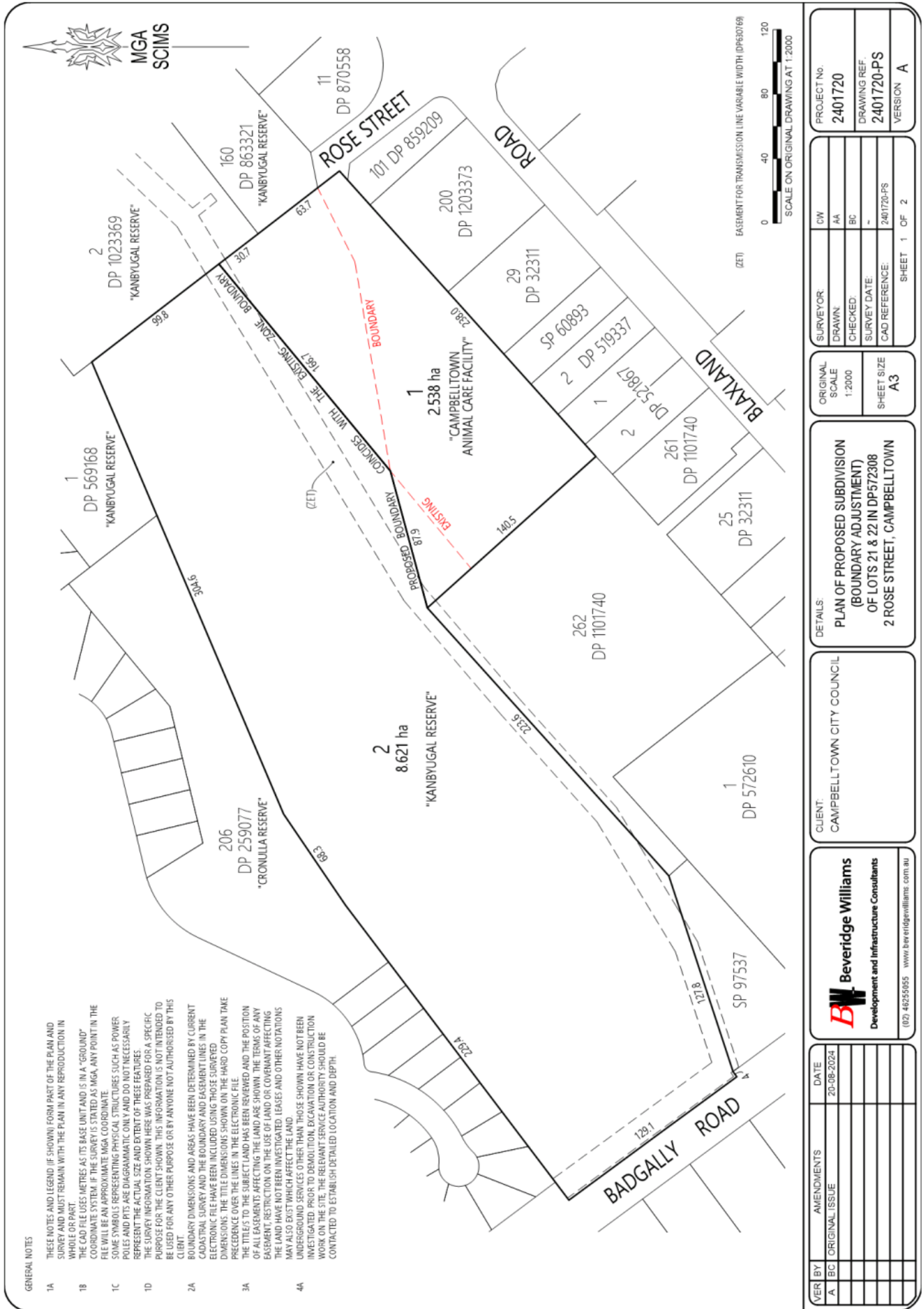
Advice 6. Linen Plan Checking Fee

Where Council is the principal certifier a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

Advice 7. Bonds and Bank Guarantees

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

END OF CONDITIONS



GENERAL NOTES

- 1A THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
- 1B THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A "GROUND" COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
- 1C SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
- 1D THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.
- 2A BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HARD COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.
- 3A THE TITLES TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
- 4A UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

PROJECT No.	2401720
DRAWING REF.	2401720-PS
VERSION	A

SURVEYOR:	DW
DRAWN:	HA
CHECKED:	BC
SURVEY DATE:	-
CAD REFERENCE:	2401720-PS
SHEET 1 OF 2	

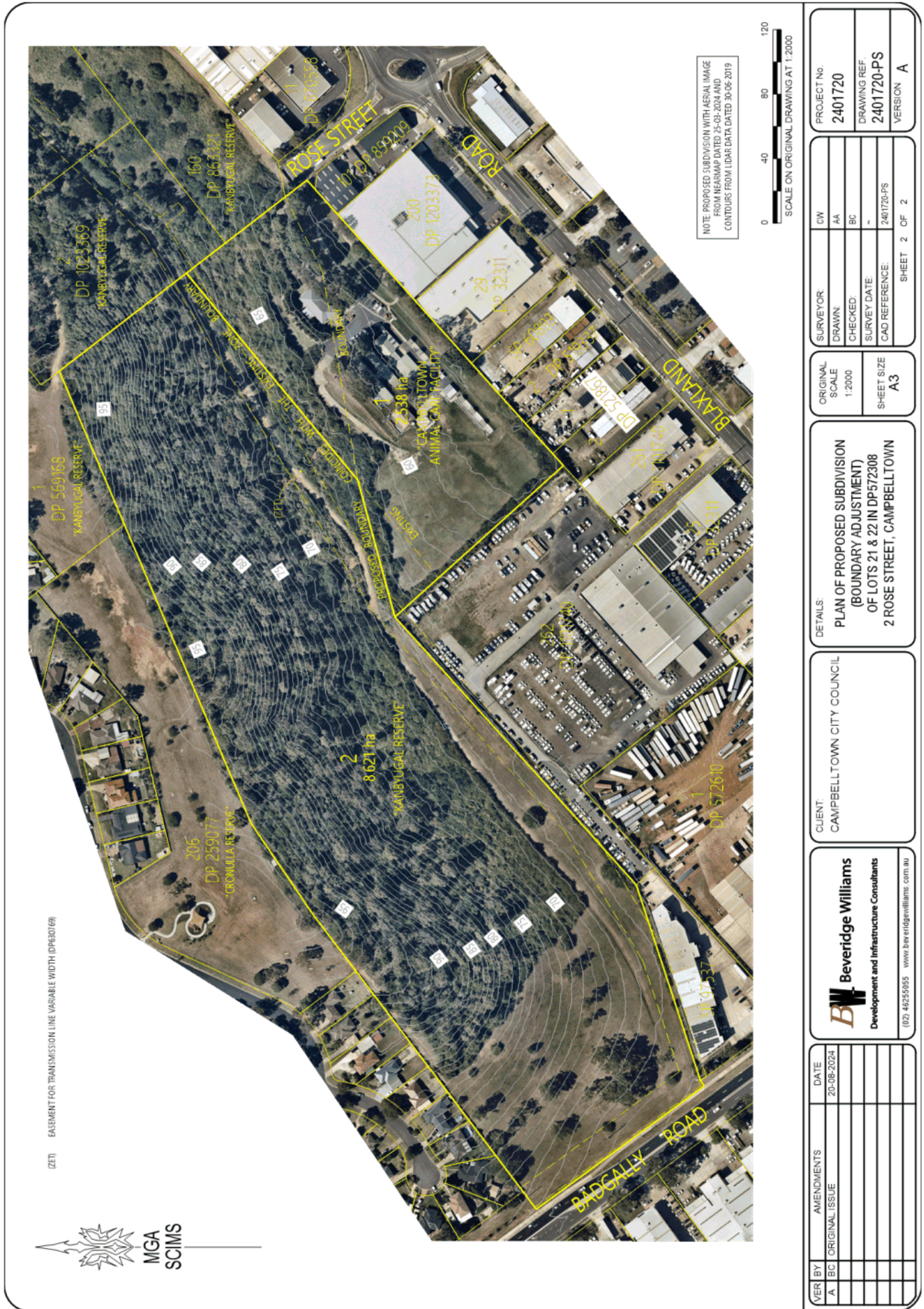
ORIGINAL SCALE	1:2000
SHEET SIZE	A3

DETAILS:
PLAN OF PROPOSED SUBDIVISION (BOUNDARY ADJUSTMENT) OF LOTS 21 & 22 IN DP572308 2 ROSE STREET, CAMPBELLTOWN

CLIENT:
 CAMPBELLTOWN CITY COUNCIL

BW Beveridge Williams
 Development and Infrastructure Consultants
 (02) 48255055 www.bwdevelopment.com.au

VER BY	AMENDMENTS	DATE
A BC	ORIGINAL ISSUE	20-06-2024





Council conflict of interest Management Strategy Statement	
Address	Lots 21 and 22 in DP 572308, No.2 Rose Street, Campbelltown
Application number	3346/2024/DA-S
Proposed development	Subdivision – Boundary Adjustment
Potential conflict	Campbelltown City Council own the land.
Management strategy	<ul style="list-style-type: none"> • Application notified and publicly exhibited for 28 days. • Assessment and referral response staff are not part of the project delivery team. • Application to be determined by the Local Planning Panel.
Contact	Anyone with concerns about Council fulfilling its obligations should report their concerns to the General Manager or delegate of Campbelltown City Council.

5. CONFIDENTIAL ITEMS

5.1 Planning Proposal - Review and Update of Campbelltown Local Environmental Plan 2015

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(f) of the *Local Government Act 1993*, which permits the meeting to be closed to the public for business relating to the following:

-

details of systems and/or arrangements that have been implemented to protect council, councillors, staff and Council property.

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