

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

PROPOSED 79 PLACE CHILD CARE CENTRE

**LOTS 33 DP1266781
LLOYD ROAD & PLANE TREE DRIVE
SPRINGVALE**



Development Site Lots 33 DP1266781

LOCALITY PLAN six maps

Owners: MARK & DIANNA LAJDES

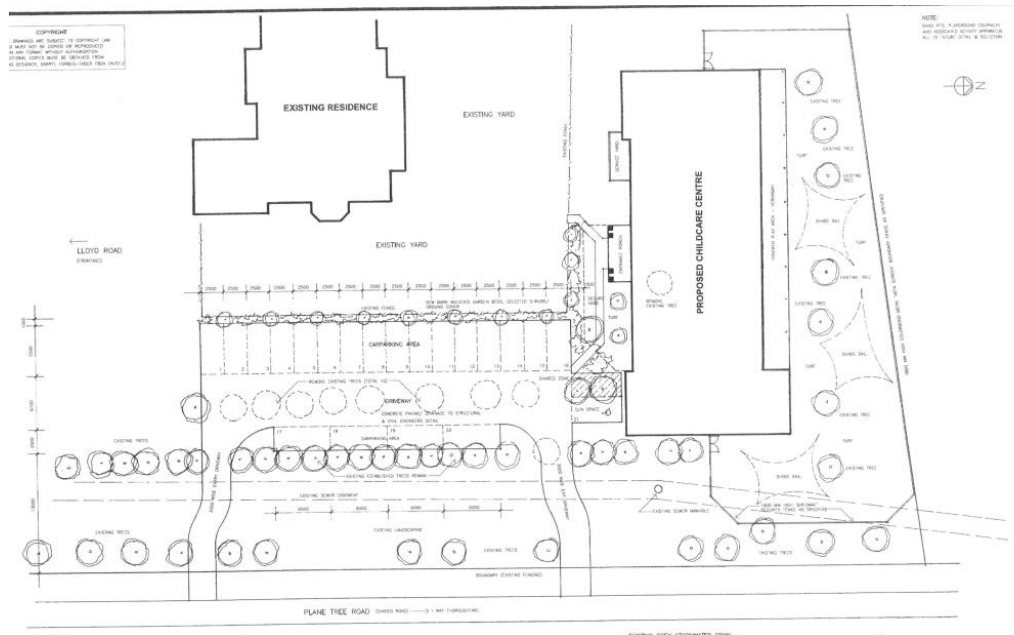
Applicants: Project Planning & Design

Prepared by: IRIS Planning
27May 2020

PROJECT DESCRIPTION

To construct premises for a centre- based childcare facility able to accommodate **79 children**, in accordance with the requirements of the:

- *NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012 and*
- *Child Care Planning Guideline Delivering Quality Child Care for NSW (August 2017)*



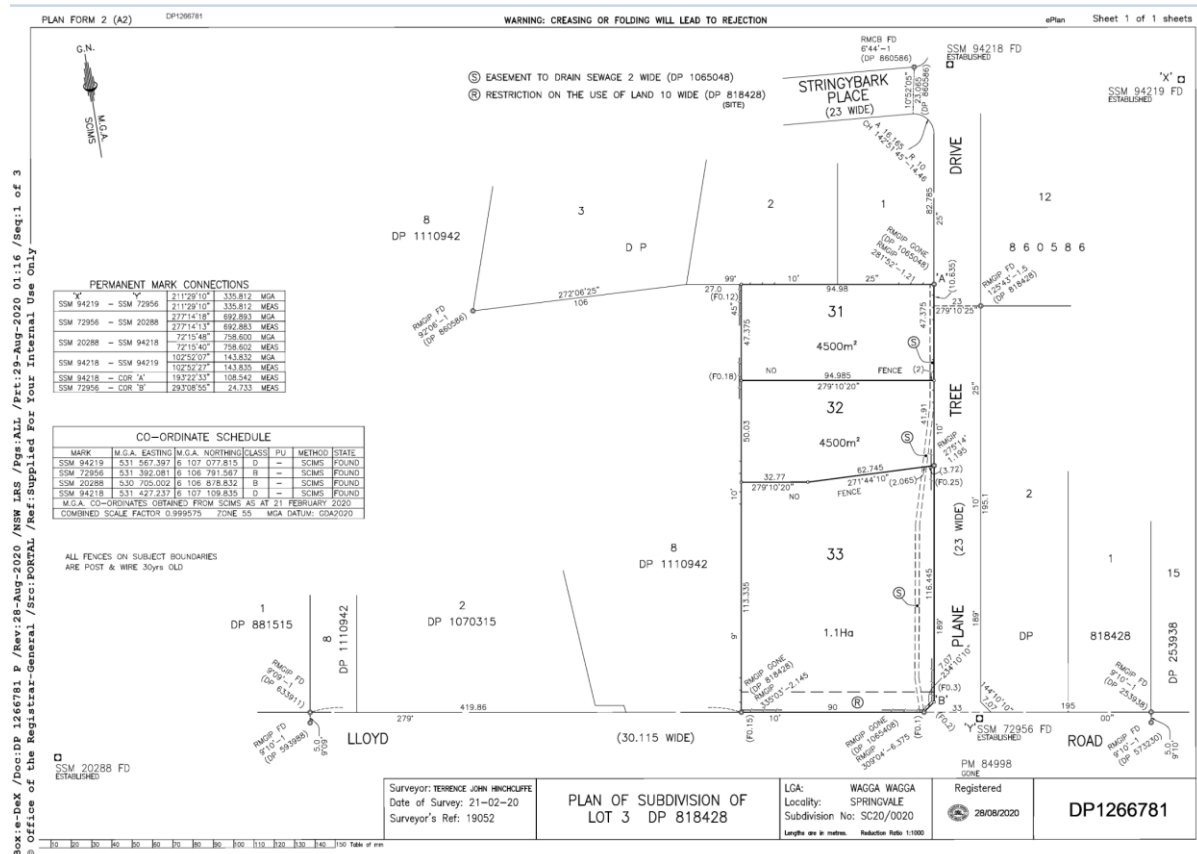
OPERATIONAL STATEMENT

- The childcare centre is licensed to accommodate 79 children.
- The childcare centre will be licenced to operate under the provisions of the *NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012*
- Hours of operation: 6 AM - 6 PM Monday to Friday i.e., five days a week.
- The childcare centre will provide both full-day and part-day care.
- Number of staff employed: 13 on any given day.
- Traffic generated by operation: 237 movements (drop off/pickup) a day + staff. (3trips /child) RTA p 28

PROPOSED CHILDCARE CENTRE DEVELOPMENT (Licensed for 79 Children)

DEVELOPMENT INFORMATION





- LOT 33 DP1266781
- On the north west corner of the intersection of LLOYD AND PLANE TREE ROADS
- Building is intended to provide facilities for daily care of 79 small children.
- The building faces the rear of the existing dwelling and Lloyd Road and is oriented to the north and south.
- **LOT DESCRIPTION:** Regular shape with 2 road frontages
 - Lloyd Road frontage: 90m (Road reserve width 30.115m)
 - Plane Tree Drive: 116m (Road reserve width 23m)
 - Depth 116.45m / width 94.5m
 - Area – 1.1Ha m2
- Plans drawn by Project Planning & Design dated 10th May 2021 & 22nd April 2021 as shown above.
- DRAWING NUMBER: 5551 Sheets 1- 7

COMPONENTS OF BUILDING

- Porch, entry lobby, reception
- Director's office
- Covered outdoor play area.
- Landscaped outdoor open play area.

Total unencumbered play area - 625 m2 = 7.91 m2 per child (7.0 square metres required for each child).

- Cot room, nappy change area, bottle prep. area
- Laundry, store rooms
- Kitchen and staff room
- Toilet/bathroom facilities for staff and children, including disabled.
- Covered outdoor play area (3 shade sails)
- Service yard with 2000mm high brick feature wall
- Secured yard adjoining the porch.
- Five playrooms: P1 babies (12/42m2), P2 toddlers (12/44m2), P3 children (15/52m2), P4 children (20/70m2) and P5 children (20/74m2)
- **Total floor area 282m2/79= 3.57m2 (minimum of 3.25m2 required by Guidelines)**
- **TOTAL NUMBER OF CHILDREN PROPOSED = 79**

NOTE:

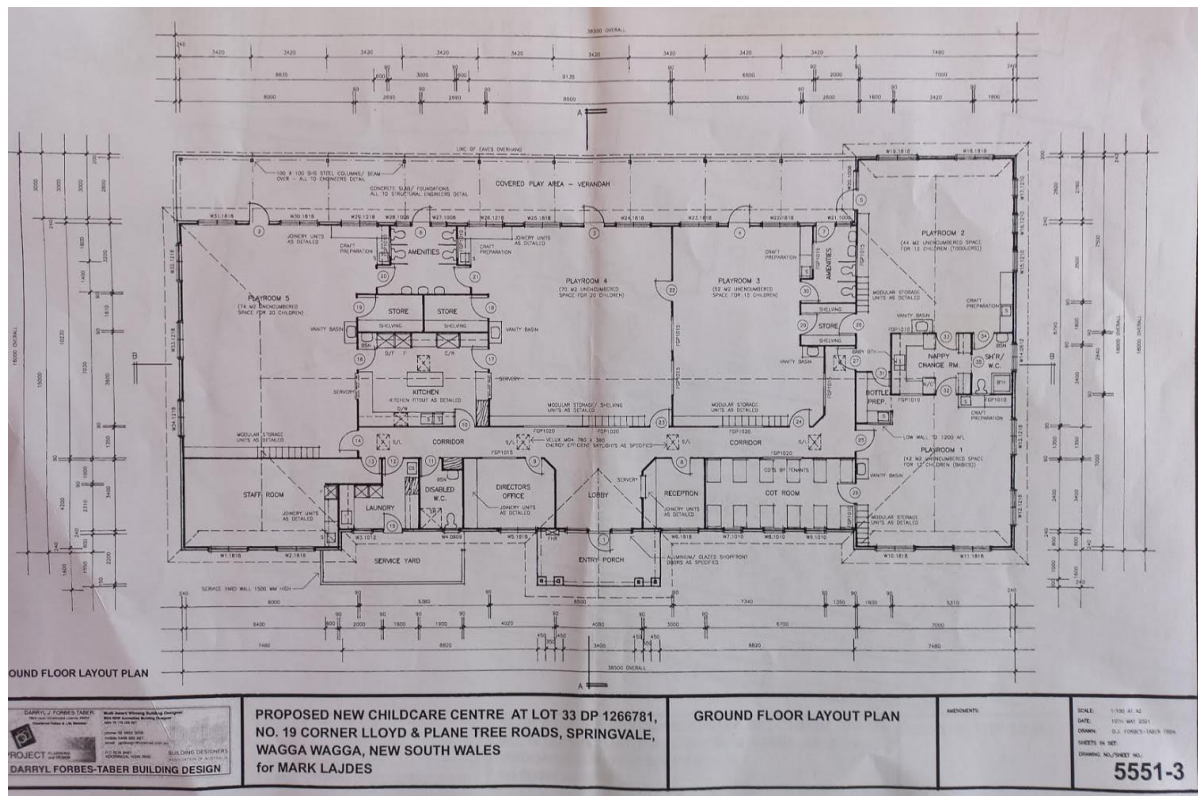
A. INTERNAL PHYSICAL ENVIRONMENT

Regulation 107 Education and Care Services National Regulations

Every child being educated and cared for within a facility must have a minimum of **3.25m²** of unencumbered indoor space.

B. EXTERNAL PHYSICAL ENVIRONMENT

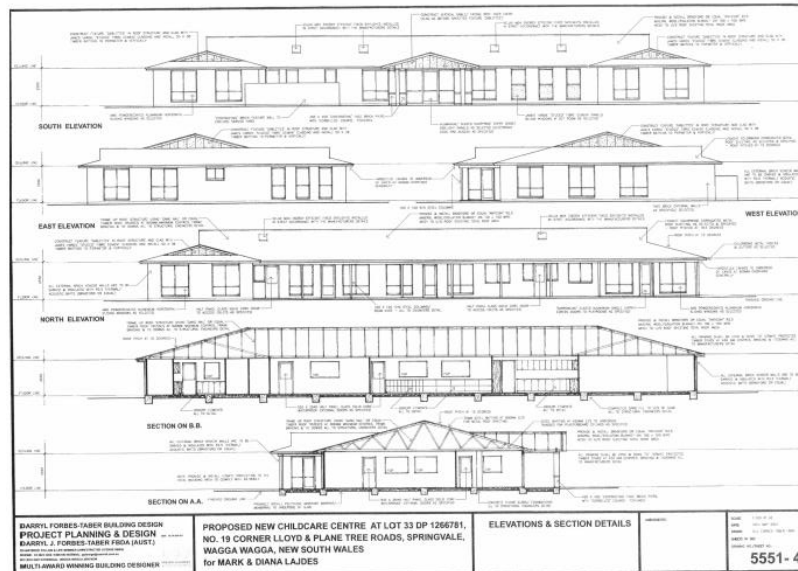
4.9 Outdoor space requirements Regulation 108 of the Education and Care Services National Regulation requires at least **7.0 square metres of unencumbered outdoor space for each child.**



BUILDING DETAILS – includes porch area.

- Single storey construction
- Length 38500mm
- Width 18000
- Ceiling Height 2.55m
- Walls – Brick veneer external walls as selected
- Gable ends – James Hardie Stucco cladding, 50x50 FS timber battens & perimeter trim
- Windows – as selected powder coated aluminium – horizontal sliding.
- Lysaght Colorbond corrugated metal roof sheeting – Pitch 15°
- Lysaght Colorbond metal 'Barge' mould, gutters, fascia's
- "Spanline" powder coated finished awning roof over covered play area at 15° pitch
- 100x100 powder coated aluminium columns/beams to play area.
- 150x150 SHS steel columns & RHS beams to entry porch
- Eaves – 600mm overhang, underside lined with James Hardie "Hardiflex."
- Trusses – gang nail - 900mm centres
- Wall framing – Hyne & Son T2 termite protected.
- Ceiling battens -50x25 Rondo steel battens at 4560c/s for plasterboard ceilings, suspended grid/acoustic tiled ceilings to playrooms 1-5

- Insulation – walls – sarking plus R3 thermal mineral wool batts, roof – R2.5 Anticon mineral/wool blanket on 100x100 wire mesh to underside of roof sheeting
- Doors –aluminium/ glazed “shopfront” exit/egress doors, as specified.
- Slab – concrete- to engineer’s detail, polythene moisture barrier to underside
- Exposed aggregate concrete paving as specified in outdoor play area.
- Termite protection to total building area
- Velux “Energy Efficient” skylights, plasterboard shafted through ceiling/roof void.



PARKING

- Entry/egress via Plane Tree Drive.
- 2 Concrete driveways 3000mm wide
- 21 parking spaces (including 1 disabled space No 21).
- Parking spaces 5.5m x 2.5m, turning distance into car parking space 7m.

LANDSCAPING – see Plan 5551/2

- Landscaping: garden beds adjoin carparking spaces, along front boundary,
- The existing established trees to remain other than 10 to be removed in the proposed carpark area.
- Pine bark mulch to garden beds to be provide along the eastern carpark boundary.
- Rockery, veggie patch
- Turfed area: outdoor playground area – Sir Walter Buffalo
- Fully automated Toro irrigation system to garden and lawn areas
- Fencing: outdoor play area enclosed in 1800mm high “DIPLOMAT” security fence, the existing fences on the road boundaries will remain other than new entry/exist gates on the new driveways
- Play equipment: play gym, shade sail areas (3)
- Security fencing: 2000mm high black powder coated finished “Diplomat” and gates as specified.
- A portion of the land will be developed for children’s agricultural activities to the east of the existing dwelling.

PROPOSED CHILDCARE CENTRE TO BE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING PLANS:

| Plan No. | Plan Description | Drawn by/Date |
|----------|-------------------------------------|---|
| 5551/1 | EXISTING SITE SURVEY | Project Planning and Design 10 May 2021 |
| 5551/2 | CHILDCARE SITE / LAYOUT & PLAN | Project Planning and Design 22 May 2021 |
| 5551/3 | GROUND FLOOR LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/4 | ELEVATIONS & SECTIONS DETAILS | Project Planning and Design 10 May 2021 |
| 5551/5 | EXISTING SITE SEWERAGE LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/6 | DETAIL SEWER LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/7 | STORMWATER RETICULATION LAYOUT PLAN | Project Planning and Design 10 May 2021 |

ADDITIONAL SUPPORTING DOCUMENTS

- Child Care Centre Plane Tree Rd Springvale
TRAFFIC IMPACT ASSESSMENT *A report on the TRAFFIC IMPACTS of, parent pick-up and bus services and other safety aspects of a proposal to open a day care centre* Prepared by Garry Gaffney FIEAust(ret)., CPEng, July 2021
- CONCEPT STORMWATER DRAINAGE PLANS Prepared by deboke Consulting Engineers
- Arboricultural Impact Assessment (Mark D McCrone Landscape Architect) July 2021 Ref. 21/ 408
- Building Designer Comments – Project Planning & Design
- Operator and centre/ landowners experience justification for this location
- Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 2.0

SITE SOIL TESTING

The site soil testing for contamination was undertaken when approval was given to the plan of subdivision creating DP1266781 and the construction of the existing dwelling.

CONSULTATION

It is understood that the proposed development will be notified to specified landowners and the public in accordance with Council's Notification policy.

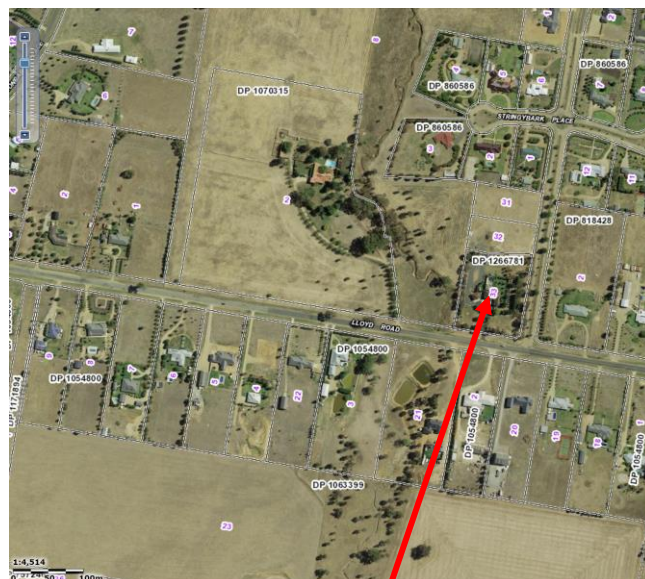
Any submissions received in respect of the notification will be a matter of consideration for Council in determination of the application.

REFERRALS: It is understood that referrals of this application will be to other Council departments only.

ESTIMATED COST: \$980,000.00

SITE AND LOCALITY DESCRIPTION

Locality: Character of the area is large lot residential and rural landscape zones, 80% developed with dwellings and outbuildings. Lot size area range from 4500m² to 2 ha in general. The land slopes towards the creek draining into Lake Albert.



SITE LOCATION LOT 33 No 19 LLOYD RD

TOPOGRAPHY

Lot 33 DP 1266781 developed land with existing dwelling established trees and shrubs and out buildings and lawn, with a cross fall of 1% from the south west to the north/east corner.

Refer to PLAN 5551/1 EXISTING SITE SURVEY AND ATTACHED PHOTOS

SITE SERVICES

All public utility services are available:

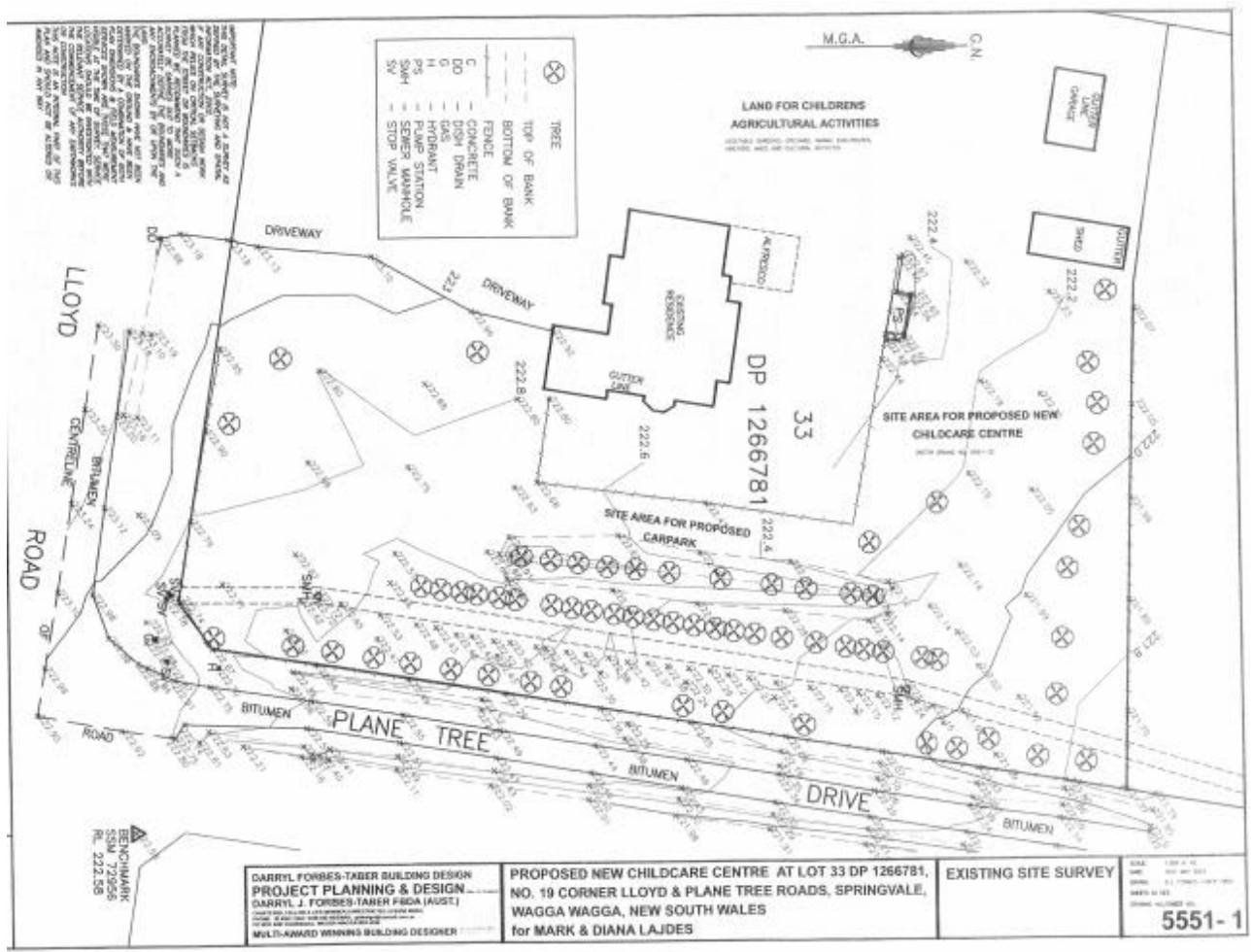
- electricity
- water
- sewerage
- stormwater drainage
- telecommunications

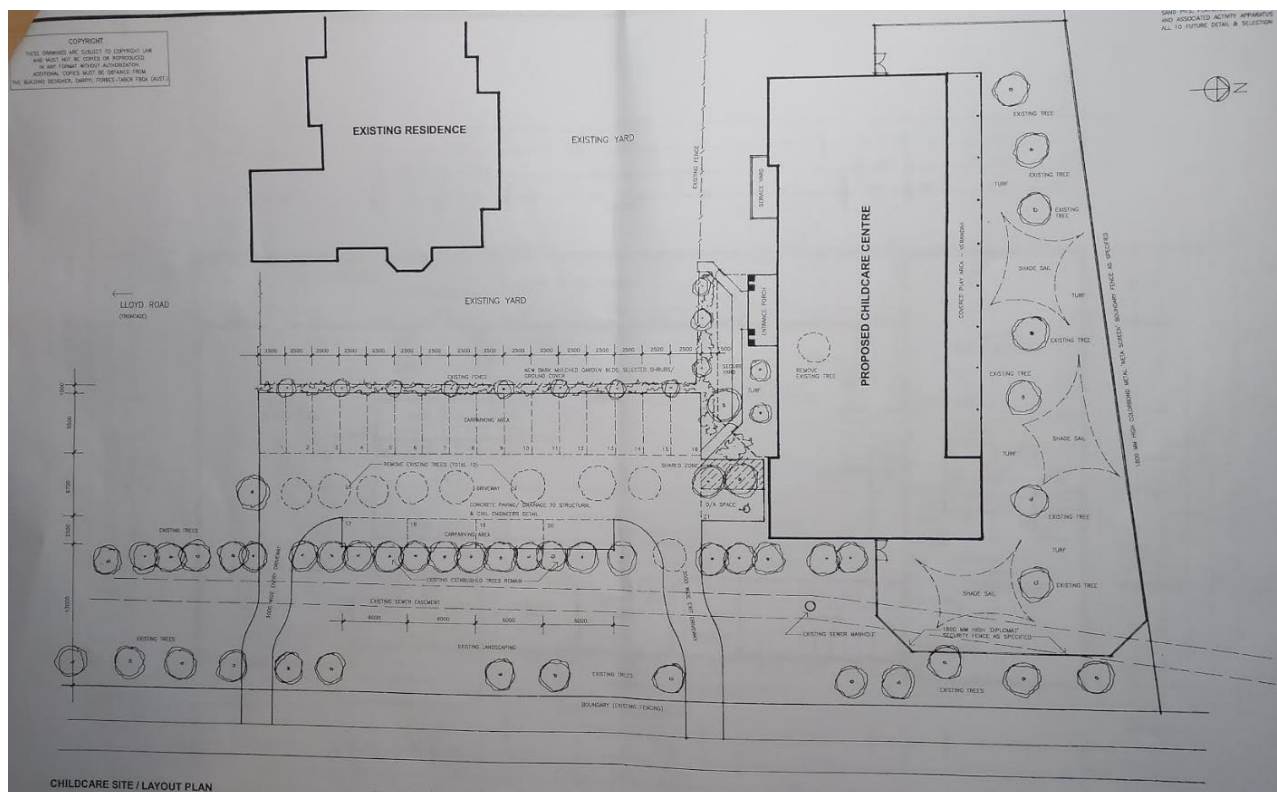
EASEMENTS

An easement for sewer (2m wide) is located on the Plane Tree Drive side of the land, and a 10m wide Restriction of land use along the Lloyd Road boundary as shown on DP1266781 above.

PREVIOUS USE - prior to 2020 Rural - Vacant land

PROPOSED USE - Child Care Centre





CHILDCARE SITE LAYOUT PLAN - PLAN 5551/2

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
SECTION 4.15C (1) CONSIDERATIONS:

1. **S4.15C(1)(a)(i)** any environmental planning instrument

State Environmental Planning Policies

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

The SEPP determines that a consent authority must take into consideration the **Child Care Planning Guideline Delivering Quality Childcare for NSW (August 2017)** when assessing a development application (DA) for a centre-based child care facility ('child care facility'):

Note: The proposed development will be subject to the requirements of:

- 107. Unencumbered indoor space satisfies the regulation requirement as shown on the NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST and drawings.
- 108. Unencumbered outdoor space satisfies the regulation requirement as shown on the NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST and drawings.

RESPONSE - COMPLIANCE

The *checklist* has been completed by the Building Designer and is attached to this Statement of Environmental Effects

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

RESPONSE

ENERGY EFFICIENCY REQUIREMENTS

BASIX IS NOT APPLICABLE

The proposed development will comply with the requirements of the NATIONAL CONSTRUCTION CODE SECTION "J"
ENERGY EFFICIENCY REQUIREMENTS report will be submitted with the construction certificate application.

Local Environmental Plan

Wagga Wagga Local Environmental Plan 2010 (WWLEP)

The following table shows provisions of the WWLEP relevant to consideration in determining the proposed development application:

| WWLEP PROVISIONS | RELEVANT | COMPLIANCE |
|--|----------|---|
| Part 1 Preliminary | | |
| 1.1 Name of Plan | YES | Noted |
| 1.1AA Commencement | YES | Noted |
| 1.2 Aims of Plan (2) <i>The particular aims of this Plan are as follows:</i> (a) <i>to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations,</i> ... (d) <i>to co-ordinate development with the provision of public infrastructure and services.</i> | YES | COMPLIES |
| 1.3 Land to which Plan applies | YES | COMPLIES <i>WWLEP applies as Lot within the LGA Boundary</i> (see Land Application Map - Sheet LAP_001) |
| 1.4 Definitions (See Dictionary) child care centre <i>means a building or place used for the supervision and care of children that:</i> | YES | COMPLIES Noted. |


| | | |
|--|-----|---|
| <p>(a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and</p> <p>(b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre, but does not include:</p> <p>(c) a building or place used for home-based child care, or</p> <p>(d) an out-of-home care service provided by an agency or organisation accredited by the Children's Guardian, or</p> <p>(e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or</p> <p>(f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or</p> <p>(g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or</p> <p>(h) a service that is concerned primarily with the provision of:</p> <p>(i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or</p> <p>(ii) private tutoring, or</p> <p>(i) a school, or</p> <p>(j) a service provided at exempt premises (within the meaning of Chapter 12 of the <u>Children and Young Persons (Care and Protection) Act 1998</u>), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.</p> | | <p>The proposed development will be used for the supervision and care of children in accordance with this definition</p> |
| 1.5 Notes | YES | Noted |
| 1.6 Consent authority | YES | Noted |
| 1.7 Maps | YES | Noted |
| 1.8 Repeal of other local planning instruments applying to land | | Noted |
| 1.8A Savings provision relating to pending development approvals | NO | Noted |
| 1.9 Application of SEPPs | | Noted |
| 1.9A Suspension of covenants, agreements and instruments | | Noted |
| Part 2 Permitted or prohibited development | | |
| 2.1 Land use zones | YES | Noted |
| 2.2 Zoning of land to which Plan applies | YES | <p>COMPLIES</p> <p>The development site is in the</p> <p>R5 Large Lot Residential zone</p> |



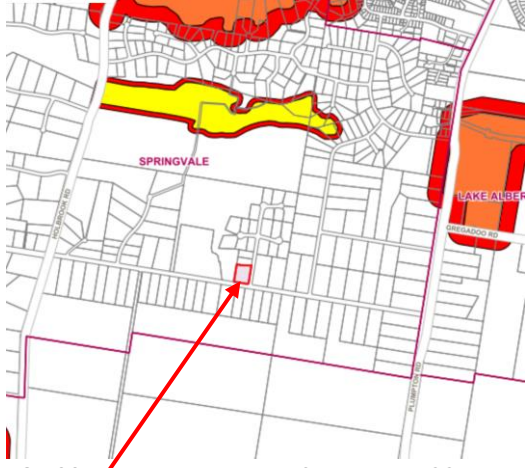
LOT 33

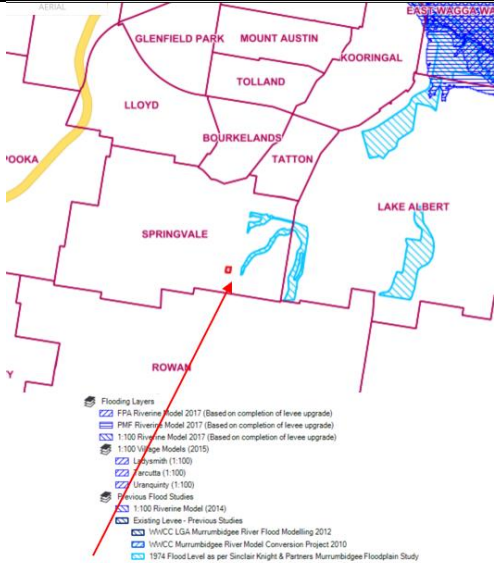

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| 2.3 Zone objectives and Land Use Table | YES | Refer to Land Use Table extract below |
| 2.4 Unzoned land | NO | |
| 2.5 Additional permitted uses for particular land | NO | |
| 2.6 Subdivision—consent requirements | NO | |
| 2.7 Demolition requires development consent | YES | Not |
| 2.8 Temporary use of land | NO | |
| <p>Land Use Table</p> <p>Zone R5 Large Lot Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. To minimise conflict between land uses within this zone and land uses within adjoining zones. To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable. <p>2 Permitted without consent</p> <p>Home businesses; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Dwelling houses; Hardware and building supplies; Home industries; Neighbourhood shops; Oyster aquaculture; Rural supplies; Pond-based aquaculture; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p> <p>NOTE</p> <p>THE PROPOSED DEVELOPMENT IS IDENTIFIED AS: "Any other development not specified in item 2 or 4" THE DEVELOPMENT IS DEFINED IN THE DICTIONARY OF THIS PLAN AS:</p> <p>centre-based childcare facility means—</p> <p>(a) a building or place use for the education and care of children that provides any one or more of the following—</p> | YES | <p>COMPLIES</p> <p>The proposed child care centre development aligns with the objectives of Zone R5 and is permitted with consent.</p> <p>Note the range of commercial and traffic generating uses permitted with consent with potential to adversely impact on the amenity of the area.</p> <p>It is clear that the expectation that the likelihood of a Childcare center being located in the R5 zone is low BUT NOT UNEXPECTED or considered out of character depending on the circumstances and merits of the proposal. This is evident by allowing the landuse to be captured by Any other development not specified in item 2 or 4 Permitted with consent.</p> |

| | | |
|--|--|--|
| <p>(i) long day care, (ii) occasional childcare, (iii) out-of-school-hours care (including vacation care), (iv) preschool care, or (b) an approved family day care venue (within the meaning of the <i>Children (Education and Care Services) National Law (NSW)</i>),</p> <p>Objectives of zone R5</p> <ul style="list-style-type: none"> • To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. <p>Response There is an Existing dwelling erected on the site with other ancillary development. The site has been extensively landscaped and is the subject of a Land & Water Management Plan.</p> <ul style="list-style-type: none"> • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. <p>Response The following zoning map extract shows the extent of varying sized of the R5 large lot residential development in the south of the wagga wagga city urban area. The lots were developed in an orderly manner to accommodate a range of land uses not acceptable in the other residential zones. Eg Hardware and building supplies; Home industries; Neighbourhood shops; Oyster aquaculture; Rural supplies; Pond-based aquaculture; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises. Centre-based child care facilities; are specifically listed as permitted with consent in zones R1 & R3 and are more likely to be located where the residential density is greater than the R5. The extent of the R5 lots developed and R1 lots within a 4km radius will provide a ready catchment area for the proposed centre with the added advantage of being located out of the main urban area with associated traffic issues.</p> <ul style="list-style-type: none"> • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. <p>Response There is no requirement to amplify any of the existing services to the subject site. The impact on the access roads to the site has been assessed in the attached TRAFFIC IMPACT ASSESSMENT A report on the TRAFFIC IMPACTS of , parent pick-up and bus services and other safety aspects of a proposal to open a day care centre Prepared by Garry Gaffney FIEAust(ret)., CPEng, July 2021. The assessment concluded <i>"It is the opinion of the author, that the proposed development will cause very little impact on the existing traffic situation in the area."</i></p> <ul style="list-style-type: none"> • To minimise conflict between land uses within this zone and land uses within adjoining zones. <p>Response The conflicts of land use are basically confined to the properties to the west, south adjoining Lot 33 and the adjacent corner lot. <u>Western lot</u> has no dwellings and is zoned RU6 Transitional rural. Southern Lot: Has a dwelling being constructed on it approximately 10m from the common boundary. And 11m to the proposed centre building.</p> | | |
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|  | <p>an acoustic fence 1.8m high with be erected along the boundary to ensure that the noise from the centre does do exceed the Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 2.0 :</p> <p><u>Residential Receptors limitations outdoor play areas</u></p> <p>More than 2 hours per day – The Leq,15min noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB at the assessment location. The assessment location is defined as the most affected point on or within any residential receiver property boundary. Examples of this location may be: • 1.5 m above ground level; • On a balcony at 1.5 m above floor level; • Outside a window on the ground or higher floors.</p> <p>The hours of operation for all other noised sources including the vehicles entering and leaving the site will be confined the hours of operation 6am to 6pm 5 days a week. The components will be subject to the limitations imposed under the Protection of the Environment Operations (Noise Control) Regulation 2017</p> <p>Noise reading will be undertaken in the first week of operation and or when the centre is operation at full capacity to determine if any more noise attenuation measures will be necessary to comply with the above guideline standards</p> <p>• <i>To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.</i></p> <p>Response</p> <ul style="list-style-type: none"> • Arboricultural Impact Assessment (Mark D McCrone Landscape Architect) July 2021 Ref. 21/ 408 was carried out and found: • The removal of sixteen trees, fourteen of which are exotic species, does not constituent an “adverse” biodiversity impact of any of the circumstances listed in Clause 7.3. Furthermore, the perimeter of the subject property has previously been planted with native trees, none of which will be impacted by the proposed development. This perimeter native vegetation constitutes a canopy cover of approximately 2,800m² (see Exhibit 8). Refer to 7.7 Biodiversity below for further details. | | |
| Part 3 Exempt and complying development | | | |
| 3.1 Exempt development | NO | | |
| 3.2 Complying development | NO | | |
| 3.3 Environmentally sensitive areas excluded | NO | | |
| Part 4 Principal development standards | | | |
| 4.1 Minimum subdivision lot size | NO | | |
| 4.1A Exceptions to minimum subdivision lot sizes for certain split zones | NO | | |
| 4.1AA Minimum subdivision lot size for community title schemes | NO | | |
| 4.2 Rural subdivision | NO | | |
| 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones | NO | | |

| | | |
|--|-----|---|
| 4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones | NO | |
| 4.3 Height of buildings | NO | |
| 4.4 Floor space ratio | NO | |
| 4.5 Calculation of floor space ratio and site area | NO | |
| 4.6 Exceptions to development standards | NO | |
| Part 5 Miscellaneous provisions | | |
| 5.1 Relevant acquisition authority | NO | |
| 5.2 Classification and reclassification of public land | NO | |
| 5.3 Development near zone boundaries | NO | |
| 5.4 Controls relating to miscellaneous permissible uses | NO | |
| 5.5 Development within the coastal zone | NO | |
| 5.6 Architectural roof features | NO | |
| 5.7 Development below mean high water mark | NO | |
| 5.8 Conversion of fire alarms | NO | |
| 5.9 Preservation of trees or vegetation | YES | See WWDCP |
| 5.9AA Trees or vegetation not prescribed by development control plan | YES | Noted |
| 5.10 Heritage conservation | NO | <p>COMPLIES</p> <p>LOT 33 DP1266781 not described in Schedule 5, Environmental Heritage or included in a "Conservation Area" (see Heritage Map - Sheet HER 004D)</p> <p>NO Aboriginal objects or place of significance has been discovered or attributed to the site in the past subdivision creating Lot 33 or in the construction of the existing dwelling</p> |
| <p>Aboriginal objects,</p> <p>Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance</p> | | |
| 5.11 Bush fire hazard reduction | NO | <p>COMPLIES</p> <p>LOT 33 is not located on bushfire prone land</p> |

| | | |
|--|-----|---|
|  <p>LOT 33</p> <p>Source WWCC Intra Maps</p> | | |
| 5.12 Infrastructure development and use of existing buildings of the Crown | NO | |
| 5.13 Eco-tourist facilities | NO | |
| 5.14 Siding Spring Observatory – maintaining dark sky | NO | |
| 5.15 Defense communications facility | NO | |
| Part 6 Urban release areas | NO | |
| Part 7 Additional local provisions | | |
| 7.1 Restriction on new dwellings at North Wagga Wagga | NO | |
| <p>7.1A Earthworks</p> <p>(1) <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i></p> <p>(b) <i>to allow earthworks of a minor nature without requiring separate development consent.</i></p> <p>(2) <i>Development consent is required for earthworks unless:</i></p> <p>(a) <i>the work is exempt development under this Plan or another applicable environmental planning instrument,</i></p> <p>or</p> <p>(b) <i>the work is ancillary to other development for which development consent has been given.</i></p> <p>(3) <i>Before granting development consent for earthworks, the consent authority must consider the following matters:</i></p> <p>(a) <i>the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i></p> <p>(b) <i>the effect of the proposed development on the likely future use or redevelopment of the land,</i></p> <p>(c) <i>the quality of the fill or the soil to be excavated, or both,</i></p> <p>(d) <i>the effect of the proposed development on the existing and likely amenity of adjoining properties,</i></p> <p>(e) <i>the source of any fill material and the destination of any excavated material,</i></p> <p>(f) <i>the likelihood of disturbing relics,</i></p> <p>(g) <i>the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area</i></p> <p>RESPONSE: The proposed development involves earthworks of a minor nature without requiring separate development consent.</p> | YES | <p>COMPLIES</p> <p><i>The anticipated earthworks will be ancillary to the proposed development, see 7.1A (2)(b).</i></p> <p>LOT 33 DP1266781 is evenly graded. The site has a cross fall (1%) from the NORTHEAST corner to the SOUTHWEST corner. Refer to plan 5551-1 EXISTING SITE SURVEY attached.</p> |

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| <ul style="list-style-type: none"> • a Land & Water Management Plan (May 2020) applies to the site that has been implemented. The clearing of the existing trees will be replaced elsewhere on the site. Council has a copy of this plan also. • A Concept Stormwater Drainage Plan has been prepared by DeBoke Engineering Consultants copies of which are attached including engineering details and specifications for the proposed box culvert. • Sedimentation and erosion controls will be employed to minimise any adverse impacts to any water courses, adjoining properties and roads | | |
|  <p>7.2 Flood planning</p> <p>LOT 33 Source WWCC Intra Maps</p> | NO | <p>COMPLIES</p> <p>LOT 33 not identified as being "Flood Prone Land" (see WWCC IntraMap Flooding Map/ Flooding Layers)</p> |
| <p>7.3 Biodiversity</p>  <p>Lot 33</p> <p>Complies</p> <p>Biodiversity Values Map</p> <p>https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/biodiversity-values-map</p> <p>2. Clearing area thresholds</p> <ul style="list-style-type: none"> • Offset scheme thresholds – area criteria <p>Based on minimum lot size, if it does not have a minimum lot size its based on the actual lot area.</p> <ul style="list-style-type: none"> o Less than 1ha = 0.25ha or more o 1ha and less than 40ha = 0.5ha or more (NB clearing 350m2) o 40ha and less than 1000ha = 1ha or more o 1000ha plus = 2ha or more. | NO | <p>COMPLIES</p> <p>LOT 33 DP1266781 not identified as "Biodiversity" land (see <u>Terrestrial Biodiversity Map</u> -</p> |

2. Non-Bio certified Land – No impact

The development is in a R5 LARGE LOT RESIDENTIAL zone on land that is not bio-certified and includes the removal of native vegetation. In accordance with the above listed legislation there are a number of tests to determine whether the proposed removal results in the need for further assessments or offsets.

1. Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map? **No**

2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.

The subject site has an area of 1.1ha. the threshold for a lot of this size is 0.5 ha. given the cleared area is only 350m2. The threshold has not been exceeded.



325 m2

3. **Test of Significance** - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.

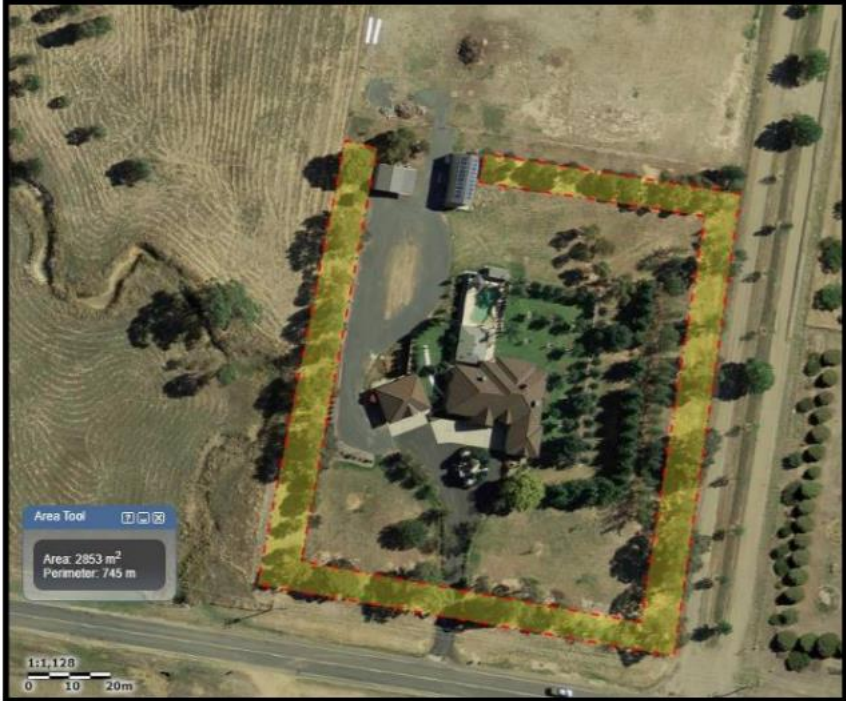
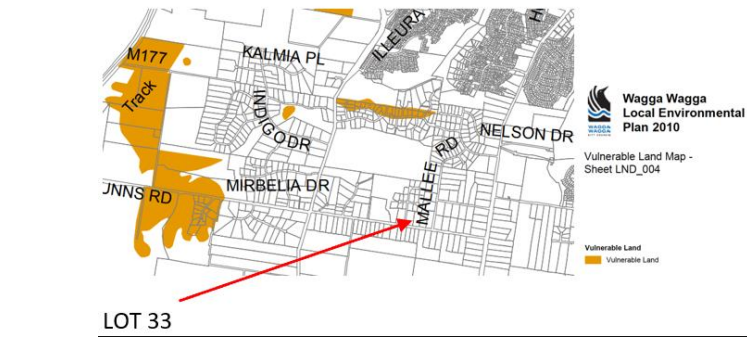
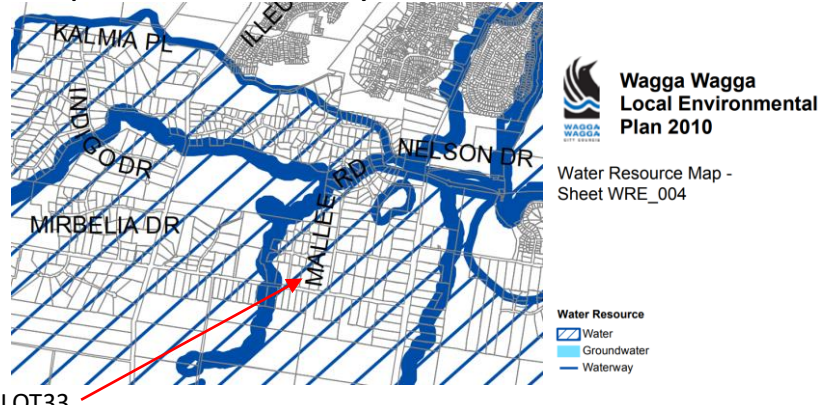
Given the small scale of removal that is proposed and the absence of any recorded endangered flora or fauna on site the proposed development is not anticipated to significantly affect threatened species or ecological communities or their habitats.

Conclusion

Based on the above assessment the application does not fall within the biodiversity offset scheme and no further evidence is required regarding the proposed vegetation removal.

Arboricultural Impact Assessment by Mark McCrone Landscape Architect July 2021 Ref. 21/408. Copy attached concluded:

The removal of sixteen trees, fourteen of which are exotic species, does not constitute an "adverse" biodiversity impact of any of the circumstances listed in Clause 7.3. Furthermore, the perimeter of the subject property has previously been planted with native trees, none of which will be impacted by the proposed development. This perimeter native vegetation constitutes a canopy cover of approximately 2,800m2 (see Exhibit 8).

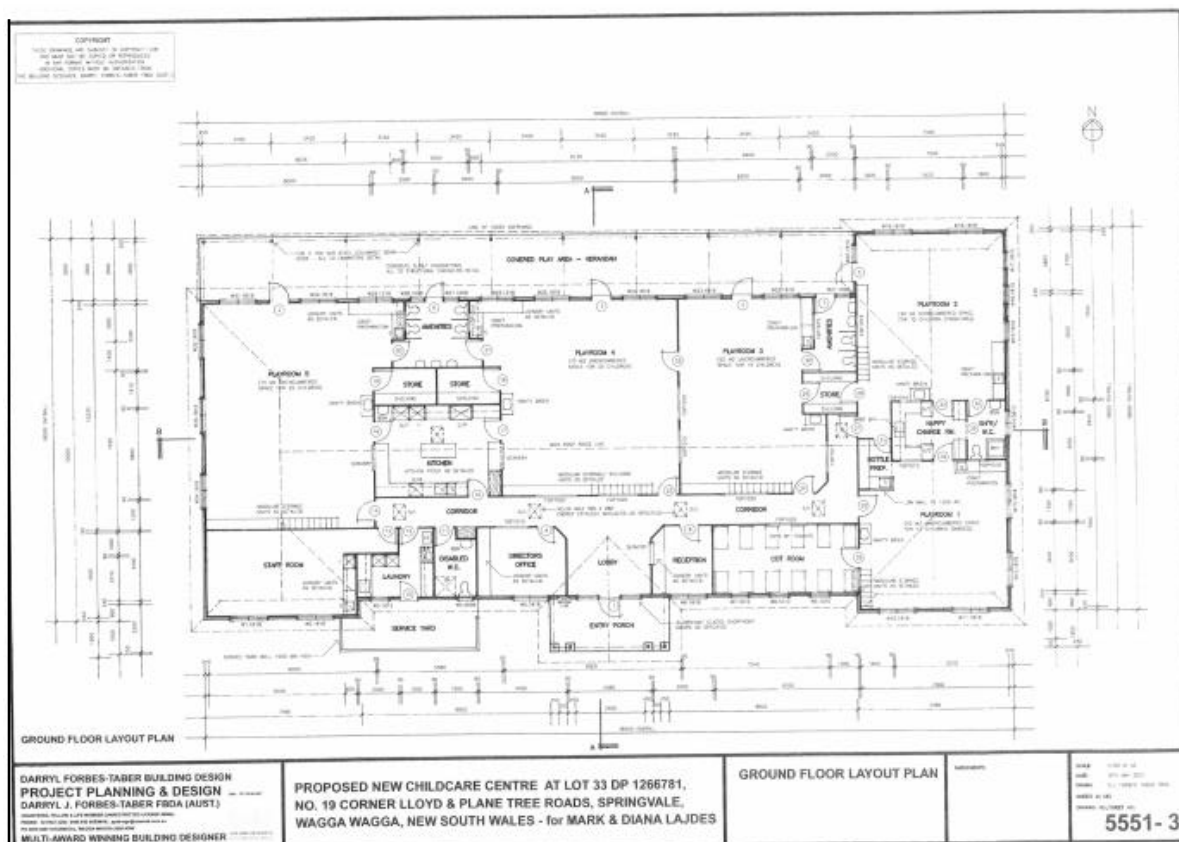
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|  <p>Exhibit 8 – Approximate area of canopy cover of the “perimeter planting” of native trees on the property 19 Lloyd Road.</p> | | |
| <p>7.4 Vulnerable land</p>  <p>LOT 33</p> | NO | <p>COMPLIES</p> <p>LOT 33 DP1266781 <i>not identified as “Vulnerable land”</i> (see <u>Vulnerable Land Map</u> -</p> |
| <p>7.5 Riparian lands and waterways</p>  <p>LOT 33</p> <ul style="list-style-type: none"> • a Land & Water Management Plan (May 2020) applies to the site that has been implemented. The clearing of the existing trees will be replaced elsewhere on the site. Council has a copy of this plan also. • A Concept Stormwater Drainage Plan has been prepared by DeBoke Engineering Consultants copies of which are attached including engineering details and specifications for the proposed box culvert. | NO | <p>COMPLIES</p> <p>LOT 33 DP1266781 <i>identified as “Water”, “Waterway” or within 40 m of a waterway</i> (see <u>Water Resource Map</u> - Sheet</p> |

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| 7.6 Groundwater vulnerability | NO | COMPLIES LOT 33 DP1266781 <i>not identified as "Groundwater"</i> , (see <u>Water Resource Map</u> - |
| 7.7 Protected regrowth for <i>Native Vegetation Act 2003</i> | NO | COMPLIES LOT 33 DP1266781 <i>is not identified as a "Regrowth Protection Area"</i> (see <u>Protected Regrowth Map</u> |
| 7.8 Cartwrights Hill Precinct—odour and noise assessment | NO | |
| 7.9 Primacy of Zone B3 Commercial Core | NO | |
| 7.10 Business premises in Zone B6 Enterprise Corridor | NO | |
| 7.11 Airspace operations | NO | |
| 7.12 Development in areas subject to aircraft noise | NO | |
| Schedule 1 Additional permitted uses | NO | |
| Schedule 2 Exempt development | NO | |
| Schedule 3 Complying development | NO | |
| Schedule 4 Classification and reclassification of public land | NO | |
| Schedule 5 Environmental heritage | NO | Considered |

2. **S4.15C(1)(a)(ii)** *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)*

RESPONSE

No proposed instrument.



Drawing No 5551 / 2 GROUND FLOOR LAYOUT PLAN (EXTRACT) Note A3 size copy attached.

3. S4.15C(1)(a)(iii) any development control plan


WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010 (WWDCP)

RESPONSE

The following table indicates the proposed development's compliance with relevant provisions of the WWDCP's Objectives and Controls:

| WWDCP - Provisions | Relevant | Comment / Compliance |
|---|----------|----------------------|
| Section 1 _ General | YES | Noted |
| 1.1 Name of development control plan | | Noted |
| 1.2 Where the Wagga Wagga Development Control Plan 2010 applies | YES | Noted |
| 1.3 Commencement date | YES | Noted |

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| 1.4 Purpose of the Wagga Wagga Development Control Plan 2010 | YES | Noted |
| 1.5 Guiding Principles <i>The Guiding Principles (GP) within the DCP are set out below. Those principles underpin the DCP and inform the assessments and decision made on an application.</i> GP1 Sustainability, climate change management, and efficient use of resources <i>i. To protect and enhance the viability of natural systems</i> <i>ii. To achieve good environmental outcomes</i> <i>iii. To manage incremental change to retain sustainable outcomes</i> <i>iv. To support waste minimisation strategies</i> <i>v. To protect the indigenous, European, and natural heritage</i> <i>vi. To avoid use of rainforest and old growth timbers</i> GP2 Site responsive development <i>i. To design for compatibility with topography, physical characteristics and setting</i> <i>ii. To achieve a positive contribution to the streetscape and/or natural environment</i> GP3 Design quality <i>i. To achieve quality sustainable development</i> <i>ii. To respond to site conditions</i> GP4 Quality public domain <i>i. To achieve vibrant and attractive public spaces</i> <i>ii. To enhance opportunities for community connection</i> <i>iii. To design for crime prevention and public safety</i> | YES | COMPLIES The proposed development has been designed to be consistent with the Guiding Principles GP1 TO GP4 REFER TO DCP SECTION 9 RESIDENTIAL DEVELOPMENT RESPONSE |
| 1.6 Relationship to other plans | YES | Noted |
| 1.6A Savings and transitional provisions | NO | |
| 1.7 Structure of the Wagga Wagga Development Control Plan 2010 | YES | Noted |
| 1.8 Using the Wagga Wagga Development Control Plan 2010 <i>The Guiding Principles at Section 1.5 underpin all aspects of the DCP. All development applications and decisions are to be consistent with the Guiding Principles (...)</i> | YES | Noted AND EMPLOYED IN THE BUILDING DESIGN AND SITE LAYOUT |
| 1.9 Lodging a Development Application | YES | Noted |
| 1.10 Notification of a Development Application Notification Type B: <i>Three lots either side of the lot on which development is proposed and three immediately adjoining at the rear plus three directly opposite the frontage of the development site in the street or rear lane.</i> Key •Y = advertisement required •N = No advertisement required •A = Type A notification •B = Type B notification •7 = 7-day period •14 = 14-day period | YES | The use of land for a Child Care Centre in Zone R5 requires the notification = YB14. Therefore, Type B notification is required for a 14-day period |
| 1.11 Complying with the Wagga Wagga Development Control Plan 2010 | NO | Noted |
| 1.12 Where can I get more information? | | Noted |

| Section 2 – Controls that apply to all development | | |
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| <p>2.1 Vehicle access and movements</p> <p>Objectives</p> <p><i>O1 Ensure the safety and efficiency of urban and rural roads.</i></p> <p><i>O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.</i></p> <p>Controls</p> <p><i>C1 Access should be from an alternative secondary frontage or other non-arterial road where possible.</i></p> <p><i>C2 A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.</i></p> <p><i>C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.</i></p> <p><i>C4 Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.</i></p> <p><i>C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.</i></p> <p><i>C6 Ensure adequate sight lines for proposed driveways.</i></p> | <p>YES</p> | <p>COMPLIES</p> <p>See Drawing 5551/1 EXISTING SITE SURVEY and 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>Access to the site will be via PLANE TREE DRIVE.</p> <p>TRAFFIC IMPACT ASSESSMENT Prepared by Garry Gaffney FIEAust(ret)., CPEng, July 2021</p> <p>Relevant extracts:</p> <p>The Centre will have 79 children. The centre will be constructed on the northern side of the existing residence as shown on the site plan. Staff will be parked on-site. Parents and carers will have adequate parking on-site to set down and pick up children. A 12-seater mini bus will also provide transport for some children. The operating hours will be between 6.00am and 5.00pm. (Page 3)</p> <p>Bus travellers. The management proposes to use a small bus to transport some children to and from the centre. The developers also operate an existing Early Learning Centre in Lingiari Dr Lloyd. Because this location may be more convenient to some parents, the management proposes to offer a bus transfer from the Lingiari Dr. location to the new Centre. It is estimated that this will increase parent vehicle trips of about 18 in the AM and PM at the Lingari Dr Centre. It is estimated that there will be 3 – 4 bus trips each AM and PM between the two centres. (Page 4)</p> <p>Sight Distance at the Intersection is very good. Looking to the west from Plane Tree Rd the sight distance has been assessed as 450 metres. In an easterly direction the sight distance is in excess of 600 metres. This is in excess if the requirements for an 80 kph road. (Page 5)</p> <p>The main collector road is Lloyd Rd between Plumpton Rd and Holbrook Rd. This road aligns with Dunns Rd to the west forming a connection to the</p> |
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| | | <p>Olympic Hwy. Dunns Rd is partly unsealed</p> <p>A turn count survey was carried out for the AM/PM peak hour at the intersection of Lloyd/Plane Tree.(Page 6) It is apparent that the traffic falls well below any warrants for intersection improvements at the intersection of Lloyd/ Plane Tree Rd.(Page 6)</p> <p>The provision for on-site parking is in accordance with the Council requirements</p> <p>Entrance and Egress for the site</p> <p>Council may choose to require the construction of a new crossover point to align with the proposed egress for the developer.</p> <p>Summary</p> <p>It is the opinion of the author, that the proposed development will cause very little impact on the existing traffic situation in the area.</p> <p>Vehicles can enter and leave the site in a forward direction, as sufficient area is provided in the car park to perform a point turn including the proposed bus.</p> <p>Adequate sight lines for the proposed driveway will be provided.</p> <p>Excellent sightlines along Plane Tree Drive exist for traffic entering and leaving the site.'</p> <p>REFER TO PHOTO GALLERY</p> |
| <p>2.2 Off-street parking</p> <p>Objectives</p> <p><i>O1 Ensure adequate provision is made for safe and efficient movement of vehicles and pedestrians.</i></p> <p><i>O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.</i></p> <p><i>O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.</i></p> <p><i>O4 Soften the impacts of larger car parking areas through the use of landscaping.</i></p> <p><i>O5 Provide both shade and solar access to car park users by means of purpose designed tree planting.</i></p> <p>Controls – parking rates</p> <p><i>C1 Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.</i></p> | <p>YES</p> | <p>COMPLIES</p> <p>See Drawing 5551/1 EXISTING SITE SURVEY and 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>Vehicles can access and move around the site in a safe and efficient manner.</p> <p>The parking area is flat with good lines of sight.</p> <p>The <i>Land Use/ Car Parking Requirement</i> Table specifies that Preschools and child care centres require 1 car parking space/ 4 children in attendance.</p> |

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| <p><i>C2 The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.</i></p> <p><i>C3 Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.</i></p> <p><i>[C4 - Mixed use developments]</i></p> <p><i>[C5 - Redevelopment or change of use (other than in the B3 zone)]</i></p> <p><i>[C6 - Redevelopment or change of use within the B3 zone]</i></p> <p><i>C7 Variations to the parking requirements may be considered where minor alterations and additions are proposed and the changes do not encroach or reduce the current off-street parking spaces.</i></p> <p><i>C8 A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including child care centres, business parks, hospitals, cinemas and gyms.</i></p> <p><i>C9 Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m².</i></p> <p><i>C10 Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.</i></p> <p><i>C11 To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m</i></p> | | <p>The car parking requirement for the proposed development is compliant with this control, as:</p> <ul style="list-style-type: none"> • 79 children in attendance require the provision of 20 car parking spaces (79/4 = 19.75). • 21 car parking spaces are provided on site. (Space No.21 Disabled Space) <p>A traffic and parking study is not considered necessary, given the scale of the development, limited hours of operation and the provision of an area sufficient to perform a point turn in the car park on site.</p> <p>See Drawing 5551/1 EXISTING SITE SURVEY and 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>Sightlines will be maintained for drivers and pedestrians within the car park.</p> |
| <p>2.3 Landscaping</p> <p>Objectives</p> <p><i>O1 Promote designed landscapes as part of a fully integrated approach to site development within residential, industrial and commercial areas.</i></p> <p><i>O2 Retain and protect existing vegetation, particularly large and medium trees, and conserve significant natural features of the site.</i></p> <p><i>O3 Encourage landscape that responds to existing site conditions, local character and creates and enhances living and working environments whilst discouraging the opportunities for crime and vandalism.</i></p> <p><i>O4 Ensure the landscape adequately complements the proposed built forms and minimises the impacts of scale, mass and bulk of the development on the existing area and surrounding streetscapes, view sheds and neighbourhood amenity.</i></p> <p><i>O5 Promote the use of indigenous and other low maintenance plant material suitable to the climatic extremes of the local area, particularly the use of plant material with low water requirements.</i></p> <p><i>O6 Encourage landscape that can be effectively maintained to a high standard for the life of the development.</i></p> | <p>YES</p> | <p>COMPLIES</p> <p>See 5551/1 EXISTING SITE SURVEY and 2 SITE LAYOUT AND LANDSCAPING</p> <p>Refer to the LANDSCAPING LEGEND for the:</p> <ul style="list-style-type: none"> • List of plants to be used. • Lawn / Turf areas • Mulched garden beds <p>A fully automated irrigation system will be installed.</p> <p>The selection and maintenance of plants will need to comply with clause 71 of the NSW <i>Children (Education and Care Services) Supplementary Provisions Regulation 2012</i>.</p> <p>The site has well established trees the vast majority of which will be retained and integrated within the design layout for the centre.</p> |

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| <p><i>O7 Enhance and define entry areas and to frame views from and into the development via the use of landscaping.</i></p> <p>Controls – All developments Landscape design</p> <p><i>C1 A landscape plan is required for applications for:</i></p> <ul style="list-style-type: none"> • <i>Commercial and Industrial developments</i> • <i>Residential development (other than dwelling houses).</i> <p><i>C2 Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.</i></p> <p><i>C3 Use native and indigenous plants, especially low water consumption plants in preference to exotic species.</i></p> <p><i>C4 Trees should be planted at the front and rear of properties to provide tree canopy.</i></p> <p><i>C5 Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.</i></p> <p><i>C6 Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.</i></p> | | <p>9 existing trees are to be removed in the construction of the carpark.</p> <p>Arboricultural Impact Assessment Specific tree removal details are provided including mapped locations, sizes, numbers and species. An arborist report is provided to support the removal of trees from site that offer both amenity to the streetscape and compliance with native vegetation requirements in the locality. The assessment of the clearing of native vegetation has been undertaken by Mark McCrone a copy of which is Attached</p> <p>Landscaping will be provided on the western side of the carpark along the existing fence.</p> <p>Some deciduous trees will be used to ensure the provision of shade in summer and to avoid reducing solar access in winter.</p> |
| <p>2.4 Signage</p> | <p>YES</p> | <p>Signage will be the subject of a separate application.</p> |
| <p>2.5 Safety and security Objectives</p> <p><i>O1 Incorporate crime prevention strategies in new developments.</i></p> <p><i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i></p> <p><i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i></p> <p>Controls</p> <p><i>C1 Use good site planning to clearly define public, semi-public and private areas.</i></p> <p><i>C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at</i></p> | <p>YES</p> | <p>COMPLIES</p> <p>The Crime Prevention Strategy includes the site layout, external lighting and good natural surveillance from the existing residence 22m to the south of the centre.</p> <p>Security fencing will be erected around the outdoor play area. 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>Fencing will need to comply with clause 44 of the NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012 and consistent with the new "Guidelines".</p> |

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| <p><i>the front of the building.</i></p> <p><i>C3 Minimise blank walls along street frontages.</i></p> <p><i>C4 Avoid areas of potential concealment and 'blind' corners.</i></p> <p><i>C5 Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.</i></p> <p><i>C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.</i></p> <p><i>C7 Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.</i></p> <p><i>C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.</i></p> | | <p>The CPTED principles</p> <p>There are four principles that have been used in the assessment of the proposed development to minimise the opportunity for crime:</p> <ul style="list-style-type: none"> • surveillance (<i>Natural</i> from the exterior and <i>formal</i> interior of the centre). • access control (fencing, doors and partitions) • territorial reinforcement by layout and fit out of the various activity areas. • space management within and outside the building, external areas and surrounds <p>The boundary fences to adjacent lots will be:</p> <ul style="list-style-type: none"> • 1800mm high "Netascreen" or equivalent Colorbond steel fence. • The security fence around the outdoor play area 1800mm high "Diplomat" Black powder-coated child security fence. • Security cameras will be installed. <p>The public and semi-public areas associated with the development are confined to the car park.</p> <p>There are no blank walls, blind corners, or public toilets.</p> <p>Lighting to external entry areas, driveways, and car parks to be in accordance with the relevant Australian Standard 2890.1 Part 1: Off-street car parking.</p> <p>The proposed landscape treatment and fencing will not reduce the safety of users or compromise areas of natural surveillance.</p> |
| <p>2.6 Erosion and sediment control principles</p> <p>Objectives</p> <p><i>O1 Protect the environment against soil erosion and loss of soil from construction sites.</i></p> <p><i>O2 Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.</i></p> <p><i>O3 Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.</i></p> | <p>YES</p> | <p>COMPLIES</p> <p>See Appendix 2 – <i>Erosion and Sediment Controls</i> will apply.</p> |

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| <i>O4 Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.</i> | | |
| 2.7 Development adjoining open space | NO | |
| Section 3 – Heritage Conservation | | |
| | NO | LOT 33 DP1266781 is not described in the WWLEP Schedule 5, Environmental Heritage |
| Section 4 – Environmental Hazards & Management | | |
| COMPLIES | | |
| 4.1 Bushfire | NO | LOT 33 DP1266781 NOT IDENTIFIED AS “BUSHFIRE PRONE LAND” (see WWCC IntraMap Bushfire Map/ Bushfire Prone Land Layer) |
| 4.2 Flooding | NO | LOT 33 DP1266781 is NOT IDENTIFIED AS BEING “FLOOD PRONE LAND” (see WWCC IntraMap Flooding Map/ Flooding Layers) |
| Section 5 – Natural resource and landscape management | | |
| COMPLIES | | |
| 5.1 Development on ridges and prominent hills | NO | |
| 5.2 Preservation of trees | YES | Only 9 trees to be removed are those located in the proposed carpark area. See 5551/2 CHILDCARE SITE LAYOUT PLAN |
| 5.3 Native vegetation cover | YES | |
| 5.4 Environmentally sensitive land ... | NO | LOT 33 DP1266781 is not identified as “Water”, “Waterway”, within 40 m of a waterway or “Groundwater” (see <u>Water Resource Map</u> - Sheet WRE_004) The land is not Biodiversity sensitive as referenced in Section 5.4 of the WWDCP). |
| WWDCP – PART C | RELEVANT | N/A |
| Section 6 – Villages | NO | |
| WWDCP – PART D | RELEVANT | COMPLIES |
| Section 7 – Subdivision | NO | N/A |
| Section 8 – Rural Development | NO | N/A |
| Section 9 – Residential Development | YES | COMPLIES |
| Principles for residential development Sustainability and efficient use of resources <ul style="list-style-type: none"> • Design quality • Site responsive development • Quality public domain 9.1.2 R1 Zone – established suburbs NOT APPLICABLE Existing built form | | COMPLIES The principles for residential development have been followed in the design process for the design of the Child care centre in recognition of the <i>Large Lot Residential</i> context. |

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| <p>Wagga Wagga's established suburbs are characterised by predominantly single storey detached dwellings. Most streets have consistent front setbacks of 6m, although in some suburbs the front setbacks are 7.5m. The trend towards larger dwelling "footprints", combined with the generous front setbacks, means that there is often not much space at the rear of the dwelling for a "good back yard". The Residential Design Principles and DCP controls encourage future development to rethink residential design to improve thermal performance, and make better use of orientation and site conditions.</p> <p>Future directions and opportunities.</p> <p>Future development should respect the established character in the vicinity of the site, and aim to contribute positively to the streetscape and overall environmental quality of the locality.</p> <p>Key priorities for the R1 Zone established areas are:</p> <ul style="list-style-type: none"> • Avoid excessive site cover by buildings <p>Make good use of site orientation and spaces around buildings to achieve good useable private open space. Ensure good connections between indoor and outdoor living areas.</p> <p>Incorporate quality landscaping including mature trees.</p> <p>9.2 Site context and layout</p> <p>..... encourage site responsive developments that are compatible with neighbourhood character. Site responsive developments respond to their site context take advantage of site features and minimise impacts to neighbours.</p> <p>9.2.1 Site layout</p> <p>Development should be individually tailored for the site, taking advantage of orientation, locating buildings to minimise cut and fill on sloping sites, and integrating landscaping and built form. The principles of passive solar design are fundamental and are best achieved by orienting living areas to the north, and designing for natural cross ventilation.</p> <p>9.2.2 Streetscape</p> <p>Good streetscape character is important for a quality residential environment. The streetscape character is created by the relationship between buildings and landscape character. This includes well defined front gardens, fences that look part of the street rather than an extension of the house, and by street trees. Objectives O1 Encourage compatibility with existing built form. O2 Encourage attractive streetscapes. O3 Ensure a strong street edge with good definition between the public and private domain. O4 In locations where front fences are an important feature of the established streetscape, ensure that new fences complement the character of the streetscape. Controls C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street. C2 Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary. C3</p> | <p>An examination of the attached plans will demonstrate the proposed development will satisfy and comply with the RELEVANT requirements of: Wagga Wagga Development Control Plan 2010 as amended – Section 9 - Residential Development V17 as they are relevant to the R5 zone</p> <p>Principles for residential development</p> <p>9.1 Land Use Directions</p> <p>The development respects the established character in the vicinity of the site and will not detract from the Plane Tree Drive streetscape and overall environmental quality of the locality. The amenity of the area and streetscape will be enhanced by the building design, site layout and landscaping.</p> <p>The scale and bulk of the building is domestic in shape and size and is constructed of materials that are consistent with those used by the existing and proposed dwellings adjoining and adjacent sites.</p> <p>9.2 Site context and layout residential scale and materials used.</p> <p>9.2.1 Site Layout</p> <p>The centre has been located to minimise any adverse impacts on the surrounding properties and to retain the existing amenity.</p> <p>9.2.2 Streetscape MAINTAINED by:</p> <ul style="list-style-type: none"> • single storey brick veneer construction, • 15-degree roof pitch colorbond metal roof • Retention of exist vegetation and provision of more. • Building setback 18m (Plane tree Drive) <p>9.2.3 Corner lots and secondary facades Adjoining neighbours' sites with and for single dwellings are not considered to be suffer any adverse impacts because of:</p> <ul style="list-style-type: none"> • The site layout, • building design and • management practices. • Hours of operation |
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| <p>Fence height at and behind the building line is not to exceed 1800mm in height. C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.</p> <p>9.2.3 Corner lots and secondary facades Sites with dual frontages need to ensure that the side (or secondary) facade is attractive as it contributes to neighbourhood character.</p> <p>9.2.4 Sloping sites NOT APPLICABLE the site has a crossfall of 1% ie minor cut and fill required</p> <p>9.3 Site area, building form and envelope The site area, building form, scale and bulk should be appropriate to the established or intended built form of the locality. Site cover, landscaped area, setbacks and solar access are the main controls to ensure appropriate bulk and mass.</p> <p>9.3.1 Site area per dwelling</p> <p>9.3.2 Site cover O2 Ensure adequate areas for access, parking, landscaping, useable garden and outdoor areas and natural runoff. O3 Retain compatibility with site context and avoid over development resulting from excessive site cover.</p> <p>9.3.3 R3 Zones – Minimum frontage NOT APPLICABLE</p> <p>9.3.4 Solar access The playrooms and outdoor areas face north.</p> <p>9.3.5 Private open space NOT APPLICABLE</p> <p>9.3.6 Front Setbacks Llyod Road is the primary Frontage setback. Plane tree Drive the secondary frontage 9.2.3 suggest an acceptable setback of 3m for Plane tree Drive. The proposed setback is 18m.</p> <p>9.3.7 Side and Rear Setbacks C2 if the lot is in Zone R5 a setback of 2m</p> <p>9.4 Design details A number of detailed design elements contribute to good quality developments. They combine to support the sustainability qualities, environmental “friendliness” and liveability of housing.</p> <p>9.4.1 Building elements Quality built form is supported by clever use of building elements such as balconies, eaves, sun shading devices and appropriate use of materials.</p> <p>Objectives O1 Encourage quality and visually interesting buildings through the use of building elements. O2 Facilitate passive solar design principles.</p> <p>9.4.2 Materials and finishes Cladding materials should be environmentally responsive and should contribute to a quality streetscape.</p> <p>9.4.3 Privacy Visual and acoustic privacy are important for good residential amenity. The site analysis should identify potential threats to privacy and areas where special attention is required to minimise potential impacts to adjoining and nearby properties.</p> <p>9.4.4 Garages, carports, sheds and driveways Design of garages, carports, sheds and driveways must contribute in</p> | <ul style="list-style-type: none"> The visual impact on adjoining premises is minimised through the proposed development’s design features, including – its single-storey construction, brick veneer, residential-style/scale, location, landscape treatment and car park layout. <p>9.3 Site area, building form and envelope. The site area, building form, scale and bulk are appropriate to the established or intended built form of the locality</p> <p>9.3.1 Site area per dwelling = NOT APPLICABLE</p> <p>9.3.2 Site cover = less than 10%</p> <p>9.3.4 Solar Access All indoor and outdoor activity area are north facing</p> <p>9.3.5 Private open space = NOT APPLICABLE</p> <p>9.3.6 Front setback Primary frontage- Lloyd Road = 38m Secondary frontage Plane Tree Dr.) =18m.</p> <p>9.3.7 Side setback west 32m and rear (North)= 5m/8m</p> <p>9.4 Design details 9.4.1 Building elements= Consistent with the existing dwellings embodying environmental “domestic friendliness” at a human scale</p> <p>9.4.2 Materials and finishes = Consistent with the existing dwellings in the neighbourhood.</p> <p>9.4.3 Privacy = for adjoining neighbours safeguarded by the hours of the centres operating times. Setbacks from the common boundaries, existing vegetation and the site layout</p> <p>9.4.4 No additional garages, carports or sheds proposed.</p> |
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| Section 10 – Business Development | NO | |
| Section 11 – Industrial Development | NO | |
| Section 12 – Specific Uses and Developments | | |
| 12.1, 12.2, 12.3, 12.4, 12.6, 12.7, 12.8, 12.9, 12.10 | NO | |
| <p>12.5 Child Care Centres</p> <p>Objectives</p> <p><i>O1 Encourage child care centres to be located on corner sites and sites parking and access to the centre can be easily managed.</i></p> <p><i>O2 Protect the amenity of adjoining land uses through good site planning, landscaping and layout.</i></p> <p><i>O3 Enhance the streetscape and provide a visually attractive buffer between the street and building/ car park.</i></p> <p><i>O4 Provide children with learning and educational opportunities through landscaping initiatives such as flower beds and vegetable gardens.</i></p> <p>Controls</p> <p><i>C1 Provide adequate space to allow for drop off and parking requirements within the development site.</i></p> <p><i>C2 Design and locate set down, pick up and parking areas to be visible from the road but to maintain the amenity of adjoining properties.</i></p> <p><i>C3 The front setback is to include a 2m landscape strip. Landscape buffer areas may be required to side boundaries.</i></p> <p><i>C4 Design and locate outdoor activity areas to maximise the natural site features, including climate considerations such as avoiding afternoon sun but take advantage of cooling breezes in summer. All playgrounds must be capable of supervision at all times.</i></p> <p><i>C5 Outdoor play areas are to be fenced on all sides. The fencing is to be at least 1.8m in height, and to be equipped with child proof self-locking mechanisms. The fence should be designed to prevent children scaling or crawling under.</i></p> <p><i>C6 The outdoor play area is to include an undercover space that is large enough for use during wet weather and to provide protection from the sun.</i></p> <p><i>C7 Design outdoor play areas to include a range of opportunities for developmental play.</i></p> | YES | <p>COMPLIES</p> <p>See Drawing 5551/1 EXISTING SITE SURVEY and 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>The amenity of the area and streetscape will be enhanced by the building design, site layout and landscaping. The scale and bulk of the building is domestic in shape and size and is constructed of materials that are consistent with those used by the existing and proposed dwellings adjoining and adjacent to the site.</p> <p>Refer to Drawings 5551/1 EXISTING SITE SURVEY and 5551/2 CHILDCARE SITE LAYOUT PLAN</p> <p>Drop off and pick up will be facilitated within the proposed car parking area, that is, visible from PLANE TREE DRIVE</p> <p>Landscaping buffer areas extend along the PLANE TREE DRIVE frontage.</p> <p>Fencing and gates will need to comply with clause 44, “Fencing” of the NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012. The boundary fences to adjacent the lot at the rear will be 1800mm high “Netascreen” or equivalent Colorbond steel fence. The PLANE TREE DRIVE boundary fence will remain.</p> <p>The main outdoor play area and the covered outdoor play area are only accessible through internal doors other than the 2 external side child proof gates at either ends of the building. A service yard adjacent to the laundry is located at the eastern end of the building on the southside.</p> |

| <p><i>C8 Landscaping, mounding and fencing treatments may be required where there is potential for adverse amenity impacts to adjoining properties. This could include using landscaping to contain outdoor play areas or lapped metal or masonry fencing.</i></p> <p><i>C9 Locate play equipment such as cubby houses, trampolines and slides not to overlook neighbours' properties. Shade structures should not be located where they will be elevated in relation to boundary fences where they could cause visual or shadow impacts.</i></p> <p><i>C10 Use vegetation that is non-allergenic and sensitive to water restrictions.</i></p> <p>Child Care Planning Guideline Delivering quality child care for NSW Regulation 25 Education and Care Services National Regulations Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required:</p> <ul style="list-style-type: none"> • a soil assessment for the site of the proposed education and care service premises • An assessment of soil for a children's service approval application may require three levels of investigation: <ul style="list-style-type: none"> • Stage 1 - Preliminary investigation (with or without soil sampling) • Stage 2 - Detailed site investigation • Stage 3 - Site specific human health risk assessment. <p>A Stage 2 & 3 investigation</p> | | <p>The outdoor play area includes an undercover space for use during wet weather and to provide sun protection.</p> <p>A further detailed diagram of the proposed outdoor covered play area, play equipment, and soft fall areas will be provided prior to commencing landscaping. This will need to comply with the NSW <i>Children (Education and Care Services) Supplementary Provisions Regulation 2012</i> and consistent with the <i>Child Care Planning Guideline – Delivering Quality Care for NSW August 2017</i>.</p> <p>Adjoining neighbours' sites with and for single dwellings are not considered to be suffer any adverse impacts because of:</p> <ul style="list-style-type: none"> • The site layout, • building design and • management practices. • Hours of operation <p>The visual impact on adjoining premises is minimised through the proposed development's design features, including – its single-storey construction, brick veneer, residential-style/scale, location, landscape treatment and car park layout.</p> <p>The selection and maintenance of plants will need to comply with clause 71, "Plants" of the NSW <i>Children (Education and Care Services) Supplementary Provisions Regulation 2012</i>.</p> <p>SITE SOIL TESTING</p> <p>The site soil testing for contamination has been undertaken when the subdivision creating LOT 33 DP1266781 was considered by Council and when the construction certificate was issued.</p> |
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| WWDCP – PART E | RELEVANT | COMPLIANCE |
| Section 13 – Bomen Urban Release Area | NO | |
| Section 14 – Boorooma Urban Release Area | NO | |
| Section 15 – Lloyd Urban Release Area | NO | |
| Section 16 – Gobbagombalin Urban Release Area | NO | |
| Appendix 5 – Gobbagombalin Master Plan | NO | |

NOTE

TRAFFIC IMPACT ASSESSMENT (Copy attached) *A report on the TRAFFIC IMPACTS of, parent pick-up and bus services and other safety aspects of a proposal to open a day care centre* Prepared by Garry Gaffney FIEAust(ret)., CPEng, July 2021 has been done using:

Traffic generation

The traffic volume that will be generated by the proposed development has been estimated using trip generation rates derived with reference to the following sources:

- Roads and Traffic Authority of New South Wales Guide to Traffic Generating Developments (2002). The trip generation rates adopted are detailed in Table 1.
- Table 1: Adopted trip rates for traffic generation.

Table 1: Adopted trip rates for traffic generation

| Land use | Trip rate source | Daily rate | AM rate | PM rate | AM-in | AM-out | PM-in | PM-out |
|------------|------------------|------------|---------|---------|-------|--------|-------|--------|
| Child Care | RTA NSW | 4 | 1 | 1 | 50% | 50% | 50% | 50% |

The RTA Guide specifies a rate of 1.4 trips per child between 7am and 9am (2 hours), so it was assumed that 1 trip per child would be generated in the peak hour (8am to 9am). The RTA Guide specifies 0.8 trips per child between 2:30pm and 4:00pm. For simplicity, it was conservatively assumed 1 trip per child would also be generated in the PM peak hour.

Child care centres have well defined peak periods in their daily traffic profiles, therefore the daily trip rate would be no more than 4 trips per child.

- 4. S4.15C(1)(a)(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F**

RESPONSE

No planning agreement or draft planning agreement are relevant to the proposed development.

- 5. S4.15C(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

RESPONSE

This Statement of *Environmental Effects* this required by the Environmental Planning and Assessment Regulation 2000

- 6. S4.15C(1)(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates**

RESPONSE

Not applicable.

- 7. S4.15C(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

STATEMENT OF ENVIRONMENTAL EFFECTS (SoEE) - Environmental Impacts

Environmental Planning and Assessment Regulation 2000 ("the Regulations")

Schedule 1, Part 1, subclause 2(1)(c) of the Regulations provides that statement of environmental effects (SEE) must accompany a development application and Schedule 1, Part 1, subclause 2(4) states:

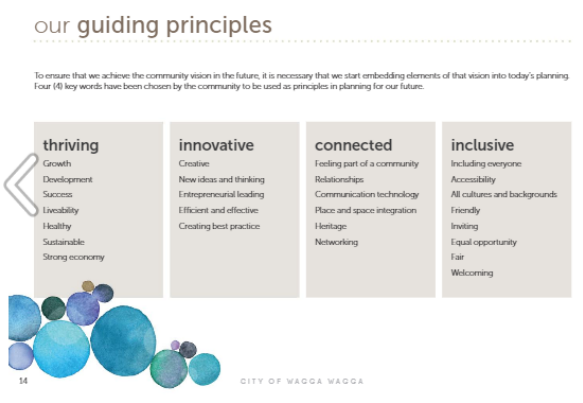
A statement of environmental effects referred to in subclause (1) (c) must indicate the following matters:

- (a) the environmental impacts of the development,*
- (b) how the environmental impacts of the development have been identified,*
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- (d) any matters required to be indicated by any guidelines issued by the Secretary for the purposes of this clause.*

SEE REQUIREMENTS TABLE

[See Appendix 3, WWCC Development Application Preparation & Lodgment Guide, March 2016].

| SoEE REQUIREMENTS | COMMENTS: |
|--|--|
| | <ul style="list-style-type: none"> • Potential impacts of proposed development |
| 3.1 – Description of Development | See Project Description, p. 2 |
| 3.2 – Description of Site | See Site and Locality Description, p. 4 |
| 3.3 – Planning Controls | See: <ul style="list-style-type: none"> • WWLEP Table, pp. 6-10 • WWDCP Table, pp. 11-18 |
| 3.4 - Site suitability location of nearest child care facilities from site | The site is considered suitable for the proposed development as: Physical Attributes <ul style="list-style-type: none"> • Of LOT 33 DP1266781 • See Drawing 5551/2 – CHILDCARE <u>SITE LAYOUT PLAN</u> • Adequacy of public utility services • The single storey, “domestic” scale and appearance of the proposed building will ensure it is visually compatible with the surrounding residential housing styles in the area. • Building location, orientation, and design capitalises on site attributes and constraints. • Proposed development will not impede existing sewer line, easement (2m wide) located adjacent to the eastern boundary. • The nearest childcare centre is located at Lake Albert. |
| 3.5 - Present and previous uses | Past use: Hobby farm (Grazing) Present use: Residential dwelling with ancillary development (improvements). |
| 3.6 - Operation and management NOTE: The Australian Government will continue to support quality service delivery and drive continuous improvement by funding the <u>Australian Children's Education and Care Quality Authority</u> (ACECQA). ACECQA is the national authority that supports state regulatory authorities in administering the NQF and promotes continuous improvement and national consistency in service quality. ACECQA will be fully funded by the Australian Government from 1 July 2018 for two years. | The proposed child care centre will: <ul style="list-style-type: none"> • be approved to operate under the provisions of the <i>Children (Education and Care Services) Supplementary Provisions Regulation 2012 that align themselves with the National Quality Framework</i> • be approved to accommodate 79 children • operate from 6 AM - 6 PM Monday to Friday (i.e., five days a week) • provide both full-day and part-day care • employ 13 staff on any given day • generate estimated 237 traffic movements a day |

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| <p>3.7 – Social Impact</p>  <p>our guiding principles</p> <p>To ensure that we achieve the community vision in the future, it is necessary that we start embedding elements of that vision into today's planning. Four (4) key words have been chosen by the community to be used as principles in planning for our future.</p> <ul style="list-style-type: none"> thriving <ul style="list-style-type: none"> Growth Development Success Liveability Healthy Sustainable Strong economy innovative <ul style="list-style-type: none"> Creative New ideas and thinking Entrepreneurial leading Efficient and effective Creating best practice connected <ul style="list-style-type: none"> Feeling part of a community Relationships Communication technology Place and space integration Heritage Networking inclusive <ul style="list-style-type: none"> Including everyone Accessibility All cultures and backgrounds Friendly Inviting Equal opportunity Fair Welcoming <p>14 CITY OF WAGGA WAGGA</p> | <p>Potential social impacts of proposed development include:</p> <ul style="list-style-type: none"> • provision of desired child care for the local area • increased employment in the locality • increased number of people and traffic on the site • impact on public safety/ security <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> • knowledge of child care centre activities and plant/ equipment used to deliver the service. • the <i>Community Social Plan 2009-2013, Volume 2: Action Plan</i> • awareness of the <i>NSW Government's Crime Prevention Through Environmental Design</i> principles • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the SEPP) determines that a consent authority must take into consideration this Guideline when assessing a development application (DA) for a centre-based child care facility ('child care facility'). • Application of NSW Child Care Planning Guideline • National Quality Framework <p>Steps to be taken:</p> <ul style="list-style-type: none"> • the site layout and building design provide some natural surveillance from Plane Tree Drive and good surveillance from the owner occupied dwelling 20m away to the south of the centre. • illumination of the car park area after sunset by site lights and streetlights • installation of hard-wired burglar and fire alarms • installation of security cameras. • arrangement of security patrol inspections by a private security company • inclusion of an ambulant toilet (see Drawing 5551-3 – <u>GROUND FLOOR LAYOUT PLAN</u>) |
| <p>3.8 – Economic Impacts</p> | <p>Potential economic impacts of proposed development include:</p> <ul style="list-style-type: none"> • generation of employment during construction and operation <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> • general knowledge • knowledge of child care centre operations <p>Steps to be taken</p> |

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| <p>3.11 – Air and noise</p> | <p>Potential impacts of proposed development include:</p> <ul style="list-style-type: none"> increase in odour from food scraps and soiled nappies <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> general knowledge knowledge of child care Centre operations and activities building construction experience <p>Steps to be taken:</p> <p><i>Air –</i></p> <ul style="list-style-type: none"> Noise (Cars and Kids) compliance with the Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 2.0 food scraps and soiled nappies to be stored on site in appropriate bins (Note: food preparation facilities, nappy changing facilities and cleanliness, maintenance and repairs are regulated by the NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012) regular collection of waste by WWCC contractor and disposal at WWCC Waste Management Centre |
| <p>3.12 – Soil and water</p> <p>[Lloyd (Urban Release Area) Specific Requirements – Stormwater/Drainage – Not applicable]</p> | <p>Potential impacts of proposed development include:</p> <ul style="list-style-type: none"> increased stormwater runoff due to installation of concrete car park soil erosion and sedimentation discharge onto adjoining land, roads and drainage system during demolition and construction <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> general knowledge site survey building construction experience <p>Steps to be taken:</p> <p><i>Stormwater –</i></p> <ul style="list-style-type: none"> Refer DRAWING 5551-7 <u>STORMWATER RETICULATION LAYOUT PLAN</u> grated stormwater inlet pits installed on site. stormwater to be discharged into Council’s sewer system and/or stormwater system. <p><i>Wastewater –</i></p> <ul style="list-style-type: none"> No liquid trade waste generated by the development] <p><i>Soil erosion control –</i></p> <ul style="list-style-type: none"> work to be carried out and maintained in accordance with Council’s <i>Erosion and Sediment Control Guidelines for Building Sites and Soils and Construction, Volume 1, Managing Urban Stormwater</i> |
| <p>3.13 - Energy efficiency</p> | <p>Potential impacts of proposed development include:</p> <ul style="list-style-type: none"> excessive use of energy (heating/ cooling, |

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| | <p>lighting)</p> <p>Potential impacts identified through</p> <ul style="list-style-type: none"> • general knowledge • building design knowledge • knowledge of child care centre operations and activities <p>Steps to be taken</p> <ul style="list-style-type: none"> • all building work will be carried out in accordance with the requirements of the Building Code of Australia • assessment to comply the requirements of Section J of the National Construction Code (NCC) (Section J Assessment to be provided) and AS/NZS 4799.1 – Materials for the thermal insulation of buildings. • R2.5 “Anticon” sisalation/ insulation blanket on wire mesh to underside of roof. • Bradford or equal R2.5 thermal insulation batts to ceiling. • brick veneer external walls to be sarked and insulated with R3 thermal batts. |
| 3.14 - Waste | <p>Potential impacts of proposed development include:</p> <ul style="list-style-type: none"> • generation of building waste from demolition and construction • increase in production of domestic waste, including food scraps and soiled nappies. <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> • general knowledge • building construction experience • knowledge of child care center operations and activities <p>Steps to be taken:</p> <ul style="list-style-type: none"> • regular collection of waste by WWCC contractor and disposal at WWCC Waste Management Centre • sewerage waste discharged into Council sewer mains. • stormwater runoff collected and discharged into Council stormwater drainage system. • all building rubbish and debris (including that which can be wind-blown) will be contained on site in a suitable enclosure (approved by Council), prior to disposal at Council's Waste Management Centre • recycling of appropriate waste |
| 3.15 - Fire safety and other building upgrades | Not relevant – New building to be constructed to NCC requirements |
| 3.16– Demolition management | Not relevant <ul style="list-style-type: none"> • Cleared vacant site (See attached photos) |
| 3.17 – Landscaping | <p>Potential impacts of proposed development include:</p> <ul style="list-style-type: none"> • Sedimentation and erosion during construction. |

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| | <p>Potential impacts identified through:</p> <ul style="list-style-type: none"> • site inspection • reference to Drawing 5551-1/2 identifying the existing trees to be retained and new plantings. The site vegetation is extensive and mature. The proposed development will not adversely detract from the existing amenity. See site photos and aerial photos within this statement. <p>Steps to be taken:</p> <ul style="list-style-type: none"> • minor landscaping and planting of additional trees • adherence to Drawing 5551-2 <u>CHILDCARE SITE LAYOUT PLAN</u>. |
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S4.15C(1)(c) the suitability of the site for the development

RESPONSE The proposed development fits the locality and is a permitted land use on the site. The site attributes are conducive to development in respect of size, availability of utility services and accessibility. The subject site is well placed to provide the service to residents in the southern extremities of the urban area of Wagga Wagga. Being a corner site with significant mature vegetation bordered by wide road reserves ensures that the centre will not adversely affect the character of the area.

S4.15C(1)(d) any submissions made in accordance with this Act or the regulations.

RESPONSE Submissions received will be considered by WWCC in the assessment of this application.

S4.15C(1)(e) the public interest

RESPONSE

The proposed development is in the public interest as it will provide an additional child care service for residents and workers in the South and South-West Sections of the City, potentially reducing travel time and increasing child care options in Wagga Wagga. The centre operators and owners have submitted information to demonstrate their experience and the demand for the centre. (copy attached)

The proposed development is consistent and compliant with the requirements of the:

- State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
- Child Care Planning Guidelines NSW August 2017
- 2017, WWLEP 2010
- WWDCP 2010

CONCLUSION

The proposed development to construct a **79 place Child Care Centre at LOT 33 DP 1266781 – CORNER OF Lloyd Road and Plane Tree Drive Springvale** is considered worthy on its merits of conditional approval as it aligns with the:

- Objectives of Zone R5, permitted with consent.
- Able to accommodate 87 children in accordance with the legislative controls associated with Child Care Facilities.
- The site is well suited to the development in terms of:
 - physical attributes of the building and
 - accessibility to service the community's needs.
 - Low environmental impact
 - Consistent with the *"Guiding Principles"* of City of Wagga Wagga Community Strategic Plan 2040

Ian Graham
MPIA, M Plan (UTS)

For

IRIS Planning

28th May 2021

ATTACHMENTS

PLANS

| Plan No. | Plan Description | Drawn by/<u>Date</u> |
|-----------------|-------------------------------------|---|
| 5551/1 | EXISTING SITE SURVEY | Project Planning and Design 10 May 2021 |
| 5551/2 | CHILDCARE SITE / LAYOUT & PLAN | Project Planning and Design 22 May 2021 |
| 5551/3 | GROUND FLOOR LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/4 | ELEVATIONS & SECTIONS DETAILS | Project Planning and Design 10 May 2021 |
| 5551/5 | EXISTING SITE SEWERAGE LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/6 | DETAIL SEWER LAYOUT PLAN | Project Planning and Design 10 May 2021 |
| 5551/7 | STORMWATER RETICULATION LAYOUT PLAN | Project Planning and Design 10 May 2021 |

ADDITIONAL SUPPORTING DOCUMENTS

- Child Care Centre Plane Tree Rd Springvale TRAFFIC IMPACT ASSESSMENT *A report on the TRAFFIC IMPACTS of, parent pick-up and bus services and other safety aspects of a proposal to open a day care centre* Prepared by Garry Gaffney FIEAust(ret)., CPEng, July 2021
- CONCEPT STORMWATER DRAINAGE PLANS Prepared by deboke Consulting Engineers
- Arboricultural Impact Assessment (Mark D McCrone Landscape Architect) July 2021 Ref. 21/ 408
- Building Designer Comments – Project Planning & Design
- Operator and centre/ landowners experience justification for this location
- Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment Version 2.0
- National Quality Framework Assessment Checklist – Submitted By Building Designer.
- Property Report NSW Planning Portal

SITE PHOTOS – PHOTO GALLERY



19 LLOYD ROAD ENTRY DRIVEWAY



CHILDCARE CENTRE LOCATION



PLANE TREE DRIVE (LEFT SIDE ACCESS FROM LLOYD ROAD)



LLOYD ROAD LOOKING WEST FROM PLANE TREE DRIVE AND EAST

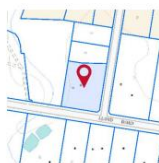


PLANE TREE DRIVE LOOKING NORTH FROM LLOYD ROAD



Property Report

19 LLOYD ROAD SPRINGVALE 2650



Property Details

Address: 19 LLOYD ROAD SPRINGVALE 2650
Lot/Section: 33/-/DP1266781
Plan No:
Council: WAGGA WAGGA CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|---------------------------------|--|
| Local Environmental Plans | Wagga Wagga Local Environmental Plan 2010 (pub. 30-6-2017) |
| Land Zoning | R5 - Large Lot Residential: (pub. 10-1-2020) |
| Height Of Building | NA |
| Floor Space Ratio | NA |
| Minimum Lot Size | 4500 m ² |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |
| Riparian Lands and Watercourses | Natural Resources Sensitivity Map - Water |
| Terrestrial Biodiversity | Biodiversity |

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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Property Report

19 LLOYD ROAD SPRINGVALE 2650

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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