

Report to the Blacktown Local Planning Panel

Development application			
DA number	DA-21-01973	Date of lodgement	2 November 2021
Applicant	Manor House Design Australia Pty Ltd		
Owner	Doodha Enterprises Pty Ltd		
Proposed development	Demolition works of outbuilding and alterations and additions to the existing heritage item to use it as a childcare centre for 50 child spaces, a new separate activity room, associated car parking for 17 vehicles; tree removal, earthworks, construction of a retaining wall and acoustic fencing, civil works and landscaping.		
Street address	122 Regent Street, Riverstone		
Notification period	10 to 24 June 2022	Number of submissions	Nil

Assessment	
Panel criteria Section 9.1 Direction, EP&A Act	<ul style="list-style-type: none"> Sensitive development (development involving the demolition of a heritage item)
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Blacktown Local Environmental Plan 2015 Draft State Environmental Planning Policy (Environment) Draft State Environmental Planning Policy (Remediation of Land) Blacktown Development Control Plan 2015 Blacktown City Council Child Care Centre Guide 2016
Report prepared by	Samuel Vance
Report date	27 September 2022
Recommendation	Refuse on the grounds listed in the report.

Checklist	
Summary of section 4.15 matters	
Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report?	Yes
Legislative clauses requiring consent authority satisfaction	
Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report?	Yes
Clause 4.6 Exceptions to development standards	
If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report?	Yes
Special Infrastructure Contributions	Yes

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

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Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development application plans
- 6 Assessment against planning controls

1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
 - that the proposed adaptive reuse of this heritage item into a child care centre is not a compatible or suitable use.
 - that the applicant has not provided sufficient information to demonstrate that the proposed development is satisfactory with regards to engineering, environmental health, site contamination and waste concerns.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have identified key concerns that cannot be dealt with by conditions.
- 1.3 The application is considered to be unsatisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel refuse the application based on the grounds listed in the Recommendation at section 11 below.

2 Location

- 2.1 The site is on the corner of Regent Street and McCulloch Street, in an established area of the Riverstone precinct within the North West Growth Area.
- 2.2 The surrounding area is characterised by existing low density residential development, primarily comprising detached dwelling houses.
- 2.3 The site is within the vicinity of 5 schools:
 - Norwest Christian College, located directly opposite the intersection of McCulloch Street and Regent Street to the north
 - St John's Primary School, located approximately 400 metres along McCulloch Street to the north east
 - Riverstone High School, located directly to the opposite side of McCulloch Street to the east
 - South Creek School, located along Regent Street approximately 250 metres to the east
 - Riverstone Public, which is located approximately 200 metres walking distance to the west
- 2.4 Riverstone's commercial core is located approximately 1.5 kilometres to the east of the site.
- 2.5 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The site is legally known as Lot 202 DP 831414, 122 Regent Street, Riverstone.
- 3.2 The site is a regular shaped corner lot and has a total area of 1,659 m².
- 3.3 The site is zoned R2 - Low Density Residential under Blacktown Local Environmental Plan 2015.
- 3.4 Vehicular access to the site is from McCulloch Street, while the existing dwelling on site addresses Regent Street.
- 3.5 An aerial image of the site and surrounding area is at attachment 2.

3.6 The zoning plan for the site and surrounds is at attachment 3.

4 Background

4.1 The site is the location of an existing local heritage (Ref item I88) under Blacktown Local Environmental Plan 2015. The heritage significance relates only to the existing house on the site.

4.2 The NSW State Heritage Inventory statement of significance identifies 122 Regent Street as a:

'unique example of a substantial brick interwar free classical bungalow within the Riverstone area, including a typical Australian native eucalypt garden setting. The presence of this building along with a number of interwar free classical buildings within the business area, and other large interwar homes, indicates an injection of wealth and establishment in Riverstone in the interwar era.'

4.3 The assessment of significance on the NSW State Heritage Inventory identifies the item as having significant historical, aesthetic and rare qualities, and the house is listed as in good physical condition.

4.4 The NSW State Heritage Inventory best describes the house as a:

'specifically designed interwar free classical bungalow with deep wrap-around verandahs, large frontage gable and decorative brick pillars to the verandah.'

4.5 Council records show no previous development applications of significance for this site.

4.6 During the assessment, Council requested amended information on two separate occasions:

- An additional information letter was uploaded to the NSW Planning Portal 1 February 2022 in which significant amendments to the design were requested. Council then granted an extension until 1 March 2022 at request of the applicant. A further extension was granted until 11 March 2022 due to the applicant suffering from a natural disaster. This information was submitted on 14 March 2022.
- A second additional information was uploaded to the NSW Planning Portal on 23 March 2022 in which information relating to the proposed tree removal, site contamination, building design and waste management was requested. An extension was granted until 6 May 2022 at request of the applicant. This information was submitted on 6 May 2022.

5 The proposal

5.1 The development application has been lodged by Manor House Design Australia Pty Ltd.

5.2 The applicant proposes:

- demolition/removal of outbuildings and structures onsite, including a:
 - metal shed
 - carport and associated concrete hardstand
 - timber paling fence and entry gate fronting McCulloch Street
 - gravel driveway
 - metal fence in the backyard.
- partial demolition works to the existing heritage item (dwelling) onsite, including:
 - partial removal of 4 external brick walls to allow for doorways

- partial removal of 6 internal walls to allow for entryways and an open space design
- partial removal of brick balustrade of the verandah to allow for an access ramp, and access to the outdoor play area
- removal of windows, doors and walls to the rear portion of the existing living room including false ceiling
- removal of rear verandah concrete floor, posts, beams, roof cladding and framing.
- removal of 6 trees
- use of the existing heritage item as a childcare centre, with space for 50 children including 10 children between 0 - 2 years, 10 children between 2 - 3 years and 30 children between 3 - 5 years and 8 staff members
- construction of a new outbuilding within the setback to McCulloch Street for use as 'Activity Room 3' as part of the childcare centre
- construction of a ground level car parking with 17 car spaces
- construction of a masonry retaining wall along the western boundary, to a maximum height of 500 millimetres
- construction of a 1.8-metre-high acoustic fence along the south-eastern and south-western boundaries
- associated landscaping works including construction of 2 child outdoor play areas.

5.3 Other details about the proposal are at attachment 4, and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

6.1 A summary assessment of the Development Application against the section 4.15(1)(a) matters is provided below, but only for those planning controls that directly relate to refusal of the DA.

6.2 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment
<p>The provisions of: Any environmental planning instrument (EPI)</p>	<p>The proposal is considered to be generally consistent with State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, the Central City District Plan 2018 and the Blacktown Local Strategic Planning Statement 2020.</p> <p>However, an assessment of the application against the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021, Blacktown Local Environmental Plan 2015 and Blacktown Development Control Plan 2015 was also undertaken and it has been determined that the proposal does not comply on the following grounds:</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021:</p> <ul style="list-style-type: none"> ● the applicant has not submitted a Preliminary Site Investigation report. Instead, the applicant states that there is no evidence that the land is contaminated, nor has the site been previously used for a purpose that would cause contamination and therefore no further investigation is

Heads of Consideration	Comment
	<p>required. Given the sensitive nature of the proposal, and the age of the dwelling and materials previously used in housing construction, Council considers that a Preliminary Site Investigation report should be submitted to ensure the safety of the site for the sensitive land use and for those to be attending the site.</p> <p>Blacktown Local Environmental Plan 2015:</p> <ul style="list-style-type: none"> the proposed development is inconsistent with the aim of the plan which is to conserve and enhance Blacktown's built, natural and cultural heritage. The proposed adaptive reuse of this heritage listed site will be unsympathetic to the historical significance, values and character of the building and its surrounds. the proposed development is inconsistent with cl. 5.10 Heritage conservation, specifically as the proposal fails to meet the objectives for conservation of heritage significance of heritage items and heritage conservation areas, including associated fabric and settings. the proposal is an overdevelopment of the site and is not considered to be consistent with the objective of the R2 Low Density Residential zone under Blacktown Local Environmental Plan 2015, which is to enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood.
<p>Any proposed instrument that is or has been the subject of public consultation under the Act</p>	<p>Draft State Environmental Planning Policy (Remediation of Land):</p> <p>this proposal is inconsistent with the provisions of this draft State Environmental Planning Policy, as the applicant has not submitted a Preliminary Site Investigation report which we consider necessary given the sensitive nature of the use proposed.</p> <p>Draft State Environmental Planning Policy (Environment):</p> <p>insufficient information has been submitted to that would allow Council to determine whether the proposal is consistent with the provisions of this draft State Environmental Planning Policy.</p>
<p>Any development control plan (DCP)</p>	<p>Blacktown City Council child care guideline 2016:</p> <p>The proposal is consistent with this development control plan.</p> <p>Blacktown Development Control Plan 2015:</p> <ul style="list-style-type: none"> It is considered that the proposed development is inconsistent with the objectives in Section 4.4.2 (development in the vicinity of heritage items), specifically relating to the setting and distinctive streetscape as the development has not been designed to be responsive and respectful in terms of siting, setback encroachments, form and overall design. The design and siting of new works do not complement the form, orientation, scale and style of the heritage item. The development fails to maintain significant or historic public domain views to and from the heritage item.

Heads of Consideration	Comment
	<ul style="list-style-type: none"> The development is part of a streetscape of buildings of consistent style, form and materials and should incorporate the dominant style, form and materials of the streetscape. Materials and colours of the facade of the new development are not complementary to the heritage item. An assessment of the drainage and engineering solution proposed for water quality and Water Sensitive Urban Design cannot be undertaken due to insufficient information being provided in the civil plans, including no details for permanent onsite detention. The flooding requirements in Part A of Blacktown Development Control Plan 2015 have not been satisfactorily met either.
The regulations	Refer to Part 4, Division 1 of the Environmental Planning and Assessment Regulation 2021 Clause 61 Demolition of a building - the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.
The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	The proposal is likely to have adverse environmental, built form, social and economic impacts due to the impact of the proposal on an item of heritage significance. In addition, insufficient and inaccurate information has been submitted over the duration of this assessment process to enable a thorough and accurate assessment of the application in terms of heritage, engineering, drainage and site contamination. The likely impacts of the development are unable to be determined and the development cannot be supported.
The suitability of the site for the development	Insufficient and inadequate information has been submitted to allow for an assessment of the application in terms of engineering, drainage and site contamination matters. The likely impacts of the development and the suitability of the site for development is therefore unable to be determined and cannot be supported on the basis of this limited information.
Any submissions made in accordance with this Act, or the regulations	The development application was notified to 15 surrounding residents and property owners for a 14-day period between 10 June 2022 and 24 June 2022. No submissions were received.
The public interest	For the reasons above, and an objection from the local Historical Society, it is considered that approval of the development application is not in the public interest.

7 Issues raised by the public

- 7.1 The proposed development was notified to 15 property owners and occupiers in the locality between 10 June - 24 June 2022.
- 7.2 We received no submissions during the exhibition period. However, Council did refer the application to the Riverstone and District Historical Society, who objected to the proposal. Further detail is provided in Section 9 of this assessment report.

8 Key issues and reasons for refusal

8.1 The proposed use as a child care centre is not compatible with the existing heritage item

8.1.1 The proposed adaptive reuse of this heritage item into a child care centre will be unsympathetic to the historical significance, values and character of the existing heritage item and its surrounds for the following reasons:

- The use of the historic building for the scale and intensity of the childcare centre proposed will have unacceptable impacts due to the additions to the heritage item, including outdoor play areas, a car parking area and high noise proof fencing.
- The bulk and massing of the proposed new addition will not be sympathetic to the design and style of the original historic structure.
- The proposed additions will significantly impact on the visual aesthetics of the building, particularly the view of the eastern side of the wrap around verandah, which is a major part of the visual interpretation of the building.
- The removal of internal walls and loss of architectural detail will detract from the character and interpretation of the building as a residential home.
- The setting of the house will be destroyed as a result of the location of the proposed outdoor play area and solid high acoustic noise barriers.
- The proposed carpark along the McCulloch street frontage will crowd the façade.
- The unsympathetic encroachments into the landscaped setbacks on this corner block fails to respect the importance of the front gardens in the 2 streetscapes and necessitates the removal of 6 existing trees.

On this basis our heritage officer cannot support the proposal.

8.2 Insufficient information has been submitted to enable a full and proper assessment to be completed of the proposal

8.2.1 Insufficient and inaccurate information has been submitted over the duration of our assessment process to enable a thorough and accurate assessment of the application.

8.2.2 The applicant has not submitted a preliminary site contamination investigation report. Given the age of the existing building and the proposed sensitive use of the site, we have no certainty that the site is not contaminated and therefore the site is unsuitable for the proposed use. On this basis the proposal also fails to comply with clause 4.6 of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 which requires the consent authority to be certain that the site can be made suitable for the proposed land use. On this basis our Environmental Health Officer has objected to the proposal.

8.2.3 Further, insufficient and inaccurate information has been submitted over the duration of our assessment process to enable a thorough and accurate assessment of the application. Permanent onsite stormwater detention is required for the development, which the applicant does not propose. Engineering information submitted by the applicant (following our request for information on 2 February 2022) failed to meet Council's requirements and standards. Engineering information was again requested from the applicant on 9 June 2022 to which the applicant did not provide any submission or response. Therefore, inadequate

information has been provided to complete an assessment of the application in terms of engineering and drainage design matters.

9 External referrals

9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
Transport for New South Wales	No objections
Mount Druitt Historical Society	No response received
Blacktown and District Historical Society	No response received
Riverstone and District Historical Society	Object to the proposal (see comment below)
The Prospect Heritage Trust Inc.	No response received

9.2 Council has always had a policy of notifying local historical societies where work to a heritage item is involved. As such, the development application was referred to the Mount Druitt Historical Society, Blacktown and District Historical Society, Riverstone and District Historical Society and the Prospect Heritage Trust Inc for review and comment. Of these historical societies, Council only received comment from the Riverstone and District Historical Society.

9.3 In its submission, Riverstone and District Historical Society objected to the proposal, stating that:

- The importance and uniqueness of the heritage building has not been given appropriate consideration in the design and layout of the proposed development.
- It appears that the proposal is about making the building and site work as a childcare centre, not preserving the important heritage building on site. We can see no benefit to the heritage building out of what is proposed, only detrimental impacts.

10 Internal referrals

10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Building	Acceptable subject to conditions.
Drainage	Object to the proposal.
EHU	Object to the proposal.
Engineering	Object to the proposal.
Heritage	Object to the proposal.

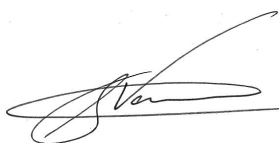
Section	Comments
Open Space	Acceptable subject to conditions.
Traffic	Acceptable subject to conditions.
Waste	Object to the proposal.

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and is not satisfactory. It is considered that the likely impacts of the development have not been satisfactorily addressed and that the proposal is not in the public interest. The site is also not considered suitable for the proposed development.

12 Recommendation

- 1 Refuse Development Application 21-01973 based on the following grounds:
 - a The proposal is inconsistent with one of the aims of Blacktown Local Environmental Plan 2015, which is to conserve and enhance Blacktown's built, natural and cultural heritage. The proposal also represents an overdevelopment of the site and is inconsistent with an objective of the R2 - Low Density Residential zone, which is to enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood. [Section 4.15(a)(i) of the Environmental Planning and Assessment Act 1979]
 - b The proposal is inconsistent with Blacktown Development Control Plan 2015 and has failed to appropriately take into consideration and address the existing heritage item. [Section 4.15(a)(iii) of the Environmental Planning and Assessment Act 1979]
 - c The likely impacts of the development are considered unsatisfactory, as the proposal is likely to have adverse environmental, built form, social and economic impacts due to the impact of the proposal on an item of heritage significance, and will diminish the heritage significance of the site. [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979]
 - d Insufficient and inadequate information has been submitted to allow for an assessment of the application in terms of engineering and drainage matters. The likely impacts of the development and the suitability of the site for development is therefore unable to be determined and hence the site is not suitable for the proposal. [Section 4.15 (1)(b)(c)(e) of the Act].
 - e For the reasons above, and the objection from the local Historical Society, it is considered that approval of the development application is not in the public interest (Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979).
- 2 Council officers notify the applicant and the Riverstone and District Historical Society of the Panel's decision.



Samuel Vance
Senior Town Planner

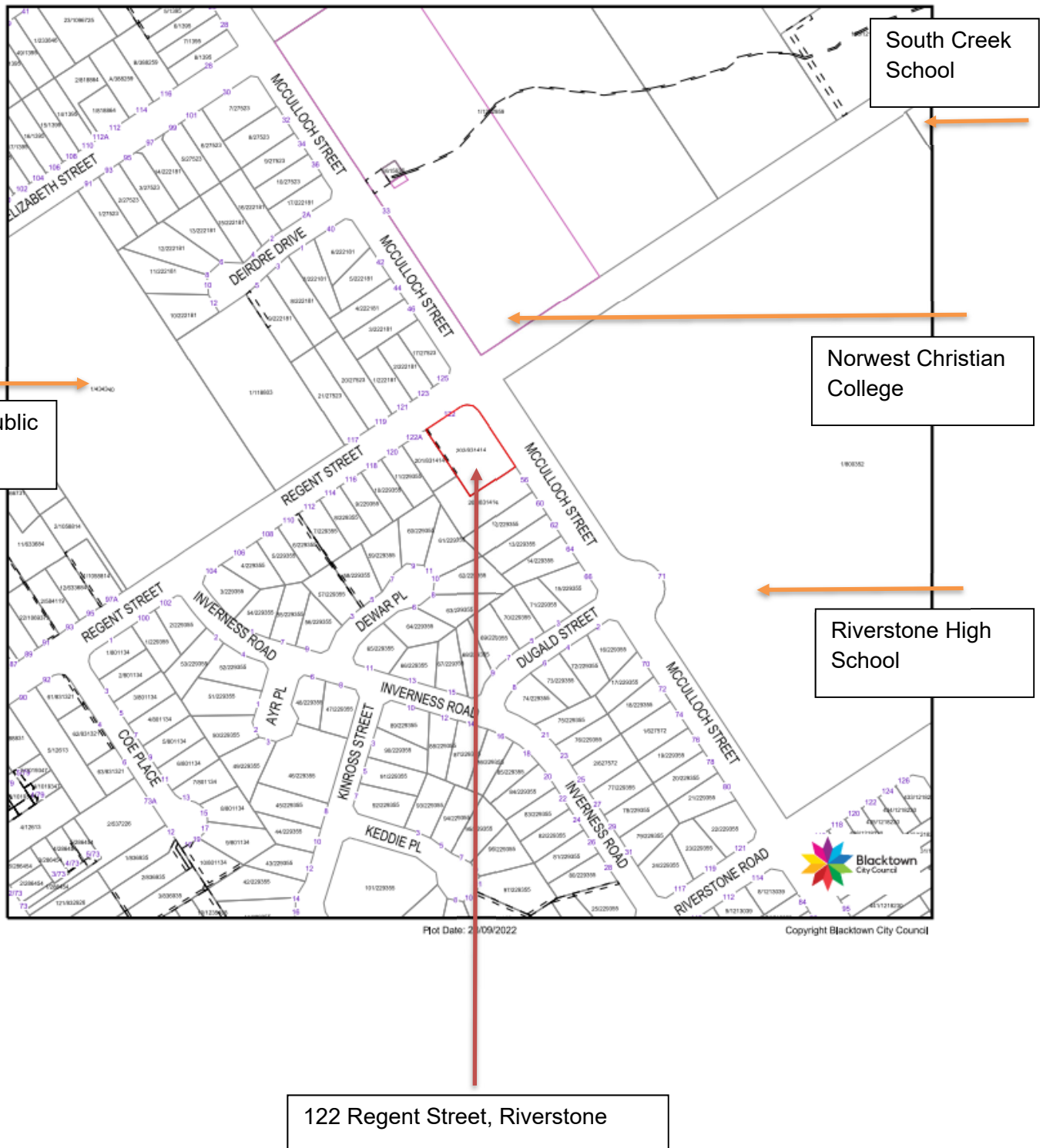


Judith Portelli
Manager Development Assessment

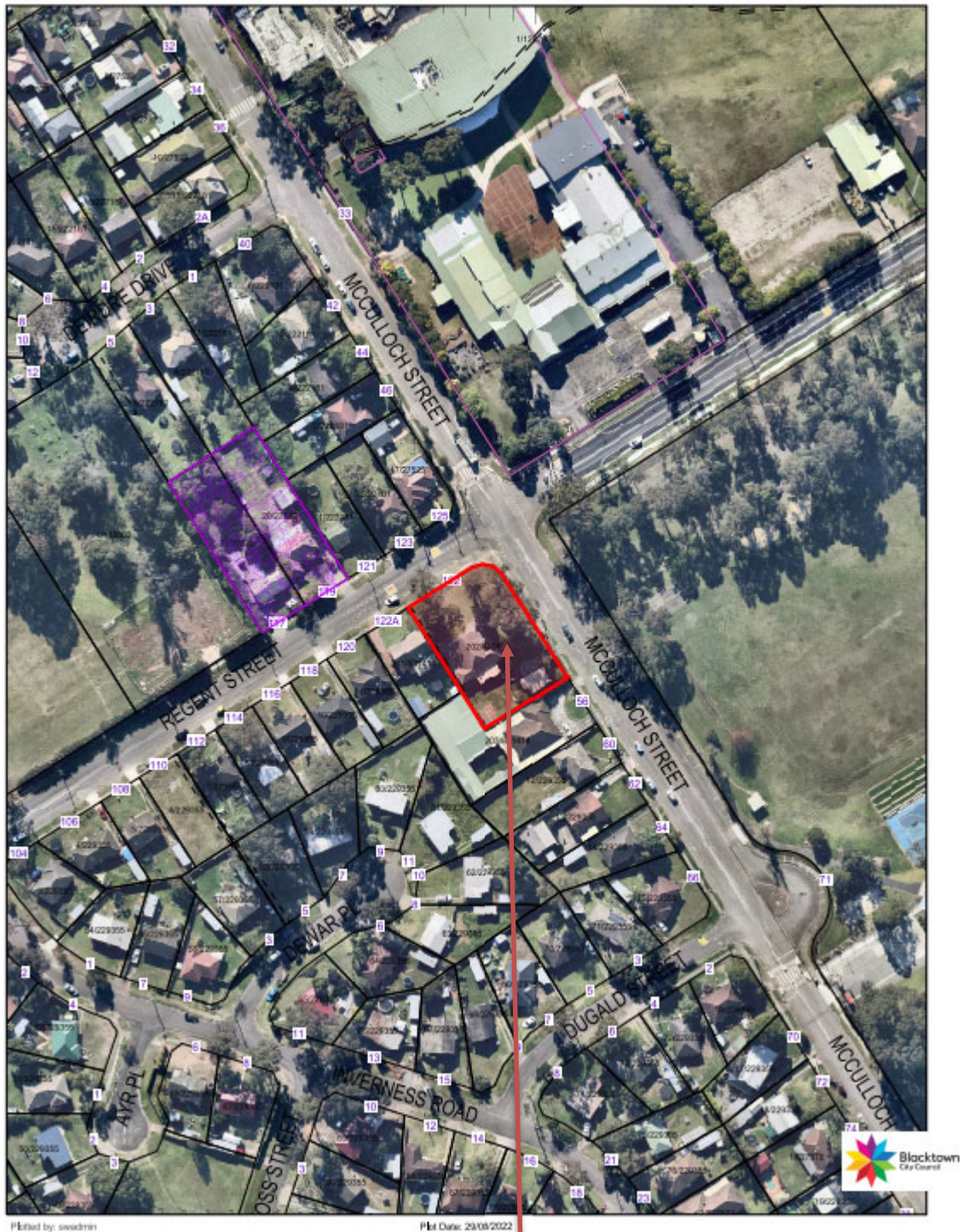


Peter Conroy
Director City Planning and Development

Location map

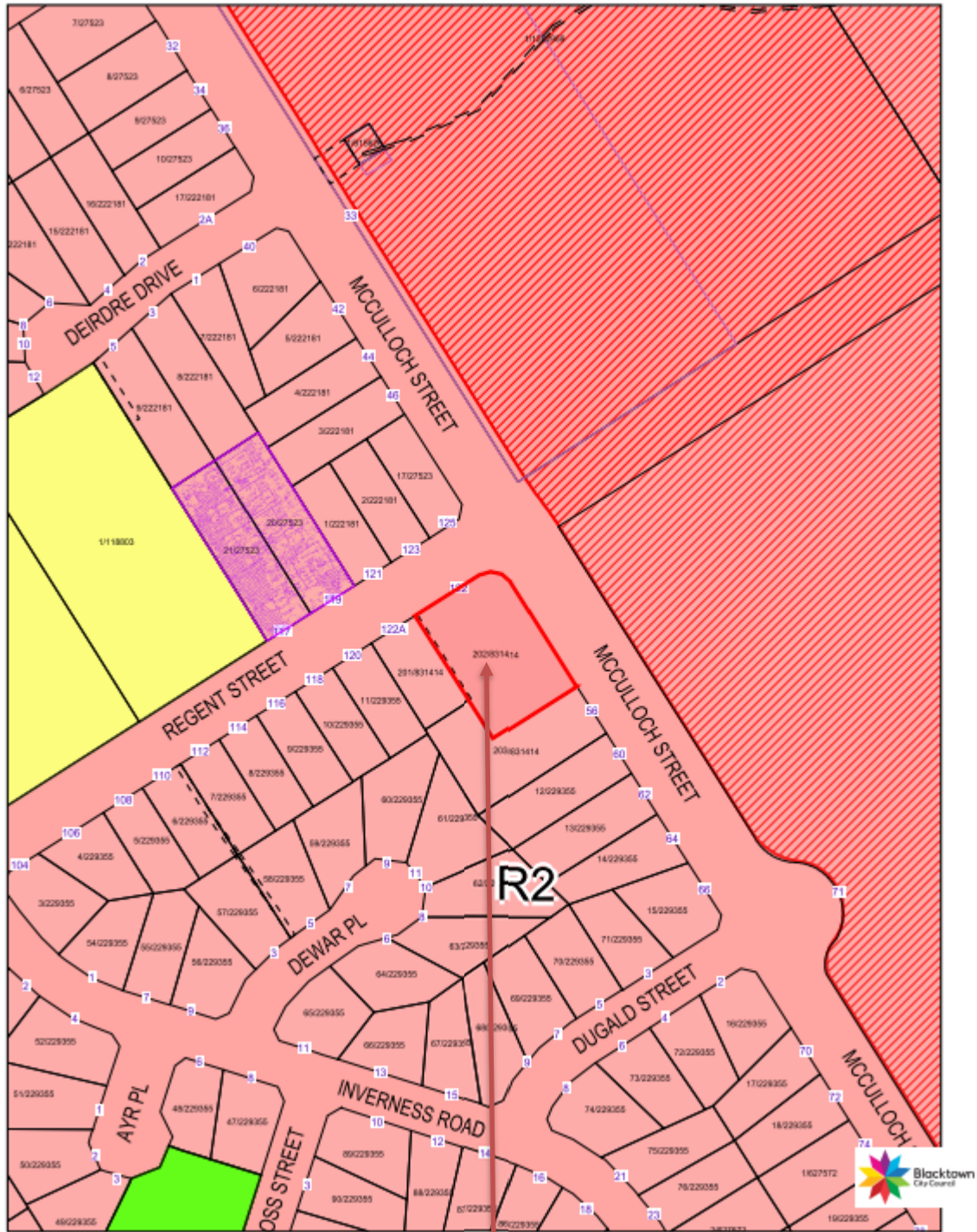


Aerial image



122 Regent Street, Riverstone

Zoning extract



122 Regent Street, Riverstone

Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes:

- demolition/removal of outbuildings and structures onsite, including a:
 - metal shed
 - carport and associated concrete hardstand
 - timber paling fence and entry gate fronting McCulloch Street
 - gravel driveway
 - metal fence in the backyard.
- partial demolition works to the existing heritage item (dwelling) onsite, including:
 - partial removal of 4 external brick walls to allow for doorways
 - partial removal of 6 internal walls to allow for entryways and an open space design
 - partial removal of brick balustrade of the verandah to allow for an access ramp, and access to the outdoor play area
 - removal of windows, doors and walls to the rear portion of the existing living room including false ceiling
 - removal of rear verandah concrete floor, posts, beams, roof cladding and framing.
- removal of 6 trees
- use of the existing heritage item as a childcare centre, with space for 50 children including 10 children between 0 - 2 years, 10 children between 2 - 3 years and 30 children between 3 - 5 years and 8 staff members
- construction of a new outbuilding within the setback to McCulloch Street for use as 'Activity Room 3' as part of the childcare centre
- construction of a ground level car parking with 17 car spaces
- construction of a masonry retaining wall along the western boundary, to a maximum height of 500 millimetres
- construction of a 1.8-metre-high acoustic fence along the south-eastern and south-western boundaries
- associated landscaping works including construction of 2 child outdoor play areas.

2 Design and layout of the proposed childcare centre

- 2.1 The child care centre is proposed to operate from within the existing heritage item, and from an additional building that is proposed for construction as part of this development application.
- 2.2 Operation from the existing heritage item will comprises 2 activity rooms, each within unencumbered floor space of 34 m².

- 2.3 The activity rooms will each comprise 2 former rooms, with the partial demolition of existing walls proposed to create larger rooms for activities.
- 2.4 Each activity room is to house 10 children.
- 2.5 Elsewhere within the existing heritage item will be a nappy change area, a cot, kitchen, laundry, disability/female bathroom facilities, a male bathroom, a staff room, hallway and administration office.
- 2.6 The proposed outbuilding will be located in the eastern setback and will consist of an open plan activity room (activity room 3) and a kid's bathroom with a total area of 98 m².
- 2.7 Activity room 3 will provide for 30 children under the supervision of 3 staff.
- 2.8 Proposed external materials and finishes of the outbuilding include painted weatherboard cladding, timber slat screen, aluminium framed windows and doors and metal clad roofing behind a parapet wall.
- 2.9 A outdoor timber deck is proposed outside the northern wall of the outbuilding.
- 2.10 Two -outdoor play areas are proposed along the northern boundary of the heritage item, and outdoor area 2 wraps around the existing heritage item before connecting into activity room 3 through the aforementioned timber deck.
- 2.11 Outdoor area 1 consists of a timber deck, turfed area, multiple trees, an outdoor shaded sandpit and shrubbery.
- 2.12 Outdoor area 1 has a total area of 70 m² and is proposed to locate 10 children.
- 2.13 Outdoor area 2 consists of a turfed area, shaded sand pit, jungle gym, multiple trees, timber deck and shrubbery.

3 Traffic and parking

- 3.1 Vehicular entry to the site is proposed off McCulloch Street via a 6-metre-wide driveway.
- 3.2 This driveway will service an on-grade car park with total capacity for 17 vehicles, which is proposed within the setback to McCulloch street.
- 3.3 17 car parking spaces are proposed, 8 for staff and 9 for visitor spaces including 1 accessible space.

4 Operations

- 4.1 The proposed hours of operation for the childcare centre are Monday to Friday, from 7 am to 7 pm.
- 4.2 The child care centre is proposed to educate a total of 50 children.
 - 0 - 2 years: 10 children
 - 2 - 3 years: 10 children
 - 3 - 5 years: 30 children
- 4.3 A total of 8 staff will attend the site during operational hours.

5 Heritage

- 5.1 A Statement of Heritage Impact prepared by Archnex Designs (dated August 2021) was submitted with the development application. Archnex Designs advises that there is no conclusive evidence as to the date of construction of the heritage item, however it is likely to have been erected during the 1921 - 1934 period of ownership by Mildred Persia Simpson.

- 5.2 Archnex Designs advises that the item is a relatively conventional interwar Californian Bungalow based on a four-square plan (albeit with some variance), and that the proposed adaptive reuse will have minimal impact on the ability of the item to demonstrate its interwar free classical bungalow nature.
- 5.3 Archnex Designs further advises that the opening of internal partition walls and creation of openings is essential for the building's functionality as a childcare centre.
- 5.4 Archnex Designs concludes that adaptive reuse will afford greater access and appreciation of a heritage item by virtue of increased access to the place by a wider number of the public, and in doing so, the adaptive reuse of the premises as a childcare centre will afford the item an enhanced level of maintenance into the future and longer term viability.

6 Safety and surveillance

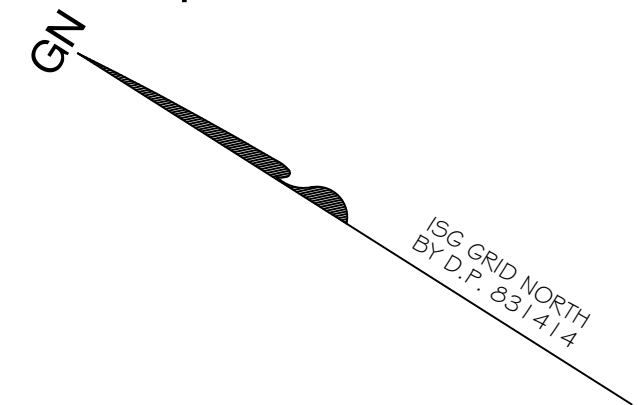
- 6.1 The applicant has submitted a detailed Crime prevention through environmental design checklist and an Operational plan of management
- 6.2 The design of the childcare centre has incorporated fencing and landscaping measures to allow for passive surveillance of the surrounding area.

7 Noise control measures

- 7.1 The development application was accompanied by an Acoustic report (prepared by Acouras Consultancy dated 23 August 2021). In its report, Acouras determines that, based on predictions with the recommended acoustic barriers and sound absorption materials, the outdoor activity noise emissions will marginally exceed the noise criteria for children activity. However, it is noted that this is a worst-case scenario, which Acouras advises is unlikely to occur during outdoor play time.
- 7.2 Acouras concludes that, providing the recommendations within its report are implemented, noise from the proposed childcare centre will comply with Blacktown Development Control Plan 2015, the Association of Australian Acoustical Consultant's 'Guidelines for child care centres' and the Environmental Protection Authority's 'Noise guidelines'.

8 Contamination

- 8.1 A preliminary site investigation report was not submitted as part of the application.
- 8.2 Instead, the applicant advised in the Statement of Environmental Effects that, as the land is currently used for residential purposes, and as there is no evidence of the land being contaminated, nor evidence that the land has been previously used for a purpose that would contaminate the land, no further investigation is required.



EXPLANATORY NOTES

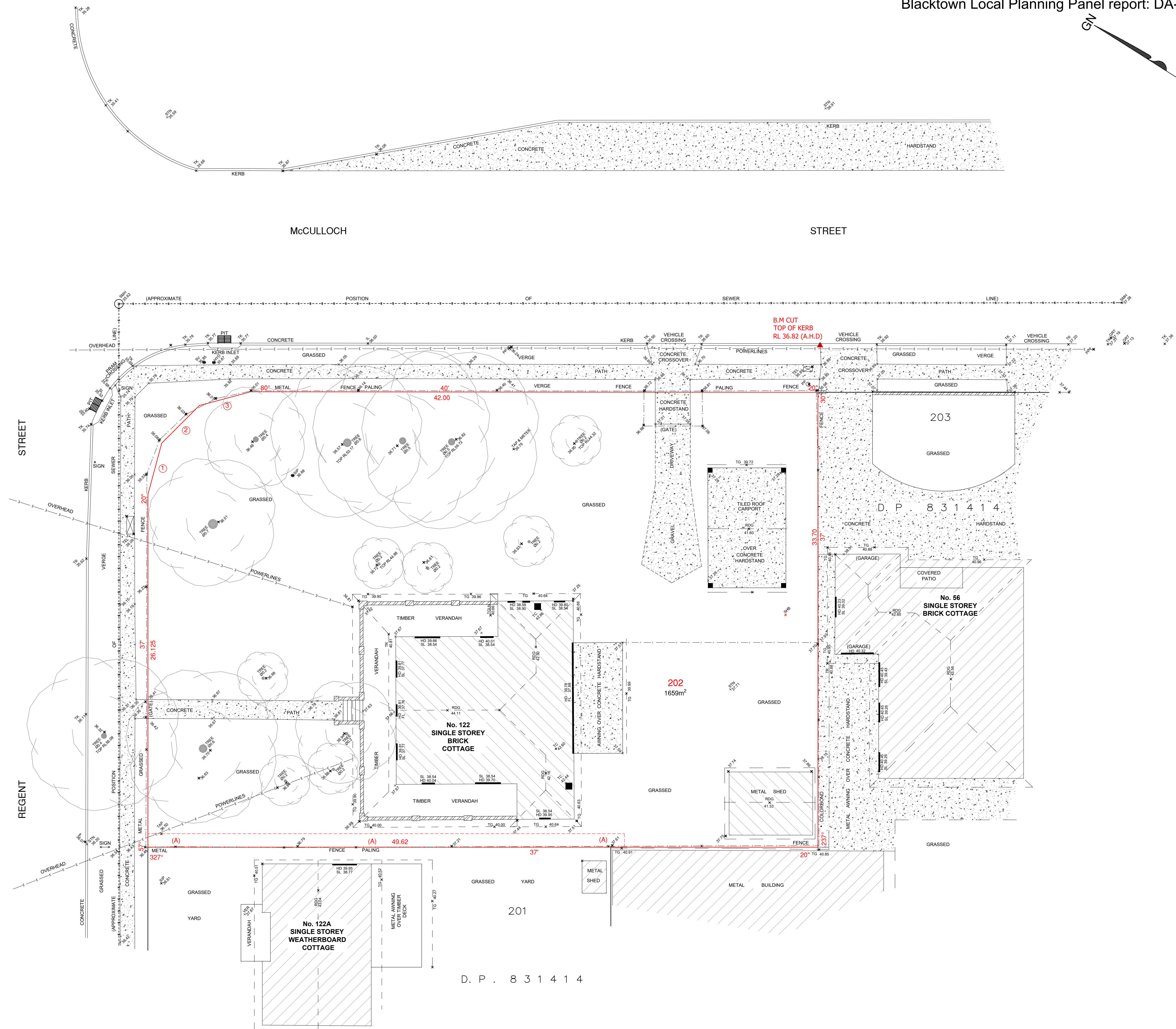
- 1) THE BOUNDARIES HAVE NOT BEEN DETERMINED OR MARKED. THE RELATIONSHIP OF IMPROVEMENTS TO THE BOUNDARY IS DIAGRAMMATIC ONLY.
- 2) DO NOT SCALE OFF THIS PLAN. WHERE BOUNDARY OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- 3) NO SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ON HERE HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN.
- 4) ALL AREAS AND DIMENSIONS SHOWN HAVE BEEN COMPILED FROM PLANS AVAILABLE AT NSW LRS. THE BEARINGS SHOWN ARE ON GRID NORTH.
- 5) ROOF RIDGE LOCATIONS MAYBE INDICATIVE ONLY.
- 6) TREES SPREADS AS SHOWN ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL AND HEIGHTS ARE AN ESTIMATION ONLY.
- 7) FEATURES, SUCH AS FENCING, SHOWN ON OR NEAR THE BOUNDARIES ARE INDICATIVE ONLY AND HAVE BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
- 8) ADJOINING BUILDING LOCATIONS AND HEIGHTS HAVE BEEN DERIVED FROM INDIRECT METHODS DUE TO LIMITED ACCESSIBILITY AND MAYBE APPROXIMATE ONLY.
- 9) THESE NOTES FORM AN INTEGRAL PART OF THE PLAN AND SHOULD NOT BE REMOVED.

IT IS RECOMMENDED A DIAL-BEFORE-YOU-DIG OR SIMILAR SEARCH IS MADE BEFORE CONSTRUCTION.

SCHEDULE OF SHORT LINES

1. 72°39'55" ~ 3.945
2. 102°39'05" ~ 3.945
3. 132°38'10" ~ 3.94

(A) - EASEMENT TO DRAIN WATER 1.0 WIDE (vide D.P.831414)



CODES

TK	DENOTES TOP KERB
PAV	DENOTES LEVEL ON PAVING
TIL	DENOTES LEVEL ON TILES
BIT	DENOTES LEVEL ON BITUMEN
TG	DENOTES TOP OF GUTTER
TR / TA	DENOTES TOP OF ROOF / AWNING
FL	DENOTES FLOOR LEVEL
HD / SL	DENOTES WINDOW HEAD / SILL
TEL	DENOTES TELECOMMUNICATIONS PIT
PP / PPL	DENOTES POWER POLE / WITH LIGHT
SIP/SVP/SMH	DENOTES SEWER; PIT/ VENT PIPE/ MAN HOLE

Registered Surveyor: Bruce Andrew Johnston
ID No. 1376

**Plan of Selected Levels and Detail at
No. 122 Regent Street, Riverstone**

ORIGINAL ISSUE	27/01/2021
AMENDMENT	DATE

TABLE OF mm 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400

L.G.A:	BLACKTOWN	SCALE	1:150
LOCALITY:	RIVERSTONE	PROPERTY DESCRIPTION:	LOT 202 in D.P. 831414
SURVEY	BAJ/RLJ	DRAWN	RLJ/CLJ
CLIENT	MR. & MRS. J. DOODHA - JUST FOR KIDS	CHECKED	BAJ
DATUM & ORIGIN OF LEVELS		AUSTRALIAN HEIGHT DATUM	
PM 57123 RL 35.36(AHD) CLASS D		SOURCE : SCIMS 18/01/2021	

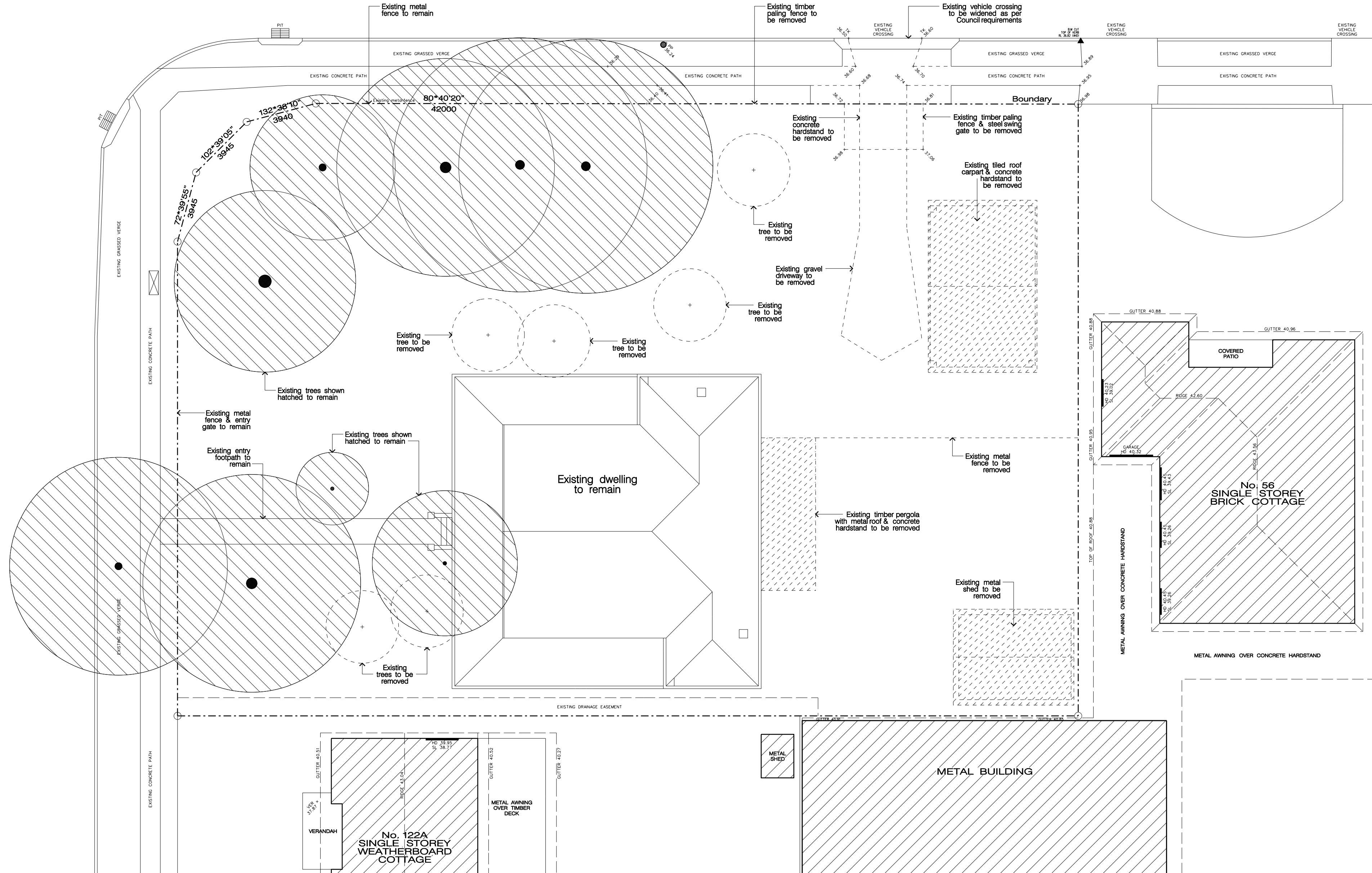
A1 Cibar Surveying Pty Ltd			
P.O. BOX 605 ENGADINE N.S.W. 2233 PHONE: 0544 3312 MOB: 0438 78 1184 EMAIL: bruce@cibarsurveying.com.au			
SHEET 1 OF 1	DATE OF SURVEY 18/01/2021	DRAWING NUMBER 21006_LD	FILE: 21006



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MCCULLOCH STREET

REGENT STREET



DEVELOPMENT APPLICATION ONLY

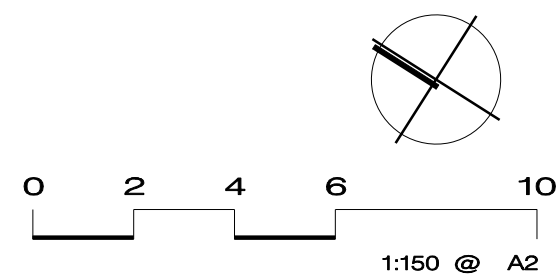
**Proposed
Child Care Centre
Development**

at No. 122 Regent Street
RIVERSTONE
for Doodha Enterprises Pty Limited

NOTE: All dimensions taken
from existing documents.
Any discrepancies to be
referred to the Architect.

A	24.06.2021	Issued to consultants
B	30.09.2021	Issued for DA approval

9.66 + Existing levels
9.80 + Proposed levels



**DA -102
DEMOLITION PLAN**

Job: 2022
Jan 2021
REV: B

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m. 0411 381 410 Nominated Architect Sam Tadros
NSW Registration 7091

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4.4 Heritage

4.4.1 Specified heritage items

Schedule 5 of Blacktown LEP 2015 lists certain buildings, works and relics which are defined as 'heritage items', comprising both European and Indigenous items. The location of these items is indicated on the Blacktown LEP Heritage Map.

Clause 5.10 of Blacktown LEP 2015 sets out the specific requirements relating to proposals affecting heritage items and items of archaeological heritage, or located in the vicinity of heritage items listed in Schedule 5.

Comment: see discussion of Cl. 5.10 at pp. 9-13, above).

The HeritageNSW publication "Statements of Heritage Impact" includes a series of "Questions to be Answered" in relation to changes to heritage items, the more pertinent of which are:

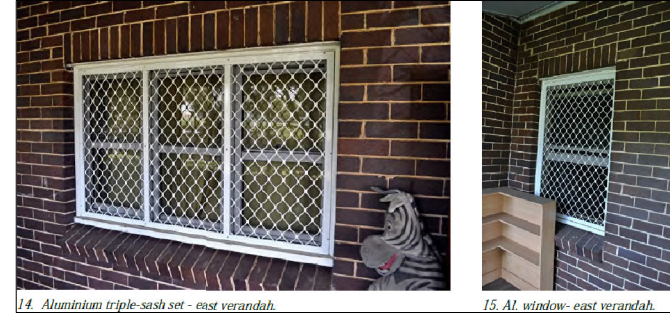
Major Partial Demolition (including internal elements)

- Is the demolition essential for the heritage item to function?

Comment: the opening-up of internal partition walls and the making of openings to access proposed attached additional functions (Office, Entry &c.) is essential for the building to function as a child care centre.
- Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?

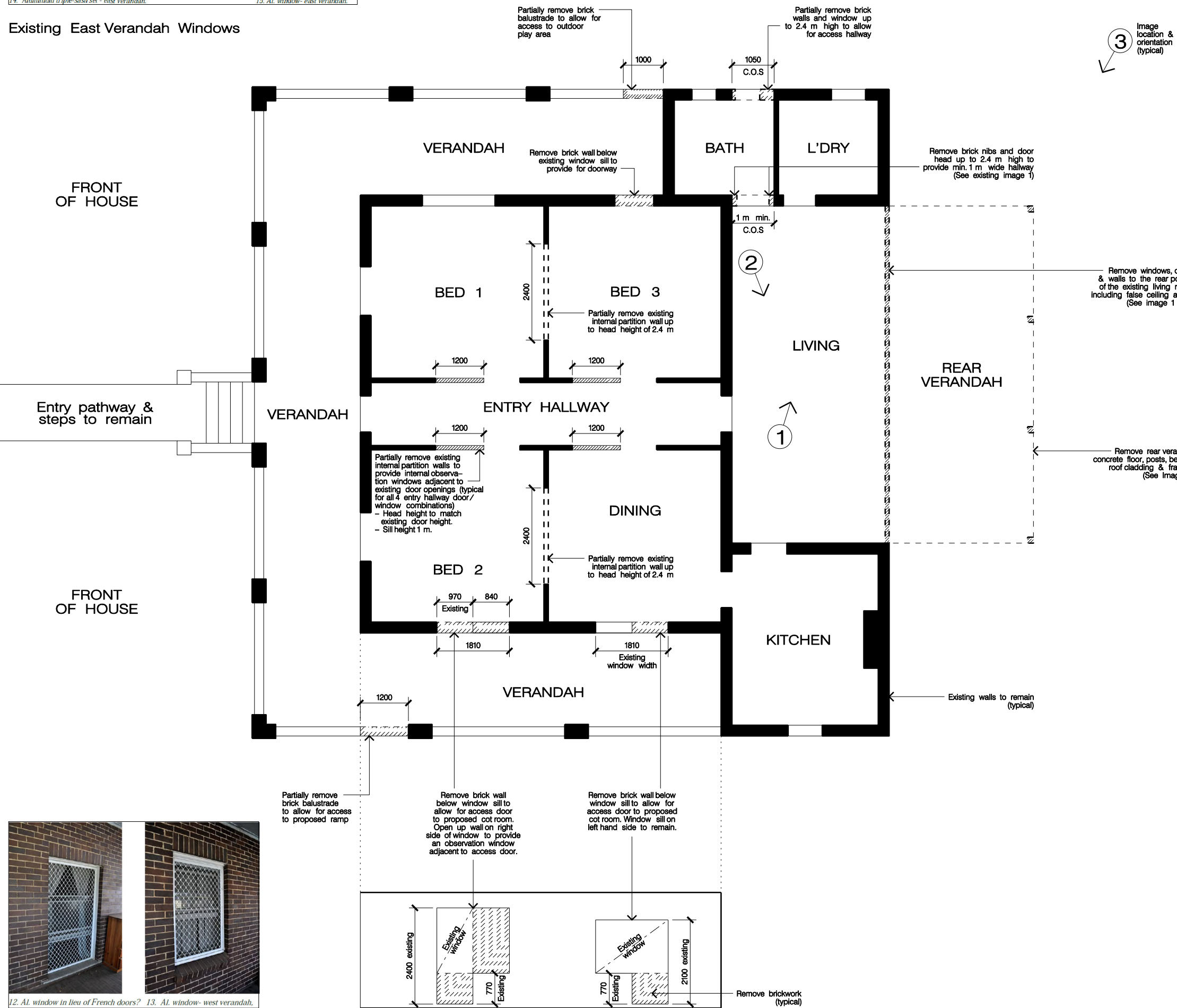
Comment: the internal linings (such as ceilings & cornices), trim (e.g. skirtings, plate rails) and remnant chimney breast are retained.
- Is the resolution to partially demolish sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?

Comment: the adaptation of the internal functions of the building to Child Care use are effected by the creation of large square openings in internal partition walls so that the original ceilings and functions of the building remain legible.



Existing East Verandah Windows

NOTE: -
All original windows have been replaced by white powdercoat aluminium windows



Existing north & west verandah windows



IMAGE 1 - Internal view of existing living room looking towards existing laundry



IMAGE 2 - Internal view of existing living room looking towards existing kitchen



IMAGE 3 - External view of existing rear verandah

If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

Comment: no, the building appears to be in reasonable condition, based on a relatively superficial inspection.

Change of Use

Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If no, why not?

Comment: the author of this documents was consulted in relation to the appropriateness of adaptively re-using the house as a childcare centre.

Does the existing use contribute to the significance of the heritage item?

Comment: the item was house was in use as rental accommodation at the time of inspection and appeared to be little used, and prone to deterioration due to such use.

Why does the use need to be changed?

Comment: to allow a higher use of the building and grounds to afford future upkeep of the fabric of the item.

What changes to the fabric are required as a result of the change of use?

Comment: the proposed changes are indicated on the drawings, and discussed above.

What changes to the site are required as a result of the change of use?

Comment: the change of use to a childcare centre entails carparking and vehicle manoeuvring provisions (which are located away from the principal Regent St address, with access off McCulloch Street). Structures, such as shade sails etc. are also required within the grounds. The proposed retention of the significant trees mentioned in the inventory material will maintain the "...typical Australian native eucalypt garden setting..."

H. CONCLUSION

Historical research of the property has not been conclusive as to the time of construction of the house, but it was presumably erected during the 1921-1934 period of ownership of the subject property (Lot 12, K, DP 712) by Mildred Persia Simpson. It is a substantial house and it may be speculated that it was something of a rural retreat for Mildred who resided in Burwood at the time.

The proposed adaptive re-use of the premises as a Childcare centre will afford the item an enhanced level of maintenance into the future, and hence its longer-term viability.

In this light, I find the proposal to be supportable in terms of potential heritage impacts.

Prepared by

Greg Patch

Architect/Heritage Consultant

12. At window in lieu of French doors? 13. At window - west verandah.

INTERNAL DEMOLITION PLAN

DEVELOPMENT APPLICATION ONLY

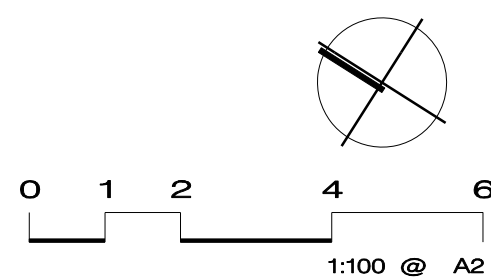
Proposed Child Care Centre Development

at **No. 122 Regent Street RIVERSTONE**
for **Doodha Enterprises Pty Limited**

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

A	4.03.2022	Additional Information
B	11.04.2022	Additional Information 2

9.66 + Existing levels
9.80 ± Proposed levels



INTERNAL DEMOLITION PLAN

DA - 103

Job: 2022

Jan 2021

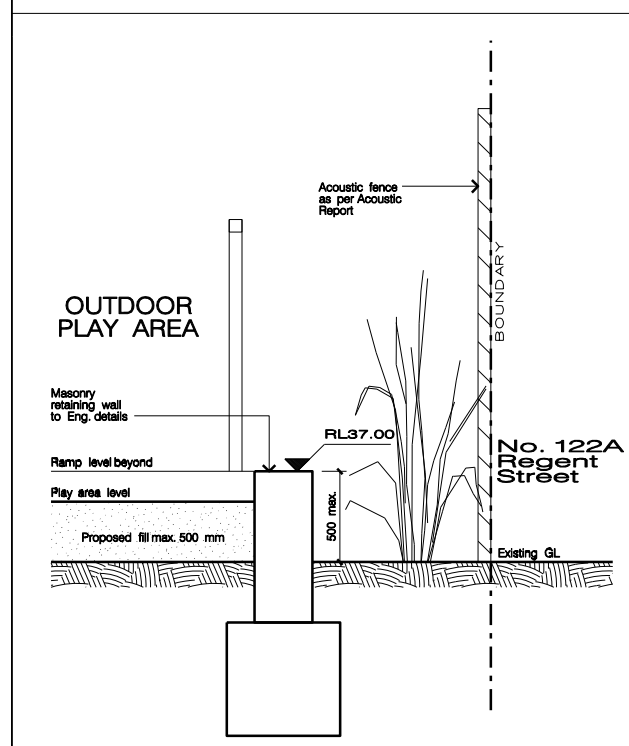
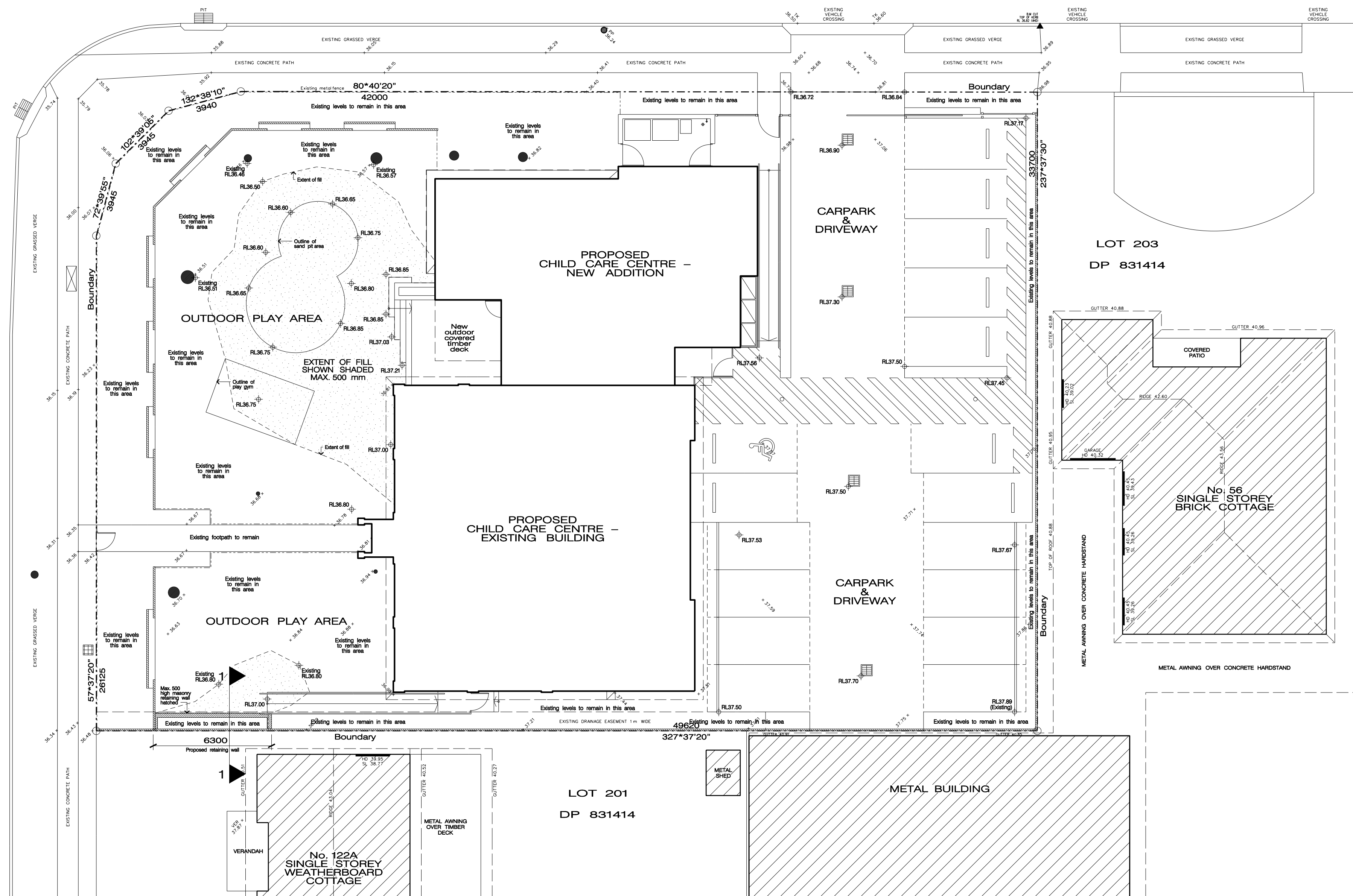
REV: B

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NSW Registration 7091

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MCCULLOCH STREET

REGENT STREET



Section 1
Scale 1:30

Proposed Child Care Centre Development
at No. 122 Regent Street RIVERSTONE
for Doodha Enterprises Pty Limited

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

A 28.02.2022 Additional Information

9.66 + Existing levels
9.80 + Proposed levels

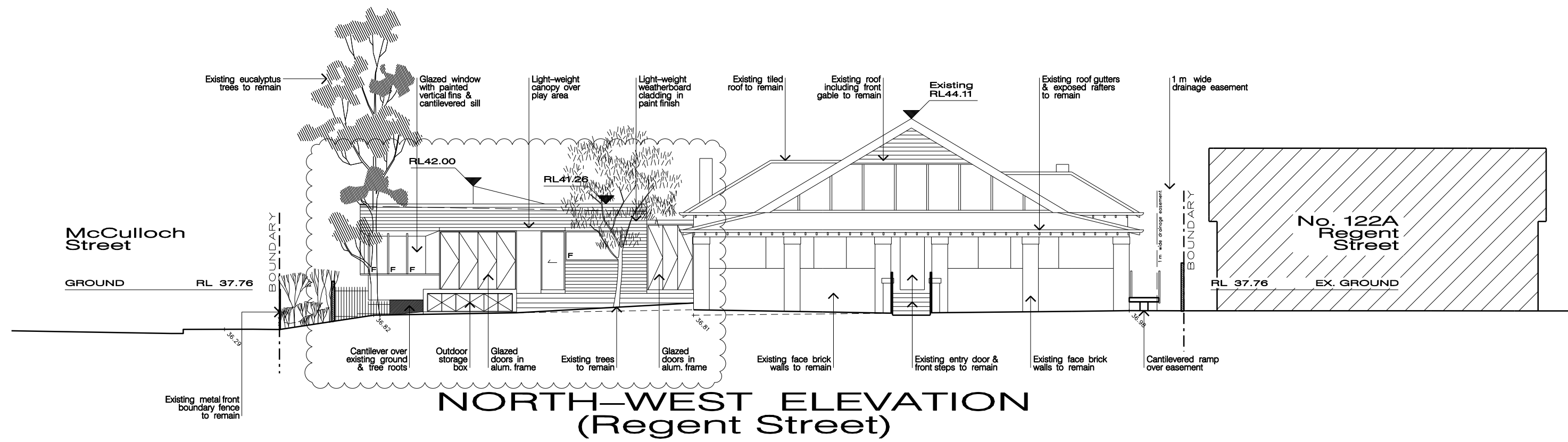
0 2 4 6 10
1:150 @ A2

DA - 601
EARTHWORKS PLAN
Job: 2022
Jan 2021
REV: A

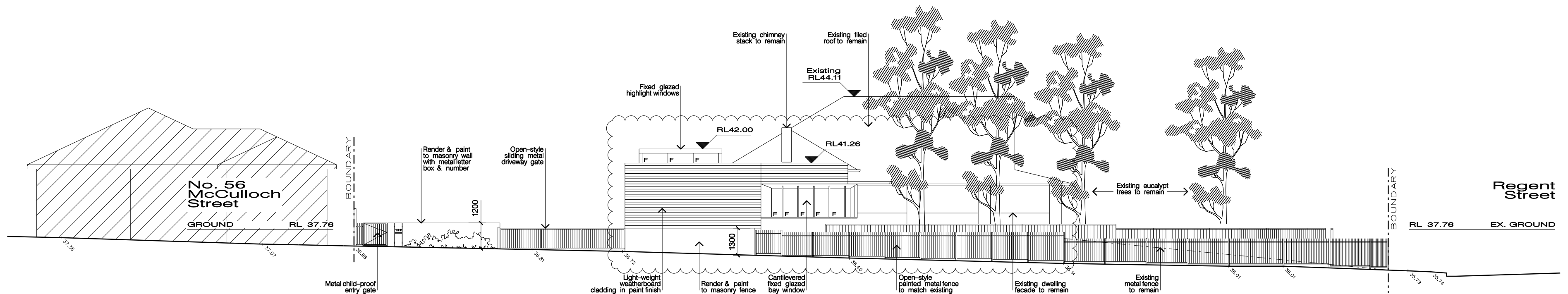
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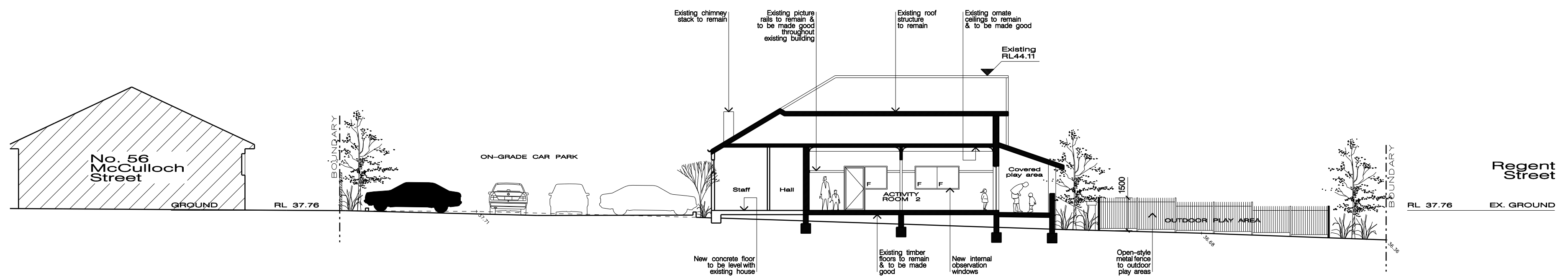
DEVELOPMENT APPLICATION ONLY



**NORTH-WEST ELEVATION
(Regent Street)**



NORTH-EAST ELEVATION (McCulloch Street)



SECTION A - A

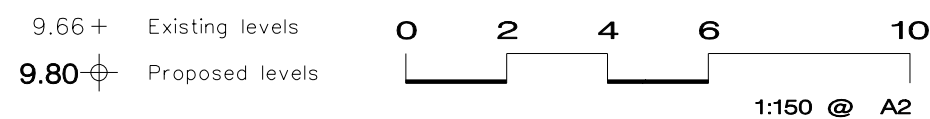
DEVELOPMENT APPLICATION ONLY

**Proposed
Child Care Centre
Development**

at **No. 122 Regent Street
RIVERSTONE**
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NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

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D	11.04.2022	Additional Information 2

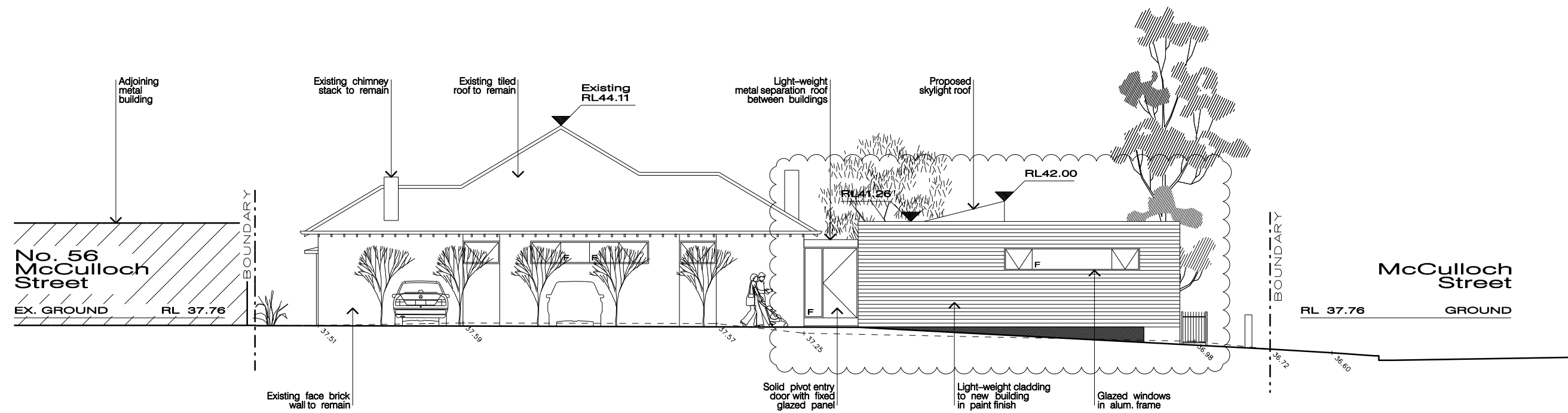


**DA - 301
ELEVATIONS & SECTIONS 1**

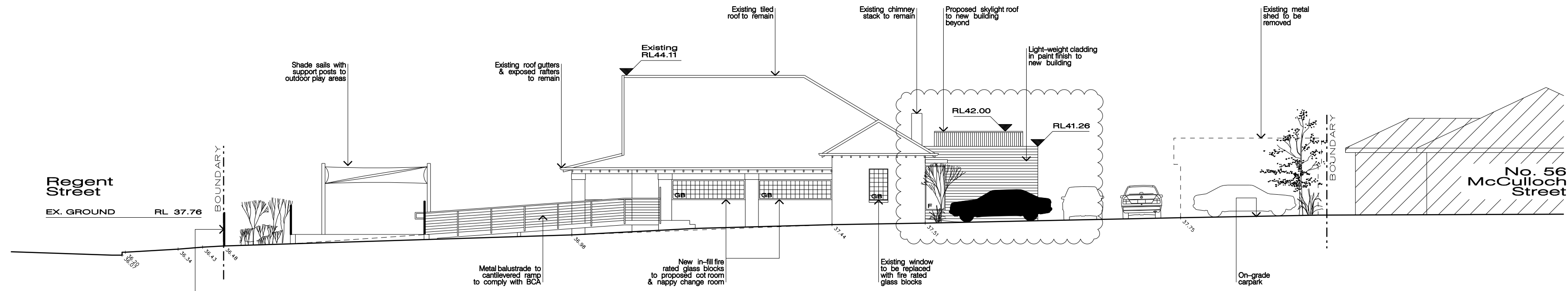
Job: 2022
Jan 2021
REV: D

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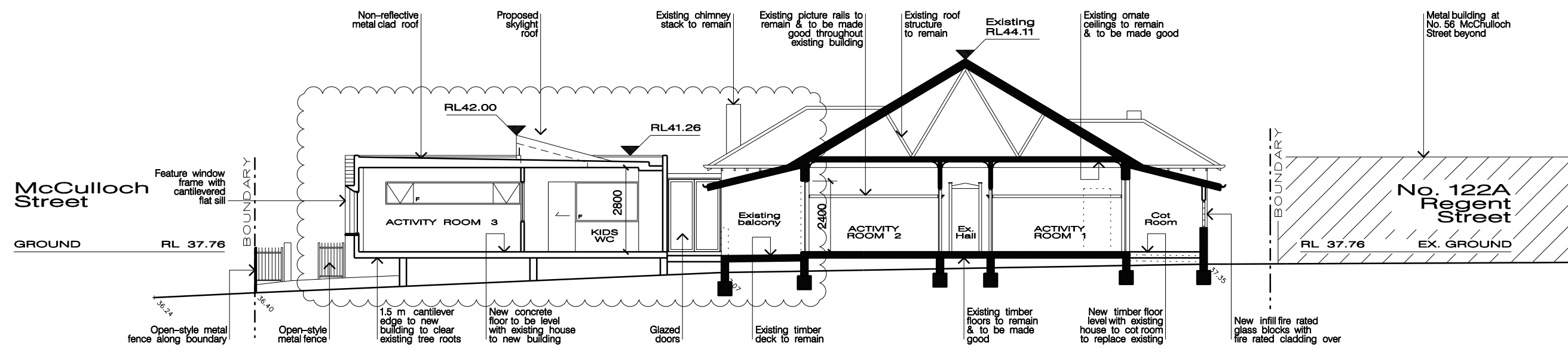
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SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



SECTION B - B

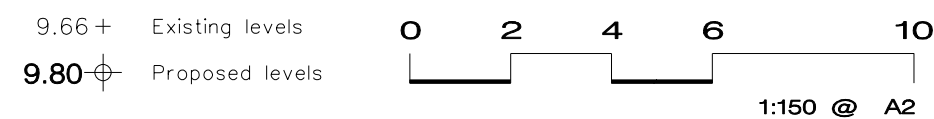
DEVELOPMENT APPLICATION ONLY

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Development**

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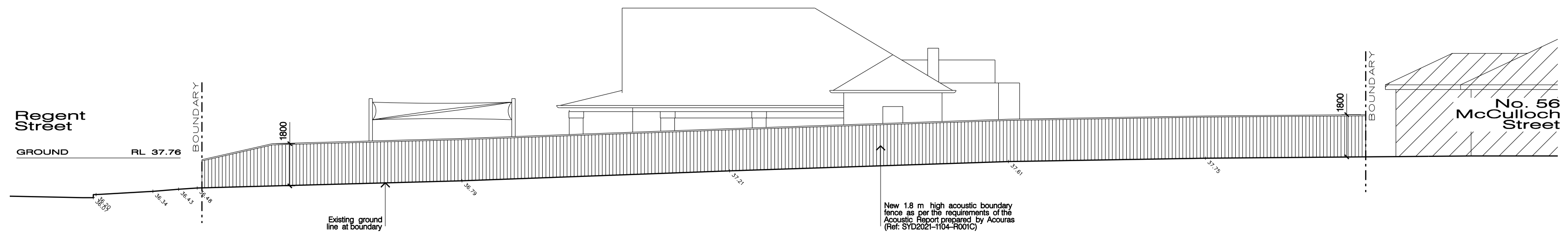


DA - 302
ELEVATIONS & SECTIONS 2

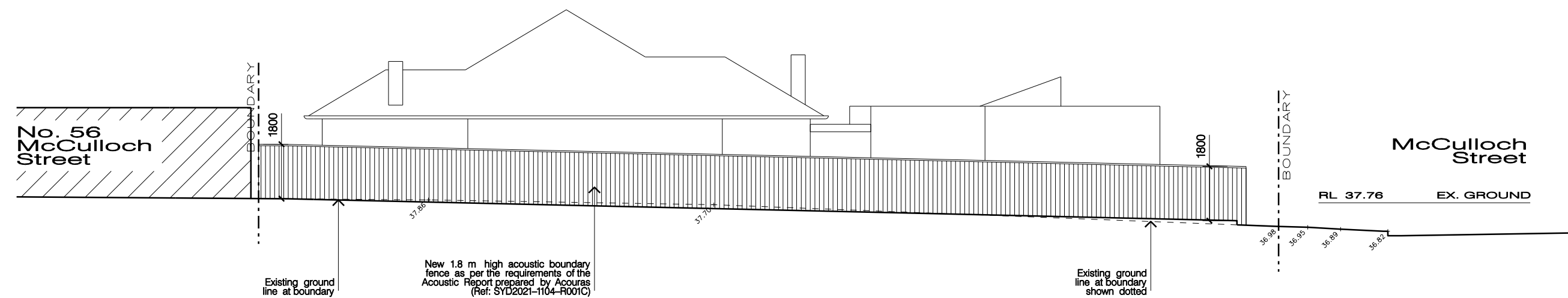
Job: 2022
Jan 2021
REV: D

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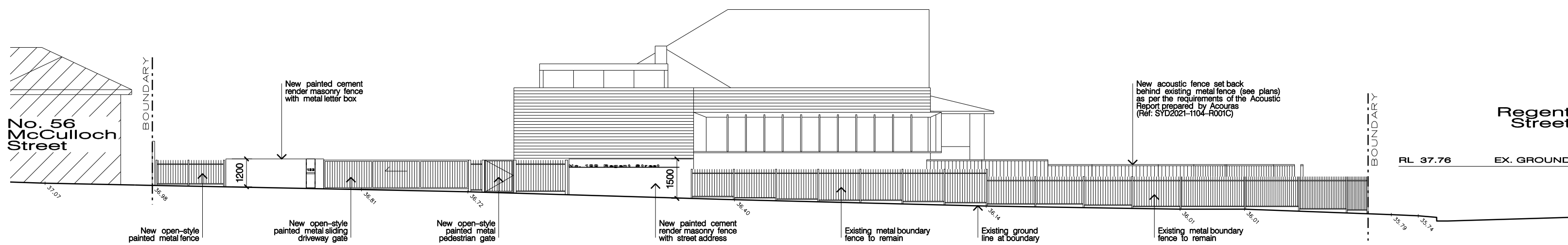
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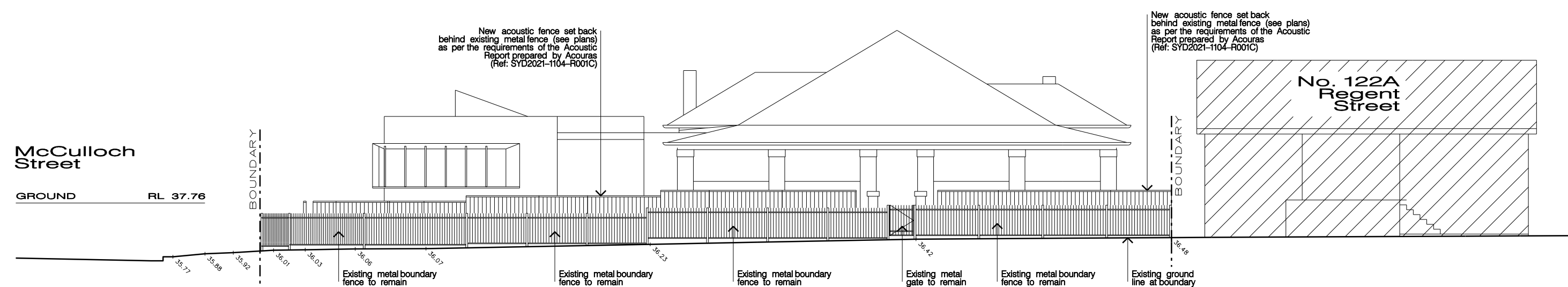
SOUTH-WEST FENCE ELEVATION



SOUTH-EAST FENCE ELEVATION



NORTH-EAST FENCE ELEVATION



NORTH-WEST FENCE ELEVATION

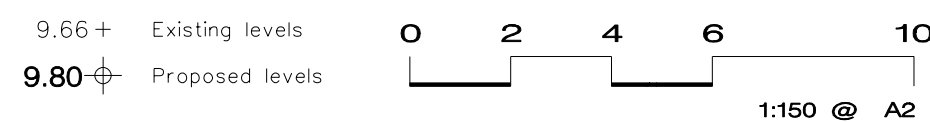
DEVELOPMENT APPLICATION ONLY

**Proposed
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Development**

at **No. 122 Regent Street
RIVERSTONE**
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A 28.02.2022 Additional information

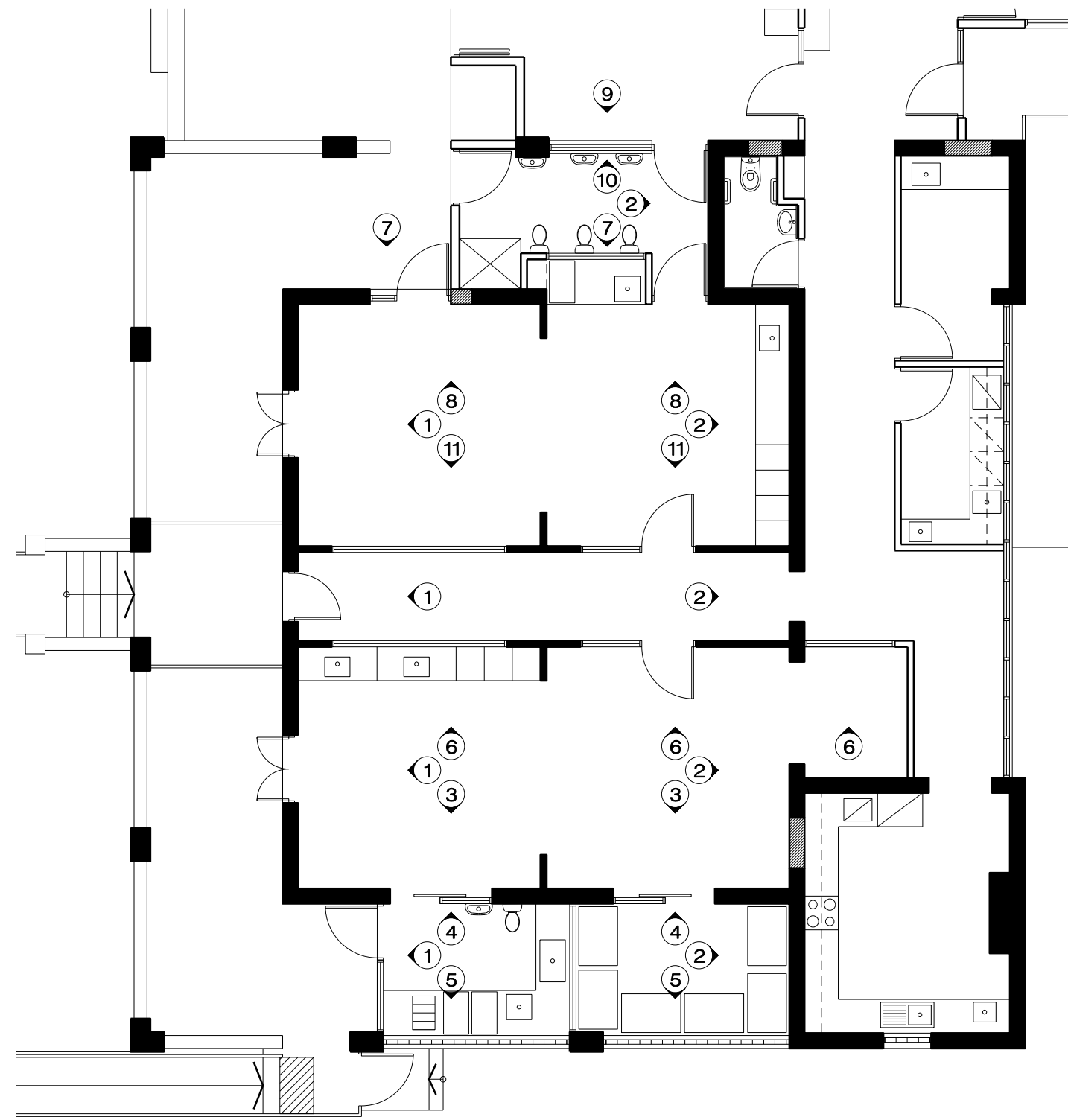


**DA - 304
FENCE ELEVATIONS**

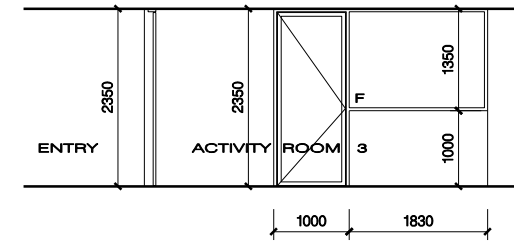
Job: 2022
Jan 2021
REV: A

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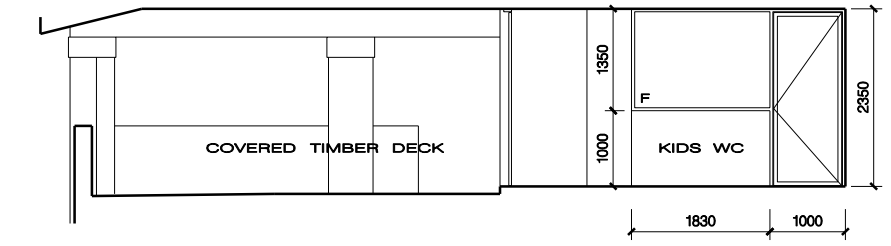
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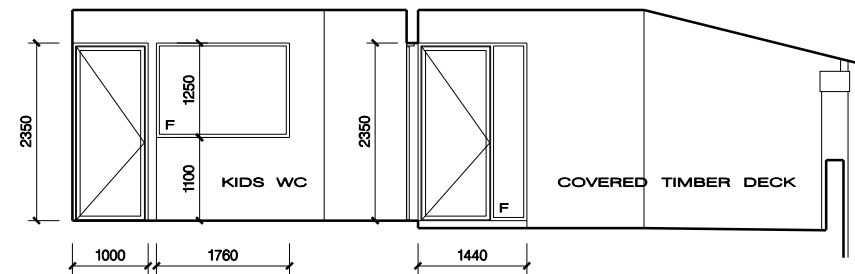
GROUND FLOOR PLAN



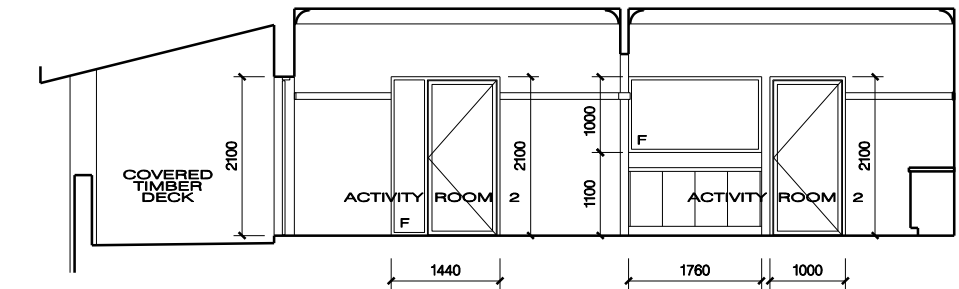
ELEVATION 9



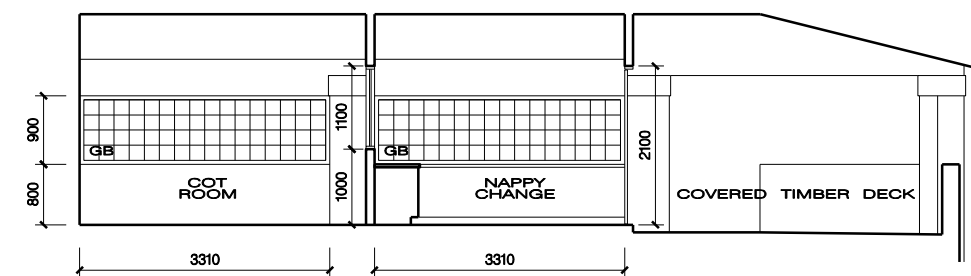
ELEVATION 10



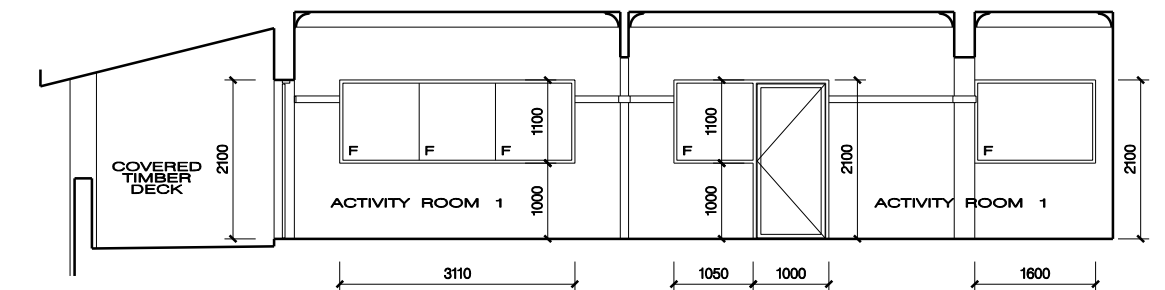
ELEVATION 7



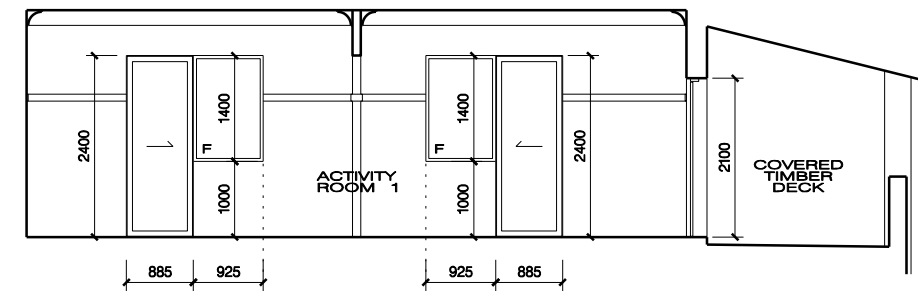
ELEVATION 8



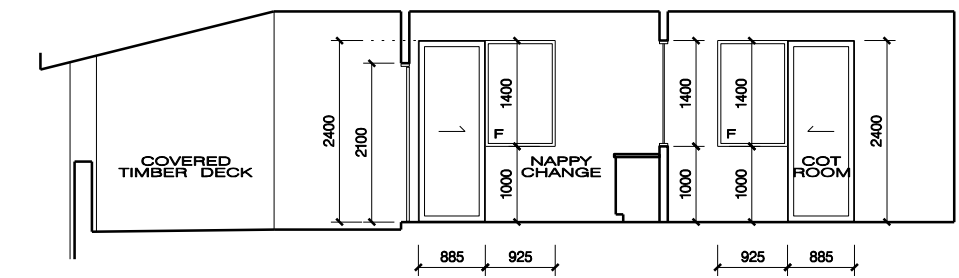
ELEVATION 5



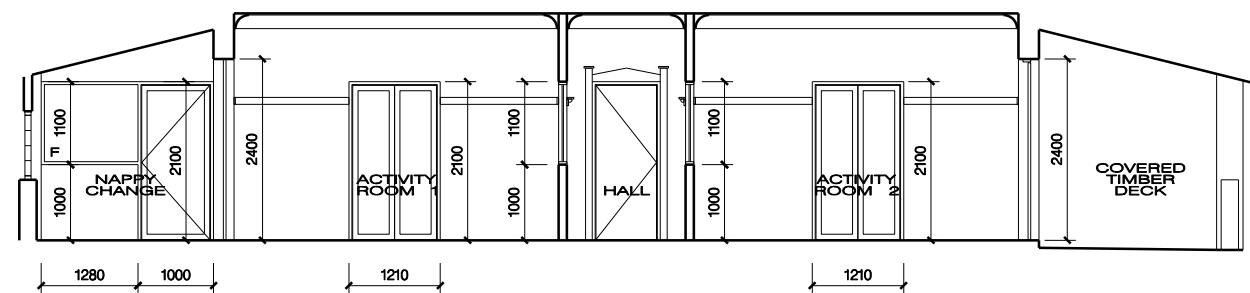
ELEVATION 6
(Elevation 11 Similar)



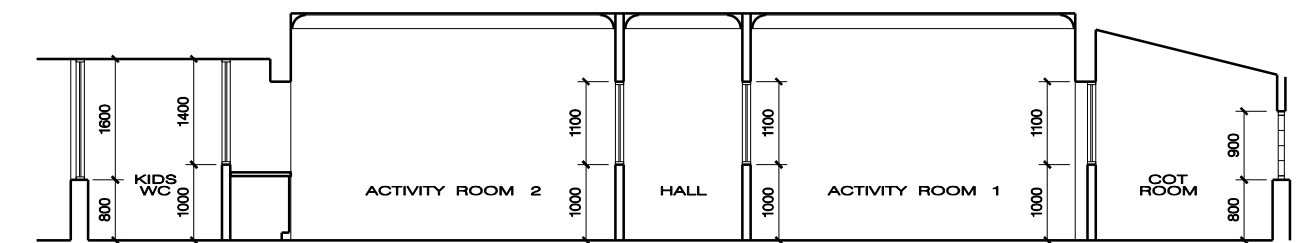
ELEVATION 3



ELEVATION 4



ELEVATION 1



ELEVATION 2

DEVELOPMENT APPLICATION ONLY

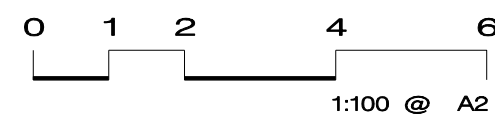
Proposed
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A 28.02.2022 Additional Information

9.66 + Existing levels
9.80 + Proposed levels



DA - 303
INTERNAL ELEVATIONS

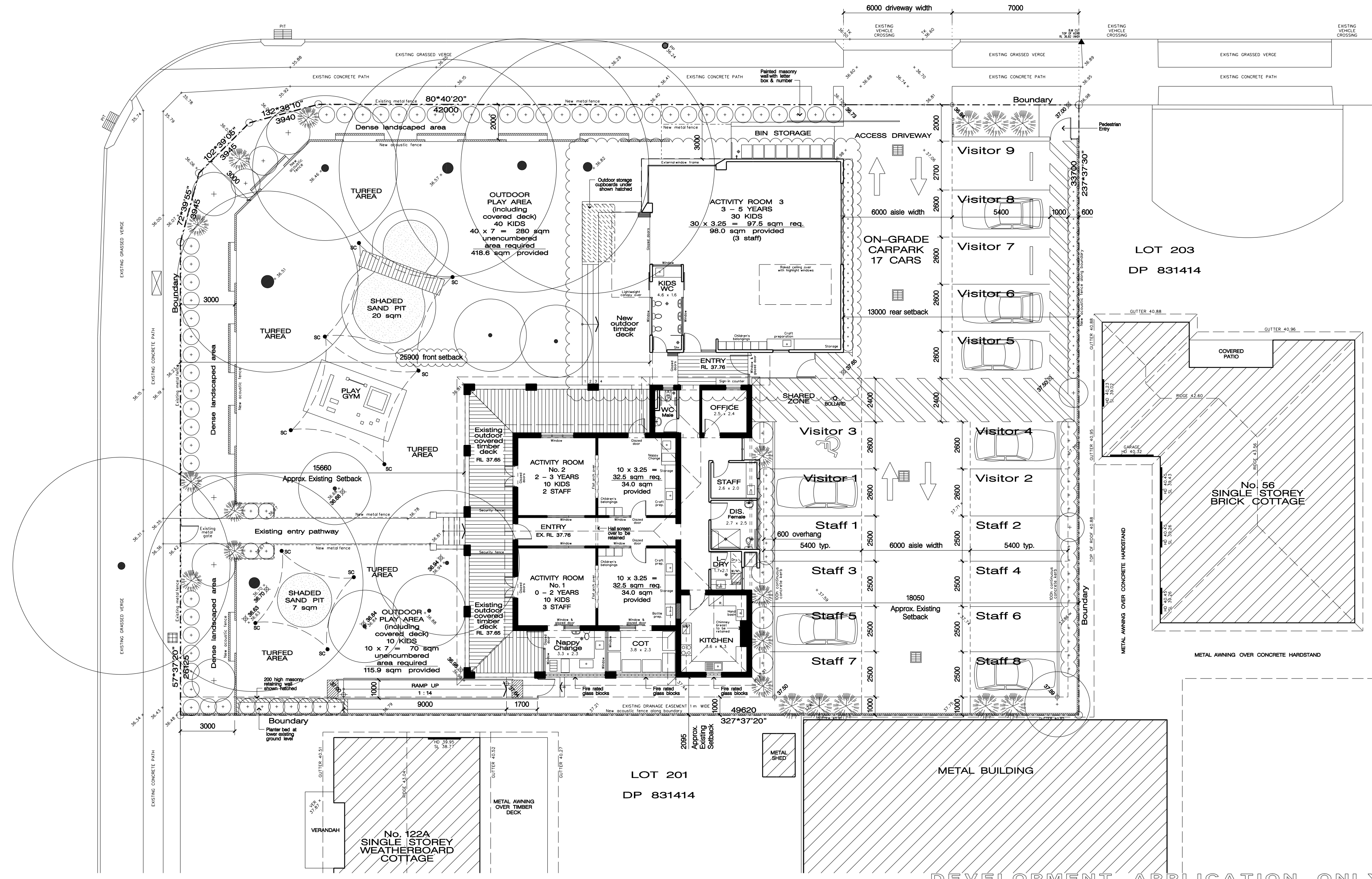
Job: 2022
Jan 2021
REV: A

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MCCULLOCH STREET

REGENT STREET

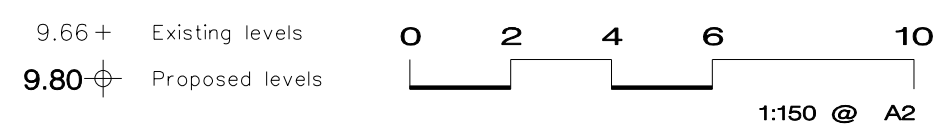


DEVELOPMENT APPLICATION ONLY

Proposed Child Care Centre Development
 at No. 122 Regent Street RIVERSTONE
 for Doodha Enterprises Pty Limited

NOTE: All dimensions taken from existing documents. Any discrepancies to be referred to the Architect.

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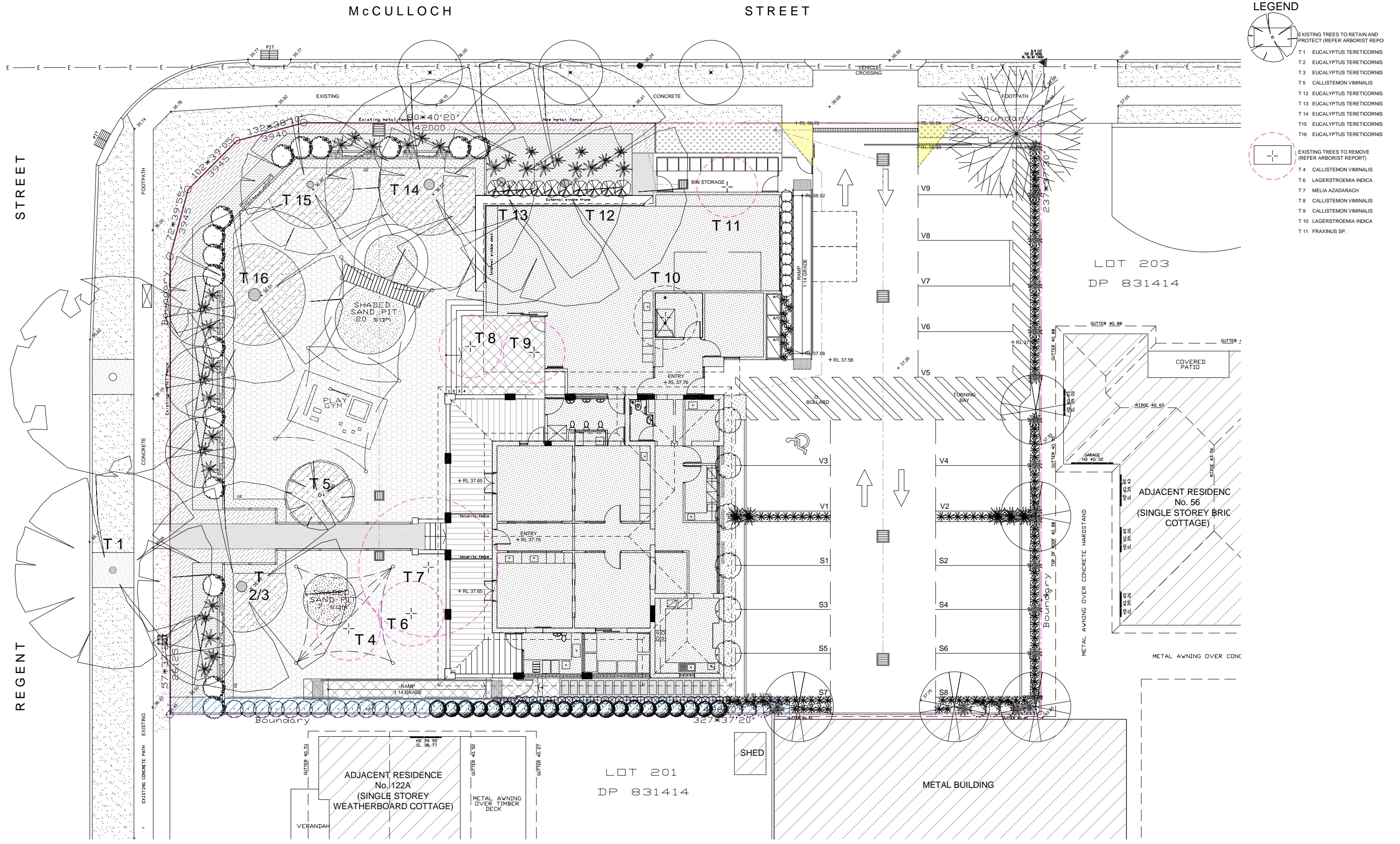


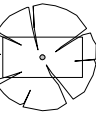
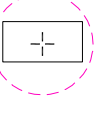
DA - 201
GROUND FLOOR PLAN

Job: 2022
 Jan 2021
 REV: D

MANOR HOUSE DESIGN
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 Nominated Architect Sam Tadros
 NSW Registration 7091

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- LEGEND**
-  EXISTING TREES TO RETAIN AND PROTECT (REFER ARBORIST REPORT)
 - T1 EUCALYPTUS TERETICORNIS
 - T2 EUCALYPTUS TERETICORNIS
 - T3 EUCALYPTUS TERETICORNIS
 - T5 CALLISTEMON VIMINALIS
 - T12 EUCALYPTUS TERETICORNIS
 - T13 EUCALYPTUS TERETICORNIS
 - T14 EUCALYPTUS TERETICORNIS
 - T15 EUCALYPTUS TERETICORNIS
 - T16 EUCALYPTUS TERETICORNIS
 -  EXISTING TREES TO REMOVE (REFER ARBORIST REPORT)
 - T4 CALLISTEMON VIMINALIS
 - T6 LAGERSTROEMIA INDICA
 - T7 MELIA AZADARACH
 - T8 CALLISTEMON VIMINALIS
 - T9 CALLISTEMON VIMINALIS
 - T10 LAGERSTROEMIA INDICA
 - T11 FRAXINUS SP.

greenplan
 GPO Box 769, Mascot NSW 2020
 P: 1800 464 207 M: 0407 061 386
 E: landscape@greenplan.net.au
 W: www.greenplan.net.au

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A	FOR DEVELOPMENT APPLICATION	15/10/21
REV	DESCRIPTION	DATE

NORTH



MAGNETIC NORTH

ARBORIST
ADVANCED TREESCAPE
 GPO Box 7192 Kanong NSW 2250
 Tel 02 4340 2964 Contact Russell Kingdom

ENGINEER
NY CIVIL ENGINEERING
 admin@nycivilengineering.com.au
 Tel 0416 334 977 Contact Nader Zaki

CLIENT
DOODHA ENTERPISES P/L
 and their name

ARCHITECT
MANOR HOUSE DESIGN
 5 Nelson Parade Hunters Hill NSW 2110
 Tel 0411 301 410 Contact Sam Tadros

PROJECT
**CHILDCARE CENTRE
 122 REGENT STREET
 RIVERSTONE**

DRAWING TITLE
**LANDSCAPE EXISTING
 VEGETATION PLAN**

SCALE 1:100 @ A1 / 1:200 @ A3

STATUS DEVELOPMENT APPLICATION

DESIGNED/DRAWN HG/CD

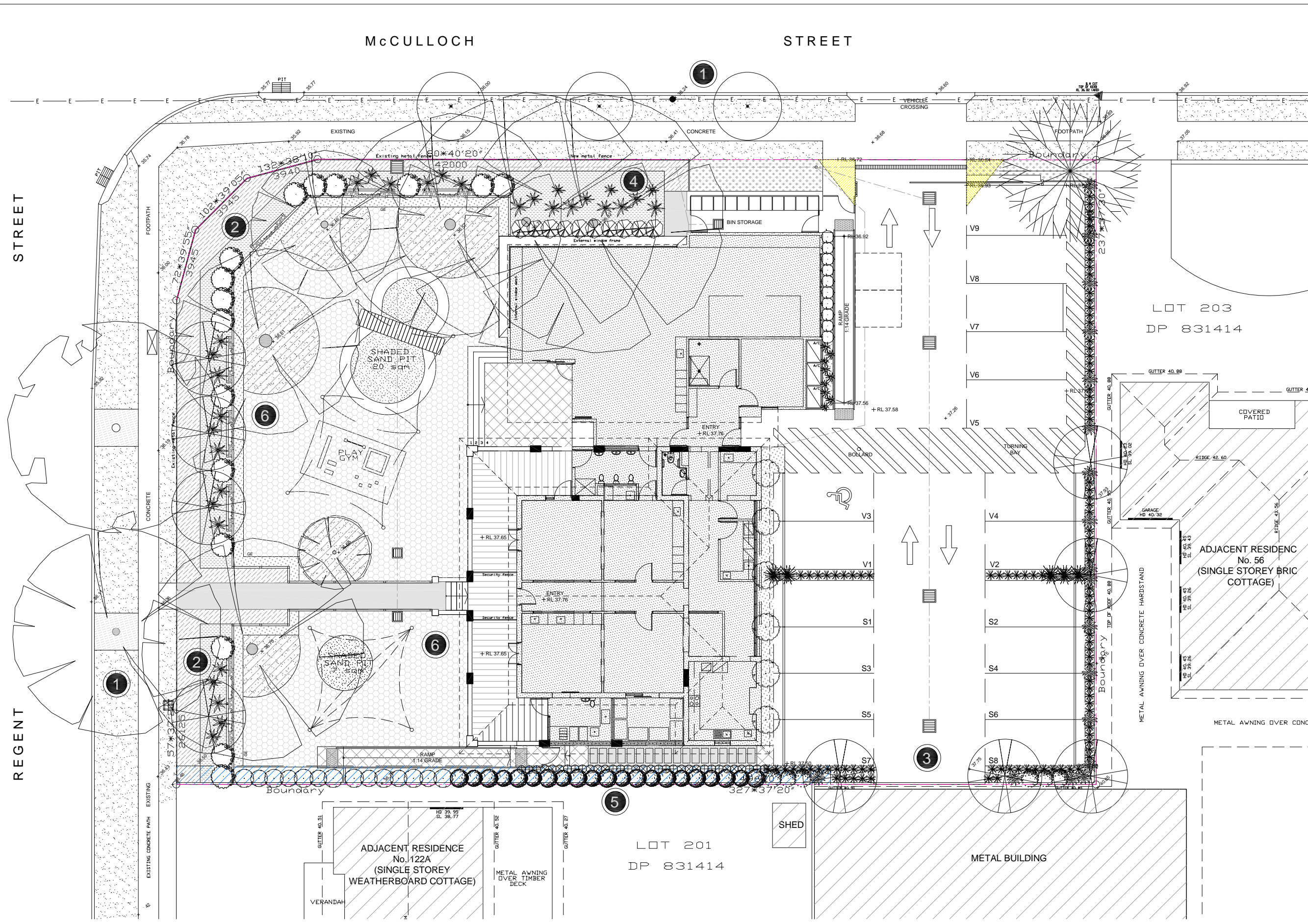
VERIFIED KS

DATE 09/10/2021

JOB NUMBER 21718

DRAWING NUMBER **LS-01**

ISSUE **A**



- LEGEND**
- 1 PUBLIC DOMAIN
 - 2 STREET FRONTAGE GARDEN
 - 3 CAR PARK GARDEN
 - 4 NEW BUILDING GARDEN
 - 5 SOUTH WESTERN BUILDING SETBACK
 - 6 CHILDREN'S PLAYGROUND
 - BENCHMARK TOP OF KERB RL 36.82 (A.H.D.)
 - EXISTING/PROPOSED SPOT LEVELS
 - SITE BOUNDARY (REFER SITE SURVEY)
 - EXISTING TREES TO RETAIN (REFER ARBORIST REPORT)
 - MASONRY WALLING (REFER ARCHITECT'S DRAWINGS)
 - GARDEN EDGING (REFER TYPICAL DETAILS)
 - PAVING TYPE 1 - SOFT FALL
 - PAVING TYPE 2 - TILE
 - PAVING TYPE 3 - TIMBER
 - PAVING TYPE 4 - CONCRETE
 - STEPPING STONES TYPE 1 (THROUGH GARDEN AREAS)
 - DRAINAGE PIT (REFER ENGINEER'S DRAWINGS)
 - DRAINAGE PIPE (REFER ENGINEER'S DRAWINGS)
 - WATER EASEMENT (REFER SITE SURVEY)
 - LAWN REPLACEMENT PLANTING (REFER PLANT SCHEDULE)
 - LAWN AREA
 - SYNTHETIC LAWN AREA
 - STREET TREE PLANTING (COUNCIL'S TREE MASTER PLAN)
 - SMALL EVERGREEN TREE PLANTING (REFER PLANT SCHEDULE)
 - MEDIUM DECIDUOUS TREE PLANTING (REFER PLANT SCHEDULE)
 - SCREEN PLANTING - 2.5m (REFER PLANT SCHEDULE)
 - SHRUB PLANTING - 1.5m (REFER PLANT SCHEDULE)

greenplan
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REV	DESCRIPTION	DATE
B	FOR DEVELOPMENT APPLICATION	15/10/21
A	PRELIMINARY FOR DISCUSSION	08/10/21
REV	DESCRIPTION	DATE

NORTH

 MAGNETIC NORTH

ARBORIST
ADVANCED TREESCAPE
 GPO Box 7192 Kanong NSW 2250
 Tel 02 4340 2964 Contact Russell Kingdom

ENGINEER
NY CIVIL ENGINEERING
 admin@nycivilengineering.com.au
 Tel 0416 334 977 Contact Nader Zaki

CLIENT
DOODHA ENTERPRISES P/L
 and their name

ARCHITECT
MANOR HOUSE DESIGN
 5 Nelson Parade Hunters Hill NSW 2110
 Tel 0411 301 410 Contact Sam Tadros

PROJECT
CHILDCARE CENTRE
122 REGENT STREET
RIVERSTONE

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

SCALE
 1:100 @ A1 / 1:200 @ A3

STATUS
 DEVELOPMENT APPLICATION

DESIGNED/DRAWN
 HG/CD

VERIFIED
 KS

DATE
 09/10/2021

JOB NUMBER
 21718

DRAWING NUMBER
LS-03

ISSUE
B

PLANT SCHEDULE

SYMB.	BOTANICAL NAME	COMMON NAME	CENTRES	POT	HT / SP *	TOTAL	NATIVE	WATER USE
PUBLIC DOMAIN & STREET FRONTAGE PLANTING								
TREES								
CAL KP	CALLISTEMON KING'S PARK SPECIAL	RED BOTTLEBRUSH	SITE SETOUT	45lt	3-5 x 2-3m	3	Y	L
COR WF	CORYMBIA WILDFIRE	GRAFTED EUCALYPT	SITE SETOUT	45lt	6 x 3-4m	4	Y	L
EUC ter	EUCALYPTUS TERETICORNIS	FOREST RED GUM	SITE SETOUT	45lt	20-30 x 10-15m	1	Y	L
SCREEN PLANTING								
	DORYANTHES EXCELSA	GYMEA LILY	RANDOM	200mm	1-1.5 x 1-2m	35	Y	L
	GREVILLEA LANNA MAREE	LANNA MAREE GREVILLEA	1.0m	200mm	1.5 x 2m **	10	Y	L
	SYZYGIUM RESILIENCE	LILLY PILLY	1.5m	300mm	3 x 1.8m **	16	Y	L
SHRUB & GROUND COVER PLANTING								
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	3/m2	140mm	1.5 x 0.6m	TBC	Y	L
	ANIGOZANTHOS 'BUSH GOLD'	GOLD KANGAROO PAW	3/m2	140mm	1.5 x 0.6m	TBC	Y	L
	VIOLA HEDERACEA	NATIVE VIOLET	3/m2	100mm	0.15 x 0.5m	TBC	Y	L
CAR PARK & ENTRY PLANTING								
TREE PLANTING								
COR WF	CORYMBIA WILDFIRE	GRAFTED EUCALYPT	SITE SETOUT	45lt	6 x 3-4m	5	Y	L
ULM pav	ULMUS PAVIFOLIA	CHINESE ELM	SITE SETOUT	100lt	8-12 x 6-10m	1	N	L
SCREEN PLANTING								
	CAMELLIA SASANQUA 'SOMETHING SPECIAL'	SASANQUA CAMELLIA	850mm	300mm	3 x 1.2m **	6	N	L
	MICHELIA FIGO	PORT WINE MAGNOLIA	SITE SETOUT	300mm	3 x 1.2m **	6	N	L
SHRUB & GROUND COVER PLANTING								
	AGAVE ATTENUATA	FOXTAIL	RANDOM	200mm	VARIABLE	TBC	N	L
	DIANELLA 'BREEZE'	DIANELLA	5/m2	140mm	0.3 x 0.3m	TBC	Y	L
	DICHONRA REPENS	KIDNEY WEED	3/m2	100mm	0.1 x 0.5m	TBC	Y	L
	LOMANDRA 'TANIKA'	TANIKA	350mm	140mm	0.45 x 0.5m	TBC	Y	L
	PHORMIUM TENAX	NZ FLAX	SITE SETOUT	200mm	1.5 x 1.0m	TBC	N	L
	PHORMIUM TENAX 'PURPUREUM'	RUBY NZ FLAX	SITE SETOUT	200mm	1.5 x 1.0m	TBC	N	L
	SENECIO SERPENS 'CHALK STICKS'	CHALK STICKS	5/m2	140mm	0.25 x 0.5m	TBC	N	L
	SYZYGIUM 'BUSH CHRISTMAS'	DWARF LILLY PILLY	650mm	300mm	1 x 1m **	TBC	Y	L
SOUTH WESTERN BUILDING SETBACK PLANTING								
SCREEN & GROUND COVER PLANTING								
	AGAPANTHUS 'SNOW STORM'	DWARF WHITE AGGIES	300mm	140mm	0.25 x 0.25m	TBC	N	L
	DIANELLA 'CASSA BLUE'	CASSA BLUE	300mm	140mm	0.3 x 0.25m	TBC	Y	L
	VIBURNUM 'EMERALD LUSTRE'	SWEET VIBURNUM	850mm	45lt	3 x 1.2m **	TBC	N	L
	VIOLA HEDERACEA	NATIVE VIOLET	4/m2	100mm	0.15 x 0.5m	TBC	Y	L
OUTDOOR PLAY AREA PLANTING								
SCREEN PLANTING								
	LOROPETALUM 'PLUM GORGEOUS'	PLUM GORGEOUS	850mm	300mm	3 x 1.2m **	TBC	N	L
	MURRAYA PANICULATA	ORANGE JESSAMINE	850mm	300mm	3 x 1.2m **	TBC	N	L
	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	850mm	300mm	3 x 1.2m **	TBC	N	L
SHRUB & GROUND COVER PLANTING								
	ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	SITE SETOUT	140mm	0.5 x 0.4m	TBC	Y	L
	BELLIS PERENNIS	COMMON DAISY	SITE SETOUT	140mm	VARIABLE	TBC	N	L
	BRACHYSCOME MULTIFIDA	CUT LEAVED DAISY	SITE SETOUT	140mm	0.25 x 0.5m	TBC	Y	L
	COSMOS BIPINNATUS	MEXICAN ASTER	SITE SETOUT	140mm	0.6-1 x 0.8m	TBC	N	L
	DIGITALIS PURPUREA	FOXGLOVE	SITE SETOUT	140mm	0.5 x 0.5m	TBC	N	L
	ECHINACEA PURPUREA	ECHINACEA	SITE SETOUT	140mm	0.5-1 x 0.5-1m	TBC	N	L
	ERIGERON KARVINSKIANUS	SEASIDE DAISY	SITE SETOUT	140mm	0.3-0.4 x 0.5m	TBC	N	L
	GALANTHUS GRACILIS	SNOW DROP	SITE SETOUT	BULBS	0.3 x 0.3m	TBC	N	L
	GERBERA JAMESONII	TRANSVAAL DAISY	SITE SETOUT	140mm	0.3 x 0.3m	TBC	N	L
	HELIANTHUS ANNUS	SUN FLOWER	SITE SETOUT	140mm	VARIABLE	TBC	N	L
	LAVANDULA SPP.	LAVENDER	SITE SETOUT	140mm	VARIABLE	TBC	N	L
	NARCISSUS SPP.	DAFFODIL	SITE SETOUT	BULBS	0.5 x 0.3m	TBC	N	L
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	SITE SETOUT	140mm	1 x 0.8m **	TBC	N	L
	ASSORTED HERBS & PICKING GREENS	VARIOUS	SITE SETOUT	140mm	VARIABLE	TBC	N	L
CLIMBER PLANTING								
	HARDENBERGIA VIOLACEA	PURPLE TWINNING PEA	SITE SETOUT	140mm	NA	TBC	Y	L
	HARDENBERGIA VIOLACEA 'ALBA'	WHITE TWINNING PEA	SITE SETOUT	140mm	NA	TBC	Y	L

* HEIGHT AND SPAN INDICATIVE. SUBJECT TO ONSITE LOCAL ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

** MAINTAIN TO HEIGHT AND WIDTH NOMINATED.

NOTE: WATER USE IS MEASURED ONCE THE 12 MONTH PLANTING ESTABLISH PERIOD HAS BEEN REACHED.

TREE PLANTING



Callistemon 'Kings Park Special'
RED BOTTLEBRUSH



Corymbia 'Wildfire'
GRAFTED EUCALYPT



Eucalyptus tereticornis
FOREST RED GUM



Grevillea 'Lana Maree'
LANA MAREE GREVILLEA



Doryanthes excelsa
GYMEA LILY



Syzygium 'Resilience'
LILLY PILLY

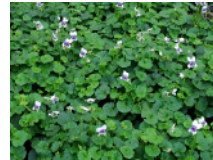
SHRUB & GROUND COVER PLANTING



Anigozanthos 'Big Red'
RED KANGAROO PAW



Anigozanthos 'Bush Gold'
GOLD KANGAROO PAW



Viola hederacea
NATIVE VIOLET

TREE PLANTING



Corymbia 'Wildfire'
GRAFTED EUCALYPT



Ulmus parvifolia
CHINESE ELM

SCREEN PLANTING



Camellia sasanqua 'Something Special'
SASANQUA CAMELLIA



Michelia figo
PORT WINE MAGNOLIA



Agave attenuata
FOXTAIL



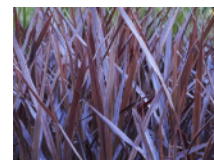
Dianella 'Breeze'
DIANELLA



Lomandra 'Tanika'
TANIKA



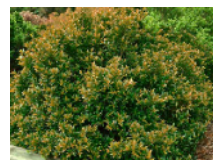
Phormium tenax
NZ FLAX



Phormium 'Purpureum'
RUBY NZ FLAX



Senecio serpens 'Chalk Sticks'
BLUE CHALK STICKS



Syzygium 'Bush Christmas'
DWARF LILLY PILLY

SCREEN & GROUND COVER PLANTING



Agapanthus 'Snow Storm'
DWARF WHITE AGGIES



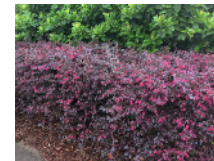
Dianella 'Cassa Blue'
CASSA BLUE



Viburnum 'Emerald Lustre'
EMERALD LUSTRE



Viola hederacea
NATIVE VIOLET



Loropetalum 'Plum Gorgeous'
PLUM GORGEOUS



Murraya paniculata
ORANGE JESSAMINE



Osmanthus fragrans
FRAGRANT TEA OLIVE

SHRUB & GROUND COVER PLANTING



Anigozanthos 'Bush Pearl'
PINK KANGAROO PAW



Bellis perennis
COMMON DAISY



Brachyscome multifida
CUT LEAVED DAISY



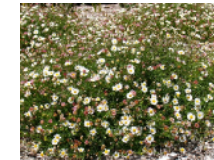
Cosmos bipinnatus
MEXICAN ASTER



Digitalis purpurea
FOXGLOVES



Echinacea purpurea
ECHINACEA



Erigeron karvinskianus
SEASIDE DAISY



Galanthus gracilis
SNOWDROP



Gerbera jamesonii
TRANSVAAL DAISY



Helianthus annuus
SUNFLOWER



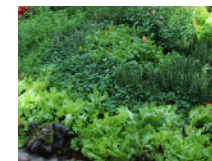
Lavandula spp.
LAVENDER



Narcissus spp.
DAFFODILS



Perovskia atriplicifolia
RUSSIAN SAGE



Herbs assorted
ASSORTED PICKING GREENS



Hardenbergia violacea
PURPLE TWINNING PEA



Hardenbergia 'Alba'
WHITE TWINNING PEA

greenplan

GPO Box 769, Mascot NSW 2020
P: 1800 464 207 M: 0407 061 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

DRAWING NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON SURVEY BY CIBAR, DATED JANUARY 2021.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

A	REV	FOR DEVELOPMENT APPLICATION DESCRIPTION	15/10/21 DATE

NORTH



MAGNETIC NORTH

ARBORIST

ADVANCED TREESCAPE
GPO Box 7192 Kanong NSW 2250
Tel 02 4340 2964 Contact Russell Kingdom

ENGINEER

NY CIVIL ENGINEERING
admin@nycivilengineering.com.au
Tel 0416 334 977 Contact Nader Zaki

CLIENT

DOODHA ENTERPRISES P/L
and their name

ARCHITECT

MANOR HOUSE DESIGN
5 Nelson Parade Hunters Hill NSW 2110
Tel 0411 301 410 Contact Sam Tardos

PROJECT

CHILDCARE CENTRE
122 REGENT STREET
RIVERSTONE

DRAWING TITLE

LANDSCAPE DETAILS
PLANTING SCHEDULE

SCALE

STATUS NOT APPLICABLE
DESIGNED/DRAWN HG/CD
VERIFIED KS
DATE 09/10/2021
JOB NUMBER 21718

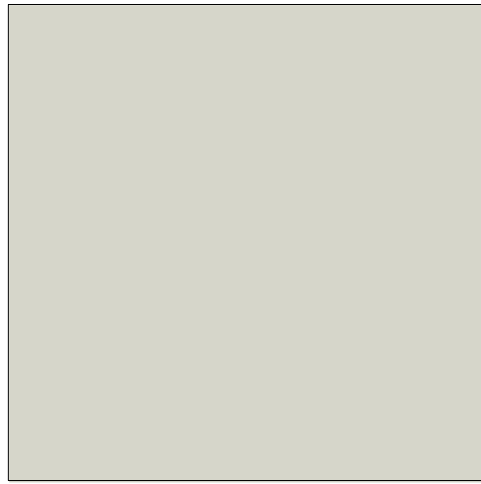
DRAWING NUMBER

LS-04

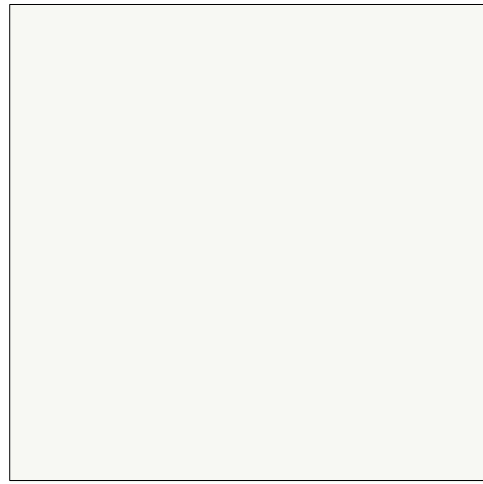
ISSUE

A

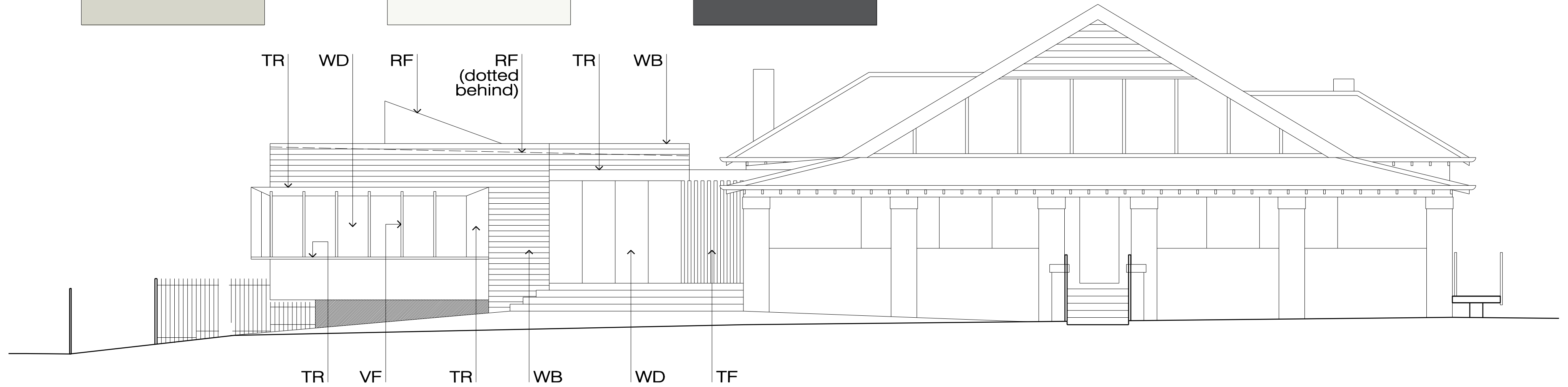
RF –
Roof Sheeting
Prefinished
Colorbond 'Surfmist'



VF –
Feature Vertical Fins
Paint finish
Dulux 'Vivid White'



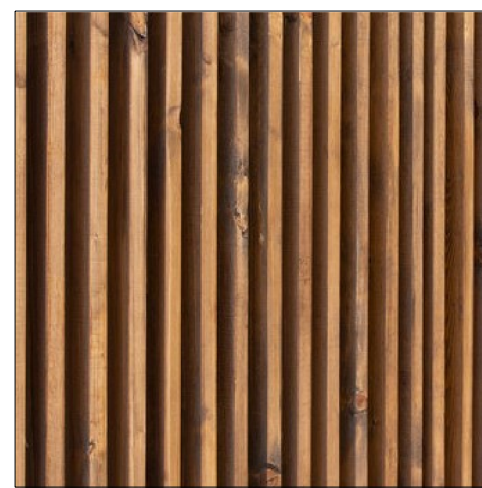
WD –
Window & Door Frames
Powdercoated
'Western Myall'



WB – External Walls
Weatherboard cladding
Paint finish
Dulux 'Colorbond Surfmist'



TR – External Trims
Canopy & Framing
Paint finish
Dulux 'Western Myall'



TF – Timber Slats
Vertical screen
Timber or Aluminium
Timber look

NOTE: –

Existing dwelling is
to remain as existing

DEVELOPMENT APPLICATION ONLY

Proposed
Child Care Centre
Development

at No. 122 Regent Street
RIVERSTONE
for Doodha Enterprises Pty Limited

NOTE: All dimensions taken
from existing documents.
Any discrepancies to be
referred to the Architect.

A	24.06.2021	Issued to consultants
B	30.09.2021	Issued for DA approval

DA – 501
EXTERNAL FINISHES

Job: 2022
Jan 2021
REV: B

MANOR HOUSE DESIGN
m. 0411 381 410 Nominated Architect Sam Tadros
NSW Registration 7091

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Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of: i. Any environmental planning instrument	State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes
	State Environmental Planning Policy (Resilience and Hazards) 2021	Yes
	State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes
	Blacktown Local Environmental Plan 2015	No
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	<p>Draft State Environmental Planning Policy (Environment)</p> <p>The draft Environment State Environmental Planning Policy was exhibited between October 2017 and January 2018 and seeks to simplify the NSW planning system and reduce complexity without reducing the rigour of considering matters of State and Regional significance.</p> <p>The State Environmental Planning Policy effectively consolidates several State Environmental Planning Policies including State Environmental Planning Policy 19 Bushland in Urban Areas, State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 – 1997) and Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment and removes duplicate considerations across Environmental Planning Instruments.</p>	<p>Yes.</p> <p>This proposal is not inconsistent with the provisions of this draft State Environmental Planning Policy.</p>
	<p>Draft State Environmental Planning Policy (Remediation of Land)</p> <p>The draft Remediation of Land State Environmental Planning Policy was exhibited from January to April 2018 with the intent that it repeal and replace State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) in relation to the management and approval pathways for contaminated land.</p>	<p>This proposal is inconsistent with the provisions of this draft State Environmental Planning Policy, as the applicant has not submitted a Preliminary Site</p>

Heads of Consideration	Comment	Complies
	<p>SEPP 55 has since been repealed and its provisions were consolidated into the State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4. However, Chapter 4 of this new policy does not include the changes that were exhibited in 2018 and those provisions are still under review.</p> <p>The draft Remediation of Land State Environmental Planning Policy will:</p> <ul style="list-style-type: none"> • Provide a state-wide planning framework for the remediation of land. • Maintain the objectives and reinforce those aspects of the existing framework that have worked well. • Clearly list the remediation works that require development consent. • Categorise remediation work based on the scale, risk and complexity of the work. • Require environmental management plans relating to post remediation, maintenance and management of on-site remediation measures to be provided to Council. 	Investigation report which we consider necessary given the sensitive nature of the use proposed.
iii. Any development control plan	Blacktown Development Control Plan 2015	No
	Blacktown City Council Child Care Centre Guide 2016	Yes
iv. a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,	Not applicable	N/A
v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	<p>Refer to Part 4, Division 1 of the Regs 2021 Clause 61</p> <ul style="list-style-type: none"> • Demolition of a building - the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures. 	Yes
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	The proposal is likely to have adverse environmental, built form, social and economic impacts due to the impact of the proposal on an item of heritage significance.	Yes

Heads of Consideration	Comment	Complies
c. The suitability of the site for the development	The site is considered unsuitable for the development as the proposal would diminish the heritage significance of the site which is identified as an item of environmental heritage in Schedule 5 to Blacktown Local Environmental Plan 2015.	No
d. Any submissions made in accordance with this Act, or the regulations	The development application was notified to surrounding residents and property owners for a 14 day period between 10 June 2022 and 24 June 2022. No submissions were received.	Yes
e. The public interest	For the reasons above, and objection from the local Historical Society, it is considered that approval of the development application is not in the public interest.	No

2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
The proposal has been assessed against Part 3.3 Early education and care facilities - specific development controls of State Environmental Planning Policy (Transport and Infrastructure) 2021.	Yes

Clause	Comment	Complies
3.22 Centre-based child care facility - concurrence of Regulatory Authority required for certain development	The floor area of the building complies with regulation 107 (indoor unencumbered space requirements) of the Education and Care Services National Regulations, and the outdoor space requirements comply with regulation 108 (outdoor unencumbered space requirements).	Yes
3.23 Centre-based child care facility—matters for consideration by consent authorities	An assessment against the applicable provisions of the Child Care Planning Guideline has been undertaken in relation to the proposed development and the proposal has been found to comply with the Child Care Planning Guideline.	Yes
3.24 Centre-based child care facility in Zone IN1 or IN2—additional matters for consideration by consent authorities	The land on which the child care centre is proposed is zoned R2 - Low Density Residential.	Not applicable
3.25 Centre-based child care facility—floor space ratio	A floor space ratio of 0.205:1 is proposed.	Yes
3.26 Centre-based child care facility—non-discretionary development standards	The proposal complies with the identified non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility.	Yes
3.27 Centre-based child care facility—	Noted.	Yes

Clause	Comment	Complies
development control plans		

3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
<p>The proposal has been assessed against Chapter 9 Hawkesbury-Nepean River of State Environmental Planning Policy (Biodiversity and Conservation) 2021.</p> <p>There are no environmentally sensitive areas onsite including wetlands, nor is there any notable flora and fauna or areas of cultural heritage.</p> <p>The proposal is considered to satisfy the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021 and is permissible with consent.</p>	Yes

4 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
<p>Chapter 4, clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 requires a consent authority to consider whether the land is contaminated. A Preliminary Site Investigation report was not submitted with the development application. Instead, the applicant states that there is no evidence that the land is contaminated, nor has the site been previously used for a purpose that would cause contamination and therefore no further investigation is required. Given the sensitive nature of the proposal, and the age of the dwelling and materials previously used in housing construction, Council considers that a Preliminary Site Investigation report should be submitted to ensure the safety of those attending the site.</p>	No

5 Central City District Plan 2018

Summary comment	Complies
<p>While the Act does not require consideration of District Plans in the assessment of development applications, the Development Application is consistent with the following overarching planning priorities of the Central City District Plan:</p> <p>Liveability</p> <ul style="list-style-type: none"> Improving access to jobs and services Creating great places Contributing to the provision of services to meet communities' changing needs. 	Yes

6 Blacktown Local Strategic Planning Statement

Summary comment	Complies
<p>The Blacktown Local Strategic Planning Statement outlines a planning vision for the City over the next 20 years to 2041. The Blacktown Local Strategic Planning Statement</p>	Yes

Summary comment	Complies
<p>contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation.</p> <p>The Development Application is consistent with the following priorities:</p> <ul style="list-style-type: none"> Local Planning Priorities 3 – Providing services and social infrastructure to meet people’s changing needs 	

7 Blacktown Local Environmental Plan 2015

Summary comment	Complies
<p>Blacktown Local Environmental Plan 2015 applies to the site with regard to the proposed child care centre. We have assessed the application against the relevant provisions, and the table below only identifies where compliance is not fully achieved.</p>	No.

Clause	Comment	Complies
5.10 Heritage conservation	<p>The proposal is not compatible with clause 5.10 Heritage conservation of Blacktown Local Environmental Plan 2015 for the following reasons:</p> <p>The proposal would result in the diminishment of the heritage significance of the site, which is identified as an item of environmental heritage:</p> <ul style="list-style-type: none"> the use of the historic building for the scale and intensity of the child care centre proposed has unacceptable impacts due to the external accretions associated with outdoor play areas, car parking and noise proof fencing. the bulk and massing of the new addition is not sympathetic to the design and style of the original historic structure. the proposed additions would significantly impact on the visual aesthetics of the building, in particular, the view of the eastern side of the wrap around verandah, which is a major part of the visual interpretation of the building. the removal of internal walls and loss of architectural detail would detract from the character and interpretation of the building as a residential home. the setting of the house will be destroyed as a result of the location of the outdoor play area and solid high acoustic noise barriers. the carpark at the front is crowding the façade. the unsympathetic encroachments into the landscaped setbacks on this corner block fails to respect the importance of the front gardens in the 2 streetscapes. <p>Therefore, the proposal is not compatible with objective (a) to conserve the environmental heritage of Blacktown, and (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.</p> <p>We have also considered the effect of the proposed development on the heritage significance of the site (4), and it is considered that the proposal is incompatible with the heritage significance of the site due to the reasons listed above.</p>	No

8 Blacktown Development Control Plan 2015

Summary comment	Complies
<p>The proposed development is inconsistent with Blacktown Development Control Plan 2015 for the following reasons:</p> <ul style="list-style-type: none">the proposed development is inconsistent with the objectives in Section 4.4.2 (development in the vicinity of heritage items), specifically relating to the setting and distinctive streetscape as the development has not been designed to be responsive and respectful in terms of siting, setback encroachments, form and overall design.the design and siting of new works do not complement the form, orientation, scale and style of the heritage item.the development fails to maintain significant or historic public domain views to and from the heritage item.the development is part of a streetscape of buildings of consistent style, form and materials and should incorporate the dominant style, form and materials of the streetscape.materials and colours of the facade of the new development are not complementary to the heritage item.	No

9 Blacktown City Council child care centre guide 2016

Summary comment	Complies
<p>An assessment of the proposal against the relevant provisions of Blacktown City Council child care centre guide 2016 has been completed and the proposal is compliant with all matters.</p>	Yes