

Lot 1039 Oxford Falls Road

Modification of Mod2011/0269 – (DA 2006/0339)

To Modify OSD Tank Outlet Pipe Destination and Car Parking Configuration.

SITE DESCRIPTION

The subject site is identified as Lot 1039 in DP 752038 and is known as Lot 1039 Oxford Falls Road West Oxford Falls. The subject site is located on the south western side of Oxford Falls Road, west of the intersection at Spicer Road and Oxford Falls Road.

The site is triangular in shape, and is located on a Lot 1039 which has an area of 2.089 ha and a frontage of approximately 255m to Oxford Falls Road. Access to the Lot is via two (2) separate driveways from Oxford Falls Road.

The site slopes from west to east with a fall of approximately 7m between the western site boundary and eastern tip of the allotment.

The western portion of the site is steeply sloping and contains dense vegetation cover. The eastern tip of the site is mostly cleared, and contains a partly completed childcare centre building, stone cottage (not authorised for residential use) and ancillary buildings.

The surrounding environment is of a non-urban/semi-rural character and generally comprises low intensity uses, with a majority of sites being undeveloped bushland and single dwelling houses on large allotments. Exceptions to this are the Christian City Church facility and Oxford Falls Grammar School.

The adjoining allotment to the south of the subject site contains a single dwelling and nursery.

RELEVANT BACKGROUND

DA2006/0399 was considered by an independent public hearing on 10/11/2007 and approved by Council 27/11/2009 for construction of a childcare centre, associated outdoor play areas, car park and gardeners shed. Construction Certificate CC2009/0997 was approved on 15th July 2010. Works have since commenced and the building is substantially completed. Approval for Mod2011/0269 was consented on 12th April 2012. There has as yet been no Construction Certificate application made for this modification.

PROPOSED MODIFICATIONS

The proposed changes to the previously approved **Mod2011/0269** – (DA2006/0339) are as follows:

1. Changes to Car Parking Configuration.

Please refer to:

- Transport & Traffic Planning Associates letter (dated 19 June 2014) & accompanying Proposed Car Park Layout & Swept Path Analysis (SP01) drawings.
- Accessibility Solutions' Access Report (dated 16th June 2014)
- VDM Consulting Engineers' Compliance Certificate (dated 20th March 2014) for a detailed explanation of and reasons for the modifications proposed for the car parking.

In short, these changes are:

- Three (3) previously approved spaces (no. 21, 22, 26) that were encroaching on the 20m setback are to be deleted.
- Two (2) new disabled car spaces (new 22, 23) are to be created in an accessible location on the eastern side approach drive.
No drop off zone is required at the porte cochere for this child care centre since all children must be signed in and out of the facility.
- The angle of three (3) previously approved spaces (8, 9, & 10) is to be adjusted to avoid adjacent trees and to create one new car space. These become the new spaces 8, 9 10, 11.

These changes still maintain the required 26 car spaces, including 2 disabled car spaces. There will also be 3 less car spaces encroaching into the 20m setback than previously approved.

Reason for change: the previously approved disabled spaces will not be compliant with AS2890.6 due to the gradient of the driveways.

2. Change to OSD Tank Outlet Destination.

It is proposed to discharge the outlet from the previously approved OSD tank into the adjacent street culvert rather than the previously approved headwall at Spicer Rd.

Please see attached letter titled 'Certification of OSD System' dated 23rd March 2014, drawing SK01 Rev A dated 18th June 2014 from Martens & Associates Hydraulic Engineers, and the Utility drawing by Australian Utilities Management.

In reference to the street culvert pit & pipe alignment shown on the accompanying drawing, Martens state: "this outlet position is recommended in preference to the approved pipe and headwall east of Spicer Road North as the proposed discharge pit is in close proximity to the OSD tank and provides an appropriate discharge point".

The proposed OSD outlet pipe bypasses adjacent Eucalypts. Please see the attached letter from Raintree Arbor Consultancy dated 18 March 2014 confirming that the proposed outlet pipe alignment is to be outside the Structural Root Zone of these trees and will therefore have no detrimental effect on the trees.

Reason for change: the adjacent street culvert pit is the recommended destination for the OSD tank outlet by the Hydraulic Engineers due to its suitability and proximity to the constructed OSD tank.

SUPPORTING DOCUMENTATION

Plan No.	Designer	Date
SK01 Rev A	Martens Consulting Engineers	18 June 2014
Utility Drawing	Australian Utilities Management	
Proposed Car Park Layout	Transport & Traffic Planning Associates	19 June 2014
SP1	Transport & Traffic Planning Associates	19 June 2014
Report Title	Prepared by	Date
Certification of OSD System	Martens Consulting Engineers	23 June 2014
Arboricultural Assessment Report	Raintree Consulting	18 March 2014
Oxford Falls Child Care Centre	Transport & Traffic Planning Associates	19 June 2014
Engineering Compliance Certificate	VDM Consulting Engineers	20 March 2014
Access Report	Accessibility Solutions	16 June 2014