

Development Consent Conditions



Folder /DA No:	DA/122/2025
Property:	21-29 Munda Street, RANDWICK NSW 2031
Proposal:	Temporary use of community centre as a centre based childcare facility with ancillary outdoor play area enclosure and pick up / drop off parking area.
Recommendation:	Approval

GENERAL CONDITIONS

Condition

1. **Approved plans and documentation**

Development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:

<i>Plan</i>	<i>Drawn by</i>	<i>Dated</i>	<i>Received by Council</i>
Indoor Plan	Brett Kovac	12.02.2025	17.02.2025
Room Setup Plan	Brett Kovac	12.02.2025	17.02.2025
Outdoor Plan 1	Brett Kovac	28.02.2025	28.02.2025
Outdoor Plan 2	Brett Kovac	28.02.2025	28.02.2025

In the event of any inconsistency between the approved plans and supplementary documentation, the approved drawings will prevail.

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

2. **Consent Requirements**

The requirements and amendments detailed in the 'General Conditions' must be complied with and be included in the construction certificate plans and associated documentation.

Condition Reason: To ensure any requirements or amendments are included in the Construction Certificate documentation.

3. **Randwick Environment Park Management Plan**

Any relevant requirements contained within the Randwick City Council, Randwick Environmental Park Environmental Management Plan (EMP) – (Trim Doc Ref: D01174217) form part of this consent and must be implemented accordingly.

Condition Reason: To ensure the approved development is undertaken and

Condition

operated in accordance with any requirements within the Randwick Environment Park – Plan of Management and relevant documentation such as the Randwick Environment Park – Environmental Management Plan.

4. **Building Code of Australia**

In accordance with section 4.17 (11) of the *Environmental Planning and Assessment Act 1979* and section 69 of the *Environmental Planning and Assessment Regulation 2021*, it is a prescribed condition that any new building work must be carried out in accordance with the provisions of the National Construction Code - Building Code of Australia (BCA).

Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.

5. **Pruning**

Permission is granted for the minimal and selective pruning of only those lower growing, lower order branches, only where needed to avoid damage to the trees or interference with the approved works.

Condition Reason: To ensure the protection and longevity of existing significant trees.

6. **Car Parking**

The operator must arrange for the approval and installation of pick up and drop off zone signage within the Munda Street carpark in proximity of the childcare centre entrance.

Five spaces immediately adjacent to the main entrance shall be labelled and/or signposted "*Pickup and Drop-off parking only – 7:30-9:30am & 4-6pm Mon-Fri*". The signage shall be in place prior to commencement of operations for the childcare centre.

Condition Reason: To ensure that the carparking for the operation of the child care centre is in accordance with the Council requirements of the consent.

7. **Fire Safety**

The applicant is to comply with the requirements of the BCA Compliance Statement, prepared by Absolute BCA and Accessibility Consulting P/L, dated 13 February 2025.

Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.

OCCUPATION AND ONGOING USE

Condition

8. **Operational Hours**

Monday to Friday: 7am – 6pm (except in emergency circumstances that requires out of hours access).

Condition

No operation is permitted on Saturday, Sundays and Public Holidays.

The temporary occupation of the Randwick Community Centre Hall and outdoor patio is permitted for a period of 9 months from the release of the subject consent until the 5th of December 2025. Should the operator seek to continue the temporary childcare centre use and operating hours outlined above, an application must be lodged with Council before the end of the nominated lapsing date.

Condition Reason: To ensure that the approved use is operated within the approved hours of operation, to ensure safety and security and protect the amenity of surrounding areas.

9. **Student and Staff Population**

The student and staff population numbers are restricted to the following:-

- a) The maximum number of students at the child care centre must not exceed **37 children**.
- b) The maximum number of staff at the school and child care centre must not exceed **15 full time equivalent staff** at any time.

Details of student and staff numbers are to be made available to Council upon request.

Condition Reason: To ensure that the approved use is operated within the scope of the proposed development, to ensure safety and security and protect the amenity of surrounding areas.

10. **Environmental Amenity**

The use and operation of the site must not cause any environmental pollution, public nuisance or, result in an offence under the *Protection of the Environment Operations Act 1997*, associated Regulations, Guidelines and Policies.

There are to be no emissions or discharges from the premises which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and *Regulations*.

Condition reason: To protect the amenity of the surrounding area and residents.

11. **Waste Management**

Adequate provisions are to be made within the premises for the storage, collection and disposal of trade/commercial waste and recyclable materials, to the satisfaction of Council.

The operator of the business must also arrange for the recycling of appropriate materials and make the necessary arrangements with an authorised waste services contractor accordingly.

Condition Reason: To ensure that waste and recycling is appropriately managed.

12. **Food Safety Requirements**

Should food be prepared on the premises, the premises is to be designed and constructed in accordance with the Food Act 2003, Food Regulation 2015, Australia & New Zealand Food Standards Code.

Condition

Condition Reason: To ensure compliance with relevant standards in the case the proposal is modified to provide onsite food preparation.

13. **Plan of Management**

The operation of the childcare centre shall be in accordance with the Plan of Management dated February 2024 prepared by Only About Children PTY LTD unless otherwise stated by this development consent. A detailed evacuation plan in the event of fire or flood must also be in place prior to the commencement of use and the required signage / training adopted in accordance with the endorsed plans and Plan of Management.

Condition Reason: To ensure the approved use is operated in accordance with the endorsed plan of management.

14. **Outdoor Play Enclosure**

Notification signage is to be erected on the outdoor enclosure fencing to advise the community of the childcare use. A compliant provision of shaded zones must also be included in the outdoor enclosure

The above matters must be implemented prior to the commencement of the childcare centre use.

Condition Reason: To enable compliance with the requirements for outdoor play space as a part of the consent.