

Planning Development Application Assessment Report

Application No:	DA 01-02-2015
Application Site:	Site 68, Bennelong Parkway / Australia Avenue, Sydney Olympic Park
File No:	F15/201
Proposal:	Construction of a single storey building, together with fitout and operation as a Child Care Centre
Applicant:	Ecove Group Pty Ltd
Determining Agency:	Sydney Olympic Park Authority

1 Background

On 18 June 2015, the delegate of the Minister for Planning and Environment granted consent to SSD 14_6603 for a Mixed Use Development on Site 68 including:

- a single residential tower, with ground floor commercial / retail uses, landscaped ground plane, stormwater detention tank, and basement car parking;
- building footprint for a 692m² Childcare Centre on the northern part of the site, adjacent to the intersection of Bennelong Parkway and the New Street. It is noted that Condition A13 of the consent requires the submission of a separate development application for the detailed design, fitout and operation of the Child Care Centre.

This Development Application provides the relevant details to obtain approval for the design, fitout and operation of the Child Care Centre. As the construction of the Child Care Centre relies upon the redevelopment of the wider site (for access, parking etc), the assessment could not be finalised or the DA determined until such time as a determination had been issued in respect of SSD 14_6603.

It is also noted that the developer is required to hand the building shell over to SOPA to coincide with the completion of the tower (programmed for early 2018).

2 Site and Location

A site visit was carried out on 11 May 2015.

Site 68 is located on the north-eastern corner of the intersection of Australia Avenue and Bennelong Parkway, approximately 500 metres from the Sydney Olympic Park Town Centre (**Figure 1**). The site currently contains a large water quality control pond and a series of pedestrian and cycle paths linking Australia Avenue to Bennelong Parkway and Bicentennial Park. The site is located with the Parkview Precinct and is legally described as Part Lots 73 and 75, DP 1134933.

The Child Care Centre is located at the north-eastern end of Site 68, and is irregular in shape with frontages to both Bennelong Parkway and the New Street separating Sites 67 and 68 (refer **Figure 2**).



Figure 1 Location of Site 68

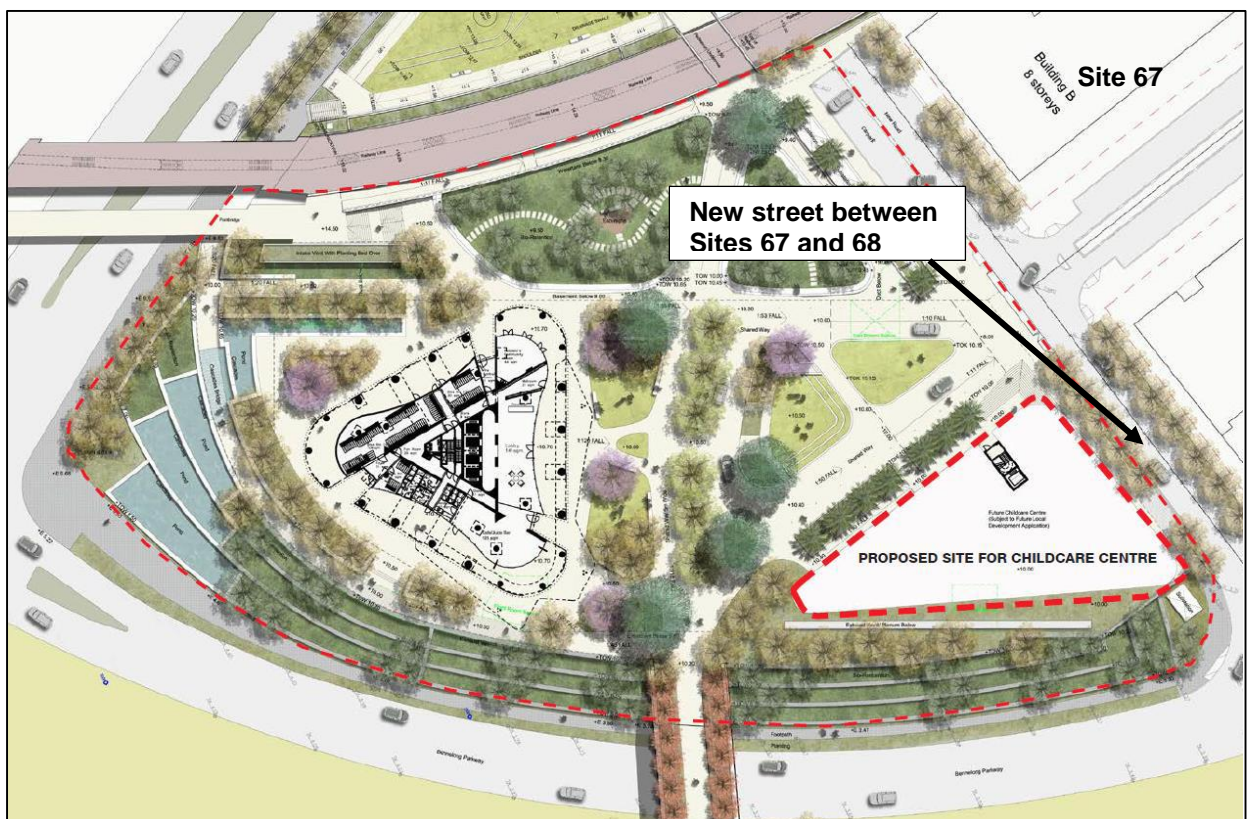


Figure 2 Location of Child Care Centre within Site 68

3 The Proposed Development

The proposed development has been designed to provide 80 childcare places for children aged 0-4+ years. The Centre will employ 12 full time staff in accordance with the relevant staffing ratios required by the *Education and Care Services National Regulations*, together with support staff as required.

The centre will have a total floor area of approximately 692m² with associated outdoor play spaces (incorporating various shade structures) of 577m².

Seventeen (17) basement parking spaces will be allocated to the Child Care Centre (**Figure 3**) with dedicated direct lift access between the Centre and the basement.

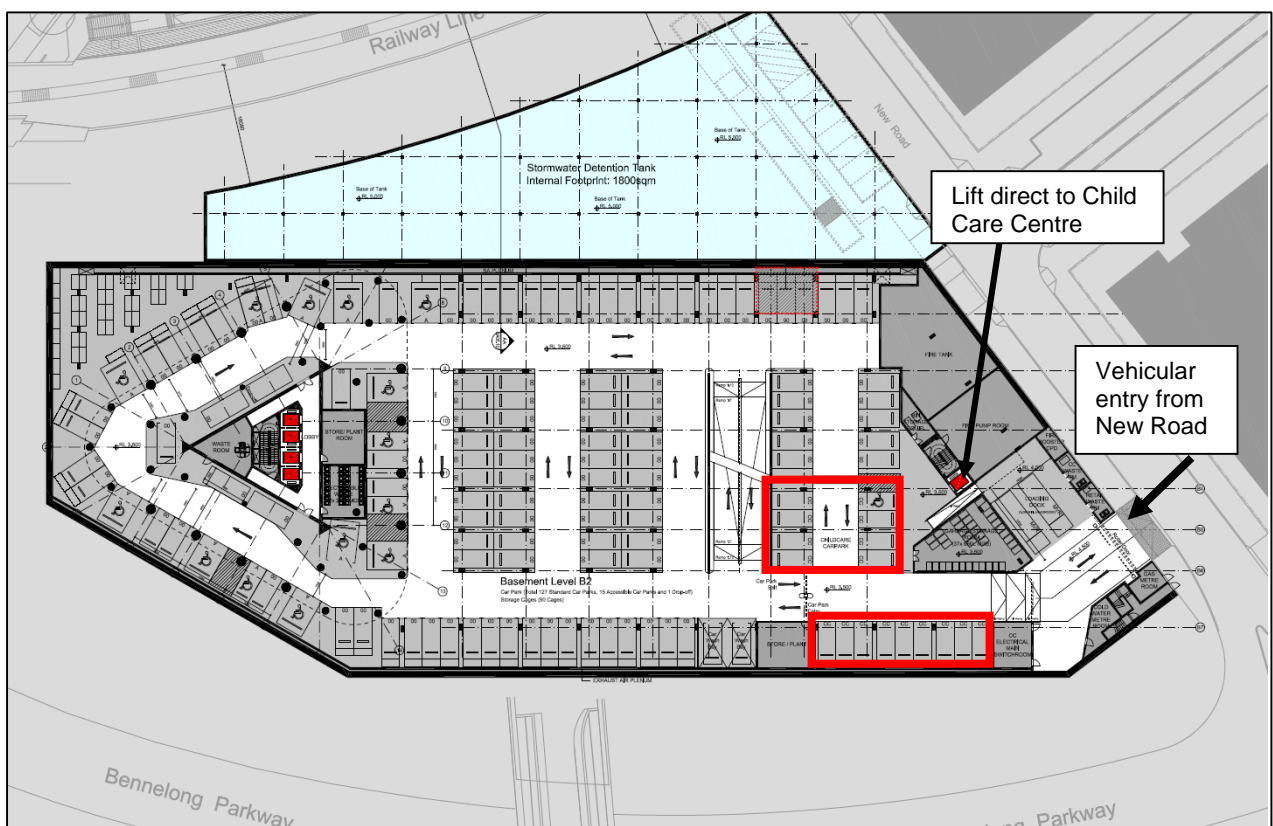


Figure 3 Location of basement parking allocated to the Child Care Centre

The application indicates that a further ten (10) spaces located within the road reserve of the new Road 3 (**Figure 4**) will also be available, but will be shared with other land uses in the precinct. In addition, an internal one-way loop road within the Site 68 site boundaries has been designed to accommodate a further 18 short term (15 minute) spaces. It is intended that the loop road and associated short term parking will be shared amongst the various land uses on the site (retail / commercial and residential tower and the Child Care Centre).

The wider development includes the provision of some 132 bicycle parking spaces within the ground level of the residential tower. The DA indicates that a proportion of these spaces will be made available for use by Child Care Centre staff.

The proposed hours of operation of the Centre are 7.00am - 6.30pm Monday to Friday.

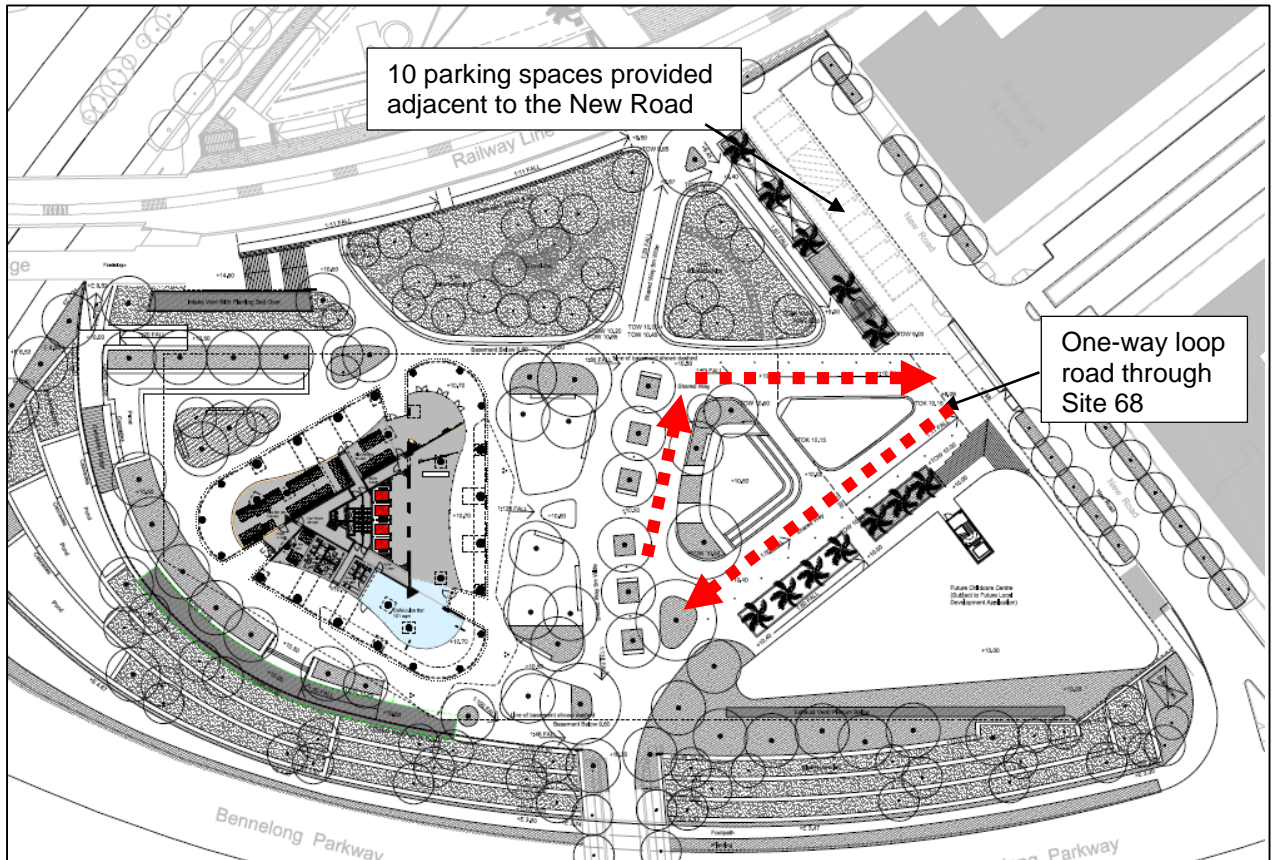


Figure 4 Location of additional parking spaces in the vicinity of the Child Care Centre

3.1 Design

The proposed Child Care Centre comprises seven building 'modules' connected by an undercover foyer area. Each of the four age group classrooms is a separate module which will adopt a distinct colour palette and roof slope, designed to give each classroom an individual sense of place. The classrooms are connected by a series of shared utility areas comprising bathroom amenities and storage (**Figure 5**).

The administration and back-of-house areas are contained in three separate modules which address the pedestrian walkway running along the western boundary of the Child Care Centre.

A communal outdoor play-space is located on the eastern side of the classrooms, accessed via timber veranda which provides a transitional space between the indoor facilities and the external play-spaces.

A concept Play Space and Landscape Design Plan accompanies the application which incorporates the following features:

- a covered outdoor playroom in the north-eastern corner of the outdoor play-space;
- a selection of surface treatments which incorporates a mix of materials and colours, including a number of white concrete pathways which visually separate the play-spaces for each childcare age-group; and
- a 2 metre high brickwork fence around the perimeter of the outdoor play area.

It should be noted however that the final finishes and landscape detail of the communal play-space will be subject to further design development with the operator, in consultation with SOPA.

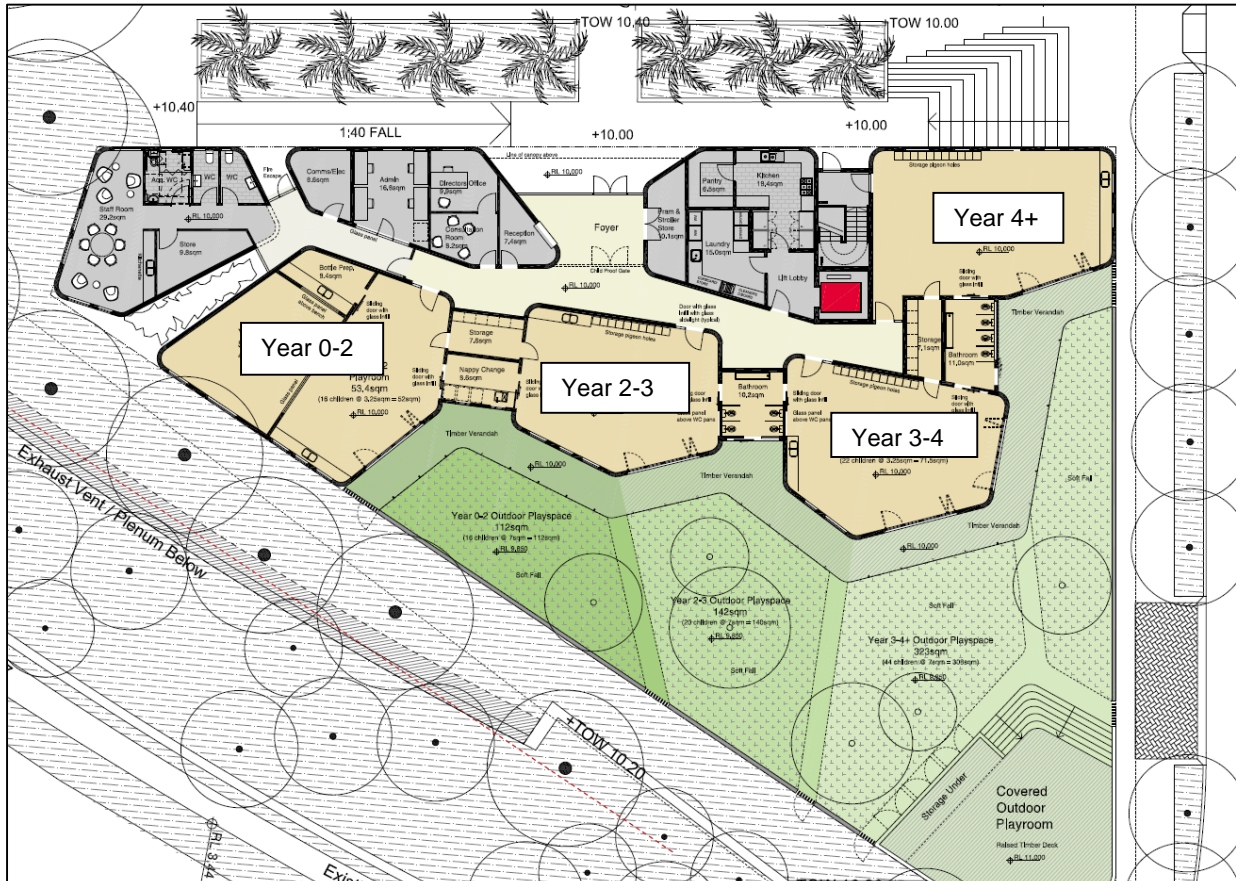


Figure 5 Ground Floor plan

4 Zoning & Permissibility

The site is zoned B4 Mixed Use under the provisions of State Environmental Planning Policy (Major Development) 2005.

The proposed development is permissible with consent in the B4 zone.

5 Delegated Authority

The Minister is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP Major Development 2005 and Clause 22 of the *Sydney Olympic Park Authority Act 2001*.

On 10 November 2014, the Minister delegated his powers and functions under Section 80 of the *Environmental Planning and Assessment Act 1979 (the Act)* for all development at Sydney Olympic Park which have a Capital Investment Value of less than \$10 Million. These delegations have been provided to the Chief Executive Officer of the Authority. The proposed development is consistent with these delegations as it:

- has a CIV less than \$10 million (proposal has a CIV of \$4.15M);

- SOPA is not the applicant; and
- SOPA will not derive a commercial benefit in excess of \$250,000 per year from the development.

SOPA will retain ownership of the property and will derive a commercial benefit estimated to be in the order of \$200,000 annually. Whilst this is less than the \$250,000 threshold, in the interests of transparency SOPA has engaged the services of Helen Mulcahy Urban Planning Pty Ltd to:

- undertake an independent assessment of the development application;
- provide a recommendation to SOPA's Chief Executive Officer;
- prepare a schedule of draft conditions (assuming the application is recommended for approval); and
- present the assessment package to SOPA's CEO for determination.

6 Statutory Framework

6.1 Environmental Planning and Assessment Act 1979

The proposal is local development to which Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act) applies. Decisions made under the Act must have regard to the objects of the Act, as set out in Section 5 of the EP&A Act. The proposal complies with the objects as it represents the orderly and economic use of land and promotes pedestrian and cycle access between the Town Centre at Sydney Olympic Park and a range of recreation and transport facilities.

Part 9 of this report provides an assessment of the application against the heads of consideration set out under Section 79C of the Act.

6.2 Sydney Olympic Park Authority Act 2001

Clause 22(2) of the SOPA Act requires consideration of the Environmental Guidelines. It is considered that the proposed development is generally consistent with the Guidelines.

6.3 State Environmental Planning Policy (Major Development) 2005

The aims of the MD SEPP are to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State, and to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

Sydney Olympic Park is identified as a State Significant Site under the MD SEPP, and Part 23 of Schedule 3 of the MD SEPP identifies a number of provisions relating to the carrying out of development within Sydney Olympic Park, as set out below.

Clause	Response	Compliance
(9) Zone B4 Mixed Use	The proposed development is for the construction of a single storey building, fitout and operation as a child care centre which is permissible with consent. The objects of the zone are satisfied.	✓

Clause	Response	Compliance
(23) Public utility infrastructure	Public infrastructure requirements to support the mixed use development on Site 68 have been addressed in the approval issued in respect of SSD14_6603. The proposed Child Care Centre does not require additional public infrastructure to that already approved.	✓
(24) Major events capability	The proposed development is relatively minor and as such is not expected to have any substantive impact on major events. Furthermore, it is located on the edge of the Town Centre and is physically removed from the major event venues and parking areas and on this basis, it is not likely to have an adverse impact in this regard.	✓
(25) Transport	<p>As a result of the developments approved by the Minister on Sites 67 and 68, two (2) new roads will be constructed by or on behalf of SOPA within the Parkview Precinct (known as Roads 3 and 4) which includes a new intersection with the Bennelong Parkway. The location and configuration of the roads is consistent with the Master Plan.</p> <p>17 parking spaces are provided in the basement car park 68 for exclusive use of the Child Care Centre, supplemented by up to 18 short-term spaces on the internal loop road and a further 10 spaces on the public street to the north of the site.</p> <p>This infrastructure is considered to adequately address the parking demands of the development.</p>	✓
(26) Master Plan (Note: Master Plan 2030 is a deemed DCP and is also considered here for the purpose of S79C(1)(a)(iii)).	Master Plan 2030 applies to the subject site and has been considered in the assessment and the proposed development has been found to be generally consistent with the Master Plan principles and controls.	✓ See Section 8.1 below
(29) Development in environmental conservation area	The subject site is not located in, or in the vicinity of an environmental conservation area.	✓
(30) Design excellence	<p>The wider development on Site 68 was the subject of a design competition which satisfies the design excellence requirements of the SEPP.</p> <p>The NSW Government Architect's Office (GAO) was engaged by SOPA to prepare a Design Review of the proposed Child Care Centre.</p>	✓ See Section 8.2 below
(31) Heritage Conservation	The subject site is not within the vicinity of a heritage item and the proposed development will not impact on heritage conservation.	✓

6.4 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Harbour REP aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future

generations. Although the Harbour REP applies to the whole of the Sydney Catchment Area, including the subject site, it primarily provides planning provisions relating to the foreshore and waterway areas.

The site is located outside the mapped foreshores and waterways area and therefore the provisions of the Plan do not apply in this instance.

7 Consultation

7.1 External referrals

The proposal did not require public advertising or notification.

The application was referred to the Government Architect's Office for design review, examined in the context of the proposed development on Site 68 and the wider development in the Precinct (refer discussion in Section 8.2).

7.2 Internal referrals

The application was referred for review and comment on 18 February 2015. Responses were received as follows:

INTERNAL DEPARTMENT	RESPONSE
Building Services	No objections subject to conditions.

All conditions recommended by the Building Services Unit have been incorporated into the recommended Conditions of Consent where appropriate and necessary.

No objections or comments were received from other internal stakeholders.

8 Assessment

8.1 Compliance with Master Plan 2030

The Master Plan identifies the site as Site 68 within the Parkview Precinct. The Precinct is envisaged as a high density, mixed use precinct incorporating community, educational, commercial and residential uses with supporting community facilities which replace existing industrial and commercial uses. A network of streets will transform the Precinct into a walkable neighbourhood with good connections to the Bicentennial Parklands.

Site 68 is identified for residential use. However child care centres as are considered to be a compatible use.

The Master Plan identifies Site 68 as a 'Design Competition Site', and accordingly a Design Competition process was undertaken as part of the preparation of the SSD application that also contemplated the child care centre location and scale.

The Master Plan indicates the preferred vehicle access to Site 68 is via the New Street running along the northern boundary of site. All vehicular access to both the Child Care Centre and the basement servicing the tower building is via the New Street.

8.1.1 Floor Space Ratio

A floor space ratio control of 2:1 applies to Site 68. Section 4.6.10 of Master Plan 2030 states:

If the consent authority is satisfied that the proposed development exhibits design excellence and is based upon the preferred scheme resulting from a design competition, a bonus floor space allocation of up to 10 per cent may be permitted for buildings over 8-storeys in height.

The 10% design excellence incentive provides for a maximum permitted floor space ratio for Site 68 of 2.2:1 (which translates to a GFA of 30,796m²).

The approval issued by the Minister in respect of SSD 14_6603 allows for an overall FSR of 2.4:1 (33,166m²) which includes the 692m² GFA associated with the proposed child care centre. Whilst this clearly exceeds the floor space bonus available under Section 4.6.10 of the Master Plan, the Minister has accepted the justification for the departure in this instance and the Authority has raised no objection in this regard.

8.1.2 Building Height

The Master Plan prescribes two height limits for Site 68 - 90 metres for the southern portion of the site and 15 metres for the northern portion.

The child care centre site is located on the northern part of the site, and is subject to the 15 metre height control. The proposed single storey building achieves a height of 5.95 metres, and therefore complies.

8.2 Design Review

The GAO examined the proposal in the context of its relationship to immediately adjacent development (Site 68 tower and the residential development approved on Site 67). Some of the matters raised relate to the scope of works approved as part of SSD 14_6603 and are not part of the current application. Those comments which are directly relevant to this assessment are summarised as follows:

- **Context and Amenity**

- further information is required to confirm the impacts of the approved development on Site 67 on the proposed Child Care Centre;
- the ground level (podium) access to the Child Care Centre and proximity to tower amenities such as the café and bicycle storage also at ground level is supported as this potentially provides positive pedestrian associations and capitalises on the park side location of the site;
- clarification regarding the location of basement parking and set-down / collection spaces in the shared way loop and safe access from these spaces to the Child Care Centre entry;
- to ensure public domain elements are appropriately designed to support the Child Care Centre and are consistent between applications, features including the massive podium, basement car park, drop-off areas and the corner stair to New Street should be co-ordinated with the Site 68 approval.

Comment: The primary potential impacts on the Child Care Centre arising from the approved development on Site 67 relate to overshadowing and overlooking.

Any potential **overlooking** impacts from the development on Site 67 are mitigated by:

- (i) the physical separation (in the order of 25 metres) afforded by the New Street and street tree planting within the road reserve;
- (ii) the installation of the proposed 2 metre high brick wall around the perimeter of the Child Care Centre and the facades of the childcare centre have been designed to achieve a high degree of solidity and only a limited number of windows facing the development opposite; and
- (iii) shade structures located within the outdoor play area.

Notwithstanding the above, there remains some opportunity for overlooking of the outdoor play area from the eight (8) storey residential building to the north, although it is likely that this can be mitigated through the installation of shade structures. A condition has been included which requires the applicant to submit a detailed landscape plan for the Authority's approval prior to issue of a Construction Certificate. The condition also requires details of any shade structures to be installed and that their efficacy in providing visual screening is demonstrated.

In relation to **overshadowing** impact from Site 67, it is noted that the outdoor play area associated with the Child Care Centre is unaffected by shadow from the development to the north (or any other buildings) until 1.00pm in mid-Winter, after which time the buildings to the north, as well as the Australia Towers overshadow the site.

In relation to the public domain elements, these are outside the scope of the Child Care Centre and have been approved as part of SSD 14_6603.

- **Scale**

The proposed single storey building is consistent with the Master Plan and is supported.

- **Built Form**

The elemental design is supported as a legible series of 7 articulated forms which are unified on the Site 68 base plinth. The articulation of the forms reduces the scale of the building and is considered to be appropriate for the Centre design.

- **Aesthetics and Materials**

The colour / material palettes shown in the Design Report are a series of differentiated green glazed brick forms, proposed as an extension of the colours and materials established for the residential tower. This design approach to materiality and colour is supported.

- **Density**

The GAO raises concern in relation to the additional GFA on the site, beyond that which is contemplated by Master Plan 2030, namely base FSR of 2:1 which has been effectively varied to 2.4:1.

Comment: Noted. However the quantum of GFA and resultant FSR for the development on Site 68 (including the Child Care Centre) has been justified and has been assessed by the Department of Planning and Environment as being reasonable (refer discussion at Section 8.1.1 above).

- **Landscape**

The GAO's comments relate to the landscape treatment external to the Child Care Centre, which is outside the scope of this DA.

The application indicates that the landscape treatment in the outdoor play area associated with the Child Care Centre will be subject to a detailed design process with the operator and SOPA (in this regard it is noted that SOPA's preference is for the use of soft fall in the playground rather than soft landscape). A condition is recommended for inclusion in any consent issued in respect of this application which requires the landscape treatment to be resolved prior to issue of the relevant Construction Certificate.

The outdoor play area is located immediately west of an area of deep soil planting which includes dense tree coverage, which will provide some morning shade despite not being located in the play area itself. Midday shade will be achieved through the use of shade structures, which will also protect against overlooking of the play area from the development to the north (Site 67).

- **Amenity**

- Further information is required to confirm where double glazing will be located so as to appropriately mitigate against noise and provide suitable amenity for young children where required;
- The impact of the large car park exhaust vent shown at the south elevation on air quality of the child care outdoor play area has not been provided and further information is required to confirm the likely impact.

Comment: The application is accompanied by a **noise impact assessment** which considers noise intrusion from the surrounding environment into the internal areas as well as the likely noise levels generated by the Child Care Centre and its impacts on surrounding land use.

The report concludes that based on the measured ambient noise levels on site, the noise criteria within external play areas should readily be achieved given the proposed solid barrier fence surrounding the external play area.

In regard to indoor play and sleeping areas the internal criteria can be readily met through design of the external building envelope. It is noted that the proposed design effectively isolates the majority of the internal play and sleeping areas from direct exposure to external noise sources.

Only the year 0-2 play and sleeping areas and the Year 4+ play area have external facades that are not otherwise shielded by other rooms or the external boundary fencing. It is noted that the external windows have been identified as double glazed and therefore should readily address the internal acoustic requirements. The acoustic consultant recommends that the glazing specification is reviewed by an acoustic consultant during the detailed design phase to confirm acceptability.

Appropriate conditions to address the internal acoustic environment will be included in any consent issued.

Additional information was sought in relation to the likely impacts on **air quality**. In this regard, the applicant has advised that whilst the car park exhaust extends almost the full

length of the site, it has been purposely designed to stop short of the child care centre outdoor play area.

In addition, the exhaust achieves a 6 metre minimum separation from the child care centre (and all other development on the site) in compliance with the BCA. The angle of the car park exhaust directs air away from the child care centre towards Bennelong Parkway, and the exhaust will operate on a sensor system rather than continually expelling air. Furthermore, the car park is primarily associated with a residential use, which typically will not generate the same level of exhaust as more intensive uses such as commercial, retail or public car park.

Having regard to the the above it is anticipated that impacts to the air quality in the vicinity of the child care centre will be minimal.

- **Safety and Security**

- There is little passive surveillance to the ground level of the proposed development;
- The location of tree planting should ensure that clear and unobstructed sight lines are retained for passive surveillance of the ground floor of the new building, as well as ensuring any planting discourages antisocial behaviour.

Comment: The wider development on Site 68 has been assessed against the CPTED principles and have been found to be satisfactory.

- **Social Dimensions**

The proposed location of the child care centre in association with ground level café and bike storage areas (as part of development approved under SSD 14_6603) is supported as this will meet the needs of local residents and workers of the area.

8.3 Education and Care Services National Regulation

Prior to lodgement of the development application, SOPA engaged an appropriately qualified Child Care Centre consultant to review the design of the proposed facility. It is understood that the consultant has confirmed that the facility is capable of meeting the requirements of the Education and Care Services National Regulation.

A condition is recommended for inclusion in any consent issued in respect of this application which requires compliance with the Regulation, evidence of which to be provided in the documentation for a Construction Certificate application and to be implemented prior to occupation of the premises.

8.4 Prescribed Matters EPAR 2000

The proposed development is able to comply with prescribed matters of the *Environmental Planning and Assessment Regulation 2000* subject to fulfilment of conditions of consent.

8.5 Impact of the development

The proposed development is for the construction of a single storey building to be fitted out and used as a Child Care Centre. It is considered that this form of development will provide a positive affect on the natural, social or economic environment.

The proposed development should not give rise to any other negative impacts to the local community.

8.5.1 Construction Phase

A Design Phase Construction Management Plan accompanies the DA which addresses the temporary site management issues that are relevant during the construction of the Child Care Centre. A design stage CMP requires refinement and is generally required to be finalised prior to a Construction Certificate being issued.

However it is noted that the construction of the proposed Child Care Centre will be undertaken by Ecove (the developer of the mixed retail / residential tower on Site 68) and as mentioned previously in this assessment, is required to be handed over to SOPA to coincide with the completion of the tower. As such, the construction of the facility will be managed seamlessly as part of the wider development.

The impacts associated with the construction phase for the development on Site 68 has been thoroughly considered by the Department of Planning and Environment in its assessment and determination of SSD14_6603 and appropriate conditions have been imposed on that consent.

For consistency, the same suite of conditions pertaining to the management of the construction phase have been recommended for inclusion in any consent issued in respect of this application.

8.5.2 Operational Phase

Parking

The proposed development generates a demand for the provision of 27 parking spaces, based on the number of children and staffing ratios and calculated in accordance with Section 4.7 of Master Plan 2030.

A total of seventeen (17) on-site parking spaces is proposed within the basement parking level of the Site 68 development. The Child Care spaces are located nearest to the vehicular access point from the new roadway, and will be segregated from the remaining basement parking spaces with bollards and an access controlled boom gate.

In addition to the above, the Childcare Centre will also have shared use of:

- the ten (10) indented parking spaces that are to be constructed along the southern side of the new roadway along the northern frontage of Site 68; and
- the set-down and collection parking area provided along the length of the one-way internal loop road. This area can accommodate eighteen (18) parked vehicles.

Whilst it is acknowledged that the car parking provision allocated to the Childcare Centre is within the maximum number specified under MP 2030, it is important that an adequate number of spaces be provided to allow the Child Care Centre operate safely and efficiently.

Children that are enrolled in childcare are not of an age where they can walk to the facility and are typically driven to the centre by a parent/carer on their way to work or a similar engagement.

Child Care Centre protocol generally requires that a parent or carer of a child sign their child into and out of the facility, therefore creating short-term parking demands that accumulate during the morning set-down and afternoon collections periods. In addition to the above, staff members generate some long-term parking demand throughout the day.

Peak set-down and collection parking demands typically occur either side of peak staff parking demand, allowing for the shared use of the overall Childcare Centre parking provision. Due to this temporal displacement, the total Child Care parking provision needs to only be marginally higher than the number of staff at the site to accommodate the typical parking demand of the facility.

Having regard to the above, it is considered that the basement parking provision, supplemented by the shared use of the 10 spaces adjacent to the new road and the 18 short term spaces in the internal loop road will meet the demand generated by the Child Care Centre.

Noise

Potential noise impacts of the proposed development have been considered and the acoustic assessment which accompanies the DA has confirmed that 80 children actively playing in the outdoor area complies with the most stringent noise criteria of background + 5dB(A), therefore no restriction on the duration of outdoor play is required. The assessment is considered conservative on the basis that all children are outside at active play.

8.6 The suitability of the site for the development

The proposed development is of a form and nature that is in keeping with the overall objectives and functions of the site and the approved mixed use (retail / residential) tower in the south western corner of Site 68.

Furthermore, the proposal is consistent with the objectives and function of the site and zoning provisions of *SEPP Major Development 2005*. The subject site is not subject to any known flooding or land slip, or other natural hazard.

8.7 Notification, advertising and submissions received

No submissions were received as the proposal did not require advertising, notification or agency referrals.

8.8 The public interest

The proposal is considered to be in the wider public interest as it:

- is consistent with the relevant statutory controls, including Master Plan 2030;
- would not result in any substantive adverse environmental affects (subject to conditions); and
- as a new community facility, the child care centre will support the continued growth of the resident and worker population at Sydney Olympic Park.

9 Conclusion

The proposal is of a nature that is generally in keeping with the overall objectives and functions of the site and permissible land use. It is consistent with:

- (i) the in-force provisions and controls of the principal environmental planning instrument applying to the land contained with *State Environmental Planning Policy (Major Development) 2005*; and

- (ii) the relevant provisions of Master Plan 2030.

The application has been considered with regard to the matters raised in section 79C of the EP&A Act. The proposed development is considered to be acceptable, is in the public interest and is recommended for approval subject to conditions.

There are a number of detailed design issues which require further consideration, however it is considered that these can be conditioned and resolved in consultation with the Authority prior to commencement of works / issue of a Construction Certificate.

On this basis the proposed development is considered to be acceptable, is in the wider public interest and is therefore recommended for **conditional approval**.

10 Recommendation

It is recommended that the Chief Executive Officer of the Sydney Olympic Park Authority:

- A) Consider all relevant matters prescribed under Section 79C of the EP&A Act, as contained in the findings and recommendations of this report;
- B) Determine that the development application be approved subject to conditions pursuant to Section 80(1) and 80(A) of the EP&A Act, having considered the relevant matters in accordance with (A) above;
- C) Sign the attached Instrument of Approval;
- D) Authorise Sydney Olympic Park Authority to carry out post-determination notification pursuant to Section 81 of the EP&A Act



Helen Mulcahy
Director
Helen Mulcahy Urban Planning Pty Ltd
Date: 19 June 2015