

CHILDCARE PLANNING GUIDELINE ASSESSMENT

Gillieston Public School redevelopment and new public preschool

100 Ryans Road and Northview Street, Gillieston Heights (Lot 51 DP 1162489 and Lot 2 DP 1308605)

Version 2 - 23/01/2025

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Principles and Considerations	Assessment
Chapter 2 - Design Quality Principles	
<p><i>Principle 1 - Context</i></p> <p><i>Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.</i></p>	<p>The proposed public preschool would complement the local context, including the redeveloped Gillieston Public School, residential properties along the southern side of Northview Street and surrounding residential growth area, by delivering essential childcare services. This operational contribution would be complemented by high quality, architecturally designed built form and landscaping that would enhance the visual character of this area. Accordingly, the proposal would integrate with, and positively contribute to, the local context and has the opportunity to transition children easily to the adjoining primary school.</p> <p>The building design will not impact on the s170 heritage listed building, which is positioned approximately 115m to the northwest.</p> <p>The single storey form of the building will provide a suitable scale that responds to the lower-scale residential character along the southern side of Northview Street.</p> <p>Adequate on-site parking will be provided in close proximity to the centre and the plaza entry between the preschool building and proposed new school hall will assist in ensuring the main entry is easily identifiable from the public domain.</p>
<p><i>Principle 2 - Built form</i></p> <p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area. Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook. Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.</i></p>	<p>The scale of the proposed public preschool is highly suitable within the context of the Gillieston Public School redevelopment and will step down to a single-storey height, from the new three-storey main learning building along the northern school boundary, to align suitably with the lower scale residential dwellings on the southern side of Northview Street.</p> <p>The building is orientated to surround the future school playground and define this boundary. A 7.87m setback from Northview Street will be provided and the sloping roof with clerestory form will reduce scale whilst allowing natural light to enter the future preschool.</p> <p>The visual bulk and scale of the built form is appropriate and the modulation of the building form, use of screens, awning, fencing and inclusion of landscaping and low-level fencing along the front boundary all assist in delivering appropriate built form.</p>



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	Materials, finishes and colours for the proposed public preschool would be designed to integrate with the Gillieston Public School redevelopment, and visual amenity would be further enhanced through landscaping.
<p><i>Principle 3 - Adaptive learning spaces</i></p> <p><i>Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out. Good design achieves a mix of inclusive learning spaces to cater for all students and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.</i></p>	<p>The public preschool would be accommodated within a purpose-built facility which promotes flexibility and adaptability through connected indoor-outdoor environments, well-designed play spaces and future fittings will be aimed at stimulated learning.</p> <p>Adequate internal open space would be provided to service 60 children with 3.83m² per child and there are three rooms to accommodate children.</p> <p>Externally 460m² of unencumbered open space is provided and this will ensure 7m² of space is available per child.</p> <p>Internally there is sufficient space and areas to service the preschool:</p> <ul style="list-style-type: none">• Foyer• 3 x playrooms,• 3 x children's amenities areas• 3 x store rooms• 3 x staff/meeting rooms• 1 x comms room• 1 x laundry• 1 x kitchen• 2 x accessible toilets <p>Adequate internal and external space is provided, however, the detailed fit-out is not known at this stage, a mitigation measure will be required to ensure that the fit-out and design complies with the Education and Care Services National Regulation & Childcare Planning Guidelines. The final design will need to ensure a quality-built form suitable for the future functional and amenity requirements.</p>
<p><i>Principle 4 - Sustainability</i></p> <p><i>Sustainable design combines positive environmental, social and economic outcomes. This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. Well-designed facilities are</i></p>	<p>Sustainability would be promoted through design which allows for access to natural light and ventilation through the orientation of indoor spaces to address the outdoor play area and integration of a clerestory roof. Materials selection, construction techniques, landscaping and ongoing operational management practices, would consider sustainability.</p>



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<i>durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.</i>	
<p><i>Principle 5 - Landscape</i></p> <p><i>Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p>	<p>The landscape quality of the wider school site would be enhanced through the inclusion of landscaping as part of the preschool. The outdoor play space would be designed to create an attractive and stimulating outdoor experience for children, and perimeter planter bed landscaping would create a natural visual and acoustic buffer between the expanded Gillieston Public School that would enhance the overall 'green' attributes of the site. Final design and installation of any equipment will be subject to final design details, similar to the internal fit out and will require compliance with the Education and Care Services National Regulation & Childcare Planning Guidelines</p>
<p><i>Principle 6 - Amenity</i></p> <p><i>Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff. Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility. Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.</i></p>	<p>The design of the indoor and outdoor spaces of the preschool would promote a high level of amenity for future users. Physical and visual indoor-outdoor connectivity would be facilitated through the layout of the building framed by the outdoor space, which would also support access to natural light, natural ventilation and views of the outdoors.</p> <p>Visual and acoustic amenity would be ensured through high quality-built form and landscape screening. Accessible design would ensure equitable access for all.</p>
<p><i>Principle 7 - Safety</i></p> <p><i>Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately. Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care</i></p>	<p>The proposed preschool would promote safety, whilst also creating a welcoming and accessible environment, through the architectural design of the built form, perimeter landscaping, the future selection of appropriate and high-quality fittings and fixtures, and the siting of the preschool with respect to the public domain and expanded school.</p> <p>Fencing and gates will restrict access between uses on the school site. The CPTED principles have been incorporated into the design, refer to Architectural Design Report at Appendix 13.</p>



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<i>facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).</i>	
Chapter 3 – Matters for Consideration	
3.1 Site Selection and Location	
<u>Objective:</u> To ensure that appropriate zone considerations are assessed when selecting a site.	
<p><i>For proposed developments in or adjacent to a residential zone, consider:</i></p> <ul style="list-style-type: none">▪ <i>The acoustic and privacy impacts of the proposed development on the residential properties;</i>▪ <i>The setbacks and siting of buildings within the residential context; and,</i>▪ <i>Traffic and parking impacts of the proposal on residential amenity.</i>	<p>The site is separated from the nearest residential receivers to the south of the subject site by Northview Street, car park and a 7.87m setback of the building which would incorporate improved landscaping inclusive of canopy trees. The preschool will not adversely impact on the amenity of the nearest residential receivers as outlined in the Noise and Vibration Assessment at Appendix 34.</p> <p>15 car spaces will be allocated to the preschool activity, this complies with the parking requirements under the Maitland DCP 2011. The Traffic Report at Appendix 32 determines that the car park design and anticipated traffic associated with the activity will not adversely impact on surrounding residential uses.</p>
<p><i>For proposed developments in commercial and industrial zones, consider:</i></p> <ul style="list-style-type: none">▪ <i>potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions</i>▪ <i>the potential impact of the facility on the viability of existing commercial or industrial uses.</i>	Not applicable
<u>Objective:</u> To ensure that the site selected for a proposed child care facility is suitable for the use.	
<p><i>When selecting a site, ensure that:</i></p> <ul style="list-style-type: none">▪ <i>the location and surrounding uses are compatible with the proposed development or use;</i>▪ <i>the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards;</i>	<p>The site is suitable for the proposed preschool, noting that it is permissible with consent in the zone. Being co-located within an existing and the soon to be expanded local public school, the preschool would be strategically positioned to support local residents, families who currently have older children attending Gillieston Public School and staff.</p> <p>A discussed in the report the Site requires remediation prior to construction, in which case the</p>



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<ul style="list-style-type: none"> there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed; the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> size of street frontage, lot configuration, dimensions and overall size number of shared boundaries with residential properties the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use; there are suitable drop off and pick up areas, and off and on street parking; the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use; and, it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. 	<p>RAP at Appendix 18 has identified that the Site can be made suitable for use, subject to further Data Gap Analysis, potential updating of the RAP and implementation of remediation, mitigation measures will be included to ensure that the Site is adequately remediated prior to use.</p> <p>The Site is currently identified as Bushfire Prone Land; however, the mapping is not reflective of more recent development surrounding the site and APZ easements have been created on adjoining land to the east, northeast and north, this will remove this constraint from the Site. Once the easements are registered on Title, an application will need to be made to the NSW RFS to seek update to the Bushfire Prone Land mapping, on this basis a mitigation measure is required to ensure that the mapping is adjusted prior to the commencement of works.</p> <p>The Flood Report at Appendix 29 demonstrates that the part of the Site to be occupied by the future preschool is not flood affected.</p> <p>The Site is not burdened by any further environmental constraints that would compromise its suitability for a preschool.</p> <p>The size and dimensions of the site suitably accommodates the proposed purpose-built preschool, which provides well-designed and adequately-sized indoor and outdoor play areas. The preschool would be suitably setback from Northview Street and the car parking and drop off area is positioned immediately off-street adjacent to the new preschool, which will minimise distance of movement and reduce conflict with school traffic.</p> <p>As detailed in the Traffic Assessment Report at Appendix 32, adequate parking and pick-up/drop-off facilities would be provided for the preschool. It is noted that the temporary access for the KnD area will connect with the preschool car park driveway, to minimise conflicts between the two uses a mitigation measure will require a plan of management to be prepared to ensure that access for the preschool is not impeded.</p> <p>As discussed above, a preschool would be compatible with surrounding land uses. There are no known incompatible premises in the immediate vicinity.</p>
<p><u>Objective:</u> To ensure that sites for child care facilities are appropriately located.</p>	
<p>A child care facility should be located:</p>	<p>The preschool will be located within the Gillieston Public School boundaries in close proximity to</p>



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<ul style="list-style-type: none"> ▪ <i>near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship;</i> ▪ <i>near or within employment areas, town centres, business centres, shops;</i> ▪ <i>with access to public transport including rail, buses, ferries; and,</i> ▪ <i>in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</i> 	<p>residential uses within Gillieston Heights, being an urban release area with significant population anticipated from the residential subdivision of surrounding lands.</p>
<p>Objective: <i>To ensure that sites for child care facilities do not incur risks from environmental, health and safety hazards</i></p>	
<p><i>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</i></p> <ul style="list-style-type: none"> ▪ <i>proximity to:</i> <ul style="list-style-type: none"> ▪ <i>heavy or hazardous industry, waste transfer depots or landfill sites;</i> ▪ <i>LPG tanks or service stations;</i> ▪ <i>water cooling and water warming systems;</i> ▪ <i>odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses.</i> 	<p>The proposed preschool is not located in close proximity to any hazardous elements that could pose a health or safety risk to children and staff. The site area for the preschool is zoned for R1 General Residential and the surrounding area is zoned for residential purposes.</p> <p>Poultry farms are positioned more than 400m to the northeast of the Site. As discussed in the report, the computerisation and mechanical ventilation upgrade to the poultry farm 7 years ago combined with the low-lying elevation of the poultry farm buildings and landscaping and the position of the new three (3) storey main learning building will provide a buffer to the preschool. The following mitigation measures will minimise impacts and support the preschool operation whilst mitigating odour and conflict:</p> <ul style="list-style-type: none"> • Engineering <ul style="list-style-type: none"> ○ Internal ventilation units such as air-conditioning. ○ Administrative: <ul style="list-style-type: none"> ▪ limit outdoor play during odour incidences ▪ Awareness of weather forecast (e.g. northeast wind direction); and ▪ Close windows/doors facing the poultry farm during high wind events and/or odour events. • Landscape design to incorporate elements that enhance visual amenity. • Rainwater tanks:



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	<ul style="list-style-type: none">○ Tank strainer or dust cover to be installed at rainwater collection points○ First flush diverter to be installed on rainwater tanks○ Rainwater collected on site must not be used for human consumption (drinking water)• No poultry to be kept on the preschool site. <p>On this basis, the odour impacts can be mitigated suitably.</p>
3.2 Local Character, Streetscape and the Public Domain Interface	
<u>Objective:</u> To ensure that the child care facility is compatible with the local character and surrounding streetscape.	
<p><i>The proposed development should:</i></p> <ul style="list-style-type: none">▪ contribute to the local area by being designed in character with the locality and existing streetscape;▪ reflect the predominant form of surrounding land uses, particularly in low density residential areas;▪ recognise predominant streetscape qualities, such as building form, scale, materials and colours;▪ include design and architectural treatments that respond to and integrate with the existing streetscape;▪ use landscaping to positively contribute to the streetscape and neighbouring amenity; and,▪ integrate car parking into the building and site landscaping design in residential areas.	<p>The proposed preschool includes an aesthetically pleasing architectural built form and landscape design, which positively integrates with the lower density residential character along the southern side of Northview Street and wider school Site to the north.</p> <p>The positioning of the preschool within the school boundary and its connection to the expanded Gillieston Public School is highly appropriate and is consistent with the local character and surrounding streetscape.</p>
<u>Objective:</u> To ensure clear delineation between the child care facility and public spaces.	
<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none">▪ fencing to ensure safety for children entering and leaving the facility;▪ windows facing from the facility towards the public domain to provide passive	<p>Security, visual screening and landscape buffering, would be achieved through the strategic design of the built form and landscape scheme.</p> <p>A pleasant outlook would be achieved through the orientation of the indoor play spaces toward the</p>



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<p><i>surveillance to the street as a safety measure and connection between the facility and the community; and,</i></p> <ul style="list-style-type: none">▪ <i>integrating existing and proposed landscaping with fencing.</i>	<p>outdoor space to facilitate visual and physical connectivity between the indoors and outdoors.</p> <p>Fencing and built form will delineate the school areas from the preschool boundaries.</p>
<p><i>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</i></p>	<p>The entry to the preschool would be clearly distinguished to promote legibility and visual interest and the position of the building in relation the future school hall creates a plaza entry to direct pedestrians to the main entry point.</p>
<p><i>Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</i></p> <ul style="list-style-type: none">▪ <i>clearly defined street access, pedestrian paths and building entries;</i>▪ <i>low fences and planting which delineate communal/ private open space from adjoining public open space; and</i>▪ <i>minimal use of blank walls and high fences.</i>	<p>The site does not adjoin any parks, open spaces or bushland.</p>
<p>Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</p>	
<p><i>Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</i></p>	<p>A 2.1m high palisade fence would be constructed with appropriate materials that are in accordance with the Guidelines and relevant Australian Standards on the school boundary surrounds. A lower level planter bed will be utilised to define the plaza area associated with the entry of the building.</p> <p>The site is not a locally listed heritage item but is listed on the s170 register..</p>
<p><i>High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.</i></p>	<p>The Acoustic Assessment report at Appendix 34 does not require installation of any acoustic screens associated with the preschool.</p>
<h3>3.3 Building Orientation, Envelope and Design</h3>	
<p>Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	



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<p><i>Orient a development on a site and design the building layout to:</i></p> <ul style="list-style-type: none">▪ <i>ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by:</i><ul style="list-style-type: none">▪ <i>facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties;</i>▪ <i>placing play equipment away from common boundaries with residential properties;</i>▪ <i>locating outdoor play areas away from residential dwellings and other sensitive uses.</i>▪ <i>optimise solar access to internal and external play areas;</i>▪ <i>avoid overshadowing of adjoining residential properties;</i>▪ <i>minimise cut and fill;</i>▪ <i>ensure buildings along the street frontage define the street by facing it; and,</i>▪ <i>ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.</i>	<p>The proposed preschool would not give rise to any detrimental overlooking, noise or overshadowing for neighbouring properties. This would be achieved through the setbacks of the building and orientation of the building towards the northeast, across the school grounds.</p> <p>The Proposal will not overshadow any adjoining properties, refer to the Architectural Design Report at Appendix 13.</p>
<p>Objective: <i>To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</i></p>	
<p><i>The following matters may be considered to minimise the impacts of the proposal on local character:</i></p> <ul style="list-style-type: none">▪ <i>building height should be consistent with other buildings in the locality;</i>▪ <i>building height should respond to the scale and character of the street;</i>▪ <i>setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility;</i>▪ <i>setbacks should provide adequate access for building maintenance; and,</i>	<p>The proposed preschool will have a height of 7.45m. The MLEP 2011 does not establish a maximum height on the Site, notwithstanding the proposed height is consistent with the scale of the residential properties on the southern side of Northview Street.</p> <p>The preschool is consistent with the height permitted under Section 3.37A of the T&I SEPP and consistent would be suitably setback from the street and orientated towards the school to minimise impacts when viewed from the public domain.</p>



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<ul style="list-style-type: none">▪ setbacks to the street should be consistent with the existing character.	
<u>Objective:</u> To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	
Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	The preschool will provide a 7.87m setback, there are no prevailing setbacks along the northern side of Northview Street. The building is orientated to direct views and uses towards the northeast, away from Northview Street, this is suitable for the Site.
On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	Not applicable. There are no prevailing setbacks along the northern side of Northview Street. The position of the building is suitable for the expanded school buildings.
<u>Objective:</u> To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	
<p>The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none">▪ respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage;▪ contributes to the identity of the place;▪ retains and reinforces existing built form and vegetation where significant;▪ considers heritage within the local neighbourhood including identified heritage items and conservation areas;▪ responds to its natural environment including local landscape setting and climate; and,▪ contributes to the identity of place.	<p>The proposed built form would integrate with the visual character of the future expanded school precinct.</p> <p>This part of the Site does not exhibit heritage significance and would not be visible from the s170 listed heritage item, positioned over 116m to the northwest of the new building.</p> <p>Whilst tree removal would be required to facilitate the overall redevelopment of the Gillieston Public School, this would be offset through new landscaping including canopy tree planting adjacent to the site boundary.</p>
<u>Objective:</u> To ensure that buildings are designed to create safe environments for all users.	
Entry to the facility should be limited to one secure point which is:	Entry and accessibility to, and within, the proposed preschool would be designed in accordance with all relevant legislation, including (but not limited to) the following:



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<ul style="list-style-type: none">located to allow ease of access, particularly for pedestrians;directly accessible from the street where possible;directly visible from the street frontage;easily monitored through natural or camera surveillance;not accessed through an outdoor play area; and,in a mixed-use development, clearly defined and separate from entrances to other uses in the building.	<ul style="list-style-type: none">The National Construction Code;Discrimination Disability Act 1992; andDisability (Access to Premises-Buildings) Standards 2010. <p>The entry to the preschool would be clearly identified through the design of the plaza entry along Northview Street.</p>
Objective: To ensure that child care facilities are designed to be accessible by all potential users.	
<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none">providing accessibility to and within the building in accordance with all relevant legislation;linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry;providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible; and,minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.	<p>Entry and accessibility to, and within, the preschool would be designed in accordance with all relevant legislation, including (but not limited to) the following:</p> <ul style="list-style-type: none">The National Construction Code;Discrimination Disability Act 1992; andDisability (Access to Premises-Buildings) Standards 2010.
3.4 Landscaping	
Objective: To provide landscape design that contributes to the streetscape and amenity.	
<p>Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p>	<p>The proposal would incorporate landscaping around the perimeter of the proposed outdoor area and within the building setbacks, contributing to a 'green' outcome for the site.</p>



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<ul style="list-style-type: none">▪ <i>reflecting and reinforcing the local context; and,</i>▪ <i>incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.</i>	
<p><i>Incorporate car parking into the landscape design of the site by:</i></p> <ul style="list-style-type: none">▪ <i>planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings;</i>▪ <i>taking into account streetscape, local character and context when siting car parking areas within the front setback; and,</i>▪ <i>using low level landscaping to soften and screen parking areas.</i>	<p>A car park will be provided immediately to the west of the preschool and will be setback with this setback suitably landscaped to provide for natural screening of hardstand areas and edge planting around the car park will provide shade opportunities.</p>
3.5 Visual and Acoustic Privacy	
<u>Objective:</u> <i>To protect the privacy and security of children attending the facility.</i>	
<p><i>Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</i></p>	<p>The proposed outdoor play area is orientated towards the northeast of the Site and a vegetated planter bed would reduce noise and reduce overlooking to the car park area and school playground and facilities.</p>
<p><i>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</i></p> <ul style="list-style-type: none">▪ <i>appropriate site and building layout;</i>▪ <i>suitably locating pathways, windows and doors; and,</i>▪ <i>permanent screening and landscape design.</i>	<p>The proposed preschool would be suitably screened by landscaping, fencing and the design of the built form, to protect the overall privacy and security of children and direct views away from Northview Street.</p>
<u>Objective:</u> <i>To minimise impacts on privacy of adjoining properties.</i>	
<p><i>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</i></p> <ul style="list-style-type: none">▪ <i>appropriate site and building layout;</i>	<p>The preschool is single storey in form and the building would not give rise to any detrimental overlooking of neighbouring properties and is orientated to the northeast, away from residential properties on the southern side of Northview Street.</p>



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<ul style="list-style-type: none">▪ suitable location of pathways, windows and doors; and,▪ landscape design and screening.	
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	
<p>A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none">▪ provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence); and,▪ ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.	The construction and operation of the activity would be undertaken in accordance with the mitigation measures in the Acoustic Assessment at Appendix 34 , to ensure compliance with the established noise criteria.
<p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none">▪ identify an appropriate noise level for a child care facility located in residential and other zones;▪ determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use; and,▪ determine the appropriate height of any acoustic fence to enable the noise criteria to be met.	The construction and operation of the activity would be undertaken in accordance with the mitigation measures within the Acoustic Assessment at Appendix 34 , to ensure compliance with the established noise criteria.
3.6 Noise and Air Pollution	
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.	
<p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none">▪ creating physical separation between buildings and the noise source;	The siting and design of the proposed preschool have considered acoustic amenity for future users. Landscaping surrounding the outdoor play area will separate school and preschool uses. The acoustic report at Appendix 34 demonstrates that the use would not adversely impact on residential uses on Northview Street. Accordingly, the proposed



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<ul style="list-style-type: none">▪ <i>orienting the facility perpendicular to the noise source and where possible buffered by other uses;</i>▪ <i>using landscaping to reduce the perception of noise;</i>▪ <i>limiting the number and size of openings facing noise sources;</i>▪ <i>using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens);</i>▪ <i>using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits; and,</i>▪ <i>locating cot rooms, sleeping areas and play areas away from external noise sources.</i>	preschool would benefit from an appropriate level of acoustic amenity.
<p><i>An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</i></p> <ul style="list-style-type: none">▪ <i>on industrial zoned land; and,</i>▪ <i>where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000.</i>	The site is not within an industrial zone or affected by ANEF contours.
<p>Objective: <i>To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</i></p>	
<p><i>Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</i></p>	The preschool is positioned on local roads. The preschool is not likely to be impacted by air pollution. It is positioned at least 400m to the southwest of poultry farms, as discussed above mitigation measures will be included to address any adverse impacts.
<p><i>A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines.</i></p> <p><i>The air quality assessment report should evaluate design considerations to minimise air pollution such as:</i></p>	The site is not within an industrial zone and not positioned in close proximity to major roads. Therefore, an air quality assessment is not required. In addition, landscaping will provide improved amenity for the future outdoor play spaces and will provide a natural buffer between car parking areas and Northview Road.



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<ul style="list-style-type: none">▪ <i>creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution;</i>▪ <i>using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway; and,</i>▪ <i>incorporating ventilation design into the design of the facility.</i>	
3.7 Hours of Operation	
<u>Objective:</u> <i>To minimise the impact of the child care facility of neighbouring residential developments.</i>	
<i>Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.</i>	The preschool is proposed to operate 8.45am-3.05pm Monday-Friday, and be closed Saturdays, Sundays and Public Holidays.
<i>Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.</i>	The proposed preschool operational hours are compatible with the residential uses on the southern side of Northview Street.
3.8 Traffic, Parking and Pedestrian Circulation	
<u>Objective:</u> <i>To provide parking that satisfies the needs of users and generated by the centre.</i>	
<p><i>Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</i></p> <p><i>Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates:</i></p> <p><i>Within 400 metres of a metropolitan train station:</i></p> <ul style="list-style-type: none">▪ <i>1 space per 10 children;</i>	<p>MDCP2011 requires 1 space per 4 students. This results in a requirement for 15 total car spaces.</p> <p>The proposal would provide 15 preschool car parking spaces on site.</p>



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<ul style="list-style-type: none">▪ 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. <p><i>In other areas:</i></p> <ul style="list-style-type: none">▪ 1 space per 4 children. <p><i>A reduction in car parking rates may be considered where:</i></p> <ul style="list-style-type: none">▪ the proposal is an adaptive re-use of a heritage item;▪ the site is in a B8 Metropolitan Zone or other high density business or residential zone;▪ the site is in proximity to high frequency and well connected public transport;▪ the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks); and,▪ there is sufficient on street parking available at appropriate times within proximity of the site.	
<p><i>In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</i></p>	No on-street parking is proposed, given that a compliant supply of dedicated parking would be provided for the preschool on-site.
<p><i>A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</i></p> <ul style="list-style-type: none">▪ the amenity of the surrounding area will not be affected; and,▪ there will be no impacts on the safe operation of the surrounding road network.	<p>The Transport Report outlines that the proposed preschool would generate an additional 130 weekday vehicle trips at AM and PM.</p> <p>This is considered to be adequately accommodated by the existing network, with no upgrades required.</p>
<p><u>Objective:</u> To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	



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<p><i>Alternate vehicular access should be provided where child care facilities are on sites fronting:</i></p> <ul style="list-style-type: none">▪ a classified road; and▪ roads which carry freight traffic or transport dangerous goods or hazardous materials. <p><i>The alternate access must have regard to:</i></p> <ul style="list-style-type: none">▪ the prevailing traffic conditions; and▪ pedestrian and vehicle safety including bicycle movements▪ the likely impact of the development on traffic.	<p>Not applicable. The Site is not positioned on a classified road and the roads providing access into the Site do not carry freight traffic or transport dangerous goods or hazardous materials.</p>
<p><i>Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</i></p>	<p>Northview Street will be extended to Cessnock Road following greenfield subdivision approval and development at the eastern end. Vehicles associated with the preschool can enter and leave the car parking area in a forward direction and would be directed to exit to the west when exiting the Site until such time as Northview Street is extended to the east, a mitigation measure will be included to this effect. This will minimise the need for vehicles to turn around in the cul-de-sac at the eastern end of Northview Street.</p>
<p><u>Objective:</u> To provide a safe and connected environment for pedestrians both on and around the site.</p>	
<p><i>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</i></p> <ul style="list-style-type: none">▪ separate pedestrian access from the car park to the facility;▪ defined pedestrian crossings included within large car parking areas;▪ separate pedestrian and vehicle entries from the street for parents, children and visitors;▪ pedestrian paths that enable two prams to pass each other;▪ delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities;▪ in commercial or industrial zones and mixed use developments, the path of	<p>The proposed car park and access driveway would include line-marked, accessible pedestrian paths and crossings. Information packs and directional signage within the carpark would encourage parents to drop-off and pick-up children in the designated area, to minimise conflicts between pedestrians and vehicles.</p>



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<p><i>travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas; and,</i></p> <ul style="list-style-type: none">▪ <i>vehicles can enter and leave the site in a forward direction.</i>	
<p><i>Mixed use developments should include:</i></p> <ul style="list-style-type: none">▪ <i>driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks;</i>▪ <i>drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site; and</i>▪ <i>parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</i>	<p>Information packs distributed to enrolling families and directional signage within the carpark would encourage parents to drop-off and pick-up children in the designated area, so as to avoid having to travel long distances and to minimise pedestrian and vehicle conflicts. Mitigation measures will be included.</p>
<p><i>Car parking design should:</i></p> <ul style="list-style-type: none">▪ <i>include a child safe fence to separate car parking areas from the building entrance and play areas;</i>▪ <i>provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards; and,</i>▪ <i>include wheelchair and pram accessible parking.</i>	<p>The carparking area has been appropriately designed in terms of safety, access and compliance with the relevant Australian Standards. Mitigation measures will be included to ensure the layout complies with the Australian Standards.</p>
Chapter 4 – Applying the National Regulations to Development Proposals	
4.1 Indoor Space Requirements	
<p><i>Regulation 107</i></p> <p><i>Every child being educated and cared for within a facility must have a minimum of 3.25 m² of unencumbered indoor space.</i></p>	<p>The proposed preschool complies with the National Regulations as it provides a minimum of 3.83m² unencumbered indoor space per child.</p> <p>Furthermore, in accordance with Regulation 107, i.e. Storage, a mitigation measure will be included to ensure that the Child Care Facility provides:</p>



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Note: if this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.	<ul style="list-style-type: none">a minimum of 0.3 m³ per child of external storage space; anda minimum of 0.2 m³ per child of internal storage space. <p>The proposed preschool will comply, providing 229.8m² of unencumbered indoor play space and 421m² of outdoor play space, at least 18.37m³ of internal storage space. In regard to outdoor storage space a minimum of 18m³ is required and final design details shall be submitted to the Crown Certifier prior to construction to demonstrate compliance with this requirement. A mitigation measure will be included.</p>
4.2 Laundry and Hygiene Facilities	
<u>Regulation 106</u> <i>There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.</i>	The proposed preschool includes a laundry located in an appropriate location in accordance with the provision.
4.3 Toilet and Hygiene Facilities	
<u>Regulation 109</u> <i>A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.</i>	Three (3) amenities areas are nominated on the architectural drawings and will be subject to a future fit out. The proposed hygiene / sanitary facilities within the preschool would be designed and constructed to comply with the requirements of the <i>National Construction Code</i> . A mitigation measure will be required to provide a compliant number of water closets and wash basins for a maximum of 60 children.
4.4 Ventilation and Natural Light	
<u>Regulation 110</u> <i>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height</i>	The proposed preschool includes windows and doors opening to the open space, together with compliant ceiling heights. Accordingly, the design of the preschool would optimise available natural light experienced indoors, which would improve the overall wellbeing of children and staff. Furthermore, satisfactory mechanical ventilation systems would be implemented within the building, which would



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<i>requirements may be affected by the capacity of the facility.</i>	provide optimum temperatures to the indoor environment.
4.5 Administrative Space	
<u>Regulation 111</u> <i>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</i>	The proposed preschool includes an office space, meeting room/interview room and a meeting room with adequate provisions that comply with the adjacent controls.
4.6 Nappy Change Facilities	
<u>Regulation 112</u> <i>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.</i>	Mobile changing tables will be included in the amenities and a mitigation measure will be incorporated to this effect.
4.7 Premises Designed to Facilitate Supervision	
<u>Regulation 115</u> <i>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.</i>	Prior to Crown Certification confirmation would be required to confirm that the proposed preschool has been designed to always facilitate the supervision of children, at all times.
4.8 Emergency and Evacuation Procedures	
<u>Regulations 97 and 168</u> <i>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.</i> <i>Regulation 97 sets out the detail for what those procedures must cover including:</i> <ul style="list-style-type: none">▪ <i>instructions for what must be done in the event of an emergency;</i>▪ <i>an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit;</i>	Prior to Crown Certification, and as part of the formalised Operational Plan of Management for the preschool, an emergency evacuation plan would be implemented for the preschool. A mitigation measure will be included.



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<ul style="list-style-type: none">a risk assessment to identify potential emergencies that are relevant to the service.	
4.9 Outdoor Space Requirements	
<p><u>Regulation 108</u></p> <p><i>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0 m² of unencumbered outdoor space.</i></p>	<p>The proposed preschool complies with the National Regulations as it provides at least 7m² unencumbered outdoor space per child with 421m² of outdoor play space provided. Refer to architectural drawing numbered 2011 Issue G within Appendix 10.</p>
4.10 Natural Environment	
<p><u>Regulation 113</u></p> <p><i>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</i></p>	<p>The outdoor play area for the proposed preschool has adequate space to provide a strategically designed space to create a natural and vibrant environment for children and staff, which contributes to positive wellbeing and experience. A detailed landscape plan is required to be submitted to the Crown Certifier prior to commencement of works to demonstrate the final layout and to ensure that a minimum of 7m² per child of unencumbered open space continues to be maintained and provided. A mitigation measure will be included.</p>
4.11 Shade	
<p><u>Regulation 114</u></p> <p><i>The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</i></p>	<p>The proposed preschool includes some areas of covered outdoor play space, to provide all-weather protection and a means of safety against being exposed to ultraviolet radiation. This will be provided along the verandah. Shade structures should be strategically incorporated into the final landscape design. A mitigation measure should be included.</p>
4.12 Fencing	
<p><u>Regulation 104</u></p> <p><i>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</i></p> <p><i>This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.</i></p>	<p>Fencing is proposed around the preschool in accordance with the relevant Australian Standards to comply with safety regulations.</p>



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<i>Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.</i>	
4.13 Soil Assessment	
<p><u>Regulation 25</u></p> <p><i>Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.</i></p> <p><i>With every service application one of the following is required:</i></p> <ul style="list-style-type: none">▪ <i>a soil assessment for the site of the proposed education and care service premises;</i>▪ <i>if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken; and,</i>▪ <i>a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.</i>	<p>A RAP is provided at Appendix 18. The RAP has assessed the preschool and wider school Site and has determined that the Site can be made suitable for the proposed use, subject to further Data Gap Analysis, potential amendment to the RAP and issue of a Site Audit Statement, on this basis mitigation measures will be included to this effect.</p> <p>The RAP identified elevated levels of lead and zinc on the Site, however, these are generally positioned towards the northwest corner of the Site (approximately 100m from the preschool). The Site will be remediated to either remove and dispose of the waste or encapsulate/cap and contain. Either option will ensure the management of the remediation process and this will be managed by a Site Auditor and is critical for the safety of students, staff and the community as the school will continue to operate during works.</p> <p>The Site auditor will be required to sign off on the remediation works, a mitigation measure will be included, to this effect.</p>

