

23 July 2010

## REFERRAL RESPONSE – Community Services

FILE NO: DA 257/2010/1

ADDRESS: 88 Newcastle Street ROSE BAY 2029

PROPOSAL: The demolition of 88 Newcastle Street (dwelling), 94 Newcastle Street (dwelling), 96-98 Newcastle Street (St Paul's Anglican Church and former Parish Hall) and the construction of a mixed use development comprising of a new residential flat building, new childcare centre, and the retention of the existing Greek Orthodox Church of the Parish of St George.

FROM: Romi Scodellaro - Community Development Officer

TO: Ms E Smith

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Council commissioned a Child Care Study in 2009. The study included comprehensive community consultation which detailed the current and future supply and demand for child care and child care trends in the Municipality. The consultation included residents who were working or non working parents and key service providers to provide a comprehensive understanding of service provision across the Municipality.

The study identified the formal child care services to include Long Day Care, Occasional Care, Family Day Care, Home Based Care and outside Preschool hours. The market for preschool services was combined with the market for formal care, to provide an overall market analysis of children's services in the study.

1. The key findings include:

1.1 An estimation that the current 2009 gap in licensed child care provision in Woollahra (excluding informal care) to be approximately 150 -160 licensed places or around 310-320 children. This gap will peak in the next 2 -3 years and progressively decline to around 125-135 licensed places during the next 15 years assuming no additional supply.

1.2 There is a trend for services to offer increasingly integrated services (i.e. long day care centres offering educational programs, as well as preschools offering extended hours care, in the form of "long day care" style care, and before/after preschool care programs). Facilities offering integrated services provide an opportunity to offer greater flexibility in service provision to the community. As such, the analysis focused on children in the 0 – 5 year old age group using children's services.

1.3 Any response from the market place that addresses the provision of children's services, and especially an integrated service will assist in meeting the demonstrated demand and reduce the current and future gaps.

## 2. Current and Future Market Gap – Formal Care

The expected future demand for formal child care and expected future supply of formal child care within the Woollahra LGA is set out below.

These indicative results show a "gap" in the market between the supply of child care and demand for child care of between 270 – 280 children, which equates to between 125 – 135 licensed places.

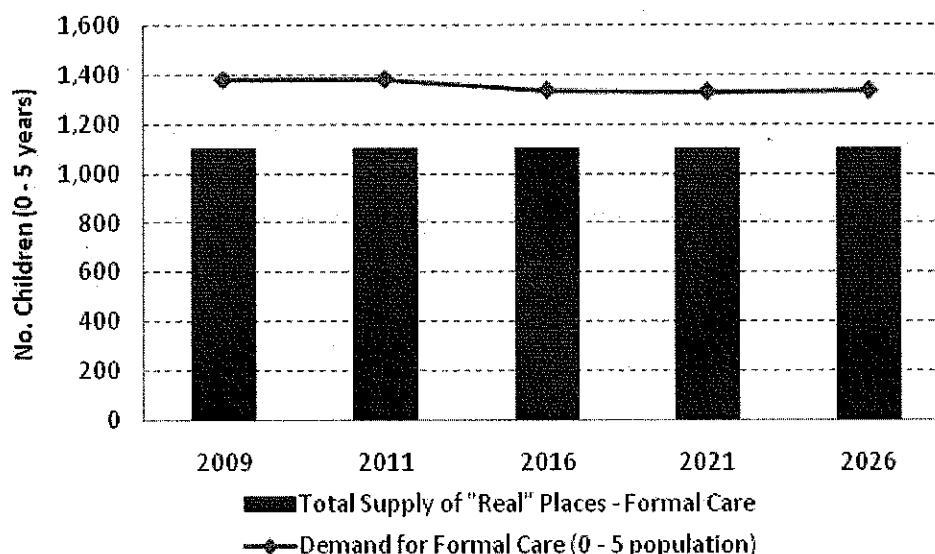
**Woollahra Study Area - Expected Future Demand and Supply for Formal Child Care**

	2009	2011	2016	2021	2026
Demand for Formal Care (0 - 5 population)	1,380	1,381	1,336	1,329	1,335
Total Supply of "Real" Places - Formal Care	1,104	1,104	1,104	1,104	1,104
Gap - Formal Care ("Real" places)	276	277	232	225	231
Reverse Multiplier - Formal Care	2.10	2.10	2.10	2.10	2.10
Gap - Formal Care (Licensed places)	132	132	110	107	110

Source: Table 10; Table 16; MacroPlan Australia (2009)

The future expected market gap for formal child care within the study area is seen below.

**Woollahra LGA – Future Market Gap, Formal Care**



Source: Table 17; MacroPlan Australia (2009).

## 3. Current Supply

The following table lists the supply of children's services facilities in the Woollahra study area. There are currently a total of 876 licensed places within the Woollahra study area.

#### Children's Services supply analysis: Woollahra study area

Name	Type	Address	Suburb	Postcode	LGA	Total Licensed Places
<b>Woollahra Study Area</b>						
St Stephen's Children's Centre	LDC	1 Bellevue Park Road	BELLEVUE HILL	2023	Woollahra (A)	54
The Scots College Early Learning Centre	PRE	8 Mansion Rd	BELLEVUE HILL	2023	Woollahra (A)	60
St Mark's Pre-School	PRE	1 Greenoaks Avenue	DARLING POINT	2027	Woollahra (A)	40
Woollahra Preschool	PRE	512 New South Head Road	DOUBLE BAY	2028	Woollahra (A)	60
Thumbelina Day Care Centre	LDC	25 Walker Ave	EDGECLIFF	2027	Woollahra (A)	16
Early Learning Centre - SDN Paddington	LDC	33 Heeley Street	PADDINGTON	2021	Woollahra (A)	76
K.U. Peter Pan Preschool	PRE	2 Union St	PADDINGTON	2021	Woollahra (A)	40
Paddington Church of Christ Kindergarten	PRE	116 Paddington St	PADDINGTON	2021	Woollahra (A)	25
Bo-Peep Kindergarten	PRE	Cnr Dover Rd and Old South Head Rd	ROSE BAY	2029	Woollahra (A)	25
Ballykin at Rose Bay	LDC	24 Dover Road	ROSE BAY	2029	Woollahra (A)	45
Kinderworld	LDC	2 Carlisle Street	ROSE BAY	2029	Woollahra (A)	24
Kristin's Possum Preschool	LDC	98 Newcastle Street	ROSE BAY	2029	Woollahra (A)	26
Vaucluse Little School	LDC	3 Russell Street	VAUCLUSE	2030	Woollahra (A)	26
St. Michael's Preschool	PRE	Cnr Gilliver Ave and Vaucluse Rd	VAUCLUSE	2030	Woollahra (A)	40
Sir Philip Baxter Child Care Centre	LDC	27 Nelson Street	WOOLLAHRA	2025	Woollahra (A)	55
The Third Bear Playschool	LDC	24 Junction St	WOOLLAHRA	2025	Woollahra (A)	19
The Third Bear Preparatory School	LDC	29 Grosvenor Street	WOOLLAHRA	2025	Woollahra (A)	65
Temple Emanuel Woollahra Preschool	PRE	7 Ocean St	WOOLLAHRA	2025	Woollahra (A)	60
Tammy's Tots	Home Based Licensed Care	8 Captain Pipers Rd	VAUCLUSE	2030	Woollahra (A)	5
Ruth's Child Care	Home Based Licensed Care	4 Nulla St	VAUCLUSE	2030	Woollahra (A)	5
The Kambala Early Learning Centre	LDC	794 - 798 New South Head Rd	ROSE BAY	2029	Woollahra (A)	70
Hug-a-Bub	LDC	662 - 666 Old South Head Road	ROSE BAY	2029	Woollahra (A)	40
<b>Total:</b>						<b>876</b>

Source: MacroPlan Australia (2009)

Note- There are three additional Family Day Care services in the Woollahra area providing care for up to five children each that are not listed in the table.

#### 4. Effective "Real" Supply – Children's Services

The 876 licensed places within the Woollahra study area are capable of servicing more than 876 children. This is due to the fact that a child care centre with, for example, 60 licensed places may have "real" capacity for 90 children due to child rotation. That is, if a child attends the centre for three days per week, a second child may use that same licensed place for the remaining two days in that week.

Given that a single licensed place generally has the capacity to cater for more than one child, multipliers have been used to demonstrate the effective supply of children's services provided by the number of licensed places. That is, the "real" supply.

The table below illustrates the supply of licensed places, with the supply of "real" places which are effectively made available (denominated in the number of children) by those licensed places.

#### Woollahra Study Area: Supply of licensed places & Supply of "real" places

Long Day Care (LDC)					Home Based Licensed Care (HBLC)					Preschool (PRE)					Total			
Type	No. Centres	Licensed Places	Multiplier	No. Real Places	Type	No. Centres	Licensed Places	Multiplier	No. Real Places	Type	No. Centres	Licensed Places	Multiplier	No. Real Places	No. Centres	Licensed Places	No. Real Places	
		(A)	(B)	(A) x (B)			(A)	(B)	(A) x (B)			(A)	(B)	(A) x (B)				
BELLEVUE HILL	LDC	1	54	2.10	113	HBLC	0	0	2.10	0	PRE	1	60	1.70	102	2	114	215
DARLING POINT	LDC	0	0	2.10	0	HBLC	0	0	2.10	0	PRE	1	40	1.70	68	1	40	68
DOUBLE BAY	LDC	0	0	2.10	0	HBLC	0	0	2.10	0	PRE	1	60	1.70	102	1	60	102
EDGECLIFF	LDC	1	16	2.10	34	HBLC	0	0	2.10	0	PRE	0	0	1.70	0	1	16	34
PADDINGTON	LDC	1	76	2.10	158	HBLC	0	0	2.10	0	PRE	2	65	1.70	111	3	141	270
ROSE BAY	LDC	5	206	2.10	430	HBLC	0	0	2.10	0	PRE	1	26	1.70	43	6	230	473
VAUCLUSE	LDC	1	26	2.10	55	HBLC	2	10	2.10	21	PRE	1	40	1.70	68	4	76	144
WOOLLAHRA	LDC	3	130	2.10	272	HBLC	0	0	2.10	0	PRE	1	80	1.70	102	4	160	394
Total		12	516		1,063		2	10		21		8	350		598	22	876	1,700

Source: MacroPlan Australia - Operator Survey (2009)

Note: There are three additional Family Day Care services in the Woollahra area providing care for up to five children each that are not listed in the table. One in each of the following suburbs, Bellevue Hill, Paddington and Double Bay.

There are 526 licensed places (which equates to 1,104 effective "real" places) for child care within the Woollahra study area. However, the 350 licensed places for preschool (which equates to 596 effective "real" places) are capable of serving the needs of a large proportion of 3 – 5 year olds within the catchment. Therefore the total effective supply within the catchment is 876 licensed places (which equates to 1,700 effective "real" places) for children's services within the study area.

#### Children's Services supply analysis: Woollahra LGA

	No. Centres	No. Licensed Places [A]	Multiplier [B]	Effective "real" supply of places [A] x [B]
<b>Formal Care</b>				
Long Day Care	12	516	2.10	1,083
Home Based Licensed Care	2	10	2.10	21
<b>Total supply of childcare</b>	<b>14</b>	<b>526</b>	<b>-</b>	<b>1,104</b>
<b>Educational</b>				
Preschool **	8	350	1.70	596
<b>Total supply of preschool</b>	<b>8</b>	<b>350</b>	<b>-</b>	<b>596</b>
<b>Children's Services</b>				
<b>Total effective supply</b>	<b>22</b>	<b>876</b>	<b>-</b>	<b>1,700</b>

\*\* Long Day Care multiplier used for Preschool

Source: MacroPlan Australia (2009)

## 5. Journey to Work Analysis

The study showed the following key findings:

- 9,352 Woollahra LGA residents travel to Inner Sydney (C) – East SLA and Sydney (C) – Inner SLA for their employment
- 9,472 Waverley LGA residents travel to Inner Sydney (C) – East SLA and Sydney (C) – Inner SLA for their employment
- The main road transit corridors are Old South Head Road, New South Head Road, Syd Einfield Drive and Oxford Street.
- The majority of existing children's services centres are located along these main road transit corridors

The DA proposal for a childcare centre along Newcastle Street Rose Bay would be ideally located in terms of the Journey to Work analysis.

## 6. Licensing

The Department of Community Services (DoCS) is responsible for granting licences for all child care centres. The current licensing regulations contain standards and requirements for the layout of buildings used as child care centres and for the maximum number of children, staff, centre amenities and playground areas.

The Children's Services Regulation 2004 requires that where development consent is required under the EP&A Act, an application for licence may not be made until development consent has been obtained. Therefore, a development application for a child care centre is to be approved prior to the lodgement of a licence application to DoCS.

#### 7. Recommendation

The above research supports the demand for more child care provision in the Woollahra LGA. Therefore it is recommended that DA 257/2010/1 be approved as it will provide a much needed service to families in the area.