

Attachment D: Child Care Planning Guideline, Department of Planning & Environment, September 2021

Part 2 – Design Quality Principles

Principle 1 – Context 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 childcare facilities take advantage of its context by optimising access by walking and public 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.	The site is appropriate for the proposed development with an area of 1.783 hectares and a frontage of 73.2m to Serpentine Road. The site is appropriate for the proposed development in its context contributing and enhancing the existing educational precinct being in close proximity to: • Pro-Swim Centre – approximately 250m away • Our Lady Star of the Sea Primary School and Terrigal Early Learning Centre – approximately 290m away • Sprout Early Learning Centre – approximately 310m away • Explore & Develop Terrigal – Early Learning Centre – approximately 350m away. The proposed development aims to retain the natural features of the site in keeping the rear of the site largely undeveloped. This retains the aesthetic values of the environmental living zone. The site optimises access through public transport in being located approximately 200m away from bus stops running along Terrigal Drive. These bus stops service the 67 and 68 buses running between Gosford, Terrigal, North Avoca and Wamberal.
Principle 2 – Built form 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.	The proposed development consists of a single storey childcare centre with parking located within the front setback. The scale and bulk of the proposed development will be out of character for the area. The proposed development dominates the site which is out of line with the character of environmental living zone that seeks to highlight the natural environment's features. Additionally, the size of the main building will block neighbours and pedestrians to share in

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.	views currently existing from Serpentine Road viewing from East to West. However, the height of the proposed development is consistent with the character of the area by single and double storey residential homes along Serpentine Road. The proposed development's design will be aesthetically pleasing by its modern form whilst emulating natural features through materials with a timber look. The main building has a monochromatic theme for its exterior walls and roof. Variety is added through other materials where timber looking aluminium batten screens are added for the between the walls and roof and to screen those within the periphery of the main building. This helps to provide a more natural look for the structure placed within an environmental living zone. In relation to the proposal's zoning at the time of submission, it is identified under the 7(c2) conservation and scenic protection zone. The built form of the proposed is then out of character for non-residential use as it significantly affects the aesthetic and scenic value of the land by its scale and bulk. At the same time, it is likely to unreasonably interfere with the amenity of the adjoining southern property due to acoustic impacts. Although the setting of the site placed within an educational precinct has merit for the proposed development to contribute to the educational character.
Principle 3 – Adaptive learning spaces 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 children and different modes of learning. This includes appropriately	The proposed facility will have high quality learning spaces by large open classrooms with the ability to interact with the natural world through the rain gardens as well as outdoor areas integrating the built and natural environments. The single level layout of the proposed allows ease of use for both children and staff. This also enables opportunities for interaction in both indoor and outdoor environments.

designed physical spaces offering a variety of settings, technology and opportunities for interaction.	
Principle 4 – Sustainability 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 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.	Sustainable design has been considered in maximising sunlight access through large windows from the eastern end of the building allowing natural light to flood the classrooms. The proportion and form of the classrooms are also appropriate and enable ventilation to occur indoors. Landscaping has been thoughtfully used to retain the natural character of the site along its frontage and the southern boundary.
Principle 5 – Landscape 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, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.	The proposed development's landscape plan helps to soften the building lines along the street frontage. The integration of a low level hedge and street trees reduce the impacts of the building's size from the East on Serpentine Road. This also helps to screen the carpark proposed in the front setback. Similarly, landscaping in combination with double lapped timber fencing will help to mitigate excessive acoustic impacts to the neighbouring dwelling along the southern boundary. However, better landscaping can be employed along the western end of the proposed. It uses a terraced garden to reduce the perception of the built environment from filling that enables the size of the proposed to be in the site. The outdoor play areas of the proposed centre use landscaping effectively to provide natural environments for children. An updated plan is to improve the perimeter planting particularly to the residential boundary and northern boundary to assist with obscuring the development. This is conditioned.

Principle 6 – Amenity 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 children 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.	The proposed development positively influences internal and external amenity for children in the size of the classrooms and outdoor play areas. In particular, natural lighting and ventilation through large glazed windows, the rain gardens and layout of the proposed has been well considered which contribute to the amenity of the both children and staff. Visual and acoustic privacy have been somewhat addressed through the classrooms facing West which helps to minimise visual and acoustic impacts on the neighbour along the southern boundary. This is also achieved in the timber lapped fence along the southern boundary to minimise the effect of the proposed to the neighbour's amenity. The proposed development provides comfortable diverse and interactive design through open outdoor play areas, classrooms and the ability to interact with the natural world outdoors and the rain gardens within the building.
Principle 7 – Safety 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 facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED). Well-designed vehicular parking and access minimise traffic safety risks on children and staff.	The site layout of built form responds to the site topography and constraints. The proposed development employs Crime Prevention through Environmental Design principles to ensure safety for children and staff. A welcoming and accessible environment is achieved through the layout of the proposed for open private space in the outdoor play areas and classrooms to be facing west away from public access. Access is controlled for community members in having a designated main entrance on the eastern side of the building. Appropriate design and landscaping is employed to allow for passive surveillance of Serpentine Road to occur. The proposed development's vehicular parking and access minimises traffic safety risks on children and staff by the staggered use of the carpark and access for pick up and drop off. Likewise, services which could pose further traffic risks have been mitigated through scheduled services outside of operational hours. The proposed development allows for vehicle

	parking and access to be easily identifiable by children and staff through lined markings, signs and fencing separating the main building to the carpark.
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Part 3 – Matters for Consideration

Matters for consideration	Comments	Compliance
Requirement	Proposed	Complies?
3.1 – Site Selection and location		
<i>C1 For proposed developments in or adjacent to a residential zone, particularly if that zone is for low density residential uses consider:</i>		
the acoustic and privacy impacts of the proposed development on the residential properties	The acoustic and privacy impacts on the adjacent residential properties has been considered through an acoustic report which the proposal employs through an acoustic timber lapped fence along southern and northern boundary.	Yes
the setbacks and siting of buildings within the residential context	The side setbacks fall short of the side setback in the CCDCP at 10m. The minimum side set back is 8m along the southern boundary.	Yes, the use of landscaping and acoustic fencing will enable the minimisation of visual direct onlooking and minimise noise impacts to the southern adjacent property
Visual amenity impacts	The proposed development will not have a significant visual impact from west to east of the property. However, the scale of the proposed development may interfere from the east to west view from Serpentine Road. The interface with Serpentine Road and residential neighbor to the east has been addressed with landscaping and demarcation measures.	Yes

Traffic and parking impacts of the proposal on residential amenity and road safety	A traffic and parking study by SECA Solutions indicating AM and PM traffic peaks on Serpentine Road causing queuing from 7:45am-8:45AM from 10 vehicles to 22 turning right to Terrigal Drive. This queue extends from Terrigal Drive to the Our Lady Star of the Sea access road. In the PM peak builds from 3 PM to before 4pm coming from Terrigal Drive to Serpentine Road. This is consistent with the Operational Management Plan. Travel Management- Instructions to Parents • Morning drop-off: Arrive between 7:30am–8:00am, or after 9:15am • Afternoon pick-up: Collect children before 3:00pm or after 4:00pm- 5:30pm • Exiting the driveway: No right turns are allowed onto Serpentine Road. • Safe turnaround: Always turn left when leaving, then use the nearby roundabout on Serpentine Road to return towards Terrigal Drive. These suggest minimal traffic impact with an average delay of right turning traffic at 17.3 seconds and 5.3 seconds in the AM and PM peaks respectively whilst left turning exits will have minimal delays.	Yes
<i>C2 When selecting a site, ensure:</i>		
The location and surrounding uses are compatible with the proposed development or use.	The site is in a suitable location with similar surrounding uses through early learning centres – Terrigal and Explore and Develop; the Pro Swim Central Coast and the school Our Lady Star of the Sea.	Yes
The site is environmentally safe including risks such as flooding,	The site is not located within high-risk zones for flooding, bushfires, coastal hazards. The site layout	Yes

land slip, bushfires and coastal hazards.	responds to the site topographical constraints.	
There are no potential environmental contaminants on the land, in the building or the general proximity and whether hazardous materials remediation is needed.	The Preliminary Hazardous Materials Assessment indicated the potential of asbestos and synthetic mineral fibres (SMF) materials at the site. If potential asbestos or SMF materials are found it must be removed by an appropriately licensed asbestos removalist. If potential SMF materials are found it must be removed under controlled conditions before demolition. The provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 ('the Resilience and Hazards SEPP') have been considered in the assessment of the development application. Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out. In order to consider this, a review of historical records and aerial imagery has been conducted to understand how the site has been previously used. The assessment of historical uses and aerial imagery determined that the site was historically cleared. Since then, the site has been continually used for cropping and now for residential. As such, potential sources of contamination have been addressed in the PSI, DSI and RAP. Council EHO supports the RAP recommendations.	Conditions imposed. Potential sources of contamination have been addressed in the PSI, DSI and RAP. Council EHO supports the RAP. Where hazardous materials are found during demolition then it should be removed under controlled conditions and for asbestos be removed by a licensed asbestos removalist.
The characteristics of the site are suitable for the scale and type of	The proposed development will be large in scale from its street	No

proposed development having regard to the length of the street frontage, lot configuration and overall site and number of shared boundaries with residential properties.	frontage. It is, however, suitable to the irregular configuration of the lot and site to provide adequate solar access. In relation to the shared southern boundary with the residential property the proposed development will have a significant impact in noise and solar access with the main building front setback similarly distanced to its neighbour.	
There are suitable and safe drop off and pick up areas off and off and on street parking.	Suitable and safe pick up and drop off areas are proposed. These will be within the front set back parking. There will be no drop-off and pick up areas, and parking, on the street. To further ensure safety pick and up drop off times have been specified to be between 6:30am-8:00am and from 4pm. The Development Assessment Engineer conditioned the provision of carparking lighting due to the operating hours existing beyond daylight hours during winter months.	Yes
The characteristics of the fronting road or roads is appropriate and safe for the proposed use.	The Traffic and Transport Engineering concerns are raised in the increased delay for a right turn from Serpentine road to Terrigal Drive which currently queuing occurs which extends to just after the Catholic school's roundabout during the AM peak hour from 8:00-9:00. The Centre Management Plan has alleviated safety risks in the proposal in the installation of no right turn signs and left turn only signs.	Yes
The site avoids direct access to roads with high traffic volumes, high operating speeds or high heavy vehicle volumes especially where there are limited pedestrian crossing facilities.	The proposed development avoids direct access to roads with high traffic volumes, high operating speeds or high heavy vehicle volumes.	Yes

It is not located closely to incompatible social activities and uses such as restricted premises, injection rooms, drug clinics and the like, licensed premises such as hotels, clubs, cellar doors and sex services premises.	The proposed development is not located within or nearby spaces of incompatible social activities.	Yes
<i>C3 to ensure that sites for child care facilities are appropriately located.</i>		
Near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities and places of public worship.	The proposed development is nearby to compatible social uses such as an adjacent school, nearby early learning centre and places of public worship.	Yes
Near or within employment areas, town centres, business centres, shops.	The proposed development will be near employment areas, business centres and shops in Erina.	Yes
With access to public transport including rail, buses, and ferries.	Public transport access is available through buses.	Yes
In areas with pedestrian connectivity to the local community, businesses, shops, services and the like.	The proposed development will be connected to the existing public footpath for access with connectivity to the local community, businesses, shops, services and the like.	Yes
<i>C4 a childcare facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</i>		
Proximity to heavy or hazardous industry, LPG tanks or service stations, water cooling and warming systems odour generating uses and sources or sites, extractive industries, intensive agriculture, agricultural spraying activities.	The proposed development is not within the proximity to heavy or hazardous industry, LPG tanks or service stations, water cooling and warming systems odour generating uses and sources or sites, extractive industries, intensive agriculture, agricultural spraying activities.	Yes
Any other identified hazard or risk relevant to the site and/or existing buildings within the site	The Preliminary Hazardous Materials Assessment indicated the potential of asbestos and synthetic mineral fibres (SMF) materials at the site. If potential asbestos or SMF materials are found it must be removed by an appropriately licensed asbestos removalist. If	Yes, if hazardous materials are found during demolition then it should be removed under controlled conditions and for asbestos be

	potential SMF materials are found it must be removed under controlled conditions before demolition.	removed by a licensed asbestos removalist.
3.2 – Local character, streetscape and the public domain interface		
<i>C5 The proposed development should:</i>		
Contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape.	The proposed development responds to the in being a single storey development and set back appropriately from the street. However, the height of the proposed will be reasonably noticeable in relation to the locality.	Yes
Build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place.	Central Coast Councils Character Statement for Terrigal classifies the site to be part of Terrigal 12 in which new structures are to reduce scale and bulk to reflect modest character. The size and scale of the proposed will dominate the landscape. The statement likewise suggests to limit intrusion of structures by concentrating new buildings in existing clearings which the proposed complies with and proposed minimal cut and fill. Additionally, the statement illustrates the maintenance of an informal character by avoiding tall retaining walls and extensive terraces which the proposal does not comply with in the scale of the retaining wall and terrace to provide an outdoor play area facing the west boundary.	Yes
Recognise and respond to predominant streetscape qualities, such as building form, scale, materials and colours.	The proposed development responds to the predominant streetscape qualities in remaining a suitable height bulk and scale for the site. The scale of the proposed development will not dominate the landscape and streetscape/ frontage. The material and colours	Yes

	for the proposed development are distinctive to match the roofing materials with a shale grey and Dulux lexicon paint finishes for its blockwork and external finishes. The colours and material will be similar to some buildings nearby but also inconsistent with the red brick buildings nearby.	
Use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity.	Landscaping is proposed to contribute to the streetscape in its frontage in creating an aesthetic frontage. The neighbours benefit in the provision of an extended acoustic barrier and creating visual interest in the southern boundary through landscaping.	Yes
Integrate car parking into the building and site landscaping design in residential areas.	Car parking will be in the front setback of the building with one point of entry from Serpentine Road. Landscaping will provide visual interest and an acoustic barrier along the front set back. This balances the built up car park and creates a separation from the road to the proposed childcare centre.	Yes
<i>C6 Create a threshold with clear transition between public and private realms including</i>		
Fencing to ensure safety for children entering and leaving the facility	Acoustic fencing and the use of landscaping is proposed to provide privacy from the dwelling in the adjacent south property. Fencing will also be provided along the perimeter of the outdoor play area.	Yes
Windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and a connection between the facility and the community.	Windows from facility towards the public domain will provide passive surveillance.	Yes
Integrated existing and proposed landscaping with fencing.	Existing landscaping alongside proposed landscaping and fencing	Yes

	will help define transition between public and private realms.	
<i>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the childcare facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</i>	The proposal does not include multiple buildings and/or entries.	N/A
<i>C8 where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the design solutions:</i>		
Clearly defined street access, pedestrian paths and building entries.	The proposed development will not adjoin public parks, open space or bushland.	N/A
Low fences and planting which delineate communal/private open space from adjoining public open space.		
Minimal use of blank walls and high fences.		
<i>C9 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>	Front fences and walls will be constructed of visually permeable metal fence.	Yes
<i>C10 High solid acoustic fencing may be used when shielding the facility from noise on a classified road.</i>	The proposed development is not adjacent or nearby a classified road.	N/A
3.3 Building orientation, envelope, building design and accessibility		
<i>C11 Orient a development on a site and design the building layout to:</i>		
Ensure visual privacy and minimise potential noise and overlooking impacts to neighbours.	The proposed development ensures visual privacy by facing doors and windows away to minimize overlooking noise impacts to the neighbouring dwelling in the south.	Yes

Optimise solar access to internal and external play areas.	The proposed development optimises solar access in internal and external play areas.	Yes
Minimise cut and fill	The proposed development minimises cut and fill with a -313m ³ cut and +11 112m ³ fill with a balance of +9 799m ³ . The general cuts will be associated with footing and final levelling.	Yes, with the condition of retaining walls to be provided in the location shown in the approved plans
Ensure buildings along the street frontage define the street by facing it.	The proposed building defines the street by facing it	Yes
Ensure where a childcare facility is located above ground level, outdoor play areas are protected by wing and other climatic conditions.	The proposed outdoor play area above ground level will be protected from wind and other climatic conditions in erecting a fence and glass balustrade to surround it.	Yes
<i>C12 the following matters may be considered to minimise the impacts of the proposal on local character:</i>		
Building height should be consistent with other buildings in the locality.	The proposed building height is generally 8.5m and will be at the zone limit. This is, however, taller than other buildings in the locality despite only being a single storey. Its height creates the possibility of overshadowing the neighbouring dwelling along the south boundary.	Yes, compliant with the zone limit of 8.5m
Setbacks should allow for adequate privacy for neighbours and children at the proposed childcare facility	The side setbacks exceed the 10m minimum set out in the CCDCP 2.0 in having a minimum side setback of 8m in the south side and 8.8m on the northern boundary.	No, however the acoustic fencing and landscaping planned will provide a further barrier and space from the dwelling along the south boundary and
Setbacks should provide adequate access for building maintenance.	The setbacks will allow for adequate access for building maintenance including cleaning and gardening.	Yes
Setbacks to the street should be consistent with the existing character	The proposed development's front setback to the street will be consistent with the neighbouring property in the south.	Yes

<i>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10m. On other road frontages where there are existing buildings within 50m, the setback should be the average of the two closes buildings.</i>	The CCDCP 2.10 sets out minimum setback of 10m for the side and rear.	N/A
<i>C14 On land in a residential zone, side and rear setbacks should observe the prevailing setbacks required for a dwelling house.</i>	The CCDCP 2.10 sets out minimum setback of 10m for the side and rear.	N/A
<i>C15 Entry to the facility should be limited to one secure point which is:</i>		
Located to allow ease of access for pedestrians.	The proposed development's entry will be located to allow ease of access for pedestrians	Yes
Directly accessible from the street where possible.	The proposed development's entry will be located to be directly accessible from the street	Yes
Directly visible from the street frontage.	The proposed development's entry will be located to be directly visible from the street frontage	Yes
Easily monitored through natural or camera surveillance.	The proposed development's entry will be easily monitored through natural or camera surveillance	Yes
Not accessed through an outdoor play area.	The proposed development's entry will not be accessed through an outdoor play area	Yes
<i>C16 Accessible design can be achieved by:</i>		
Providing accessibility to and within the building in accordance with all relevant legislation.	The proposed development will be accessible to and within all areas used by occupants with a width of at least 1m. An accessway will be provided in the main point of entry in the east from the carpark that will be at least 850mm wide. 1 accessible carparking space is provided as per the required 1 space for every 100 spaces. Adequate sanitary facilities that cater to those with a disability will be provided in the provision of a unisex accessible sanitary	Yes

	compartment with a shower in staff facilities. A staff and separate ambulant facility will be provided according the proposal. In addressing the NCC's requirement for accessible signage, the provision of hearing augmentation system in classrooms and tactile indicators will be proposed by the applicant in the detailed design stage.	
Linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all parking areas and the main building entry.	The proposed development links key areas of the site by level and ramped pathways.	Yes
Providing a continuous path of travel to and within the building, including access between the street entry and carparking and main building entries. Platform lifts should be avoided where possible.	The proposed development provides a continuous path of travel to and within the building. The proposal does not include a platform lift.	Yes
<i>C17 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in the unencumbered outdoor space calculations.</i>		
Use the existing landscape where feasible to provide a high-quality landscaped area.	Some of the existing trees at the north east corner of the site will be retained and the proposed landscaping will be integrated adjacent to the north and south boundary's fencing.	Yes
<i>C18 Incorporate car parking into the landscape design of the site by:</i>		
Planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings	The eastern frontage will use existing trees and proposed trees to create a cool outdoor environment near the proposed carpark.	Yes
Taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback	Low level landscaping and the addition of trees along the eastern boundary will allow the proposed to integrate well with the streetscape and local character. Pedestrian safety has been	Yes

	considered in the provision of low level fencing along the front, a landscaped buffer zone in entering the carpark from the street clearly marked pedestrian way from to the main point of entry.	
Using low level landscaping to soften and screen parking areas.	Low level landscaping will be used to soften and screen parking areas from the eastern frontage and driveway entry/exit.	Yes
3.5 Visual and acoustic privacy		
<i>C19 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</i>	There is no proposed open balcony and the proposal is not for a mixed-use development.	N/A
<i>C20 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</i>		
Appropriate site and building layout.	The proposed development has an appropriate site and building layout that ensures minimal direct overlooking of the classrooms and outdoor play area by facing it away from potential onlookers.	Yes
Suitably locating pathways, windows and doors.	Pathways, windows and doors have been suitably located to minimise direct onlooking for indoor rooms and outdoor play spaces from the public	Yes
Permanent screening and landscape design.	Proposed permanent screening is appropriate to minimise direct overlooking of the outdoor play areas. There is also appropriate landscaping for the southern boundary to prevent onlooking from the neighbouring dwelling.	Yes
<i>C21 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through</i>		
Suitable location of pathways, windows and doors.	The proposed pathways, windows and doors have been suitably placed to minimise direct overlooking to internal living areas and private open spaces in adjoining developments	Yes

Landscape design and screening.	The proposed development provides appropriate landscaping and screening for the southern boundary to minimize direct overlooking to the internal living areas and private open spaces of the adjacent dwelling.	Yes
<i>C22 A new development which is located adjacent to residential accommodation should:</i>		
Provide an acoustic fence along any boundary where the adjoining property contains a residential use.	An acoustic fence is proposed along the southern boundary with an adjacent dwelling for residential use.	Yes
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 proposed plant service pump will be screened with constructed walls. The proposed AC units located near the southern boundary will be screened through an acoustic fence at the boundary, landscaping surrounding it and an aluminium exterior batten screen.	Yes
<i>C23 A suitable qualified acoustic professional should prepare an acoustic report which will cover the following matters:</i>		
Identify an appropriate noise level for a childcare facility located in residential and other zones.	An acoustic report provided by an acoustic professional has been provided which identifies an appropriate noise level of 55dB for residential receivers and the school classroom to be 35dB internally.	Yes
Determine an appropriate background noise level for outdoor play areas during times that are proposed to be in use.	The acoustic report determines an appropriate background noise level of 51 dB for the residential receivers in the south and east for outdoor play areas. The modelling found that a worst-case noise impact will be 42 dB for the south and 45 dB for the east and below 51 dB.	Yes
Determine the appropriate height of any acoustic fence to enable the noise criteria to be met.	The acoustic report determines a fence of an appropriate height of 1.8m will allow the noise criteria to be met.	Yes
3.5 Noise and air pollution		
<i>C24 Adopt design solutions to minimise the impacts of noise, such as:</i>		

Creating physical separation between buildings and the noise source.	A physical separation is proposed through an acoustic fence on the side boundaries in particular to reduce noise impacts on the dwelling in the adjacent southern property. For the outdoor play area an acoustic glass balustrade is proposed to minimise noise impacts.	Yes, acoustic fencing will be provided at the southern boundary to facilitate drainage through a non-acoustically rated fence for the outdoor play areas. Landscaping along the southern boundary will further create an acoustic barrier to minimise noise impacts to the southern adjacent dwelling.
Orienting the facility perpendicular to the noise source and where possible buffered by other uses.	The proposed development and its noise sources will be perpendicular to the dwelling in the adjacent southern boundary. It will also be buffered through an acoustic fence at the southern boundary, an acoustic balustrade for the outdoor play areas facing the west and landscaping.	Yes
Use landscaping to reduce the perception of noise.	Landscaping is proposed to reduce the perception of noise along the eastern boundary facing the street and the southern boundary where a dwelling is in an adjacent property.	Yes
Limiting the number and size of openings facing noise sources.	The proposed development limits the number and size of openings to the northern and eastern boundary with road noises; and the southern boundary with a dwelling located in the adjacent property.	Yes
Using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits	The proposed development will use the timber lap and cap fence for its acoustic fence in accordance to the acoustic consultant's recommendations. This will be placed along the southern and the northern boundary of site to minimise noise impacts for the residential neighbour in the south	Yes

	and minimise noise impacts from the Catholic school access road. A glass balustrade will be used to fence the outdoor play area to minimise impact of outdoor play times. A timber look aluminium screen is proposed to screen the AC units.	
Locating cot rooms, sleeping areas and play areas away from external noise sources.	Cot rooms, sleeping areas and play areas are suitably located away from external noise sources	Yes
<i>C25 An acoustic report shall identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a childcare facility is proposed in any of the following locations:</i>		
On industrial zoned land.	The proposed development is not situated on industrial zone land.	N/A
Where the ANEF contour is between 20 and 25	The proposed development is not located within an ANEF contour of 20 and 25.	N/A
Along a railway or mass transit corridor as defined by SEPP (Infrastructure) 2007.	The proposed development is not situated along a railway or mass transit corridor.	N/A
On a major or busy road	The proposed development is not situated on a major or busy road.	N/A
Other land that is impacted by substantial external noise	The proposed development is not situated on land that is impacted by substantial external noise	N/A
<i>C26 Locate childcare facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</i>	The proposed development is located on a site which avoids and minimizes the potential impact of external sources of air pollution.	Yes
<i>C27 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed childcare facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines.</i>	The proposed development is not located close to major roads or industrial developments.	N/A

The air quality assessment report should evaluate particular design considerations to minimise air pollution.	N/A	N/A
3.7 Hours of operation		
<i>C28 Hours of operation where the predominant land use is residential should be confined to the core hours of 7am to 7pm weekdays. The hours of operation of the proposed childcare facility may be extended if it adjoins or is adjacent to non-residential land uses.</i>	The proposed hours of operation will be 7:30am -5:30pm Monday to Friday for 52 weeks and will close on all Public Holidays.	Yes
<i>C29 Within mixed use areas or predominantly commercial areas the hours of operation should be assessed with respect to its compatibility with adjoining and co-located land uses.</i>	The proposed development is not located within mixed use or predominantly commercial areas.	N/A
3.8 Traffic, parking and pedestrian circulation		
<i>C30 Off street parking should be provided at the rates for childcare facilities specified in a Development Control Plan that applies to the land.</i>	Off street parking is not proposed	N/A
<i>C31 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>	The proposed development is not situated within a commercial or industrial zone.	N/A
<i>C32 A traffic and Parking study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to optimise the safety and convenience of the parking area and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that the amenity of</i>	A traffic and parking study by SECA Solutions indicating AM and PM traffic peaks on Serpentine road causing queuing from 7:45am-8:45AM from 10 vehicles to 22 turning right to Terrigal Drive. This queue extends from Terrigal Drive to the Our Lady Star of the Sea access road. In the PM peak builds from 3 PM to before 4pm coming	Yes

<i>the surrounding area will not be affected and there will be no impacts on the safe operation of the surrounding road network.</i>	from Terrigal Drive to Serpentine Road. This is consistent with the Operational Management Plan Version 8 dated November 2025. Travel Management- Instructions to Parents • Morning drop-off: Arrive between 7:30am–8:00am, or after 9:15am • Afternoon pick-up: Collect children before 3:00pm or after 4:00pm- 5:30pm • Exiting the driveway: No right turns are allowed onto Serpentine Road. • Safe turnaround: Always turn left when leaving, then use the nearby roundabout on Serpentine Road to return towards Terrigal Drive. These suggest minimal traffic impact with an average delay of right turning traffic at 17.3 seconds and 5.3 seconds in the AM and PM peaks respectively whilst left turning exits will have minimal delays. Pedestrians will have access to a concrete footpath along Serpentine Road and safe entry through stairs and a ramp to enter the facility though the car park. There are no proposed variation to parking rates. The Traffic Engineer comments that the amenity of the road network will be affected in increasing average delay by 25.8 seconds for a right turn to Terrigal Drive which have queuing issues currently extending just before the location of the Our Lady Star of the Seas School roundabout. In the Centre Management Plan, it optimises safety by installing a no right turn and left turn only signs.	
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<i>C34 Childcare facilities proposed within a cul-de-sac or via a narrow lane or road should ensure that safe access can be provided to and from the site and to and from the wider locality in an emergency.</i>	The proposed development is not located within a cul-de-sac or via a narrow lane or road.	N/A
<i>C35 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment.</i>		
Separate pedestrian access from the carpark to the facility.	The proposed development: • Separates pedestrian access from the carpark to the facility • Separates pedestrian and vehicle entries from the street • Delivery, loading and vehicle turnaround area will be away from the main pedestrian access.	Yes
Separate pedestrian and vehicle entries from the street for parents, children and visitors.		Yes
Delivery, loading and vehicle turnaround areas away from the main pedestrian access to the building and in clearly designated, separate facilities.		Yes
In commercial or industrial zones and mixed-use developments, the path of travel from the carparking to the centre entrance physically separated from any truck circulation or parking areas.	The proposed development is not situated within a commercial or industrial zone.	N/A
Vehicles can enter and leave the site in a forward direction.	Passenger cars and service vehicles will be able to use the turnaround bay to leave the site in a forward direction. However, waste trucks and SU trucks can only leave in a forward direction where turnaround can be performed at the stacked staff carpark outside of operational hours. C should align with required operational plans which have prohibited right turns.	Yes, services are proposed to be scheduled outside of operational hours to ensure all vehicles are able to enter and leave in a forward direction.
Clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations.	The proposed development will have clear sightlines maintained for drivers to child pedestrians including the crossing location in the carparking location.	Yes

Storage (recommendation not required) • 0.3m³ per child external • 0.2m³ per child internal	• 25 spaces • Total unencumbered area 90m² • 3.6m² of unencumbered space per child Room 4 • 30 spaces • Total unencumbered area 114m² • 3.8m² of unencumbered space per child Room 5: • 30 spaces • Total unencumbered area 125m² • 4.1m² of unencumbered space per child External Storage • Minimum – 33.9m² • Proposed – 23.9m² Internal Storage • Minimum – 22.6m² • Proposed – 40.7m²	Yes Yes Yes No Yes
108. Unencumbered outdoor space - 7m² per child Verandah • Open for a 1/3 of its perimeter • Clear height of 2.1m • Wall height < 1.4m • Adequate flooring and roofing	Permitted – 791m² or 7m² per child for 113 places Proposed: • Outdoor 1 – 228.3m², 8.15m² per child • Outdoor 2 – 628.4m², 7.39m² per child • Total = 856.7m² The verandah perimeter is proposed to be open more than 1/3 of its perimeter. The verandah proposes a clear height greater than 2.1m. No wall is proposed for the verandah. Flooring materials for the verandah are appropriate with timber look tiles and roofing materials are appropriate with the proposed colorbond metal roof.	Yes Yes
109. Toilet and hygiene facilities The proposed development includes adequate, developmentally and age-appropriate toilet, washing	The proposed development will incorporate: • Junior height toilets • Junior height basins • Low-level mirrors • Soap dispensers • Hand drying facilities	Yes

and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	In these provisions and the location of the toilet, washing and drying facilities will enable safe and convenient use by the children.	
110. Ventilation and natural light The proposed development includes indoor spaces to be used by children that — • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures the safety and well-being of children	Natural light will be accessible through all general-purpose classrooms and playrooms for the use of children. Adequate natural ventilation will be provided by openings to the rooms. Ceiling height: Permissible • Classrooms – 2.7m • Corridor – 2.7m Proposed • Classrooms – 4m to 5m • Corridors – 2.7m	Yes Yes Yes
111. Administration space The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations	A dedicated administrative space is included in the reception in the entrance and director's office. The reception's location enables parents and children to be seen and heard by staff members. The director's office enables private conversations to occur.	Yes
112. Nappy change facilities The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy	Nappy changing facilities proposed: • Room 1 – nappy changing bench with 2 mats, bath and handwash basin • Shared nappy changing bench with 2 mats and bath in the toilet facilities between rooms 2 and 3. The facilities contains 2 handwashing basins.	Yes

change facilities can be designed and located in a way that prevents unsupervised access by children.		
113. Outdoor space – natural environment The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	The proposed development's outdoor spaces will enable children to explore and experience the natural environment.	Yes
114. Outdoor space – shade Solar access and sun protection:	Permitted: Solar Access • Outdoor 1 – 58.8m² • Outdoor 2 – 178.5m² • Total – 237m² The proposed development will have greater than the minimum 30% 7m² outdoor space per child. Shade • Outdoor 1 – 68.49m² • Outdoor 2 – 188.52m² Both natural and built shade will be provided The combination of the gabled shade and verandah will exceed the requirement of 30% of outdoor play areas to be shaded Shade structures are evenly distributed across the outdoor space.	Yes Yes
115. Premises designed to facilitate supervision	The proposed development's floorplan illustrates that classrooms, toilets, nappy changing facilities and outdoor areas will allow for the supervision of children at all times in a way that maintains the rights and dignity of the children.	Yes

Chapter 2.10 – Centre Based Child Care Facilities

Requirement	Proposed development	Complies
2.10.3.1 Residential Zones		
a. The site must have a minimum width of 18m at the building line setback.	The proposed development will not be in a residential zone	N/A
b. Buildings are to have a maximum 40% site coverage excluding playground and shade structures.	The proposed development will not be in a residential zone	N/A
c. Building setbacks: i. side and rear – 3m ii. side street for corner allotments – 3m	The proposed development will not be in a residential zone	N/A
d. Proposals will not be supported on battle axe allotments or land with a gradient in excess of 1:20.	The proposed development will not be in a residential zone	N/A
2.10.3.2 Rural, Recreation and Environmental Zones (where permissible)		

a. Building setbacks: i. side and rear – 10m	Northern side – 8m Southern side – 9.5m Rear – 128.7m	No No Yes
b. In unsewered areas Council should be consulted prior to lodgement of a development application to determine whether on site effluent disposal will be permitted. Applications for centres in non-sewered areas are to comply with Chapter 3.3 On-Site Sewer Management.	Reticulated sewage services are not available to the site and will require an onsite sewage management system. A wastewater management report provided to Council November 2025, which has been submitted to show that an onsite sewage management system that can be accommodated onsite. The proposed is s sub-surface drip irrigation system in the grassed area in the southwest of site. The system can accommodate the required volumes (waster balances) and evaporation data. The calculations have been based on SILO. The consultant has provided an estimated at 2300 L per over 7 days with influent and effluent balancing. Council EHO is satisfied.	Yes
c. proposals will not be supported on battle axe allotments or land with a gradient in excess of 1:20.	The proposed development will not be on a battle-axe lot. The gradient of the site will be levelled out through cut and fill to be within the 1:20 limit within the area of the proposed building works.	Yes

Chapter 2.10 – Centre Based Child Care Facilities

Requirement	Proposed development	Complies
2.10.4 Car Parking		

Parking required as per Chapter 2.13 Transport & Parking and Council's Civil Works Specification. 1 space per person employed in connection with the use, PLUS a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).	Number of staff and children • 113 childcare spaces • 18 educators • 1 centre manager • 1 Second-in-Charge (2IC) • 1 Part time cook • 1 compliance officer • Total=21 staff OR 22 if compliance officer (space not required) Required 41 spaces Proposed: 41 car spaces Note: Plan of Management Version 8 dated November 2025 is to be updated to reflect revised quantum of parking.	Yes
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Chapter 2.15 Signage & Advertising

The proposed development does not include signage as part of the DA and will be submitted as a separate DA.

Chapter 2.17 Character & Scenic Quality

Character & Scenic Quality Statement for Terrigal

The site is identified as Terrigal 12 – Scenic Buffer. The character statement for Terrigal 12 states the desired character to *remain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.*

The proposed development retains the site's semi-rural qualities available to the users of the facility. However, along its street frontage the building dominates creating a built character instead of highlighting its natural character.

The desired character further aims to *retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges.*

The proposed development t retains the natural slope of a large part of the site along its rear end. However, cut and fill to provide a level carpark and entry is necessary to enable the facility to be accessible.

The statement continues that it is to *maintain the informal character of existing semi-rural hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and provide boundary fences that are see through such as traditional post-*

and-rail designs. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy.

The proposal is inclusive of terraces west of the building line visible to adjoining properties in the north, south and west with the site being on a hillside. The proposed boundary fence is purposely do not have gaps to minimise acoustic impact to adjoining properties. The proposed landscaping suitably provides landscaped setbacks particularly to the south and along the front setback and the front carparking area.

Further, the character is to minimise their scale and bulk, all new structures that would be visible from a road or nearby property should reflect the modest character and simple articulation of traditional farm buildings.

The proposed development does not minimise scale and bulk instead a singular structure is created dominating the site's street frontage.

Finally, the development is to disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves. Any commercial signs should be limited in size and number.

The proposed development disguises the scale of facades through glazed windows along the front and rear of the building. The façade uses a mixture of materials to create visual interest. This is evident in the combination of the scython axon wall cladding in the lower portion of the façade and timber look aluminium batten screens along the top portion. The proposed development does not propose signage which will be under a separate application.

Chapter 3.1 – Floodplain Management and Water Cycle Management

The site is not affected by flooding, and the application is supported by a Civil Engineering Plans, addressing stormwater considerations, treatments and calculations, which respond the requirements of this chapter.

The proposal satisfies CCDCP Ch.3.1 Water Cycle Management, Part C, and/or Council's Civil Works Specification (CWS) Design Guideline (DG) S.10, for demonstrating the proposal complies with all relevant water conservation (i.e., re-use), retention, local overland drainage, and/or stormwater discharge targets, and/or for overland flow paths, and/or stormwater runoff to be discharged from a development in a manner, to not adversely affect adjoining and/or downstream properties.

A Water Cycle Management Plan (WCMP) was required to be submitted to demonstrate compliance of the development with all relevant CCDCP Ch.3.1 S.3.1.10 and S.3.1.11 requirements, with suitable calculations detailed.

Plans detail a suitable stormwater disposal method which will not have an adverse impact on the adjoining downstream property, i.e., suitable level spreader(s) installed within the site as far as possible from the rear boundary (staying downstream of OSSM Areas to prevent effluent transfer) to ensure site run-off simulates natural overland flow when crossing the rear/any property boundary.

Chapter 3.3 – On-Site Sewage Management

The application is supported by an On-Site Wastewater Management Plan prepared by Larry Cook Consulting addressing the requirements of the chapter.

Chapter 3.5 – Tree and Vegetation Management

Some limited tree removal is required, as addressed in the submitted Arborist's Report, and protection measures are identified for trees to be retained. New landscaping and planting is also proposed in accordance with the submitted Landscape Plans. The application is also supported by an Ecological assessment addressing the vegetation on site and ecological impacts. A landscape plan has been submitted; a condition is recommended to improve perimeter landscaping and trees particularly in the northern part of the site.

Chapter 3.7 – Geotechnical Requirements

The application is supported by a Geotechnical Assessment prepared by Foundation Earth Sciences, which makes recommendations for future development.

The site topography of the large rural lot falls 21.5-22.9m from front (east) to rear (west), with an overall fall of up to 13.2% and up to 15.3% across the footprint of the CCF and Outdoor Play Area. Pile and retaining wall construction methods are required to mitigate groundwater impact and 11,000m³ fill import is required to support the proposal (allowing for unsuitable/contaminated materials to be removed from the site along with 285-334 truckloads of fill imported over 3 months which equates to 5-6 loads per day. This is considered to have a negligible construction traffic impact on the road frontage and surrounding road network.

The Geotechnical Report recommends batter slopes, supported by Council Engineer and no further benching is required. Furthermore, the elevated access driveway at the front (east) of the site to be supported via a Drop-Edge-Beam (DEB) under the left (southern) edge, with guardrail atop to satisfy AS2890.1 requirements and prevent vehicle drop-off. Transitional works within the road reserve adjacent to access driveway will include batters on both sides, up to 1V:3H on the left (south) side of the access.

A PSI, Detailed Site Investigation and Remediation Action Plan have been provided.

Council Engineer has recommended conditions.