

State Environmental Planning Policy Assessment

State Environmental Planning Policy (Transport and Infrastructure) 2021 &

Child Care Planning Guideline

The Guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based childcare facilities in NSW. Consent Authorities must consider Parts 2, 3 & 4 of the Guideline.

An assessment against Parts 2, 3 & 4 of the Guideline is provided below:

Part 2 - Design quality principles

The design quality principles establish the broad design context guide of all new proposals for childcare facilities regardless of whether they are stand alone, part of a mixed-use development, modifications or retrofits of existing buildings or seeking to occupy premises without incurring new building works.

Good design is integral to creating sustainable and liveable communities. There is growing appreciation of the significant role that good design can play in education with increasing evidence that learning outcomes are closely related to the quality of learning environments.

Factors such as air quality, ventilation, natural lighting, thermal comfort and acoustic performance have been shown to have a profound impact on learning, engagement, social interactions and competencies. They also contribute to wellbeing through creating a sense of belonging, self-esteem and confidence.

Principles	Comment
Principle 1 - Context.	<p>The proposal is reflective of the locality being a variety of various uses such as low density residential, Industrial and the subject site being an E3 Productivity Support Zone.</p> <p>The proposal is considered to satisfy the objectives of the Cumberland LEP 2021 and is a permissible land use.</p> <p>The design generally achieves an appropriate use for the building's purpose. The proposal is well separated from the adjoining industrial zone boundary and a reasonable spatial separation is established between the existing railway line and the child care centre.</p>
Principle 2 - Built form.	<p>The design generally achieves an appropriate built form for the site. However, the overall breach to the gross floor area is not supported and therefore the application is being recommended for refusal.</p>
Principle 3 - Adaptive learning spaces.	<p>Covered outdoor learning and play spaces have been created which are accessible to encourage the use of outdoor areas.</p>

Principle 4 Sustainability.	-	<p>The indoor play areas achieve cross ventilation with doors and windows.</p> <p>Appropriate shade structures within the outdoor play areas is achieved for the children.</p>
Principle 5 Landscape.	-	<p>A landscape plan has been submitted and assessed as being satisfactory. The proposed landscaping will provide suitable visual amenity for the future building's occupants.</p>
Principle 6 - Amenity.		<p>Generally, the proposed centre based child care centre is satisfactory and supported.</p> <p>It is determined that internal and external amenity is satisfactory.</p> <p>The centre provides all appropriate services and amenities including lift access connecting the basement with the child care centre on the fifth floor.</p>
Principle 7 - Safety.		<p>The building architecturally addresses the street.</p> <p>The means for pedestrian access to the front area is required to be modified in which the chairlift facility as shown on the architectural plans is replaced with an appropriate ramp. A condition is required to address the matter.</p>

Part 3 - Matters for consideration

The considerations give guidance to applicants on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause and to be mindful of potential impacts that may arise from existing uses and conditions within a locality.

The matters support the design principles and must be considered by the consent authority when assessing a development application for a childcare facility. Childcare facilities can be developed in a broad range of locations and need to be flexible in how they respond to the requirements and challenges this brings.

Criteria	Comments	Compliance
3.1 Site selection and location.		

<p><u>C1.</u> For proposed developments in or adjacent to a residential zone, particularly if that zone is for low density residential uses consider:</p> <ul style="list-style-type: none"> the setbacks and siting of buildings within the residential context. visual amenity impacts (e.g. additional building bulk and overshadowing, local character). traffic and parking impacts of the proposal on residential amenity and road safety. <p>For proposed developments in commercial and industrial zones, consider:</p> <ul style="list-style-type: none"> 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. the potential impact of the facility on the viability of existing commercial or industrial uses. 	<p>The acoustic and privacy impacts are satisfactory for the locality.</p> <p>The proposed development will not adversely impact the solar access of the residential dwellings located to the west of Bachell Ave.</p> <p>The required number of spaces for the centre based child care centre have been allocated in the lower ground car park area.</p> <p>Given the location of the site, privacy and shadowing are not considered to be issues.</p> <p>An acoustic report was submitted with the application and found to be satisfactory.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>C2.</u> When selecting a site, ensure that:</p>	<p>The subject site is zoned E3 Productivity Support</p>	<p>Yes</p>

<ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use. • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards. • 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"> - length 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. Where the proposal relates to any heritage item, the development should retain its historic character and conserve significant fabric, setting or layout of the item. • there are suitable and safe drop off and pick up areas, and off and on street parking. • the characteristics of the fronting road or roads (for example its 	<p>under the CLEP 2021. The proposed development is permissible within the zone and considered as being acceptable to the locality.</p> <p>The site is considered environmentally safe through compliance with conditions and compliance with the plan of management and evacuation plan.</p>	
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<p>operating speed, road classification, traffic volume, heavy vehicle volumes, presence of parking lanes) is appropriate and safe for the proposed use.</p> <ul style="list-style-type: none"> the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities. 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><u>C3.</u> A childcare facility should be located:</p> <ul style="list-style-type: none"> near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship. near or within employment areas, town centres, business centres, shops. with access to public transport including rail, buses, ferries. in areas with pedestrian connectivity to the local community, businesses, shops, services and the like. 	<p>The centre based childcare centre is proposed within a mixed-use development and near a number of various employment areas such as the adjoining industrial zones and Lidcombe town centre to the south-west of the subject site. The childcare centre facility is appropriately located.</p>	<p>Yes</p>
<p><u>C4.</u> A childcare facility should be located to avoid risks to children, staff or visitors and adverse</p>	<p>The site is not located close to any of the listed land uses. The proposal does</p>	<p>Yes</p>

<p>environmental conditions arising from:</p> <ul style="list-style-type: none"> proximity to: <ul style="list-style-type: none"> heavy or hazardous industry, waste transfer depots or landfill sites. Liquefied Petroleum Gas (LPG) tanks or service stations. water cooling and water warming systems. 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. extractive industries, intensive agriculture, agricultural spraying activities. <p>any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</p>	<p>not seek works for the purpose of a potentially hazardous or offensive industry.</p>	
3.2 Local character, streetscape and the public domain interface.		
<p><u>C5.</u> The proposed development should:</p> <ul style="list-style-type: none"> contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape. build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place. reflect the predominant form of surrounding land uses, particularly in low density residential areas. recognise and respond to predominant streetscape 	<p>It is considered that the development remains compatible with the existing character of the locality.</p>	<p>Yes</p>

<p>qualities, such as building form, scale, materials and colours.</p> <ul style="list-style-type: none"> include design and architectural treatments that respond to and integrate with the existing streetscape and local character. use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity. integrate car parking into the building and site landscaping design in residential areas. in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence, except when good design solutions can be achieved. 	<p>It is considered that the landscaping proposed will continue to contribute positively to the visual amenity of the site and locality particularly to reduce visual impacts to adjoining properties.</p> <p>All car parking is provided within a basement car park. The car park to service the childcare centre is consistent with the required planning controls.</p> <p>The childcare centre is not located within an R2 Low Density Residential Zone, however to the west of the site is an R2 Low Density Residential zone.</p> <p>The outdoor play space for the facility is considered as being acceptable in relation to noise controls and acoustics.</p>	<p>Yes</p> <p>Yes</p> <p>Satisfactory outcomes are achieved.</p>
<p><u>C6.</u> 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 surveillance to the street as a safety measure and a connection between the facility and the community. 	<p>The provisions stated are complied with.</p>	<p>Yes</p>

<ul style="list-style-type: none"> integrating existing and proposed landscaping with fencing. 		
<p>C7</p> <p>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.</p>	<p>The childcare centre is located on level 5, signage will be provided to improve legibility for visitors needing to access the child care centre.</p>	<p>Yes</p>
<p>C8</p> <p>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:</p> <ul style="list-style-type: none"> clearly defined street access, pedestrian paths and building entries. low fences and planting which delineate communal/private open space from adjoining public open space. minimal use of blank walls and high fences. 	<p>The provisions are not relevant.</p>	<p>N/A</p>
<p>C9.</p> <p>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.</p>	<p>Not applicable, the child care centre is located on level 5 of the proposed building.</p>	<p>N/A</p>
<p>C10.</p> <p>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.</p>	<p>This is not required for the development given location.</p>	<p>N/A</p>
<p>3.3 Building orientation, envelope and design.</p>		
<p>C11.</p>		

<p>Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties. - placing play equipment away from common boundaries with residential properties. - locating outdoor play areas away from residential dwellings and other sensitive uses. • optimise solar access to internal and external play areas. • avoid overshadowing of adjoining residential properties. • minimise cut and fill. • ensure buildings along the street frontage define the street by facing it. • ensure where a childcare facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>The orientation of the development is satisfactory.</p> <p>There are no concerns raised in relation to shadowing or solar access and privacy to adjoining properties.</p> <p>The position of the play areas supporting the centre are satisfactory.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>C12.</u></p> <p>The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality. 	<p>The height of building in the locality of the childcare centre varies from 18metres to 19.9metres. There is a height breach of 1.9metres, which relates to the parapet wall and balustrade to the child care centre. The height breach is further discussed in the</p>	<p>Yes</p>

<ul style="list-style-type: none"> building height should respond to the scale and character of the street. setbacks should allow for adequate privacy for neighbours and children at the proposed childcare facility. setbacks should provide adequate access for building maintenance. setbacks to the street should be consistent with the existing character. 	<p>main body of the report and within the discussion of the Clause 4.6.</p> <p>Front and side setbacks are considered acceptable.</p> <p>This is achieved.</p> <p>A street setback of 3 metres is identified consistent with the previous development approval. The setback is acceptable for the locality.</p>	<p>Yes</p> <p>Compliance is achieved.</p>
<p>Where a Local Environmental Plan or Development Control Plan do not specify a floor space ratio for the R2 Low Density Residential zone, a floor space ratio of 0.5:1 is to apply to a childcare facility in the R2 zone.</p>	<p>N/A</p>	<p>N/A</p>
<p><u>C13.</u> 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.</p>	<p>The centre based childcare centre facility is to be setback 3 metres from the street which is satisfactory.</p>	<p>Yes</p>
<p><u>C14.</u> On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>Not applicable.</p>	<p>N/A</p>
<p><u>C15.</u> Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> located to allow ease of access, particularly for pedestrians. 	<p>The child care centre is locate along the northern part of the site. The car</p>	<p>Yes</p>

<ul style="list-style-type: none"> • 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. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>parking servicing the childcare centre is clearly marked and close to lift access that leads to the child care centre.</p>	
<p><u>C16.</u> 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. • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. <p><u>Note:</u> <i>The National Construction Code and the Disability (Access to Premises - Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.</i></p>	<p>The comments provided above under C15 are relevant to this Part.</p>	Yes
3.4 Landscaping.		
<u>C17.</u>		Yes

<p>Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context. • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>Proposed landscaping is considered satisfactory.</p> <p>Screen planting proposed</p>	<p>Yes</p>
<p><u>C18.</u> Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings. • taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback. • using low level landscaping to soften and screen parking areas. into landscaping. 	<p>The car park basement area is situated underground within a basement.</p> <p>There are no concerns in relation to car parking.</p> <p>There is no at grade car parking proposed for the centre.</p>	<p>Yes</p>
3.5 Visual and acoustic privacy.		
<p><u>C19</u> Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>The balconies within the site can be conditioned to restrict overlooking into the child care centre.</p>	<p>Yes. Via a condition of consent</p>

<p><u>C20.</u> Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout. • suitably locating pathways, windows and doors. • permanent screening and landscape design. 	<p>The centre has been designed to ensure visual privacy is maintained between properties.</p> <p>Visual privacy is generally considered to be satisfactory.</p>	<p>Yes</p>
<p><u>C21</u> Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout. • suitable location of pathways, windows and doors. • landscape design and screening. 	<p>Satisfactory outcomes are achieved. In this regard, the position of windows, accessways, terraces are satisfactory and offer no privacy issues.</p>	<p>Yes</p>
<p><u>C22.</u> 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. • 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. 	<p>The acoustic report submitted for consideration and reviewed by Council's Environmental Health Officer and considered to be satisfactory.</p>	<p>Yes</p>
<p><u>C23.</u> A suitably qualified acoustic professional should prepare an</p>		

<p>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. • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>The acoustic report accompanied with the proposal is adequate.</p>	<p>Yes</p>
3.6 Noise and air pollution.		
<p><u>C24.</u> 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. • orienting the facility perpendicular to the noise source and where possible buffered by other uses. • using landscaping to reduce the perception of noise. • limiting the number and size of openings facing noise sources. • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens). • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits. • locating cot rooms, sleeping areas and play areas away from external noise sources. 	<p>The site is not located along a classified road.</p> <p>The acoustic report accompanied with the proposal is adequate.</p> <p>An air quality assessment has been undertaken. The report concludes that air quality is acceptable.</p>	<p>Yes</p>
<u>C25</u>		

<p>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:</p> <ul style="list-style-type: none"> • on industrial zoned land. • where the ANEF contour is between 20 and 25. • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007. • on a major or busy road. • other land that is impacted by substantial external noise. 	<p>The site is not situated on land close to any known airport.</p> <p>As stated earlier, the acoustic report accompanied with the proposal is adequate.</p>	Yes
<p><u>C26</u></p> <p>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.</p>	Noted.	Noted.
<p><u>C27</u></p> <p>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. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • 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. 	<p>An air quality report prepared by SLR Consulting Australia Pty Ltd was submitted with the application.</p> <p>The report concludes, in part:</p> <p><i>“Given that the assessment of local air emission sources has concluded that they have a very low risk of resulting in any adverse impacts at the Development Site, and the generally good air quality in the Sydney region, air quality impacts are not considered to be a constraint to this commercial development. No further detailed</i></p>	Yes

<ul style="list-style-type: none"> 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. incorporating ventilation design into the design of the facility. 	<i>assessments or modelling studies are therefore considered to be warranted".</i>	
3.7 Hours of operation.		
<u>C28.</u> Hours of operation 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.	The applicant seeks consent for the centre to operate Monday to Friday 7 am to 7 pm.	Yes
<u>C29</u> 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.	The hours of operation proposed for the locality accounting for location within a mixed use development are assessed as being acceptable. In this regard: The hours of operation range from 7 am to 7 pm Monday to Friday. No hours of operations are proposed across weekends or public holidays.	Yes
3.8 Traffic, parking and pedestrian circulation.		
<u>C30.</u> 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. Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates:	The centre will require at least twenty seven (27) car parking spaces to support 108 children. The applicant has shown twenty seven (27) car parking spaces situated within a basement car park	Yes

<p>Within 400 metres of a railway or Metro station within Greater Sydney:</p> <ul style="list-style-type: none"> • 1 space per 10 children. • 1 space per 2 staff. <p>In other areas: 1 space per 4 children</p> <p>Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space.</p>	<p>to support the centre which is adequate.</p>	
<p><u>C31</u></p> <p>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.</p>	<p>The child care centre is separated from the loading areas and is situated in the far north-western corner of the basement car park. The location of the child care centre parking is satisfactory.</p>	<p>Yes</p>
<p><u>C32.</u></p> <p>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(s) and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected. • there will be no impacts on the safe operation of the surrounding road network. 	<p>The application is accompanied by a Parking and Traffic Impact Assessment, which has been assessed by Council's engineering department and considered to be satisfactory.</p>	<p>Yes</p>
<p><u>C33</u></p> <p>Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> • a classified road. 	<p>The site is not located on a Classified Road. The vehicular access for the childcare is satisfactory. the immediate locality.</p>	<p>Yes</p>

<ul style="list-style-type: none"> roads which carry freight traffic or transport dangerous goods or hazardous materials. The alternate access must have regard to: the prevailing traffic conditions. pedestrian and vehicle safety including bicycle movements. the likely impact of the development on traffic. 		
<p><u>C34</u></p> <p>Child care facilities proposed within cul-de-sacs or via 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.</p>	<p>The centre is not situated within a cul de sac.</p>	<p>N/A</p>
<p><u>C35.</u></p> <p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> separate pedestrian access from the car park to the facility. defined pedestrian crossings and defined/ separate paths 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, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities. minimise the number of locations where pedestrians and vehicles cross each other. 	<p>The pedestrian access is separate from vehicular access and considered to be appropriate for the centre.</p>	<p>Yes</p>

<ul style="list-style-type: none"> vehicles can enter and leave the site in a forward direction. clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations. 		
<p><u>C36</u></p> <p>Mixed use developments should include:</p> <ul style="list-style-type: none"> driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks. 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. parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	<p>The driveway access is not located near the loading areas. As mentioned earlier the childcare carparking is located in the northern western corner of the basement and is separated from the other uses.</p>	<p>Yes</p>
<p><u>C37.</u></p> <p>Car parking design should:</p> <ul style="list-style-type: none"> include a child safe fence to separate car parking areas from the building entrance and play areas. provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards. 	<p>Basement car parking layout is considered satisfactory to support the centre.</p>	<p>Yes</p>

<ul style="list-style-type: none"> include wheelchair and pram accessible parking. 		
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Part 4 - Applying the National Regulations Assessment sheet

Criteria	Comments		Compliance
4.1 Indoor space requirements			
(Regulation 107)	Required:	Proposed	
<ul style="list-style-type: none">Min. 3.25 sqm of unencumbered indoor space.	3.25 sqm x 106 = 344.5 sqm.	346.5 sqm.	Yes
<ul style="list-style-type: none">Min. 0.3 cubic metres per child of external storage.	106 x 0.3 = 31.8 cubic metres.	32 cubic metres.	Yes
<ul style="list-style-type: none">Min. 0.2 cubic metres per child of internal storage	106 x 0.2 = 21.2 cubic metres.	19 cubic metres.	Yes
4.2 Laundry and hygiene facilities			
(Regulation 106)			
On-site laundry facilities should contain: <ul style="list-style-type: none">a washer or washers capable of dealing with the heavy requirements of the centre.a dryer.laundry sinks.adequate storage for soiled items prior to cleaning.	Internal laundry has been provided.		Yes.
4.3 Toilet and hygiene facilities			
(Regulation 109)			
Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include: <ul style="list-style-type: none">junior toilet pans, low level sinks and hand drying facilities for children.	The plans have indicated the number of toilets, pans and sinks that to service each age group.		Yes

<ul style="list-style-type: none"> • a sink and handwashing facilities in all bathrooms for adults. • direct access from both activity rooms and outdoor play areas. • windows into bathrooms and cubicles without doors to allow supervision by staff. • external windows in locations that prevent observation from neighbouring properties or from side boundaries. 		
4.4 Ventilation and natural light		
<p>(Regulation 110)</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p> <p>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p> <p>Designers should aim to minimise the need for artificial lighting during the day, especially in circumstances where room depth exceeds ceiling height by 2.5 times. It is recommended that ceiling heights be proportional to the room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.</p>	<p>All play areas are provided with sufficient direct and indirect daylighting. The playrooms provide for natural ventilation.</p> <p>Ceiling heights are satisfactory given a floor to floor of 3.3 metres is provided.</p>	<p>Yes</p> <p>Yes</p>
4.5 Administrative space		
<p>(Regulation 111)</p>		

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.	Main administration areas provided. This includes a staff room, reception area and programming area.	Yes
4.6 Nappy change facilities		
(Regulation 112) 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. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code .	There are a total of 6 nappy change tables provided for the to support the 0-2 years rooms.	Yes
4.7 Premises designed to facilitate supervision		
(Regulation 115) 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. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code .	This is achieved across all rooms and play areas.	Yes
4.8 Emergency and evacuation procedures		
(Regulation 97 & 168)		

<p>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency. • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit. • a risk assessment to identify potential emergencies that are relevant to the service. 	<p>An evacuation plan is provided with the information package.</p> <p>A condition will be required addressing evacuation procedures in greater detail.</p>	<p>Yes</p> <p>Subject to a condition.</p>
4.9 Outdoor space requirements		
<p>(Regulation 108)</p> <p>Min. 7 sq m of unencumbered outdoor space per child.</p> <p>Where a covered space such as a veranda is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> • be open on at least one third of its perimeter. • have a clear height of 2.1m. • have a wall height of less than 1.4m where a wall with an opening form the perimeter. • have adequate flooring and roofing. • be designed to provide adequate protection from the elements. 	<p>Based on 106 children a total of 742 square metres of unencumbered outdoor space is required. The proposal provides 764 square metres and therefore compliance is achieved.</p>	<p>Yes</p>
4.10 Natural environment		
<p>(Regulation 113)</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and</p>	<p>This is satisfactory.</p>	<p>Yes</p>

experience the natural environment.		
4.11 Shade		
<p>(Regulation 114)</p> <p>Controlled exposure to daylight for limited periods is essential as sunlight provides vitamin D which promotes healthy muscles, bones and overall wellbeing. Outdoor play areas should be provided with controlled solar access throughout the year.</p> <p>Outdoor play areas should:</p> <ul style="list-style-type: none"> • have year-round solar access to at least 30% of the ground area. • provide shade in the form of trees or built shade structures giving protection from ultraviolet radiation to at least 30% of the outdoor play area. • have evenly distributed shade structures over different activity spaces. 	<p>The child care centre on the 5th floor provides for two outdoor areas, one along the north-western side of level 5 and the second play area is along the south eastern side.</p> <p>The outdoor areas provide for evenly distributed shade structures and open areas for direct solar access.</p>	Yes
4.12 Fencing		
<p>(Regulation 104)</p> <p>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.</p>	The barriers are satisfactory.	Yes
4.13 Soil Assessment		
<p>(Regulation 25)</p> <p>To ensure consistency between the development consent and the service approval application, a soil assessment should be undertaken as part of the</p>	<p>Council's Environmental Health Officer reviewed the proposal and has advised that <i>a preliminary contamination report was prepared by Sullivan Environmental Sciences Pty Ltd, dated 28 November 2023, reference:</i></p>	Yes

<p>development application process.</p> <p>With every service application one of the following is required:</p> <ul style="list-style-type: none"> • a soil assessment for the site of the proposed education and care service premises. • if a soil assessment for the site of the proposed child care facility has previously specifying when the soil assessment was undertaken. • 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. <p>Where children will have access to soil the regulatory authority requires a preliminary investigation of the soil.</p> <p><i>Minor landscaping, creation of sand pits, movement of play equipment and so on do not qualify as earthworks and do not require a soil assessment.</i></p>	<p><i>SES_425. Within this report, it identified:</i></p> <p><i>Subsequent to the Phase 2 (2016), a Preliminary Contamination Assessment (PCA) was undertaken in 2019, and then updated in 2023. The latter updated PCA (2023) confirmed the findings of the Phase 2 (2016) remained valid; however found localised areas of oil spills and leaks in external yards had occurred and required cleaning up. It was also noted that the storage of bulk chemicals and use by the onsite industrial laundromat over an extended period of approximately 7 years warranted additional groundwater sampling to confirm groundwater quality. As such, the PCA (2023) recommended the following to account for the outcomes of the Phase 2 (2016) and recent findings.</i></p> <p><i>1. Preparation of a Remedial Action Plan (RAP) to include:</i></p> <p><i>a. Groundwater sampling to assess the current conditions of groundwater onsite.</i></p> <p><i>b. Clean up methods to address localised soil impacts identified in the Phase 2 (2016) and subsequent PCA (2023).</i></p> <p><i>A remedial action plan (RAP) was prepared by Sullivan Environmental Sciences Pty Ltd, dated 29 November 2023, reference: SES_500. Based on the findings, The steps in remediating the site are:</i></p>	
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	<ul style="list-style-type: none"> • <i>Excavate and transport the contaminated soils as waste offsite to a licenced waste facility for disposal.</i> <p><i>All remediation works contained within the RAP will be required to be complied with and will be conditioned.</i></p> <p>As such, it is considered that the development application is satisfactory.</p>	
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State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage.

Requirement	Yes	No	N/A	Comment
Part 3.1 Preliminary				
Clause 3(1)(1)(a)(i) Aims, objectives <i>Signage is compatible with the desired amenity and visual character of an area.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>All the signs are consistent with what would be expected for a new development such as the Coronation site that is located within a town centre environment.</p> <p>As such, it is considered that the signage is consistent with the Clause.</p>
Clause 3(1)(1)(a)(ii) Aims, objectives <i>Signage provides effective communication in suitable locations.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Details of tenants are not known at this stage but the signage strategy is fitting the building and the wider area.</p> <p>The signage is not excessive in scale or size and signage is appropriate for the new building.</p>
Clause 3(1)(1)(a)(iii) Aims objectives <i>Signage is high quality design and finish.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>This is achieved as all signs are new for the site.</p> <p>The wording of each sign will only be known once development applications or complying development certificate applications are determined for the individual fitout of tenancies.</p>
Clause 3(1)(1) <i>(b) to regulate signage (but not content) under Part 4 of the Act, and</i> <i>(c) to provide time-limited consents for the display of certain advertisements, and</i> <i>(d) to regulate the display of advertisements in transport corridors, and</i> <i>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</i>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>The signage is compliant with the stated provisions.</p>
Part 3.2 - Signage Generally				

Requirement	Yes	No	N/A	Comment
Clause 3.6 Granting of consent to signage <i>A consent authority must not grant consent to an application to display signage unless:</i> (a) <i>that signage is consistent with the objectives of the Policy at clause 3.1(1)(a).</i> (b) <i>that the signage satisfies the assessment criteria specified in Schedule 5.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is complied with.
Part 3.2 - Definitions.				The signage is determined as being: <ul style="list-style-type: none"> • Business identification signage. • Building identification signage. All the signs fit the term building or business identification signage.
Schedule 5 Assessment Criteria				
<u>Character of the area</u>				
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The signage is compatible to the locality and site. The strategy will provide an effective indication of the operator of each tenancy in the longer term.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no particular themes for outdoor advertising in the area or locality. The strategy chosen is reasonable and does not result in excessive signage anywhere across the finished development.
<u>Special areas</u>				

Requirement	Yes	No	N/A	Comment
<i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed signage does not detract from the amenity or visual quality of the locality.</p> <p>The signage is spread across the development and does not generate clutter in any particular location.</p>
<u>Views and vistas</u>				
<i>Does the proposal obscure or compromise important views?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no views compromised.
<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The new signage does not dominate the skyline or adversely impact on vistas for the locality.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All tenancies within the building will be given an appropriate signage allocation without generating excess clutter.
<u>Streetscape, setting or landscape</u>				
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The degree of signage is acceptable and does not overwhelm the proposed built form of the site.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>No clutter of signage is proposed within any particular location.</p> <p>The intent of the signage scheme is to provide a consistent and cohesive precinct wide signage arrangement that will support the function, operation and useability of the entire development.</p> <p>Signage is reasonable and not excessive in area.</p>
<i>Does the proposal screen unsightliness?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no unsightliness to screen.

Requirement	Yes	No	N/A	Comment
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The signage does not protrude above the buildings across the whole site.
<i>Does the proposal require ongoing vegetation management?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no requirement to manage vegetation.
<u>Site and building</u>				
<i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which proposed signage is to be located?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed signage is compatible with the subject site's character, and surrounding area.
<i>Does the proposal respect important features of the site or building, or both?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<i>Does the proposal show innovation and imagination in its relationship to the site or building or both?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This is achieved.
<u>Associated devices and logos with advertisements and advertising structures</u>				
<i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is displayed?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Logos are not shown but provision is made for logos if future retailers require the use of logos within their advertising.
<u>Illumination</u>				
<i>Would illumination result in unacceptable glare?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the application was to be supported, a condition would be required addressing illumination.
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not applicable.
<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the application was to be supported, a condition would be required addressing illumination.
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A condition would be required addressing the degree of illumination sign/s given its prominence.
<i>Is the illumination subject to a curfew?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes, via condition.
<u>Safety</u>				
<i>Would the proposal reduce the safety for any public road?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The signage will have no adverse impact to local road users.

Requirement	Yes	No	N/A	Comment
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No adverse impact is expected given the size of each sign that is proposed.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sight lines from public areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satisfactory.