

Attachment 6

Assessment of Part 3.2 of the Ryde Development Control Plan 2014

Relevant Controls	Proposed	Compliance
Part 3.2 – Child Care Centres (CCC)		
Clause 1.7 Child Care Centre Design		
A CCC development is to be designed and drawn by a person who is an architect or who is accredited by the Building Designers Association of NSW Inc.	The development has been directed by Liljana Ermilova of CDA Architects who is a registered architect (Reg No. 5535) under the NSW Architects Registration Board.	Yes
The landscape plan must be designed and specified by a landscape architect with demonstrated experience in designing external spaces for CCCs due to the particular nature of the requirements (refer in particular to Section 6 Landscaping & Play Spaces under this Part).	The landscape plan package has been designed and drawn by Studio Botanica. A search of the landscape architect's website and social media page does not reveal experience in designing external spaces for CCCs. No evidence has been provided with the application to demonstrate compliance.	No
CCC DAs are required to be accompanied by a signed undertaking by the applicant, licensee or proposed licensee that demonstrates that the proposal has been designed to comply with respect to the Children's Services Regulation 2004 or DoCS requirements as relevant at the time of application.	These regulations have been superseded, and the current Regulations are now part of the assessment of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> .	N/A
Technical Assessment Requirements		
Technical assessments may also be required to be prepared and submitted with the DA, or while the DA is under assessment, to demonstrate support for the proposal and compliance with this DCP.	The submitted documents include technical assessments as required.	Yes

2.1 Suitability of Location and Site for Child Care		
2.1.1 Preferred Locations		
<ul style="list-style-type: none"> Single use developments street frontage and width >20m. Corner allotments > 17m Single use – minimum site area of 800m² – regular in shape 	The development is not single use.	N/A
<ul style="list-style-type: none"> Not located on arterial or sub-arterial roads, refer Schedule 2 	This relates to single use development.	N/A
<ul style="list-style-type: none"> Within mixed use developments on arterial and sub-arterial roads, located distant and facing away from road. 	<p>The development is mixed use.</p> <p>The site is located immediately adjacent to Victoria Road.</p>	No

2.1 Suitability of Location and Site for Child Care		
<ul style="list-style-type: none"> No battle-axe allotments 	The development does not occur on a battle-axe allotment.	Yes
<ul style="list-style-type: none"> Cul-de-sac not preferred. Applications for centres in CDS must demonstrate appropriate traffic management is provided 	Victoria Road and Blaxland Road are not a cul-de-sacs.	Yes
<ul style="list-style-type: none"> Not located in proximity to a brothel (Part 3.1 Brothels under DCP 2006) 	The subject site is not located within close proximity to a registered brothel.	Yes
<ul style="list-style-type: none"> Site flat or gently sloping and well drained <ul style="list-style-type: none"> i. Assist design of useable indoor and outdoor areas at same grade ii. Provide accessibility to all areas iii. Assist drainage after rain 	<p>The site slopes generally in a south to north direction between 1.0m and 4.0m with a diagonal crossfall of 6.1m from the south-eastern corner to the north-western corner. The site is characterised by variable height retaining wall structures and driveway ramps to respond to the variable ground levels across the site.</p> <p>The childcare centre is located at the base of Building C which is situated at the steepest part of the site adjacent to Victoria Road.</p> <p>The plans indicate that the childcare centre and its outdoor play area will be sited at RL 57.95 and RL 60.00 which generally corresponds to the existing site levels.</p> <p>Access within the centre and outdoor play area is via a combination of stairs and lifts.</p> <p>The stormwater plans submitted with the application do not include any detail with respect to the drainage of the outdoor play areas.</p>	No
<ul style="list-style-type: none"> Aspect permits maximum solar access and natural ventilation 	<p>The location of the childcare centre within the site permits adequate solar access into the upper level of the centre (at RL 60.00) and to neighbouring residential properties but not to the lower level of the centre (at RL 57.95) as this section of the centre is overlaid entirely by the upper residential floor levels which cantilever over the eastern half of the outdoor play area at that level.</p> <p>However, the provision of adequate natural ventilation is questionable as the location of</p>	No

2.1 Suitability of Location and Site for Child Care

	<p>the proposed childcare centre to Victoria Road and elevated noxious gas levels require an air filtration system to be installed to the indoor areas that is able to remove Nitrogen Dioxide and fine particulates. The Air Quality Impact Assessment submitted with the application recommends that <i>the implemented air filtration system will require an adequate number of air changes each hour to provide clean air for the enclosed places.</i></p> <p>With respect to the outdoor play areas, the Air Quality Impact Assessment recommends that <i>the outdoor play area to the northern section the childcare facility facing away from Victoria Road is utilised and the scheduling of outdoor playtimes take into consideration peak traffic along Victoria Road.</i></p> <p><i>It is recommended that if breathing difficulties become apparent, or visible dust stemming from Victoria Road becomes a noticeable issue, that temporary relocation indoors occur. This safeguard will mitigate/neutralise any potential air pollutants from impacting both occupants (children) and employees.</i></p> <p>The above recommendations indicate that access to natural ventilation is problematic for this development and requires considerable mechanical and physical management to avoid impacts upon health.</p>	
<ul style="list-style-type: none"> Located on land not affected by adverse overshadowing by existing or future development, undue heat loads from reflective surfaces of existing or future approved buildings on neighbouring sites 	<p>Due to the orientation of the site and the location, distance and height of surrounding buildings, the proposed centre is not unreasonably affected by overshadowing from existing neighbouring buildings along Hatton Street.</p> <p>However, the neighbouring residential land along Hatton Street may be developed into the future and which could include buildings heights of up to 15.5m.</p>	No

2.1 Suitability of Location and Site for Child Care		
	Given the narrowness of those neighbouring properties, buildings at the permitted height will cause significant (likely total) overshadowing of the centre and its outdoor play areas. This would be exacerbated by the shadows cast by the proposed Building A.	
<ul style="list-style-type: none"> Site not subject to undue overlooking from existing or future adjoining development 	<p>Adequate separation and privacy treatments are currently provided to all elevations however, this may be compromised into the future.</p> <p>The proposed development includes residential uses which are located adjacent to and directly above the outdoor play areas of the centre and thus are able to overlook into the centre.</p> <p>Future development of the properties along Hatton Street could also result in overlooking situations (dependent on design) given the permitted building height of 15.5m.</p>	No
<p>Preferred locations for larger centres in residential areas:</p> <ul style="list-style-type: none"> Sites located on street corners Sites share common boundaries with compatible non-residential uses Compatible land uses subject to acceptable traffic and parking 	The proposed centre would accommodate 120 places and is therefore considered to be a larger centre. The development is not located on a preferred site, noting that the site shares its activity and common boundaries with non-compatible residential uses.	No
<ul style="list-style-type: none"> In low density residential zones, larger scale development (2 or more allotments, up to 90 children) share common boundaries with no more than 3 residential properties. 	The site is not located within a low density residential zone.	N/A
<ul style="list-style-type: none"> Work based centres in mixed use developments adjacent to non-commercial/non-residential components to protect privacy and amenity of centre and neighbouring workers/residents. 	<p>The proposal is for a mixed-use development.</p> <p>The locating of the childcare centre within the development is adjacent to residential uses only and, given the location will result in disruption to the occupants of the proposed development and neighbouring residential development.</p>	No
2.1.2 Environmental Risks/Hazards		
<ul style="list-style-type: none"> Not to be located on land affected by overland flow 	The subject site is not identified in Ryde mapping as an overland flow risk.	Yes
<ul style="list-style-type: none"> On land affected by overland flow any alterations or additions are not to pose a safety or health risk. Overland Flow 	Refer above	N/A

2.1 Suitability of Location and Site for Child Care		
Study/Stormwater Drainage Plan required		
<ul style="list-style-type: none"> Consideration may be given to sites affected by overland flow in front setback area. Must not constitute a flood hazard and supported by Overland Flow Study/Stormwater Drainage Plan 	Refer above	N/A
<ul style="list-style-type: none"> Developments not to be located on Bush Fire Prone Land 	The subject site is not located on Bush Fire Prone Land.	Yes
<ul style="list-style-type: none"> The location is to take into consideration any other environmental health hazard including <ul style="list-style-type: none"> (i) Pollution created by car and other vehicle fumes (from high traffic volumes such as on arterial, sub arterial and collector roads); (ii) Existing and potential on and off-site electromagnetic fields; (iii) Contaminated land; (iv) Lead in painted surfaces, carpets, furnishings and roof void in existing buildings; (v) Asbestos or other contamination or poisoning in existing buildings; (vi) Proximity to service stations; (vii) Proximity to LPG tanks; (viii) Proximity to significant noise, odour and other pollutant generating sources, or sites which (due to prevailing land use zoning) may in future accommodate noise or odour generating uses; (ix) Proximity to transmission lines, railway lines, mobile phone towers. 	<ul style="list-style-type: none"> (i) The site is located on a classified road and is subject to potential pollution from a classified road. (ii) A sub-station is proposed to be located on the Blaxland Road frontage. (iii) A Stage 2 Environmental Site Investigation (dated 28 November 2023) is submitted with the application which concludes that the site can be made suitable for use as a child care centre. (iv) A Hazardous Material Survey Investigation (dated 27 October 2023) is submitted with the application which concludes that the site is suitable for the proposed development subject to conditions related to the removal of soil off-site, and an unexpected finds protocol being followed during the excavation phase. (v) See iv above. (vi) The site is not located within proximity to a service station. (vii) The site is not located within proximity to LPG tanks. (viii) The Air Quality Impact Assessment submitted with the application acknowledges that the site is subject to significant pollution and includes recommendations which require considerable mechanical and physical management to avoid impacts upon health. 	<p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>

2.1 Suitability of Location and Site for Child Care		
	(ix) The site is not located in proximity to transmission lines, railway lines or mobile phone towers.	Yes
<ul style="list-style-type: none"> Where sites are proposed within 125m of arterial roads, air quality monitoring, and soil quality testing will be required to determine toxicity levels. Noise level testing will also be required. 	<p>The application is accompanied by the following documentation:</p> <ul style="list-style-type: none"> Air Quality Impact Assessment. Stage 2 Environmental Site Investigation. Hazardous Material Survey Investigation. Acoustic Report. 	Yes
	<p>The Air Quality Impact Assessment acknowledges that the site is subject to significant pollution and includes recommendations which require considerable mechanical and physical management to avoid impacts upon health.</p>	No
	<p>The Stage 2 Environmental Site Investigation is submitted with the application which concludes that the site can be made suitable for use as a child care centre.</p>	Yes
	<p>The Hazardous Material Survey Investigation is submitted with the application which concludes that the site is suitable for the proposed development subject to conditions related to the removal of soil off-site, and an unexpected finds protocol being followed during the excavation phase.</p>	Yes
<ul style="list-style-type: none"> The site must not have been previously used as a petrol station, automotive repair workshops, or other activity associated with hazardous substances, unless a soil analysis has been conducted 	<p>The Acoustic Report which indicates that the predicted noise levels show a compliance with the requirements of the Road Noise Policy.</p>	Yes
	<p>The site has been used for a motor vehicle repair workshop (as associated with the motor vehicle sales premises).</p> <p>The Stage 2 Environmental Site Investigation and Hazardous Material Survey Investigation (dated 27 October 2023) is submitted with the application which concludes that the site is suitable for the proposed development subject to conditions related to the removal of soil off-</p>	Yes

2.1 Suitability of Location and Site for Child Care		
	site, and an unexpected finds protocol being followed during the excavation phase.	
<ul style="list-style-type: none"> The site is not to be in a location likely to be affected by emissions of dust, fumes, noise, nor by frequent truck movements. 	<p>The site is located adjacent to Victoria Road which is a classified state road.</p> <p>The Air Quality Impact Assessment submitted with the application acknowledges that the site is subject to significant pollution and includes recommendations which require considerable mechanical and physical management to avoid impacts upon health.</p>	No
<ul style="list-style-type: none"> Consideration is to be given to the requirements of SEPP 55 and any land contamination policy adopted by Council. 	SEPP 55 (now <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>) and contamination are addressed in the Assessment report.	Yes
2.2 Assessing Child Care Needs and Size of Facility		
<ul style="list-style-type: none"> All development applications for CCCs are required to identify: Proposed total number of child care places. Proposed number of children by age group; 	<p>120 children</p> <p>The proposed age group breakdown for the child care is as follows:</p> <p>0-2 years – 20 children 2-3 years – 20 children 3-4 years – 40 children 4-5 years – 40 children</p>	<p>Yes</p> <p>Yes</p>
<ul style="list-style-type: none"> Proposed number of staff including all full time and part time staff, and role of each staff member 	<p>The number of educators to children ratios is regulated by the Education and Care Services National Regulations.</p> <p>The ratios are provided as follows.</p> <p>0.2 years – 4:1 (5 educators) 2-3 years – 5:1 (4 educators) 3-4 years – 10:1 (4 educators) 4-5 years – 10:1 (4 educators)</p> <p>Required: 17 educators Proposed: 17 educators</p>	Yes
<ul style="list-style-type: none"> justification that the proposed number of children within each age group is consistent with current and projected future needs in the area 	Clause 3.27 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> covers that a provision of a DCP that specifies a requirement, standard or control in relation to the demonstrated need or demand for child care services does not apply to development for the	N/A

2.1 Suitability of Location and Site for Child Care		
	purpose of a centre-based child care facility.	
2.3 Site Analysis		
<ul style="list-style-type: none"> A site analysis to be submitted for new CCC developments including developments that involve the conversions of existing dwellings/other buildings A site analysis drawing must be based on a survey drawing produced by a qualified surveyor and contain a reference number and date. All levels are to be provided to AHD. 	A site analysis plan has been submitted with the application.	Yes
	The site analysis is based on the Survey Plan provided by Geometra Consulting.	Yes
3.0 Design and Character		
3.1 All Child Care Centres		
<ul style="list-style-type: none"> Designed in accordance with CPTED Orientated for year round natural light and ventilation and comfort in indoor spaces and outdoor spaces. 	<p>The development provides passive surveillance to Victoria Road and responds to the principles of CPTED.</p> <p><u>Natural Ventilation</u> Adequate natural ventilation would not be able to be achieved given the recommendations included in the Air Quality Impact Assessment.</p> <p><u>Sunlight Access</u> Due to the orientation of the site and the location, distance and height of surrounding buildings, the proposed centre is not unreasonably affected by overshadowing from existing neighbouring buildings along Hatton Street.</p> <p>However, the neighbouring residential land along Hatton Street may be developed into the future and which could include buildings heights of up to 15.5m. Given the narrowness of those neighbouring properties, buildings at the permitted height will cause significant (likely total) overshadowing of the centre and its outdoor play areas. This would be exacerbated by the shadows cast by the proposed Building A.</p>	<p>Yes</p> <p>No</p>
	See comments above.	No

2.1 Suitability of Location and Site for Child Care		
<ul style="list-style-type: none"> Avoid the proximity to and use of large expanses of UV reflective surfaces 	The development is not located in close proximity to large expanses of UV reflective surfaces.	Yes
<ul style="list-style-type: none"> Maximize energy efficiency and sustainability and compliance with Part 7.1 Energy Smart, Water Wise under this DCP 	Able to comply	Yes
<ul style="list-style-type: none"> Building materials, appliances, utilities and fuel sources should be made with consideration for minimising energy requirements 	Able to comply	Yes
<ul style="list-style-type: none"> Appliances to be used/installed in the centre should have a minimum 3.5 star rating 	Able to comply	Yes
<ul style="list-style-type: none"> Designed to reflect desired/expected character of buildings in the area 	The CCC is of a part single/part double storey structure at the ground floor of the mixed-use development. The CCC in itself therefore achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area.	Yes
<ul style="list-style-type: none"> Frontages and entries are to be designed to be readily apparent from the street frontage 	The submitted plans show that an entry from Victoria Road is readily apparent.	Yes
<ul style="list-style-type: none"> SEE to demonstrate how the proposed design responds to the site analysis 	The SEE demonstrates how the proposed design responds to the site analysis.	Yes
<ul style="list-style-type: none"> To avoid mosquito bite infections all doors and window should be screened 	Capable of being achieved by the operator.	Satisfactory
<ul style="list-style-type: none"> Where fill is proposed to be used, clean fill must be used. 	Capable of complying if the development is approved.	Yes Subject to condition
3.2 Detached Centres and Centres in Residential Areas		
<ul style="list-style-type: none"> Bulk, height, scale and appearance which is compatible with the surrounding developmen Streetscape and character of the locality should be maintained In low density residential areas, encouraged to be single storey in height for safety and access. If two storey, second storey should only be used for the purposes of storage and staff facilities. Designed to comply with the built form controls under Part 3.3 Dwelling Houses and dual-occupancies of this 	The centre is not a detached centre.	N/A

2.1 Suitability of Location and Site for Child Care		
DCP, for example, FSR, height, setbacks <ul style="list-style-type: none"> Where lot consolidation is required must reflect existing subdivision pattern and building bulk. 		
Fencing, Gates & Security		
For CCCs in low density residential areas, consideration is to be given to requirements under Part 3.2 Dwellings and Duplexes.	The centre is not located in a low density residential area.	N/A
Consideration is to be given to the use of appropriate building materials and finishes to complement the streetscape and desired character of the locality.	The childcare centre, as a separate use, is capable of including appropriate building materials and finishes to complement the streetscape and desired character of the locality.	Capable of Complying
Designated outdoor play areas must be fenced on all sides. The design and height of fencing are to prevent children scaling fencing and / or crawling under and must impede intruders from entering premises through it or from scaling it and to prevent unlawful access to children.	Adequate fencing provided around outdoor play areas.	Yes
Gates are to be designed to prevent children leaving/entering unsupervised by use of childproof locking systems.	Suitable gates are provided.	Yes
All raised areas, including any stairs, are to be enclosed to prevent a child from falling or crawling through gaps.	All raised areas are suitably enclosed.	Yes
Adequate safety provision is to be made to prevent children gaining access to other parts of the building/site unsupervised.	Suitable access control measures are provided.	Yes
Fencing and gates are to be designed to ensure adequate sightlines for vehicles and pedestrian safety in accordance with Australian Standards and RMS Traffic Management Guidelines.	Fencing does not impact sightlines.	Yes
4.1 Acoustic Privacy – for children in the centre		
Sites affected by heavy traffic or other external noises are to be designed so as to locate sleep rooms and play areas away from the noise source. The impact of noise should also be reduced by design measures including barriers such as solid fencing and laminated or double glazing where relevant.	<p>The plans do not indicate areas set aside as sleep rooms.</p> <p>The south-eastern side of the centre is setback 11m from the kerb alignment to Victoria Road.</p> <p>The Acoustic Report indicates that the predicted noise levels show a compliance with the requirements of the Road Noise Policy.</p>	Yes
Design measures to minimize internal noise levels should be designed to meet recommended design sound levels equivalent to Australian Standard AS/NZS 2107 (e.g., sleep areas 30dBa, internal activity areas 40dBa).	The Acoustic Report has been reviewed by Council's Environmental Health Officer who does not raise any objection to this aspect of the proposal subject to the recommendation in the Report being implemented and conditions	Yes Subject to condition

2.1 Suitability of Location and Site for Child Care		
	which address Australian Standard AS/NZS 2107.	
4.2 Acoustic Privacy – for adjoining residents		
Noise impacts on neighbouring properties are to be minimised by design measures including:		
(i) Orientating the facility having regard to neighbouring property layout, including locating playroom windows and doorways away from neighbouring bedrooms and living areas;	Playroom windows orientate to neighbouring residential properties which include habitable room windows which face the centre.	No
(ii) Orientating playgrounds/outdoor play areas away from private open space areas, bedrooms and living areas on neighbouring residential properties (refer diagram below);	Outdoor play areas are located adjacent to neighbouring residential properties along Hatton Street. Although these areas include acoustic treatment, the location between the buildings in the proposed development and the neighbouring properties is considered to have the potential to resonate and amplify noise.	No
i. Using laminated or double glazing where necessary; and		
ii. Designing fencing which minimises noise transmission and loss of privacy (e.g. lapped and capped timber fencing, brick).		
For freestanding CCCs in residential areas with a side boundary set back of less than 3m, noise buffering measures should be considered such as allocating the internal rooms closest to the boundaries to be used for low noise generating uses, for example administration, storage, staff rooms, kitchen, to reduce potential noise impacts on adjoining property owners.	The centre is not free standing.	N/A
Applicants may be required to submit an acoustic report prepared by a suitably qualified practitioner which includes recommendations for noise attenuation measures. The report must specify pre and post development noise levels and abatement measures.	An acoustic report has been submitted with the proposed development application prepared by Anavs-Acoustic Noise and Vibration Solutions Pty Ltd. The report specifies pre and post development noise levels and abatement measures.	Yes
Roof and walls of the CCC should be sound insulated.	Capable of complying	Yes
Elevated play and transition areas are to be avoided.	Elevated outdoor play and transition areas are not provided.	Yes
Information about practical design measures incorporated in the design to minimise potential noise impact, including insulation and other acoustic elements, are to be identified in the DA.	Refer to the acoustic report prepared by Anavs-Acoustic Noise and Vibration Solutions Pty Ltd dated 29 November 2023.	Yes
Location details of noise sources (such as air conditioning condenser units) are to be included in the DA.	Details have been provided.	Yes
Information regarding how groups are proposed to be managed in the outdoor play spaces and where time will be spent,	This information is specified in the Acoustic Report and in the Plan of Management.	Yes

2.1 Suitability of Location and Site for Child Care		
group sizes and how rotated may be required to be submitted with the DA.		
4.3 Visual Privacy – for children in the centre		
Indoor areas adjacent to public areas shall be screened to prevent direct sight lines into CCCs where appropriate whilst maintaining an opportunity for children to view community life.	The childcare centre is setback at least 7.0 metres from the front boundary to Victoria Road. The increased separation and landscaping prevent direct sightlines into the child care centre from Victoria Road.	Yes
Direct overlooking of indoor amenities and outdoor play spaces from public areas should be minimised through design features including: i. Appropriate site and building layout; ii. Suitable location of pathways, windows and doors; and ii. Permanent screening and landscape design.	The proposed development includes residential uses which are located adjacent to and directly above the outdoor play areas of the centre and thus are able to overlook into the centre. Future development of the properties along Hatton Street could also result in overlooking situations (dependent on design) given the permitted building height of 15.5m.	No
Where relevant, consideration should be given to incorporating design features in walls, screens, fencing (such as peeping holes of varying heights) to suit viewing out to public areas by children.	Windows have been provided which enable viewing out to the street.	Yes
Windows and doors in the proposed centre are to be sited in locations which maximise security for children attending the centre, whilst maintaining an opportunity for children to view community life.	Direct viewing into the site from public areas is minimised by fencing, landscaping and screening balustrades. Windows have been provided which enable viewing out to public areas.	Yes
4.3 Visual Privacy – for adjoining residents		
a. Direct overlooking of adjoining main internal living areas and private open spaces should be minimised through: i. Appropriate site and building layout; ii. Suitable location of pathways, windows and doors; and ii. Landscape design and screening.	The upper level of the centre (at RL 60.00) is elevated above the boundary fence and could potentially overlook the rear habitable rooms of 4, 6 & 8 Hatton Street. The windows to the western elevation facing these neighbouring buildings may be treated to mitigate overlooking. This could be addressed by condition if the application were to be approved.	Capable of Complying Subject to Condition
Windows and doors in the proposed centre are to be sited in locations which minimise loss of privacy to adjoining residences.	Discussed above.	Yes
5.1 Car Parking		
All on-site parking areas are to be designed in accordance with Australian Standard AS 2890.1	The on-site parking area has been designed in accordance with	Yes

2.1 Suitability of Location and Site for Child Care		
and AS 2890.2.	Australian Standard AS 2890.1 and AS 2890.2.	
Off-street parking is to be provided at the rate of 1 space per 8 children, and 1 space per 2 staff. Stack or tandem parking may only be used for staff parking and with no more than 2 spaces in each tandem space.	The proposal seeks 120 children and 18 staff. A total of 24 car parking spaces are required. This is provided.	Yes
Where calculations for car parking result in a fraction, the number is to be rounded up to the nearest whole number.	Noted	Noted
One off-street accessible parking space (3.6m width) is to be provided for use by persons using mobility aids (refer Section 5.5 Accessibility). It is to be located close to the continuous path of travel and have a minimum height clearance of 2.5m.	2 x accessible parking space has been provided.	Yes
Developments for new centres shall comply with the access requirements contained within Section 5.5 of this Part, and Part 9.2 of this DCP.	Noted. Discussed below.	Yes
Low density residential areas <ul style="list-style-type: none"> Underground parking is not permitted in low density residential areas. The parking and driveway area is not to dominate the streetscape (refer Section 6.1 Landscape Design for treatment of these areas). Consideration may be given to reducing the on-site parking requirements, in terms of drop off/ pick up component, where convenient and safe on-street parking is available (e.g. indented parking bays) in streets which experience low traffic volumes. This is subject to not adversely affecting the safety and amenity of the adjacent area or causing traffic problems. 	The centre is not located in a low density residential area.	N/A
5.2 On Site Manoeuvrability		
The site must be able to accommodate a "U" shaped one-way driveway system with sufficient driveway turning area in addition to the parking spaces to enable vehicles to enter and leave in a forward direction.	Vehicles can enter and exit the site in a forward direction.	Yes
Variation on the requirement for a "U" shaped driveway may be considered, for example on corner lots, where it can be demonstrated that a one-way driveway system can be provided in another way which still meets the following criteria:	N/A	N/A

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<ul style="list-style-type: none"> i. To provide a separate entrance and exit driveway access at a minimum safe distance from each other; ii. To enable vehicles to leave the site in a forward direction; iii. To enable vehicles using the entrances and exits to not endanger persons and vehicles using those accesses; and iv. To ensure the front setback is not given over to traffic circulation and parking requirements which may negatively impact on the streetscape and the opportunity for landscape design to meet the requirements of Section 6 of this Part. 		
Where separation of the entrance and exit driveway is proposed, the separation must be not less than 9m on a turning circle of 15m. A minimum width of 12m between driveway laybacks is to be provided to assist retention of on-street parking spaces between the driveways.	<p>N/A</p> <p>The entrance and exit driveway are the same which has a width of 6.1m.</p>	N/A
The driveways and parking area are to be designed so that no vehicle will encroach on pedestrian accessways. Use of barriers such as bollards, raised footways, platforms, wheels tops, etc., are permissible subject to full details being provided with the DA and barriers not compromising the continuous path of access (refer Accessibility).	The car park allocated to the centre does not separate driveway/aisles and pedestrian accessways.	No
The driveway area is to be treated with a variation in pavement treatment to distinguish it from the car parking spaces and to reduce the visual impact of the hard surfaces.	The car park allocated to the centre does not separate driveway/aisles and pedestrian accessways.	No
5.3 Impact on Traffic Flow		
All vehicles must be able to enter and leave the site in a forward direction. The area required for drop off/pick up is to be designed as a separate area to that required for manoeuvring in and out of parking spaces.	<p>Vehicles can enter and leave in a forward direction.</p> <p>A designated drop off/pick up area has not been provided on the plans however, this can be managed in the designated parking area.</p>	Yes
The applicant is required to address in the SEE whether or not traffic associated with the proposed child care development is likely to have impacts on the amenity of the existing street(s) where it is proposed to be located.	<p>The SEE quotes the submitted Traffic and Parking Assessment Report and states:</p> <p><i>That projected increase in the traffic generation potential of the site as a consequence of the development proposal is minimal, and will clearly not have any unacceptable traffic implications in terms of road network capacity.</i></p>	Yes
A Traffic Impact Assessment prepared by a suitably qualified practitioner shall be	A Traffic and Parking Assessment Report prepared by	Yes

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prepared and submitted with the DA for all new CCC developments, and may be required for applications involving the expansion of an existing CCC in the vicinity of other traffic generating developments.	Varga Traffic Planning Pty Ltd dated 27 November 2023 has been submitted.	
CCC's are not encouraged on roads carrying high volumes of traffic (refer Section 2 of this Part). Where developments involve sites located on a road which carries significant volumes of traffic, including arterial and sub-arterial roads, measures must be applied to alleviate the associated traffic problems (refer Schedule 2 regarding road hierarchy information).	<p>The site is bounded by Victoria Road and Blaxland Road (both classified roads).</p> <p>Vehicle access to the development is gained from Blaxland Road however, as the entrance is 90m from Victoria Road, concurrence from Transport for NSW is required as Traffic Generating Development.</p> <p>Transport for NSW have declined to issue their concurrence on the basis that insufficient information has been submitted to enable a complete assessment.</p> <p>Furthermore, Council's Traffic Engineer is also unable to support the proposal due to the lack of information.</p>	No
A Road Safety Audit is required to be submitted with all applications for CCC developments on collector roads where traffic volumes exceed 5000 Annual Average Daily Traffic (AADT) A Road Safety Audit has not been submitted with the application.	A Road Safety Audit has not been submitted with the application.	No
5.4 Pedestrian Safety		
Pedestrian access must be segregated from vehicular access with clearly defined paths to and from the facility.	Separate pedestrian paths are not provided.	No
On site parking and drop off/pick up points must be provided in a convenient location (at no more than 30m distance from the main entrance), clearly lit, and allow safe movement of children to and from the centre.	<p>On site parking is located with the ground level parking area.</p> <p>Despite this being within close proximity to the centre, it does not provide safe movement of children to and from the centre as there is no clear separation between driveway aisles and pedestrian movement.</p>	No
On-site vehicular movements must be separated from pedestrian access by safety fencing, gates and other means.	See above.	No
5.5 Accessibility		
Access should be provided and designed in accordance with <i>AS 1428.1 Design for Access and Mobility</i> , and in all respects	A 'Statement of Compliance – Access for People with a Disability' report is submitted with the application.	Capable of Complying

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comply with Part D of the BCA for the relevant class of building. Refer also Part 9.2 Access for People with Disabilities of this DCP. Reference to these requirements should be made in the early stages of the design to ensure the development complies with the relevant standards.	The report indicates that the development complies with the accessibility requirements of the Building Code of Australia.	
In the case of minor alterations to CCCs, not involving structural alterations, or major refurbishment, accessibility is not to be made worse by the proposed work. Applicants are encouraged to improve accessibility where possible.	The application is not for minor alterations.	N/A
In addition to the provisions of the BCA for disabled access and toilet facilities, other matters to be considered in the design of CCC developments include: <ul style="list-style-type: none"> i. Provision of access for people with mobility disabilities by a continuous path of travel from the street and/or parking area into and within every room and outdoor area used by children and staff. ii. Hard paved surfaces leading into the entry of a play environment and continuing inside that will allow children and adults with mobility aids as well as toddlers in strollers to enter with ease. iii. Design of the car parking area should incorporate kerb cuts which eliminate a barrier for prams or individuals using mobility aids (such as wheel chairs or crutches). iv. Pathways with extra width (1200 mm - 1500 mm) and grades no steeper than 1:14 to allow easy circulation throughout the site. v. One on-site parking space 3.6m wide with a height clearance of minimum 2.5m to permit ease of use for arrivals and departures of individuals using mobility aids. 	<p>A continuous path of travel is provided from the street into every room and outdoor area. An internal lift is provided between the two floor levels and the part-basement car park. Achieved</p> <p>Not applicable.</p> <p>Main pathway is 1.2m wide and is flat.</p> <p>2 accessible spaces provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
6.1 General Landscape Design Requirements		
DAs must include a detailed landscape plan showing existing and proposed planting, including a schedule of species. The plan is to be prepared by a suitably qualified landscape architect with experience / skills in designing early childhood environments.	<p>This application includes detailed landscaping plans prepared by Studio Botanica.</p> <p>Sufficient information is notated on the landscape plans to determine the proposed species, mature heights and number of trees.</p>	Yes
The landscape plan must: <ul style="list-style-type: none"> i. Identify significant trees/vegetation to be retained (with respect to Council's Tree Preservation Order) and outline 	Sufficient information is provided within the Arboricultural Impact Assessment Report to determine the impacts to existing trees to be	No

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<p>a program for their management during the construction period;</p> <p>ii. Avoid plant species likely to present a hazard to children, such as poisonous plants, and any vegetation that can lead to injury or harm or severe discomfort (e.g. plants which are allergy producing, which contain sharp prickles or thorns, or which produce small nuts or fruits);</p> <p>iii. Avoid plant species and landscape materials which may constitute a choking hazard in areas designed for use by babies and toddlers;</p> <p>iv. Incorporate landscape design of the outdoor play spaces in accordance with the requirements of Section 6.2.2 of this Part;</p> <p>v. Consider the effects of outdoor play on the compaction and erosion of soil and vegetation in choice of treatments;</p> <p>vi. Specify plants and surface treatments that consider the potential for tree roots to up-lift outdoor surfaces (footpaths, cycle tracks) and create hazards;</p> <p>vii. Identify opportunities for deep soil planting and choice of appropriate species to suit the conditions; and</p> <p>viii. Include shrubs and trees which offer a range of textures, colours and scents for the children's learning experience, such as the opportunity to observe a variety of native birds and insects attracted by plants.</p>	<p>retained within the subject site and neighbouring site.</p> <p>However, Council's landscape architect has raised issue with the claim in the arborist report with respect to the ability to retain Trees 12, 13, 14 & 15 due to encroachment into their TPZ. No issues raised by Council's landscape architect.</p> <p>No issues raised by Council's Landscape Architect. This may be conditioned should the application be approved.</p> <p>No issues raised by Council's Landscape Architect. This may be conditioned should the application be approved.</p> <p>No issues raised by Council's landscape architect. This may be conditioned should the application be approved.</p> <p>No issues raised by Council's landscape architect. This may be conditioned should the application be approved.</p> <p>No issues raised by Council's landscape architect. This may be conditioned should the application be approved.</p> <p>No issues raised by Council's landscape architect.</p>	<p>Yes Subject to condition</p> <p>Yes Subject to condition</p> <p>Yes Subject to condition</p> <p>Yes Subject to condition</p> <p>Yes Subject to condition</p> <p>Yes Subject to condition.</p> <p>Yes</p>
The landscape design is to consider the site analysis and pay attention to use of treatments which manage the effect of sunlight, shading, wind protection and temperature moderation in relation to the care of young children.	The Landscape Plan has been considered satisfactory.	Yes
Irrigation should be designed to use rainwater or recycled water.	No issues raised by Council's consultant landscape architect.	Yes
A landscape setback of minimum width 2m is to be provided along the front boundary of all new CCCs in residential zones to assist in preserving streetscape amenity and provide screening. Care is to be taken in design of the setback to avoid	Achieved	Yes

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vegetation impeding sightlines from vehicles entering/exiting the site, and to consider the use of materials and finishes to complement the neighbouring streetscape.		
A landscape buffer is to be provided along the side and rear boundaries of the site for CCCs in residential zones of a minimum width of 1m.	Achieved along all side boundaries adjacent to residential properties.	Yes
Landscape setbacks/buffers may need to be provided for centres in commercial and industrial zones depending on the context of the development.	Landscape buffers are provided around the perimeter of the centre.	Yes
6.2 Play Spaces		
Size & Functionality of Play Spaces All new CCCs are to provide indoor play spaces, outdoor play spaces and transition areas.	Provided	Yes
All play spaces are to be designed of regular shapes and with convenient access between them to maximise opportunities for supervision of children by staff.	<p>The outdoor play area is irregular in shape and height owing to its location within the narrow and excavated part of the site. This results in two distinct outdoor play areas which are separated by a 2.1m high retaining wall.</p> <p>Access between the two play areas is via steps and/or a platform lift which is not regarded as providing convenient access (particularly if the lift breaks down) between them to maximise opportunities for supervision of children by staff.</p>	No
The location of outdoor play spaces in the front setback should be avoided.	<p>The centre includes outdoor play spaces within the front setback to Victoria Road.</p> <p>These spaces include:</p> <ul style="list-style-type: none"> • Climbing frame/play structure. • Running track. • Seating area. <p>Noting that the submitted Air Quality Impact Assessment acknowledges that the site is subject to significant pollution from Victoria Road, and which recommends physical management to avoid impacts upon health, concern is raised with respect to the locating of outdoor play areas within this front setback area.</p>	No
All new CCCs are to provide at least 10m ² of unencumbered outdoor play space for each licensed child care place, inclusive	It is noted that the outdoor play space complies with the Childcare Planning Guideline under the State Environmental Planning Policy	Yes

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of transition areas provided in accordance with Section 6.2.4 of this Part.	<p>(Transport and Infrastructure) 2021 which prevails over the DCP2014.</p> <p>The proposal provides a total 871m² of outdoor space and, as noted earlier, is physically separated into two distinct areas which equate to:</p> <p><u>OPA 1</u> (0-2 & 2-3 years) This is the lower outdoor play area.</p> <ul style="list-style-type: none"> Required: 280m² Provided: 292m² <p><u>OPA 2</u> (3-4 & 4-5 years) This is the upper outdoor play area.</p> <p>Required: 560m² Provided: 579m²</p> <p>This equates to 7.2m² of unencumbered outdoor space per child which is compliant with the minimum 7.0m² specified within the Childcare Planning Guideline.</p>	
<p>Outdoor Play Spaces All child care centres</p> <p>The design of the outdoor area is to be of a shape which maximises supervision and useable space, and also stimulates early learning. Freeform approaches in design are encouraged.</p>	<p>The design of the outdoor area is of a shape which maximises supervision and useable space. The outdoor areas will stimulate early learning.</p>	Yes
<p>Outdoor play spaces are to be designed to:</p> <ul style="list-style-type: none"> i. Be well-drained to permit clearing of water quickly after rain; and ii. Incorporate existing natural features and vegetation. 	<p>The drainage plans submitted with the application do not provide any details as to the drainage regime for the outdoor play areas of the centre.</p> <p>The site, being currently occupied by car yards and hard surface areas, does not include any remnant natural features or vegetation within the areas allocated for outdoor play spaces.</p>	<p>No</p> <p>Yes</p>
<p>Designs are to aim for:</p> <ul style="list-style-type: none"> i. 30% natural planting area (excluding turf); ii. 30% turfed area; and iii. 40% hard surfaces (sand, paving, timber platforms). 	Achieved.	Yes
<p>Distinct areas within the outdoor play space design must include:</p> <ul style="list-style-type: none"> i. An open grassed area for gross motor skills (e.g. running, ball games); ii. Formal quiet areas, for focused play (must include a sandpit - see point 	<p>Provided</p> <p>Provided</p>	<p>Yes</p> <p>Yes</p>

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<p>below and a minimum of 2 formal quiet areas for activities such as storytelling and finger painting);</p> <p>iii. An active area (e.g. climbing structure, digging patch);</p> <p>iv. A transition area (refer Section 6.2.4 of this Part); and</p> <p>v. Storage area(s).</p>	<p>Provided</p> <p>Provided</p> <p>Provided</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>With respect to the distinct areas required, all designs for outdoor play spaces should take into consideration elements of best practice in design (refer photos) including:</p> <ul style="list-style-type: none"> i. Sandpits ii. Formal quiet areas iii. Secret places iv. Active areas v. Surfaces vi. Access corridors vii. Slowdown features viii. Elevated areas ix. Linkages x. Planting xi. Storage <p>(Refer to further explanation in the DCP).</p>	<p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p> <p>Provided</p>	<p>Yes</p>
<p>Designs are to incorporate suitable species which will achieve a canopy cover of 50-60% of the outdoor play area within 5 years of planting.</p>	<p>Suitable planting proposed which will provide canopy cover</p>	<p>Yes</p>
<p>Outdoor play spaces are to be adequately shaded from establishment of the centre in accordance with Shade for Child Care Services published by the NSW Cancer Council and NSW Health Department. Design of shading is to be in accordance with the key shade planning and design principles, and to consider the nature of shading needed prior to canopy cover being established.</p>	<p>The plans indicate that adequate shaded areas are situated within the outdoor play areas at the 0-2 & 2-3 years (essentially beneath the cantilever of Building C) and 2 to 6 years (rear natural ground floor level).</p>	<p>Yes</p>
<p>The outdoor play space should relate directly to the indoor play space for the relevant age group of children. The shape of the play space must allow for uninhibited supervision of children at all times. The siting of the outdoor play area shall allow the provision of adequate supervision from internal and external areas.</p> <p>Separate play areas are encouraged to be provided for 0–2-year-olds. The landscape plan is to identify how play spaces are designed for each age group.</p>	<p>Outdoor play spaces relate directly to the indoor play spaces for the relevant age group of children. The shape of the outdoor play areas allows for sufficient supervision of children. The siting of the outdoor play areas allows the provision of adequate supervision from internal and external areas.</p> <p>A separate play area is provided for 0–2-year-olds.</p>	<p>Yes</p>
<p>Designs should consider access opportunities for maintenance of outdoor play areas. Outdoor play space should not be occupied by any service vehicles during the centre's operating hours.</p>	<p>Outdoor areas are capable of being suitably maintained.</p>	<p>Yes</p>

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Work based child care centres, and centres in mixed use facilities Where outdoor spaces are provided externally above ground level (refer Section 3.4 of this Part): <ul style="list-style-type: none"> • Effort is to be made to make outdoor space of a similar quality to that achievable at ground floor level. In this regard the outdoor play area is expected to be designed to comply with requirements of Section 6.2.2; • Appropriate measures shall be implemented for the protection of outdoor play spaces from excessive wind and other adverse climatic conditions in order to permit year-round use as far as possible; and • Adequate fencing is to be provided for the safety of the children and to prevent objects from being thrown over the perimeter of the area. 		N/A
Outdoor storage space is to be provided in a location which does not impede supervision of the play areas. It is to be a size equivalent to 0.5m ² of space per child who will be using the area.	An outdoor storage space of 20m ² is required to be provided. The plans indicate an outdoor storage space of 10m ² located in the lower outdoor play area however, this could reasonably be conditioned should the application be approved.	Capable of complying Subject to condition
Indoor Play Spaces Shall be designed to: <ol style="list-style-type: none"> Achieve passive surveillance from all rooms; Provide direct access to play areas; Allow maximum supervision of the indoor and outdoor play spaces; Allow subspaces to be set up with discernible divisions to offer a variety of play areas. 	The proposed indoor play spaces encourage passive surveillance. Play areas are accessible from the indoor rooms. Indoor and outdoor areas can be readily supervised. Could be achieved within spaces provided.	Yes Yes Yes Yes
Transition Areas shall: <ol style="list-style-type: none"> Be located between the indoor and outdoor areas; Be designed to allow for indoor and outdoor activities to be conducted under cover; Be designed to offer protection from unfavourable weather conditions, and not heat up excessively in summer; and Incorporate facilities for educational experiences and appropriate storage areas. 	Transition areas have been provided.	Yes
Swimming Pools & Water Hazards	Not proposed.	N/A

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New swimming pools (within the meaning of the Swimming Pools Act 1992) are not permitted on the premises of any CCC.		
Any water containers (including buckets, paddling pools etc) which could constitute a drowning hazard are to be emptied immediately after use, or safely covered and/ or stored in a manner which prevents the collection of water which is accessible to children.	Not proposed.	N/A
7.0 Miscellaneous Controls		
Centre Facilities		
Each new CCC must provide rooms, not areas, for the following specific uses: i. Office areas for administration of the service; and ii. Staff respite.	Staff room with kitchenette, meeting room, reception & admin area and separate kitchen, laundry provided.	Yes
The offices are to be located adjacent to the entry area for security purposes and include a minimum floorspace calculated at the rate of 10m ² per person occupying the offices (e.g. director/administrative staff).	The office is adjacent to the main entry. Office/reception area proposed at 60m ² in size which equates to 20m ² per person occupying the offices.	Yes
The staff room is to include a minimum floorspace of 20m ² .	A 12m ² staff room is proposed.	No
In centres where children under the age of 2 years are proposed to be cared for the following are to be provided: i. A sleeping room with 2.5m ² of floorspace per cot and a max. of 10 cots per room; and ii. A nappy change area adjacent to the cot room with good vision to the play room to enable good supervision of children, and including suitable storage (within the staff's reach) for nappy changing needs.	Proposed number of cots = 11 Required cot floorspace = 27.5m ² Proposed cot floorspace = 14.4m ² Nappy changing area is in proximity to the cot room, good vision to classroom and outdoor play area, and suitable area for storage provided.	No Yes
All CCCs are to provide laundry facilities. Consideration should be given to the installation of washing lines in the outdoor areas to reduce the need for clothes dryers.	Laundry provided. No outdoor drying proposed although possible.	Capable of complying.
Consideration should be given to the provision of a pram storage area. Informal pram storage can be an occupational health and safety risk.	Provided at the ground floor level (next to the reception area)	Yes
Signage		
All advertising and signage must be designed to comply with Part 9.1 Advertising Signs.	No signage proposed.	N/A
Exterior Lighting		

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Lighting is to be provided to assist access via the main entrance.	Capable of being addressed via condition if the application is approved.	Capable of complying
The street number of the building must be provided for identification. It is to be visible from the street day and night, by lighting and/or reflective material, to ensure easy identification for visitors including emergency services.	Capable of being addressed via condition if the application is approved.	Capable of complying
The locations and design of all proposed external lighting must not have an adverse impact on adjoining properties. Where possible, sensor lighting and energy efficient lighting should be used. The use of spotlights is discouraged.	Capable of being addressed via condition if the application is approved.	Capable of complying
Waste Storage and Management		
A waste management plan is to be submitted for all proposed demolition and construction waste in accordance with Part 7.2 Waste Minimisation and Management under this DCP.	A Waste Management Plan has been submitted with the application.	Yes
Adequate provision must be made for the storage and collection of waste and recycling receptacles in accordance with Part 7.2 of this DCP. <i>Note: CCC developments are to be considered as "commercial and retail premises" for the purposes of location and design of waste management and minimisation of waste relating to the ongoing operation of the centre.</i>	Waste room is shown within the part-basement parking level.	Yes
In addition to the requirements of Part 7.2 of this Plan, applications for CCC development are to address the following considerations:		
i. whether a special removal service will be required for the removal / disposal of soiled nappies;	The proposal is for collection by a private waste collection contractor.	Yes
ii. the frequency of removal of waste to ensure regular removal and avoid undue build up of garbage;	Waste collection to occur twice a week.	Yes
iii. opportunities for avoidance, reuse and recycling of waste;	Recycling is proposed.	Yes
iv. convenience for staff of the location of bins, and where relevant, the size and path of travel required transporting bins to access collection points (unobstructed access to usual collection points);	The waste room can be accessed via the lift and the pedestrian zone is clearly marked within the parking area to access the waste room.	Yes
v. security of waste from access by children;	Door provided to waste room.	Yes
vi. likely requirements for waste from kitchen facilities; and	Proposed bin storage is considered acceptable for kitchen facilities.	Yes
vii. impact of waste storage and collection on adjoining residential developments in terms of unsightliness, odour and noise.	The bin storage area is not in the immediate vicinity of the adjoining dwellings.	Yes

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Where a new CCC is proposed, the waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.	The waste room is located within the parking area and will not be visible from the street.	Yes
Where expansion of an existing CCC is proposed, the waste and recycling storage area is to be designed as far as possible to be visually and physically integrated into the design of the development. Waste facilities are not to be sited within the areas required for car parking, vehicular or pedestrian access or outdoor play areas. In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.	N/A – New childcare centre is proposed.	Yes
Where food preparation is carried out on the premises, the waste storage area is to be designed with a cover to exclude rainwater and a floor to be graded and drained to the sewerage system. The area is to be located readily accessible for servicing and suitably screened from public view.	Bin storage area is covered and screened from public view.	Yes
In residential areas, developments are not to be designed to store waste facilities of a size and scale which can only be managed by side arm waste collection vehicles. There is to be no onsite access by waste collection vehicles.	No onsite waste collection is proposed by Council vehicles.	Yes
Any proposed composting area is to be in a location that will not impact on the amenity of adjoining premises nor on the amenity of users of the centre.	N/A - no composting area proposed.	Yes
Where separate collection services are proposed which differ from the regular Council service to surrounding properties, consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.	Waste to be collected by a private waste collection contractor.	Yes
7.5 Emergency Evacuation		
Prior to the issue of an Occupation Certificate for all new CCCs, and for developments resulting in an increase in number of places in existing CCC, a <i>Fire Safety and Evacuation Plan</i> complying with AS3745 is to be prepared by a	Noted.	Yes

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suitably qualified person and submitted to the PCA.		
<p>The Fire Safety & Evacuation Plan is to address:</p> <ul style="list-style-type: none"> i. The mobility of children and how this is to be accommodated during an evacuation; ii. The location of a safe congregation area, away from the evacuated building, busy roads and other hazards, and away from evacuation points for use by other occupants/tenants of the same building or of surrounding buildings; and iii. The supervision of children during the evacuation and at the congregation area with regard to the capacity of the CCC (including child to staff ratios). 	Refer above.	Yes
6.0 Out of School Hours		
<p>Where an OOSH service is proposed in a childcare centre, the centre shall provide permanent separation of OOSH facilities from the remaining centre facilities. <i>Refer to further controls if DCP, if relevant.</i></p>	N/A – out of school hours is not proposed	Yes