



Controls/objectives	Comment	Compliance
<p><i>surrounding areas, and contributes positively to the public realm.</i></p>		
<p><b>Principle 3 - Adaptive learning spaces</b></p> <p><i>Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out.</i></p> <p><i>Good design achieves a mix of inclusive learning spaces to cater for all students and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.</i></p>	<p>Acceptable amenity for children and staff through site layout and building design.</p>	
<p><b>Principle 4- Sustainability</b></p> <p><i>Sustainable design combines positive environmental, social and economic outcomes.</i></p> <p><i>This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p> <p><i>Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.</i></p>	<p>The facility allows for a reasonable balance between sunlight access and shade and offers sufficient natural ventilation opportunities.</p>	
<p><b>Principle 5 – Landscape</b></p> <p><i>Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity.</i></p>	<p>The landscaping of the outdoor areas provides a mix of ground surfaces, including some artificial grass and turf as well as incorporating natural materials and plantings to enhance the environment and learning experiences.</p>	

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<p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p>		
<p><b>Principle 6 – Amenity</b></p> <p><i>Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff.</i></p> <p><i>Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility.</i></p> <p><i>Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.</i></p>	<p>The layout provides efficient indoor and outdoor learning spaces, good visual connection between the spaces and a variety of learning spaces.</p> <p>The indoor and outdoor spaces offers good amenity for children and staff</p>	
<p><b>Principle 7 – Safety</b></p> <p><i>Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately.</i></p> <p><i>Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).</i></p>	<p>No safety and security concerns arise from the design of the facility with the exception of during evacuations.</p> <p>A dedicated lift is proposed for the CCF, with a separate lobby accessed from the car parking area and also from Atchison Street.</p>	

**3. Matters for consideration**3.1 Site selection and location*C1 zone considerations*

Site is zoned B3. No sources of unreasonable external noise within the locality and no concerns are raised regarding potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local traffic conditions.

The CCF is not expected to have any impacts on the viability of existing commercial or industrial uses.

*C2 Site suitability*

Site constraint includes flooding however the CCF is elevated on L2 of the building.

Land can be made suitable for sensitive use/s with regard to potential contamination issues – refer to discussion with regard to SEPP 55 in the body of the report.

The site is not located within close proximity of any known sex services premises; irrespective of that, the CCF is within a mixed use tower where parking is available and interaction between nearby sites is less likely.

*C3 Appropriately located*

Site is within the city centre; near to the train station and other public transport. Pedestrian access to the shops and businesses is readily available.

*C4 Sites for CCF do not incur risks from environmental, health or safety hazards*

The site is not proximate to heavy or hazardous industry, service stations or other odour generating uses

Yes

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<u>3.2 Local character, streetscape and the public domain interface</u>	<p><i>C5 CCF compatible with local character and surrounding streetscape</i></p> <p>CCF is proposed within a mixed use tower which is broadly typical of the emerging character of the area. Concerns are however raised regarding the form and finish of the overall development as detailed in the assessment report, however these concerns are not specific to the CCF.</p> <p><i>C6 Ensure clear delineation between the CCF and public spaces</i></p> <p>A separate lift is provided for the CCF.</p> <p><i>C7 Pedestrian entries associated with CCF should be differentiated to improve legibility</i></p> <p>A lobby separate from the residential lobbies is proposed. Internal signage can be provided to improve legibility.</p> <p><i>C8 Where CCF adjoins public parks or open space</i></p> <p>N/A.</p> <p><i>C9 To ensure front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain</i></p> <p>N/A as CCF is located at L2.</p> <p>C10 allows for high solid acoustic fencing for sites near classified roads; this is not required in this instance.</p>	Yes

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<p><u>3.3 Building orientation, envelope and design</u></p>	<p><i>C11 To respond to the streetscape and site, while optimising solar access and opportunities for shade</i></p> <p>The CCF is oriented to the north and west, with the outdoor area positioned on the northern portion of the site. Solar access to the indoor and outdoor areas will be largely unimpeded.</p> <p><i>C12 Scale compatible with adjoining development and impacts are minimised</i></p> <p>Building height and setbacks are generally consistent with desired future built form. Adjoining property to the north is likely to be redeveloped in a similar way (currently single storey).</p> <p><i>C13 and C14 -Setbacks consistent with immediate context</i></p> <p>No, B3 zone requires buildings to be built to the side and front boundaries. Variations are sought in relation to front building setbacks to street edge.</p> <p><i>C15 Built form, articulation and scale relates to its context</i></p> <p>As above</p> <p><i>C16 Buildings designed to create safe environments</i></p> <p>Entry to CCF is limited to one secure point, separate from entrances to other uses in the building. Some broader concerns have been raised in the assessment report and by the DRP to the creation of concealment spaces on the ground floor</p> <p><i>C17 CCF designed to be accessible</i></p> <p>Yes, continuous paths of travel to entrance and from parking spaces provided and ramp access from Atchison Street.</p>	Yes

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<u>3.4 Landscaping</u>	<p data-bbox="778 248 1142 349"><i>C18 &amp; C19 Landscape design contributes to streetscape and amenity</i></p> <p data-bbox="778 371 1206 472">Limited relevance as CCF located at L2. Some perimeter planting will be visible from the street.</p>	Yes

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3.5 Visual and acoustic privacy	<p><i>C20 &amp; C21 To protect the privacy and security of children attending the facility</i></p> <p>The plans do not make provision for any screening of balconies or windows of the north or western-facing units that will overlook the CCF and associated outdoor areas other than in the form of the landscaping treatment that is proposed to be provided to the podium rooftop which, at maturity, will offer some screening, particularly from the eastern-most tower (west-facing units).</p> <p><i>Minimise direct overlooking from public areas</i></p> <p>Limited to no overlooking will arise given elevated position of CCF.</p> <p><i>C22 Minimise privacy impacts of adjoining properties</i></p> <p>The adjacent buildings to the north are lower than the elevated position of the CCF at L2. The outdoor space and indoor areas are setback from the boundaries and the podium walls and landscape beds will prevent overlooking impacts to the boundaries. Future development of land to the north may overlook the CCF inclusive of the outdoor play areas.</p> <p><i>C23 &amp; C24 Minimise acoustic privacy impacts on neighbouring residential developments</i></p> <p>Applicant states that an acoustic fence can be provided if required by consent condition.</p> <p>Applicant has not provided an acoustic report and contends that one is not required in this instance. Council's Environmental Officer has recommended consent conditions in relation to noise transmission to minimise impacts arising from the CCF.</p>	Yes

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<u>3.6 Noise and air pollution</u>	<p><i>C25 &amp; C26 Ensure outside noise levels minimised to acceptable levels</i></p> <p>No external noise sources are likely to impact on the CCF.</p> <p><i>C27 &amp; C28 Ensure air quality levels are acceptable where CCF proposed close to external sources of air pollution</i></p> <p>N/A - no external sources of air pollution</p>	Yes
<u>3.7 Hours of operation</u>	<p><i>C29 and C30 Minimise impact of the child care facility of amenity of neighbouring residential developments</i></p> <p>Proposed hours of operation are 7am to 7pm on weekdays which is not anticipated to create adverse amenity impacts given the movement of people to/from the site will include workers and visitors to the commercial component and also residents of the apartments.</p>	Yes

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<u>3.8 Traffic, parking and pedestrian circulation</u>	<p><i>C31 – C33 To provide parking that satisfies the needs of the users and demand generated by the centre</i></p> <p>Parking is provided on site at Level 1 with lift access and stairs to the centre. A traffic and parking assessment has been provided.</p> <p><i>C34 &amp; C35 To provide vehicle access from the street in a safe environment that does not disrupt traffic flows</i></p> <p>Car parking is proposed within the site, accessed from Atchison Street. No concerns have been raised by Council’s Traffic Division about impacts on traffic flows.</p> <p><i>C36 &amp; C38 To provide a safe and connected environment for pedestrians both on and around the site</i></p> <p>Clearly defined separate pedestrian pathway is identified on ground floor providing access from Atchison Street to the separate child care lift lobby. Dedicated lift will service the CCF from ground floor and nominated CCF car parking area on L1.</p> <p>No concerns have been raised by Council’s Traffic Division in relation to pedestrian/vehicle conflicts. Broader concerns are raised in the assessment report around pedestrian amenity and safety on the ground floor and loggia.</p>	

**4. Applying the National Regulations to development proposals**

<u>4.1 Indoor space requirements</u>		
Regulation 107		
3.25sqm per child		
0-2 = 35 x 3.25 = 113.75 (say 114) sqm	0-2 90sqm	<b>No</b>
2-3 = 30 x 3.25 = 97.5 (say 98) sqm	2-3 136sqm	Yes
3-5 = 35 x 3.25 = 113.75 (say 114) sqm	3-5 106sqm	<b>No</b>

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<u>4.2 Laundry and hygiene facilities</u> Reg 106	Separate generous laundry room provided	Yes
<u>4.3 Toilet and hygiene facilities</u> Reg 109	3 toilet areas proposed, all with direct access from outdoor play areas.  1 x accessible toilet is also proposed.	Yes
<u>4.4 Ventilation and natural light</u> Reg 110	Natural ventilation be available to each indoor area and a 3m floor to ceiling height	Yes
<u>4.5 Administrative space</u> Reg 111	Admin office provided directly adjacent to reception/ main entry area.	Yes
<u>4.6 Nappy change facilities</u> Reg 112	Nappy change area provided; well located with regard to indoor and outdoor play areas	Yes
<u>4.7 Premises designed to facilitate supervision</u> Reg 115	Yes, indoor spaces appear to allow clear sight lines	Yes

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<u>4.8 Emergency and evacuation procedures</u> Regs 97 and 168	<p>The applicant states that detailed emergency and evacuation procedures will be provided prior to the issuing of an occupation certificate, once a service provider has been confirmed for the child care centre.</p> <p>It is noted that the CCF is located on the 3<sup>rd</sup> floor which is non-compliant with the deemed to satisfy provisions of the BCA /NCC, requiring a performance solution to be substantiated in a fire engineering report. This has been provided and reviewed by Council's Building Officer.</p> <p>The <i>Child Care Planning Guidelines</i> requires the submission of an emergency and evaluation plan. One has not been provided with the DA.</p>	<b>No</b>
<u>4.9 Outdoor space requirements</u>		
Reg 108 7sqm per child 0-2 = 35 x 7 = 245sqm 2-3 = 30 x 7 = 210sqm 3-5 = 35 x 7 = 245sqm	0-2 - 217sqm 2-3 - 242sqm 3-6 - 254sqm	<b>No</b> Yes Yes
<u>4.10 Natural environment</u>		
Reg 113	<p>The outdoor spaces proposes a combination of artificial and natural turf and synthetic softfall to some play areas.</p> <p>Some natural planting proposed within and adjacent to play areas including shrub and ground cover planting along with some tree planting.</p>	Yes
<u>4.11 Shade</u>		
Reg 114	Outdoor play areas are oriented north and west. Plans provide for some shade sails. Plans submitted indicate year-round solar access is available to at least 30 per cent of	Yes

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	the ground area, with no more than 60 per cent of the outdoor space covered. Evenly distributed shade structures are proposed over different activity spaces.	
<u>4.12 Fencing</u>		
Reg 104	The outdoor area is bound by 1m high masonry podium walls and are enclosed by 1.8m high screens/ fences.  Other provisions under this part relate to facilities located at ground level.	Yes
<u>4.13 Soil assessment</u>		
Reg 25	Refer assessment under SEPP 55 noting that CCF is proposed on Level 2	Capable of complying subject to conditions