

Attachment 7 - Child Care Planning Guideline Assessment [Clause 3.23, Chapter 3, SEPP (Transport and Infrastructure) 2021]

Child Care Planning Guideline

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
2. Design quality principles		
<p><u>Principle 1 – Context</u></p> <p><i>Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</i></p> <p><i>Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood.</i></p> <p><i>Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.</i></p>	<p>The childcare centre has been designed as part of the broader H&WP and is co-located with the RACF building. The indicative building envelope on the plan indicates that it has been designed with regard to key natural and proposed built features, to retrain view corridors to the escarpment and has been designed to provide direct connections to the RACF.</p> <p>The applicant states that the centre has been specifically located to support intergenerational connections with the RACF and ILAs. It will also provide a centre supporting working parents within the HWP and the broader Campus.</p> <p>The proposed centre is largely sheltered from the adjacent road network and will have appropriate amenity.</p>	
<p><u>Principle 2 - Built form</u></p> <p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area.</i></p> <p><i>Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p> <p><i>Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the</i></p>	<p>The indicative building envelope for the CCF is 1 storey. The CCF will be required to be design and built in accordance with the Urban Design Guidelines; detailed design to be the subject of a future DA.</p>	

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<i>surrounding areas, and contributes positively to the public realm.</i>		
<p><u>Principle 3 - Adaptive learning spaces</u></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>	To be the subject of future detailed DA.	TBC
<p><u>Principle 4- Sustainability</u></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>	The applicant states that the building will be designed to achieve the sustainability targets nominated in the Sustainability Report accompanying the DA. To be detailed in future separate DA for the building.	Yes
<p><u>Principle 5 – Landscape</u></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</i></p>	An outdoor play area is planned to the north of the CCF. The detailed design and embellishment of this outdoor area will be considered in a separate and future application, once an operator has been confirmed.	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>function and use, age-appropriateness and amenity.</i></p> <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><u>Principle 6 – Amenity</u></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 CCF position provides for direct connectivity with the RACF which will facilitate the proponents' intergenerational objectives outlined in the Management Plan.</p> <p>The building and adjacent outdoor areas appear to benefit from good solar access and a high level of amenity.</p> <p>The future fit out of the centre will be subject to a detailed DA.</p>	Yes
<p><u>Principle 7 – Safety</u></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>To be detailed in future DA. Applicant indicates that secure access will be provided to the CCF.</p> <p>Location generally acceptable with regard to safety; detailed design to ensure safety is adequately addressed.</p>	Yes

3. Matters for consideration

3.1 Site selection and location
C1 zone considerations

Yes

Site is zoned SP1 Innovation Campus.

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

C2 Site suitability

Site constraints include flooding however the CCC will be required to be elevated 500mm above the PMF.

The site will be remediated and will be required to be validated by a site auditor.

The site is bushfire prone; the plans indicate that the CCF and RACF are sited clear of the required APZ (which is identified on the plans and specified in the BFSA). The detailed building design will be required to be in accordance with the recommendations of a bushfire risk assessment report and the relevant provisions of Planning for Bushfire Protection 2019.

The site is not located within close proximity of any known sex services premises.

C3 Appropriately located

Site is appropriately located with regard to public transport; pedestrian access to the shops and businesses within the existing Innovation Campus and proposed H&WP 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.

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<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 precinct / Campus environment. The specific design will be the subject of a future detailed DA; which will be subject to the design principles embedded in the Concept DA and associated urban design guidelines.</p> <p><i>C6 Ensure clear delineation between the CCF and public spaces</i></p> <p>Subject to detailed design.</p> <p><i>C7 Pedestrian entries associated with CCF should be differentiated to improve legibility</i></p> <p>Subject to detailed design.</p> <p><i>C8 Where CCF adjoins public parks or open space</i></p> <p>N/A; CCF location is opposite the 'Green Heart'.</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>Subject to detailed design.</p>	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.3 Building orientation, envelope and design</u>	<p><i>C11 To respond to the streetscape and site, while optimising solar access and opportunities for shade</i></p> <p>The CCF is positioned on the western side of the site adjacent to the RACF building. The indicative envelope provides for the building to be oriented generally to the north and south, with outdoor spaces placed to the north of the single storey building envelope.</p> <p>Solar access to the indoor and outdoor areas is expected to be generally good; to be resolved in detailed DA.</p> <p><i>C12 Scale compatible with adjoining development and impacts are minimised</i></p> <p>Building height and setbacks indicated in the UDG are acceptable. Subject to detailed design in future detailed DA. Setbacks allow landscaping to the street edge.</p> <p><i>C13 and C14 -Setbacks consistent with immediate context</i></p> <p>Building setbacks appear to be generally acceptable. Subject to detailed design in future detailed DA which will be required to comply with the Urban Design Guidelines and the Concept DA which indicate landscape setback to Innovation Way.</p> <p><i>C15 Built form, articulation and scale relates to its context</i></p> <p>Subject to detailed design in future detailed DA. Design will be expected to respond to the Urban Design principles in the DCP and the Concept DA</p> <p><i>C16 Buildings designed to create safe environments</i></p> <p>Subject to detailed design in future detailed DA. Design will be expected to respond to the principles of the DCP and the Concept DA</p> <p><i>C17 CCF designed to be accessible</i></p> <p>Subject to detailed design in future detailed DA. Design will be expected to respond to the principles of the DCP, the Concept DA and associated urban design guidelines; the BCA/NCC and accessibility standards.</p>	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.4 Landscaping</u>	<p><i>C18 & C19 Landscape design contributes to streetscape and amenity</i></p> <p>Details of outdoor play areas and other landscaped areas to be detailed in the future DA.</p> <p>The master plan and UDG provide for a landscaped setback to Innovation Way which is generally considered to be satisfactory.</p>	Yes
<u>3.5 Visual and acoustic privacy</u>	<p><i>C20 & C21 To protect the privacy and security of children attending the facility</i></p> <p><i>Minimise direct overlooking from public areas</i></p> <p>The CCF and outside play areas will be required to be designed to ensure the visual and acoustic privacy of the spaces are protected. Consideration will required to be given to physical placement and screening to ensure privacy objectives are achieved. To be the subject of the detailed separate DA for the CCF.</p> <p><i>C22 Minimise privacy impacts of adjoining properties and</i></p> <p><i>C23 & C24 Minimise acoustic privacy impacts on neighbouring residential developments</i></p> <p>The acoustic privacy of the RACF may be affected by the CCF. Consideration will need to be given to acoustic transmission from the CCF as part of the detailed DA for this building; detailed acoustic report to be provided to outline any mechanisms to ameliorate noise transmission from the CCF.</p>	Yes
<u>3.6 Noise and air pollution</u>	<p><i>C25 & 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 & 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>Hours of operation will be subject to the detailed future DA for the CCF.</p>	Yes

Controls/objectives

Comment

Compliance

3.8 Traffic, parking and pedestrian circulation

C31 – C33 To provide parking that satisfies the needs of the users and demand generated by the centre

C34 & C35 To provide vehicle access from the street in a safe environment that does not disrupt traffic flows

Parking, access etc to be detailed in the future detailed DA for the CCF. The broad parking strategy for the RACF will comply with the SEPP, whilst car parking to service the CCF will be required to comply with the DCP. 15 visitor spaces plus 20 staff car spaces are proposed to service the CCF which is sufficient for the 80 child capacity proposed.

Car parking areas will be accessed from High Street.

C36 & C38 To provide a safe and connected environment for pedestrians both on and around the site

Pedestrian access to be detailed in future separate DA. Street frontage available to the southern side of the building facilitating pedestrian access directly from Innovation Way.

4. Applying the National Regulations to development proposals

<u>4.1 Indoor space requirements</u> Regulation 107 3.25sqm per child 80 children will require 260sqm	The detailed design of the CCC will be the subject of a separate future DA. The applicant has however advised that the internal areas of the CCC will be more than 260sqm which is sufficient to cater for 80 children	Yes
	The required quantum of storage, and the CCC compliance with these requirements will be demonstrated in a future separate detailed DA for the CCC.	
<u>4.2 Laundry and hygiene facilities</u> Reg 106	To be detailed in a separate future DA	
<u>4.3 Toilet and hygiene facilities</u> Reg 109	To be detailed in a separate future DA	
<u>4.4 Ventilation and natural light</u> Reg 110	To be detailed in a separate future DA	
<u>4.5 Administrative space</u> Reg 111	To be detailed in a separate future DA	
<u>4.6 Nappy change facilities</u> Reg 112	To be detailed in a separate future DA	
<u>4.7 Premises designed to facilitate supervision</u> Reg 115	To be detailed in a separate future DA	
<u>4.8 Emergency and evacuation procedures</u> Regs 97 and 168	To be detailed in a separate future DA To be dealt with in detailed DA. A preliminary Flood Emergency Plan was submitted with the DA which describes the requirements for the proposed buildings including matters such as required finished floor levels, and procedures for flood	

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
	<p>evacuation, warning systems, signage, and the responsibilities of building wardens in case of flood emergency.</p> <p>A Flood Emergency Plan will be required to be submitted with the detailed DA describing the procedures for flood evacuation, implementation of warning systems, signage, and the responsibilities of building wardens in case of flood emergency.</p>	
<u>4.9 Outdoor space requirements</u>	To be detailed in a separate future DA.	
Reg 108 - 7sqm per child 80 x 7 = 560sqm	The applicant indicates that the CCC will provide ~560sqm of unencumbered outdoor space which is sufficient to support 80 children.	Yes
<u>4.10 Natural environment</u>	To be detailed in a separate future DA and associated landscape plans	
Reg 113		
<u>4.11 Shade</u>	Outdoor play areas are oriented to the north, and as such should enjoy good solar access. Detailed design in future DA will deal with shade structure/ requirements.	
Reg 114		
<u>4.12 Fencing</u>	To be detailed in a separate future DA	
Reg 104		
<u>4.13 Soil assessment</u>	To be detailed in a separate future DA. Note remediation of the site on which the RACF and CCF are to be constructed will be undertaken at the time of construction of those buildings. The site will be required to be satisfactorily remediated and validated prior to the occupation of these buildings.	
Reg 25	<p>Refer to s4.6 of SEPP (Resilience & Hazards) 2021 discussion within the body of the report.</p> <p>A Detailed Site Investigation and broad Remediation Action Plan-have been submitted with the DA as discussed with regard to the SEPP.</p>	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
	The site will be remediated in a staged fashion, with validation required prior to any future uses commencing. As such, the site will be rendered suitable for use as a CCF.	