

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| Child Care Planning Guideline (August 2017) | | |
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| 3.1 Site Selection and Location | | |
| <i>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</i> | | |
| C1 For proposed developments in or adjacent to a residential zone, consider: <ul style="list-style-type: none"> the acoustic and privacy impacts of the proposed development on the residential properties. the setbacks and siting of buildings within the residential context. traffic and parking impacts of the proposal on residential amenity. | <p>While the proposal is not in a residential zone, there are dwellings in proximity to the site.</p> <ul style="list-style-type: none"> Acoustic barriers are required in accordance with the acoustic report. The acoustic barriers result in unreasonable amenity impacts (visual bulk) for residents of adjoining properties. The setbacks of the child care facility are compliant; however, the subject site is a large lot and improved siting would reduce amenity impacts for neighbours. A traffic report has been provided to the satisfaction of Council's Senior Traffic Engineer. | <p>No</p> <p>No</p> <p>Yes</p> |
| <i>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</i> | | |
| C2 When selecting a site, ensure that: <ul style="list-style-type: none"> the location and surrounding uses are compatible with the proposed development or use. the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards. there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed. the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> size of street frontage, lot configuration, dimensions and overall size number of shared boundaries with residential properties the development will not have adverse | <ul style="list-style-type: none"> The location and surrounding uses are not incompatible with the proposed use. The site is not subject to any significant environmental risks. A phase 1 contamination assessment was undertaken that identified that no further investigation was required. The characteristics of the site are not unsuitable for the scale and type of proposal, as follows: <ul style="list-style-type: none"> The subject site has 345.3m of boundary shared with the road reserve. Satisfactory. There are two boundaries shared with two residential properties. Satisfactory. There are no sensitive environmental or cultural areas | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|---|--|--|
| <p>environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas.</p> <ul style="list-style-type: none"> • there are suitable drop off and pick up areas, and off and on street parking. • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use. • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. | <p>in proximity to the subject site. Measures have been taken to minimise the acoustic and traffic impacts of the development (although the acoustic barriers are considered to result in unreasonable impacts).</p> <ul style="list-style-type: none"> • The proposal provides the minimum number of car parking spaces required by the DCP and the car park has been designed for safe pedestrian movement. There is not anticipated to be conflict with on street parking. • Safe vehicular access is provided to the site. • The proposal is not located in close proximity to any restricted or licensed premises. | <p>Yes</p> <p>Yes</p> <p>Yes</p> |
| Objective: To ensure that sites for child care facilities are appropriately located. | | |
| <p>C3 A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship. • near or within employment areas, town centres, business centres, shops. • with access to public transport including rail, buses, ferries. • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like. | <ul style="list-style-type: none"> • The proposal includes a place of public worship on the subject site. • The subject site is not near or within employment areas, town centres, business centres, or shops. • The subject site does not have access to public transport. • The subject site is not in an area with pedestrian connectivity to the local community, businesses, shops, services and the like. | <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> |

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| <p>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</p> | | |
| <p>C4 A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from proximity to:</p> <ul style="list-style-type: none"> • heavy or hazardous industry, waste transfer depots or landfill sites • LPG tanks or service stations • water cooling and water warming systems • odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses • extractive industries, intensive agriculture, agricultural spraying activities • any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site. | <p>The proposal is not located in proximity to noise, odour, or other air pollutant generating uses.</p> <p>It is unlikely that the surrounding sites will accommodate such uses in future, due to speculation regarding the rezoning of land, although it is a possibility.</p> | <p>Yes</p> |
| <p>3.2 Local character, streetscape and the public domain interface</p> | | |
| <p>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</p> | | |
| <p>C5 The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape. • reflect the predominant form of surrounding land uses, particularly in low density residential areas. • recognise predominant streetscape qualities, such as building form, scale, materials and colours. | <ul style="list-style-type: none"> • The proposed two-storey, flat-roofed form, atop 2.5 metres of fill, does not respond to the character of the locality and existing streetscape. • The proposal does not resemble the predominant form of surrounding land uses. The locality is typically characterised by one storey brick or timber clad dwellings with hip and gable roof forms, large verandahs, established landscaping, and scenic views. While there are some two storey dwellings, and dwellings with flat roofs, these do not form the existing or desired future character of the locality. • The proposal does not recognise predominant streetscape qualities, such as building form, scale, materials and colours. | <p>No</p> <p>No</p> <p>No</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|---|---|--|
| <ul style="list-style-type: none"> include design and architectural treatments that respond to and integrate with the existing streetscape. use landscaping to positively contribute to the streetscape and neighbouring amenity. integrate car parking into the building and site landscaping design in residential areas. | <ul style="list-style-type: none"> The proposal does not include design and architectural treatments that respond to and integrate with the existing streetscape. The proposed 1.2m palisade fence on the street frontages will be screened by hedges per section 2 on SK02 of the landscape plans. The subject site is in proximity to dwellings, and the proposed car parking area will be above natural ground level. While it will be concealed by retaining walls and the acoustic barrier, these will have adverse visual impacts in and of themselves. It is not considered that the proposed car parking has been well integrated into the site. | <p>No</p> <p>Yes</p> <p>No</p> |
| Objective: To ensure clear delineation between the child care facility and public spaces. | | |
| <p>C6 Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> fencing to ensure safety for children entering and leaving the facility. windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community integrating existing and proposed landscaping with fencing. | <ul style="list-style-type: none"> A fence is provided at the entrance and surrounding the outdoor play area to ensure children's safety. Windows have been proposed facing from the facility towards the public domain. The proposed landscaping integrates with fencing for the child care facility. | <p>Yes</p> <p>Yes</p> <p>Yes</p> |
| <p>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p> | <p>The pedestrian entry & spaces associated with the child care facility is differentiated by level changes and an entry plaza.</p> | <p>Yes</p> |
| <p>C8 Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> clearly defined street access, pedestrian paths and building entries | <p><i>The subject site is not in proximity to public open space.</i></p> | <p>N/A</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
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| <ul style="list-style-type: none"> <i>low fences and planting which delineate communal / private open space from adjoining public open space</i> <i>minimal use of blank walls and high fences.</i> | | |
| Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain. | | |
| C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions. | The subject site is not a heritage item or within a heritage conservation area. The front fence is a 1.2m high palisade fence that is setback 900mm from the boundary, with natural grasses in front and hedges behind it. | Yes |
| C10 High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary. | High solid acoustic fencing is not required to shield the proposal from classified road, although it has been proposed to shield adjoining development from the proposed car park. | N/A |
| 3.3 Building orientation, envelope, building design and accessibility | | |
| Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade. | | |
| C11 Orient a development on a site and design the building layout to: <ul style="list-style-type: none"> ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties. placing play equipment away from common boundaries with residential properties. locating outdoor play areas away from residential dwellings and other sensitive uses. optimise solar access to internal and external play areas. avoid overshadowing of adjoining residential properties. | <ul style="list-style-type: none"> Visual privacy, and overlooking impacts from the child care centre are not anticipated to be significant issues. Potential noise from the car park has been minimised through the provision of an acoustic barrier on the northern and western boundaries. The outdoor play area is shielded from adjoining residential uses by the proposed buildings. North-facing internal and external play areas optimise solar access. Overshadowing impacts are contained within the subject site. | <p>Yes</p> <p>Yes</p> <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|--|--|---|
| <ul style="list-style-type: none"> • minimise cut and fill. • ensure buildings along the street frontage define the street by facing it. • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. | <ul style="list-style-type: none"> • Significant earthworks are proposed. • The upper floor of the proposal addresses Dwyer Road. • The elevated outdoor play area will be covered by a roof and have glass balustrades and timber batten screens. | <p>No</p> <p>Yes</p> <p>Yes</p> |
| Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised. | | |
| <p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality. • building height should respond to the scale and character of the street. • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility. • setbacks should provide adequate access for building maintenance. • setbacks to the street should be consistent with the existing character. | <ul style="list-style-type: none"> • The proposed building is two storeys, which is permitted but not common in the locality. • There are no buildings that are 9.5m above natural ground level fronting the street. • The proposed two-storey, flat-roofed form, atop 2.5 metres of fill, will not positively contribute to the streetscape • Setbacks allow for adequate privacy for neighbours and children • There are sufficient setbacks for maintenance access. • A 20m setback is proposed to the street, which is consistent with the existing character. | <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> |
| Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context. | | |
| <p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p> | <p>The subject site is not in a residential zone, although the proposal is consistent with the prevailing setbacks.</p> | <p>Yes</p> |
| Objective: To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character. | | |
| <p>C15 The built form of the development should contribute to the character of the local area, including how it:</p> <ul style="list-style-type: none"> • respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage. • contributes to the identity of the place. | <ul style="list-style-type: none"> • The proposal does not respect and respond to its physical context. The proposal is considered to be imposing upon the streetscape, rather than positively contributing to it. • The proposed location on a prominent corner could | <p>No</p> <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
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| <ul style="list-style-type: none"> retains and reinforces existing built form and vegetation where significant. considers heritage within the local neighbourhood including identified heritage items and conservation areas. responds to its natural environment including local landscape setting and climate contributes to the identity of place. | <p>contribute to the identity of the place.</p> <ul style="list-style-type: none"> There is no significant existing built form onsite. No vegetation is proposed to be retained. There is no local neighbourhood heritage to consider. The proposal makes some attempt to respond to its natural environment through the selection of native species Overall, the proposal is not considered to add positively to the character of the area. | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> |
| <p>Objective: To ensure that buildings are designed to create safe environments for all users.</p> | | |
| <p>C16 Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> located to allow ease of access, particularly for pedestrians. directly accessible from the street where possible. directly visible from the street frontage. easily monitored through natural or camera surveillance. not accessed through an outdoor play area. | <ul style="list-style-type: none"> One pedestrian access point to the site and one point of access to the building. Access is possible from Dwyer Road. The building access point can be seen from Dwyer Road. No natural surveillance to building exterior. Not accessed through an outdoor play area. | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> |
| <p>Objective: To ensure that child care facilities are designed to be accessible by all potential users.</p> | | |
| <p>C17 Accessible design can be achieved by:</p> <ul style="list-style-type: none"> providing accessibility to and within the building in accordance with all relevant legislation linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry. providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible. | <ul style="list-style-type: none"> A condition of consent would require compliance with the BCA (NCC). Appropriate at grade or ramped access is provided to all key areas. A lift provides access to the first floor. A continuous path of travel is available throughout the premises. | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> |


State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
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| <ul style="list-style-type: none"> minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. <p>NOTE: The <i>National Construction Code</i>, the <i>Discrimination Disability Act 1992</i> and the <i>Disability (Access to Premises – Buildings) Standards 2010</i> set out the requirements for access to buildings for people with disabilities.</p> | <ul style="list-style-type: none"> The building entry is appropriate located to minimise the use of ramps. | |
| 3.4 Landscaping | | |
| Objective: To provide landscape design that contributes to the streetscape and amenity. | | |
| <p>C18 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> reflecting and reinforcing the local context incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. | <p>Planting is proposed along the front boundary integrated with fencing. The planting along the western and northern boundary does not integrate with the boundary retaining walls, nor does it reflect or reinforce the local context.</p> <p>Screen planting has not been included in calculations of unencumbered outdoor space.</p> <ul style="list-style-type: none"> No existing landscaping will be retained There are no natural features in close proximity to the proposed child care facility. | <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> |
| <p>C19 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings taking into account streetscape, local character and context when siting car parking areas within the front setback using low level landscaping to soften and screen parking areas. | <ul style="list-style-type: none"> Shade trees have been proposed at a rate of one every eight spaces. The proposed car parking spaces have been sited so as to limit streetscape impacts. Low level landscaping is proposed to soften and screen parking areas. | <p>Yes</p> <p>Yes</p> <p>Yes</p> |
| 3.5 Visual and acoustic privacy | | |
| Objective: To protect the privacy and security of children attending the facility. | | |
| <p>C21 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> appropriate site and building layout suitably locating pathways, windows and doors | <p>Indoor rooms and outdoor play spaces are shielded by the proposed setbacks, built form, fencing and landscaping.</p> | <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|---|--|--|
| <ul style="list-style-type: none"> • permanent screening and landscape design. | | |
| Objective: To minimise impacts on privacy of adjoining properties. | | |
| C22 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. | <ul style="list-style-type: none"> • Overlooking of adjoining site minimised by setbacks • The building location, layout and design provide adequate protection for the adjoining dwelling houses. The building is primarily oriented to face the street frontage. The timber battens will act as privacy screens for the first floor windows on the western elevation. Views from the first floor terrace are oriented towards the subject site and public domain, and will not result in unreasonable privacy impacts for adjoining residents. | Yes |
| Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments. | | |
| C23 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should: <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. | <ul style="list-style-type: none"> • Acoustic fence proposed along common boundaries. • Mechanical plant or equipment located on first floor and shielded by other rooms to limit acoustic impacts. Acoustic louvers are proposed to screen mechanical plant equipment | Yes Yes |
| C24 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use | A suitably qualified acoustic professional has prepared an acoustic report, which: <ul style="list-style-type: none"> • identifies an appropriate noise level for the child care facility • determines an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determines the appropriate height of any acoustic fence to | Yes |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|--|---|------------|
| <ul style="list-style-type: none"> determine the appropriate height of any acoustic fence to enable the noise criteria to be met. | <p>enable the noise criteria to be met.</p> <p>A solid acoustic barrier has been required on the northern and western boundaries for the proposal to comply with the recommended amenity criteria. It was found that, for a solid fence to achieve the desired reduction, its height should be 2.0 metres where marked red and 2.5m where marked blue (refer image below). The proposed acoustic barrier, which sits atop a retaining wall is considered to result in unreasonable impacts on adjoining properties.</p>  | <p>No</p> |
| <p>3.6 Noise and air pollution</p> | | |
| <p>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p> | | |
| <p>C25 Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> creating physical separation between buildings and the noise source orienting the facility perpendicular to the noise source and where possible buffered by other uses using landscaping to reduce the perception of noise limiting the number and size of openings facing noise sources using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits | <p>Design solutions have not been adopted to minimise the impacts of noise. Instead, acoustic treatment will be required to attenuate impacts, including acoustic glazing, acoustic barriers, and the treatment of ceilings, doors and walls.</p> | <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|---|---|----------------|
| <ul style="list-style-type: none"> locating cot rooms, sleeping areas and play areas away from external noise sources. | | |
| C26 An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: <ul style="list-style-type: none"> on industrial zoned land where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000 along a railway or mass transit corridor, as defined by <i>State Environmental Planning Policy (Infrastructure) 2007</i> on a major or busy road other land that is impacted by substantial external noise. | The proposal is located on other land that is impacted by substantial external noise. An acoustic report has been provided to identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures. | Yes |
| Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development. | | |
| C27 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development. | There are no significant external sources of air pollution as identified in C4 | Yes |
| 3.7 Hours of operation | | |
| Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments. | | |
| C29 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses. | The proposed hours of operation are 7:30am to 6:00pm. | Yes |
| 3.8 Traffic, parking and pedestrian circulation | | |
| Objective: To provide parking that satisfies the needs of users and demand generated by the centre. | | |
| C31 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land. | See DCP Assessment Table | Yes |
| C33 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also | <ul style="list-style-type: none"> A Traffic Impact Assessment has been provided to support the proposal. Council's Traffic Engineer has assessed the proposal and is | Yes Yes |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
|--|---|---|
| <p>address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> the amenity of the surrounding area will not be affected there will be no impacts on the safe operation of the surrounding road network. | <p>satisfied that the proposal will not adversely impact the safety of the surrounding road network.</p> | |
| Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows. | | |
| <p>C34 Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> a classified road roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> the prevailing traffic conditions pedestrian and vehicle safety including bicycle movements the likely impact of the development on traffic. | <p>Alternate access is not required as the proposal is not on a classified road or a road carrying freight or dangerous goods.</p> | <p>Yes</p> |
| <p>C35 Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p> | <p>Egress is proposed onto a rural road. Council's Traffic Engineer is satisfied that the proposal can provide safe access from the site to the wider locality.</p> | <p>Yes</p> |
| Objective: To provide a safe and connected environment for pedestrians both on and around the site. | | |
| <p>C36 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> separate pedestrian access from the car park to the facility. defined pedestrian crossings included within large car parking areas. separate pedestrian and vehicle entries from the street for parents, children and visitors. pedestrian paths that enable two prams to pass each other. delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities | <ul style="list-style-type: none"> Separate pedestrian access available from all spaces to the building entry. Defined pedestrian crossing provided. Separate pedestrian entry from Dwyer Road Assuming a pram width of $\leq 700\text{mm}$, the pedestrian paths allow prams to pass. No delivery and loading area identified. Applicant has identified that this will occur in car park outside peak which is considered reasonable. As the | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

| | | |
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| <ul style="list-style-type: none"> in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas vehicles can enter and leave the site in a forward direction. | <p>consideration is not a 'must', and only states 'may', compliance cannot be enforced.</p> <ul style="list-style-type: none"> Curbed pedestrian paths are accessible from all car parking spaces on both sides of the aisles. A pedestrian crossing provides separate access to the centre. Vehicles can enter and leave the site in a forward direction. | <p>Yes</p> <p>Yes</p> |
| <p>C38 Car parking design should:</p> <ul style="list-style-type: none"> include a child safe fence to separate car parking areas from the building entrance and play areas provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards include wheelchair and pram accessible parking. | <ul style="list-style-type: none"> Child safe fence near entry and on either side of building. accessible parking as close as possible to the primary entrance to the building in accordance with Australian Standards. One wheelchair accessible space provided. | <p>Yes</p> <p>Yes</p> <p>Yes</p> |
| Part 4 National Regulations | | |
| <p>4.1 Indoor Space Requirements</p> <p>Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.</p> | <p>90 children x 3.25m² = 292.5m²</p> <p>488.8m² of unencumbered indoor space has been provided. This has been well distributed, with the exception of the cot rooms.</p> <p>Storage space has been identified on the ground floor. There is sufficient space on the upper floor to accommodate storage.</p> | <p>Yes</p> |
| <p>4.2 Laundry and Hygiene Facilities</p> <p>There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.</p> | <p>An 11.6m² is proposed on the ground floor, with external and internal access. The proposed location is not considered to pose a risk to children.</p> | <p>Yes</p> |
| <p>4.3 Toilet and Hygiene Facilities</p> | <p>Toilets are directly accessible from the indoor activity areas and are</p> | <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

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| <p>A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.</p> | <p>glazed so as to enable adult supervision.</p> | |
| <p>4.4 Ventilation and Natural Light</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p> | <p>The indoor activity areas are oriented to the north and east to enable adequate solar access. All areas are shielded from the afternoon sun from the west by other parts of the building. Adequate ceiling heights are proposed for ventilation.</p> | <p>Yes</p> |
| <p>4.5 Administrative Space</p> <p>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p> | <p>The proposed development includes a large administrative space, including a 164.m² waiting area and 58.3m² multi-purpose area in front of the reception desk. A private meeting room is also available along with offices and sufficient space for staff.</p> | <p>Yes</p> |
| <p>4.6 Nappy Change Facilities</p> <p>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.</p> | <p>Nappy change benches have been provided in the WCs.</p> | <p>Yes</p> |
| <p>4.7 Premises Designed to Facilitate Supervision</p> <p>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity</p> | <p>The layout of all indoor activity areas facilitate supervision at all times.</p> | <p>Yes</p> |
| <p>4.8 Emergency and Evacuation Procedures</p> <p>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.</p> | <p>There are two staircases that can be used in the case of an evacuation, and multiple building exits on the ground floor.</p> | <p>Yes</p> |

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)
2017 Assessment Table

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| <p>Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service. | <p>The proposed design is not anticipated to result in obstacles to the safe and managed evacuation of children and staff from the facility in the event of an emergency.</p> | |
| <p>4.9 Outdoor Space Requirements</p> <p>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.</p> | <p>90 children x 7m² = 630m²</p> <p>Ground floor: 618m² unencumbered outdoor space.</p> <p>First Floor: 247m² unencumbered outdoor space.</p> | Yes |
| <p>4.10 Natural Environment</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p> | <p>As detailed in the proposed landscaping plans, the development allows opportunities for children to explore and experience the natural environment.</p> | Yes |
| <p>4.11 Shade</p> <p>The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</p> | <p>The proposed development includes a verandah and a number of shade trees at the ground floor. The upper floor outdoor area will be covered.</p> | Yes |
| <p>4.12 Fencing</p> <p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p> | <p>All outdoor areas are enclosed by child proof fencing.</p> | Yes |
| <p>4.13 Soil Assessment</p> <p>Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.</p> | <p>A contamination investigation was undertaken for the subject site in accordance with SEPP 55 and the site was found to be suitable for development.</p> | Yes |