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| **Part 2 Design Quality Principles** | **Assessment** | **Achieved** |
| **1 Context** | The proposed childcare centre is located upon a site envisaged to provide a varietyof recreation, entertainment, residential and support uses, including retail and commercial facilities to create an Entertainment Precinct. A childcare centre is also desired upon the site by the Turner Road Precinct DCP.  The site is considered ideally suited for the purpose of a child care centre, being within walking distance (less than 300m) to the west of Gledswood Primary School. In addition, the new child care centre responds to the demographics of the area which primarily consists of young families by providing a new educational and learning centre to care for children. | Yes |
| **2 Built Form** | The proposed childcare centre is well below the maximum building height development standard prescribed under SEPP (Sydney Region Growth Centres) 2006 and is consistent with the desired setback, built form and scale controls of Turner Road Precinct DCP 2019.  The development provides an interesting visual form with articulated facades, varying roof pitches and a quality mix of colours and finishes. | Yes |
| **3 Adaptive Learning Spaces** | A mix of learning spaces are provided to cater for all children, with the internal activity rooms connected directly to the outdoor play space.  Several different play areas are proposed to allow for varying outdoor learning experiences consisting of various shaped sandpits, and different themed zones (storey and exploration) offering diversity in play experiences for the children. | Yes |
| **4 Sustainability** | The childcare centre has been designed sustainably, taking advantage of its northern orientation to allow sunlight to penetrate the outdoor play area. In addition, both the eastern and western facades of the building are provided with windows to enable natural ventilation to occur when windows are open. | Yes |
| **5 Landscape** | The proposed landscape treatment will offer a variety of surfaces, textures and planting within the outdoor play space to provide amenity, shading and areas for children to learn, explore and play. | Yes |
| **6 Amenity** | The proposed development benefits from a northern orientation allowing sunlight to penetrate the outdoor play space throughout the day. Windows are provided to both the eastern and western facades allowing each indoor playroom to be naturally ventilated when windows are open and also allowing natural sunlight to penetrate these rooms. | Yes |
| **7 Safety** | The development enables a clear distinction between public and private areas. Adjoining pathways leading to the entry point of the building provide variation in pavement materials and patterns to delineate between private and public pathways.  High sill windows are proposed at the northern façade and at the north west corner of playroom 04, providing opportunities for casual surveillance of public domain areas, but also minimising the ability to view into these windows from the street. High sill windows are also proposed along the western façade which adjoins the carpark, limiting views into the centre.  Fencing (vertical timber look battens) are also provided at the northern and southern ends of the outdoor play area to protect this space from unwanted visitors. | Yes |
| **Part 3 Matters for Consideration** | **Assessment** | **Achieved** |
| **C1 Site Selection and Location**  Ensure that appropriate zone considerations are assessed when selecting a site. | The development in the future will be located adjacent to residential development to the north and west, albeit separated by a local road and a carpark.  The development will have frontage to a local road to the north, and proposes a setback, which is consistent with the adjoining eastern buildings within the Entertainment Precinct.  The application has been supported by a traffic impact assessment and acoustic report, which demonstrates that the centre will not have a detrimental impact to the operation of the existing road network or noise impacts within the locality.  The site is free from environmental constraint and other external factors, including road noise, which may impact upon the health, safety and well being of children, staff and visitors to the centre. | Yes |
| **C2 Site Selection and Location**  Ensure that the site selected for a proposed child care facility is suitable for the use. | The site is free from environmental constraints and is not located nearby to incompatible uses such as restricted premises, brothels and hotels and clubs. Remediation works and validation have yet to occur on the site subject to DA/2019/215/1, however subject to the completion of these works the site will be rendered suitable for future land use consistent with Residential A in the National Environment Protection (Assessment of Site Contamination) Measure 2013 (No.1)(NEPC, 2013), thereby posing no unacceptable risk to human health or the environment.  The site does not share property boundaries with residential properties or to future residential properties and is located adjacent to a local road, which has connectivity to other local roads.  Assessment of the application reveals that the development will not have a significant impact to the operation of the local road network and will satisfy noise criteria requirements. The development satisfies car parking requirements to allow parents and carers to park and drop off children for care. | Yes |
| **C3 Site Selection and Location**  Ensure that sites for child care facilities are appropriately located. | The proposed centre is located within the heart of the Entertainment Precinct, which will provide employment options within the industries of retail, business, dining, medical and recreation. The centre is within walking distance (less than 300m) to the west to Gledswood Hills Primary School, and benefits from a network of pedestrian footpaths from adjoining streets linking to the site and the Entertainment Precinct in general. | Yes |
| **C4 Site Selection and Location**  Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards. | The child care centre is not located adjacent or nearby to premises that a pose a risk to children. | Yes |
| **C5 Local Character, Streetscape and the Public Domain Interface**  Ensure that the child care facility is compatible with the local character and surrounding streetscape. | The built form of the Entertainment Precinct is yet to be established, with the current proposal the first application lodged for redevelopment of the precinct. The childcare centre has been designed to be a modern single storey building, which will complement the built form of other adjoining buildings, by utilizing similar architecture and materials and finishes. It is considered that the building will integrate well within the precinct and be a suitable built form opposing residential development to the north in the future. | Yes |
| **C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface**  Ensure clear delineation between the child care facility and public spaces. | C6 – The development clearly differentiates between public and private space and provides ground floor windows orientated towards the central open space area and to the new east / west road (The Green Way) for passive surveillance. Fencing will be provided to protect children within the outdoor play area along its northern and southern edge.  C7 – The building entry is predominately glazed, providing an identifiable building entry and variation in building material.  C8 – The development does not adjoin bushland, however, directly adjoins the central public open space area of the Entertainment Precinct to the south. The southern elevation is the entry point into the childcare centre and is predominately glazed, providing a clear and legible access point into the building. In addition, adjoining pathways leading to the entry provide variation in pavement materials and patterns to delineate between private and public pathways. | Yes  Yes  Yes |
| **C9 and C10 Local Character, Streetscape and the Public Domain Interface**  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 – Fencing (vertical timber look battens) is provided along the northern property boundary. Figure 14 of Part B of the DCP does not stipulate a building setback to the east / west road ‘The Greenway’. However, the predominate built form within the Entertainment Precinct is for zero setbacks. The fencing and built form of the childcare centre will complement adjoining development to the east, which is also proposed with a zero setback to ‘The Greenway’.  C10 – The child care centre is not located upon a classified road. As such, high acoustic fencing beyond standard fencing heights of 1.8m are not required in this instance. (2.1m from natural ground levels is proposed adjacent to the northern property boundary of the childcare centre). | Yes  Yes |
| **C11 Building Orientation, Envelope and Design**  Respond to the streetscape and site, while optimising solar access and opportunities for shade. | The site does not share property boundaries with residential properties or to future residential properties and thus has no impact in respect to visual privacy or acoustic privacy.  The development has a northern orientation, which enables good solar access to internal and outdoor play areas. Due to the northern orientation, internal play areas will benefit from solar access being received from the eastern and western facades of the childcare centre.  Large windows upon the northern façade and at the north west corner of the building provide casual surveillance opportunities over the new local road, ‘The Greenway’. | Yes |
| **C12 Building Orientation, Envelope and Design**  Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised. | The proposed development is only one storey in height and proposes setbacks consistent with the other Entertainment Precinct buildings proposed. As such, it is considered that the development has an appropriate height, bulk and scale. High sill windows are proposed at the northern façade and at the north west corner of playroom 04, providing opportunities for casual surveillance of public domain areas, but also minimising the ability to view into these windows from the street. | Yes |
| **C13 and C14 Building Orientation, Envelope and Design**  Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context. | C13 - Figure 14 of Part B of the DCP does not stipulate a building setback to the east / west road ‘The Greenway’. However, the predominate built form within the Entertainment Precinct is for zero setbacks. The fencing and built form of the childcare centre will complement adjoining development to the east, which is also proposed with a zero setback to ‘The Greenway’.  C14 – The development is not located upon land that is residentially zoned. | Yes  NA |
| **C15 Building Orientation, Envelope and Design**  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. | The proposed child care centre is well below the maximum building height development standard prescribed under SEPP (Sydney Region Growth Centres) 2006 and is consistent with the desired setback, built form and scale controls of Turner Road Precinct DCP 2019.  The development provides an interesting visual form with articulated facades, varying roof pitches and a quality mix of colours and finishes. In addition, adjoining pathways leading to the entry provide variation in pavement materials and patterns to delineate between private and public pathways. | Yes |
| **C16 Building Orientation, Envelope and Design**  Ensure that buildings are designed to create safe environments for all users. | An active and accessible entry point is provided at the southern façade of the building directly from the central open space area.  Two entry points are provided from the southern end of the development. The lower level main lobby and ground floor foyer are connected with stairs and lift access to provide entry points into the building for parents and carers from Springs Road and both car parking areas (semi-basement and at grade parking areas). | Yes |
| **C17 Building Orientation, Envelope and Design**  Ensure that child care facilities are designed to be accessible by all potential users. | Accessible pathways are provided from the adjoining western carpark and from the central open space area leading to the entry point upon the southern façade. | Yes |
| **C18 and C19 Landscaping**  Provide landscape design that contributes to the streetscape and amenity. | C18 – Due to the setback controls within the Entertainment Precinct, which seek zero setbacks, landscaping within proximity to public domain areas is limited to areas forward of the southern façade and to shade trees within the carpark. The landscape species chosen are suitable for the propose development.  C19 – Suitable plant species have been proposed within the carpark area to soften the visual impact of the hardstand area, as well as providing shading opportunities. | Yes  Yes |
| **C20 and 21 Visual and Acoustic Privacy**  Protect the privacy and security of children attending the facility. | C20 – The child care centre is not located to adjoining development with balconies or open terraces.  C21 – High sill windows are proposed at the northern façade and at the north west corner of playroom 04, providing opportunities for casual surveillance of public domain areas, but also minimising the ability to view into these windows from the street. High sill windows are also proposed along the western façade which adjoins the carpark, limiting views into the centre. | Yes  Yes |
| **C22 Visual and Acoustic Privacy**  Minimise impacts on privacy of adjoining properties. | The site does not share property boundaries with residential properties or to future residential properties and thus has no impact in respect to visual privacy. | Yes |
| **C23 and 24 Visual and Acoustic Privacy**  Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments. | C23 – The site does not share property boundaries with residential properties or to future residential properties and thus has no impact in respect to acoustic privacy.  C24 – An accoustic report has been submitted and demonstrates that the development is satisfactory in respect to noise impact. | Yes  Yes |
| **C25 and 26 Noise and Air Pollution**  Ensure that outside noise levels on the facility are minimised to acceptable levels. | C25 / C26 – Due to the childcare centres location and significant distance from potential noise sources, the centre is not subject to acoustic noise and doesn’t require acoustic attenuation. It is noted that the site is not located on or adjoining industrial zoned land or burdened with ANEF contours between 20 and 25 or higher. | Yes |
| **C27 and 28 Noise and Air Pollution**  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 – The development is not located on a classified road or sources of noise or air pollution as identified within consideration C27.  C28 – The development is not located close to a classified road or industrial developments to warrant an air quality assessment. | Yes  Yes |
| **C29 and C30 Hours of Operation**  Minimise the impact of the child care facility on the amenity of neighboring residential developments. | C29 - 7am – 6pm Monday to Friday proposed. The centre will not open on public holidays.  C30 – The proposed hours of operation are comparable to adjoining uses within the Entertainment Precinct and are considered reasonable. | Yes  Yes |
| **C31, C32 and C33 Traffic, Parking and Pedestrian Circulation**  Provide parking that satisfies the needs of users and demand generated by the centre. | C31 – The child care centre requires 20 car spaces, with one space designated for people with a disability in accordance with the DCP requirements. The development provides for 28 spaces, including two disabled car parking spaces.  C32 – The development provides a designated off-street carparking area to the west of the centre.  C33 – The applicant has submitted a traffic impact assessment which considered vehicle trips generated by the development and the increased volumes to nearby intersections. The assessment revealed that existing intersections on The Hermitage Way in the vicinity of the proposed development will maintain a level of service (LoS) of A and B, with moderate average delays and space capacity, which demonstrates that the proposal will have no detrimental impacts on the operation of the existing road network. | Yes  Yes  Yes |
| **C34 and C35 Traffic, Parking and Pedestrian Circulation**  Provide vehicle access from the street in a safe environment that does not disrupt traffic flows. | C34 – The site is not located upon a classified road or adjoins a road which carries significant freight traffic or the transportation of dangerous goods or hazardous materials.  C35 – The carriageway width of ‘The Greenway’ and access from the carpark will enable safe movements to be made into and out of the centre. | Yes  Yes |
| **C36, C37 and C38 Traffic, Parking and Pedestrian Circulation**  Provide a safe and connected environment for pedestrians both on and around the site. | C36 – A designated pedestrian pathway is provided along the western edge of the carpark to provide a safe and direct access point to the building entry of the child care centre.  C37 – The proposed child care centre carpark is separated from other areas of the development and is not subject to conflicting truck movements or other access movements. The carpark is limited to a singular combined entry / exit point connecting to ‘The Greenway’.  C38 – A designated pedestrian pathway is provided along the western edge of the carpark to provide a safe and direct access point to the building entry of the childcare centre. In addition, designated accessible parking spaces for people with a disability are provided at the southern end of the carpark in close proximity to the building entry point. | Yes  Yes  Yes |
| **Part 4 National Regulations** | **Assessment** | **Achieved** |
| 4.1 Indoor Space Requirements. | 3.28m2 of indoor space per child is provided exceeding minimum requirements. | Yes |
| 4.2 Laundry and Hygiene Facilities. | The development proposes to process laundry via an external service, which is permitted by the regulations. | Yes |
| 4.3 Toilet and Hygiene Facilities. | Junior height pans and sinks are provided, with internal glazing provided at low sill heights for carer supervision. | Yes |
| 4.4 Ventilation and Natural Light. | All windows are operable to enable cross ventilation to occur. Glazing is provided to both eastern and western facades of each activity room to meet natural light requirements. | Yes |
| 4.5 Administrative Space. | The centre provides a manager’s office, office room, staff room and reception to conduct the administrating functions, as well as providing areas to consult with parents and carers privately. | Yes |
| 4.6 Nappy Change Facilities. | Change tables are provided within designated rooms between indoor play rooms. | Yes |
| 4.7 Premises Designed to Facilitate Supervision. | Internal glazing is provided to amenity areas (toilets) to enable carer supervision. | Yes |
| 4.8 Emergency and Evacuation Procedures. | To be developed by the operator prior to operation of the centre. | Yes. |
| 4.9 Outdoor Space Requirements. | 7m2 of outdoor space per child is provided exceeding minimum requirement. | Yes |
| 4.10 Natural Environment. | Varying experiences are provided within the outdoor play area. | Yes |
| 4.11 Shade. | The development proposes a covered awning alongside the full length of the eastern façade, which runs parallel with the outdoor play area. In addition, shade sails are provided over the outdoor play area for shading. | Yes |
| 4.12 Fencing. | The outdoor play space will be secured with fencing at the northern and southern ends. Fencing of the outdoor play area will be constructed of vertical timber look battens. | Yes |
| 4.13 Soil Assessment. | Remediation works and validation have yet to occur on the site subject to DA/2019/215/1, however subject to the completion of these works the site will be rendered suitable for future land use consistent with Residential A in the National Environment Protection (Assessment of Site Contamination) Measure 2013 (No.1)(NEPC, 2013), thereby posing no unacceptable risk to human health or the environment. | Yes |