

**APPENDIX A**

**State Environmental Planning Policy (Educational Establishments & Child Care Facilities) 2017**

The subject Development Application falls under Part 3 of the SEPP, entitled *Early education and care facilities—specific development controls*. An assessment against the relevant clauses of the SEPP is provided in the table below:

**Part 3 Early education and care facilities—specific development controls**

Standard	Required/Permitted	Provided	Compliance
Notes	<p><b>Note 1.</b> A service approval is required to operate an early education and care facility that is an education and care service to which the <i>Children (Education and Care Services) National Law (NSW)</i> applies or a State regulated education and care service to which the <i>Children (Education and Care Services) Supplementary Provisions Act 2011</i> applies. Approved services are subject to various operational requirements under that legislation, including requirements for the physical environment of the approved service.</p> <p><b>Note 2.</b> Complying development controls specifically for school-based child care are provided for in clause 40.</p>	A service approval from the NSW Dept. of Education (DEC) is required to be obtained by the operator. To be conditioned.	<b>To condition</b>
22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development	<p>(1) This clause applies to development for the purpose of a centre-based child care facility if: (a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the <i>Education and Care Services National Regulations</i>, or (b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations. (2) The consent authority must not grant development consent to development to which this clause applies except with the concurrence of the Regulatory Authority.</p>	<p>The proposed development complies with Clause 107 of the National Regulations.</p> <p>The proposed development does not comply with Clause 108 of the National Regulations. Refer to Appendix D for further discussion.</p> <p>Noted</p>	<p>Yes</p> <p>No</p> <p>Noted</p>

<p>23 Centre-based child care facility— matters for consideration by consent authorities</p>	<p>Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the <i>Child Care Planning Guideline</i>, in relation to the proposed development.</p>	<p>Refer to assessment contained at Appendix D.</p>	<p>Refer to Appendix D</p>
<p>25 Centre-based child care facility— non-discretionary development standards</p>	<p>(1) The object of this clause is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.</p> <p>(2) The following are non-discretionary development standards for the purposes of section 79C (2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility:</p> <p>(a) <b>location</b>—the development may be located at any distance from an existing or proposed early education and care facility,</p> <p>(b) <b>indoor or outdoor space</b></p> <p>(i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the <i>Education and Care Services National Regulations</i> applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or</p> <p>(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the <i>Children (Education and</i></p>	<p>Noted</p> <p>The proposed development complies with Clause 107 of the National Regulations.</p> <p>The proposed development does comply with Clause 108 of the National Regulations. Refer to Appendix D for further discussion.</p> <p>The proposed development complies with Clause 28(2) of the Supplementary Provisions Regulation.</p>	<p>Noted</p> <p>Yes</p> <p>No</p> <p>Yes</p>

	<p><i>Care Services)</i> <i>Supplementary Provisions</i> <i>Regulation 2012</i> applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,</p> <p>(c) <b>site area and site dimensions</b>—the development may be located on a site of any size and have any length of street frontage or any allotment depth,</p> <p>(d) <b>colour of building materials or shade structures</b>—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.</p> <p>(3) To remove doubt, this clause does not prevent a consent authority from:</p> <p>(a) refusing a development application in relation to a matter not specified in subclause (2), or</p> <p>(b) granting development consent even though any standard specified in subclause (2) is not complied with.</p>	<p>The proposed development complies with Clause 28(4) of the Supplementary Provisions Regulation.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>Yes</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
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<p>26 Centre-based child care facility— development control plans</p>	<p>(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility:</p> <ul style="list-style-type: none"> <li>(a) operational or management plans or arrangements (including hours of operation),</li> <li>(b) demonstrated need or demand for child care services,</li> <li>(c) proximity of facility to other early education and care facilities,</li> <li>(d) any matter relating to development for the purpose of a centre-based child care facility contained in: <ul style="list-style-type: none"> <li>(i) the design principles set out in Part 2 of the <i>Child Care Planning Guideline</i>, or</li> <li>(ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).</li> </ul> </li> </ul> <p>(2) This clause applies regardless of when the development control plan was made.</p>	<p>Noted</p>	<p>Noted</p>
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Consideration of the relevant requirements of the Child Care Planning Guideline is provided at Appendix D to this report.

**APPENDIX B**
**Holroyd Local Environmental Plan 2013**

The proposed development is defined as a 'centre – based child care facility' under the provisions of Holroyd LEP 2013. Child care facilities are a permissible land use with consent under the R2 – Low Density Residential zoning applying to the land under Holroyd LEP 2013.

A summary of the relevant provisions applicable to the Application is provided in the following table.

Clause	Standard	Comment	Comply?		
			Yes	No	N/A
<b>Part 2 Permitted or prohibited development</b>					
	<b>Zone</b> <b>R2 - Low Density Residential</b>  <b>Objectives of zone</b> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.</li> </ul>	The proposed child care centre is considered to be consistent with the objectives of the zone as it provides a service that meets the day to day needs of residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Permissible Uses/Development</b>	A childcare centre is a permissible form of development within the R2 – Low Density Residential Zone, and requires the consent of Council.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.7</b>	<b>Demolition requires consent</b>	Demolition is sought as part of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part 4 Principal development standards</b>					
<b>4.3</b>	<b>Height of Buildings</b> 9 metres	The overall height of the existing building is 7.7m, as measured from natural ground level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4</b>	<b>Floor Space Ratio</b> 0.5:1	<b>Site Area:</b> 793.45m <sup>2</sup> <b>Maximum FSR:</b> 0.5:1 <b>Maximum GFA:</b> 396.25m <sup>2</sup>  <b>Provided: 392.7m<sup>2</sup> (0.49:1)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6</b>	<b>Exceptions to development standards</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Clause	Standard	Comment	Comply?		
			Yes	No	N/A
<b>Part 5 Miscellaneous provisions</b>					
5.9	Repealed				
5.10	Heritage conservation	<p>There are heritage items in the immediate vicinity of the subject development. Heritage item inter-war bungalows at 15-19 Austral Avenue (I46, I47 and I48) and 5-9 Moree Avenue (I56, I57 and I58) are situated on the north-eastern side of the site. Heritage item Westmead Public School (I53) is located within 280m walking distance to the site. A heritage impact statement has been submitted with the proposal however only assessed the impact of the proposed development to the heritage items within the immediate vicinity, which are 15-19 Austral Avenue. The conclusion of the report as follows is supported and satisfied the provision of Holroyd LEP 2013 clause 5.10.</p> <p><i>Physical inspection of the heritage items deemed to be “within the vicinity”, and the relationship of the subject property to them reveals that there is, in reality, little interaction between them in either a visual or physical sense. Recent development in the area, particularly, opposite the heritage items, is a magnitude that is changing the character of the area from cottage set on their own lots to more substantial two storey houses that present expansive garages to the street.</i></p> <p><i>In this context, the proposed childcare centre will not give rise to adverse impacts on either the significance or setting of the identified</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Clause	Standard	Comment	Comply?		
			Yes	No	N/A
		<i>heritage items due to the separation distance, geometry of the street, the topography and mitigating function of the mature street trees.</i>			
<b>Part 6 Additional local provisions</b>					
6.1	<b>Acid Sulfate Soils</b>	The site is not affected by potential acid sulfate soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4/6.7	<b>Flood planning and Stormwater Management</b>	The site is not affected by flooding. The application was referred to Council's Development Engineer who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	<b>Terrestrial Biodiversity</b>	The site is not identified as being affected by biodiversity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7	<b>Riparian land and watercourses</b>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.8	<b>Salinity</b>	The site is located on lands identified as being affected by moderate salinity potential. Standard conditions have been included within the Draft Notice of Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## APPENDIX C

### Holroyd Development Control Plan 2013

The relevant objectives and provisions of Holroyd Development Control Plan 2013 have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
<b>PART A – GENERAL CONTROLS</b>					
<b>2</b>	<b>Roads and Access</b>				
<b>2.4</b>	<b>Access: Vehicular Crossings, Splay Corners, Kerb &amp; Guttering</b>				
	VC to be reconstructed if in poor condition, damaged or design doesn't comply.	Existing VC to be demolished and a new 7.2m wide VC proposed to be constructed. Council's development engineering department have reviewed this arrangement and have no objections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc.	There are no services that would be affected by the proposed driveway. The proposed existing street tree to be removed has been reviewed by Council's Tree Management section and supported subject to condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corner sites VC to be min. 6m from the tangent point.	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Corner sites require 3m x 3m (residential) and 4m x 4m (commercial) splay corner to be dedicated.	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2.7</b>	<b>Road Widening</b>	Not Applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3</b>	<b>Car Parking</b>				
<b>3.1</b>	<b>Minimum Parking Spaces</b>				
	1 per 4 children & 1 per two employees.  No of children – 43 / 4 = 10.75 (11) No. of employees = 7/2 = 3.5 (4)  Total Required: 15	16 car parking spaces provided within basement level. Staff = 8 Visitor = 8  Condition is to be imposed to ensure the car parking spaces allocation is in accordance to the ratio applies, which is at least 11 spaces are for visitor. <b>To be conditioned</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3.3</b>	<b>Car Parking, Dimensions &amp; Gradient</b>				
	- Min. clear length 5.5m (5.4m AS2890.1-2004). - Min. clear width 2.4m for open space; 3m for between walls. - Min. clearance height 2.3m.	The application was referred to Council's Traffic Engineer, who raised no objections subject to conditions. Aisle width between the accessible car space and angle parking is to be widened to 6.3m. <b>To be conditioned</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.5</b>	<b>Access, Maneuvering and Layout</b>				



No.	Clause	Comment	Yes	No	N/A
	Driveways shall be setback a minimum of 1.5m from the side boundary.	The proposed driveway is 1m from the eastern side boundary which is less than what is required. Setback shortfall of 0.5m is considered acceptable given that the proposed width of the two way driveway will ensure safe vehicular movement while entering and exiting the subject site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.6</b>	<b>Parking for the Disabled</b>				
	2 spaces per 100 spaces up to 400, and 1 per 100 thereafter, or part thereof.	1 disabled car parking space provided. Given the relatively low number of parking spaces in total this has been considered acceptable by Council's Traffic Engineer department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Tree and Landscape Works</b>	Council's Tree Management Officer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Biodiversity</b>	The land is not environmentally sensitive land and is not zoned E2 Environmental Conservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6.1</b>	<b>Retaining Walls</b>	Retaining walls in excess of 1 metre are associated with the basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6.3</b>	<b>Erosion and Sediment Control Plan</b>	The applicant has submitted an erosion and sediment control plan which is satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stormwater Management</b>	The application was referred to Council's Development Engineer, who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Flood Prone Land</b>	Site is not affected by flooding. The application was referred to Council's Development Engineer, who raised no objection, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>Managing External Road Noise and Vibration</b>	The site is not affected by road or rail noise.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10</b>	<b>Safety and Security</b>	The design is considered to be satisfactory from a safety and security perspective. A satisfactory level of passive surveillance to Austral Avenue is provided. The proposed treatment of the front setback areas allows visibility and discourages concealment, whilst front landscaping provides an	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		appropriate demarcation of public and private space.			
11	<b>Waste Management</b>	Waste Management Plan submitted and considered satisfactory. The development proposes a private collection. The application was referred to Council's Waste Management Section and no objection was raised to the proposed waste management arrangements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PART B – RESIDENTIAL CONTROLS</b>					
<b>1</b>	<b>GENERAL RESIDENTIAL CONTROLS</b>				
1.1	<b>Building Materials</b>	A variety of construction materials proposed as well as finishing materials and colours provides a good variety of finishes for the building. The proposed childcare facility should add visual interest to the street and locality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	<b>Fences</b>	Side and rear fencing of 1.8m high is proposed to be erected in accordance with acoustic recommendations around the outdoor play area, as follows: <ul style="list-style-type: none"> <li>• Eastern side boundary fence: retaining wall of 300mm is required, which results in 2.1 metres high fence;</li> <li>• Western side boundary fence: A 500mm retaining wall is required, which will result in 2.3m high fence. Considered satisfactory as the fence height will not result in any adverse overshadowing impact to the adjoining property.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	<b>Views</b>	The proposed development does not impede existing views currently enjoyed by neighbouring properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	<b>Visual Privacy</b>	<ul style="list-style-type: none"> <li>• The proposed 1.8m high fence will maintain visual privacy at ground level.</li> <li>• The first floor windows are 1.5m high sill. Satisfactory.</li> <li>• The first floor street facing balcony will be provided with full height wrap screening. Satisfactory.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
1.5	<b>Landscape Area</b> Min. 25% = 198.3m <sup>2</sup>	Area of 15.9% (126.3m <sup>2</sup> ) is provided with min 2m dimension.  Variation to the landscaped area is acceptable given that the rear yard is also required for unencumbered outdoor space for the child care centre.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Max. 50% of provided landscaped area shall be forward of the front building line	34.1m <sup>2</sup> or 26.9%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Only hard paved areas for driveways/pathways to be in front setback area. Not to cover entire area.	Only driveway is hardstand.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.6	<b>Safety &amp; Security</b>	Safety and security has been maintained to an acceptable level, as identified above in Part A, Section 10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.8	<b>Sunlight Access</b>	Adequate solar access to proposed child care centre & surrounding dwellings. The shadow diagrams indicate that the eastern or western adjoining dwellings would not be unreasonably affected.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.9	<b>Cut and Fill</b>	Cut only associated with basement.  Elevated level along western side boundary proposes up to 839mm of fill. However, no details have been provided regarding privacy treatment on the west facing windows on the ground floor. Condition is to be imposed to ensure that height of fencing above 2.4m must be provided with lattice material to reduce the bulk of the fence. <b>To be conditioned</b>  Maximum fill of 944mm within the front setback on the western side is considered acceptable due to the provision of OSD system, which will not result in any amenity impact to the adjoining property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.11	<b>Vehicular Access and Driveways</b>	1 x 7.2m wide in/out driveway proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		Refer to comments by Council's Development Engineering and Traffic Section – satisfactory subject to conditions.  1 VC in total proposed.			
2.2	<b>Site Coverage</b> Max. 60% of the site area	279.6m <sup>2</sup> or 35.2%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	<b>Setbacks</b>  - Principal St: 6m (articulation zone max. 25% of the building width and 1.5m in length) - Side: 0.9m - Rear: 3m to single storey component; 7m to 2 storey component	6m from the building line from Austral Avenue.  Minimum 1m side setbacks. Basement setbacks 448mm to the eastern side boundary and 800mm to the western side boundary, which are considered acceptable given that the above ground setbacks still comply.  14m and 17m rear setback from ground and first floor.	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>
2.4	<b>Building Height</b> Max. 2 storey and 9m; if single storey max. 7m (this also applies to attics) Min. 2.4m floor to ceiling height	7.7m total building height.  Ground floor: 3m floor to ceiling height. First floor: 2.7-3m floor to ceiling height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Building Appearance</b> Design: Have regard to the size/shape/orientation of lot; style not to be in strong visual contrast to locality Comment on streetscape  Bulk and scale: Max. 10m blank wall on first floor side; min. 1m wide indent.  Front Facade: • Front door and a window of a habitable room on the ground floor to face Principal Street.  Corner lot: Address Secondary Street with	The appearance of the building as seen from the street is acceptable. The proposal is considered to be compatible with a number of newer-style residential developments in the locality. In addition, it is important to note that the proposed development is commercial in nature, and in this regard, the architecture is considered to depict this function.  Satisfactory presentation, the front door faces the principal street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	windows, architectural features, surveillance  Building facades to be modulated in plan and elevation, articulated to reduce the appearance of bulk and express the elements of the buildings architecture.	Proposed building articulation is considered to be satisfactory.			
<b>Part E – Public Participation</b>					
	<b>Notification Requirements</b>	The proposal was publicly exhibited for a period of 14 days between 2 September 2018 and 26 September 2018. In response, 33 submissions and 1 petition containing 55 signatures were received. One of the submissions received was submitted without the individual's consent and has been since withdrawn. Following the submission of additional information the proposal was re-notified to the objectors and the adjoining and opposite owners for 7 days between 19 February 2019 and 26 February 2019. Nine (9) additional submissions were received as a result of the re-notification.  The grounds of objections raised in the submissions have been addressed elsewhere in this report and are not considered sufficient to warrant refusal of the DA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PART I – CHILDCARE CENTRES</b>					
<b>SIZE, DENSITY AND LOCATION</b>					
No.	Clause	Comment	Yes	No	N/A
<b>1</b>	<b>SIZE AND DENSITY</b>				
	Any proposed Child Care Centres in R2 zones should be limited in size to accommodate not more than forty-five (45) children. Capacities of child care centres located in other zones will be assessed on the merits of each application.	43 children proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development in residential	The proposed two storey building			

No.	Clause	Comment	Yes	No	N/A
	<p>zones shall have an appropriate size, scale, bulk, etc sympathetic to the surrounding residential development.</p> <p>The general design requirements for Child Care Centres located within R2 and R3 zones, should comply with the standards outlined in Part B of this DCP relating to one and two storey residential development.</p> <p>Note: If the proposed child care centre has a common boundary with an existing child care centre, the applicant must demonstrate that the new centre is not an addition to the existing centre by way of illustrating that the centre cannot be combined at a later stage.</p> <p>If the proposed child care centre is to be located in a building consisting of more than one level, the child care centre component must be located on the ground floor of the buildings with office and storage space permitted on the upper level.</p> <p>The minimum site frontage for a child care centre is 20 metres.</p>	<p>is consistent with other newer-style two-storey dwellings in the locality.</p> <p>The design illustrates consistency with Part B.</p> <p>There are no child care centres located on the adjoining lots.</p> <p>The first floor will be used for kitchen and for staff facilities. The laundry for the childcare centre is also proposed to be located at first floor level.</p> <p>The site has a frontage of less than 20, which is 18.59m to Austral Avenue. The application of this control is superseded by the Child Care Planning Guideline.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LOCATION</b>					
	<p>The site must not be 300m from hazardous industries, LP gas sites, mobile telephone base stations and towers, and safe from any other environmental health hazards, such as high lead levels, chemical spraying in rural areas, or proximity to</p>	<p>The subject site is located in a medium density residential area and is surrounded by single and two storey detached and multi-dwelling residential developments within a 300m radius. An environmental site and locality analysis has not been undertaken, however, all</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<p>cooling tower drift in high rise building areas.</p> <p>Child care centres should not be located having frontage to any road, which in the opinion of Council, is unsuitable for the establishment of a child care centre having regard to:-</p> <p>(a) prevailing traffic conditions;</p> <p>(b) pedestrian and traffic safety; and</p> <p>(c) the likely impact of development on the flow of traffic on the surrounding street system.</p> <p>In this regard child care centres should not be located having frontage to an arterial or sub-arterial road (see Appendix 1 to Part I of HDCP 2013).</p> <p>As a general guide the roads identified in Appendix 2 are also considered by Council to be generally unsuitable for the establishment of child care centres, without special consideration firstly being given to the prevailing traffic conditions. All applications are to be supported by a Traffic and Parking Report prepared by a suitably qualified person addressing the above issues to Council's satisfaction.</p>	<p>development within the 300mm radius is residential, and in this regard, it is considered that there are no hazardous land uses within this locality.</p> <p>The proposed development has been assessed by Council's Traffic Section, and is considered to be satisfactory from a locational perspective. The site does not have frontage to an arterial or sub-arterial road.</p> <p>The site / road is not listed within Appendix 1 or 2 of Part I of the HDCP 2013.</p> <p>The proposed development was accompanied by a traffic and parking study which has been reviewed and deemed acceptable my Council's Traffic Engineering department.</p>			
<b>2</b>	<b>VEHICULAR ACCESS AND PARKING</b>				
	<b>ACCESS</b>				
	<p>Separate entry and exit driveways shall be provided where safe and convenient on street parking is not otherwise available, to Council's satisfaction, for the</p>	<p>Whilst separate entry/exit driveways are not proposed, the proposed driveway is a 7.2m wide two-way driveway. The proposed development has been assessed by Council's</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<p>setting down and picking up of children. The design of such driveways shall ensure that inbound and outbound vehicles are separated and that vehicles enter and leave the site in a forward direction.</p> <p>Applications for Child Care Centres will not be favourably considered where the site has frontage to an arterial road, sub-arterial road or where the development would be contrary to the environmental capacity of the street or contrary to the traffic movement on the surrounding street system.</p> <p>All applications are to be supported by a Traffic and Parking Report prepared by a suitably qualified person addressing the above issues to Council's satisfaction.</p>	<p>Traffic Section, and is considered to be satisfactory.</p> <p>As discussed above, the site does not have frontage to an arterial or sub-arterial road. The application is supported by a Traffic and Parking Impact Assessment, which has been assessed by Council's Traffic Section as satisfactory.</p>			
<b>PARKING</b>					
	<p>All staff parking shall be provided on-site in any event.</p> <p>To eliminate the possibility of frontages and access ways containing expanses of plain cement, decorative pavement treatment shall be provided to all driveways and parking areas. That is, the use of decorative paving materials such as exposed aggregate or pattern stamped and coloured concrete and paving bricks. Plain cement or coloured cement will not be accepted for driveways and parking areas for aesthetic and amenity purposes.</p>	<p>The development is compliant with regard to the minimum number of parking spaces to be provided, subject to condition.</p> <p><b>Driveway finishes to be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



No.	Clause	Comment	Yes	No	N/A
<b>ACOUSTIC AND VISUAL PRIVACY</b>					
	<p>An acoustic assessment must be completed by a suitably qualified person.</p> <p>A Noise Management Plan shall accompany the development application. This should, as a minimum, provide details of child to staff ratios, noise control measures of children while in outdoor play areas and seasonal play times</p> <p>Noise abatement measures are to be undertaken to ensure that inside noise levels do not exceed 40dB(A) (Leq 24). Assessments should take background noise levels into account</p> <p>A landscape buffer with suitable screening plants and a minimum width of 1 metre shall be provided along the side and rear boundaries of the development to help minimise overlooking.</p>	<p>Acoustic assessment and noise management plan in support of the proposal accompanies the DA and has been assessed by Council's EHU and is considered satisfactory subject to conditions.</p> <p>Visual privacy of the adjoining properties has been maintained to an acceptable level through the use of hi-light windows, boundary fencing and appropriate side and rear setbacks.</p> <p>A landscape buffer has been continuously provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>INDOOR SPACES</b>				
	<p>Where achievable, windows of indoor play areas are to be located with a northern orientation and should receive at least three hours of sunlight between the hours of 9am and 3pm on June 21.</p> <p>For locations where a northern orientation for indoor play areas is not achievable, they should be located where they will receive a minimum of 3 hours of sunlight, where possible</p>	<p>All indoor play spaces are provided with good access to direct sunlight.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>OUTDOOR SPACES</b>				
	<p>a) Located away from the main entrance of the child care centre, car parking areas or vehicle circulation areas;</p> <p>b) Integrated with indoor</p>	<p>a) The outdoor play areas are located away from the main entrance to the childcare centre, car parking areas and vehicle circulation areas,</p> <p>b) The indoor spaces lead onto</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<p>space and provide direct and easy access between those two areas;</p> <p>c) Of a design and layout to enable clear lines of sight to all areas of the outdoor space to allow direct staff supervision from other areas of the child care centre;</p> <p>d) Located away from existing and potential noise and environmental health sources;</p> <p>e) If the child care centre is located in a predominantly residential area, outdoor spaces are to be located away from the living/bedroom windows of surrounding dwellings;</p> <p>f) Inaccessible from public areas outside of the child care centre, except in the case of an emergency evacuation or centre deliveries such as sand replacement;</p> <p>g) Located away from areas where objects can be projected down onto play areas; and</p> <p>h) Adequately fenced on all sides</p> <p><u>Transitional Areas</u></p> <p>a) A transitional area between the building and the play area supporting space for both indoor and outdoor activities is to be provided. It is space additionally required for the building and the playground and may only be included as either the outdoor or indoor space requirement, not both. It may comprise of a verandah;</p> <p>b) The roof area of the transitional area must be a minimum of 4 meters in width to ensure sufficient activity</p>	<p>the outdoor play area which provides a transitional space between the two areas.</p> <p>c) The levels proposed between the indoor areas and outdoor areas will enable sightlines to be maintained to allow direct staff supervision,</p> <p>d) The outdoor area is located away from existing and potential noise sources as it is located at the rear of the site,</p> <p>e) The outdoor areas are located away from the bedrooms/living area of surrounding dwellings, and any potential noise impacts will be mitigated by way of recommendations made within the acoustic report and conditions of consent.</p> <p>f) The proposed outdoor areas are inaccessible from public areas outside of the child care centre.</p> <p>g) Considered satisfactory.</p> <p>h) The facility is considered to be adequately fenced.</p> <p><u>Transitional Areas</u></p> <p>a) A transitional area in the form of an outdoor deck has been provided,</p> <p>b) The deck is covered by roof,</p> <p>c) Achievable</p> <p>d) Achievable</p>			

No.	Clause	Comment	Yes	No	N/A
	<p>zones with access space around them;</p> <p>c) The transitional area must be designed in a manner that offers protection from unfavourable weather conditions, including strong winds and rainfall;</p> <p>d) The transitional area must be designed in a manner that utilises natural temperature controlling measures, including cross ventilation.</p>				
<b>6</b>	<b>LANDSCAPING</b>				
	<p>A detailed landscape plan prepared by a suitably qualified landscape professional should be submitted with all development applications for child care centres and should demonstrate the following:</p> <p>a) Separation of outdoor space into active quiet areas;</p> <p>b) Proposed planting, with a variety of trees and plants to be used which create visual interest for children, and can provide shading where appropriate;</p> <p>c) Locations of play equipment;</p> <p>d) Separation of outdoor space according to age ranges, including the locations of lower fencing or other structures which divide the outdoor spaces; and</p> <p>e) Outdoor spaces which include a variety of surfaces such as grass, soft porous paving and the like</p>	<p>A landscape plan was submitted in support of the DA and is considered satisfactory.</p> <p>Separation of outdoor space according to age range is not included in the landscape plan, however, such a control is not a requirement of the Education &amp; Care Services National Regulations, the Education and Child Care SEPP, or the Child Care Planning Guideline.</p> <p>The landscape plan includes details of all equipment proposed. The landscape plan shows a variety of ground surfaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>FENCING</b>				
	<p>Outdoor space is required to be fenced on all sides with a height of at least 1.8m.</p> <p>Acoustic fences should not be higher than 2m. If a fence higher than 2m is unavoidable it must be contained within the development site with a 1.8m</p>	<p>Side and rear fencing is proposed to be erected in accordance with acoustic recommendations, as follows:</p> <p>1.8m high fencing for the side and rear boundaries is recommended in the acoustic report. A retaining wall along the eastern boundary up to 500mm equates to an</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	traditional lapped and capped boundary fence and the remaining height to be of thick, transparent perspex to ensure any views are maintained.	overall height of 2.3m for the fence along the eastern boundary, which is considered satisfactory.			
<b>8</b>	<b>FIRE SAFETY AND EMERGENCIES</b>				
	An evacuation plan complying with AS3745-2002 Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces shall be submitted as part of the Development Application	An evacuation plan submitted. Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b>	<b>ACCESSIBILITY</b>				
	All new child care centres, building conversions and additions to existing premises shall comply with the minimum access requirements outlined in Part D3 of the Building Code of Australia and AS 1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work. Details are to be included on plans to be submitted with the application for development consent.	An accessibility report was submitted in support of the application. It is recommended that a standard condition of consent be imposed upon any development consent that requires compliance with the BCA and Australian Standards –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## APPENDIX D– CHILD CARE PLANNING GUIDELINE 2017

The Guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW. Consent Authorities must consider Parts 2, 3 & 4 of the Guideline.

An assessment against Parts 2, 3 & 4 of the Guideline is provided in the tables below:

### Part 2 – Design quality principles

The design quality principles establish the broad design context guide of all new proposals for child care facilities, regardless of whether they are stand alone, part of a mixed-use development, modifications or retrofits of existing buildings or seeking to occupy premises without incurring new building works.

Good design is integral to creating sustainable and liveable communities. There is growing appreciation of the significant role that good design can play in education with increasing evidence that learning outcomes are closely related to the quality of learning environments.

Factors such as air quality, ventilation, natural lighting, thermal comfort and acoustic performance have been shown to have a profound impact on learning, engagement, social interactions and competencies. They also contribute to wellbeing through creating a sense of belonging, self-esteem and confidence.

#### Comment:

The 7 design quality principles have been considered within the DCP assessment sections of this report, as well as in detail in Part 3 below, entitled *Matters for consideration*, which provide specific design controls and criteria to support the overarching design quality principles.

The proposed development is considered to have been designed having regard to the 7 design quality principles, however, additional detail is required to demonstrate full compliance, as outlined below.

### Part 3 Matters for consideration

The considerations give guidance to applicants on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause and to be mindful of potential impacts that may arise from existing uses and conditions within a locality.

The matters support the design principles and must be considered by the consent authority when assessing a DA for a child care facility. Child care facilities can be developed in a broad range of locations and need to be flexible in how they respond to the requirements and challenges this brings.

Criteria	Comments	Compliance		
		Yes	No	N/A
<b>3.1 Site selection and location</b>				
For proposed developments in or adjacent to a residential zone, consider: <ul style="list-style-type: none"> <li>the acoustic and privacy impacts of the proposed development on the residential properties</li> </ul>	Acoustic report submitted. Refer to discussion provided under Appendix C. Visual privacy considered satisfactory, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> <li>the setbacks and siting of buildings within the residential context</li> <li>traffic and parking impacts of the proposal on residential amenity.</li> </ul>	<p>Setbacks and siting of the building comply with HDCP requirements.</p> <p>Traffic and parking report submitted. Refer to discussion provided under Appendix C.</p>			
<b>3.2 Local character, streetscape and the public domain interface</b>				
<p>The proposed development should:</p> <ul style="list-style-type: none"> <li>contribute to the local area by being designed in character with the locality and existing streetscape</li> <li>reflect the predominant form of surrounding land uses, particularly in low density residential areas</li> <li>use landscaping to positively contribute to the streetscape and neighbouring amenity</li> <li>integrate car parking into the building and site landscaping design in residential areas.</li> </ul>	<p>It is considered that the proposed contemporary design will enhance the locality.</p> <p>The proposed design is similar in form to a number of newer-style detached dwellings in the locality.</p> <p>It is considered that the landscaping proposed will contribute positively to the visual amenity of the site and locality.</p> <p>Basement car parking provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> <li>fencing to ensure safety for children entering and leaving the facility</li> <li>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</li> </ul>	<p>There is no front fencing proposed, however, children will be contained within the complex unless picked up or dropped off by their parents / carers.</p> <p>The centre provides a satisfactory level of passive surveillance to the street.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.3 Building orientation, envelope and design</b>				
<ul style="list-style-type: none"> <li>Orient a development on a site and design the building layout to ensure visual privacy and minimise potential noise and overlooking impacts on neighbours.</li> <li>optimise solar access to internal</li> </ul>	<p>Visual privacy considered to be satisfactorily maintained, subject to conditions.</p> <p>Solar access to indoor and</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>and external play areas</p> <ul style="list-style-type: none"> <li>• avoid overshadowing of adjoining residential properties</li> <li>• minimise cut and fill</li> </ul>	<p>outdoor space is optimised.</p> <p>The proposed development does not overshadow adjoining properties.</p> <p>The extent of cut and fill is considered satisfactory.</p>			
<ul style="list-style-type: none"> <li>• building height should be consistent with other buildings in the locality</li> <li>• building height should respond to the scale and character of the street</li> <li>• setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</li> <li>• setbacks should provide adequate access for building maintenance</li> </ul> <p>setbacks to the street should be consistent with the existing character</p>	<p>The height of the building is 2 storey / 7.7m and is consistent with surrounding dwellings and complies with HLEP height standard.</p> <p>Setbacks comply with HDCP controls for child care centres and are considered satisfactory.</p> <p>Adequate access is provided.</p> <p>Setbacks comply with HDCP controls for buildings in a residential zone and are consistent with new residential development.</p>	☒	☐	☐
<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>All areas of the site are accessible through the use of lifts and ramps.</p>	☒	☐	☐
<b>3.4 Landscaping</b>				
<ul style="list-style-type: none"> <li>• Appropriate planting should be provided along the boundary integrated with fencing.</li> <li>• Screen planting should not be included in calculations of unencumbered outdoor space.</li> </ul> <p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> <li>• planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</li> <li>• taking into account streetscape, local character and context when siting car parking areas within the front setback</li> </ul>	<p>Appropriate landscaping is provided.</p>	☒	☐	☐

<ul style="list-style-type: none"> <li>using low level landscaping to soften and screen parking areas.</li> </ul>				
<b>3.5 Visual and acoustic privacy</b>				
<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> <li>appropriate site and building layout</li> <li>suitably locating pathways, windows and doors</li> <li>permanent screening and landscape design.</li> </ul>	<p>The amended design of the facility facilitates the maintenance of privacy.</p> <p>The provision of 1.8m high acoustic boundary fencing will eliminate any potential overlooking from the outdoor play area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <ul style="list-style-type: none"> <li>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).</li> <li>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.</li> </ul> <p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> <li>identify an appropriate noise level for a child care facility located in residential and other zones</li> <li>determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</li> <li>determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</li> </ul>	<p>Acoustic report submitted which recommends the installation of acoustic fencing.</p> <p>Type and location of mechanical plant provided. Satisfactory.</p> <p>Acoustic report submitted.</p> <p>Projected noise levels identified.</p> <p>Background noise levels identified.</p> <p>Heights of acoustic fences recommended.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.6 Noise and air pollution</b>				



<p>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:</p> <ul style="list-style-type: none"> <li>• on industrial zoned land</li> <li>• where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000</li> <li>• along a railway or mass transit corridor, as defined by <i>State Environmental Planning Policy (Infrastructure) 2007</i> • on a major or busy road</li> <li>• other land that is impacted by substantial external noise.</li> </ul>	<p>Acoustic report submitted. The site is not affected by external noise or vibration.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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</p>	<p>The site is not located adjacent to a major road and is not affected by air pollution.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.7 Hours of operation</b></p>				
<p>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.</p>	<p>The core operating hours for the centre proposed are contained to between 7.00am and 6.00pm.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.8 Traffic, parking and pedestrian circulation</b></p>				
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>Parking complies with HDCP 2013.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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 address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> <li>• the amenity of the surrounding area will not be affected</li> <li>• there will be no impacts on the safe operation of the surrounding road network.</li> </ul>	<p>A traffic and parking report has been submitted which has indicated that the proposed development is a low trip generator and can be accommodated in the locality without affecting performance, delays or queues of nearby intersections, and complies with Council's parking requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>Alternative vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> <li>a classified road</li> </ul>	Not applicable.				
<p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> <li>separate pedestrian access from the car park to the facility</li> <li>delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities</li> <li>vehicles can enter and leave the site in a forward direction.</li> </ul>	<p>Pedestrian access is separate from vehicular access.</p> <p>The proposed facility does not include a loading area. It is considered that, given the nature of the use, delivery trucks would not be servicing the site. At most, light commercial vans would deliver any required products to be used, if not brought to the centre by the operator.</p> <p>Vehicles can enter and exit the site in a forward manner. Refer to traffic comments.</p>	☒	☐	☐	
<p>Car parking design should:</p> <ul style="list-style-type: none"> <li>include a child safe fence to separate car parking areas from the building entrance and play areas</li> <li>provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards</li> <li>include wheelchair and pram accessible parking.</li> </ul>	<p>The basement car parking area is separated from the main building entrance and foyer area. The car parking area is also separated from any indoor and outdoor play areas.</p> <p>1 accessible space is provided, which is clearly marked.</p> <p>Lift access is provided.</p>	☒	☐	☐	
<b>Part 4 – Applying the National Regulations to development proposals</b>					
<b>4.1 Indoor space requirements</b>					
<p>(Regulation 107)</p> <p>Min. 3.25sqm of unencumbered indoor space (Regulation 107)</p> <p>Storage: - Min. 0.3m<sup>3</sup> per child of external storage</p>	<p><b>Required:</b> 43 x 3.25sqm = 139.75sqm</p> <p>43 x 0.3m<sup>3</sup> = 12.9m<sup>3</sup></p>	<p><b>Provided</b> 161sqm</p> <p>Provided</p>	☒	☐	☐

- Min. 0.2m <sup>3</sup> per child of internal storage	43 x 0.2m <sup>3</sup> = 8.6m <sup>3</sup>	Provided			
<b>4.2 Laundry and hygiene facilities</b>					
(Regulation 106)  On-site laundry facilities should contain: <ul style="list-style-type: none"> <li>• a washer or washers capable of dealing with the heavy requirements of the centre</li> <li>• a dryer</li> <li>• laundry sinks</li> <li>• adequate storage for soiled items prior to cleaning.</li> </ul>	Laundry has been relocated upstairs and achieves a satisfactory size.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2 Laundry and hygiene facilities</b>					
(Regulation 109) Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include: <ul style="list-style-type: none"> <li>• junior toilet pans, low level sinks and hand drying facilities for children</li> <li>• a sink and handwashing facilities in all bathrooms for adults</li> <li>• direct access from both activity rooms and outdoor play areas</li> <li>• windows into bathrooms and cubicles without doors to allow supervision by staff</li> </ul> external windows in locations that prevent observation from neighbouring properties or from side boundaries	Achievable  Provided  Provided  Supervision is achievable  Window locations and sizes considered appropriate.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4 Ventilation and natural light</b>					
(Regulation 110) Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.  Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the <b>National Construction Code</b> . Ceiling height requirements may be affected by the capacity of the facility.  Designers should aim to minimise	The activity room contains a large skylight window, which would allow adequate direct and indirect lighting to penetrate the room.  BCA compliance is required. <b>To be conditioned</b>  Room depths exceed 2.5 times		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

the need for artificial lighting during the day, especially in circumstances where room depth exceeds ceiling height by 2.5 times. It is recommended that ceiling heights be proportional to the room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.	the height, BCA compliant, and have good cross-flow ventilation. Considered satisfactory.			
<b>4.5 Administrative space</b>				
(Regulation 111) 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.	Provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6 Nappy change facilities</b>				
(Regulation 112) 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. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the <b>National Construction Code.</b>	Provided.  Condition accordingly for compliance with the BCA. <b>To be conditioned.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.7 Premises designed to facilitate supervision</b>				
(Regulation 115) 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.  Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the <b>National Construction Code.</b>	Provided.  Condition accordingly for compliance with the BCA. <b>To be conditioned.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.8 Emergency and evacuation procedures</b>				
(Regulation 97 & 168) Regulation 168 sets out the list of procedures that a care service must	Information provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> <li>instructions for what must be done in the event of an emergency</li> <li>an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit</li> <li>a risk assessment to identify potential emergencies that are relevant to the service.</li> </ul>				
<p><b>4.9 Outdoor space requirements</b></p>				
<p>(Regulation 108) Min. 7sqm of unencumbered outdoor space per child.</p> <p>43 x 7sqm = 301sqm</p> <p>Where a covered space such as a verandah is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> <li>be open on at least one third of its perimeter</li> <li>have a clear height of 2.1 metres</li> <li>have a wall height of less than 1.4 metres where a wall with an opening forms the perimeter</li> <li>have adequate flooring and roofing</li> <li>be designed to provide adequate protection from the elements</li> </ul>	<p>The application indicates that an unencumbered area of 329m<sup>2</sup> is provided. However, this has not taken consideration of OSD pits, retaining walls and dense planting. The assessment officer's calculation of the unencumbered outdoor space equates to 271.2m<sup>2</sup>. This will accommodate only 38.7 children. This report recommends a condition to be imposed on any consent granted seeking a reduction in number of children to 38. <b>To be conditioned.</b></p> <p>The perimeter is fully open.</p> <p>&gt;3m</p> <p>N/A</p> <p>Adequate flooring achievable.</p> <p>The rear deck is covered.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p><b>4.10 Natural environment</b></p>				

<p>(Regulation 113) 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>Satisfactory.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.11 Shade</b></p>				
<p>(Regulation 114) Controlled exposure to daylight for limited periods is essential as sunlight provides vitamin D which promotes healthy muscles, bones and overall wellbeing. Outdoor play areas should be provided with controlled solar access throughout the year.</p> <p>Outdoor play areas should:</p> <ul style="list-style-type: none"> <li>• have year-round solar access to at least 30 per cent of the ground area, with no more than 60 per cent of the outdoor space covered.</li> <li>• provide shade in the form of trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area</li> <li>• have evenly distributed shade structures over different activity spaces.</li> </ul>	<p>The rear outdoor areas face due north.</p> <p>The shade structures totalling 112sqm in area, which equates to approximately 41% coverage (i.e. 112sqm / 271.2sqm).</p> <p>Shade structures and shade trees are provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.12 Fencing</b></p>				
<p>(Regulation 104) 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>At least 1.8m high fencing is proposed for the boundaries, whilst secure fencing is now provided at the front of the site to stop children from escaping or people entering from the sides.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.13 Soil Assessment</b></p>				
<p>(Regulation 25) To ensure consistency between the development consent and the service approval application, a soil assessment should be undertaken as part of the development application process.</p> <p>Where children will have access to soil the regulatory authority requires a preliminary investigation of the soil.</p>	<p>A soil assessment report is required in accordance with the Child Care Planning Guideline issued by NSW Department of Planning and Environment. Council's Environmental Health Unit has reviewed the proposal and considered satisfactory subject to imposition of condition with regard to submission of an environmental site assessment prior to issue of construction certificate. <b>To be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>