

STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

Table 1 – Compliance Table

Clause	Proposal	Compliance
Part 3 Early education and care facilities—specific development controls		
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:</p> <p>(a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the Education and Care Services National Regulations, or</p> <p>(b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.</p>	<p>Indoor unencumbered space:</p> <ul style="list-style-type: none"> Number of children: 125 Required area: 406.25sqm Provided area: 663sqm <p>Outdoor unencumbered space:</p> <ul style="list-style-type: none"> Number of children: 125 Required area: 875sqm Provided area: 1,900sqm (approx.) 	Yes
23 Centre-based child care facility – matters for consideration by consent authorities		
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 Child Care Planning Guideline, in relation to the proposed development.	Refer to Table 2 and Table 3 in this Appendix for a comprehensive assessment of the proposal against the Child Care Planning Guideline.	Yes
24 Centre-based child care facility in Zone IN1 or IN2—additional matters for consideration by consent authorities		
(1) The object of this clause is to minimise land use conflicts with existing developments on surrounding land and to ensure the safety and health of people using or visiting a centre-based child care facility on land in Zone IN1 General Industrial or Zone IN2 Light Industrial.	Not applicable	N/A

Clause	Proposal	Compliance
57 Traffic-generating development		
<p>(1) This clause applies to development for the purpose of an educational establishment:</p> <p>(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and</p> <p>(b) that involves:</p> <p>(i) an enlargement or extension of existing premises, or</p> <p>(ii) new premises,</p> <p>on a site that has direct vehicular or pedestrian access to any road.</p> <p>(2) Before determining a development application for development to which this clause applies, the consent authority must:</p> <p>(a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and</p> <p>(b) take into consideration the matters referred to in subclause (3).</p>	<p>RMS have been consulted as part of the exhibition on the proposed development.</p> <p>Detailed responses to all traffic comments raised by the RMS is provided in the Amended Traffic Report at Appendix F.</p>	
Schedule 4 Schools—design quality principles		
Design quality principles	Refer to the Architectural Design Report at Appendix B.	Yes

CHILD CARE FACILITIES PLANNING GUIDELINES

Table 2 – Compliance Table Part 3 of the Child Care Facilities Planning Guidelines

Matters for consideration	Proposal	Compliance
3.1 Site selection and location		
<p>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</p> <p>For proposed developments in or adjacent to a residential zone, consider:</p> <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>An acoustic assessment was undertaken of the child care centre at full capacity during outdoor play times. The assessment has assumed children with raised and loud voices, and was assessed at the closest residential receiver. The built form on site provides an attenuation buffer as does the 80m distance between the outdoor play area and the residential receiver. The resultant noise level criterion at the closet receiver is 41dB(A) for children with loud voices (worst case scenario). This complies with the Guideline for Childcare Centre Acoustic Assessment' prepared by the Association of Australasian Acoustical Consultants (AAAC).</p> <p>The childcare centre will be in the existing school building on site which has appropriate setbacks from future residential properties to the east.</p> <p>The traffic and parking impacts of the childcare centre has been assessed cumulatively with the broader school development. Through the implementation of the recommended mitigation measures the surrounding road network (including key intersections) will operate at good or satisfactory levels of service.</p> <p>An assessment of the car parking provision found the quantum of parking provided in consistent with the DCP and is appropriate for the proposed land use on site.</p>	Yes
Objective: To ensure that the site selected for a proposed child	The childcare centre will be in the existing school building on site which has appropriate	Yes

Matters for consideration	Proposal	Compliance
<p>care facility is suitable for the use.</p>	<p>setbacks from future residential properties to the east.</p> <p>The existing school building is a relatively new classroom which has been design spatially for flexibility. The new childcare centre will be able to be retrofitted easily with minimal building modifications.</p> <p>The existing car park on Eleventh Avenue will serve the childcare centre.</p> <p>Flooding - The proposal will not generate unacceptable flood impacts for future users with the implementation of the mitigation measures.</p> <p>Bushfire - EcoLogical have assessed the site against the requirements for SFPP developments in order to establish appropriate APZs that achieve the 10kW/m2. A minimum of 41 metre APZ is required for the church, classrooms and kindergarten buildings. The proposal has been designed to ensure appropriate APZs to all School buildings in the north of the site.</p> <p>Contamination - The site can be made suitable for the proposed use subject to the implementation of the RAP and committed mitigation measures.</p>	
<p>Objective: To ensure that sites for child care facilities are appropriately located.</p>	<p>The childcare centre is collocated with the K to Year 12 school, and is in proximity to public parkland and open space proposed in the broader school development.</p> <p>The childcare centre is in proximity to a range of retail/commercial land uses on Edmondson Avenue.</p>	<p>Yes</p>

Matters for consideration	Proposal	Compliance
Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	<p>There are no sites with environmental, health or safety hazards located near the subject site.</p> <p>Any contamination on site will be remediated in accordance with the submitted RAP.</p>	Yes
3.2 Local character, streetscape and the public domain interface		
Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.	The childcare centre is proposed to be located in the existing school buildings on Eleventh Avenue. Minimal building works will be required to retrofit the new use.	Yes
Objective: To ensure clear delineation between the child care facility and public spaces.	<p>The childcare facility will be appropriately fenced to ensure child safety and security.</p> <p>Staff have clear sight lines to all play areas in and around the childcare building.</p> <p>Landscaping will be maintained in ensure sight lines are maintained.</p>	Yes
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.	The existing fencing will be retained. The existing palisade style fencing provides the appropriate security while being visibly permeable.	Yes
3.3 Building orientation, envelope and design		
Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.	The childcare centre is proposed within an existing building. As such, there is no change to the solar access gained and shade created.	Yes
Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	The childcare centre is proposed within an existing building. As such, there is no change to the relationship to existing and future residential buildings to the east of site.	Yes

Matters for consideration	Proposal	Compliance
Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	The childcare centre is proposed within an existing building. As such, there is no change to building setbacks.	Yes
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.	The childcare centre is proposed within an existing building. As such, there is no change to the building design.	Yes
Objective: To ensure that buildings are designed to create safe environments for all users.	The existing building was designed to ensure a safe environment was created for children, staff and visitors, including appropriate fencing and staff having clear sight lines to all play areas in and around the childcare building.	Yes
Objective: To ensure that child care facilities are designed to be accessible by all potential users.	The existing building provides accessibility to all users and is compliant with relevant DDA requirements.	Yes
3.4 Landscaping		
Objective: To provide landscape design that contributes to the streetscape and amenity.	Refer to the Landscape Plan prepared by Umbaco Landscape Architects.	Yes
3.5 Visual and acoustic privacy		
Objective: To protect the privacy and security of children attending the facility.	<p>The outdoor play areas are well setback from Eleventh Avenue to ensure the privacy of children. Indoor spaces are generally oriented away from public spaces are well setback from Eleventh Avenue to maintain privacy.</p> <p>The outdoor play areas will not be overlooked by future residential dwellings to the east of site due to the side setbacks to the east and the adjoining planning controls which restrict tall buildings.</p>	Yes

Matters for consideration	Proposal	Compliance
Objective: To minimise impacts on privacy of adjoining properties.	The existing building for the childcare centre is one storey high therefore overlooking into future residential dwellings to the east will not occur.	Yes
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	An acoustic assessment was undertaken of the child care centre at full capacity during outdoor play times. The assessment has assumed children with raised and loud voices, and was assessed at the closest residential receiver. The built form on site provides an attenuation buffer as does the 80m distance between the outdoor play area and the residential receiver. The resultant noise level criterion at the closest receiver is 41dB(A) for children with loud voices (worst case scenario). This complies with the Guideline for Childcare Centre Acoustic Assessment' prepared by the Association of Australasian Acoustical Consultants (AAAC).	Yes
3.6 Noise and air pollution		
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.	The site is not located near any source of noise that will impact on the amenity and well-being of the children and staff.	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.	The site is not located near any source of air pollution that will impact on the amenity and well-being of the children and staff.	Yes
3.7 Hours of operation		
Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	The proposed hours of operation (7am to 6pm Monday to Friday) is consistent with the core hours listed in the Guidelines.	Yes
3.8 Traffic, parking and pedestrian circulation		

Matters for consideration	Proposal	Compliance
Objective: To provide parking that satisfies the needs of users and demand generated by the centre.	<p>33 dedicated spaces in the existing car park on Eleventh Avenue. This car park will be used exclusively by the childcare centre during peak drop-off and pick-up times.</p> <p>The car parking arrangement and car parking provision is appropriate for the quantum of childcare spaces provided.</p>	Yes.
Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	<p>Site access is provided as forward in and forward out via existing access points on Eleventh Avenue.</p> <p>The car park currently serves as a drop-off and pick-up point for the existing school and has accordingly been designed to be used for the intended purpose.</p>	Yes
Objective: To provide a safe and connected environment for pedestrians both on and around the site.	Pedestrian travel paths from the car park to the building has been designed to ensure safety of users including line marked pedestrian crossings and dedicated footpaths.	Yes

NATIONAL QUALITY FRAMEWORK ASSESSMENT CHECKLIST

Table 3 – National Quality Framework Assessment Checklist

Regulation	Proposed	Compliance
<p>104. Fencing or barrier that encloses outdoor spaces.</p> <p>Outdoor space that will be used by children will 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>The childcare centre will be enclosed by the existing fence as shown on the architectural and landscape drawings.</p> <p>Height: 1.8m (approx.)</p> <p>Materials: metal palisade with small opening between each vertical pale.</p>	Yes
106. Laundry and hygiene facilities	Laundry facilities are proposed to be provided on site.	Yes

Regulation	Proposed	Compliance
The proposed development includes laundry facilities or access to laundry facilities.		
107. Unencumbered indoor space The proposed development includes at least 3.25 square metres of unencumbered indoor space for each child.	Number of children: 125 Required area: 406.25sqm Provided area: 663sqm	Yes
108. Unencumbered outdoor space <i>The proposed development includes at least 7.0 square metres of unencumbered outdoor space for each child</i>	Number of children: 125 Required area: 875sqm Provided area: 1,900sqm (approx.)	Yes
109. Toilet and hygiene facilities The proposed development includes adequate, developmentally and age appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service.	Refer to facilities shown on architectural drawings.	Yes
110. Ventilation and natural light The proposed development includes indoor spaces to be used by children that: <ul style="list-style-type: none"> • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures the safety and well-being of children. 	Refer to the floor plans and elevations which indicate the aperture of windows and doorways. Adequate natural light and ventilation will be provided	Yes
111. Administrative space The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions	The following staff rooms are provided: <ul style="list-style-type: none"> • Admin 18sqm 	Yes

Regulation	Proposed	Compliance
of the service; and consulting with parents of children; and conducting private conversations.	<ul style="list-style-type: none"> • Meeting 25sqm • Programming 12sqm • Staff lounge 19sqm 	
112. Nappy change facilities The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area.	Nappy change areas will be provided in the two baby rooms. Refer to floor plans.	Yes
113. Outdoor space—natural environment The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	The outdoor play area is embellished with natural play environments with grass patches and trees as shown on the landscape drawings.	Yes
114. Outdoor space—shade The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	A large shade structure is provided over a portion of the outdoor play area, as shown on the landscape plans.	Yes
115. Premises designed to facilitate supervision The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	Staff have clear sight lines to all play areas in and around the childcare building. Toilet areas have been designed behind a 'travel' room to provide children with privacy.	Yes