

10 May 2021

218786

Ms Tahlia Alexander  
Senior Planning Officer  
Social and Other Infrastructure Assessments  
Department of Planning, Industry and Environment  
4 Parramatta Square  
Parramatta NSW 2150

Dear Tahlia,

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION  
MARIST CATHOLIC COLLEGE NORTH SHORE REDEVELOPMENT SSD-10473**

We write in response to the Department's letter dated 30 April 2021 requesting additional information in relation to the provision of unencumbered outdoor space for the proposed child care centre.

In response, WMK has updated the child care section of their design statement (a full update will be provided with the Response to Submissions) which demonstrates how the proposed open space complies with the requirements of the Child Care Planning Guideline. As shown in the **attached**, 40% of the outdoor area is open directly to the sky. The remaining open space is covered by the floorplate above. This component of the outdoor space comprises a large verandah and has been designed in accordance with the Child Care Planning Guideline. This space can therefore contribute to the unencumbered outdoor space area for the proposed child care centre. Therefore, concurrence from the Department of Education is not required and a redesign is not necessary.

Consistency with the criteria for a verandah, taken from Section 4.9 of the Child Care Planning Guideline, is outlined in the table below.

Criteria for Verandah as Outdoor Space	Proposal	Compliance
Be open on at least one third of its perimeter	An opening of 33.4% is provided	Yes
Have a clear height of 2.1m	A clear height of 3m is provided	Yes
Have a wall height of less than 1.4m where a wall with an opening forms the perimeter	The space is enclosed by a balustrade with a height of 1.2m	Yes
Have adequate flooring and roofing	Concrete structural floors are provided below and above, with a variety of warm floor and ceiling finishes and lining to columns.	Yes
Be designed to provide adequate protection from the elements	The verandah is protected by the building floor above and walls to the side and rear.	Yes

Please do not hesitate to contact me on the details below if you have any questions.

Yours sincerely,



**Kate Tudehope**  
*Associate Director, Planning*  
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5.0 CHILD CARE FACILITY

LEVEL 1 FLOOR PLAN - MAIN CHILD CARE FLOOR

ENVIRONMENTAL DESIGN

The childcare design locates the outdoor play areas to the western half of the floor plan where it benefits from long hours of daylight and naturally ventilated. The location within the floor plate provides the required shading to outdoor spaces through a verandah arrangement. 40% of the outdoor space is open directly to the sky, the remaining outdoor space covered by the floor above. The outdoor play area is a large verandah space designed in accordance with the NSW childcare planning guidelines, as demonstrated by the checklist below:

Criteria for Verandah as outdoor space	Proposed	Compliance
Be open on at least one third of its perimeter	Perimeter of Verandah = 140.6m Length of opening = 47m Opening = 33.4%	Yes
Have a clear height of 2.1m	Clear height provided = 3m	Yes
Have a wall height of less than 1.4 metres where a wall with an opening forms the perimeter	Balustrade height provided = 1.2m	Yes
Have adequate flooring and roofing	Concrete structural floors below and above, with variation of warm floor and ceiling finishes, and lining to columns.	Yes
Be designed to provide adequate protection from the elements	Verandah protected by the building floor above and walls to side and rear. Flooring below will be raised over structural concrete floor with integrated concealed drainage.	Yes

This provides the children with additional experiential environmental learning and opportunity to have both covered and uncovered outdoor play.

The consolidation of outdoor areas also maximises opportunities for more distant sightlines, facilitates surveillance, and optimises air flow throughout.

The eastern part of the floor plate accommodates the enclosed dedicated play spaces which open directly to the outdoor play area and look out to Miller Street landscaping.

Play areas located on the eastern (Miller Street) edge, where they benefit from views of the planted edge within the building, and the Miller Street tree canopy. The eastern facade has fixed glazing with overhead plenums which will acoustically attenuate natural air flow to the play areas.

PEDAGOGICAL RESPONSE

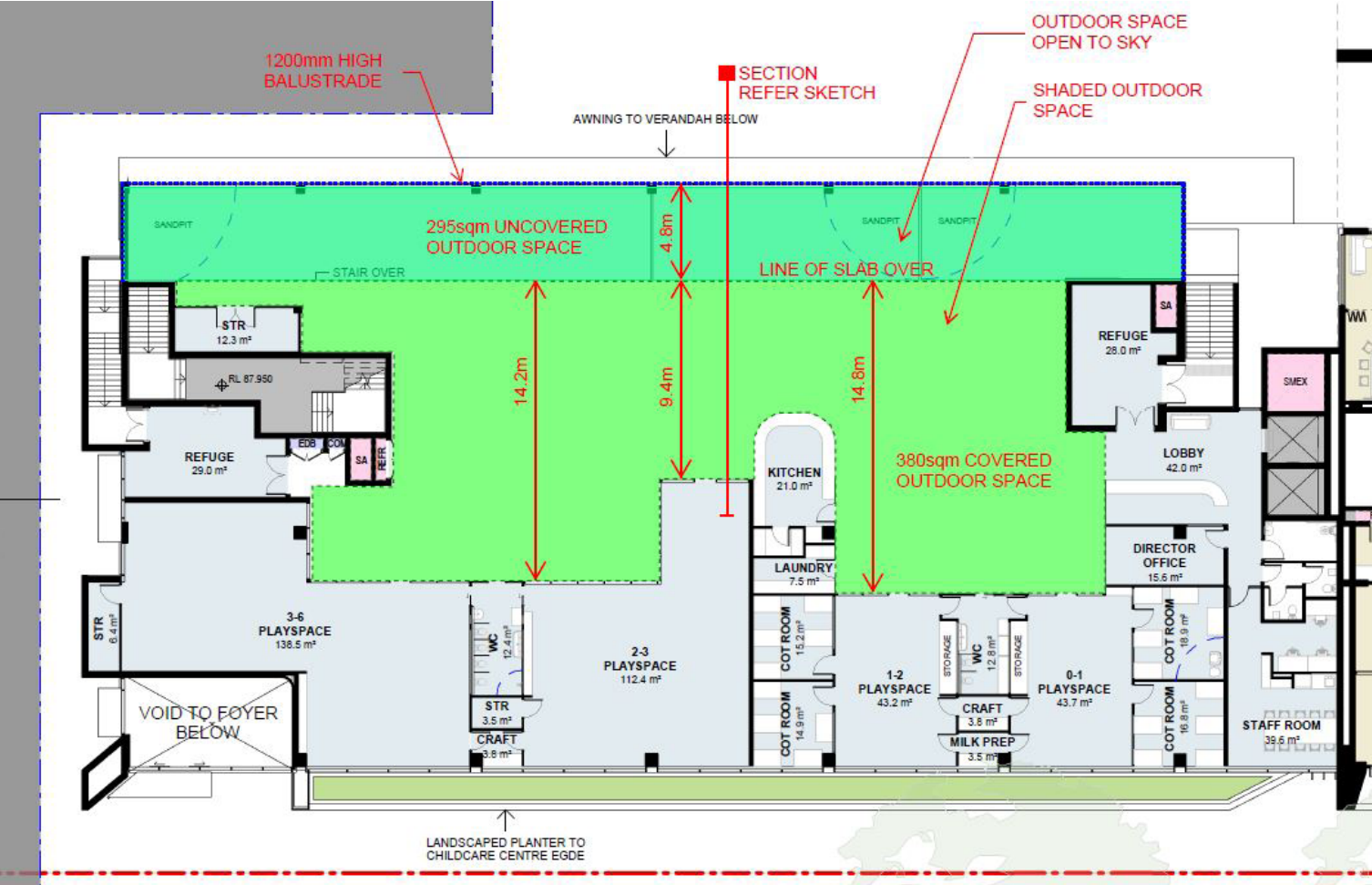
The playspace age groups have been arranged in a chronological order to create a spatial progression for the children within the centre. The babies are located closest to the reception, followed by the toddlers then the pre-schoolers, allowing the children to follow their journey during their time in child care.

The play areas have been paired to enable sharing of toilet and ancillary facilities, and also enable an easier

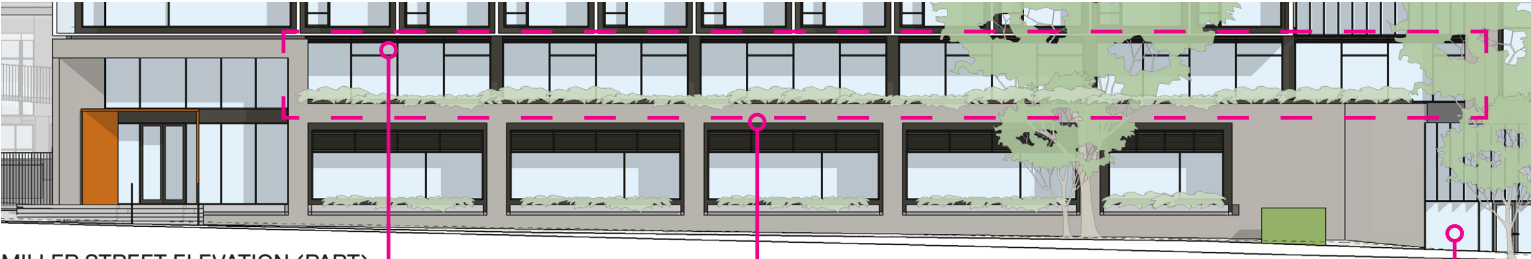
transition as the children progress through the various rooms. The kitchen is centrally located to enable ease of food distribution, and to create opportunities for learning through observation.

Reception, staff and director/meeting room are assembled around the lobby.

The arrangement of rooms and areas follow best-practice from the Childcare guidelines, and the operator's expertise on Childcare centres.



LEVEL 1 PLAN (PART)



MILLER STREET ELEVATION (PART)

FIXED GLAZING WITH OVERHEAD LOUVRES FOR MECH AND NATURAL VENTILATION

CHILD CARE FLOOR

MILLER STREET ENTRY



# 5.0 CHILD CARE FACILITYV LEVEL 1 FLOOR PLAN - MAIN CHILD CARE FLOOR

## SOLAR ACCESS - NATURAL DAYLIGHT

The childcare centre is located within the Miller Street building on Level 1 - however it has ample access to daylight available throughout the day.

The outdoor play area is consolidated on the western side of the childcare centre to benefit from maximum access to direct uninterrupted hours of sunlight between 11am and 3pm inclusive in mid-winter.

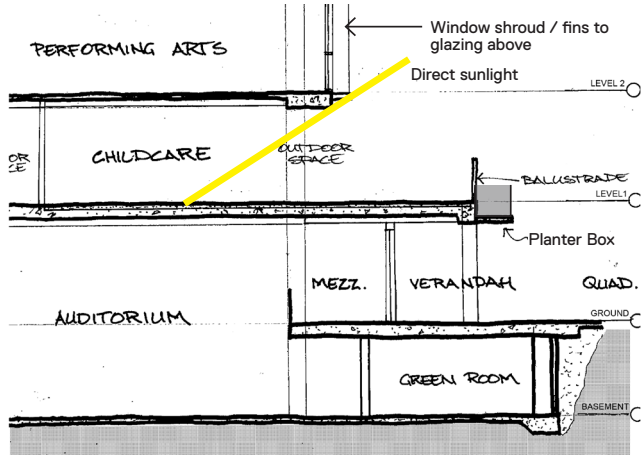
On the eastern facade, the centre receives daylight in the morning hours, allowing sunlight into the playspaces.



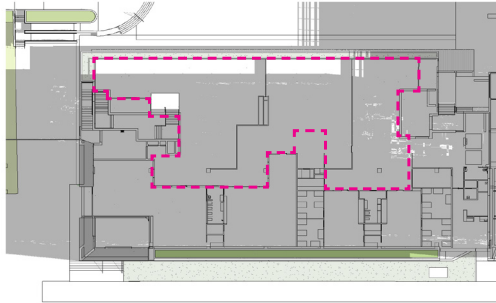
3D PERSPECTIVE - OUTDOOR PLAY  
VIEW FROM NORTH



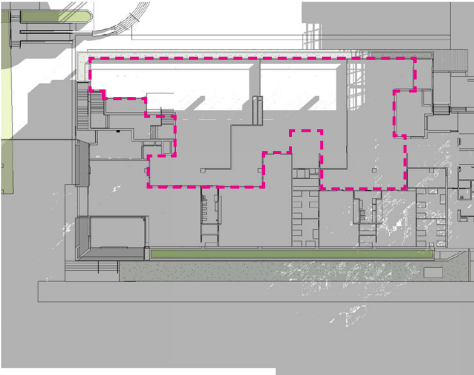
3D PERSPECTIVE - OUTDOOR PLAY  
VIEW FROM WEST



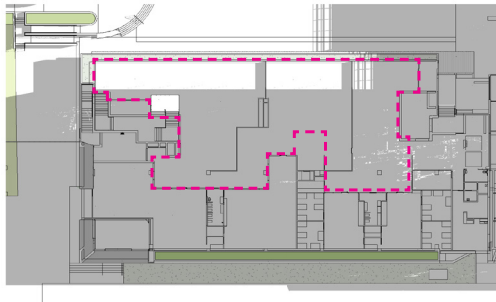
WESTERN FACADE SECTION



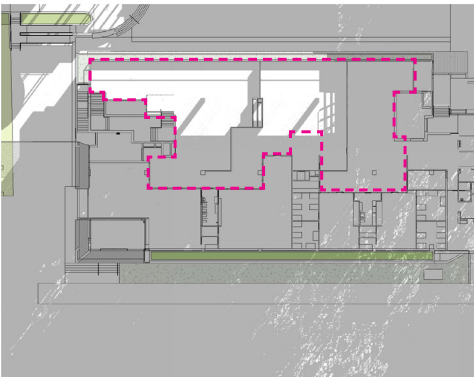
4 CHILD CARE SOLAR WINTER - 1100



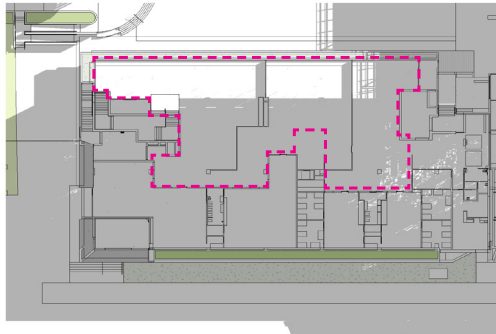
7 CHILD CARE SOLAR WINTER - 1400



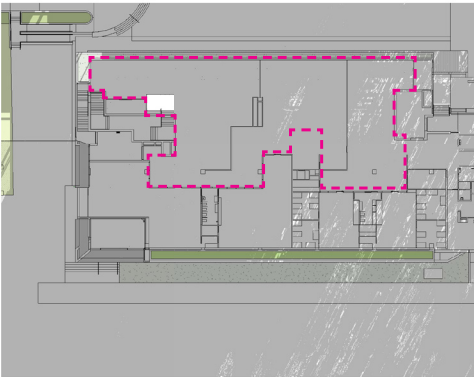
5 CHILD CARE SOLAR WINTER - 1200



8 CHILD CARE SOLAR WINTER - 1500



6 CHILD CARE SOLAR WINTER - 1300



11 CHILD CARE SOLAR WINTER - 1600

  Childcare outdoor play area