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Chapter 2 – Design Quality Principles	
Principle 1 - Context *Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.*	The Early Learning Centre (ELC) would complement the local context, including the established College and surrounding residential catchments, by delivering essential childcare services. This operational contribution would be complemented by high quality, architecturally-designed built form and landscaping that would enhance the visual character of this area of the College site. Accordingly, the proposal would integrate with, and positively contribute to, the local context.
Principle 2 - Built form *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area. Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook. Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.*	The scale of the proposed ELC would be absorbed within the overall Grey House Precinct, which has minimized the visual bulk and scale of the built form through the sinking and stepping of the building in response to the sloping topography, modulation of the building form, highly articulated facades, and inclusion of 'plant-scapes' on all levels of the development. Materials, finishes and colours for the proposed ELC would be designed to integrate with the Grey House Precinct and wider College, and visual amenity would be further enhanced through landscaping.
Principle 3 - Adaptive learning spaces *Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out. Good design achieves a mix of inclusive learning spaces to cater for all students and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.*	The ELC would be accommodated within a purpose-built facility which promotes flexibility and adaptability through connected indoor-outdoor environments, well-designed play spaces and fittings aimed at stimulated learning.
Principle 4 - Sustainability *Sustainable design combines positive environmental, social and economic outcomes. This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on*	Sustainability would be promoted through design which allows for access to natural light and ventilation through the orientation of indoor spaces to address the outdoor play area. Materials selection, construction techniques, landscaping and ongoing

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technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.	operational management practices, would consider sustainability.
Principle 5 - Landscape *Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.*	The landscape quality of the site would be enhanced through the inclusion of landscaping as part of the ELC. The outdoor play space would be designed to create an attractive and stimulating outdoor experience for children, and perimeter landscaping would create a natural visual and acoustic buffer that would enhance the overall 'green' attributes of the site.
Principle 6 - Amenity *Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff. Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility. Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.*	The design of the indoor and outdoor spaces of the ELC would promote a high level of amenity for future users. Physical and visual indoor-outdoor connectivity would be facilitated through the layout of the building framed by the outdoor space, which would also support access to natural light, natural ventilation and views of the outdoors. Visual and acoustic amenity would be ensured through high quality built form, landscape screening, acoustic screen, and the siting of the ELC away from road frontages and neighbouring properties. Accessible design would ensure equitable access for all.
Principle 7 - Safety *Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately. Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).*	The proposed ELC would promote safety, whilst also creating a welcoming and accessible environment, through the architectural design of the built form, perimeter landscaping, the selection of appropriate and high quality fittings and fixtures, and the siting of the ELC with respect to the established college facilities.
Chapter 3 – Matters for Consideration	

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3.1 Site Selection and Location	
Objective: *To ensure that appropriate zone considerations are assessed when selecting a site.*	
For proposed developments in or adjacent to a residential zone, consider: ▪ *The acoustic and privacy impacts of the proposed development on the residential properties;* ▪ *The setbacks and siting of buildings within the residential context; and,* ▪ *Traffic and parking impacts of the proposal on residential amenity.*	The site is separated from the nearest residential receivers adjacent to the southern site boundary, by a 12m setback distance which would incorporate landscaping inclusive of canopy trees, and indoor spaces are setback more than 19m from the boundary. Further, whilst located on level 2 of the Grey House Precinct, owing to the natural topography and sinking of the building, the ELC would generally appear as a ground level development. Acoustic screening would be incorporated into the design to minimise impacts to neighbours. Therefore, the ELC would not impact on residential amenity or have any visual connection with the residential area.
For proposed developments in commercial and industrial zones, consider: ▪ *potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions* ▪ *the potential impact of the facility on the viability of existing commercial or industrial uses.*	The proposed ELC would be compatible with surrounding land uses and would not give rise to land use conflict. The ELC would integrate with the established College and the educational uses for which the site is zoned.
Objective: *To ensure that the site selected for a proposed child care facility is suitable for the use.*	

When selecting a site, ensure that:
 	
▪ *the location and surrounding uses are compatible with the proposed development or use;*
▪ *the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards;*
▪ *there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed;*
▪ *the characteristics of the site are suitable for the scale and type of development proposed having regard to:*
  ▪ *size of street frontage, lot configuration, dimensions and overall size*
  ▪ *number of shared boundaries with residential properties*
  ▪ *the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas*
	The site is suitable for the proposed ELC, noting that it is permissible with consent in the zone, and would contribute to the identity of the site as a location of educational excellence. Being co-located with the balance of the College facilities, the ELC would be strategically positioned to support staff and existing College families.
	
	The specific site of the ELC within the Grey House Precinct, is not burdened by any environmental constraints that would compromise its suitability for an ELC. The Grey House Precinct is not identified as flood prone or bushfire prone land.
	
	The size and dimensions of the site suitably accommodate the proposed purpose-built centre which provides well-designed and adequately-sized indoor and outdoor play areas. The ELC would be situated away from roadways and highly-trafficked areas. By integrating the ELC with the Grey House Precinct within the established College grounds, the shared boundaries with external properties and infrastructure have been minimised.
	
	As detailed in the Transport Impact Assessment, adequate parking and pick-up/drop-off facilities would be provided for the ELC. The existing access

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▪ *where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use;* ▪ *there are suitable drop off and pick up areas, and off and on street parking;* ▪ *the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use; and,* ▪ *it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.*	arrangements to the broader College site would also support safe and efficient access to the ELC from the surrounding road network. As noted above, the proposed ELC would be compatible with surrounding land uses. There are no known incompatible premises in the immediate vicinity.
Objective: *To ensure that sites for child care facilities are appropriately located.*	
A child care facility should be located: ▪ *near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship;* ▪ *near or within employment areas, town centres, business centres, shops;* ▪ *with access to public transport including rail, buses, ferries; and,* ▪ *in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.*	The ELC would be integrated within the established College, being a highly compatible social use. Importantly, the ELC would provide on-site child care services to support staff of the College, and would also be particularly convenient for established college families with older siblings already attending the College. The co-location of the ELC with the College would promote multi-purpose visitation and convenience for staff, College families, local residents and local workers. Further, the site is highly accessible via active travel modes including walking, train and bus, and is in close proximity to Pymble local centre.
Objective: *To ensure that sites for child care facilities do not incur risks from environmental, health and safety hazards*	

A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:
 	
▪ *proximity to:*
  ▪ *heavy or hazardous industry, waste transfer depots or landfill sites;*
  ▪ *LPG tanks or service stations;*
  ▪ *water cooling and water warming systems;*
  ▪ *odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses.*
	The proposed ELC is not located in close proximity to any hazardous elements that could pose a health or safety risk to children and staff. The site is zoned for educational establishments and the surrounding area is zoned for residential purposes.

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.*	

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The proposed development should: ▪ *contribute to the local area by being designed in character with the locality and existing streetscape;* ▪ *reflect the predominant form of surrounding land uses, particularly in low density residential areas;* ▪ *recognise predominant streetscape qualities, such as building form, scale, materials and colours;* ▪ *include design and architectural treatments that respond to and integrate with the existing streetscape;* ▪ *use landscaping to positively contribute to the streetscape and neighbouring amenity; and,* ▪ *integrate car parking into the building and site landscaping design in residential areas.*	The proposed ELC includes an aesthetically pleasing architectural and landscape design, which positively integrates with the Grey House Precinct and established College. In any case, the positioning of the ELC away from the street frontages and integrated within the Grey House Precinct, would ensure it integrates well with the site.
Objective: *To ensure clear delineation between the child care facility and public spaces.*	
Create a threshold with a clear transition between public and private realms, including: ▪ *fencing to ensure safety for children entering and leaving the facility;* ▪ *windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community; and,* ▪ *integrating existing and proposed landscaping with fencing.*	Security, visual screening and amenity buffering, would be achieved through the strategic design of the built form and landscape scheme. A pleasant outlook would be achieved through the orientation of the indoor play spaces toward the outdoor space to facilitate visual and physical connectivity between the indoors and outdoors.
On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.	The entry to the ELC would be clearly distinguished to promote legibility and visual interest from the other areas of the Grey House Precinct and College.
Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: ▪ *clearly defined street access, pedestrian paths and building entries;* ▪ *low fences and planting which delineate communal/ private open space from adjoining public open space; and* ▪ *minimal use of blank walls and high fences.*	The site does not adjoin any parks, open spaces or bushland.
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.*	
Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed	Fences would be constructed with appropriate materials that are in accordance with the Guidelines and relevant Australian Standards.

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as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	The site is not a heritage item.
High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Acoustic screening to roadways would not be required given the ELC would be situated away from any roadways.
3.3 Building Orientation, Envelope and Design	
Objective: *To respond to the streetscape and site, while optimising solar access and opportunities for shade.*	

Orient a development on a site and design the building layout to:
▪ *ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by:*
  ▪ *facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties;*
  ▪ *placing play equipment away from common boundaries with residential properties;*
  ▪ *locating outdoor play areas away from residential dwellings and other sensitive uses.*
▪ *optimise solar access to internal and external play areas;*
▪ *avoid overshadowing of adjoining residential properties;*
▪ *minimise cut and fill;*
▪ *ensure buildings along the street frontage define the street by facing it; and,*
▪ *ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.*
	The proposed ELC would not give rise to any overlooking, noise or overshadowing for neighbouring properties. This would be achieved through the sunken and stepped design of the building, which results in the ELC generally exhibiting the appearance of a ground level facility (despite being on level 2). Acoustic screening and planting are incorporated in the design to further reduce visual and acoustic impacts to neighbours.
	
	Amenity impacts associated with the balance of the Grey House Precinct development, have been considered in the body of the EIS.

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 following matters may be considered to minimise the impacts of the proposal on local character: ▪ *building height should be consistent with other buildings in the locality;* ▪ *building height should respond to the scale and character of the street;* ▪ *setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility;* ▪ *setbacks should provide adequate access for building maintenance; and,*	The proposed ELC would be integrated within the Grey House Precinct, and would not form the highest component of the development or an aspect with a highly perceptible building mass. Rather, the ELC would be situated on level 2 but would generally appear as a ground level element, given the sinking and stepping of the building in response to the sloping topography of the site. The ELC would be situated away from any street frontages, and would be generously setback from the property boundary in order to respect neighbouring amenity.

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▪ *setbacks to the street should be consistent with the existing character.*	
Objective: *To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.*	
Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	The proposed ELC would not be situated in proximity to any street frontages.
On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	The ELC would be generously setback in the order of 12m from the property boundary, and indoor spaces are setback more than 19m from the boundary, in order to respect neighbouring amenity. This is in line with other College buildings on the site.
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 built form of the development should contribute to the character of the local area, including how it: ▪ *respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage;* ▪ *contributes to the identity of the place;* ▪ *retains and reinforces existing built form and vegetation where significant;* ▪ *considers heritage within the local neighbourhood including identified heritage items and conservation areas;* ▪ *responds to its natural environment including local landscape setting and climate; and,* ▪ *contributes to the identity of place.*	The proposed built form would integrate with the visual character of the established College, which is a key feature of the local context. The site does not exhibit heritage significance and would not be highly visible from the nearby conservation area. Whilst tree removal would be required to facilitate the overall Grey House Precinct development, this would be offset through new landscaping including canopy tree planting adjacent to the site boundary.
Objective: *To ensure that buildings are designed to create safe environments for all users.*	
Entry to the facility should be limited to one secure point which is: ▪ *located to allow ease of access, particularly for pedestrians;* ▪ *directly accessible from the street where possible;* ▪ *directly visible from the street frontage;* ▪ *easily monitored through natural or camera surveillance;* ▪ *not accessed through an outdoor play area; and,* ▪ *in a mixed-use development, clearly defined and separate from entrances to other uses in the building.*	Entry and accessibility to, and within, the proposed ELC would be designed in accordance with all relevant legislation, including (but not limited to) the following: ▪ *The National Construction Code;* ▪ *Discrimination Disability Act 1992*; and ▪ *Disability (Access to Premises-Buildings) Standards 2010.* The entry to the ELC would be clearly identified within the Grey House Precinct.
Objective: *To ensure that child care facilities are designed to be accessible by all potential users.*	

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Accessible design can be achieved by: ▪ *providing accessibility to and within the building in accordance with all relevant legislation;* ▪ *linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry;* ▪ *providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible; and,* ▪ *minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.*	Entry and accessibility to, and within, the proposed ELC would be designed in accordance with all relevant legislation, including (but not limited to) the following: ▪ *The National Construction Code;* ▪ *Discrimination Disability Act 1992*; and ▪ *Disability (Access to Premises-Buildings) Standards 2010.*
3.4 Landscaping	
Objective: *To provide landscape design that contributes to the streetscape and amenity.*	
Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. *Use the existing landscape where feasible to provide a high quality landscaped area by:* ▪ *reflecting and reinforcing the local context; and,* ▪ *incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.*	The proposal would incorporate landscaping around the perimeter of the Grey House Precinct, contributing to a 'green' outcome for the site.
Incorporate car parking into the landscape design of the site by: ▪ *planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings;* ▪ *taking into account streetscape, local character and context when siting car parking areas within the front setback; and,* ▪ *using low level landscaping to soften and screen parking areas.*	The ELC would be serviced by the existing Centenary Car Park which is undercover. As such, landscaping of the carpark would not be relevant.
3.5 Visual and Acoustic Privacy	
Objective: *To protect the privacy and security of children attending the facility.*	
Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	The proposal does not relate to a mixed use development. The ELC would be designed to appropriately relate with the balance of the Grey House Precinct and College.
Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:	The proposed ELC would be suitably screened by landscaping, fencing and the design of the built

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▪ *appropriate site and building layout;* ▪ *suitably locating pathways, windows and doors; and,* ▪ *permanent screening and landscape design.*	form, to protect the overall privacy and security of children.
Objective: *To minimise impacts on privacy of adjoining properties.*	
Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: ▪ *appropriate site and building layout;* ▪ *suitable location of pathways, windows and doors; and,* ▪ *landscape design and screening.*	The ELC would be situated on level 2 but would generally appear as a ground level element, given the sinking and stepping of the building in response to the sloping topography of the site. As such, the ELC would not give rise to any overlooking of neighbouring properties.
Objective: *To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.*	
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: ▪ *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); and,* ▪ *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.*	The construction and operation of the development would be undertaken in accordance with the recommendations of the Noise Impact Assessment, to ensure compliance with the established noise criteria.
A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: ▪ *identify an appropriate noise level for a child care facility located in residential and other zones;* ▪ *determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use; and,* ▪ *determine the appropriate height of any acoustic fence to enable the noise criteria to be met.*	The construction and operation of the development would be undertaken in accordance with the recommendations of the Noise Impact Assessment, to ensure compliance with the established noise criteria.
3.6 Noise and Air Pollution	
Objective: *To ensure that outside noise levels on the facility are minimised to acceptable levels.*	
Adopt design solutions to minimise the impacts of noise, such as: ▪ *creating physical separation between buildings and the noise source;* ▪ *orienting the facility perpendicular to the noise source and where possible buffered by other uses;*	The siting and design of the proposed ELC have considered acoustic amenity for future users. The ELC has been situated away from any roadways or highly-trafficked areas. Additional buffering is created through the integration of the ELC within the Grey House Precinct building, acoustic screening, and landscaping around the perimeter of the ELC. Accordingly, the proposed ELC would benefit from an appropriate level of acoustic amenity.

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▪ *using landscaping to reduce the perception of noise;* ▪ *limiting the number and size of openings facing noise sources;* ▪ *using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens);* ▪ *using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits; and,* ▪ *locating cot rooms, sleeping areas and play areas away from external noise sources.*	
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: ▪ *on industrial zoned land; and,* ▪ *where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000.*	The site is not within an industrial zone or affected by ANEF contours.
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.*	
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.	The ELC has been located away from any roadways, so as to avoid air pollution impacts. The site is used for educational purposes and the surrounding area comprises residential uses. The childcare centre is therefore considered to be suitably protected from any sources of significant air pollution.
A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. *The air quality assessment report should evaluate design considerations to minimise air pollution such as:* ▪ *creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution;* ▪ *using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway; and,*	The site is not within an industrial zone or in proximity to major roads. Therefore, an air quality assessment would not be required.

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▪ *incorporating ventilation design into the design of the facility.*	
3.7 Hours of Operation	
Objective: *To minimise the impact of the child care facility of neighbouring residential developments.*	
Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	The childcare centre is proposed to operate 7:00am-6:30pm Monday-Friday, and be closed Saturdays, Sundays and Public Holidays.
Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The proposed ELC operational hours would be compatible with the wider College.
3.8 Traffic, Parking and Pedestrian Circulation	
Objective: *To provide parking that satisfies the needs of users and generated by the centre.*	
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. *Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates:* *Within 400 metres of a metropolitan train station:* ▪ *1 space per 10 children;* ▪ *1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space.* *In other areas:* ▪ *1 space per 4 children.* *A reduction in car parking rates may be considered where:* ▪ *the proposal is an adaptive re-use of a heritage item;* ▪ *the site is in a B8 Metropolitan Zone or other high density business or residential zone;* ▪ *the site is in proximity to high frequency and well connected public transport;* ▪ *the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks); and,* ▪ *there is sufficient on street parking available at appropriate times within proximity of the site.*	For long daycare centres, KDCP requires 1 space per 4 children in care (rate includes staff parking), with 2-3% of the total spaces being accessible. This results in a requirement for 23 total spaces including 1 accessible space, for the proposed ELC. It is proposed to utilize the 38 existing parking spaces (including one (1) accessible space) within the Centenary Car Park, for the ELC. The allocated parking spaces also serve the swim school, however the swim school would not require the use of these spaces during the ELC drop-off (7-7:30am) and pick-up (6-6:30pm) times. Therefore, the shared use of these spaces is considered appropriate and would meet the requirements of KDCP.

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In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	No on-street parking is proposed, given that an adequate (and more than compliant) supply of dedicated parking would be provided for the ELC o-site within the Centenary Car Park.
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: ▪ *the amenity of the surrounding area will not be affected; and,* ▪ *there will be no impacts on the safe operation of the surrounding road network.*	The Transport Impact Assessment outlines that the number of children enrolled at the ELC who would contribute to additional traffic, is expected to be less than 90 children. This is due to the following reasons: ▪ The primary intention of the ELC is to provide an on-campus early learning/child care centre for staff and allow the College to retain valuable staff who would otherwise find it difficult to return to work after maternal/parental leave. Staff survey results (June 2021) indicated that approximately 32 staff would enrol their children in an on-campus ELC, whilst 42 staff would be interested in enrolling. Assuming that 32 staff enrol their children at the ELC, this portion is not expected to contribute to generating additional traffic; ▪ Many children who enrol in ELCs which are associated with private schools , typically have siblings attending the school. A survey result undertaken by the College in July 2021, found that approximately 18% of the parents who responded (total of 441 responses) had two or more children attending the College. Based on the above, the total number of children who would contribute to generating additional traffic is estimated to be approximately 42 children. This is considered to be adequately accommodated by the existing network, with no upgrades required.
Objective: *To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.*	
Alternate vehicular access should be provided where child care facilities are on sites fronting: ▪ *a classified road; and* ▪ *roads which carry freight traffic or transport dangerous goods or hazardous materials.* *The alternate access must have regard to:* ▪ *the prevailing traffic conditions; and* ▪ *pedestrian and vehicle safety including bicycle movements*	The existing access arrangements to the broader College site would also support safe and efficient access to the ELC (specifically to the Centenary Car Park as the location of the dedicated parking) from the surrounding road network.

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▪ *the likely impact of the development on traffic.*	
Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	The existing access arrangements to the broader College site would also support safe and efficient access to the ELC from the surrounding road network, including in the instance of an emergency.
Objective: *To provide a safe and connected environment for pedestrians both on and around the site.*	
The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: ▪ *separate pedestrian access from the car park to the facility;* ▪ *defined pedestrian crossings included within large car parking areas;* ▪ *separate pedestrian and vehicle entries from the street for parents, children and visitors;* ▪ *pedestrian paths that enable two prams to pass each other;* ▪ *delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities;* ▪ *in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas; and,* ▪ *vehicles can enter and leave the site in a forward direction.*	The existing car park and access driveways include line-marked, accessible pedestrian paths and crossings. Information packs and directional signage within the carpark would encourage parents to drop-off and pick-up children in the designated area, so as to avoid having to travel long distances through the College or surrounding streets.
Mixed use developments should include: ▪ *driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks;* ▪ *drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or maneuvering areas used by vehicles accessing other parts of the site; and* ▪ *parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.*	Information packs and directional signage within the carpark would encourage parents to drop-off and pick-up children in the designated area, so as to avoid having to travel long distances through the College or surrounding streets.
Car parking design should:	The carparking area has been appropriately designed in terms of safety, access and compliance with the relevant Australian Standards.

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▪ *include a child safe fence to separate car parking areas from the building entrance and play areas;* ▪ *provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards; and,* ▪ *include wheelchair and pram accessible parking.*	
Chapter 4 – Applying the National Regulations to Development Proposals	
4.1 Indoor Space Requirements	
Regulation 107 *Every child being educated and cared for within a facility must have a minimum of 3.25 m^2 of unencumbered indoor space.* **Note:** if this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.	The proposed ELC complies with the National Regulations as it provides a minimum of 3.25m² unencumbered indoor space per child. Furthermore, in accordance with Regulation 107, i.e. Storage, it is recommended that a Child Care Facility provides: ▪ a minimum of 0.3 m^3 per child of external storage space; and ▪ a minimum of 0.2 m^3 per child of internal storage space. The proposed childcare centre will complies, providing 310m^2 of unencumbered indoor play space and 650m^2 of outdoor play space which is above the requirements. Storage spaces are also provided to the requirements.
4.2 Laundry and Hygiene Facilities	
Regulation 106 *There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.*	The proposed ELC includes a laundry located in an appropriate location in accordance with the adjacent provision.
4.3 Toilet and Hygiene Facilities	
Regulation 109 *A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.*	The proposed hygiene / sanitary facilities within the ELC will be designed and constructed to comply with the requirements of the *National Construction Code.*
4.4 Ventilation and Natural Light	
Regulation 110 *Services must be well ventilated, have adequate natural light, and be maintained at a temperature*	The proposed ELC includes windows and doors opening to the open space, together with compliant ceiling heights. Accordingly, the design of the ELC would optimise available natural light experienced

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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 National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.	indoors, which would improve the overall wellbeing of children and staff. Furthermore, satisfactory mechanical ventilation systems would be implemented within the building, which would provide optimum temperatures to the indoor environment.
4.5 Administrative Space	
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.*	The proposed ELC includes an office space with adequate provisions that comply with the adjacent controls.
4.6 Nappy Change Facilities	
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.*	The proposed ELC would include nappy change facilities. Further confirmation prior to the issue of a Construction Certificate would be required to confirm that the nappy change facility does not allow for unsupervised access by children.
4.7 Premises Designed to Facilitate Supervision	
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.*	Prior to the issue of a Construction Certificate, confirmation would be required to confirm that the proposed ELC has been designed to facilitate the supervision of children at all times.
4.8 Emergency and Evacuation Procedures	
Regulations 97 and 168 *Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.* *Regulation 97 sets out the detail for what those procedures must cover including:* ▪ *instructions for what must be done in the event of an emergency;* ▪ *an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit;* ▪ *a risk assessment to identify potential emergencies that are relevant to the service.*	Prior to the issue of a Construction Certificate, and as part of the formalised Operational Plan of Management, an emergency evacuation plan would be implemented for the ELC.
4.9 Outdoor Space Requirements	
Regulation 108 *An education and care service premises must provide for every child being educated and cared*	The proposed ELC complies with the National Regulations as it provides 7m² unencumbered outdoor space per child.

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for within the facility to have a minimum of 7.0 m^2 of unencumbered outdoor space.	
4.10 Natural Environment	
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.*	The outdoor play area for the proposed ELC has been strategically designed to create a natural and vibrant environment for children and staff, which contributes to positive wellbeing and experience.
4.11 Shade	
Regulation 114 *The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.*	The proposed ELC includes some areas of covered outdoor play space, to provide all-weather protection and a means of safety against being exposed to ultraviolet radiation.
4.12 Fencing	
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.* *This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.* *Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.*	Fencing is proposed around the ELC in accordance with the relevant Australian Standards to comply with safety regulations.
4.13 Soil Assessment	
Regulation 25 *Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.* *With every service application one of the following is required:* ▪ *a soil assessment for the site of the proposed education and care service premises;* ▪ *if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken; and,* ▪ *a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not*	A Preliminary Site Investigation (**Appendix 21**) has been prepared, to identify past or present potentially contaminating activities at the site, identify the potential for site contamination, and assess the need for further investigation. The following potential contamination sources/Areas of Environmental Concern (AEC) were identified: ▪ Fill material; ▪ Historical agricultural use; ▪ Use of pesticides; and ▪ Hazardous building materials. The Preliminary Waste Classification Assessment (**Appendix 24**) identified historically imported fill and this AEC has not been adequately characterised. Based on the potential contamination sources/AEC identified, and the potential for contamination, further investigation of the contamination conditions

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indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.	is considered to be required. A Detailed Site Investigation will be required to characterise the contamination conditions. Notwithstanding, the Preliminary Site Investigation states that the historical land uses and potential sources of contamination/AEC identified, would not preclude the proposed development.