

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white vertical line runs down the left side of the page, and a thick white horizontal line runs across the top, intersecting the vertical line and the logo's frame.

URBIS

CHILDCARE CENTRE ASSESSMENT

Waterloo Metro Quarter
Over Station Development -
central precinct
SSDA - SSD-79307746

Prepared for
WL DEVELOPER PTY LTD
September 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director Peter Strudwick
Associate Director Anna Wang and Danielle Blakely
Senior Consultant Michael Beale
Project Code P0056227
Report Number TOA



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

| | |
|---|---|
| Acknowledgement of Country | 2 |
| State Environmental Planning Policy (Transport and Infrastructure) 2021 | 1 |
| Disclaimer | 9 |

TABLES

| | |
|---|---|
| Table 1 Assessment against Chapter 3 of Child Care Planning Guideline | 1 |
|---|---|

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (**Transport and Infrastructure SEPP**) aims to facilitate the effective delivery of educational establishments and early education and care facilities by:

- simplifying and standardising planning approval pathways for early education and care facilities (including identifying certain development of minimal environmental impact as exempt development);
- establishing consistent assessment requirements and design considerations for early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas;
- aligning the NSW planning framework with the National Quality Framework that regulates early education and care services.

Clause 3.23 of the Transport and Infrastructure SEPP states that prior to determining a Development Application (DA) for a centre-based child care facility, the consent authority must take into consideration the *Child Care Planning Guideline (the Guideline)* (NSW Government, September 2021). The Guideline provides a consistent state-wide planning and design framework for preparing and considering DAs for childcare facilities. It takes precedence over a Development Control Plan to the extent of any inconsistencies in relation to controls for childcare facilities (with the exception of building height, rear and side setbacks, and car parking rates).

Part 3 of the Guideline includes matters which must be considered by the consent authority when assessing a DA for a childcare facility. An assessment of the proposal under Part 3 is provided in **Table 1** below.

If a DA satisfies the design criteria, a consent authority cannot refuse consent on the basis of design. The SEPP prevents a consent authority from imposing more onerous standards or refusing a DA on the basis that they have not been complied with. The standards include proximity to other centres, indoor and outdoor space requirements, colour schemes, site area, coverage, dimensions, and other stated design criteria.

As detailed in the Environmental Impact Statement, the proposed development for the central precinct includes the provision of a childcare centre at levels 1 and 2. The detailed fit-out of the proposed childcare centre will be subject to a separate future development application. A detailed assessment against the Guideline will be undertaken as part of the future development application and will supplement this preliminary assessment.

An assessment against Chapter 3 of Child Care Planning Guideline is provided below.

Table 1 Assessment against Chapter 3 of Child Care Planning Guideline

| Matter for Consideration | Project | Complies |
|--|--|----------|
| 3.1 Site selection and location | | |
| <i>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</i> | The site is zoned MU1 Mixed Use in the Sydney Local Environmental Plan (LEP). Childcare facilities are permissible in this zone. | Yes |
| <i>Objective: To ensure that the site selected for a proposed childcare facility is suitable for the use.</i> | The proposed childcare facility will form part of a vibrant mixed use precinct located above the new Waterloo Metro station. | |
| <i>Objective: To ensure that sites for childcare facilities are appropriately located.</i> | | |
| <i>Objective: To ensure that sites for childcare facilities do not incur risks from environmental, health or safety hazards.</i> | The proposed childcare centre will be located at levels 1 and 2 of the proposed development. Entries to the childcare centre are designed to be above the flood level. There are not any environmental, health or safety hazards relevant to the site. | Yes |

| Matter for Consideration | Project | Complies |
|---|--|----------|
| 3.2 Local character, streetscape, and the public domain interface | | |
| <i>Objective: To ensure that the childcare facility is compatible with the local character and surrounding streetscape.</i> | The childcare centre will be located within the podium (levels 1 and 2) of the proposed Building 2, which comprises mix of uses including retail, community and co-living accommodation. It will form part of a vibrant mixed use precinct located above the new Waterloo Metro station. | Yes |
| <i>Objective: To ensure clear delineation between the childcare facility and the public spaces.</i> | There is a clear delineation in the architectural plans between the childcare facility and public places. The entirety of the level 1 and level 2 floorplan will be dedicated to the proposed childcare facility. The entrance lobby to the childcare facility will be provided at ground floor level, it is a dedicated entry and distinct from the building entrances and lobbies to the other proposed uses. | Yes |
| <i>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.</i> | Not applicable – a front fence is not required / proposed. | N/A |
| 3.3 Building orientation, envelope, design, and accessibility | | |
| <i>Objective: To respond to streetscape and site, while optimising solar access and opportunities for shade.</i> | The proposed childcare centre will be located within the podium of Building 2. Building 2 will have a high quality and contemporary appearance that is compatible with the desired future character of the area. A simulated outdoor play area is proposed with open masonry screens as well as the position of openings, which will maximise solar penetration to the simulated outdoor play spaces. The openings have been balanced with patterned masonry screens to ensure safety and fabric shading to increase sun protection particularly through the summer months. | Yes |
| <i>Objective: To ensure that the scale of the childcare facility is compatible with adjoining development and that the impact on adjoining buildings is minimised.</i> | The proposed childcare centre will be located within the podium of Building 2 and will not have any impact on adjoining buildings. | Yes |
| <i>Objective: To ensure that setbacks from the boundary of a childcare facility are consistent with the predominant development within the immediate context.</i> | The proposed built form, articulation and scale of development is appropriate for the site's context and will positively contribute to the character of the area as discussed within the EIS. | |
| <i>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.</i> | | |
| <i>Objective: To ensure that buildings are designed to create safe environments for all users.</i> | The proposed childcare facility has been designed to ensure the safety of future users. Steel wire meshing will be provided over the open parts of the podium facades. Additionally, the childcare facility will have a dedicated access (i.e. separate to other uses). The | Yes |

| Matter for Consideration | Project | Complies |
|---|--|----------|
| | reception will be visible prior to access through secure doors. | |
| <i>Objective: To ensure that childcare facilities are designed to be accessible by all potential users.</i> | Step-free access to the childcare centre will be available. | Yes. |
| 3.4 Landscaping | | |
| <i>Objective: To provide landscape design that contributes to the streetscape and amenity.</i> | Planting will be provided around the simulated outdoor play areas to maximise the amenity of these spaces and create a friendly and welcoming environment. | Yes. |
| 3.5 Visual and acoustic privacy | | |
| <p><i>Objective: To protect the privacy and security of children attending the facility.</i></p> <p><i>Objective: To minimise impacts on privacy of adjoining properties.</i></p> <p><i>Objective: To minimise the impact of childcare facilities on the acoustic privacy of neighbouring residential developments.</i></p> | <p>The proposed childcare facility will be located at levels 1 and 2 of Building 2. There will be a dedicated entrance to the childcare facility and the reception will be visible prior to access through secure doors.</p> <p>The design of the podium façade will provide screening and protect the privacy of children using the outdoor play space.</p> <p>An acoustic assessment has been prepared. The assessment demonstrates that the proposed childcare will not impact the acoustic privacy of the co-living accommodation in Building 2 or any neighbouring residential development to the north</p> | Yes |
| 3.6 Noise and air pollution | | |
| <p><i>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</i></p> <p><i>Objective: To ensure air quality is acceptable where childcare facilities are proposed close to external sources of air pollution such as major roads and industrial development.</i></p> | <p>A noise and vibration impact assessment has been prepared by Stantec. The noise and vibration impact considers the impact of external noise on the amenity of the proposed childcare facility. It concludes that, subject to the implementation of the proposed mitigation measures, the childcare centre will comply with the project internal noise levels. The mitigation measures include acoustically rated glazing and solid facade elements that have an acoustic performance of no less than Rw 55;</p> <p>Alternative means of ventilation will be required to two of the six play spaces too allow ventilation while complying with noise criteria.</p> | Yes |
| | Building 2 will be setback from Botany Road. The childcare facility will be located above ground level (at levels 1 and 2) with the outdoor play spaces positioned towards the southern and northern frontages (i.e. not directly facing Botany Road). | Yes. |
| 3.7 Hours of operation | | |

| Matter for Consideration | Project | Complies |
|--|---|-------------|
| <p><i>Objective: To minimise the impact of the childcare facility on the amenity of neighbouring residential developments.</i></p> <p><i>Hours of operation 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.</i></p> | <p>The proposed hours of operation are 07:00 – 19:00 Monday to Friday</p> | <p>Yes.</p> |

3.8 Traffic, parking, and pedestrian circulation

| | | |
|---|--|------------|
| <p><i>Objective: To provide parking that satisfies the needs of users and demand generated by the centre.</i></p> | <p>Staff parking for the proposed childcare centre will be provided within the basement.</p> <p>The drop off and pick up spaces are located directly opposite the childcare lift, to provide direct access route for children and parents. The crossing will be marked for safety. The drop off and pick-up spaces will be made available between the hours of 7:00am to 9:00am and 4:00pm to 7:00pm, Monday to Friday. The use of these drop off and pick-up spaces will be time restricted to a maximum of 15 minutes. The drop off and pick up spaces be used as courier bays outside these hours. This is consistent with the condition E28 of Basement SSD consent SSD-10438.</p> <p>The basement design for the Waterloo Metro Quarter has previously been approved and does not form part of the detailed SSDA for Building 2.</p> <p>Notwithstanding, adequate car parking will be provided for users of the childcare centre.</p> | <p>Yes</p> |
|---|--|------------|

| | | |
|---|--|------------|
| <p><i>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</i></p> | <p>Vehicle access to the basement will be provided from Cope Street only. The basement entry is located in the south-eastern corner of the building via Church Square shared zone.</p> | <p>Yes</p> |
|---|--|------------|

| | | |
|---|--|------------|
| <p><i>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</i></p> | <p>The entrance to the childcare facility will be provided via the Botany Road frontage. A range of pedestrian thoroughfares will be provided through the central precinct, including Grit Lane, Raglan Walk and Church Square, which will ensure that the building can be easily accessed and is well connected to the rest of the Waterloo Metro Quarter and the surrounding area. The facility will also be located in very close proximity to Waterloo metro station</p> | <p>Yes</p> |
|---|--|------------|

4.1 Indoor space requirements

| | | |
|--|---|------------|
| <p><i>Regulation 107</i></p> <p><i>Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.</i></p> | <p>The architectural drawings demonstrate that total of 472sqm of indoor play areas is provided, which comply with the requirements of minimum 3.25sqm per children rate based on 131 children.</p> | <p>Yes</p> |
|--|---|------------|

4.2 Laundry and hygiene facilities

| Matter for Consideration | Project | Complies |
|---|---|-----------------------|
| <p><i>Regulation 106</i></p> <p><i>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.</i></p> <p><i>Childcare facilities must also comply with the requirements for laundry facilities that are contained in the National Construction Code.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |

4.3 Toilet and hygiene facilities

| | | |
|--|---|-----------------------|
| <p><i>Regulation 109</i></p> <p><i>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.</i></p> <p><i>Childcare facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |
|--|---|-----------------------|

4.4 Ventilation and natural light

| | | |
|--|---|-----------------------|
| <p><i>Regulation 110</i></p> <p><i>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and well-being of children.</i></p> <p><i>Childcare 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.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> <p>Notwithstanding, the proposed facility will receive natural light and will comply with the minimum ceiling height requirements of the National Construction Code.</p> <p>Ventilation will be provided through the façade openings (treated with steel wire mesh) and turned block masonry breeze screens on the podium elevations.</p> | <p>Able to comply</p> |
|--|---|-----------------------|

4.5 Administrative space

| | | |
|---|---|-----------------------|
| <p><i>Regulation 111</i></p> <p><i>A service must provide an adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |
|---|---|-----------------------|

4.6 Nappy change facilities

| Matter for Consideration | Project | Complies |
|---|--|-----------------------------|
| <p><i>Regulation 112</i></p> <p><i>Childcare 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.</i></p> <p><i>Childcare facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |
| <p>4.7 Premises designed to facilitate supervision</p> | | |
| <p><i>Regulation 115</i></p> <p><i>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 always facilitate the supervision of children, having regard to the need to maintain their rights and dignity.</i></p> <p><i>Childcare facilities must also comply with any requirements regarding the ability to facilitate supervision that is contained in the National Construction Code.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |
| <p>4.8 Emergency and evacuation procedures</p> | | |
| <p><i>Regulations 97 and 168</i></p> <p><i>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.</i></p> <p><i>Regulation 97 sets out the detail for what those procedures must cover.</i></p> | <p>A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.</p> | <p>Able to comply</p> |
| <p>4.9 Outdoor space requirements</p> | | |
| <p><i>Regulation 108</i></p> <p><i>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0 sqm of unencumbered outdoor space.</i></p> | <p>A total of 937 sq.m of simulated outdoor space will be provided, which exceeds the minimum requirement (917 sq.m)</p> <p>Given that the proposal relies on the use of simulated outdoor play space, the future fitout DA will need to seek a waiver from strict compliance with Section 108 of the Regulation.</p> <p>Under Clause 22(1)(b) of the Educational Establishment and Child Care Facilities SEPP 2017, concurrence with Regulatory Authority is required for a proposal that does not strictly meet the outdoor unencumbered space requirements of Section 108 of the Regulation.</p> <p>The Childcare Planning Guideline published by Department of Planning, Industries and Environment outlines the requirements for simulated outdoor environments and identifies that simulated outdoor</p> | <p>Capable of complying</p> |

| Matter for Consideration | Project | Complies |
|--------------------------|---|----------|
| | <p>play space is a preferred alternate solution where unencumbered outdoor space requirements cannot be met.</p> <p>The podium facade design, including the locations of the open masonry screens as well as the position of openings, will maximise solar penetration and provide natural ventilation to the simulated outdoor play spaces. The openings have been balanced with patterned masonry screens to ensure safety and fabric shading to increase sun protection particularly through the summer months. Planters and landscaping proposed around Level 1 and Level 2 of the podium will also enhance the amenity of the childcare facility and create a welcoming and friendly environment.</p> <p>Solar access assessment has been undertaken by Bates Smart, which confirms that the simulated outdoor play space is able to receive at least 3 hours of sunlight between the hours of 9am and 3pm on June 21.</p> <p>The future DA will need to demonstrate that the simulated outdoor area can provide a superior outdoor play experience.</p> | |

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.

A separate development application will be prepared for the fit-out of the childcare facility. The detailed fit-out application will demonstrate compliance with this requirement.

Able to comply

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.

Outdoor play areas should:

- *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.*
- *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.*
- *have evenly distributed shade structures over different activity spaces.*

Shade structures should allow adults to view and access the children's play areas, with a recommended head clearance of 2.1 metres.

Shading will be provided to the majority of the outdoor play areas by the tower structure above.

As set out within the accompanying design report, the locations of the open masonry screens on the podium facades as well as the position of openings will maximise solar penetration to the childcare facility while providing shading.

Yes

| Matter for Consideration | Project | Complies |
|--|--|----------|
| 4.12 Fencing | | |
| <p><i>Regulation 104</i></p> <p><i>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.</i></p> <p><i>Childcare facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.</i></p> | <p>The outdoor playspace will be enclosed by a wall and meshing that will be designed to ensure that children cannot go through, over or under it.</p> | Yes |
| 4.13 Soil Assessment | | |
| <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• a soil assessment for the site of the proposed education and care service premises</i> <i>• if a soil assessment for the site of the proposed childcare facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken.</i> <i>• a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.</i> | <p>The proposed childcare centre will be located at levels 1 and 2 of Building 2.</p> | NA |

DISCLAIMER

This report is dated 26 September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of WL Developer Pty Ltd (**Instructing Party**) for the purpose of State Significant Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

