

2 May 2018

APPENDIX Y Response to Child Care Guidelines

The table below provides a preliminary assessment against Part 2, Part 3 and Part 4 of the Child Care Guidelines and the National Quality Framework Assessment Checklist, to demonstrate that the development is capable of achieving the requirements of Part 4.3 Physical Environment of the Education and Care Services National Regulations. The Guideline contains key national requirements and planning and design guidance for child care facilities and will generally prevail over local development control plans.

Component	Proposal
Part 2: Design Quality Principles	
Principle 1 - Context	The child care centre is ideally located to take advantage of nearby public transport, services and the surrounding Macquarie Park centre. It responds to the urban renewal occurring under the Masterplan, and will ensure that the future community established on the site has access to basic services and facilities.
Principle 2 – Built form	The scale, built form and materiality of the base building is considered within the Environmental Impact Statement (EIS) that accompanies the Masterplan and Stage 1 application, and is shown to be compatible with the context of the site. The child care tenancy is well integrated with the overall built form. The detailed design of the child care centre will be the subject of a separate and future application and will be committed to achieving a visual appearance that is aesthetically pleasing.
Principle 3 – Adaptive learning spaces	The child care centre will be designed as a 'fit for purpose' offering, applying a variety of settings and connectivity inline with the Childcare National Quality Framework Standards. This will be confirmed along with the operation of the centre is a separate and future application.
Principle 4 – Sustainability	The base building has been designed to achieve and contribute to the three sustainability targets set for Ivanhoe Estate, being a 5 Star Green Star Design and As Built v1.1, a 6 Star Green Star Communities v1, and a private embedded electrical and hot water network, referred to as 'Real Utilities'.
Principle 5 – Landscape	Two outdoor terraces are proposed as part of the base building. The detailed design and embellishment of these areas will be considered in a separate and future application, once an operator has been confirmed.
Principle 6 – Amenity	The child care centre has been located and design to benefit from/capture a high level of amenity. The future fit out of the centre will be designed to support a variety of age groups by allowing for a range of indoor and outdoor experiences.
Principle 7 – Safety	Secure access will be provided to the childcare centre. The childcare fitout will be designed to create a welcoming and accessible environment for children and their carers.
Part 3: Matters for consideration	
<p>3.1 Site selection and location</p> <p>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</p> <p>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</p> <p>Objective: To ensure that sites for child care facilities are appropriately located.</p> <p>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</p>	<p>The proposed child care centre will be provided in a B4 Mixed Use Zone and will be delivered in coordination with a mix of residences and retail tenancies. It has been located to activate the street frontage, benefit from surrounding public transport and services, and integrate with the mixed commercial/residential/educational environment in this part of the Macquarie Park Corridor. As outlined in the EIS that accompanies the Stage 1 application, the site is not subject to any environmental, health or safety hazards that would risk the safety of future children on the site.</p>

Component	Proposal
<p>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.</p> <p>Objective: To ensure clear delineation between the child care facility and public spaces.</p> <p>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.</p>	<p>The outdoor play area will be treated with a 4.5m high terraced and landscaped retaining wall, above which is a densely landscaped setback zone, that will green the streetscape and create visual privacy for the centre whilst also clearly delineating between the public domain and the child care centre. This is likewise the case for the secondary play area overlooking Main Street, which is raised above ground level and will be framed with planting to create a pleasant outlook and prevent overlooking.</p>
<p>3.3 Building orientation, envelope and design Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p> <p>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p> <p>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p> <p>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.</p> <p>Objective: To ensure that buildings are designed to create safe environments for all users.</p> <p>Objective: To ensure that child care facilities are designed to be accessible by all potential users.</p>	<p>The child care centre has been located and design to benefit from/capture a high level of amenity. The scale, built form and materiality of the base building is considered within the Environmental Impact Statement (EIS) that accompanies the Masterplan and Stage 1 application.</p>
<p>3.4 Landscaping Objective: To provide landscape design that contributes to the streetscape and amenity.</p> <p>C18 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>No detailed landscaping scheme has been developed for the child care centre play areas, which will be the subject of a separate and future application considering the detailed design and operation of the centre. The landscaping scheme is influenced by the needs and vision of the operator, that are yet to be engaged.</p> <p>Boundary landscaping has been considered in the Stage 1 DA and comprises street trees, a mix of dense understorey planting, and landscaped terraces to frame the pedestrian pathway and appropriately screen the child care centre's outdoor play area.</p>
<p>C19 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings 	<p>Dedicated child care car parking will be generally provided within the building basement.</p>

Component	Proposal
<ul style="list-style-type: none"> taking into account streetscape, local character and context when siting car parking areas within the front setback using low level landscaping to soften and screen parking areas. 	
<p>3.5 Visual and acoustic privacy Objective: To protect the privacy and security of children attending the facility.</p>	<p>A pergola or canopy structure will be included in the outdoor play areas for the child care centre as a privacy and acoustic screen for the lower level apartments facing west, and to also provide shade. The detailed design of these pergolas will be considered as part of the future fit-out application. The child care centre has been designed to limit the potential for overlooking from the public domain.</p>
<p>C20 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	
<p>C21 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> appropriate site and building layout suitably locating pathways, windows and doors permanent screening and landscape design. 	
<p>Objective: To minimise impacts on privacy of adjoining properties.</p>	
<p>C22 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> appropriate site and building layout suitable location of pathways, windows and doors landscape design and screening. 	<p>The child care centre is sufficiently separated from surrounding development, and the site has been treated with dense boundary planting to prevent any overlooking into surrounding buildings.</p>
<p>Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</p>	<p>An Acoustic Assessment Report has been prepared by Acoustic Logic (that accompanies the EIS for Stage 1) that confirms that the proposed child care centre will not result in any adverse noise emissions, subject to recommendations and the appropriate management of the centre.</p>
<p>A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> 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). 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. 	
<p>C24 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> identify an appropriate noise level for a child care facility located in residential and other zones 	

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<ul style="list-style-type: none"> determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	
<p>3.6 Noise and air pollution Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	<p>The Acoustic Assessment prepared by Acoustic Logic (that accompanies the EIS for Stage 1) considers the potential for noise intrusion and have provided recommendations on acoustic treatments including the detailed treatment of windows, external roofs and ceilings, external walls and entry doors that will be implanted when relevant during the development of detailed construction drawings for Building A1.</p>
<p>C25 Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> creating physical separation between buildings and the noise source orienting the facility perpendicular to the noise source and where possible buffered by other uses 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 locating cot rooms, sleeping areas and play areas away from external noise sources. 	
<p>C26 An acoustic report should identify appropriate noise levels for sleeping areas and other non play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> on industrial zoned land where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000 along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 on a major or busy road other land that is impacted by substantial external noise. 	
<p>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.</p>	
<p>C27 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>An Air Quality and Odour Report has been prepared by WSP (that accompanies the EIS for Stage 1), addressing potential impacts on the child care centre. It concludes that the risk of air quality impacts on the proposed child care centre are low.</p>
<p>C28 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.</p>	

Component	Proposal
<p>The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • 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 • incorporating ventilation design into the design of the facility. 	
<p>3.7 Hours of operation Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</p>	<p>The operation of the child care centre will be the subject of a separate and future application.</p>
<p>C29 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.</p>	
<p>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.</p>	
<p>3.8 Traffic, parking and pedestrian circulation Objective: To provide parking that satisfies the needs of users and demand generated by the centre.</p>	<p>Dedicated child care parking will be provided within the first level of the building's basement car park, that will be supplemented by limited on-street parking. The proposed parking areas are considered in the Traffic Impact Assessment prepared by Ason Group (that accompanies the EIS prepared for Stage 1) and will meet the parking requirements under the Ryde DCP. The proposed parking will not adversely impact the operation of the surrounding road network, as considered in the assessment by Ason Group.</p>
<p>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	
<p>C31 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.</p>	
<p>C32 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.</p>	
<p>C33 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</p>	

Component	Proposal
<p>amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> the amenity of the surrounding area will not be affected there will be no impacts on the safe operation of the surrounding road network. 	
<p>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	<p>All vehicles including service and delivery vehicles will enter and exit the site from the southern boundary of the Building A1 site, via a new internal road. Access will be readily available in the event of an emergency, and no vehicle entry is proposed off Herring Road.</p>
<p>C34 Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> a classified road roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> the prevailing traffic conditions pedestrian and vehicle safety including bicycle movements the likely impact of the development on traffic. 	
<p>C35 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.</p>	
<p>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</p>	<p>The centre will only be accessible via a controlled lift, and a separate childcare entrance lobby on the lower ground floor. The surrounding pedestrian network has been designed to create an open, legible and comfortable pedestrian environment and will be finished with wide paved areas and outdoor lighting.</p>
<p>C36 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> 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 vehicles can enter and leave the site in a forward direction. 	

Component	Proposal
<p>C37 Mixed use developments should include:</p> <ul style="list-style-type: none"> • 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 manoeuvring areas used by vehicles accessing other parts of the site parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	
<p>C38 Car parking design should:</p> <ul style="list-style-type: none"> • 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 • include wheelchair and pram accessible parking. 	
<p>Part 4: Applying the National Regulations to development proposals</p>	
<p>4.1 Indoor space requirements - Regulation 107 - Education and Care Services National Regulations</p>	
<p>Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space. If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.</p>	<p>The child care centre will be the subject of a separate and future application, seeking consent for the detailed design and operation of the centre. Notwithstanding this, the internal areas for the centre nominated in the Architectural Plans prepared by Bates Smart are capable of delivering approximately 340m² of unencumbered internal floor space, which is capable of supporting in excess of 75 children. The concurrence of the Secretary of the Department of Education is therefore not required in this instance.</p>
<p>It is recommended that a child care facility provide:</p> <ul style="list-style-type: none"> • a minimum of 0.3m³ per child of external storage space • a minimum of 0.2m³ per child of internal storage space. 	<p>The child care centre is provided with a of 600m² of internal floor space, which is capable of providing the nominated storage areas. The final quantum of storage, and the centres compliance with this standard, will be demonstrated in a future and separate application.</p>
<p>4.2 Laundry and hygiene facilities - Regulation 106 Education and Care Services National Regulations</p>	
<p>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. Child care facilities must also comply with the requirements for laundry facilities that are contained in the National Construction Code.</p>	<p>The detailed design of the proposed child care centre will be the subject of a separate and future application and will consider, amongst other things, laundry facilities.</p>
<p>On site laundry facilities should contain:</p> <ul style="list-style-type: none"> • a washer or washers capable of dealing with the heavy requirements of the facility • a dryer 	

Component	Proposal
<ul style="list-style-type: none"> • laundry sinks • adequate storage for soiled items prior to cleaning • an on site laundry cannot be calculated as usable unencumbered play space for children 	
4.3 Toilet and hygiene facilities - Regulation 109 Education and Care Services National Regulations	
<p>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. Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code.</p>	<p>The detailed design of the proposed child care centre will be the subject of a separate and future application and will consider, amongst other things, toilet and hygiene facilities for the centre and its occupants.</p>
<p>Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants</p>	
4.4 Ventilation and natural light - Regulation 110 Education and Care Services National Regulations	
<p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p>	<p>The building remains capable of being serviced and has been designed to achieve standard floor to ceiling heights for a non-residential ground floor. This is addressed in the EIS and Architectural Plans that accompanied the Stage 1 application.</p>
4.5 Administrative space - Regulation 111 Education and Care Services National Regulations	
<p>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.</p>	<p>The future detailed design of the proposed child care centre will accommodate office spaces.</p>
4.6 Nappy change facilities - Regulation 112 Education and Care Services National Regulations	
<p>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.</p>	<p>The future detailed design of the proposed child care centre will accommodate nappy changing facilities,</p>
<p>Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p>	
4.7 Premises designed to facilitate supervision - Regulation 115 Education and Care Services National Regulations	
<p>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</p>	<p>The detailed design of the proposed child care centre will be the subject of a separate and future application and will consider, amongst other things, toilet and hygiene facilities and the supervision of the centre.</p>

Component	Proposal
<p>Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.</p>	
<p>4.8 Emergency and evacuation procedures - Regulations 97 and 168 Education and Care Services National Regulations</p>	
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>Multi-storey buildings with proposed child care facilities above ground level may consider providing additional measures to protect staff and children. For example:</p> <ul style="list-style-type: none"> • independent emergency escape routes from the facility to the ground level that would separate children from other building users to address child protection concerns during evacuations • a safe haven or separate emergency area where children and staff can muster during the initial stages of a fire alert or other emergency. This would enable staff to account for all children prior to evacuation. 	<p>An emergency evacuation plan will accompany a future application confirming the detailed design and operation of the centre.</p>
<p>An emergency and evaluation plan should be submitted with a DA</p>	
<p>4.9 Outdoor space requirements - Regulation 108 Education and Care Services National Regulations</p>	
<p>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.</p> <p>If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.</p>	<p>The child care centre will be the subject of a separate and future application, seeking consent for the detailed design and operation of the centre. Notwithstanding this, the outdoor play areas nominated in the Architectural Plans prepared by Bates Smart are capable of delivering approximately 800m² of outdoor space, which is capable of supporting in excess of 75 children. The concurrence of the Secretary of the Department of Education is therefore not required in this instance.</p>
<p>4.10 Natural environment - Regulation 113 Education and Care Services National Regulations</p>	
<p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment. Creating a natural environment to meet this regulation includes the use of natural features such as trees, sand and natural vegetation within the outdoor space.</p>	<p>No detailed landscaping scheme has been developed for the child care centre play areas, which will be the subject of a separate and future application considering the detailed design and operation of the centre. The landscaping scheme is influenced by the needs and vision of the operator that are yet to be engaged.</p>
<p>4.11 Shade - Regulation 114 Education and Care Services National Regulations</p>	
<p>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.</p>	<p>It is proposed to include pergolas or canopy structure in the outdoor play areas for the child care centre, subject to future detail to be confirmed in the future application for the detailed design and operation of the centre.</p>
<p>Outdoor play areas should:</p>	

Component	Proposal
<ul style="list-style-type: none"> • 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. 	
4.12 Fencing - Regulation 104 Education and Care Services National Regulations	
<p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p>	<p>The outdoor play area will be appropriately enclosed, in accordance with the guidelines. This will be confirmed in a separate and future application detailing the comprehensive landscape design for the centre, in conjunction with the fit out and operation of the centre once an operator is engaged.</p>
<p>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.</p>	
<p>Design considerations for side and rear boundary fences could include:</p> <ul style="list-style-type: none"> • being made from solid prefinished metal, timber or masonry • having a minimum height of 1.8 metres • having no rails or elements for climbing higher than 150mm from the ground. 	
4.13 Soil assessment - Regulation 25 Education and Care Services National Regulations	
<p>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:</p> <ul style="list-style-type: none"> • 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 • 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. 	<p>The site has been subject to numerous investigations completed by JBS&G and DLA Environmental Services including a Detailed Site Investigation in 2016, which undertook soil sampling at 26 locations across the Ivanhoe Estate site and a Supplementary Site Investigation that undertook targeted soil sampling from nine boreholes. As discussed in the EIS for Stage 1, the area of the site being used as a child care centre was not subject to any identified contaminates that present an unacceptable risk to human health or the environment, and as such there is nothing precluding the redevelopment of the site for this purpose.</p>
<p>An assessment of soil for a children's service approval application may require three levels of investigation:</p> <ul style="list-style-type: none"> • Stage 1 - Preliminary investigation (with or without soil sampling) • Stage 2 - Detailed site investigation • Stage 3 - Site specific human health risk assessment. 	