

CHILDCARE PLANNING GUIDELINE	
3.0 MATTERS FOR CONSIDERATION	
3.1 Site Selection and Location	
Objectives/Requirements	Complies?
<i>C1 Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</i>	
<p><i>For proposed developments in or adjacent to a residential zone, particularly if that zone is for low density residential uses consider:</i></p> <ul style="list-style-type: none"> <i>the acoustic and privacy impacts of the proposed development on the residential properties</i> <i>the setbacks and siting of buildings within the residential context</i> <i>visual amenity impacts (e.g. additional building bulk and overshadowing, local character)</i> <i>traffic and parking impacts of the proposal on residential amenity and road safety</i> 	<p>Yes</p> <p>The development site is within the R1 General Residential zone. Acoustic and privacy impacts to surrounding residential properties will be mitigated through 1.8m high perimeter fencing, which will provide visual privacy to neighbours and will adequately mitigate noise impacts (see acoustic assessment provided as Appendix M). The proposed setbacks are considered suitable within the surrounding future residential context, noting that they comply with Council's DCP, and the building is of a suitable scope and scale commensurate to the future residential context (e.g. does not introduce any unreasonable bulk or overshadowing). A traffic report has been prepared in support of the development (see Appendix J) that confirms the proposed development will have minimal impacts in relation to traffic and parking.</p>
<p><i>For proposed developments in commercial and industrial zones, consider:</i></p> <ul style="list-style-type: none"> <i>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</i> <i>the potential impact of the facility on the viability of existing commercial or industrial uses.</i> 	<p>N/A</p>
<p><i>For proposed developments in public or private recreation zones, consider:</i></p> <ul style="list-style-type: none"> <i>the compatibility of the proposal with the operations and nature of the community or private recreational facilities</i> <i>if the existing premises is licensed for alcohol or gambling</i> <i>if the use requires permanent or casual occupation of the premises or site</i> <i>the availability of on-site parking</i> <i>compatibility of proposed hours of operation with surrounding uses, particularly residential uses</i> <i>the availability of appropriate and dedicated sanitation facilities for the development.</i> 	<p>N/A</p>

C2 Objective: To ensure that the site selected for a proposed childcare 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:
 - length 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
- where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use. Where the proposal relates to any heritage item, the development should retain its historic character and conserve significant fabric, setting or layout of the item.
- there are suitable and safe drop off and pick up areas, and off and on street parking
- the characteristics of the fronting road or roads (for example its operating speed, road classification, traffic volume, heavy vehicle volumes, presence of parking lanes) is appropriate and safe for the proposed use
- the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities
- 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.

Yes

The development site is suitable for a child care facility. In this context, the location and future surrounding uses are compatible with the proposed development, and the site will not introduce any unreasonable level of hazards in terms of environmental constraints. The characteristics of the site are suitable for the scale and type of development proposed, and the development itself is not envisaged to result in adverse environmental impacts. Appropriate on-site parking has been provided, and the characteristics of the fronting road is not associated with high traffic volume, heavy vehicle volumes to such an extent that would preclude the proposed development. The development site is not closely located to incompatible social activities and uses as listed here. Further, it is noted that environmental considerations as listed here were predominantly assessed and addressed under DA/2022/912, which created the development site. As such, no further concerns are expected to be raised in this regard.

C3 Objective: To ensure that sites for child care facilities are appropriately located.	
<p>A childcare facility should be located:</p> <ul style="list-style-type: none"> • <i>near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship</i> • <i>near or within employment areas, town centres, business centres, shops</i> • <i>with access to public transport including rail, buses, ferries</i> • <i>in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</i> 	<p style="text-align: right;">Yes</p> <p>The proposed childcare centre is located within proximity of land to be utilised as parks and public open space (approved under DA/2022/193:2 and located to the east of the development site). The site will have excellent access to public transport given it is located on a nominated future bus route, and will be easily accessed via the extensive shared path network to be established throughout the Loxford Estate. It is located within proximity to employment areas, town centres, and schools, noting the development site's location within an emerging urban release area.</p>
C4 Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	
<p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • <i>proximity to:</i> <ul style="list-style-type: none"> ○ <i>heavy or hazardous industry, waste transfer depots or landfill sites</i> ○ <i>Liquefied Petroleum Gas (LPG) tanks or service stations</i> ○ <i>water cooling and water warming systems</i> ○ <i>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</i> ○ <i>extractive industries, intensive agriculture, agricultural spraying activities</i> • <i>any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</i> 	<p style="text-align: right;">Yes</p> <p>The site is not within proximity to any of the items noted here.</p>

3.2 Local Character, Streetscape and the Public Domain Interface	
Objectives/Requirements	Complies?
C5 Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.	
<p><i>The proposed development should:</i></p> <ul style="list-style-type: none"> <i>contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape</i> <i>build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place</i> <i>reflect the predominant form of surrounding land uses, particularly in low density residential areas</i> <i>recognise and respond to predominant streetscape qualities, such as building form, scale, materials and colours</i> <i>include design and architectural treatments that respond to and integrate with the existing streetscape and local character</i> <i>use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity</i> <i>integrate car parking into the building and site landscaping design in residential areas</i> <i>in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence, except when good design solutions can be achieved.</i> 	<p>Yes</p> <p>The proposal is designed in such a way that contributes to the character of the locality and existing streetscape, through a design that is complementary to the future low-density residential environment. The design of the proposal is reflective of the predominant and anticipated future form of the area and is well integrated into the streetscape, and utilises appropriate building form, scale and materials and colours to achieve this outcome. The proposed car parking area is well integrated into the overall site appearance, and is softened through landscaping at the street interface.</p> <p>In relation to the final point, it is noted this does not apply to the proposed development as the land is zoned R1 General Residential. Notwithstanding this, the proposed development satisfies this requirement as the outdoor space is located on the ground level and acoustic impacts can be readily mitigated through installing a 1.8m high fencing along the boundaries, which is the standard outcome for boundary delineation in most residential settings.</p>
C6 Objective: To ensure clear delineation between the child care facility and public spaces	
<p><i>Create a threshold with a clear transition between public and private realms, including:</i></p> <ul style="list-style-type: none"> <i>fencing to ensure safety for children entering and leaving the facility</i> <i>windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and a connection between the facility and the community</i> <i>integrating existing and proposed landscaping with fencing.</i> 	<p>Yes</p> <p>The proposal includes fencing to adequately separate between the public and private realms, and ensure safety for children. Windows from the facility overlook the external play area to provide surveillance to the children, with adequate connections provided to the public domain through footpath connectivity. Suitable fencing is proposed that integrates well with the proposed landscaping, and assists with the delineation of the centre and public spaces.</p>
<p>C7 <i>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the childcare facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</i></p>	<p>Yes</p> <p>The development only has one pedestrian entry point, and provides a connective footpath from the southern road to the centre entry. The vehicle entrance and pedestrian entrance are clearly delineated.</p>

<p>C8 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:</p> <ul style="list-style-type: none"> • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/private open space from adjoining public open space • minimal use of blank walls and high fences. 	<p style="text-align: center;">Yes</p> <p>The development does not adjoin bushland, but is separated by a road to an area intended to be retained as an inner protection area. The development site and associated childcare facility is clearly delineated from the bushland by way of the separation of the road, and through clearly defined site boundaries and landscaping that establish private and public space.</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>C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed 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.</p>	<p style="text-align: center;">Yes</p> <p>There are no front fences or walls within the front setback, and the front setback comprises landscaping only.</p> <p>The site is not listed as a heritage item, is not within proximity to a heritage item, and is not within a heritage conservation area.</p>
<p>C10 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.</p>	<p style="text-align: center;">N/A</p> <p>The site is not within such proximity to a classified road that would warrant high solid acoustic fencing to shield the facility from noise. Acoustic fencing is proposed in line with the recommendations of the Acoustic Report (Appendix M).</p>

3.3 Building Orientation, Envelope, Building Design and Accessibility	
Objectives/Requirements	Complies?
C11 Objective: To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade.	
<p><i>Orient a development on a site and design the building layout to:</i></p> <ul style="list-style-type: none"> <i>ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by</i> <ul style="list-style-type: none"> <i>facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties</i> <i>placing play equipment away from common boundaries with residential properties</i> <i>locating outdoor play areas away from residential dwellings and other sensitive uses</i> <i>optimise solar access to internal and external play areas</i> <i>avoid overshadowing of adjoining residential properties</i> <i>minimise cut and fill</i> <i>ensure buildings along the street frontage define the street by facing it</i> <i>ensure where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.</i> 	<p>Yes</p> <p>Visual privacy and potential noise and overlooking impacts on neighbours have been mitigated through:</p> <ul style="list-style-type: none"> Positioning the main building to the south of the lot creates significant separation between the doors and windows of the facility and future residences; In addition to the site being at grade or lower than the surrounding lots, adopting a single storey design will further minimise potential overlooking impacts; Installation of 1.8m high fences along the boundary of adjoining residential lots will ensure visual privacy, minimise overlooking from the facility and mitigate potential acoustic impacts (including those associated with the play area). <p>The location of the internal and external play areas maximises solar access, given the facility is oriented to the north, and is of sufficient size to avoid unreasonable overshadowing of the play space as well as adjacent residential properties (refer to shadow diagrams in Appendix C). The main building associated with the childcare facility faces the southern road (Road MC01), and suitably addresses this street by way of landscaping and façade design.</p>
C12 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><i>The following matters may be considered to minimise the impacts of the proposal on local character:</i></p> <ul style="list-style-type: none"> <i>building height should be consistent with other buildings in the locality</i> <i>building height should respond to the scale and character of the street</i> <i>setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</i> <i>setbacks should provide adequate access for building maintenance</i> <i>setbacks to the street should be consistent with the existing character.</i> <p><i>Where a Local Environmental Plan or Development Control Plan do not specify a floor space ratio for the R2 Low Density Residential zone, a floor space ratio of 0.5:1 is to apply to a childcare facility in the R2 zone.</i></p>	<p>Yes</p> <p>Whilst it is noted that there are not yet any structures within proximity to the development, the site adjoins future residential allotments along both the northern and eastern boundaries. In terms of compatibility with future adjoining development, the proposed development is compliant with the relevant built form controls established in Council's LEP and DCP, ensuring consistency with future neighbouring development.</p> <p>The development site is not zoned R2 and hence the maximum FSR as specified here does not apply.</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>C13 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.</p>	<p style="text-align: center;">N/A</p> <p>The site does not have frontage to a classified road, and there are no existing buildings within 50m.</p> <p>The predominant adjoining land use will most likely be detached dwellings. On this basis the setbacks provided for residential development in the MDCP2011 have been adopted, being 4.5m for the primary street frontage and 3m to the secondary street frontage.</p>
<p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p style="text-align: center;">Yes</p> <p>The proposed siting of the child care centre is consistent with the prevailing setbacks required for a dwelling house, as established under MDCP2011.</p>
C15 Objective: To ensure that buildings are designed to create safe environments for all users.	
<p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> 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. in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p style="text-align: center;">Yes</p> <p>Entry to the facility is limited to one secure point, which is located to allow ease of access, and provides pedestrian access from both the internal carpark and the southern street frontage. The entry point is visible from the street and can be easily monitored through natural or camera surveillance, and is not accessed through an outdoor play area.</p>
C16 Objective: To ensure that child care facilities are designed to be accessible by all potential users.	
<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> 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 minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	<p style="text-align: center;">Yes</p> <p>An Access Report has been prepared and is included in Appendix Q. The Access Report determines that the development is either currently in a compliant configuration, or is capable of compliance, with the relevant accessibility standards.</p> <p>The key areas of the site are suitably linked, and can be accessed by persons using prams and wheelchairs. Suitable pedestrian access is provided from the public footpath located parallel to the road to the south, which is of a suitable width. The carpark is generally accessible by all persons and is not of a scale that would render it inaccessible for persons using a pram or wheelchair.</p>

3.4 Landscaping	
Objectives/Requirements	Complies?
Objective: To provide landscape design that contributes to the streetscape and amenity.	
<p>C17 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:</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>Yes</p> <p>A Landscape Plan has been prepared and is included in Appendix N. The Landscape Plan evidences that suitable planting has been included along the southern and western boundaries, which is well integrated with proposed fencing and overall site design. It is anticipated that the facility will be further softened by virtue of the street tree planting associated with the Precinct 1B works. The proposed landscaping is considered to reflect and reinforce the local context, being an emerging residential area.</p>
<p>C18 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 taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback using low level landscaping to soften and screen parking areas. 	<p>Yes</p> <p>The proposed car parking area is well integrated into the overall site design, and is somewhat screened by virtue of its positioning on the site. By locating the car park on the eastern side of the development site, and noting that the development site is on a corner, the carpark is largely screened by the childcare facility building itself and the associated front landscaping for motorists travelling from the west. Similarly, for motorists travelling from the east, the carpark will be screened by future residential development on the allotment to the east along with the associated boundary fencing. Street tree planting along the southern road will provide additional softening and screening the car park.</p>
3.5 Visual and Acoustic Privacy	
Objectives/Requirements	Complies?
Objective: To protect the privacy and security of children attending the facility.	
<p>C19 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>N/A</p>
<p>C20 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>Yes</p> <p>The development is sited in such a way that minimises direct overlooking of indoor and outdoor play spaces, with both the indoor and outdoor rooms and play spaces being shielded by 1.8m high fencing.</p>

C21 Objective: To minimise impacts on privacy of adjoining properties.	
<p><i>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</i></p> <ul style="list-style-type: none"> <i>appropriate site and building layout</i> <i>suitable location of pathways, windows and doors</i> <i>landscape design and screening.</i> 	<p>Yes</p> <p>The proposed development is designed in such a way that minimises direct overlooking of main internal living areas and private open spaces in future adjoining residential allotments, as described previously in this table. The northern and eastern boundaries of the site adjoin future residential allotments, with the car parking area located adjacent to the eastern boundary, and the outdoor play area located adjacent to the northern boundary. There is minimal potential for direct overlooking along the eastern boundary, noting that the car park is located here. With regards to the northern boundary, a 1.8m high fence is proposed atop the retaining wall, which will alleviate any overlooking concerns with regard to neighbouring properties. The childcare facility itself is sited towards the southern end of the site, and is therefore not associated with any overlooking impacts.</p>
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	
<p>C22 <i>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:</i></p> <ul style="list-style-type: none"> <i>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</i> <i>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.</i> 	<p>Yes</p> <p>The development site is not currently located adjacent to residential accommodation; however, it is located within the R1 zone, and adjacent to future residential allotments. As such, to minimise impacts to nearby future residential allotments, acoustic fencing has been provided on the eastern, northern, western boundaries. No conflicts are anticipated in relation to mechanical plant or equipment. Further details are provided in the Acoustic Report (Appendix M).</p>
<p>C23 <i>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</i></p> <ul style="list-style-type: none"> <i>identify an appropriate noise level for a child care facility located in residential and other zones</i> <i>determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</i> <i>determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</i> 	<p>Yes</p> <p>An Acoustic Report has been prepared and is included in Appendix M. The Acoustic Report addresses the relevant matters under this clause, and confirms that potential acoustic impacts can be effectively mitigated.</p>

3.6 Noise and Air Pollution	
Objectives/Requirements	Complies?
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.	
<p>C24 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 style="text-align: center;">Yes</p> <p>An Acoustic Report has been prepared to inform the development and is included as Appendix M. The Acoustic Report did not identify any outside noise sources that would adversely impact the proposed childcare facility. As such, no specific design solutions are required.</p>
<p>C25 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 • 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 style="text-align: center;">N/A</p> <p>The development site is not within proximity to any of the listed locations.</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>C26 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 style="text-align: center;">Yes</p> <p>The development site is not considered to be within proximity to any external sources of air pollution such as major roads and industrial development. The nearest potential emitter would be the Cessnock Road, which is located 500m to the east of the site. It is considered this distance is suitable in terms of mitigating any potential air pollution issues. The South Maitland Railway is located 250m to the west of the development site, however, is not an operational railway and hence would not be associated with air pollution emitters.</p>

<p>C27 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> <ul style="list-style-type: none"> • 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 • incorporating ventilation design into the design of the facility. 	<p style="text-align: center;">N/A</p> <p>As above, the development site is not considered to be within proximity to any air pollution sources.</p>
3.7 Hours of Operation	
Objectives/Requirements	Complies?
Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	
<p>C28 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.</p>	<p style="text-align: center;">No</p> <p>The proposed hours of operation are 6:30am-6:30pm. It is anticipated that the half an hour earlier opening time in the morning (e.g. 6:30am) will not adversely impact neighbouring residential development.</p> <p>This is on the basis that the likely amenity impact would relate to noise. The Acoustic Report included consideration of this by assessing the “morning shoulder”, being the period between 6am and 7am which accounts for the earlier arrival of staff. The Acoustic Report confirmed that the noise emissions from the operation would satisfy the relevant trigger levels, provided the recommended noise controls were implemented. This included building orientation, installation of a 1.8m acoustic fence and specific locations for mechanical plant, all of which would have been necessary irrespective of the proposed opening hours.</p>
<p>C29 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 style="text-align: center;">N/A</p> <p>The site is not within a mixed-use area or predominantly commercial area.</p>

3.8 Traffic, Parking and Pedestrian Circulation	
Objectives/Requirements	Complies?
Objective: To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles.	
<p>C30 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:</p> <p>Within 400 metres of a railway or Metro station within Greater Sydney:</p> <ul style="list-style-type: none"> 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. <p>In other areas:</p> <ul style="list-style-type: none"> 1 space per 4 children. 	<p>Yes</p> <p>The MDCP2011 specifies the following parking requirements for childcare centres:</p> <ul style="list-style-type: none"> 1 space per 4 children. <p>In relation to the proposed development, this equates to a parking requirement of 28 spaces. The proposal provides 29 spaces, achieving compliance in this regard.</p>
<p>C31 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>N/A</p> <p>The site is not within a commercial or industrial zone, and is not a mixed-use development.</p>
<p>C32 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to optimise the safety and convenience of the parking area(s) and demonstrate how impacts on 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>Yes</p> <p>A Traffic and Parking Impact Assessment (TPIA) has been prepared in support of the development, and is included as Appendix J. The TPIA demonstrates that the amenity of the area will not be affected, and 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>C33 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>N/A</p> <p>The site does not have frontage to a classified road, nor a road which carries freight traffic or dangerous goods or hazardous materials.</p>
<p>C34 Child care facilities proposed within cul-de-sacs or via 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>N/A</p> <p>The facility is not proposed within a cul-de-sac or narrow lane.</p>

Objective: To provide a safe and connected environment for pedestrians both on and around the site.	
<p>C35 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 and defined/separate paths 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, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • minimise the number of locations where pedestrians and vehicles cross each other • 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 • clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations. 	<p style="text-align: center;">Yes</p> <p>The proposal provides a safe and connected environment for pedestrians within the site. Separate and clearly delineated pedestrian access is provided from the car park to the facility, to allow pedestrians to enter safely. The pedestrian path from the street to the facility is wide enough for two prams to pass each other, and there are minimal locations where pedestrians and vehicles cross each other. The car park is designed in such a way that separates the waste vehicle and turn around area from the general parking area, and all vehicles can enter and exit the site in a forward direction, with adequate sightlines maintained.</p>
<p>C36 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 style="text-align: center;">N/A</p> <p>The proposed is not a mixed-use development.</p>
<p>C37 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 style="text-align: center;">Yes</p> <p>Suitable fencing is proposed to ensure that children are separated from the car parking area and the building entrance, and accessible parking that is clearly marked is provided as close as possible to the primary building entrance. The provided car parks are suitably dimensioned to facilitate wheelchair and pram parking.</p>

4.0 APPLYING THE NATIONAL REGULATIONS TO DEVELOPMENT PROPOSALS	
A. Internal Physical Environment	
4.1 Indoor Space Requirements	
Design Guidance	Complies?
<p>Storage</p> <p><i>Storage areas including joinery units are not to be included in the calculation of space. To achieve a functional unencumbered area free of clutter, storage areas need to be considered when designing and calculating the spatial requirements of the facility. It is recommended that a child care facility provide:</i></p> <ul style="list-style-type: none"> <i>a minimum of 0.3m³ per child of external storage space</i> <i>a minimum of 0.2m³ per child of internal storage space.</i> 	<p>Yes</p> <p>It is recommended that the proposal includes a minimum of 0.2m³ of internal storage space per child. For a maximum of 110 children to be cared for, this equates to a recommended internal storage space of 22m³. The proposed child care centre provides 37.226m³ and therefore complies with the recommended areas of internal storage space.</p> <p>It is recommended that 0.3m³ of external storage space is required per child. This equates to a total external storage space of 33m³. The proposed provides 50m³ of external storage space and therefore complies.</p>