STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED TOWNHOUSES AND CHILDCARE FACILITY

at

LOT 1 & 2 - 124 NEW ENGLAND HIGHWAY
LOCHINVAR NSW, 2321

for

HOOVER GROUP PTY LTD

REVISION A
MARCH 2025

HOOVER GROUP PTY LTD
DESIGN & DEVELOPMENT

CONTENTS

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland City Council for a Childcare Centre and 6 Medium Density Townhouse development located across Lots 1 & 2 at 124 New England Highway Lochinvar NSW 2321.

The development will consist of the culmination of the three lots at 124 New England Highway Lochinvar into two lots to construct a Childcare Centre accommodating 73 children on Lot 1 and a medium density residential development consisting of six two-storey townhouses on Lot 2. The development has been meticulously designed to ensure that it compliments the residential area whilst providing new and innovative facilities for the continuously growing community. This statement should be read in conjunction with the following documentations:

- *Architectural Drawings prepared by Hoover Group Pty Ltd*
- *BASIX Certificate prepared by Hoover Group Pty Ltd*
- *Waste Management Plan prepared by Hoover Group Pty Ltd*
- *Cost Estimate Report prepared by MCG Quantity Surveyors*
- *Thermal Assessment by Archi Sustainability*
- *Section J prepared by Building Sustainability Assessments*
- *Drainage Plans prepared by AK Civil Design*
- *Civil Driveway Design prepared by Ak Civil Design*
- *Acoustic Impact Assessment prepared by Soundscape Acoustic Consultants*
- *Traffic Impact Assessment by Motion Traffic*
- *Assessibility Report prepared by Forward Access*
- *Landscaping Plan prepared by Terras Landscape Architects*
- *Draft Subdivision Plan prepared by David Cant Surveyors*
- *Geotechnical Report prepared by Ideal Corp*
- *Contamination Report prepared by Ideal Corp*

2.0 MAPS

Figure One: Aerial image showing subject site highlighted yellow (Source: Near Maps)

Figure Two: Zoomed aerial image of subject site highlighted yellow (Source: Near Maps)

3.0 EXISTING IMAGES

Figure Three: Existing Residential Dwelling (Source: Thompson and Clarke)

Figure Four: Existing Sheds (Source: Thompson and Clarke)

Figure Five: Existing Dwelling and Sheds (Source: Thompson and Clarke)

Figure Six: Existing Residential Yard (Source: Thompson and Clarke)

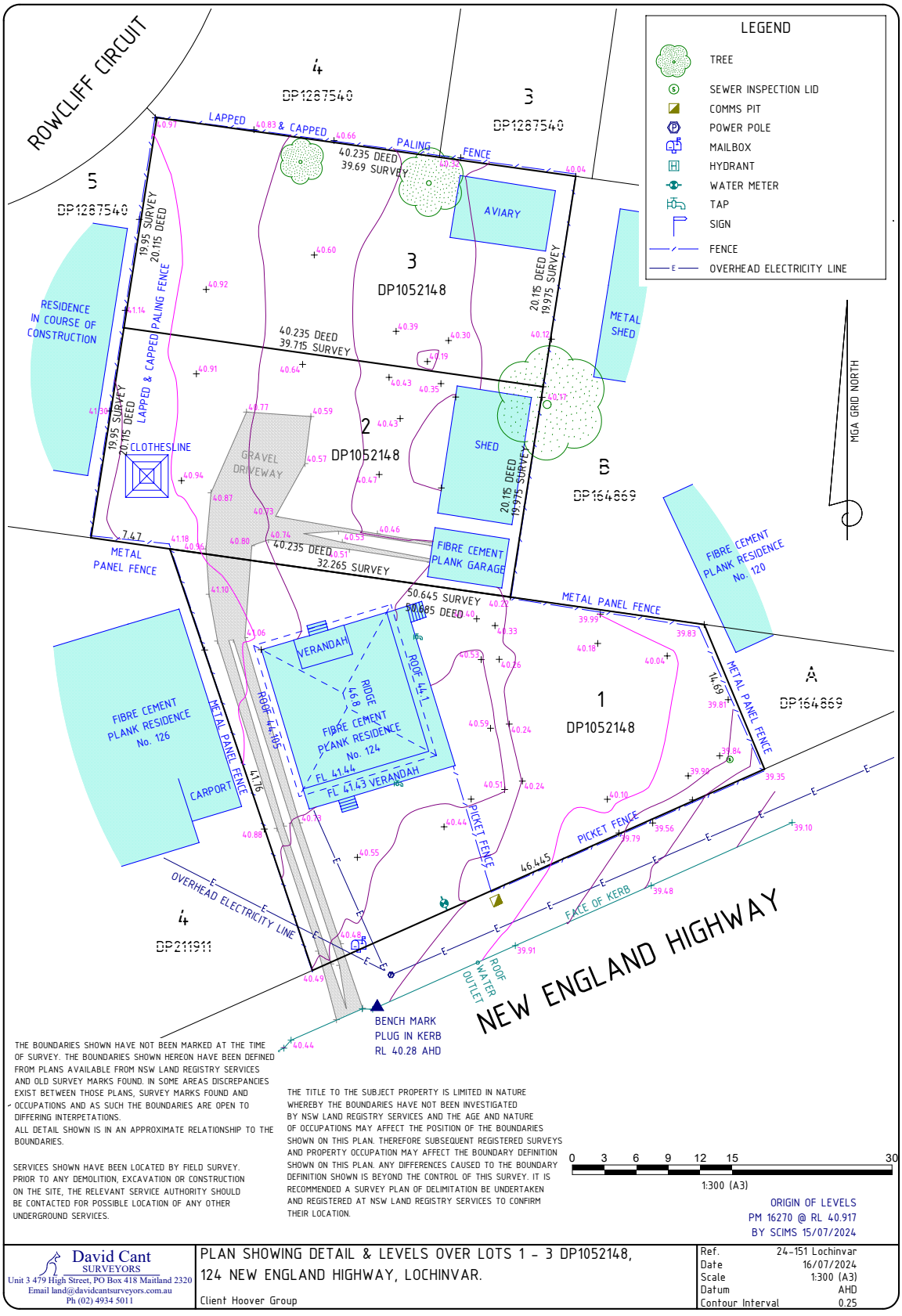


Figure Seven: 124 New England Highway Survey (Source: David Cant Surveyors)

CONTEXTUAL ANALYSIS OF MAITLAND & SURROUNDING AREAS

Lochinvar, situated approximately 10 kilometres west of Central Maitland, forms an integral part of the broader urban framework of the Maitland region. Traditionally a rural village with strong agricultural roots, Lochinvar is now emerging as a key growth area within the Maitland Local Government Area (LGA), underpinned by strategic planning initiatives such as the Maitland Urban Settlement Strategy and the Greater Newcastle Metropolitan Plan. These initiatives have identified Lochinvar as a logical location for future growth, with planning efforts focused on delivering new housing opportunities, infrastructure upgrades, and improved access to essential services in response to population increases across the region.

The township's development is shaped by its position along the New England Highway and the Main Northern Railway Line, placing it within a well-connected transport corridor that links Lochinvar directly to Maitland, Newcastle, and Singleton. This accessibility has elevated Lochinvar's appeal as a residential destination, particularly for those seeking a semi-rural lifestyle within commuting distance of major employment and service centres.

In recent years, Lochinvar has been subject to staged urban release planning, including zoning amendments and land use reconfiguration under the Maitland Local Environmental Plan 2011 and strategic frameworks such as the Lochinvar Structure Plan. These initiatives have facilitated the conversion of rural land into low- and medium-density residential subdivisions, with a focus on delivering coordinated infrastructure, walkable neighbourhood layouts, and improved community facilities. The result is a distinct pattern of urban expansion that reflects both local demand and regional growth objectives.

The character of Lochinvar today is defined by a unique juxtaposition of old and new—a township where traditional rural dwellings and equestrian properties sit alongside newly developed residential estates with formalised streetscapes, landscaped open spaces, and integrated stormwater and transport infrastructure. The gradual urbanisation of the area is occurring in a measured and planned manner, with built form controls and subdivision design aiming to respect the existing visual landscape while accommodating contemporary housing needs.

Educational institutions such as St Joseph's College and Lochinvar Public School have long served as foundational elements of the community. These facilities continue to underpin Lochinvar's role as a family-oriented locality, attracting new residents and reinforcing the need for surrounding residential and community infrastructure. The presence of these schools has also encouraged surrounding development to be appropriately scaled and sensitively designed to maintain local character and amenity.

Lochinvar's urban evolution is further distinguished by the integration of open space networks, green corridors, and stormwater detention basins within newer developments, helping to preserve elements of the natural landscape and mitigate the impact of increased urban runoff. These planning and design responses are helping to shape Lochinvar into a modern, functional, and resilient settlement that remains distinct from the higher-density urban cores of Maitland and Rutherford.

Importantly, while growth is evident, Lochinvar's transformation remains sensitive to its village origins. Development continues to reflect a low-rise built form, generous landscape buffers, and a sense of openness that aligns with the expectations of both existing residents and local planning policy. As more land is brought into urban use, the challenge and opportunity lie in ensuring that growth enhances, rather than erodes, the qualities that make Lochinvar a unique and desirable place to live.

5.0 SITE ANALYSIS

COUNCIL	The subject site is located within the Maitland City Council.
PLANNING CONTROLS	-- Maitland Local Environmental Plan 2011 -- Maitland Development Control Plan 2011 —SEPP (Sustainable Buildings) 2022
ZONING	Zone R1: General Residential (Reference: ePlanning Spatial Portal)
SITE AREA	Lot 1 - 933.9 m2 Lot 2 -1941.45 m2
SITE LOCATION	The subject site is positioned in Lochinvar along a major thoroughfare, approximately 11.1 km from central Maitland. It enjoys close proximity to a variety of services, hospitality venues, and retail shops, while being situated within a residential area.
SITE DESCRIPTION	The site features a single-story dwelling accompanied by several shed structures positioned along the rear of the property. The land slopes gently from west to east.
ADJACENT DEVELOPMENT	No.120 New England Highway – It is currently occupied by a two storey dwelling. No. 126 New England Highway - It is currently occupied by a single storey dwelling.
HERITAGE	N/A
ACID SULPHATE SOIL	Class 5
FLOOR SPACE RATIO	N/A
HEIGHT OF BUILDING	8.5m
FLOOD PLANNING	N/A
MINIMUM LOT SIZE	450m2
BUSHFIRE PRONE LAND	N/A

6.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as RPL-202401.

The development will consist of the culmination of the three lots at 124 New England Highway Lochinvar into two lots to construct a Childcare Centre and a medium density residential development consisting of six two-storey townhouses. An access handle will be created on the Western side of the lots to provide access to Lot 2 where the Medium Density Townhouse Development will be constructed whilst there will be direct access via the New England Highway into the Childcare Centre on Lot 1. The Childcare Centre will have 18 on-site parking spaces and a dual entrance and exit. The townhouses will each have lock up garages and two visitor car parking spaces which will all be connect by the shared driveway on the Western side of the property. This access will only be utilised by the residents and their visitors within the medium density townhouse complex.

Within Lot 1 which fronts the New England Highway, the Childcare Centre will be three storeys high with a variety of internal and external spaces for children between the ages of 0-5 to be educated in early childcare from Monday to Friday. This centre will have a number of external play and learning areas including a play area on the ground floor in the front garden area as well as a large, rooftop play area which will provide spaces for children to play and explore. Internally, there will be a reception, staff/administration spaces, laundry facilities, storage rooms and two, large open plan classrooms which will cater for two clusters of age groups. These classroom spaces will be directly linked to outdoor balcony areas which will encourage internal and external play as well as letting natural light and ventilation into the rooms.

The Childcare Centre has been designed to complement the surrounding residential area through a considered selection of high-quality materials that respond to both the local streetscape and nearby non-residential buildings. The ground floor features Austral Brick's 'San Selmo Classico Original' brickwork, providing a solid and timeless base that grounds the structure and offers durability. The upper level is clad in James Hardie 'Axon Linea' vertical cladding, introducing a clean, modern aesthetic with fine vertical lines that add texture and depth. As a prominent feature, 'Silvertop Ash' hardwood vertical slat cladding is used on the street-facing façade, bringing warmth, natural variation, and a softening effect to the exterior. Windows, structural posts and balustrades are finished in Colorbond 'Night Sky', delivering a striking contrast that ties the architectural elements together. The roof is constructed from Zincalume roof sheeting, offering a sleek, low-maintenance solution that subtly reflects the industrial character of the broader context while completing the cohesive material palette.

As the site is an obscure shape, the building has been designed to maximise the unique shape by stretching its exterior to the constraints of the site whilst ensuring it does not impact on neighbouring dwellings or the proposed townhouses at the rear.

Figure Eight: Proposed Childcare Centre Artistic Watercolour (Source: Hoover Group)

Behind the Childcare Centre and accessed via the handle on the Western side of the property will be the medium density townhouse development. This development will be only just seen from the street as it is located on the rear lot however will be clearly seen from the residential development area to the North of the site. The development will consist of both two and three bedroom townhouses each with lockup garages and their own private backyard areas. Two of the townhouses will feature two bedrooms, three bathrooms (including ensuite and powder room), open plan living, kitchen and dining area, a second living area, laundry and a single car garage. While the remaining four townhouses will have three bedrooms, three bathrooms (including ensuite and powder room), open plan living, kitchen and dining area, a second living area, laundry and a double car garage. By providing two different townhouse size options, it widens the potential for future residents to have options as to what size is most suitable.

Each townhouse will feature two distinct roof designs—a steep gable facing another and a shallow-angled skillion—finished with a combination of Colorbond in 'Dover White' and Trimdek roof sheeting. The ground floor will showcase a mix of textures, with the garage facade clad in Aussie Tecture's 'Irregular Banded Sandstone' and other walls rendered in Dulux 'Vivid White.' The first floor will be finished in James Hardie 'Sycon Linea' weatherboard, painted in Porters Paint 'Irish Linen,' creating a cohesive yet dynamic facade. Complementing these finishes, all gutters, fascias, trims, garage doors, and window and door frames will be finished in Colorbond 'Dover White'. These materials compliment the residential style of the area ensuring that the harmoniously tie into the modern developments in the area.

Figure Nine: Proposed Medium Density Townhouse Development Artistic Watercolour (Source: Hoover Group)

Figure Ten: Proposed Medium Density Townhouse Development Artistic Watercolour (Source: Hoover Group)

DESIGN OBJECTIVES:

The general objectives of the proposed design include:

- Maximise development potential while responding appropriately to site constraints and planning controls.
- Minimise visual impact on the streetscape by using a refined and complementary palette of materials and varied roof forms to break down building bulk.
- Maintain residential character and compatibility with the surrounding built form through scale, proportion, and material selection
- Protect the amenity of surrounding properties by addressing privacy, views, overshadowing, and maintaining appropriate setbacks and site coverage
- Provide a high-quality architectural outcome that enhances the visual appeal and function of the site while contributing positively to the local neighbourhood
- Promote a strong sense of place, identity, and liveability for future residents through well-designed internal layouts and outdoor spaces
- Ensure the childcare centre delivers a safe, engaging, and stimulating environment for children, with a design that maximises natural light, outdoor play, and learning opportunities

Childcare Centre

The design and material choices for the proposed Childcare Centre in Lochinvar have been carefully considered in response to the architectural character and context of the surrounding area. Existing childcare centres in the broader region demonstrate a variety of material applications and colour palettes, providing valuable reference points. Common material selections include weatherboard, brickwork, vertical and square cladding, timber finishes, and render treatments. Colour schemes range from neutral tones that blend seamlessly into the streetscape, to bright and vibrant hues that create a more playful and engaging atmosphere for children

A notable precedent is Tilly's Childcare Centre in East Maitland, which embraces a playful architectural language through the use of bold colour and geometric forms. The centre features a square-cladded façade finished in vibrant tones such as red, green, and blue (refer to Figure Eleven), successfully creating a lively, child-friendly street presence. Similarly, Story House Early Learning in Aberglasslyn and Busy Bees Childcare in Rutherford showcase a creative integration of materials and colours. The Aberglasslyn centre combines red brickwork with timber-look vertical cladding and coloured square panels in green and yellow, offering a warm yet engaging façade (Figure Twelve). Meanwhile, Busy Bees incorporates rendered finishes in pink—reflecting the company's branding—alongside more muted grey vertical cladding, striking a balance between corporate identity and architectural expression (Figure Thirteen).

Figure Eleven: Tillys East Maitland (Source: Google Earth)

Figure Twelve: Childcare Story House Aberglassyn (Source: Google Earth)

Figure Thirteen: Busy Bees Rutherford (Source: Busy Bees Rutherford)

Another key precedent is Tilly's Childcare Centre in Rutherford, which shares comparable site conditions to our proposed development. Positioned along the New England Highway, this centre sits within a more industrial setting (Figure Fourteen). Unlike typical centres that address the main road, access to this facility is provided via a secondary street behind, limiting its visual connection to the highway. The centre utilises a neutral and natural material palette including timber elements, helping it to sit comfortably within its context (Figure Fifteen). In contrast, our proposed centre will better address its street frontage and integrate more actively with the surrounding residential environment.

Figure Fourteen: Aerial Image of Tilly's in Rutherford (Source: NearMaps)

Figure Fifteen: Tillys in Rutherford (Source: Tillys Rutherford)

Figure Sixteen: St Nicholas Early Education Lochinvar
(Source: St Nicholas Early Education Lochinvar)

St Nicholas Early Education (Figure Sixteen) in Lochinvar provides another strong reference point, located similarly along the New England Highway within a residential setting. This centre demonstrates a considered approach to roof form and massing, using a combination of gable and skillion roof profiles to soften its scale and allow it to harmonise with nearby dwellings. The use of natural materials and muted colours ensures the building complements the character of the neighbourhood rather than dominating it—an approach reflected in our own design intent.

Figure Seventeen: Lochinvar Hotel Motel (Source: Google Earth)

Further context is provided by the Lochinvar Hotel Motel, one of the larger-scale buildings in the area. Also located along the New England Highway, this building adopts both gable and skillion roof forms and sits relatively high in scale compared to other structures in the vicinity. While not a childcare facility, it serves as an example of how larger-scale developments have been integrated into the local streetscape. The proposed childcare centre adopts similar roof forms but is designed to remain modest in scale to respond more sensitively to its residential surroundings.

Through the analysis of these precedents, we have been able to identify both the successful elements and those we believe could be improved upon in the design of our own Childcare Centre. This process has informed a more thoughtful and considered approach, allowing us to refine the architectural expression and material palette to better suit the context and purpose of the development. In particular, we were drawn to the use of vertical cladding and brickwork, which offer a warm, natural aesthetic while ensuring durability and visual interest. These materials, combined with a more neutral colour palette, allow the building to maintain a child-friendly atmosphere while blending seamlessly into the surrounding residential context. By learning from existing examples, we have been able to make deliberate design decisions that enhance the functionality, character, and streetscape presence of the proposed centre.

Medium Density Townhouse Development

For the design and development of the six townhouses in Lochinvar, material choices were influenced by the surrounding area's architectural styles. Many existing dwellings are either clad in weatherboard or constructed with brick (Figure Eighteen), which initially guided material selection. While the idea of blending both materials was considered, reflecting the traditional combination often seen in nearby areas, it was decided that a more unique approach was needed. Observations of townhouses in Maitland and Newcastle revealed that the brick-and-weatherboard combination is a common design choice (Figures Nineteen, Twenty, Twenty-One). As a result, the aim was to explore alternative materials that would offer a fresh and distinctive aesthetic for the development.

Figure Eighteen: Existing Weatherboard and Brick dwelling at 143 & 145 New England Highway (Source:Google Earth)

Figure Nineteen: New dwelling at 3/31 Raymond Terrace Road East Maitland
(Source: Restipro Real Estate)

Figure Twenty: New dwelling at 21/150 George Street East Maitland
(Source: PRD)

Figure Twenty-One: New dwelling at 37 Close Street Wallsend
(Source: McKiernan Real Estate)

One such material explored was stone, the inclusion of stone adds texture and depth to the exterior, while also connecting the development to the natural environment and surrounding landscape. This exploration of stone allows the townhouses to stand out while still maintaining a sense of place within the local context.

Figure Twenty-Two : The Point Facade (Source: Raelene Wouda)

In terms of colour, Lochinvar's architectural palette is diverse, ranging from red brick to soft neutrals and dark tones across both newer and older buildings. Throughout the design process, the focus was on creating a fresh, clean, and aesthetically pleasing home. In reviewing the area, the more neutral tones stood out, particularly examples such as 127 New England Highway, which features white weatherboards, contributing to a bright and modern feel. These tones were chosen for the townhouse design to blend seamlessly with the area's established aesthetic while ensuring a contemporary and inviting look.

In summary, the design of the townhouses seeks to balance the architectural heritage of Lochinvar with a fresh and modern approach. The choice of materials—stone, weatherboard, and brick—and the use of a neutral colour palette reflect both the local context and the desire to create a distinctive and aesthetically pleasing development. This approach ensures that the townhouses will stand out while still being in harmony with the surrounding environment.

Figure Twenty-Three: 127 New England Highway (Source: Google Earth)

Process of Zoning, Design, and Development for Childcare Centre and Medium Density Townhouse Development Project

1. Introduction

This methodology report outlines the steps taken in the process of liaising with the client, exploring zoning regulations, and developing the design for a Childcare Centre and Medium Density Townhouse project. The process includes initial discussions about permissible land uses, the design conceptualisation, revisions based on feedback from the council, and collaboration with other contractors to bring the project to Development Application (DA) stage. The report details each phase of the process, illustrating the evolving nature of the project and the adjustments made to ensure compliance with both client and council requirements.

2. Liaison with Client and Zoning Exploration

The project began with initial meetings between the development team and the client to establish the goals for the property. The client expressed a desire for a residential development but was also open to exploring a commercial option. As part of the exploration, a detailed review of the zoning regulations was conducted to determine what land uses were permissible. This included assessing both residential and commercial possibilities.

Through this process, it was discovered that a Childcare Centre would be permissible within the zoning parameters, and this led to the consideration of integrating a childcare centre into the residential development. By developing the land with both a residential and commercial element it would benefit the local community in a dual way - creating more housing whilst also creating more childcare opportunities, a sought after service within the growing suburb.

Once we had looked into these options, we presented this to the clients which ultimately decided to proceed with this development.

3. Decision to Proceed with a Childcare Centre and Medium Density Townhouse Development

After evaluating the zoning regulations and aligning with the client's goals, the decision was made to explore the feasibility of a residential development, specifically a townhouse development. The team focused on developing conceptual design options for the residential and townhouse project, considering factors such as land use, density, and the overall vision for the development.

Several design concepts were developed and reviewed within the Hoover Group Team. Different roof styles, material combinations, layouts and landscaping were all discussed over multiple weeks in order to refine the conceptual design we wish to present to the client and council. As shown in Figures Twenty-Four, Twenty-Five and Twenty-Six a variety of building forms were explored for the childcare centre which we used to proceed to reminding a conceptual design which we would take to the client and council for a pre-lodgement meeting.

Similarly, the townhouse facades options were explored to determine a material pallet and style and building form which would compliment the residential area. These were then refined and polished into the concept design we took to both the client and council.

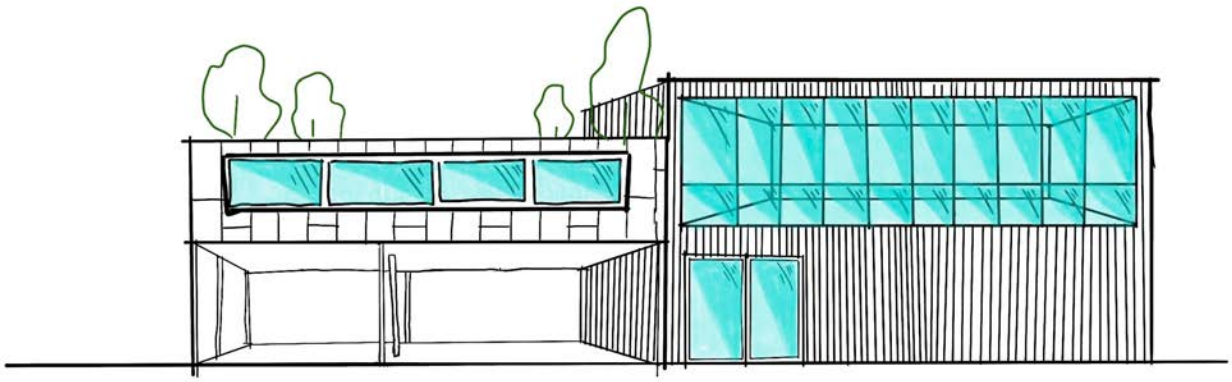


Figure Twenty-Four: Childcare Centre Design Concepts (Source: Hoover Group)

Figure Twenty-Five: Childcare Centre Design Concepts (Source: Hoover Group)

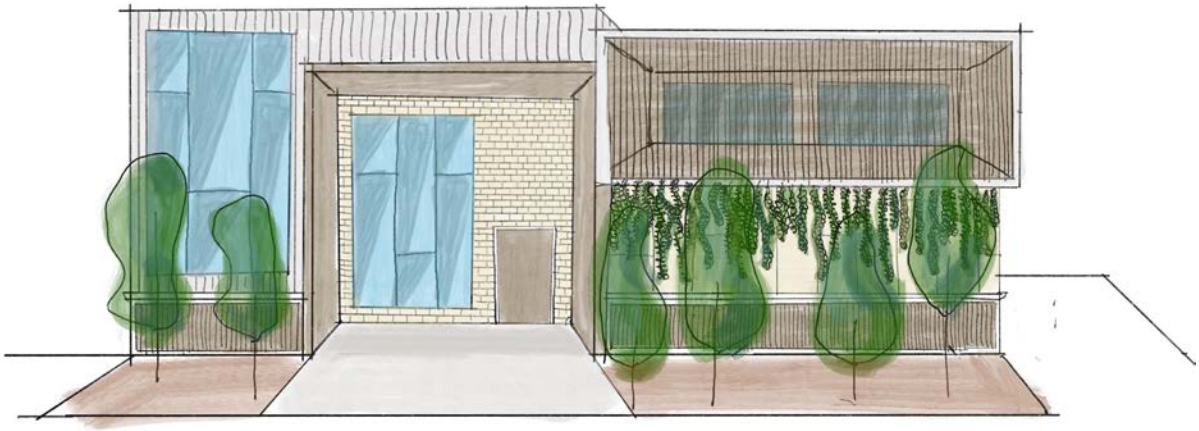


Figure Twenty-Six: Childcare Centre Design Concepts (Source: Hoover Group)

Figure Twenty-Seven: Childcare Centre Design Concepts (Source: Hoover Group)

Figure Twenty-Eight: Medium Density Townhouse Design Concepts (Source: Hoover Group)

4. Pre-Lodgement Meeting with Council

Once we had our conceptual design completed, we organised a meeting with the client to confirm they were happy with the direction we were travelling in. The client provided positive feedback and we pressed onto taking this conceptual design to the pre-lodgement meeting with council. The conceptual design can be seen in Figures Twenty-Eight, Twenty-Nine and Thirty.

The pre-lodgement meeting was a critical stage in the process with the local council, where the initial design concepts were presented for feedback. During this meeting, it was pointed out that the Childcare Centre design, while modern and innovative, was too commercial in appearance for a residential area. The council emphasised that the development needed to reflect the residential character of the area and align with the council's broader objectives for residential development. The townhouses were well supported with compliments in regards to material pallet being suitable for the residential area and the access and car parking being well thought out. However, it could be noted that the site was very developed and we would need to consider whether the site was overdeveloped.

Following the council's feedback, the development team was asked to make several changes to the design. The revisions primarily focused on ensuring that the development better aligned with the aesthetic and functional expectations for the area. It was important to strike a balance between maintaining the residential nature of the design while still preserving the functionality and quality envisioned by the client. The feedback highlighted the need for more traditional residential elements, as well as ensuring the development did not disrupt neighbouring properties or other planned developments in the vicinity.

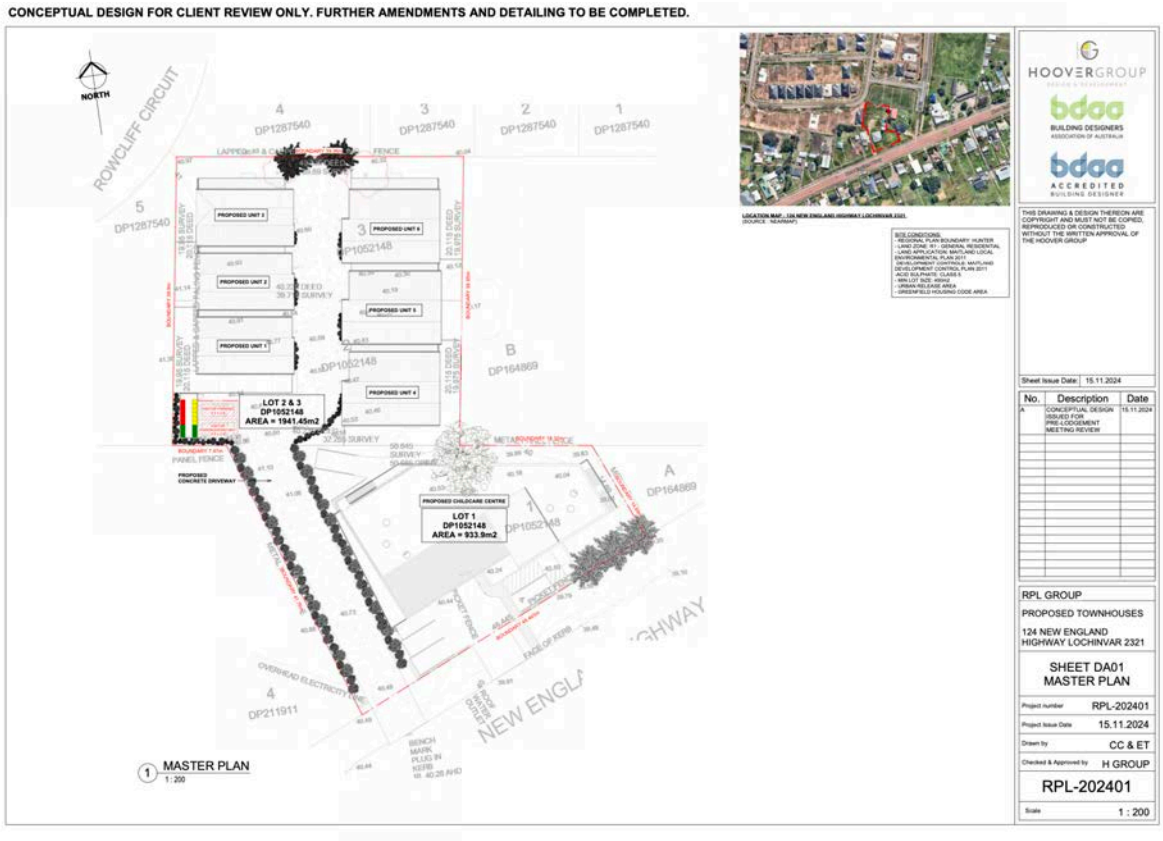


Figure Twenty-Nine: Masterplan of Townhouses and Childcare Centre (Source: Hoover Group)

Figure Thirty: Childcare Centre Pre-Lodgement Meeting Design (Source: Hoover Group)

Figure Thirty-One: Townhouse Pre-Lodgement Meeting Design (Source: Hoover Group)

5. Design Revisions and Iterations

In response to the council's feedback, the development team made a series of revisions to the plans. These revisions included the integration of more traditional residential features and design elements that were more in line with the council's objectives. The changes were made to address concerns about the modern and commercial nature of the design, incorporating features that aligned with the residential context of the area.

The revisions also considered the overall functionality of the development, ensuring that the design not only met the council's requirements but also provided the necessary functionality and aesthetic appeal. Several iterations of the design were produced, with each iteration refining the concept based on the feedback received from the council and the development team's assessment of the client's needs. These iterations helped ensure that the design both adhered to council's guidelines and maintained the client's original vision for the project.

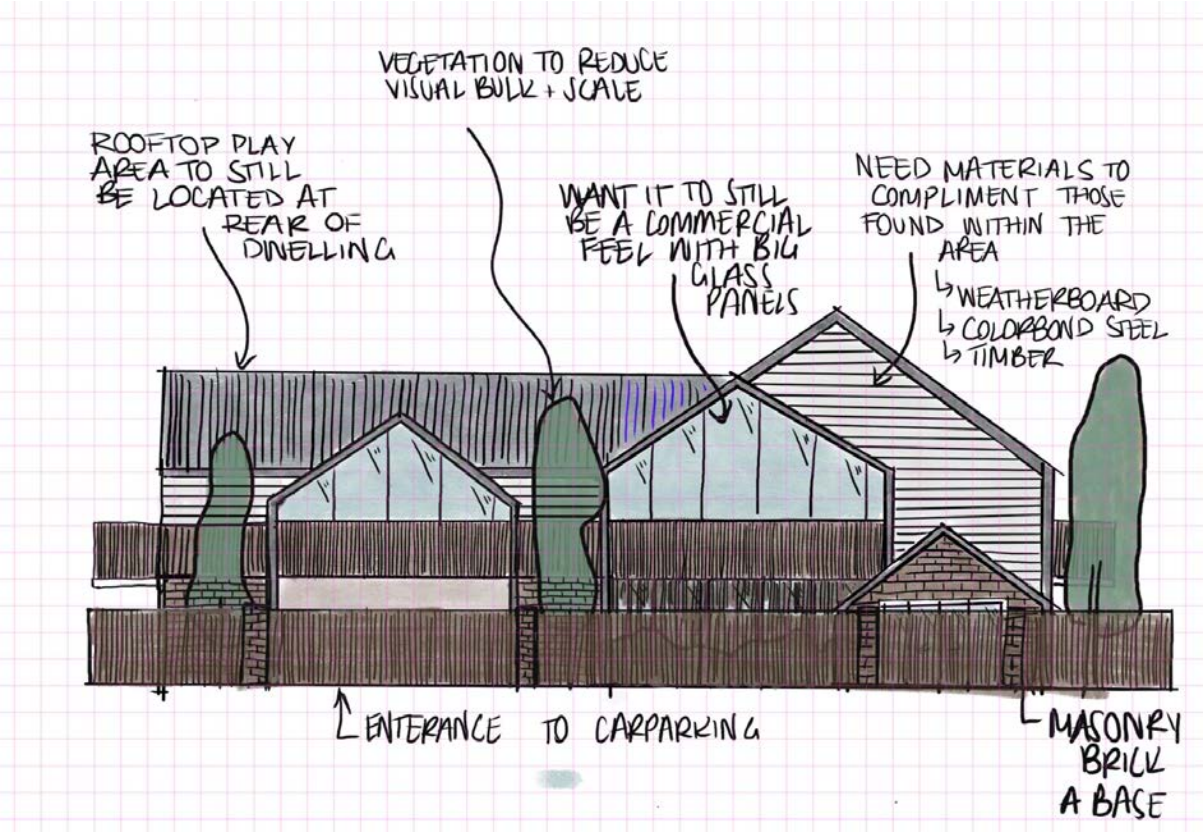


Figure Thirty-Two: Childcare Centre Re-Deisgn Iteration (Source: Hoover Group)

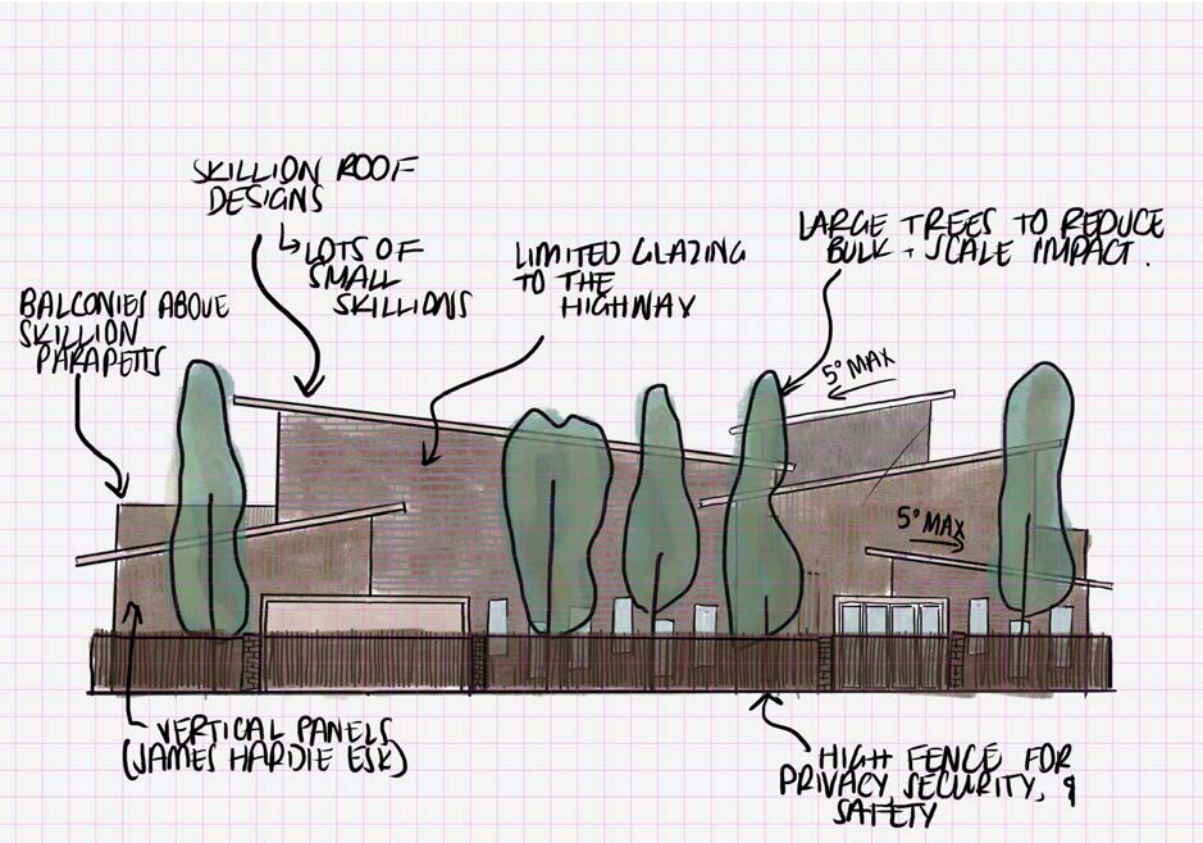


Figure Thirty-Three: Childcare Centre Re-design Iteration (Source: Hoover Group)

Figure Thirty-Four: Childcare Centre Re-design Final Iteration (Source: Hoover Group)

6. Involvement of Contractors and Final Adjustments

With the revised design in place, the project moved into the next phase, where other contractors and specialists were brought on board to further refine and bring the project closer to the DA submission stage. This included input from engineers, architects, and other relevant professionals to ensure that all aspects of the design complied with planning and regulatory requirements.

During this phase, minor changes were made to ensure compliance with the relevant codes and to fine-tune elements of the design, including adjustments to landscaping, infrastructure, and utility placements. These changes were essential to meeting the full range of requirements for the DA submission and ensured that the project was ready for the next steps in the approval process.

7. Conclusion and DA Submission

After all revisions, consultations, and feedback loops, the project reached a point where it was ready for submission as part of the Development Application (DA). The final design, which has been iteratively refined to meet both council and client expectations, is presented in this report. The design reflects a careful balance of residential character, functionality, and compliance with regulatory guidelines, with adjustments made to ensure it meets the needs of all stakeholders.

The project is now prepared for submission (as seen in Figure Thirty-Four), and the next steps will involve awaiting approval from the council before proceeding with construction. The process demonstrated a strong collaboration between the client, the development team, the council, and external contractors, ensuring that the final design aligns with both regulatory standards and the client's vision for the site.

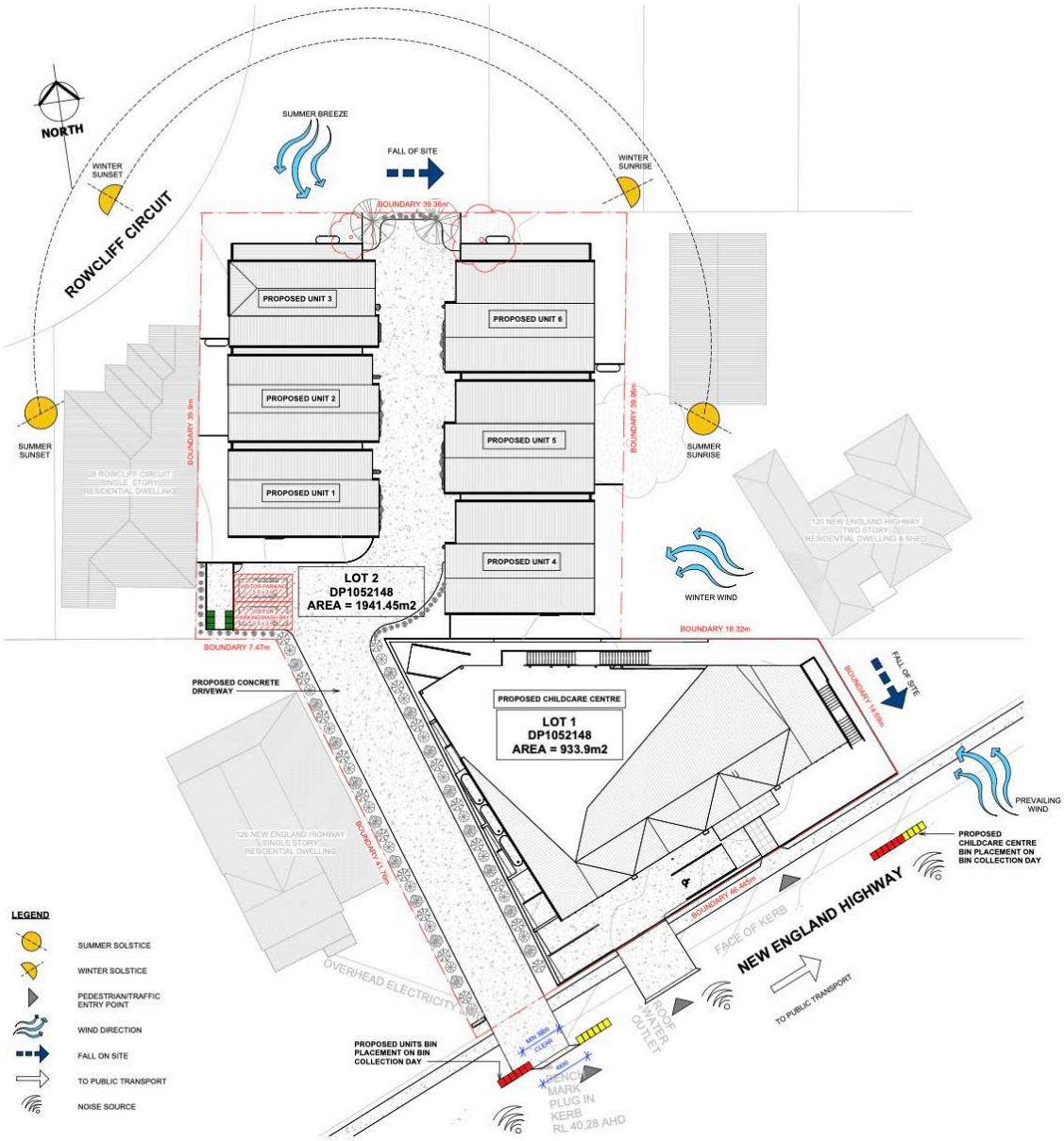


Figure Thirty-Five: Childcare Centre and Medium Density Townhouse Development Final Masterplan (Source: Hoover Group)

9.0 BUSINESS MANAGEMENT PLAN (CHILDCARE CENTRE)

1. Executive Summary

Business Name: Lochinvar Early Learning Centre (LELC)
Location: 124 New England Highway, Lochinvar, NSW
Operating Hours: Monday - Friday, 7:30 AM – 6:00 PM
Capacity: Max 73 children (ages 0-5); 12 Staff (10 Childcare Workers, 2 Administration Staff)
Parking: 18 car parking spaces, including 1 disability parking space (AS1428.1-2022 compliant)
Facility Features: Fully accessible building, indoor and outdoor learning spaces, including a rooftop learning area, and integrated innovative technologies.
Mission Statement:
Our childcare centre is dedicated to providing high-quality early childhood education in a safe, inclusive, and innovative environment. We aim to nurture children's growth by offering dynamic learning spaces, a focus on developmental milestones, and the use of advanced technologies that enhance learning experiences.

2. Business Description

Overview:
Lochinvar Early Learning Centre (LELC) will offer an innovative and flexible childcare service to families in the Lochinvar region. The facility will accommodate children ages 0-5, with a maximum capacity of 73 students. The centre will include fully accessible indoor and outdoor learning spaces, including a rooftop area designed for interactive learning and outdoor play. While meals are not provided, families will be encouraged to bring their own meals and snacks in line with dietary requirements.

Facility Features:

- **Indoor Learning Spaces**: Age-appropriate classrooms with modern learning tools, sensory areas, and quiet spaces for naps.
- **Outdoor Learning Spaces**: Safe and stimulating playgrounds designed to encourage physical activity, exploration, and creativity.
- **Rooftop Learning Area**: A unique feature that provides additional space for nature-based play, learning, and outdoor exploration.
- **Innovative Technologies**: Integration of smart TV’s and projectors, interactive learning tools, and age-appropriate educational apps to enhance the learning experience for children.

3. Market Research

Target Market:

- **Local Families**: Parents of children aged 0-5 residing in the Lochinvar area and surrounding communities.
- **Working Parents**: Families seeking reliable childcare solutions that allow for flexible work schedules.
- **Parents Seeking Modern Learning Tools**: Families looking for an innovative approach to early childhood education that incorporates technology and creative learning spaces.

Market Need:
The Lochinvar region is experiencing growth, with increasing demand for quality childcare services. This growth, paired with a shift towards more flexible and technologically enhanced learning environments, creates a significant opportunity for a childcare centre that offers a combination of physical and digital learning experiences.

Competitive Advantage:

- **Innovative Learning Spaces**: Unique use of indoor, outdoor, and rooftop areas that provide variety and inspiration for children's learning.
- **Technology Integration**: Smart technologies and interactive learning tools that provide modern educational experiences.
- **Fully Accessible Facility**: Designed to be inclusive for children with various needs, ensuring every child has access to safe and stimulating learning environments.

4. Services Offered

- **Full-time care**: Monday to Friday, 7:30 AM – 6:00 PM.
- **Part-time care**: Flexible options for part-time enrolment, catering to the needs of working parents.
- **Age-appropriate learning programs**: Early childhood education programs designed to foster social, emotional, cognitive, and physical development.
- **Outdoor and Rooftop Learning**: Regular outdoor learning sessions that promote physical activity, exploration, and interaction with nature.
- **Technology-based Learning**: Use of interactive apps, smart boards, and other educational technologies to support learning.

Meals:
Meals are not provided at the centre, and parents are asked to bring meals and snacks. The centre will support parents by offering guidance on providing balanced and nutritious meals for children.

5. Operations Plan

Facility Management:

- **Maintenance**: The centre will have a scheduled maintenance plan for both indoor and outdoor spaces, including the rooftop area. Regular checks will ensure all equipment and play areas are in safe working order.
- **Cleaning**: Cleaning staff will maintain hygiene across the facility. Areas, including the rooftop, will be cleaned daily to ensure safety.
- **Health and Safety**: Strict health protocols will be followed, including regular handwashing, safe storage of food, and proper sanitation of equipment. First aid training for all staff is mandatory.

Staffing:

- **Centre Manager**: Responsible for overall operations, staff management, and compliance with regulations.
- **Educators**: Qualified early childhood educators will engage with children in all learning activities and provide developmental support.
- **Support Staff**: Includes administrative staff, cleaners, and maintenance personnel.

6. Marketing and Sales Strategy

Marketing Plan:

- **Local Advertising**: Flyers, posters, and advertising in local newspapers, community centres, and libraries.
- **Social Media and Website**: Engaging social media presence on platforms like Facebook and Instagram to showcase the centre's facilities and activities.
- **Community Engagement**: Hosting open house events and information sessions to attract potential customers.
- **Referral Program**: Offering discounts or incentives for current families who refer new clients.

Sales Strategy:

- **Introductory Offers**: Provide discounts or promotions to attract families during the first few months of operation.
- **Parent Engagement**: Regular newsletters, online parent portals, and monthly updates to keep families informed and engaged.
- **Flexible Enrolment Options**: Offering flexible schedules that cater to a range of family needs.

7. Regulatory and Compliance Requirements

The childcare centre will comply with all regulations and standards set by relevant governing bodies, including:

- **National Quality Framework (NQF)**: Ensuring compliance with the National Quality Standard (NQS) in areas such as educational programs, child safety, and staff qualifications.
- **Australian Children's Education and Care Quality Authority (ACECQA)**: Meeting the requirements for licensing and accreditation under the ACECQA standards.
- **Accessibility Standards**: Adherence to AS1428.1-2022 to ensure the building is fully accessible for all children, including those with disabilities.
- **Health and Safety Standards**: Compliance with health regulations, first aid requirements, and child protection laws.

8. Risk Management Plan

Key Risks:

- **Staffing Shortages**: Ensuring adequate staffing levels and maintaining a comprehensive recruitment strategy.
- **Health and Safety Risks**: Managing health risks and ensuring all safety protocols are followed, particularly in outdoor and rooftop areas.
- **Technological Failures**: Regular maintenance and troubleshooting of educational technologies to minimise downtime.

Mitigation Strategies:

- Regular professional development and retention strategies for staff.
- Safety audits of the facility, including rooftop areas.
- Backup systems and IT support for educational technologies.

9. Conclusion

LELC will offer families in Lochinvar a dynamic, safe, and technologically enhanced childcare experience. By combining innovative learning spaces, including a rooftop play area and state-of-the-art technologies, with a focus on developmental milestones, the centre is poised to provide exceptional early childhood education and care. With a fully accessible building and attention to health and safety, we aim to create a positive, inclusive, and enriching environment for every child.

Townhouses

The shadow analysis for the 6-townhouse development demonstrates that the shadows cast throughout both the winter and summer solstices do not impose any major concern or issue in limiting sunlight access for residents. During the winter solstice, shadows are naturally longer due to the lower sun angle, with some shading evident in the early morning and late afternoon (9AM and 3PM). However, by midday, most private open spaces and living areas receive adequate solar access. In summer, the higher sun angle results in shorter shadows, allowing for excellent sunlight penetration across the site at all times of the day. The layout and orientation of the townhouses support consistent solar access, particularly to northern-facing areas, ensuring comfortable and liveable spaces year-round. Overall, the development effectively balances density with solar amenity, and the shadows present are minimal and well-managed within the design.

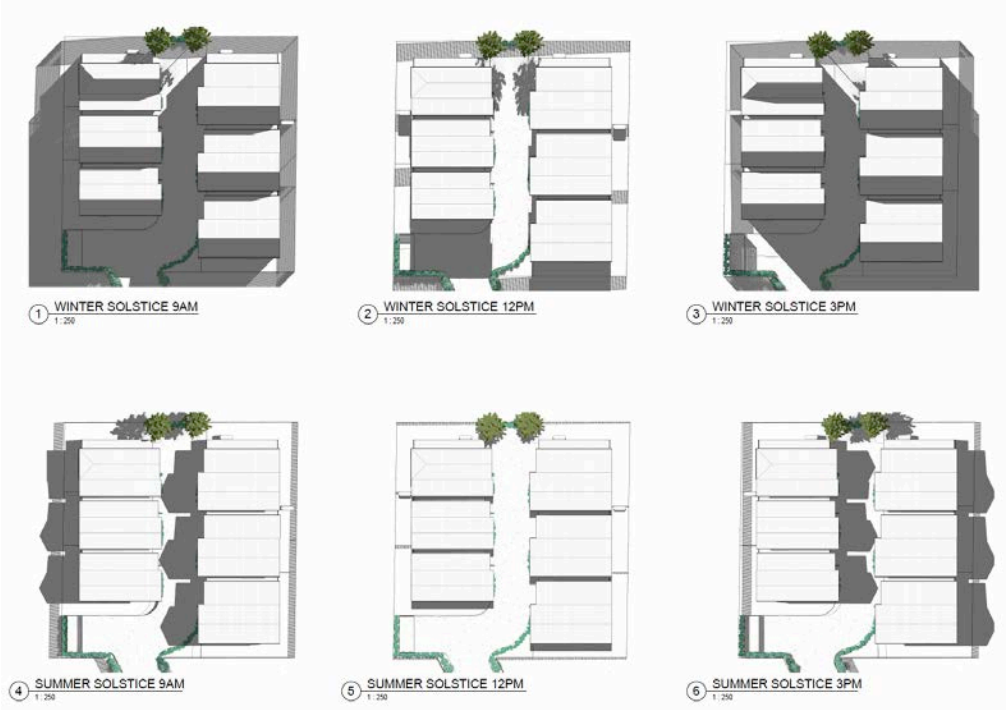


Figure Thirty-Six: Townhouse Shadow Diagrams (Source: Hoover Group)

Childcare Centre

The shadow analysis for the proposed childcare centre demonstrates that the development will have minimal impact on surrounding properties and does not pose any concern in terms of overshadowing. Shadows cast throughout the day, across both winter and summer solstices, remain largely contained within the site boundaries and do not affect neighbouring buildings, private open spaces, or public areas. Importantly, key functional zones of the childcare centre—such as outdoor play areas and internal learning spaces—continue to receive ample sunlight during peak usage hours. The orientation and design of the building ensure that solar access is maintained, promoting a bright and comfortable environment for children and staff. Overall, the proposal meets all relevant solar access requirements and presents no adverse shadow impacts on the site or its surrounds.

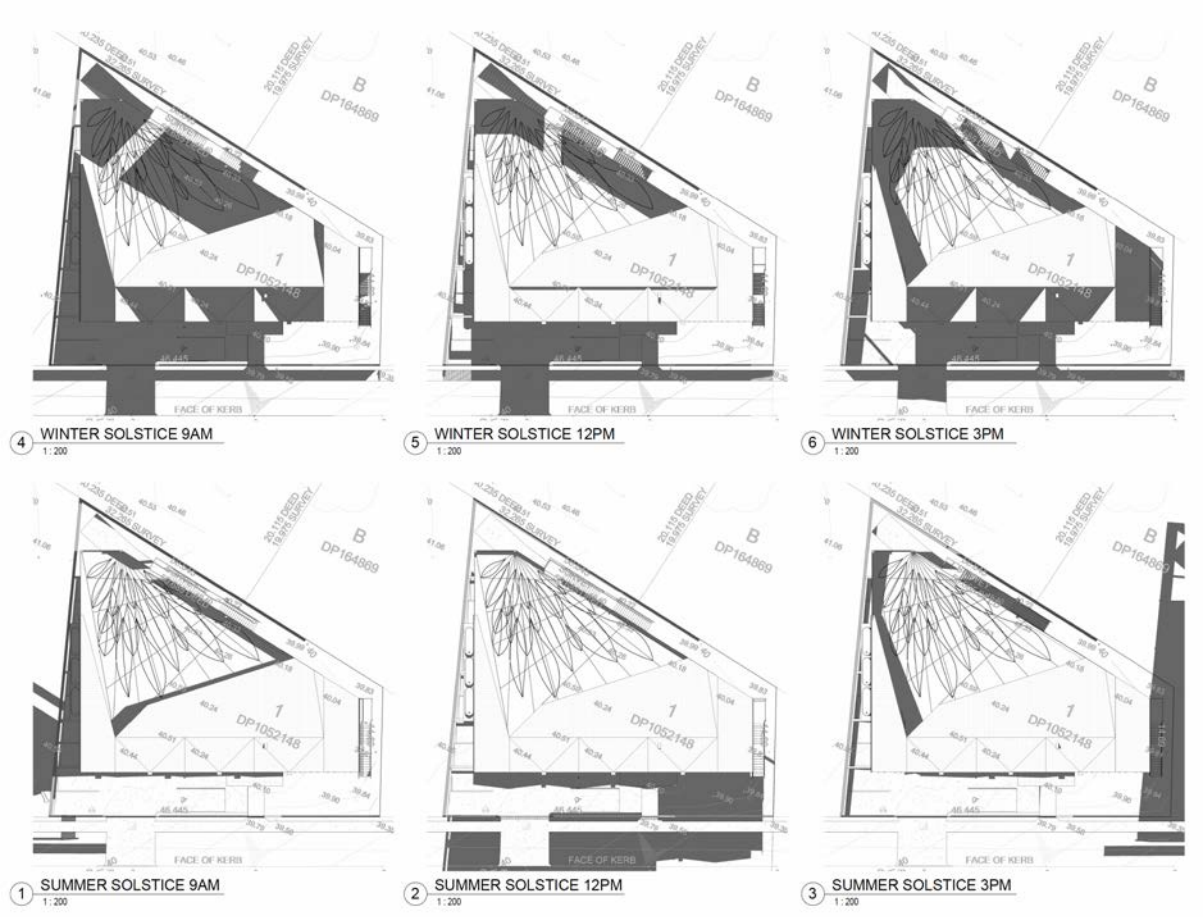


Figure Thirty-Seven: Childcare Centre Shadow Diagrams (Source: Hoover Group)

Townhouses

For the six-townhouse development, a dedicated and secure communal bin storage area has been strategically located near the proposed visitor parking. This convenient location ensures that all bins are safely stored out of sight, offering easy access for residents while maintaining an organised and clean environment. The design of the site, featuring a battle-axe layout, allows for the efficient management of waste without compromising the functionality of shared spaces.

On bin day, the bins will be placed along the small frontage of the townhouses, a location chosen to minimise disruption to the flow of traffic and pedestrian pathways. To accommodate the collection process while maintaining access for vehicles, some bins will be temporarily moved onto the driveway, arranged to allow a minimum of 3.8 meters of clear space for vehicles to enter and exit the site without obstruction as shown in figure seventeen. This careful planning ensures that the bins do not interfere with day-to-day traffic while still being easily accessible for collection services.

In addition, the remaining bins will be positioned along the opposite side of the battle-axe, primarily in front of the childcare centre. This placement ensures that the bins are well out of the way of primary circulation areas, such as driveways and footpaths, while remaining conveniently located for collection. By thoughtfully situating the bins in these designated areas, we aim to maintain the aesthetics of the development, ensure minimal disruption to traffic flow, and support effective waste management practices.

Childcare Centre

The waste management plan for the childcare centre has been carefully designed to ensure the effective, efficient, and environmentally responsible handling of waste generated on-site. A dedicated, secure room for bin storage will be provided, located away from habitable areas of the building to prevent any disruption to the daily operations of the centre. This dedicated space will accommodate bins for various types of waste, including non-recyclable materials such as used nappies, ensuring they are safely disposed of in a controlled environment.

To maintain clear circulation paths and avoid interference with common areas, such as pedestrian pathways and the driveway, the bins will be strategically located on bin day in the right-hand corner of the site, directly in front of the childcare centre shown in figure seventeen. This thoughtful placement ensures that waste management does not impede access or create safety hazards. The bins will be clearly labeled to allow for proper sorting of different waste streams, facilitating efficient waste segregation and reducing contamination of recyclable materials. In line with best practices, the bins will be emptied regularly to maintain cleanliness and hygiene across the site, minimising any risk of odour or waste buildup. This proactive approach not only ensures a hygienic environment but also reinforces our commitment to sustainability.

Furthermore, as part of our ongoing efforts to optimise waste management and enhance sustainability, the childcare centre will participate in the Government 'Bin Trim' Program. This initiative will help to further reduce the volume of waste sent to landfill by streamlining waste collection, improving recycling practices, and reducing unnecessary waste production. Through this program, we will support the local community's recycling goals while reinforcing our dedication to sustainable, responsible waste management practices throughout the life of the project.

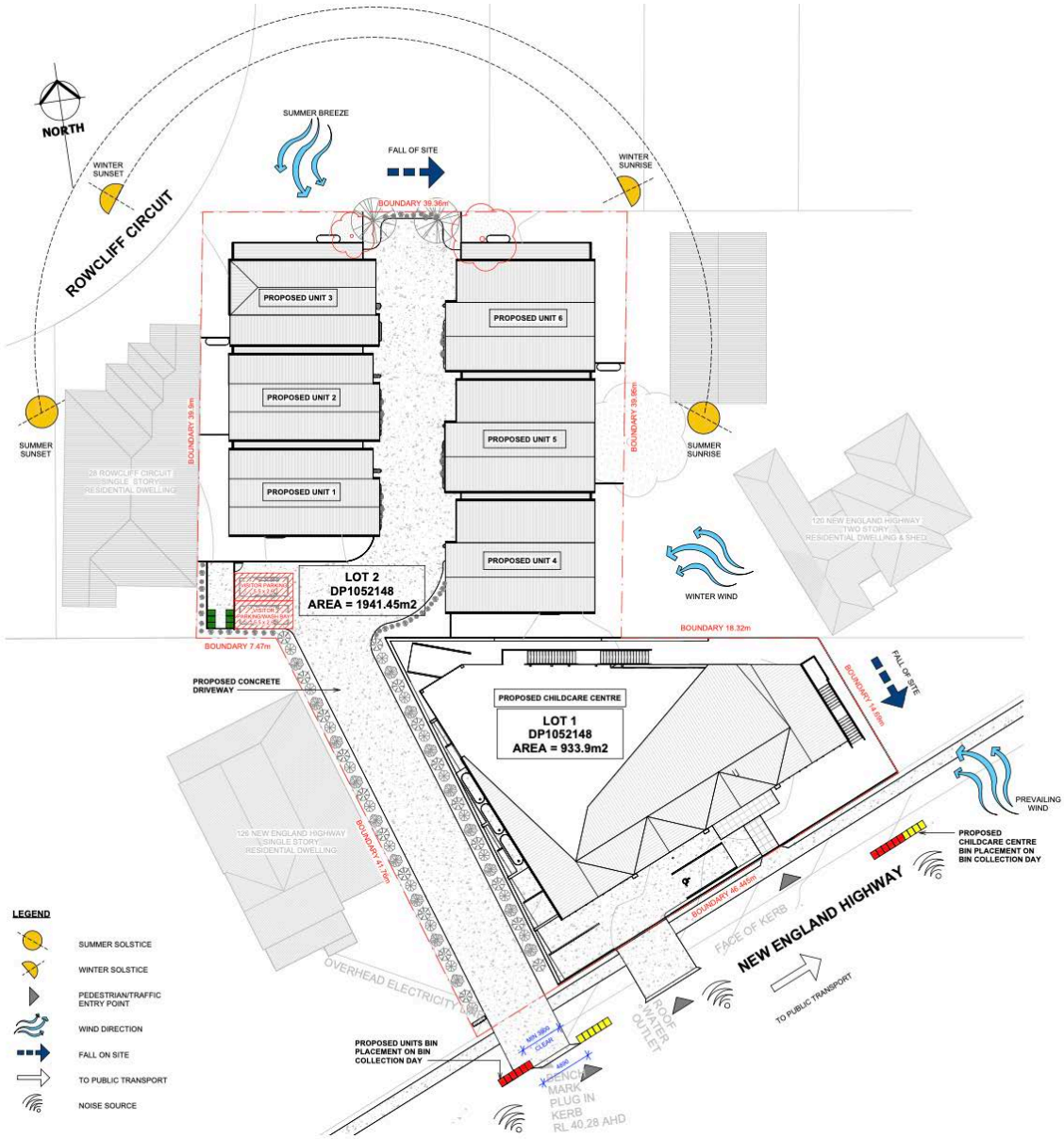


Figure Thirty-Eight: Childcare Centre and Medium Density Townhouse Development Final Masterplan & Waste Management Plan (Source: Hoover Group)

MAITLAND CITY COUNCIL PRE-LODGEMENT MEETING PLANNING ADVICE

MAITLAND CITY COUNCIL PRE-LODGEMENT MEETING PLANNING ADVICE		
Meeting Date: Thursday 21st November 2024 (Commenced: 9:30am | Completed: 10:35am)		
ITEM	**ADVICE**	**COMMENTS**
Site Waste Minimisation and Management	A construction waste management plan shall be prepared in support of the application. Controls pertaining to waste management shall be consistent with the matters under B6 Waste Not – Site Waste Minimisation & Management of the DCP. The relevant guidelines and Council's controls are silent on the volumes for childcare centres. However, the following is a guideline on the volumes of waste generally generated by this type of development: General waste: 19L per child per week (including with food). Recycling: 12-15 litres per child per week. Council will require details on how waste collection will occur for both the childcare centre and multi dwelling development to ensure the bins can be serviced by workers or contractors in a safe and practical manner. The multi-dwelling component of the proposal has limited capacity to accommodate street bin pick up for the number of townhouses shown (6 townhouses). If onsite collection is proposed, details on site manoeuvring will need to be demonstrated.	We have prepared a detailed Site Waste Minimisation and Management Plan which addresses how the development achieves this advice. This can also be explored within Section 10 of this Statement of Environmental Effects.
Childcare Planning Guidelines	Council refers to State Environmental Planning Policy (Transport and Infrastructure), Education and Care Services, National Regulations and Child Care Planning Guidelines for matters relating to childcare facilities. The development shall demonstrate and address the matters for consideration under Section 3 – Matters for consideration of the Guidelines.	We have detailed how we have detailed our compliance with these State and National Planning Regulations within Section 11 of the Statement of Environmental Effects.

Accessibility	An access audit is required for this proposed development to demonstrate how the proposed development complies with relevant standards and regulations to ensure non-discriminatory access and use. The audit needs to be prepared by an accredited access consultant and cover: • Dimensions of accessible car parking bay and path of travel to link to building entry; • Gradients/width of path of travel to entry; • Measurements of doorways and circulation space around doors; • Dimensions of accessible and ambulant toilet facilities; • Access to areas within the building including outdoor play areas; • Consideration to access and a range of play equipment suitable for children with a disability; • Alternatives such as intercoms and doorbells; • Access to counter area for wheelchair users; and • Details of management of people with a disability in the emergency evacuation plan. Council questioned the practicality of the multi-storey arrangements and ability to enable direct egress to an assembly area by staircase for people with a disability. Reliance on the elevator will not be acceptable especially at times of servicing or emergencies. Council will expect this to be considered further and demonstrated at the DA stage. The design shall consider the above and incorporate this into the final design.	An accessibility report has been prepared by Forward Access which has directed the design of the Childcare Facility. All accessibility details are detailed within the Architectural Plan set prepared by Hoover Group.

Signage	Any proposed signage will need to meet and comply with the requirements for signage per Chapter 3 and Schedule 5 of SEPP (Industry and Employment) 2021 and Chapter C6 – Signage of the DCP. Proposed signage shall be limited and consider the residential setting in which it is located in. Locations, style and dimensions of signage will be sufficient at DA stage.	Proposed signage dimensions and location has been detailed on the Landscape Plan. At this stage as the Childcare Centre operator is not determined, an indicated area has been provided on the front fence. Signage will be 1500 x 700 and will be lit up with lighting as detailed in the Landscape Plans prepared by Terras Landscape Architecture.
Street Building Setbacks and External Appearance	Chapter C8.5 & C8.6 of the DCP will be the best guide for development setbacks within a residential zone. This section of the DCP requires a minimum setback from the principal street frontage to the building line of 4.5 metres or have regard to the established setback of existing buildings adjacent to the site . Minimum side and rear setbacks, including detached outbuildings shall be 0.9m for walls up to 3.0m in height, 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m and for that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m. The concept plans shown for discussions largely looks commercial in nature. The development is to be informed by the residential setting and respond to the established character of the area (including colour palette). The undercover carparking area may be harsh element within a residential environment and should be reviewed against the objectives and controls that are trying to be achieved within Chapter C8.9 – External Appearance of the DCP.	The Maitland City Council DCP has been used to determined the constraints of this project on both Lots 1 & 2 to ensure that the development meets the required controls. As a result, all setbacks on both the Childcare Centre and Medium Density Townhouse Development meet at least the minimum required by council. In most areas, the development has been setback more than the required minimums to ensure that the site isn't not over developed and it ensures minimal impacts with neighbouring dwellings. Further analysis of this can be seen in Section 11 of this Statement of Environmental Effects.

Building Heights, Bulk and Scale	The overall height of the development shall be consistent with residential setting and respond accordingly. The site does not have a building height limit under the LEP; however has an 8.5m maximum building height limitation under the DCP. Further details will be required to demonstrate the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints. Where a development looks to vary a control for height it should be supported by a visual impact assessment and 3D montages of the site and adjoining properties. Shadow diagrams will also be required demonstrating the impacts of the development to adjoining properties and itself if outdoor play areas are impacted.	For both the Childcare Centre and Medium Density Townhouse Development we have taken into consideration the development controls of Maitland City council to set out the building heights, bulk and scale of the development. Building heights of the Medium Density Townhouse Development are under the 8.5m maximum building height ensuring compliance. However, the height of the Childcare Centre exceeds the building height controls within 20% which is considered acceptable on merit with council. As there is limited natural ground area to have an outdoor play area, the design has incorporated a rooftop play area which will provide ample outdoor, shaded play space for the children. As this rooftop is not completely covered, the fixed roof does not exceed this building height across the entire building, only one the southern side which is closest to the New England Highway. This has been done so that the roof form is complementary of other buildings within the area. Council raised concern about the original design presented at the Pre-Lodgement meeting being too modern and commercial for a residential area therefore the proposed design for DA includes form style which has been identified within the area. The building height is necessary in ensuring that the childcare centre ha adequate space for the people number of children. Detailed analysis into shadowing has been explored within Section 10 of this Statement of Environmental Effects.

Landscaping	A landscape plan is required to address the streetscape, local context and the residential character. The landscape plan shall be prepared by a suitably qualified landscape consultant in support of the development application. The matters for landscaping under the childcare planning guidelines shall be adopted into the final design. Further attention on landscape treatment and proposed car parking and driveway access shall be investigated further to ensure these hard elements are screened within the context of the residential setting. Council's DCP requires landscaping should be used throughout the car park and on the perimeters. In general, there should be no more than 10 parking bays before a break with planting. Given the current design, this may be difficult to achieve with the internal carparking area. Notwithstanding, further consideration on screening the carparking to the street shall be looked at further. Note: Landscaping shall show a range of natural and varied play spaces for children. Ensure that there are no poisonous or toxic plants included in the schedule. Refer to the KidSafe planting guidelines for outdoor play spaces. Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping.	Detailed landscape plans have been provided for both the Childcare Centre and Medium Density Townhouse Development within the documentation submitted alongside this Development Application.

Acoustic/Visual Privacy	The site is within a residential area. Adjoining neighbours and those immediately surrounding the site may experience impacts from a proposed childcare facility. The site also adjoins the New England Highway and a nearby pub which is a contributor to noise impacts from vehicles which will need to be factored for both the childcare centre and multi dwelling development with an acoustic impact assessment. The acoustic report is to ensure that it reflects all children aged 2-5 outside at one time, and minimum 50% of all 0-2 year outside, along with unlimited outside play time available (i.e to demonstrate worst case scenario situations). The acoustic report shall also consider locations of mechanical ventilations and other elements (i.e A/C) to adjoining properties. The acoustic assessment will be required to guide the design of the proposed development to ensure no noise nuisance is created to surrounding properties and received from the New England Highway. The assessment should also include input on construction and glazing to ensure appropriate internal noise levels are achieved with regard to sleeping areas and outside sources (for both multi-dwelling and childcare centre). Note: childcare play time restrictions will not be supported as a mitigation measure. Should reliance on acoustic barriers be required, consideration in adapting these barriers into good design outcomes (i.e. green walls) to improve the amenity of the future childcare centre and adjoining properties shall be given.	An Acoustic Report has been prepared by Soundscape Acoustics and the recommendations outlined in the report have been implemented into design and material choices of the Childcare Centre and Medium Density Townhouse Development. Visual Privacy for the Childcare Centre has been achieved within the Landscape Design prepared by Terras Landscape Architects which will show how landscaping will be used to increase the privacy between the Childcare Centre and other residential properties within the area. Furthermore, within the Medium Density Townhouse Development, each townhouse will have access to their own POS which has been implemented in line with Maitland City Council's development controls. This ensures that they will have adequate private space as required. Further information is detailed within Section 11 of this Statement of Environmental Effects.

	Details of height, location and material of fencing shall be provided. Potential issues for overshadowing into adjoining properties shall also be addressed. The multi-dwelling housing shows decks on the upper floors. Further consideration of to mitigate overlooking into adjoining properties shall be given. Consideration on the location of outdoor play areas and privacy looking into the childcare centre shall be addressed.	
Security, Site Facilities and Services	The development must ensure and address the following Crime Prevention Through Environmental Design (CPTED) principles have informed the design of the proposed development: • Surveillance – Developments must be designed and managed to maximise the potential for passive surveillance; • Maitland City Council | Pre-Lodgement Meeting Minutes • Access Control – Developments must be designed so as to make them legible for users without losing the capacity for variety and interest; • Territorial Reinforcement – Developments must be designed to define clearly legitimate boundaries between private, semi private and public space; and • Space Management – Developments must be designed and detailed to minimise damage and the need for undue maintenance, without undermining the aesthetic and functional qualities of the building Garbage or recycling areas, mail boxes and external storage facilities shall be sited and designed for functionality, attractive visual appearance and efficient and convenient use.	The Childcare Centre has included large numbers of fencing which will be implemented in layers to ensure multiple layers of safety for when there is constant flow of people coming into and out of the building. Furthermore, lighting has been included on the front of the dwelling as well as on large foliage (including the trees at the front of the building) to provide a lit up appearance for nighttime to deter criminal night behaviours when the site is not occupied. Although the Medium Density Townhouse development is located away from the main road of the New England Highway, the design ensures adequate passive surveillance is maintained throughout the site. Each townhouse has been strategically positioned to overlook internal shared driveways, landscaped common areas, and pedestrian access points. Upper-level windows, balconies, and living spaces are oriented to provide clear sight lines across these areas, allowing for casual observation of movement and activity. This layout promotes natural surveillance despite the site's setback from the main road, while clearly defined boundaries, lighting, and landscape treatments further reinforce territoriality and a sense of resident ownership. Further information on this can be found within Section 11 of this Statement of Environmental Effects

Vehicle Access and Car parking	The multi-dwelling appears to meet the residential and visitor car parking requirements. The DCP requires a minimum of: 1 space for each one- or two-bedroom dwelling Two (2) spaces for each dwelling containing more than two bedrooms One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof. It is understood that the current concept design is making provision for 73 children. As a result, a minimum of 19 spaces (rounded from next whole number) would be required to satisfy Council's car parking controls (1 space per 4 children). The current design is shown only to have 12 spaces. Please note: Council's current delegation limits support of a development standards that is exceeded by more than 20% compliance with a numerical standard of a development control plan, code or policy that applies to that development or activity. Development applications seeking to vary a control above 20% will be required to be determined at a Council Meeting. As a result, these numbers shall be met with no appetite to support numbers below the DCP without appropriate alternative solutions to mitigate the potential impacts associated with carpark demand and potential impacts for parking and crossing on the New England Highway. Traffic and parking impacts of the proposal on residential amenity and road safety shall be addressed at the development application stage. A Traffic Impact Assessment prepared by a suitably qualified person shall be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to address the safety and convenience of the parking area(s) and demonstrate how impacts on amenity will can be minimised.	In the pre-lodgement meeting Council raised concerns over the number of car parking spaces which were provided. In the proposed Childcare Centre which is being submitted as part of this DA, there will be a total of 18 car parking spaces which is compliant for the amount of car parking spaces required for 73 Children. As a result this has now been satisfied. This will include one accessible car parking space which is compliant with AS2890.6-2009 as per the Access Report prepared by Forward Access. In addition, we had a Traffic Management Assessment completed by Motion Traffic Engineers which analysed our design against the current conditions of the New England Highway. This has been considered and council should consider as they assess as part of this development. The Medium Density Townhouse Development has provided the adequate amount of carparks required for each townhouse as well as visitor car parking spaces. The driveway has been designed to satisfy councils requirement for access handles and movement in and out of a property therefore should satisfy councils requirements.

	The statement should also address and demonstrate: • the amenity of the surrounding area will not be affected, • there will be no impacts on the safe operation of the surrounding road network, • Proposed hours of operation and peak demands (i.e AM and PM drop off/ pick up). Detailed design plans shall demonstrate the development has been designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction. Swept paths shall be provided showing that the parking areas comply with AS2890.1. Accessible parking must comply with AS2890.6:2022. New road openings on a classified road will require referral to Transport for NSW (TfNSW). Therefore, the concurrence from TfNSW will be required for the proposed new access point from the New England Highway. Details on loading/ unloading areas for deliveries and other services shall also be addressed in accordance with Chapter C11 – Vehicular Access & Car Parking of the DCP, particularly for the multi-dwelling housing development. Council's DCP requires for developments other than single dwellings, vehicle driveways must be clearly differentiated from pedestrian entries and pathways through design, finish, or location. Additionally, each dwelling must have direct and convenient pedestrian access to a public road. Note: For traffic generating developments under State Environmental Planning Policy (Transport and Infrastructure) 2021, 50 or more motor vehicles per hour will trigger the concurrence from TfNSW.	

Stormwater and Detention	<u>Childcare Centre</u> • A stormwater management report is to be provided including hydrology and hydraulic calculation for pre and post development flows of the site. • A drainage plan for the internal drainage system to be provided including on-Site detention facility, pits, pipes, and design levels etc. <u>Multi-dwelling development</u> • Legal point of discharge from the development site is to be provided. • Stormwater management report is to be provided including hydrology and hydraulic calculation for pre and post development flows of the site. • Details of proposed on-site detention facility will need to be demonstrated. • Preliminary drainage plans for internal drainage system (minor flows) to be provided including pits, pipes, and design levels etc. • It is required to demonstrate how the major flow path(1%AEP) from the subject property is proposed to be conveyed to natural watercourse/ public drainage system.	Detailed Drainage Plans and Civil Driveways Plans have been prepared by AL Civil Design and have been included as part of this DA Package.
Bulk Earthworks and Retaining Walls	A detailed bulk earthwork plan is required that responds sensitively to the topography of the land to restrict and control excessive earthworks. Any batters and/or retaining must be designed in accordance with Clause 4 of council's DCP and Part C.8 of MOES. Cut and fill should minimise land shaping outside of the building footprint and ensure that the amount of cut and fill does not concentrate surface flows onto adjoining properties. The plan should indicate the total amount of cut and fill across the entire site with inclusion of existing levels of the land for such works, including the construction of building and those areas of the site external to building platforms. Any cut/fill batters or retaining along boundary lines shall be clearly indicated in regard to heights and offsets to boundaries.	A cut/fill plan has been included as part of the Architectural Plans associated with this DA. These have also been detailed within the Detailed Drainage Plans and Civil Driveway Plans prepared by AL Civil Design.

Contamination	State Environmental Planning Policy (Resilience and Hazards 2021) Section 4.6 relates to contamination and remediation considerations in determining development applications and outlines that Council needs to be satisfied the development is suitable in its current state for the proposed use. This requirement is reinforced by the Child Care Planning Guidelines. To demonstrate suitability of the site, a suitably prepared Preliminary Site Investigation is required to be provided in support of any application.	A Contamination Report has been prepared by Idealcorp and has been included as part of the DA documentation.
Residential Design	A review of the multi-dwelling has not been completed in full. Matters pertaining to residential design shall meet and demonstrate the matters under Part C, Chapter C.8 'Residential Design' of the DCP. A BASIX Certificate will be required for each dwelling.	Detailed assessment of the residential design has been detailed in Section 11 of this Statement of Environmental Effects. A BASIX and Thermal Assessment for each townhouse has also been included as part of the DA Documentation.
Other Matters	• Hunter Water endorsement/ approval of the development will be required at lodgement. • It is highlighted should approval of the development be determined; Lots 2 & 3 (multi-dwelling area) will be required to be consolidated into one lot.	Hunter Water Stamped Plans have been included as part of the DA Documentation. Subdivision details have been explored within Section 11 of this Statement of Environmental Effects.

MAITLAND COUNCIL CONTROLS ASSESSMENT

MAITLAND LOCAL ENVIRONMENTAL PLAN 2011			
ITEM	**ZONING/CONTROL**	**COMPLIANCE**	**COMMENTS**
Zoning	R1: General Residential		The proposed development consists of the construction of six Townhouses and a Childcare Facility which are both more than complaint within a R1 zoning.
Heritage Item	N/A	N/A	-
Acid Sulphates	Class 5		No works will be below or near 5m deep therefore there will be no disturbance to acid sulphate soils.
Height of Building	8.5		Maitland City Council DCP stipulates a height control of 8.5m. As a result, the townhouses has been designed to 8.44m which is 60mm under the max height requirement of 8.5m as per the Maitland City Council DCP. The Childcare Centre is designed as a three-story development which will only exceed the 8.5m height requirement
FSR	N/A	N/A	-
Fire Prone	N/A	N/A	-

MAITLAND DEVELOPMENT CONTROL PLAN 2011			
DCP ITEM - PRIMARY PLANNING CONTROLS	**CONTROL**	**PROPOSED**	**COMMENTS**
Part B - Environmental Guidelines: 8. Residential Design			
6. Waste Not - Site Waste Minimisation & Management	-To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources -To encourage building designs, construction and demolition techniques in general which minimise waste generation. -To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan. This plan is to be completed in the planning stages of a development	To minimise resource requirements and construction waste, the development adopts strategies focused on material reuse, recycling, and the efficient selection and use of resources. Building design, construction, and demolition methods have been carefully considered to reduce waste generation at all stages of the project. A comprehensive Waste Management Plan has been prepared during the planning phase, detailing the sustainable waste management strategies to be implemented throughout demolition, construction, and post-construction stages. Each proposed townhouse will be provided with individual red, yellow, and green bins to support ongoing waste separation and recycling. The proposed childcare centre will be equipped with six red bins and four yellow bins to accommodate its specific waste needs. Additionally, the development will participate in the Government's 'Bin Trim' Program, which is designed to optimise waste collection, minimise waste volume, and improve overall recycling rates. This initiative reinforces our commitment to sustainable and responsible waste management practices on-site.	**Compliant.**
Part C - Design Guidelines: 6. Signage			
Objectives	Provision of good quality, well maintained signage which is adequate and effective in promoting the City's tourist attractions, trade, commerce, services and facilities without being detrimental to the amenity and character of the area - To provide signage which is complementary in scale and form with the built	The proposed signage for the childcare centre aligns with Maitland City Council's objectives by ensuring a well-maintained and appropriately scaled sign within a 700mm x 1500mm area on the front fence. Although the childcare centre is not currently associated with a specific business, the design and size of the sign will be carefully chosen to fit harmoniously with the surrounding streetscape, ensuring it does not detract from the area's overall character.	**Compliant.**

	environment and the streetscape as a whole - To establish common criteria for the assessment of applications for signage - To provide user friendly directional signs to meet the needs of visitors and residents in locating facilities, places and services		
Part C - Design Guidelines: 8. Residential Design			
4. Bulk Earthworks and Retaining Walls	b) to restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.	The townhouses has been designed so that their finished floor levels follow the natural slope of the lot to ensure there will be limited earthworks. No retaining walls or bulk earthworks will be undertaken.	**Compliant.**
5. Street Building Setback	Front: 4.5m Garage: 6m	The proposed townhouses feature a battle-axe driveway, ensuring full compliance with the required street setback.	**Compliant.**
6. Side and Rear Setbacks	Minimum side and rear setbacks for residential buildings in urban zones shall be in accordance with Figure 10 and described as follows: - - 1.0m for walls up to 3.0m in height (to underside of eaves); - 1.0m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m; - For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m.	The maximum wall height of the townhouses is 6m, which requires a minimum side and rear setback of 1.9m. All proposed setbacks exceed this requirement, demonstrating full compliance. • Townhouse 1: Rear setback – 3.33m, Side setback – 2.91m • Townhouse 2: Rear setback – 3.13m • Townhouse 3: Rear setback – 2.92m, Side setback – 2.83m • Townhouse 4: Rear setback – 2.94m, Side setback – 2.9m • Townhouse 5: Rear setback – 3.19m • Townhouse 6: Rear setback – 3.42m, Side setback – 2.89m	**Compliant.**
7. Site Coverage and Unbuilt Areas	Dual Occupancy: Maximum Site Coverage - 70% / Minimum Unbuilt Area 30%	The proposed townhouse site coverage is 70% which is compliant.	**Compliant.**

8. Building Height, Bulk and Scale	Multi Dwellings in R1 General Residential Zones Maximum Height- 8.5m	The maximum height of the townhouses is 8.44m which is 60mm under the max height requirement of 8.5m as per the Maitland City Council DCP.	**Compliant.**
9. External Appearance	The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed: i. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape. ii. Architectural interest encouraged by: iii. the use of finishes which are textured rather than bland; iv. providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building v. the coordinated use of diverse materials and appropriate decorative treatments	The townhouse design has been determined based off an analysis of the surrounding area. Design considerations including roof form, cladding materials, window and door style and bulk of the building has been considered based off this information as discussed within previous sections of this statement. The proposed townhouses feature a thoughtful combination of materials and textures, all while maintaining a cohesive colour palette. The exterior will showcase James Hardie 'Scyon Linea' cladding, painted in Porters Paint 'Irish Linen,' paired with stone cladding by Aussie Tecture in their irregular banded sandstone. A rendered finish will also be incorporated, painted in Dulux 'Vivid White,' adding contrast and enhancing the overall aesthetic. Meanwhile, the roofing will consist of a combination of Colorbond in 'Dover White' and Trimdek, ensuring durability and a sleek finish. The stepped design of the townhouses creates an interesting rhythm across the development. The garages are positioned slightly forward, while the entries are set back, adding depth and variety to the streetscape. Upstairs, the townhouses are slightly recessed on the right, creating a sense of separation and enhancing privacy between the townhouses.	**Compliant.**
10.2 Above Ground Level POS	a. All above ground level private open space areas (eg balconies or terraces) shall contain a minimum area of 10 square metres and comprise a minimum dimension of 2.5 metres.	The POS has been strategically located on the first floor of each townhouse, situated at the back of the townhouses. This placement ensures that each townhouse's POS faces a 'good' direction, offering an abundance of natural light and ventilation. Additionally, all townhouses will feature open timber privacy screening, designed to provide residents with both ample sunlight and improved air circulation, while maintaining privacy for both homeowners and neighbours.	**Compliant.**

13. Landscape Design	Requirements: The landscape design should, as appropriate: i. Retain existing vegetation for integration with the landscape design for the development; ii. Employ the use of native vegetation suitable for local conditions which require lower maintenance and demand less water; iii. Incorporate the use of advanced specimens to ensure that the completed built form is immediately and effectively softened by landscaping.	The proposed townhouses include a detailed landscape plan on sheet DA47 in Architectural Plan Set RPL-202401, outlining the specific landscaping features. In each townhouses front yard, a combination of '*Westringia Grey Box*, *Hebe Emerald Green*, and *Tall Mondo Grass'* will be used, creating a harmonious and welcoming atmosphere. Meanwhile, the shared driveway will be lined with '*White Correa*, *Cardboard Palm*, and *Lomandra Longifolia'*, offering a contrasting yet complementary selection of shrubs. At the end of the driveway, the same shrub varieties as those in the front yards will be repeated, along with the addition of two large '*Lilly Pilly Trees'*, which will provide further greenery and shade, enhancing the overall aesthetic.	**Compliant.**
14. Fencing and Walls	Requirements: a) The landscape plan shall incorporate full details of all fencing proposed (including location, height, material and colour) c) Fencing between dwellings shall be designed to provide visual and acoustic privacy to internal and outdoor private open space. The recommended height for these dividing fences is 1800mm high but not less than 1500mm high.	The proposed fencing along the boundaries and between the separating townhouses will be an 1800mm high Colorbond fence in the colour 'Surfmist.' Additionally, the fencing and gating alongside townhouses 1, 3, 4, and 6 will feature an 1800mm high timber picket fence in a 'Tallowwood' colour, adding a natural touch to the design. All fencing details are clearly outlined in the Landscaping Plan Sheet DA47 in Architectural Plan Set RPL-202401	**Compliant.**

15. Driveway Access and Carparking	Driveways: c) Landscaping shall be incorporated into the design of driveway and manoeuvring areas to minimise the expanse of hard surfaces and adverse visual impacts on the streetscape. Car Parking: a) The minimum number of off-street car spaces shall be as follows: i. One (1) space for each one or two bedroom dwelling; ii. Two (2) spaces for each dwelling containing more than two bedrooms; iii. One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof b) Visitor car parking spaces should be freely accessible at all times and not located behind security gates c) Minimum dimension for car parking bays - 5.5 x 2.6 d) Garages minimum dimension; Single garage - 5.5 x 3.5 Double garage - 5.5 x 6.0 e) Two way driveway minimum dimension - 5.8m clear	The proposed shared battle axe driveway will be designed with landscaping, as outlined in the Landscaping Plan sheet DA47 in Architectural Plan Set RPL-202401 , to reduce the expanse of hard surfaces and minimise visual impacts on the streetscape. Townhouses 1 and 2 will each feature a single lock-up garage, while Townhouses 3, 4, 5, and 6 will have double lock-up garages, ensuring sufficient parking for residents In addition, two visitor parking bays will be provided. One of these bays will also serve as a wash bay. These visitor spaces are conveniently located just before the townhouses, tucked in front of the bin storage area, making them easily accessible at all times as per the car parking controls. The car parking bays will meet the minimum dimension requirements, with each visitor parking bay measuring at least 5.5 x 2.6 meters, and the single garages sized at 5.5 x 3.5 meters, while the double garages will be 5.5 x 6.0 meters. Additionally, the two-way driveway will have a minimum clear dimension of 5.8 meters, ensuring safe and efficient manoeuvring for residents and visitors alike.	**Compliant.**

16. Views, Visuals and Acoustic Privacy	-To site and design buildings to meet projected user requirements for visual and acoustic privacy. -Overlooking of private open space and direct views between living area windows shall be screened or obscured using on or more of the following; privacy screens, Louvre screens, planter boxes, fin walls act	To demonstrate compliance an Acoustic Report has been prepared by soundscape Acoustic Consultants. This ensures that acoustic considerations are appropriately addressed. Each proposed Townhouses will feature a 2000mm high open timber privacy screen, as recommended during the Pre-Lodgement Meeting with Council. The design of these screens is intended to provide ample sunlight and improve air circulation, while also maintaining privacy for both residents and their neighbours. Additionally, the screens will help to minimise overlooking of private open spaces and mitigate direct views between living area windows, in line with the prescribed privacy measures.	**Compliant.**
17. Water and Energy Conversation	To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.	To demonstrate compliance, a BASIX Certificate (Certificate number - A1786642_02) and a thermal assessment by Archi Sustainability has been generated for the proposed development, providing evidence that the development meets all relevant energy and water efficiency requirements.	**Compliant.**
18. Stormwater Management	To provide an effective stormwater management system which is sustainable and requires minimal maintenance.	To demonstrate compliance with the requirement for an effective and sustainable stormwater management system, a Stormwater Management Plan has been designed and provided by AK Civil. In addition the proposed townhouses all feature one 5,000L above ground rainwater tank which will help manage stormwater runoff efficiently, reducing reliance on the municipal stormwater system and contributing to a sustainable solution with minimal maintenance required.	**Compliant.**

19. Security, Site Facilities and Services	-To provide adequate personal and property security for residents via "Crime Prevention Through Environmental Design" principles – legibility, casual/ natural surveillance, risk assessment and reinforcing territoriality. -Garbage or recycling areas, mail boxes and external storage facilities shall be sited and designed for functionality, attractive visual appearance and efficient and convenient use.	Although the townhouses are located away from the main road of the New England Highway, the design ensures adequate passive surveillance is maintained throughout the site. Each townhouse has been strategically positioned to overlook internal shared driveways, landscaped common areas, and pedestrian access points. Upper-level windows, balconies, and living spaces are oriented to provide clear sight lines across these areas, allowing for casual observation of movement and activity. This layout promotes natural surveillance despite the site's setback from the main road, while clearly defined boundaries, lighting, and landscape treatments further reinforce territoriality and a sense of resident ownership. All site facilities within the townhouse development, including garbage bin location, mailbox, clothes line have been designed to be functional, visually attractive, and easy to maintain. These elements are clearly outlined on the plan set provided, specifically on Sheet DA31 and DA47 in Architectural Plan Set RPL-202401. The design complies with the requirements of the control, ensuring that these facilities are well-integrated into the overall development while maintaining practical and aesthetic considerations.	**Compliant.**
Part C - Design Guidelines: 10. Subdivision			
DC.1 Lot Size and Dimensions	-To ensure all new lots have a size and shape appropriate to their proposed use, and to allow for the provision of necessary services and other requirements -Provide a subdivision structure plan which reflects the site's opportunities and constraints	To demonstrate compliance with the control, a Strata Subdivision Plan has been prepared by David Cant Surveyors, reflecting the site's opportunities and constraints. The plan shows that Lots 2 and 3 are to be combined to create a single Lot 2. This will allow for Childcare Centre and Medium Density Townhouse development to be on seperate Torrens Titles. It can be noted that there will also be a easement which will run at the Northern side of Lot 1 which will assist with drainage for Lot 2 to ensure minimal impact on surrounding properties and to assist with the drainage for the medium density development.	**Compliant.**

		The subdivision plan can be shown in Figure Thirty-Eight. Lot 2 will be then further further subdivided as Strata Lots for each dwelling. This will allow for each dwelling to have a designed part of the property each whilst being controlled by a body corporate. This plan can be shown in Figure Thirty-Nine.	

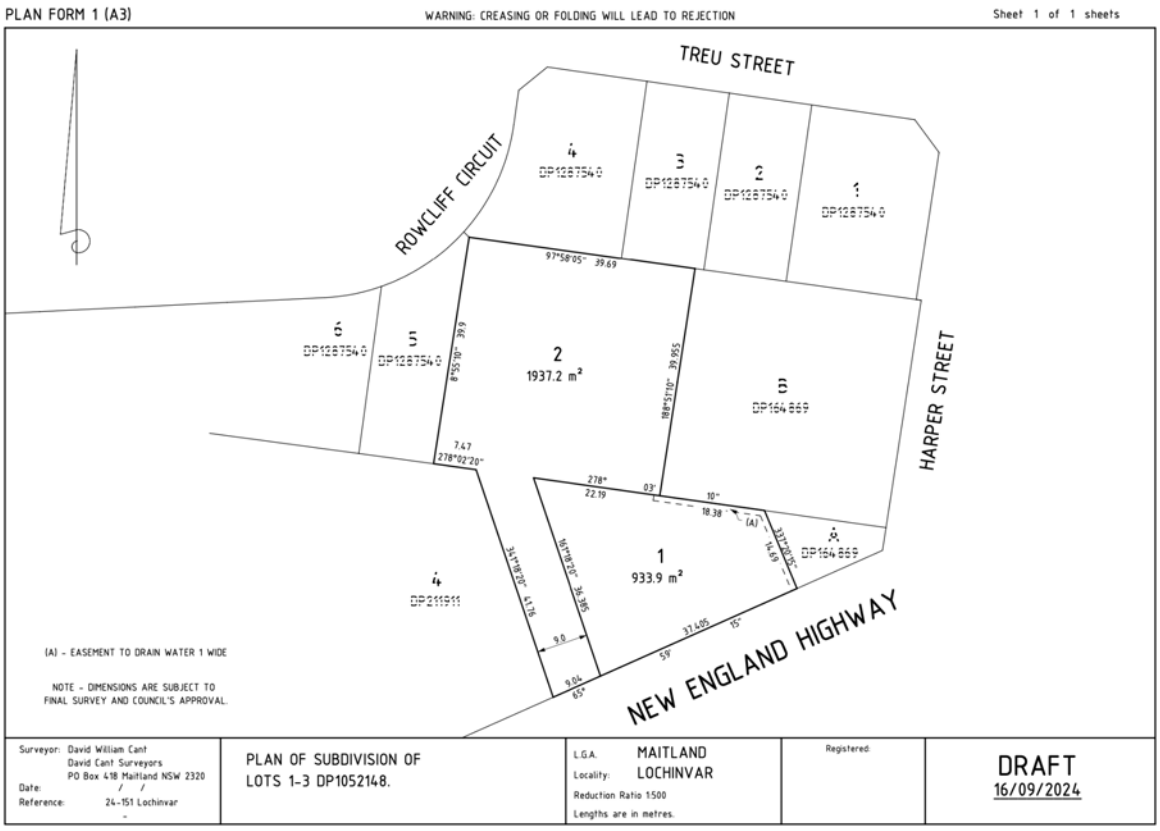


Figure Thirty-Nine: Draft Subdivision Plan prepared by David Cant Surveyors (Source: David Cant Surveyors)

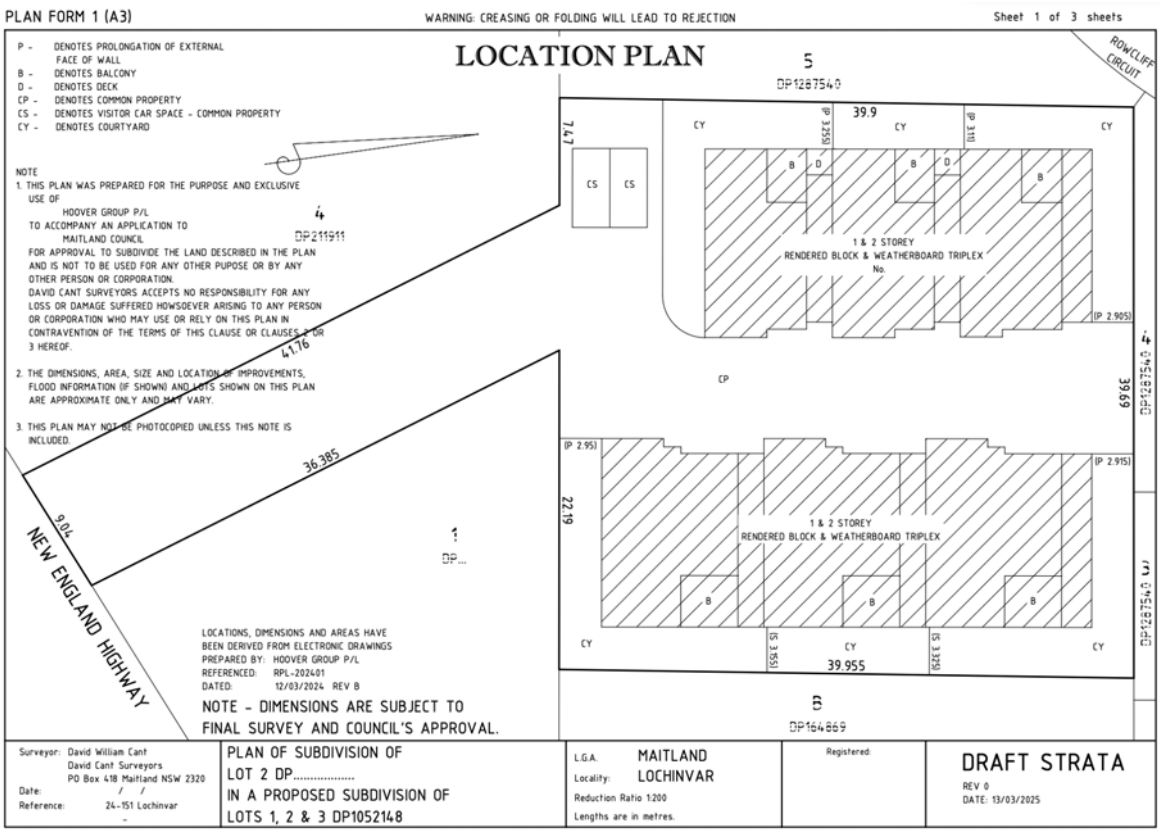


Figure Forty: Draft Strata Subdivision Plan prepared by David Cant Surveyors (Source: David Cant Surveyors)

Part C - Design Guidelines: 11. Vehicular Access and Car Parking			
2. Guidelines for the Design, Layout and Construction of Access and Parking Areas	-A development should be designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction	The proposed Architectural Plan Set RPL-202401 plan set sheet DA31 and DA32 demonstrates that the townhouse developments provide adequate on-site manoeuvring and circulation areas, ensuring all vehicles can enter and exit the site in a forward direction. The proposed townhouses feature a battle axe driveway as the primary point of entry for both vehicles and pedestrians—a common design approach used throughout Maitland and Newcastle. The driveway has a generous width of 5.8 metres, allowing safe and comfortable access for both pedestrians and vehicles. Each townhouse has direct access to the shared driveway, which connects to the New England Highway via the battle axe handle. These access provisions ensure safe and efficient movement to and from the site for all users.	**Compliant.**

3. Loading/ Unloading Requirements	On-site loading and unloading facilities must be provided for all businesses, commercial, industrial, retail and storage uses and any other where regular deliveries of goods are made to or from the site.	On-site loading and unloading facilities have been appropriately considered as part of the development design. For the townhouse component, the low-density residential nature of the use does not require dedicated loading and unloading areas, as there are no regular commercial deliveries associated with the townhouses. Occasional deliveries (e.g., moving vans or parcel deliveries) can be accommodated within the shared driveway and visitor parking areas without impacting site circulation or access.Additionally, a mailbox is located at the front of the property ensuring that deliveries can be made with ease, allowing for a quick and efficient transition of mail or parcels.	**Compliant.**

ABCB HOUSING PROVISIONS (AUSTRALIAN BUILDING CODES BOARD) 2022			
BCA ITEM -	**CONTROL**	**PROPOSED**	**COMMENTS**
Part 9 - Fire Safety			
Part 9.2.1 External Walls of Class 1 Buildings	An external wall of a Class 1 building, and any openings in that wall must comply with 9.2.3 if the wall is less than - 1.8m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of same Class 1 building.	The proposed townhouses maintain a separation of 1.8m from the nearest building on the same allotment. As this meets the requirements of NCC Clause 9.2.3, a fire-rated wall is not required.	**Compliant.**
Part 9.2.9 Allowable Encroachments	Encroachments allowed within 900mm of an allotment boundary or within 1.8m of another building or its vertical projection on the same allotments are: -non combustible fascias, gutters and downpipes	All eaves, fascias, gutters, downpipes and roof is made of non combustible materials between Townhouses 1 & 2, 2 3, 4 & 5 and 5 & 6 therefore is compliant.	**Compliant.**
Part 9.3.1 Separating Walls	A separating wall between Class 1 buildings or a wall that separates a Class 1 building from a Class 10 building which is not associated with the Class 1 building must - Be constructed having an FRL of not less than 60/60/60 Extend if the building has a non combustible rood covering to the underside of the roof covering	The proposed separation fire wall will be constructed using the James Hardie Intertenancy Wall System (HSIW-1), which provides a fire resistance level (FRL) of 60/60/60, in accordance with the relevant building code requirements. The garage roofs between townhouses will be constructed using Trimdek, a non-combustible material. As such, the separation fire wall will extend only to the underside of the roof covering, ensuring compliance with fire separation requirements	**Compliant.**

STATE GOVERNMENT PLANNING POLICY ASSESSMENT

SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004			
Status Information			
ITEM	**ZONING/CONTROL**	**COMPLIANCE**	**COMMENTS**
3. Aim of Policy	(1) Regulations under the Act have established a scheme to encourage sustainable residential development (*the BASIX scheme*) under which: (a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and (b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.		A BASIX Certificate has been completed by Hoover Group Pty Ltd with the Thermal Assessment completed by Archi Sustainability. All conditions placed on the building are to be followed as per the supporting documentation.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021			
Chapter 3 Educational Establishments and Childcare Facilities			
ITEM	**ZONING/CONTROL**	**COMPLIANCE**	**COMMENTS**
3.8 Consultation with councils—development with impacts on council-related infrastructure or services	(1) This section applies to development carried out by or on behalf of a public authority that this Chapter provides may be carried out without development consent if, in the opinion of the public authority, the development— (a) will have a substantial impact on stormwater management services provided by a council, or (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or (e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or (f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the *Roads Act 1993* (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).		Hoover Group Pty Ltd engaged in a Pre-Lodgement process with Maitland City Council to ensure alignment and obtain Council support for their proposed Childcare Centre in Lochinvar. During this process, the company worked closely with Council to review the project's scope, address any concerns, and ensure that the development met all relevant planning requirements and community standards. This proactive engagement allowed for feedback to be incorporated into the design and ensured smoother progression once the formal development application was submitted. The proposed development complies with Part 2, Clause 10 (1) of the State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017, which sets out provisions to ensure that childcare facilities are appropriately located and designed to meet the needs of children, families, and the broader community. Specifically, the development adheres to the guidelines regarding the site's suitability, including factors such as access to local amenities, safety, and environmental considerations, ensuring the proposed childcare centre aligns with the intent of the SEPP. The design does not interfere with existing council infrastructure and any impacts on the roadways have been analysed in relevant reports and advice from these assessing bodies has been accounted for in the design therefore there should be no unidentified concerns.

	(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has— (a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located, and (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.		Hoover Group Pty Ltd is submitting this Development Application in order to get approval to carry out the development therefore this is compliant.
3.9 Consultation with councils — development with impacts on local heritage	(1) This section applies to development carried out by or on behalf of a public authority if the development — (a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and (b) is development that this Chapter provides may be carried out without development consent.		The proposed development is not located within a heritage conservation area therefore this is compliant.
	(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has— (a) had an assessment of the impact prepared, and (b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.		The proposed development is not located within a heritage conservation area therefore this is compliant.

3.10 Notification of councils and State Emergency Service—development on flood liable land	(1) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Chapter provides may be carried out without development consent (other than demolition of buildings or structures, or internal works to existing buildings) unless the authority or person has— (a) given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located and the State Emergency Service, and (b) taken into consideration any responses to the notice that are received from the council and State Emergency Service within 21 days after the notice is given.		The proposed development is not located within a flood liable area therefore this is compliant.
	(2) In this section— ***flood liable land*** has the same meaning as in the *Flood Risk Management Manual*.		
3.11 Consideration of Planning for Bush Fire Protection	(1) This section applies to development for the purposes of an educational establishment or school-based child care that this Chapter provides may be carried out without development consent.		The proposed development is not located within a Bushfire Protection Area and therefore this is compliant without requiring referral to a Bushfire Consultant.
	(2) A public authority, or a person acting on behalf of a public authority, must consider Planning for Bush Fire Protection before carrying out the development in an area that is bush fire prone land.		
	(3) In this section— ***bush fire prone land*** means land recorded for the time being as bush fire prone land on a map certified under the Act, section 10.3(2).		

3.12 Consultation with public authorities other than councils	(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without development consent unless the authority or person has— (a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.		There is no planning conditions against this property which require the application to be considered specified development therefore, unless council indicate otherwise we will not be required to gain approval by public authorities.
	(2) For the purposes of subsection (1), the following development is ***specified development*** and the following authorities are ***specified authorities*** in relation to that development — (a) development adjacent to land reserved under the *National Parks and Wildlife Act 1974* or acquired under Part 11 of that Act—an appropriate Public Service employee designated by the Minister for Energy and Environment, (b) development on land immediately adjacent to a rail corridor that— (i) is likely to have an adverse effect on rail safety, or (ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or (iii) involves the use of a crane in air space above any rail corridor, the rail authority for the rail corridor, (c) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,		

Part 3 Early Education and Care Facilities - Specific Development Controls			
3.22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development	(1) This clause applies to development for the purpose of a centre-based child care facility if— (a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the *Education and Care Services National Regulations*, or (b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations. (2) The consent authority must not grant development consent to development to which this clause applies except with the concurrence of the Regulatory Authority. (3) The consent authority must, within 7 days of receiving a development application for development to which this clause applies— (a) forward a copy of the development application to the Regulatory Authority, and (b) notify the Regulatory Authority in writing of the basis on which the Authority's concurrence is required and of the date it received the development application. (4) In determining whether to grant or refuse concurrence, the Regulatory Authority is to consider any requirements applicable to the proposed development under the *Children (Education and Care Services) National Law (NSW)*. (5) The Regulatory Authority is to give written notice to the consent authority of the Authority's determination within 28 days after receiving a copy of the development application under subclause (3).		As the development is a new build, the proposed childcare centre has been designed to ensure that it meets the relevant floor area ratios which has been stipulated within the Education and Care Services National Regulations Gazette. As a result, there will be no need to obtain additional approval from the Regulatory Authority for the project as it already meets the required standards.

3.23 Centre-based child care facility—matters for consideration by consent authorities	Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.		The proposed Childcare Centre has been design in line with the Child Care Planning Guideline to ensure that it meets all the required ratios, types of learning and administration spaces and design guidelines. As the owners have not definitively determined the company which will be operating this childcare centre, they are unable to complete the National Quality Standard Assessment and Rating Instrument until this is determined. As a result, the guidelines have been followed as per the National Guideline and Regulations as req.
3.24 Centre-based child care facility in Zone IN1 or IN2—additional matters for consideration by consent authorities	(1) The object of this clause is to minimise land use conflicts with existing developments on surrounding land and to ensure the safety and health of people using or visiting a centre-based child care facility on land in Zone IN1 General Industrial or Zone IN2 Light Industrial.		The proposed development is not located within a IN1 or IN2 Zone therefore compliant.
	(2) The consent authority must consider the following matters before determining a development application for development for the purpose of a centre-based child care facility on land in Zone IN1 General Industrial or Zone IN2 Light Industrial— (a) whether the proposed development is compatible with neighbouring land uses, including its proximity to restricted premises, sex services premises or hazardous land uses, (b) whether the proposed development has the potential to restrict the operation of existing industrial land uses, (c) whether the location of the proposed development will pose a health or safety risk to children, visitors or staff.		The proposed development is not located within a IN1 or IN2 Zone therefore compliant.

	(3) The matters referred to in subclause (2) are in addition to any other matter that the consent authority must consider before determining a development application for development for the purpose of a centre-based child care facility.		The proposed development is not located within a IN1 or IN2 Zone therefore compliant.
3.25 Centre-based child care facility—non-discretionary development standards	(1) The object of this clause is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.		The proposed development is a childcare centre therefore this standard applies to this project.
	(2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility— (a) **location**—the development may be located at any distance from an existing or proposed early education and care facility, (b) **indoor or outdoor space** (i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the *Education and Care Services National Regulations* applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or (ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the *Children (Education and Care Services) Supplementary Provisions Regulation 2012* applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause, (c) **site area and site dimensions**—the development may be located on a site of any size and have any length of street frontage or any allotment depth,		(a). The proposed development is located within R1 Zoned land which within the Maitland City Council LEP considers childcare centres permissible with consent. (b). The proposed childcare centre has the ability to host 73 children and unencumbered spaces have been calculated as follows: Indoor Unencumbered - 240m2 (3.25m2 per child) Outdoor Unencumbered - 545m2 (7m2 per child) The number of occupants has been capped at the most it can contain based on these calculations. (c). The site has been chosen as it is located in a central area of the community and has a complete street frontage. As a result, the building has a prominent view in the streetscape. It has been designed to align with the aesthetics of the residential area and has been designed to assess the concerns of council which were raised within the pre-lodgement meetings. All site setbacks and heights have been designed to align with standard development controls requested by council with variations to elements such as the height limit within a reasonable amount to ensure that the design can still be practical.

	(d) **colour of building materials or shade structures**—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.		(d). The colours and materials of the childcare centre facade has been designed to align with the aesthetic of the area. Materials which are commonly found within the Lochinvar area include weatherboard, brick, timber and concrete which have been represented within the design. The Austral Bricks compliment the pub which is located nearby and ensure the building compliments other commercial buildings in the area. The timber slats soften the masonry and ensure that there is articulation within the frontage of the building. The fence line carries this this material into the front of the streetscape to break up the dominance of the brickwork. The variety of materials and colours create a clean and tidy material pallet which are complimentary to the modern style of the residential area.
	(3) To remove doubt, this clause does not prevent a consent authority from— (a) refusing a development application in relation to a matter not specified in subclause (2), or (b) granting development consent even though any standard specified in subclause (2) is not complied with.		Hoover Group Pty Ltd is submitting this Development Application in order to get approval to carry out the development therefore this is compliant.

3.26 Centre-based child care facility—development control plans	(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility— (a) operational or management plans or arrangements (including hours of operation), (b) demonstrated need or demand for child care services, (c) proximity of facility to other early education and care facilities, (d) any matter relating to development for the purpose of a centre-based child care facility contained in— (i) the design principles set out in Part 2 of the *Child Care Planning Guideline*, or (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).		Maitland City Council stipulate to refer to the Childcare Planning Guideline for any development controls. Therefore, the whole development has been designed to align with the Planning Guideline prepared by the Government as required.
	(2) This clause applies regardless of when the development control plan was made.		

DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT - CHILDCARE PLANNING GUIDELINE			
Part 2 Design Quality Principles			
ITEM	**ZONING/CONTROL**	**COMPLIANCE**	**COMMENTS**
Principal 1 - Content	Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. Well-designed child care facilities take advantage of its context by optimising access by walking and public transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.		The proposed location where the childcare centre is being proposed is considered a optimal location has it is within a residential area which is exponentially growing ensuring that it is a suitable area where a service such as this would be beneficial. Being located near a large new subdivision where a large proportion of young families are moving to it would be suitable for future growth of the area. Furthermore, ideally located along the New England Highway, families travelling to work or other schools, families dropping children off would have a suitable travel path. As the property is not located within a Heritage or Flood Zone the overall design opportunities of the project will be optimal and can be designed to suit the overall aesthetic of the area.

Principle 2 - Built Form	Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area. Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook. Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.		The design of the proposed Childcare Centre in Lochinvar has been carefully considered to complement the aesthetic character of the local area. The building incorporates materials commonly found in Lochinvar, such as brick, timber cladding, and metal roofing, which reflect the area's traditional and rural architectural style. The bulk and scale of the development are designed to blend seamlessly with the surrounding commercial buildings, ensuring it doesn't overpower the existing streetscape. Additionally, the building's form has been thoughtfully crafted to mirror the design elements of nearby residential dwellings, maintaining a harmonious balance between the new development and the established neighborhood. This ensures the Childcare Centre is visually integrated while enhancing the overall character of Lochinvar.

Principle 3 - Adaptive Learning Spaces	Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces' f it-out. Good design achieves a mix of inclusive learning spaces to cater for all children and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.		The proposed Childcare Centre is designed with a variety of indoor and outdoor education spaces, offering a dynamic and flexible environment that supports a rich range of learning opportunities. These spaces are intentionally designed to be adaptable, allowing staff to manipulate the areas to suit the relevant curriculum and cater to the diverse needs of the children. The building also includes a range of facilities for both staff and children, ensuring that all educational activities are optimized for effective learning. By incorporating modern technologies, the Centre will be equipped to provide a contemporary learning experience, with spaces that can be fit out to support digital tools, interactive learning, and innovative teaching methods, fostering an engaging and future-ready environment for children's development.

Principle 4 - Sustainability	Sustainable design combines positive environmental, social and economic outcomes. This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.		The design of the proposed Childcare Centre incorporates sustainable features that ensure passive environmental performance. Rainwater will be collected and recycled through water tanks suspended on level one, providing an efficient water management system. The roof has been designed with a light-colored material, reducing heat absorption and helping to maintain a comfortable indoor temperature. Additionally, large doorways and operable windows are integrated into the design, allowing for natural airflow throughout the building, reducing the need for artificial cooling. These thoughtful design elements work together to create a building that minimizes its environmental impact while providing a healthy, comfortable space for children and staff.
Principle 5 - Landscape	Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity.		Terris Landscape Architects have thoughtfully designed the outdoor spaces of the proposed Childcare Centre to foster connections between the surrounding area and native landscaping. By incorporating local native plants and natural elements, they've created a harmonious transition between the built environment and the local landscape. The design includes a variety of outdoor spaces that offer opportunities for both structured learning and informal social interactions. These spaces are designed to encourage exploration, creative play, and teamwork, promoting positive social building between staff and children. The integration of native landscaping not only enhances the aesthetic appeal but also supports environmental education, helping children connect with nature as part of their learning experience.

	Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.		
Principle 6 - Amenity	Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of children and staff. Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility. Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.		The proposed Childcare Centre is designed to provide ample amenities for both staff and children, ensuring a high level of accessibility for a wide range of abilities. The centre includes accessible facilities, such as wheelchair-friendly restrooms and wider doorways, to ensure that all children and staff, regardless of ability, can fully engage with the space. In addition, the building features a variety of learning spaces that are adaptable to cater to the diverse abilities and interests of the children. These flexible spaces allow staff to create tailored learning experiences, ensuring that every child's unique needs are met while encouraging both individual growth and group collaboration.

Principle 7 - Safety	Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately. Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED). Well designed vehicular parking and access minimise traffic safety risks on children and staff.		The proposed Childcare Centre has been designed with a comprehensive range of safety features to ensure the well-being of all children. Multiple gates, fences, and doorways are strategically placed to control and restrict access throughout the building, ensuring secure boundaries. Mesh screening, as outlined in the landscape plans, provides full protection for the balcony and rooftop areas, offering an additional layer of safety. The plants selected for the outdoor spaces are non-toxic and childcare-friendly, ensuring a safe environment for exploration. Additionally, all play equipment is carefully chosen and designed specifically for child activities, promoting both safety and developmental benefits while encouraging active play in a secure setting.
Part 3 Matters of Consideration			
3.1 Site Selection and Location	• To ensure that appropriate zone considerations are assessed when selecting a site. • To ensure that the site selected for a proposed child care facility is suitable for the use.		The proposed location where the childcare centre is being proposed is considered a optimal location has it is within a residential area which is exponentially growing ensuring that it is a suitable area where a service such as this would be beneficial. The proposed development is located within R1 Zoned land which within the Maitland City Council LEP considers childcare centres permissible with consent.

	• To ensure that sites for child care facilities are appropriately located. • To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.		Being located near a large new subdivision where a large proportion of young families are moving to it would be suitable for future growth of the area. Furthermore, ideally located along the New England Highway, families travelling to work or other schools, families dropping children off would have a suitable travel path. As the property is not located within a Heritage or Flood Zone the overall design opportunities of the project will be optimal and can be designed to suit the overall aesthetic of the area.
3.2 Local character, streetscape and the public domain interface	• To ensure clear delineation between the child care facility and public spaces • To ensure clear delineation between the child care facility and public spaces • 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.		The design of the proposed Childcare Centre in Lochinvar has been carefully considered to complement the aesthetic character of the local area. The building incorporates materials commonly found in Lochinvar, such as brick, timber cladding, and metal roofing, which reflect the area's traditional and rural architectural style. The bulk and scale of the development are designed to blend seamlessly with the surrounding commercial buildings, ensuring it doesn't overpower the existing streetscape. Additionally, the building's form has been thoughtfully crafted to mirror the design elements of nearby residential dwellings, maintaining a harmonious balance between the new development and the established neighbourhood. This ensures the Childcare Centre is visually integrated while enhancing the overall character of Lochinvar.

3.3 Building orientation, envelope, building design and accessibility	• To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade. • To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised. • To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context. • To ensure that buildings are designed to create safe environments for all users. • To ensure that child care facilities are designed to be accessible by all potential users.		The proposed Childcare Centre has been thoughtfully designed to optimize natural light and outdoor experiences. The main outdoor areas are oriented to the north, ensuring that these spaces receive ample daylight throughout the day, creating bright and welcoming environments for the children. To manage sun exposure and maintain comfortable temperatures, shade sails have been incorporated on the rooftop and other fixed roofs, providing controlled shading during peak sunlight hours. Additionally, large windows have been included in all classrooms to allow natural light to flow freely into the interior spaces, enhancing the overall learning atmosphere and reducing reliance on artificial lighting. This design ensures a healthy, energy-efficient environment that supports both the children's well-being and their educational experiences. The proposed Childcare Centre has been designed to comply with standard council setbacks to ensure it complements the surrounding area. Located in a residential zone, the setbacks have been adjusted to align with the general character of the neighborhood, with reduced setbacks reflecting the established patterns of nearby buildings. These setbacks are carefully integrated with wall height calculations to maintain a balanced scale and visual harmony with the surrounding structures. The design takes into account the overall rhythm and proportions of the area, ensuring that the building fits naturally within its context while minimizing any potential impact on neighboring properties.

3.4 Landscaping	To provide landscape design that contributes to the streetscape and amenity.		Terras Landscape Architects have thoughtfully designed the outdoor spaces of the proposed Childcare Centre to foster connections between the surrounding area and native landscaping. By incorporating local native plants and natural elements, they've created a harmonious transition between the built environment and the local landscape. The design includes a variety of outdoor spaces that offer opportunities for both structured learning and informal social interactions. These spaces are designed to encourage exploration, creative play, and teamwork, promoting positive social building between staff and children. The integration of native landscaping not only enhances the aesthetic appeal but also supports environmental education, helping children connect with nature as part of their learning experience.
3.5 Visual and acoustic privacy	• To protect the privacy and security of children attending the facility. • To minimise impacts on privacy of adjoining properties. • To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments		The proposed Childcare Centre site has undergone acoustic testing to ensure that the layout and material selections effectively reduce the acoustic impact on users. The design incorporates materials that mitigate noise, ensuring a comfortable and quiet environment for both children and staff. Additionally, strategic landscaping has been implemented to create privacy for the centre, particularly where it backs onto the proposed townhouse development. The landscaping, which includes carefully chosen plants and greenery, not only enhances privacy but also helps absorb noise generated by outdoor play spaces. This approach benefits both the users of the childcare centre and neighboring residents by minimizing sound transmission and creating a peaceful, harmonious setting.

3.6 Noise and air pollution	• To ensure that outside noise levels on the facility are minimised to acceptable levels • 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.		The proposed Childcare Centre site has undergone acoustic testing to ensure that the layout and material selections effectively reduce the acoustic impact on users. The design incorporates materials that mitigate noise, ensuring a comfortable and quiet environment for both children and staff. Additionally, strategic landscaping has been implemented to create privacy for the centre, particularly where it backs onto the proposed townhouse development. The landscaping, which includes carefully chosen plants and greenery, not only enhances privacy but also helps absorb noise generated by outdoor play spaces. The landscaping area will also mitigate potential impacts of pollution from the road and create a fresh environment for users.
3.7 Hours of operation	To minimise the impact of the child care facility on the amenity of neighbouring residential developments.		The proposed hours of operation for the Childcare Centre are from 7:30 am to 6:00 pm, Monday to Friday, which have been carefully chosen to be considerate of the surrounding residential neighbours. These hours align with typical working hours, minimising disruption during early mornings or evenings while still providing flexible care options for families. By operating within this timeframe, the childcare centre ensures that noise and activity levels remain manageable and appropriate for a residential area, fostering a positive relationship with the local community.

3.8 Traffic, parking and pedestrian circulation	• To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles. • To provide vehicle access from the street in a safe environment that does not disrupt traffic flows. • To provide a safe and connected environment for pedestrians both on and around the site.		The proposed development includes 18 on-site car parking spaces, including one accessible parking space, which complies with the relevant Maitland City Council parking requirements. In addition to the on-site parking, there is a wide handle at the front of the property, allowing for convenient on-street parking for users who prefer not to use the dedicated parking area. A comprehensive traffic management plan has been prepared as part of the development application, outlining the potential impact of the development on local traffic flow and confirming the suitability of the proposed parking facilities to accommodate the needs of the childcare centre while minimizing disruption to the surrounding area.
Part 4 Applying the National Regulations to Development Proposals			
4.1 Indoor Space Requirements	***Regulation 107 Education and Care Services National Regulations*** Every child being educated and cared for within a facility must have a minimum of 3.25m2 of unencumbered indoor space.		The proposed childcare centre has the ability to host 73 children and unencumbered spaces have been calculated as follows: Indoor Unencumbered - 240m2 (3.25m2 per child) The number of occupants has been capped at the most it can contain based on these calculations.

4.2 Laundry and Hygiene Facilities	***Regulation 106 Education and Care Services National Regulations*** 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 is not accessible by, and 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.		The proposed Childcare Centre includes two separate laundry facilities to meet the needs of both staff and children. One laundry facility, located within the staff room, is designated exclusively for staff use to wash kitchenette items such as tea towels and general-use items. The second laundry facility, located on the first floor, is specifically designed for the storage and cleaning of minor day-to-day incidents, such as spoiled clothing or other small items. Bedding and similar items requiring more intensive cleaning will be sent off-site to an external contractor for washing, ensuring that the centre maintains high standards of hygiene and cleanliness.
4.3 Toilet and Hygiene Facilities	***Regulation 109 Education and Care Services National Regulations*** 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.		The proposed Childcare Centre has been thoughtfully designed with designated junior toilets that feature child-friendly facilities, including sinks at varying heights and junior-sized toilet pans, ensuring they are comfortable and accessible for children. In addition to these dedicated facilities, separate toilets have been provided for adults visiting or working at the centre, ensuring privacy and convenience for both staff and visitors. This thoughtful approach to restroom design ensures that the needs of both children and adults are met, supporting the centre's overall functionality and comfort.

4.4 Ventilation and Natural Light	***Regulation 110 Education and Care Services National Regulations*** 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.		The proposed Childcare Centre design incorporates large sliding doorways and operable windows throughout the building to facilitate natural ventilation and lighting. These features allow fresh air to circulate freely and daylight to filter into all spaces, creating a bright, airy, and comfortable environment. By maximizing the use of natural light and ventilation, the design enhances the overall well-being of both staff and children, reducing the reliance on artificial lighting and mechanical ventilation while promoting a healthier and more pleasant indoor atmosphere.
4.5 Administration Space	***Regulation 111 Education and Care Services National Regulations*** A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.		The proposed Childcare Centre has located the administration and staff spaces on the ground floor for easy access and efficient operation. These areas are designed to allow for private conversations, with the option to close off the space when required, ensuring confidentiality while the centre is in operation. The administration space is directly connected to the reception area, providing clear visibility and allowing staff to monitor who is entering and exiting the facility. This layout enhances security, communication, and smooth daily operations, while also maintaining privacy for staff and visitors.

4.6 Nappy Change Facilities	***Regulation 112 Education and Care Services National Regulations*** 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. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.		Nappy change facilities have been carefully incorporated into the proposed Childcare Centre to meet the needs of young children. On level one, nappy change stations are integrated into the junior bathroom, conveniently connecting to the 0-3 children's room for easy access. Additionally, nappy change facilities have been included on the rooftop, providing further convenience for outdoor play areas. All nappy change facilities have been designed in strict compliance with the National Construction Code, ensuring they meet the required standards for safety, hygiene, and accessibility.
4.7 Premises designed to facilitate supervision	***Regulation 115 Education and Care Services National Regulations*** 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 adequate supervision of children at all times, having regard to the need to maintain their rights and dignity. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.		The proposed Childcare Centre has been designed with a strong focus on supervision and visibility to ensure the safety and well-being of the children. All junior bathrooms are equipped with windows, allowing staff to easily supervise these spaces. Additionally, all doorways into classrooms are made of glass, providing clear sightlines from circulation areas, ensuring staff can monitor activities inside. A window has also been incorporated into the cot room, further enhancing visibility. These thoughtful design elements allow for continuous and effective supervision, ensuring staff can monitor the children in various spaces as required.

4.8 Emergency and evacuation procedures	***Regulations 97 and 168 Education and Care Services National Regulations*** Regulation 168 sets out the list of procedures that an education and care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including: • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service.		Emergency and evacuation procedures will be clarified further at constriction certificate stage but building elements such as stairwells and doorway hinges have been implemented in anticipation to this further clarification. All procedures and instructions will be finalised at construction certificate stage as required.
4.9 Outdoor Space Requirements	***Regulation 108 Education and Care Services National Regulations*** 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.		The proposed childcare centre has the ability to host 73 children and unencumbered spaces have been calculated as follows: Outdoor Unencumbered - 545m2 (7m2 per child) The number of occupants has been capped at the most it can contain based on these calculations.

4.10 Natural Environment	***Regulation 113 Education and Care Services National Regulations*** The approved provider of a centre-based service must ensure that the outdoor spaces allow children to safely explore and experience the natural environment.		Terris Landscape Architects have thoughtfully designed the outdoor spaces of the proposed Childcare Centre to foster connections between the surrounding area and native landscaping. By incorporating local native plants and natural elements, they've created a harmonious transition between the built environment and the local landscape. The design includes a variety of outdoor spaces that offer opportunities for both structured learning and informal social interactions. These spaces are designed to encourage exploration, creative play, and teamwork, promoting positive social building between staff and children. The integration of native landscaping not only enhances the aesthetic appeal but also supports environmental education, helping children connect with nature as part of their learning experience.
4.11 Shade	***Regulation 114 Education and Care Services National Regulations*** The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.		The proposed Childcare Centre has been thoughtfully designed to optimise natural light and outdoor experiences. The main outdoor areas are oriented to the north, ensuring that these spaces receive ample daylight throughout the day, creating bright and welcoming environments for the children. To manage sun exposure and maintain comfortable temperatures, shade sails have been incorporated on the rooftop and other fixed roofs, providing controlled shading during peak sunlight hours. Additionally, large windows have been included in all classrooms to allow natural light to flow freely into the interior spaces, enhancing the overall learning atmosphere and reducing reliance on artificial lighting. This design ensures a healthy, energy-efficient environment that supports both the children's well-being and their educational experiences.

4.12 Fencing	***Regulation 104 Education and Care Services National Regulations*** Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This Regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age. Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.		The proposed Childcare Centre has been designed with a comprehensive range of safety features to ensure the well-being of all children. Multiple gates, fences, and doorways are strategically placed to control and restrict access throughout the building, ensuring secure boundaries. Mesh screening, as outlined in the landscape plans, provides full protection for the balcony and rooftop areas, offering an additional layer of safety. The plants selected for the outdoor spaces are non-toxic and childcare-friendly, ensuring a safe environment for exploration. Additionally, all play equipment is carefully chosen and designed specifically for child activities, promoting both safety and developmental benefits while encouraging active play in a secure setting.

D. National Quality Framework Assessment Checklist

Table 2 - Assessment checklist

REGULATION	PROPOSED	COMPLIES (TICK OR CROSS)
104. Fencing or barrier that encloses outdoor spaces. Outdoor space that will be used by children will 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. Note: This clause does not apply to a centre-based service primarily for children over preschool age or a family day care residence or venue for over preschool age children.	Indicate height, materials and style on plans.	✓
106. Laundry and hygiene facilities The proposed development includes laundry facilities or access to laundry facilities OR explain the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering. Laundry / hygienic facilities are located where they do not pose a risk to children	On-site or off-site facilities	On-site Off-site Part on site and part off site as stipulated in the assessment above.
107. Unencumbered indoor space The proposed development includes at least 3.25m² of unencumbered indoor space for each child. Refer to Regulation 107 of the Education and Care Services National Regulation for further information on calculating indoor space.	Number of children: Required area: Provided Area:	73 Children Min 237.25m2 240m2
108. Unencumbered outdoor space The proposed development includes at least 7.0m² of unencumbered outdoor space for each child. Refer to Regulation 108 of the Education and Care Services National Regulation for further information on calculating outdoor space, and for different requirements for out-of-school-hours care services.	Number of children: Required area: Provided Area	73 Children Min 511m2 545m2
109. Toilet and hygiene facilities The proposed development includes adequate, developmentally and age-appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	Show number of toilets and hand basins on plan	✓

Table 2 - Assessment checklist

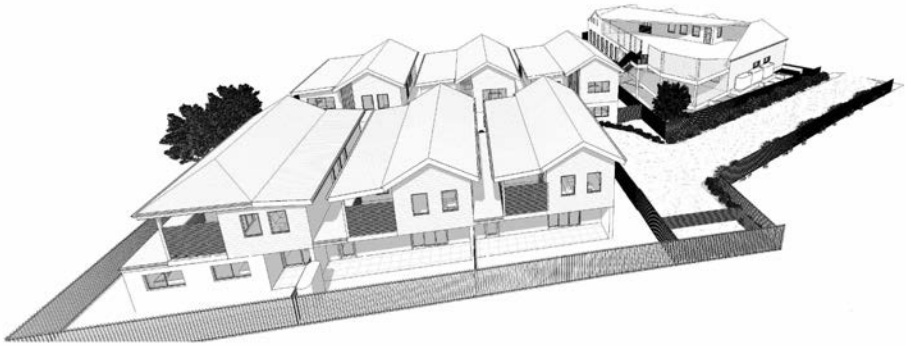
REGULATION	PROPOSED	COMPLIES (TICK OR CROSS)
110. Ventilation and natural light The proposed development includes indoor spaces to be used by children that — • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures the safety and well-being of children.	Indicate on plans and elevations how natural ventilation and lighting is achieved.	✓
111. Administrative space The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see Regulation 107.	Indicate administrative space on plans	✓
112. Nappy change facilities (To be completed only if the proposed development is for a service that will care for children who wear nappies) The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.	Indicate nappy change on plans	✓
113. Outdoor space—natural environment The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	Indicate on landscape plans	✓
114. Outdoor space—shade The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	Indicate shade on landscape plans	✓
115. Premises designed to facilitate supervision The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	Indicate on floor plans	✓

4.13 Soil Assessment	***Regulation 25 Education and Care Services National Regulations*** Subclause (d) of Regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required: • a soil assessment for the site of the proposed education and care service premises • if a soil assessment for the site of the proposed child care facility has previously 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.		A soil assessment has been completed by Idealcorp for the proposed site, confirming that the land is not contaminated. To ensure the safety of the children, all soils used for garden beds and landscaping areas that will be interacted with are sourced from reputable suppliers. These suppliers guarantee that the soil is free from any contamination, meeting the necessary safety standards. This careful consideration ensures a safe and healthy environment for the children to engage with the outdoor spaces.

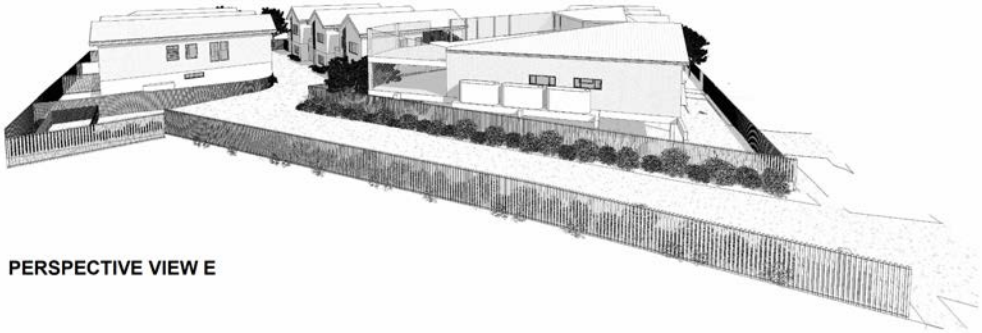
PERSPECTIVE VIEW A

PERSPECTIVE VIEW B

PERSPECTIVE VIEW C



PERSPECTIVE VIEW D



PERSPECTIVE VIEW E

Figure Forty-One: Perspective Views of Proposed Final Childcare Centre and Medium Density Townhouse Development (Source: Hoover Group)

CHILDCARE CENTRE FRONT COLOURED ARTISTIC PERSPECTIVE

CHILDCARE CENTRE REAR COLOURED ARTISTIC PERSPECTIVE

Figure Forty-Two: Perspective Views of Proposed Final Childcare Centre (Source: Hoover Group)

1 COLOURED EAST PERSPECTIVE VIEW A

2 COLOURED WEST PERSPECTIVE VIEW A

Figure Forty-Three: Perspective Views of Proposed Final Medium Density Townhouse Development (Source: Hoover Group)

13.0 CONCLUSION

124 New England Highway is a large property which currently has three separate lots on it with the potential to develop further. Hoover Group have worked over the last eight months to produce a Childcare Centre and Medium Density Townhouse development which has considered the relevant planning controls of Maitland City Council, NSW Planning Department and relevant Australian building codes and standards to produce a development which carefully balances innovation with respect for the surrounding environment, ensuring long-term sustainability and enriching the community's infrastructure.

The development proposed will both provide additional residential properties to the already growing Lochinvar area but also provide another sought after service to a population of young families. Centrally located, the Childcare Centre is in an optimal location for residents of the area travelling to varies workplaces over the hunter and will give young families considering a move to the area additional reassurance that there are childcare services readily available nearby. With the variety of townhouses sizes as part of this development, potential residents are able to reside in a property which is suitable for their needs ensuring a diverse amount of potential residents are able to come to this area.

With the above in mind it is recommended that council approve the development, subject to appropriate conditions of consent.

TIM HOOVER
DIRECTOR
HOOVER GROUP PTY LTD