

Centre-based child care facility, 5 Skyline Place, Frenchs Forest – Child care planning guideline assessment

Control	Response	Compliance
3. Matters for consideration		
3.1 Site selection and location		
<p><i>C1. For proposed developments in or adjacent to a residential zone, particularly if that zone is for low density residential uses consider:</i></p> <ul style="list-style-type: none"> <i>the acoustic and privacy impacts of the proposed development on the residential properties</i> <i>the setbacks and siting of buildings within the residential context</i> <i>visual amenity impacts (e.g. additional building bulk and overshadowing, local character)</i> <i>traffic and parking impacts of the proposal on residential amenity and road safety</i> <p><i>For proposed developments on school, TAFE or university sites in Special Purpose zones consider:</i></p> <ul style="list-style-type: none"> <i>the compatibility of the proposal with the operation of the institution and its users</i> <i>the proximity of the proposed facility to other uses on the site, including premises licensed for alcohol or gambling</i> <i>proximity to sources of noise, such as places of entertainment or mechanical workshops</i> <i>proximity to odours, particularly at agricultural institutions</i> <i>previous uses of a premises such as scientific, medical or chemical laboratories, storage areas and the like</i> 	<p>A residential zone is not located immediately adjacent to the site. Notwithstanding, an R2 low density residential zone is located on the opposite side of Frenchs Forest Road East to the north.</p> <p>The proposed centre-based child care facility is not considered to impact on the acoustic or privacy of properties in this R2 zone as:</p> <ul style="list-style-type: none"> No. 7 Skyline Place is at the street frontage with Frenchs Forest Road, separating No. 5 and the proposed child care facility more than 60m from the residential zone; the facility is located on the ground floor of an approved development and given the relatively flat topography, no views into these properties from the facility are expected; the setbacks and siting of the building and visual amenity impacts for the building were assessed and approved under DA2021/0212 (as modified) traffic and parking impacts were assessed and approved under DA2021/0212 (as modified) <p>Notwithstanding the above, it is noted that the proposed facility is located on the ground floor of an approved medium density residential building, providing seniors and disability housing. Accordingly, a Noise Impact Assessment (Appendix 8) has been prepared to assess the project noise</p>	Yes

Control	Response	Compliance
	<p>levels and compliance. This assessment found the proposed facility will not exceed the noise level criteria for residential receivers in above levels, considering both projected indoor and outdoor noise levels and the proposed number of children.</p> <p>To continue to ensure that the acoustic amenity of surrounding residential receivers is not impacted, the Noise Impact Assessment outlines management measures which will be followed during operation including:</p> <ul style="list-style-type: none"> • Hours of operation to be 7:30am – 6pm with a maximum of 4 hours play time. • The facility will not exceed 69 children. • Signs at entry and exit points to remind staff and visitors to minimise noise, including a complaints contact number. • Staff be trained appropriately. • Children are to play in their designated outdoor areas for each age group as shown on the Landscape Plans at Appendix 4. • No amplified music to be used in external areas. • Mechanical plant to operate only during the proposed hours of operation (7:30am-6pm). <p>In addition to the above, an Operational Management Plan (Appendix 9) has been prepared to further ensure minimal impacts on residents. The facility will operate strictly in accordance with this plan.</p>	

Control	Response	Compliance
	<p>The proposed centre-based child care facility is not considered to have an impact on other uses in the Special Uses zone to which it is located as:</p> <ul style="list-style-type: none"> the proposed facility is not located in close proximity to premises licensed for alcohol or gambling the immediate surrounding land uses include residential, food and drink premises and future employment generating premises (subject to future DAs and will be compatible with a centre-based child care facility) and these uses are appropriate to be located nearby to a centre-based child care facility light industrial uses are located within the Frenchs Forest Business Park, however, these are not immediately adjacent to the proposed facility and are not anticipated to impact air and noise quality 	
<p>C2. When selecting a site, ensure that:</p> <ul style="list-style-type: none"> <i>the location and surrounding uses are compatible with the proposed development or use</i> <i>the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards</i> <i>there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed</i> <i>the characteristics of the site are suitable for the scale and type of development proposed having regard to:</i> <ul style="list-style-type: none"> <i>length of street frontage, lot configuration, dimensions and overall size</i> <i>number of shared boundaries with residential properties</i> 	<p>The site is appropriate for the proposed centre-based child care facility as outlined in the assessment section of the Statement of Environmental Effects (SEE) submitted with the Development Application (DA).</p> <p>In summary:</p> <ul style="list-style-type: none"> it is well located given its proximity to residential and employment areas as well as public transport sufficient parking is provided in the basement and through the provision of a drop off and pick up zone on Skyline Place 	Yes

Control	Response	Compliance
<ul style="list-style-type: none"> <i>the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas</i> <i>where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use. Where the proposal relates to any heritage item, the development should retain its historic character and conserve significant fabric, setting or layout of the item.</i> <i>there are suitable and safe drop off and pick up areas, and off and on street parking</i> <i>the characteristics of the fronting road or roads (for example its operating speed, road classification, traffic volume, heavy vehicle volumes, presence of parking lanes) is appropriate and safe for the proposed use</i> <i>the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities</i> <i>it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.</i> 	<ul style="list-style-type: none"> the site does not have direct interface with a classified road it provides an early education facility which will encourage community and inter-generational interaction the proposal includes the provision of a high quality landscaping scheme and an appropriate façade design it facilitates the transition of the existing locality into an active and high amenity, diverse place the development will foster the economic growth of Frenchs Forest, the wider Northern Beaches LGA and provide an employment generating use there are no natural, physical or cultural constraints on the site or in the surrounding locality that preclude the proposed development. 	
<p>C3 A child care facility should be located:</p> <ul style="list-style-type: none"> <i>near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship</i> <i>near or within employment areas, town centres, business centres, shops</i> <i>with access to public transport including rail, buses, ferries</i> <i>in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</i> 	<p>The proposed centre-based child care facility is appropriately located as:</p> <ul style="list-style-type: none"> The Skyline neighbourhood shops are located to the north-east of the site, providing a variety of shops including small-scale supermarket, chemist, post-office and bakery. A number of medical suites front Frenchs Forest Road. The site is also within 1km of Forest Way Shopping Centre a strategic centre with full line 	Yes

Control	Response	Compliance
	<p>supermarkets, convenience shopping, post office, banking, cafes and restaurants to the west.</p> <ul style="list-style-type: none"> The Northern Beaches Hospital is located approximately 240m west of the site, beyond Wakehurst Parkway. The site is well accessed by public transport, with bus stops located on both Frenchs Forest Road East and Warringah Road. 	
<p><i>C4 A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</i></p> <ul style="list-style-type: none"> <i>proximity to:</i> <ul style="list-style-type: none"> <i>heavy or hazardous industry, waste transfer depots or landfill site</i> <i>Liquefied Petroleum Gas (LPG) tanks or service stations</i> <i>o water cooling and water warming systems</i> <i>odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses</i> <i>extractive industries, intensive agriculture, agricultural spraying activities</i> <i>any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</i> 	<p>The proposed centre-based child care facility is not located in proximity to any of the identified hazardous land uses.</p>	Yes
3.2 Local character, streetscape and the public domain interface		
<p><i>C5 The proposed development should:</i></p> <ul style="list-style-type: none"> <i>contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape</i> <i>build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place</i> <i>reflect the predominant form of surrounding land uses, particularly in low density residential areas</i> 	<p>This application proposes the use and fit out of the identified premise as a centre-based child care facility.</p> <p>The built form, siting and design of the building in which it is located is not proposed to change as per the approval for DA2021/0212 (as modified).</p>	Yes

Control	Response	Compliance
<ul style="list-style-type: none"> <i>recognise and respond to predominant streetscape qualities, such as building form, scale, materials and colours</i> <i>include design and architectural treatments that respond to and integrate with the existing streetscape and local character</i> <i>use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity</i> <i>integrate car parking into the building and site landscaping design in residential areas</i> <i>in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence, except when good design solutions can be achieved.</i> 	<p>Notwithstanding, the proposed centre-based child care facility will include façade treatments and landscaping that ensures it is compatible with the approved building as well as the provisions of this part of the guidelines.</p> <p>Architectural Plans and Landscape Plans are provided at Appendix 3 and 4, respectively.</p>	
<p><i>C6 Create a threshold with a clear transition between public and private realms, including:</i></p> <ul style="list-style-type: none"> <i>fencing to ensure safety for children entering and leaving the facility</i> <i>windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and a connection between the facility and the community</i> <i>integrating existing and proposed landscaping with fencing.</i> 	<p>Appropriate fencing is proposed as part of the development. Specifically, 1.8m high fencing is provided around the perimeter of the entire site, ensuring safety of children entering and leaving the facility.</p> <p>The facility will incorporate large windows on the eastern, western and southern elevations to ensure passive surveillance.</p> <p>Appropriate landscaping is proposed as outlined in the Landscape Report at Appendix 4.</p>	Yes
<p><i>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</i></p>	<p>The centre-based child care facility will have a separate entry/exit to the residential component of the development as shown on the Architectural Plans at Appendix 3. Proposed signage clearly identifies this as a separate entry and tenancy to the other tenancies, including the residential component. A signage plan is provided within the Landscape Plans at Appendix 4.</p>	Yes

Control	Response	Compliance
<p><i>C8 Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</i></p> <ul style="list-style-type: none"> <i>clearly defined street access, pedestrian paths and building entries</i> <i>low fences and planting which delineate communal/private open space from adjoining public open space</i> <i>minimal use of blank walls and high fences</i> 	<p>Not applicable - The proposed centre-based child care facility does not adjoin a public park, open space or bushland.</p> <p>Notwithstanding, the proposed facility adjoins approved communal open space to service the approved seniors housing development at the site. The proposed signage and landscaping as shown on the Landscape Plans (Appendix 4) have been designed to clearly delineate the facility from other approved uses and provide an appealing frontage.</p>	N/A
<p><i>C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</i></p>	<p>The fencing proposed will be visually permeable.</p>	Yes
<p><i>C10 High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.</i></p>	<p>Not required as the proposed centre-based child care facility is not directly adjacent to Warringah Road.</p>	N/A
3.3 Building orientation, envelope, building design and accessibility		
<p><i>C11 Orient a development on a site and design the building layout to:</i></p> <ul style="list-style-type: none"> <i>ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by</i> <ul style="list-style-type: none"> <i>facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties</i> <i>placing play equipment away from common boundaries with residential properties</i> <i>locating outdoor play areas away from residential dwellings and other sensitive uses</i> <i>optimise solar access to internal and external play areas</i> <i>avoid overshadowing of adjoining residential properties</i> 	<p>The built form, siting and design of the building to which it is located is not proposed to change as per the approval for DA2021/0212, as modified.</p> <p>Sufficient shade will be provided as shown on the Landscape Plans at Appendix 4.</p>	Yes

Control	Response	Compliance
<ul style="list-style-type: none"> • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions 		
<p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character. <p>Where a Local Environmental Plan or Development Control Plan do not specify a floor space ratio for the R2 Low Density Residential zone, a floor space ratio of 0.5:1 is to apply to a child care facility in the R2 zone.</p>	<p>The built form, siting and design of the building in which it is located is not proposed to change as per the approval for DA2021/0212 (as modified).</p>	Yes
<p>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.</p>	<p>The built form, siting and design of the building in which it is located is not proposed to change as per the approval for DA2021/0212 (as modified).</p> <p>The approved building provides for a 12m setback to the northern boundary and 9m setback to the western boundary.</p>	Yes
<p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>Not applicable as the site is not located in a residential zone.</p>	N/A
<p>C15 Entry to the facility should be limited to one secure point which is:</p>	<p>The facility will be externally accessible for pedestrians from one point at the eastern elevation.</p>	Yes

Control	Response	Compliance
<ul style="list-style-type: none"> located to allow ease of access, particularly for pedestrians directly accessible from the street where possible directly visible from the street frontage easily monitored through natural or camera surveillance not accessed through an outdoor play area in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	<p>It will also be accessible from the internal building (approved under DA2021/0212, as modified) from the lift lobby to the north. This enables access from the provided parking within basement levels and is further detailed in the accompanying Traffic and Parking Assessment Report at Appendix 10.</p>	
<p>C16 Accessible design can be achieved by:</p> <ul style="list-style-type: none"> providing accessibility to and within the building in accordance with all relevant legislation linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	<p>The centre-based child care facility is proposed across a single level on the ground floor of an existing approved building. It will be accessible by lift and from the street (Skyline Place) via a pathway. Both a ramp and stairs are provided for the street entry.</p> <p>Sufficient parking will be provided for the facility within the upper parking level of the approved two-level basement parking area. The facility will be accessible via a lift from this basement. The entry/exit to the facility is immediately adjacent to the lift.</p> <p>A 15 minute pick up and drop off zone between 7am and 9am and 3pm and 5pm weekdays is also proposed on the western side of Skyline Place, adjacent to the boundary of 5 Skyline Place. This zone will accommodate 6 car spaces.</p> <p>A Traffic and Parking Assessment Report provides further information (Appendix 10).</p>	Yes

Control	Response	Compliance
3.4 Landscaping		
<p><i>C17 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</i></p> <p><i>Use the existing landscape where feasible to provide a high quality landscaped area by:</i></p> <ul style="list-style-type: none"> <i>reflecting and reinforcing the local context</i> <i>incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.</i> 	<p>Buffer planting and dense vegetation is proposed along the boundary of the site, integrated with the perimeter fencing.</p> <p>A variety of tree and vegetation species are proposed as part of the application. Existing trees will also be retained.</p> <p>The Landscape Plan at Appendix 4 provides further details.</p>	Yes
<p><i>C18 Incorporate car parking into the landscape design of the site by:</i></p> <ul style="list-style-type: none"> <i>planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</i> <i>taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback</i> <i>using low level landscaping to soften and screen parking areas.</i> 	<p>No physical changes are proposed to the car parking and it will remain as approved under DA2021/0212 (as modified).</p>	Yes
3.5 Visual and acoustic privacy		
<p><i>C19 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</i></p>	<p>The centre-based child care facility is proposed in the north western ground floor tenancy of a mixed use development. Six levels of residential (seniors and disability) are approved to be constructed above the ground level in the western tower. Whilst balconies are also approved on the northern and eastern elevations associated with these dwellings, minimal overlooking impacts on the proposed child care at ground level are anticipated for the following reasons:</p>	On merit

Control	Response	Compliance
	<ul style="list-style-type: none"> the proposed outdoor area of the child care centre includes two large shade sails and landscaping which will provide additional screening once mature balconies at Level 1 have planter boxes adjacent to balustrades which provides further screening and minimises opportunities for overlooking the height of balconies above ensure occupants are looking out towards district views, rather than towards the child care below 	
<p><i>C20 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</i></p> <ul style="list-style-type: none"> <i>appropriate site and building layout</i> <i>suitably locating pathways, windows and doors</i> <i>permanent screening and landscape design.</i> 	The proposed centre-based child care facility is designed to ensure the layout is appropriate for the site and considers passers-by. It is sited within the north-western corner of the site so as to ensure less foot traffic in surrounding spaces. It also incorporates sufficient and well located planting to assist with privacy.	Yes
<p><i>C21 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</i></p> <ul style="list-style-type: none"> <i>appropriate site and building layout</i> <i>suitable location of pathways, windows and doors</i> <i>landscape design and screening.</i> 	The centre-based child care facility is located on the ground floor of an approved development and given the relatively flat topography, no views into nearby properties from the facility are expected.	Yes
<p><i>C22 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</i></p> <ul style="list-style-type: none"> <i>provide an acoustic fence along any boundary where the adjoining property contains a residential use. An acoustic fence is one that is a solid, gap free fence</i> <i>ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.</i> 	<p>The proposed facility is located on the ground floor of an approved medium density residential building which incorporates seniors and disability housing.</p> <p>Accordingly, a Noise Impact Assessment (Appendix 8) has been prepared to assess the project noise levels and compliance.</p> <p>This assessment found the proposed facility will not exceed the noise level criteria for residential receivers, considering both projected indoor and</p>	Yes – subject to recommendations of Acoustic Report

Control	Response	Compliance
	<p>outdoor noise levels and the proposed number of children.</p> <p>Despite this compliance, the Noise Impact Assessment provides management measures which will be followed to ensure noise is minimised and managed.</p>	
<p><i>C23 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</i></p> <ul style="list-style-type: none"> <i>identify an appropriate noise level for a child care facility located in residential and other zones</i> <i>determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</i> <i>determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</i> 	<p>A Noise Impact Assessment has been prepared by a suitably qualified acoustic professional and is provided at Appendix 8.</p> <p>This report covers each of the identified matters.</p>	Yes
3.6 Noise and air pollution		
<p><i>C24 Adopt design solutions to minimise the impacts of noise, such as:</i></p> <ul style="list-style-type: none"> <i>creating physical separation between buildings and the noise source</i> <i>orienting the facility perpendicular to the noise source and where possible buffered by other uses</i> <i>using landscaping to reduce the perception of noise</i> <i>limiting the number and size of openings facing noise sources</i> <i>using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)</i> <i>using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffit</i> <i>locating cot rooms, sleeping areas and play areas away from external noise sources</i> 	<p>The built form, siting and design of the building to which it is located is not proposed to change as per the approval for DA2021/0212 (as modified).</p> <p>Notwithstanding, the proposed centre-based child care facility has been design appropriately to minimise noise impacts. In addition, the Noise Impact Assessment at Appendix 8 provides recommended management controls to further minimise noise.</p>	Yes

Control	Response	Compliance
<p><i>C25 An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</i></p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	<p>A Noise Impact Assessment has been prepared by a suitably qualified acoustic professional and is provided at Appendix 8.</p> <p>The acoustic report covers each of the identified matters.</p>	Yes
<p><i>C26 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</i></p>	<p>The proposed centre-based child care facility is appropriately located within an existing approved development, and does not have an interface nor located in close proximity to industrial or major roads.</p>	Yes
<p><i>C27 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines.</i></p> <p><i>The air quality assessment report should evaluate design considerations to minimise air pollution such as:</i></p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility 	<p>Not required as the facility does not have an interface nor is it located in close proximity to industrial or major roads.</p>	N/A
3.7 Hours of operation		
<p><i>C28 Hours of operation where the predominant land use is residential should be confined to the core hours of 7.00am to</i></p>	<p>The proposed hours of operation are 7:30am – 6pm.</p>	Yes

Control	Response	Compliance
<p><i>7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.</i></p> <p><i>C29 Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.</i></p>		
3.8 Traffic, parking and pedestrian circulation		
<p><i>C30 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</i></p>	<p>17 parking spaces will be provided for the facility within the upper parking level of the approved two-level basement parking area.</p> <p>In addition, a small amount of on-street spaces directly outside the site, along the western side of the Skyline Place will allow for 15 min drop off/pick ups.</p> <p>WDCP 2011 specifies a centre-based child care facility parking rate of 1 space for 4 children. The proposed parking complies with this rate.</p> <p>A Traffic and Parking Assessment Report provides further information (Appendix 10).</p>	Yes
<p><i>C31 In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</i></p>	<p>The proposed facility is located within a mixed use development. No additional parking to that approved at the site under DA2021/0212 is proposed. Notwithstanding, 17 spaces in the basement will be allocated to the facility and 6 spaces along Skyline Place are proposed to be sign posted as a 15 minute drop off and pick up zone. The 17 spaces had already been allocated to the future employment generating uses approved under the original DA and will not impact residential parking.</p>	Yes

Control	Response	Compliance
<p><i>C32 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to optimise the safety and convenience of the parking area(s) and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</i></p> <ul style="list-style-type: none"> <i>the amenity of the surrounding area will not be affected</i> <i>there will be no impacts on the safe operation of the surrounding road network.</i> <p><i>C33 Alternate vehicular access should be provided where child care facilities are on sites fronting:</i></p> <ul style="list-style-type: none"> <i>a classified road</i> <i>roads which carry freight traffic or transport dangerous goods or hazardous materials. The alternate access must have regard to:</i> <i>the prevailing traffic conditions</i> <i>pedestrian and vehicle safety including bicycle movements</i> <i>the likely impact of the development on traffic.</i> <p><i>C34 Child care facilities proposed within cul-de-sacs or via narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</i></p>	<p>A Traffic and Parking Assessment Report is provided at Appendix 10. Notwithstanding, it is noted no physical changes to car parking (including entry/exit) is proposed and these will remain as per the approval for DA2021/0212 (as modified).</p>	Yes
<p><i>C35 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</i></p> <ul style="list-style-type: none"> <i>separate pedestrian access from the car park to the facility</i> <i>defined pedestrian crossings and defined/ separate paths included within large car parking areas</i> <i>separate pedestrian and vehicle entries from the street for parents, children and visitors</i> <i>pedestrian paths that enable two prams to pass each other</i> <i>delivery, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities</i> 	<p>The proposed fit out and use of the subject building for a centre-based child care facility complies with this provision as:</p> <ul style="list-style-type: none"> access is provided via the lift from the basement and via a clear landscaped pathway at ground level – ensuring access is separate from the car park a ramp is provided at ground level entry approx. 2m wide pathways are provided, allowing two prams to pass each other 	Yes

Control	Response	Compliance
<ul style="list-style-type: none"> <i>minimise the number of locations where pedestrians and vehicles cross each other</i> <i>in commercial or industrial zones and mixed-use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas</i> <i>vehicles can enter and leave the site in a forward direction</i> <i>clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations.</i> 	<ul style="list-style-type: none"> loading and delivery bays are not located in close proximity and will be provided as per DA2021/0212 (as modified) 	
<p><i>C36 Mixed use developments should include:</i></p> <ul style="list-style-type: none"> <i>driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks</i> <i>drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site</i> <i>parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</i> <p><i>C37 Car parking design should:</i></p> <ul style="list-style-type: none"> <i>include a child safe fence to separate car parking areas from the building entrance and play areas</i> <i>provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards</i> <i>include wheelchair and pram accessible parking.</i> 	<p>As outlined throughout this table, car access and parking will be provided in accordance with DA2021/0212 (as modified).</p> <p>In addition, 17 parking spaces will be provided for the facility within the upper parking level of the approved two-level basement parking area. A small amount of on-street spaces directly outside the site, along the western side of Skyline Place, will be allocated for 15 min drop off/pick up.</p>	Yes