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**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**PV 18/10/22 – 204 UNION STREET THE JUNCTION – DA2021/01107  
AND CENTRE BASED CHILD CARE FACILITY INCLUDING TREE  
REMOVAL**

**PAGE 5**      **ITEM-1**      **Attachment A:**      Submitted Plans

**PAGE 31**      **ITEM-1**      **Attachment B:**      Plan of Management

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**PV 18/10/22 – 204 UNION STREET THE JUNCTION – DA2021/01107  
AND CENTRE BASED CHILD CARE FACILITY INCLUDING TREE  
REMOVAL**

**ITEM-1          Attachment A:          Submitted Plans**

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## Stirling Junction Fair

Farquhar Street  
The Junction  
NSW 2291

Development Application  
1st April 2022

Proposed 109 Place Childcare Centre

**Newcastle LEP 2012:**

- Zoning: **B2 Local Centre**
- Maximum Building Height: **14m**
- Maximum Floor Space Ratio: **2:1**
- Acid Sulphate Soils: **Class 4**
- Heritage: **Not affected**
- Flood Planning: **Low risk**
- Bushfire Prone Land: **Not affected**

**Newcastle DCP 2012 - 3.10 Commercial Uses**

**Streetscape and Front Setback:**

Within established areas the front setback is consistent with those of adjoining development. Some variations of minimal setbacks can be considered where such variations are used to create streetscape variety and interest.

**Side and Rear Setbacks:**

Side and rear setbacks to walls are in accordance with the BCA and subject to consideration of impact on the privacy, private open space and solar access of adjoining properties.

**Street Activation:**

Provide activated street edges at ground level through retail or business uses. A visual connection into the ground floor and avoid the use of solid walls or covered glass for lengths greater than 3m.

**Building Design and Appearance:**

Consider and integrate the following features:

- street setbacks
- grouping or 'rhythm' of buildings within the streetscape
- corner feature sites
- traditional street and lane patterns
- pedestrian walkways and other public open space areas
- pavement design, including materials and finishes, kerb and gutter treatment

**Key Building Areas:**

**Site area:** 11250m<sup>2</sup>  
**GBA:** 1708m<sup>2</sup>  
**GFA:** 793m<sup>2</sup>

GFA:	Outdoor Play:	GBA:
L1 398m <sup>2</sup>	L1 233m <sup>2</sup>	L1 632m <sup>2</sup>
L2 210m <sup>2</sup>	L2 350m <sup>2</sup>	L2 602m <sup>2</sup>
L3 185m <sup>2</sup>	L3 250m <sup>2</sup>	L3 474m <sup>2</sup>

**Car parking:**

Required = 109 children (1 park to every 6 children = 18.2)  
 Provided = 11 drop off spaces (1 accessible), 1 staff space

**Playroom areas:**

109 children = 24 babies (birth - 24 months)  
 35 toddlers (24-36 months)  
 50 pre-schoolers (36 months +)

Babies = 24 children  
 2 rooms of 12 with 3.25 sqm/ child req.  
 Each room = 12 x 3.25 = **39m<sup>2</sup> req (42m<sup>2</sup> achieved)**

Toddlers = 35 children  
 1 rooms of 15 with 3.25 sqm/ child req.  
 Each room = 15 x 3.25 = **49m<sup>2</sup> req (57m<sup>2</sup> achieved)**  
 1 room of 20 with 3.25 sqm/ child req.  
 Each room = 20 x 3.25 = **65m<sup>2</sup> (69m<sup>2</sup> achieved)**

Pre-Schoolers = 50 children  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (68m<sup>2</sup> achieved)**  
 1 room of 30 with 3.25 sqm/ child req.  
 Room = 30 x 3.25 = **97.5m<sup>2</sup> (102m<sup>2</sup> achieved)**

**Outdoor play areas:**

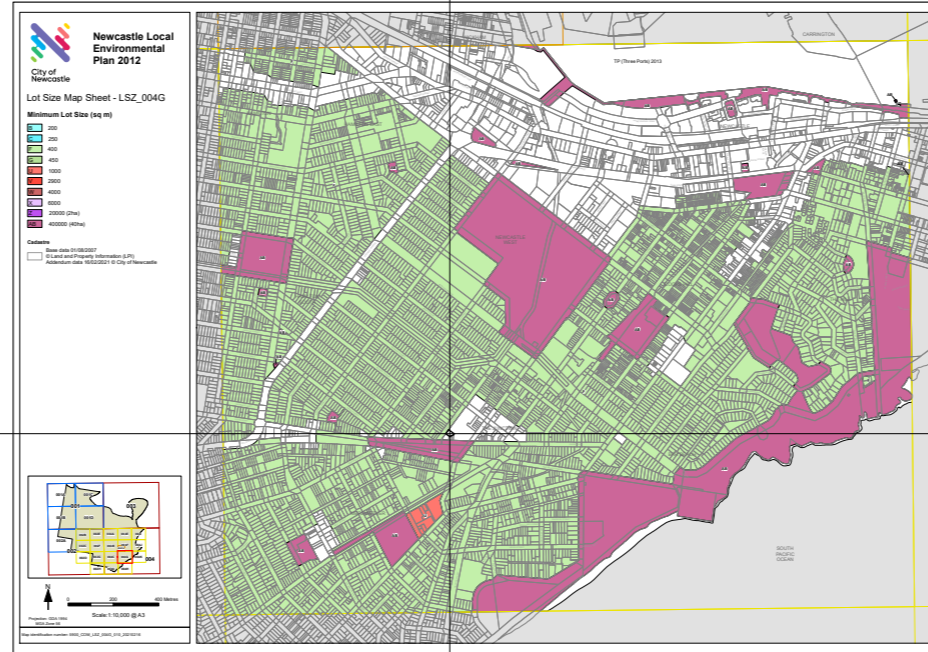
L1 = 24 children with 7 sqm/ child of outdoor space req. = **168m<sup>2</sup> req (233m<sup>2</sup> achieved)**  
 L2 = 50 children with 7 sqm/ child of outdoor space req. = **350m<sup>2</sup> req (350m<sup>2</sup> achieved)**  
 L3 = 35 children with 7 sqm/ child of outdoor space req. = **245m<sup>2</sup> req (250m<sup>2</sup> achieved)**

**Staff members:**

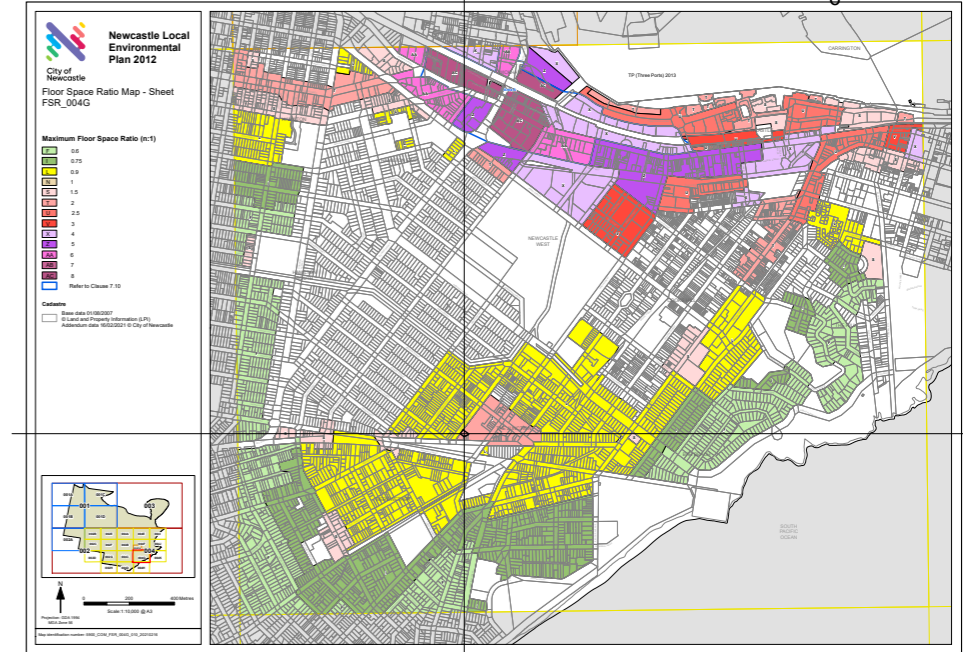
Babies = 24 children  
 1 staff to every 4 babies req.  
**= 6 staff**

Toddlers = 35 children  
 1 staff to every 5 child req.  
**= 7 staff**

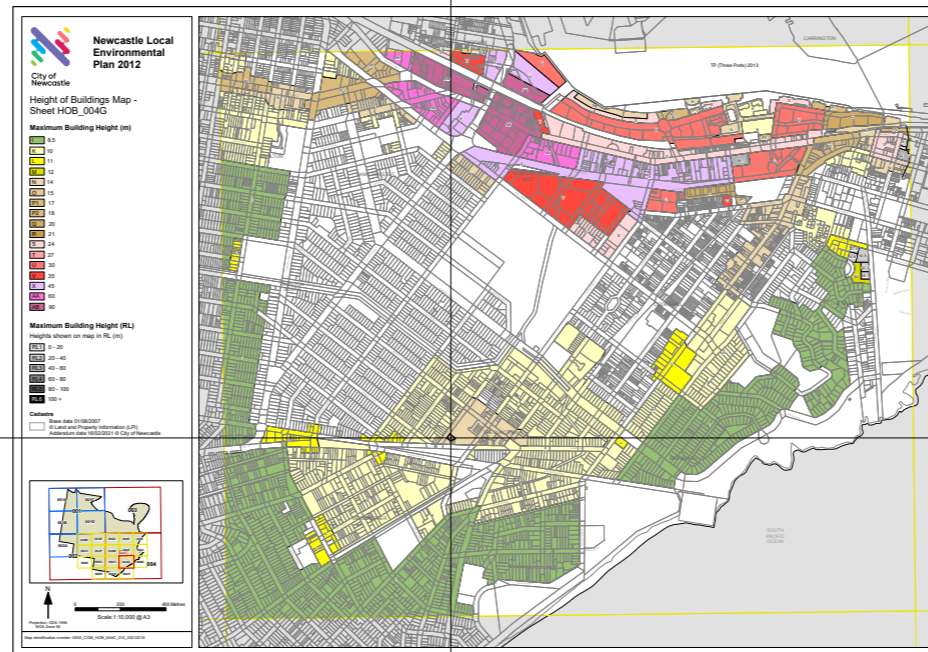
Pre-Schoolers = 50 children  
 1 staff to every 10 child req.  
**= 5 staff**



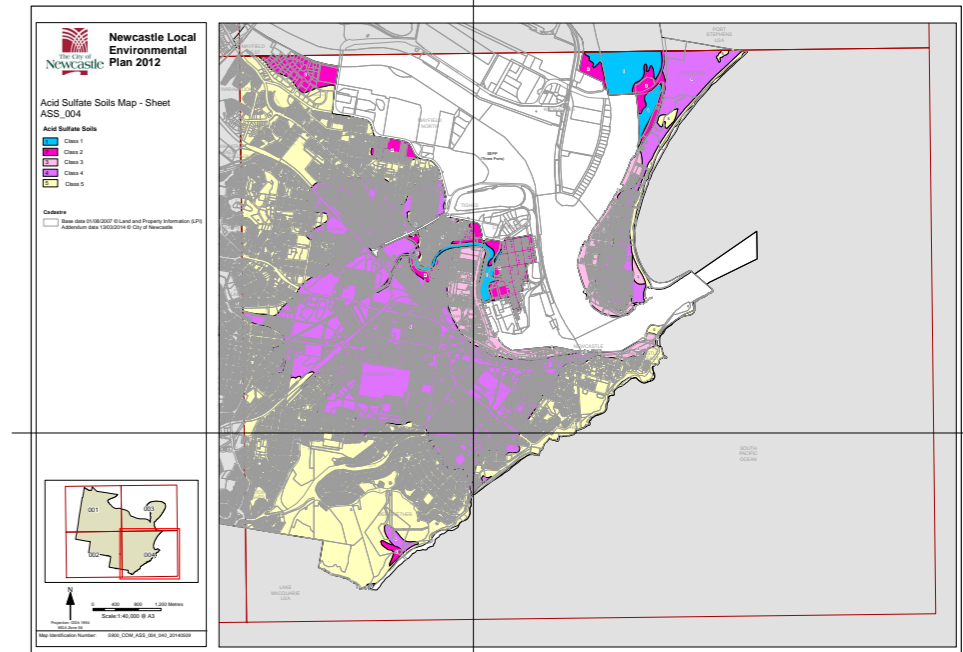
Land Zoning - B2 Local Centre



Maximum Floor Space Ratio - 2:1 = 22500m<sup>2</sup> (site area = 11250m<sup>2</sup>)



Maximum Building Height - 14m



Acid Sulphate Soils - Class 4

Development Application



Architecture | Planning | Interiors

NEWCASTLE 115 King St (P.O. Box 958) Newcastle NSW 2300 P 02 4929 1843

CENTRAL COAST 1/28 Adelaide St (P.O. Box 4400) East Gosford NSW 2250 P 02 4321 0503

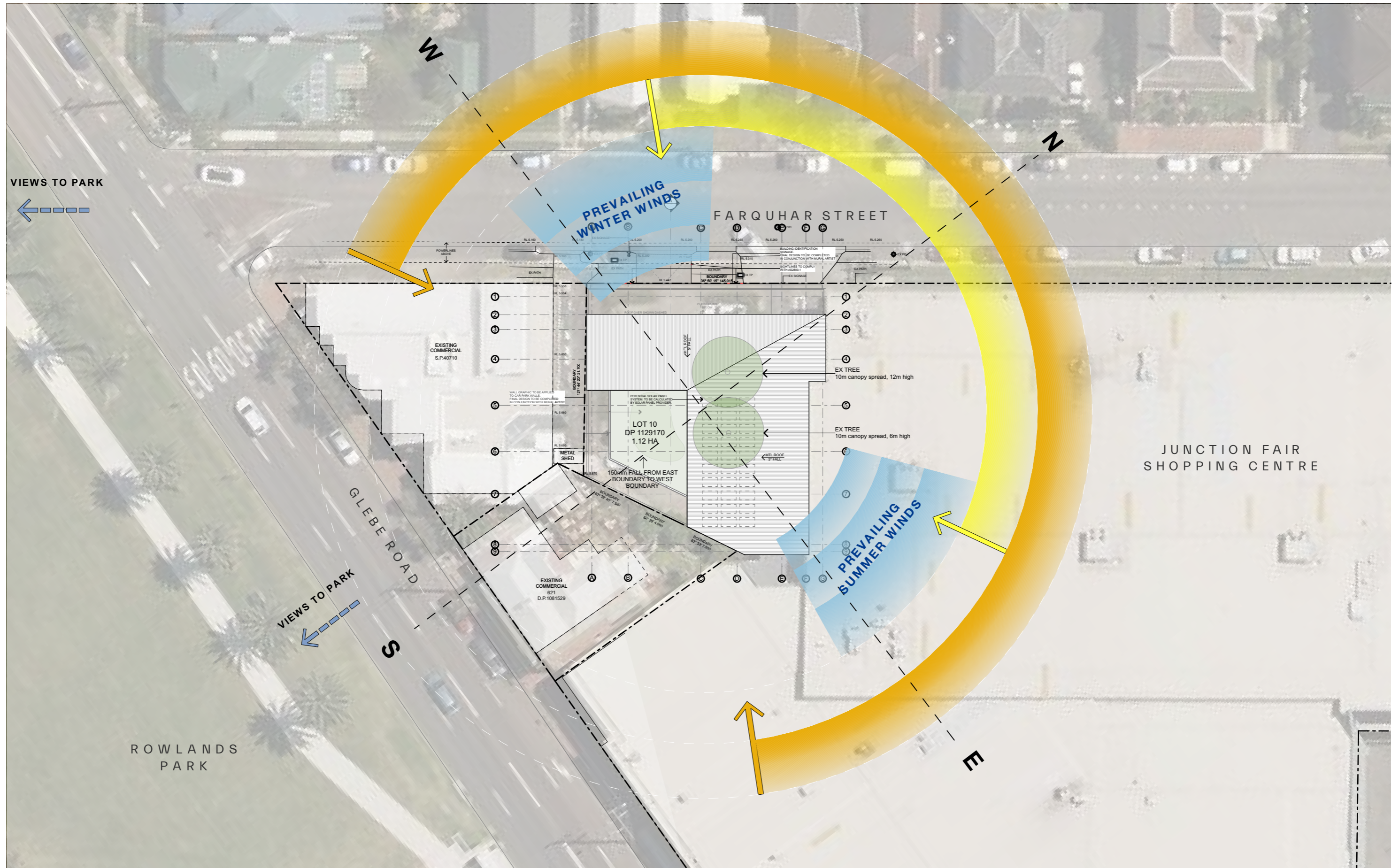
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 E admin@ckds.com.au  
 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



Stirling Junction Fair  
 project # 20099  
 Farquhar Street, The Junction, NSW 2291

Planning Controls  
 drawing # A-0002  
 issue D  
 AS SHOWN 1/4/22

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Development Application



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 E [admin@ckds.com.au](mailto:admin@ckds.com.au)  
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North Point



**Stirling Junction Fair**  
 project #  
**20099**

Farquhar Street,  
 The Junction, NSW 2291

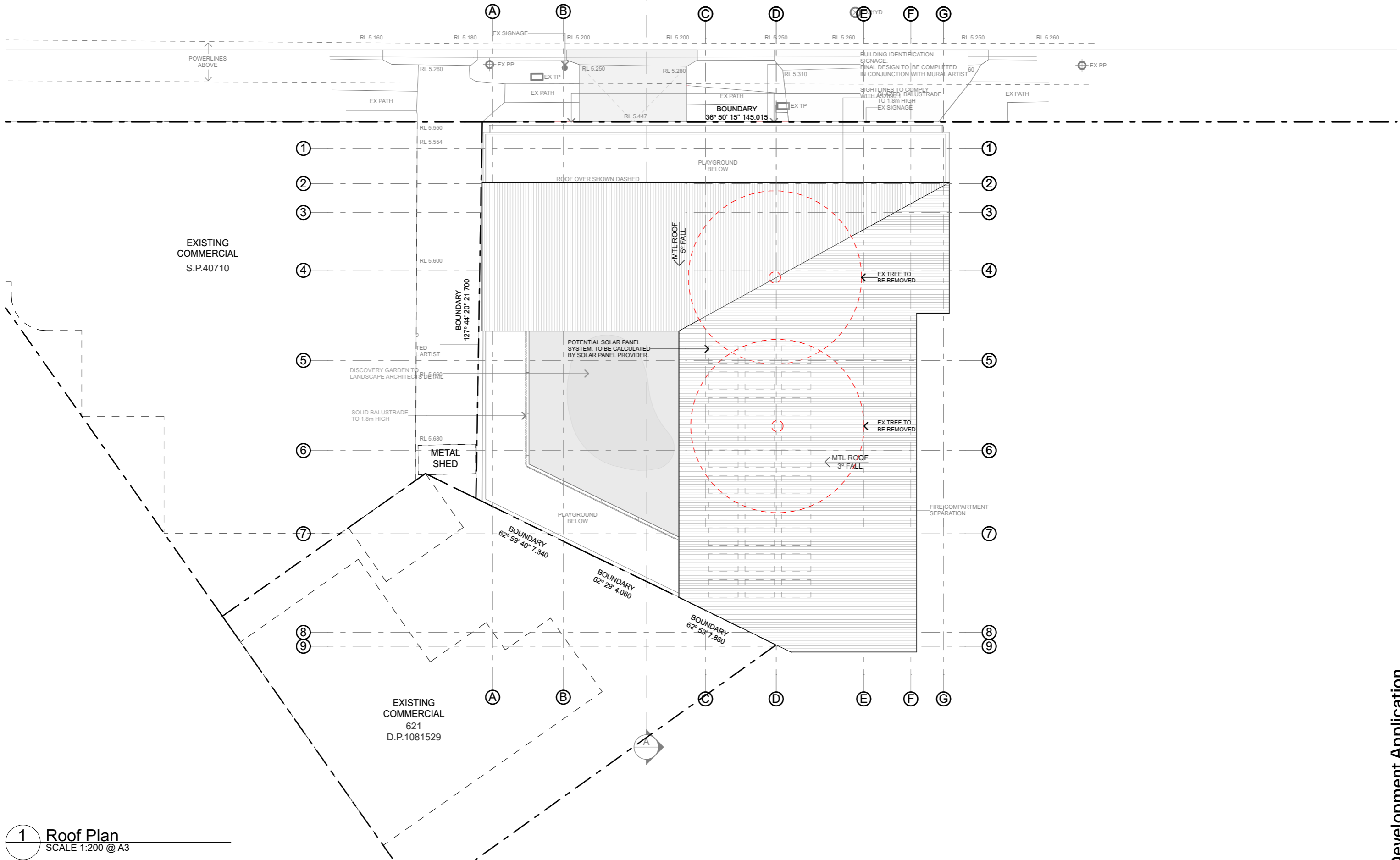
Site Analysis Plan

drawing #  
**A-1001**

issue  
**F**

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1 Roof Plan  
SCALE 1:200 @ A3

Development Application



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North Point



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project #  
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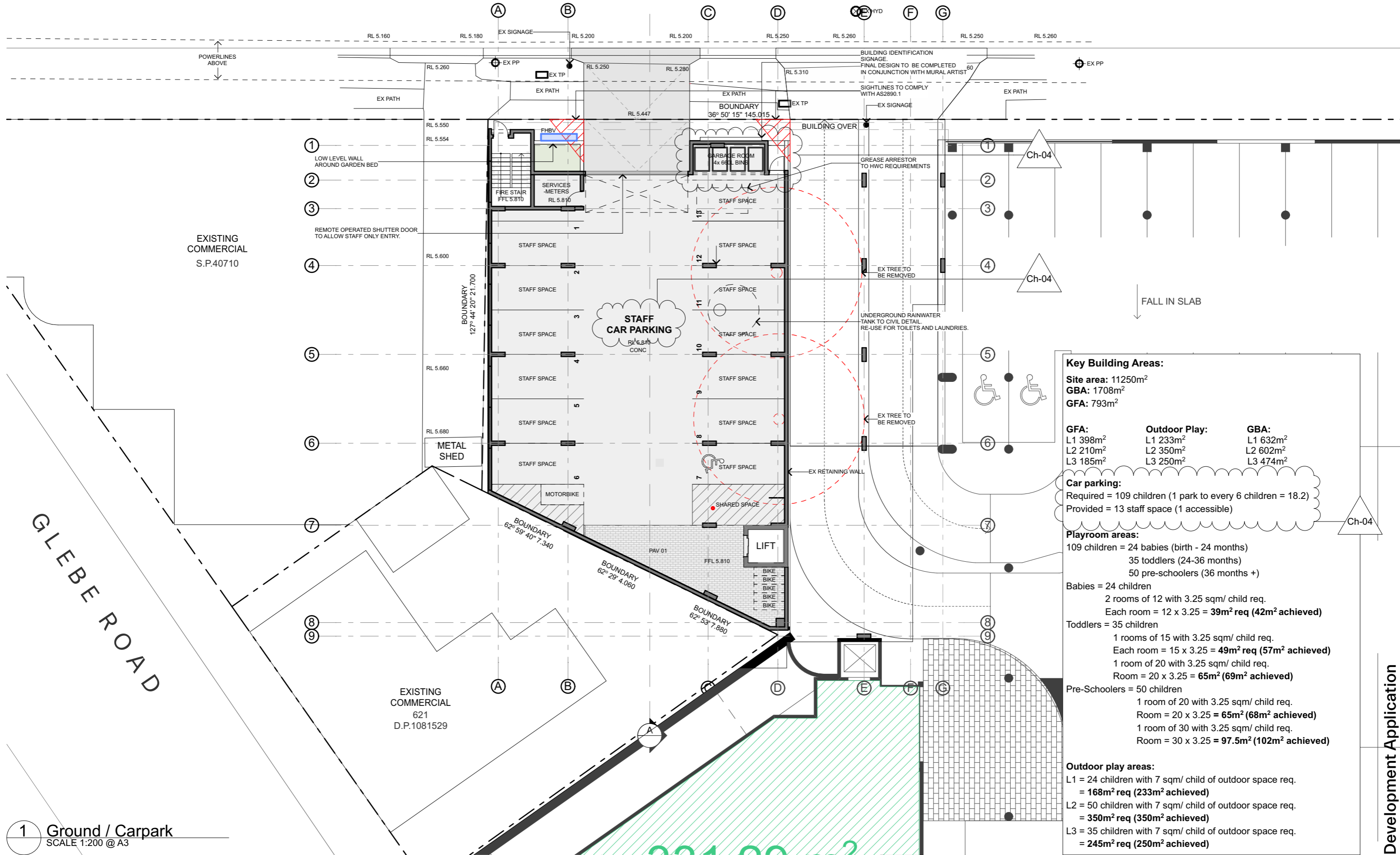
Farquhar Street,  
The Junction, NSW 2291

Site Plan  
drawing #  
**A-1003**  
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issue  
**D**  
1/4/22

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 Provided = 13 staff space (1 accessible)

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 35 toddlers (24-36 months)  
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 Room = 20 x 3.25 = **65m<sup>2</sup> (68m<sup>2</sup> achieved)**  
 1 room of 30 with 3.25 sqm/ child req.  
 Room = 30 x 3.25 = **97.5m<sup>2</sup> (102m<sup>2</sup> achieved)**

**Outdoor play areas:**  
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 = **350m<sup>2</sup> req (350m<sup>2</sup> achieved)**  
 L3 = 35 children with 7 sqm/ child of outdoor space req.  
 = **245m<sup>2</sup> req (250m<sup>2</sup> achieved)**

1 Ground / Carpark  
 SCALE 1:200 @ A3



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Stirling Junction Fair  
 project #  
**20099**

Farquhar Street,  
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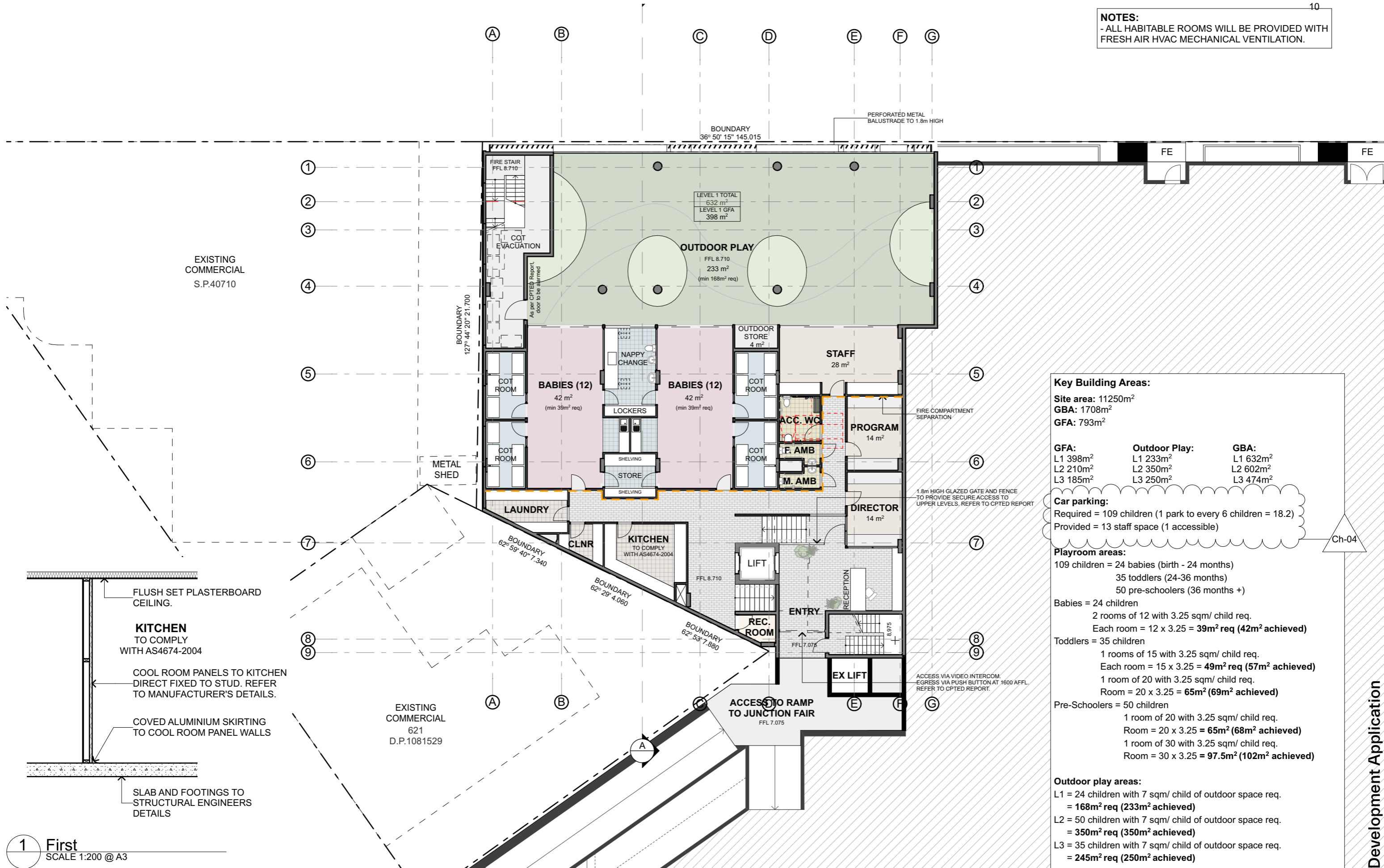
Ground / Carpark Floor Plan  
 drawing #  
**A-1101**  
 AS SHOWN

issue  
**J**  
 22/8/2022

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Development Application

**NOTES:**  
- ALL HABITABLE ROOMS WILL BE PROVIDED WITH FRESH AIR HVAC MECHANICAL VENTILATION.



EXISTING COMMERCIAL  
S.P.40710

1  
2  
3  
4  
5  
6  
7  
8  
9

A B C D E F G

BOUNDARY  
36° 50' 15" 145.015

PERFORATED METAL  
BALUSTRADE TO 1.8m HIGH

LEVEL 1 TOTAL  
632 m<sup>2</sup>  
LEVEL 1 GFA  
398 m<sup>2</sup>

OUTDOOR PLAY  
FFL 8.710  
233 m<sup>2</sup>  
(min 168m<sup>2</sup> req)

BABIES (12)  
42 m<sup>2</sup>  
(min 39m<sup>2</sup> req)

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42 m<sup>2</sup>  
(min 39m<sup>2</sup> req)

STAFF  
28 m<sup>2</sup>

ACC. WC

F. AMB

M. AMB

PROGRAM  
14 m<sup>2</sup>

DIRECTOR  
14 m<sup>2</sup>

KITCHEN  
TO COMPLY  
WITH AS4674-2004

LIFT

REC. ROOM

ENTRY

EX LIFT

ACCESS TO RAMP  
TO JUNCTION FAIR  
FFL 7.075

METAL SHED

LAUNDRY

CLNR

BOUNDARY  
62° 59' 40" 7.340

BOUNDARY  
62° 29' 4.060

BOUNDARY  
62° 53' 7.880

EXISTING COMMERCIAL  
621  
D.P.1081529

1.8m HIGH GLAZED GATE AND FENCE  
TO PROVIDE SECURE ACCESS TO  
UPPER LEVELS. REFER TO CPTED REPORT

ACCESS VIA VIDEO INTERCOM.  
EGRESS VIA PUSH BUTTON AT 1600 AFFL.  
REFER TO CPTED REPORT.

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Ch-04

Development Application

1 First  
SCALE 1:200 @ A3



Architecture | Planning | Interiors

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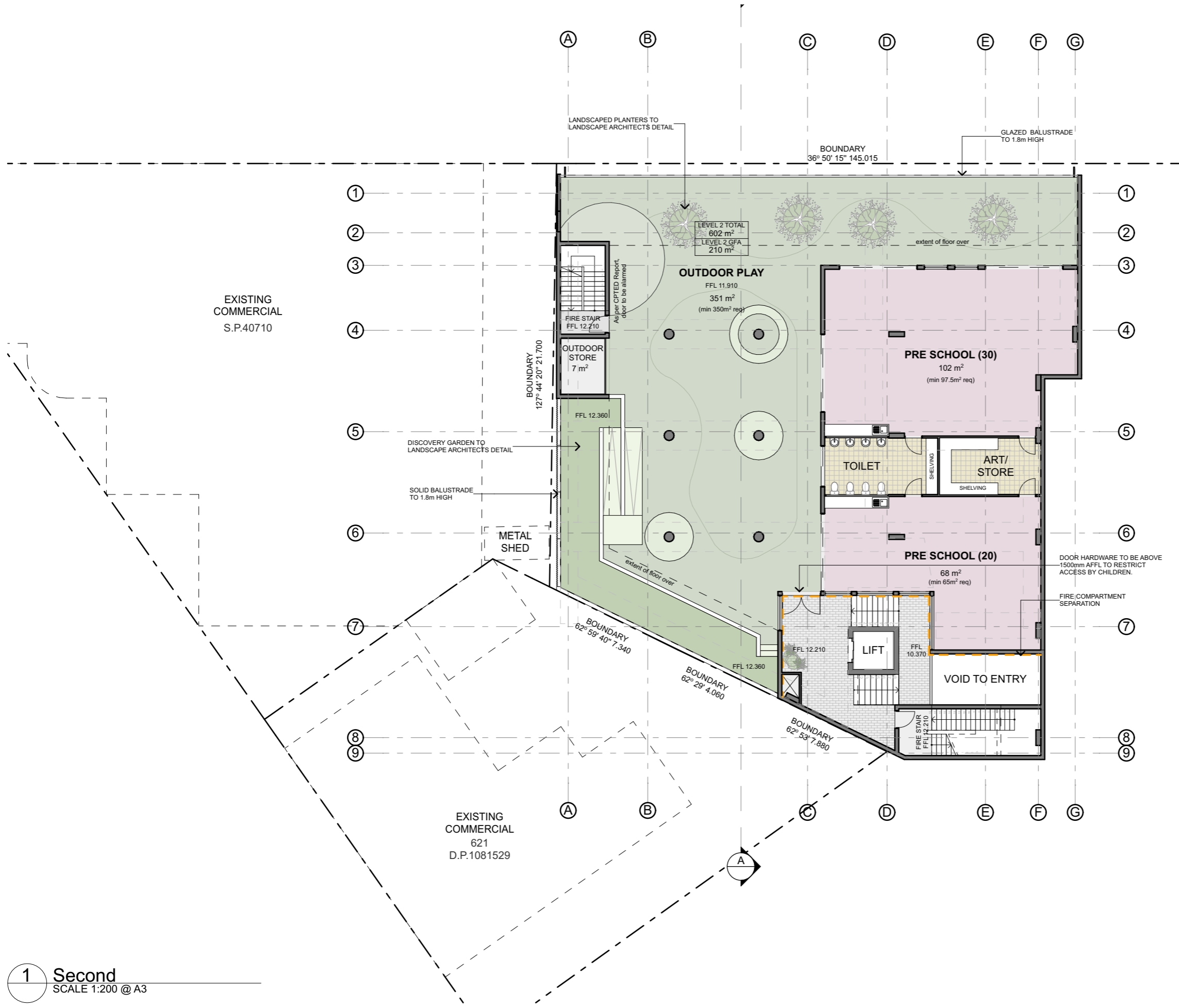


Stirling Junction Fair  
 project #  
**20099**  
 Farquhar Street,  
 The Junction, NSW 2291

First Floor Plan  
 drawing #  
**A-1102**  
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1 Second  
SCALE 1:200 @ A3



Architecture | Planning | Interiors

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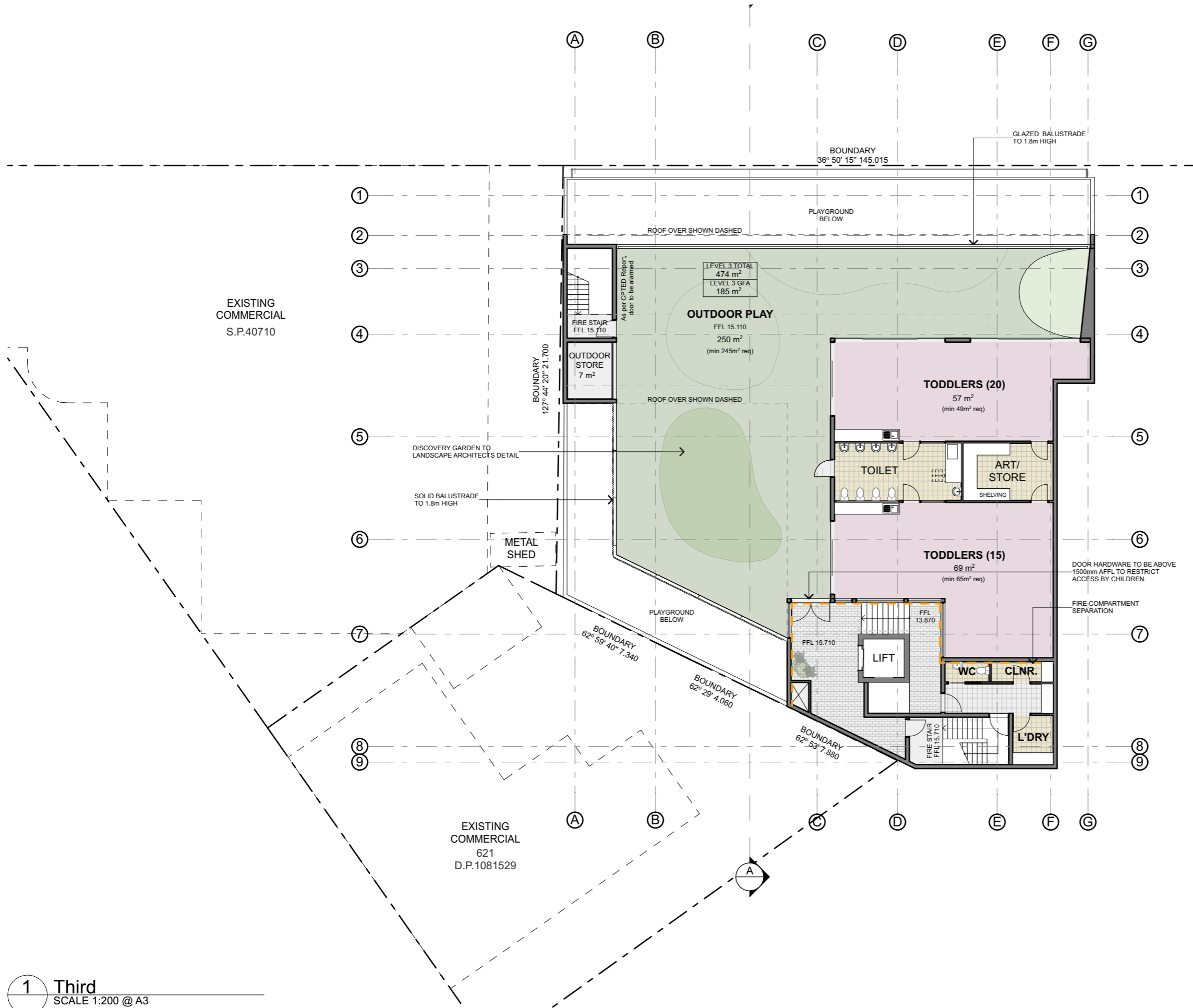
Stirling Junction Fair  
 project #  
**20099**  
 Farquhar Street,  
 The Junction, NSW 2291

**Second Floor Plan**  
 drawing #  
**A-1103**  
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Ch-04

1 Third  
SCALE 1:200 @ A3



**Architecture | Planning | Interiors**

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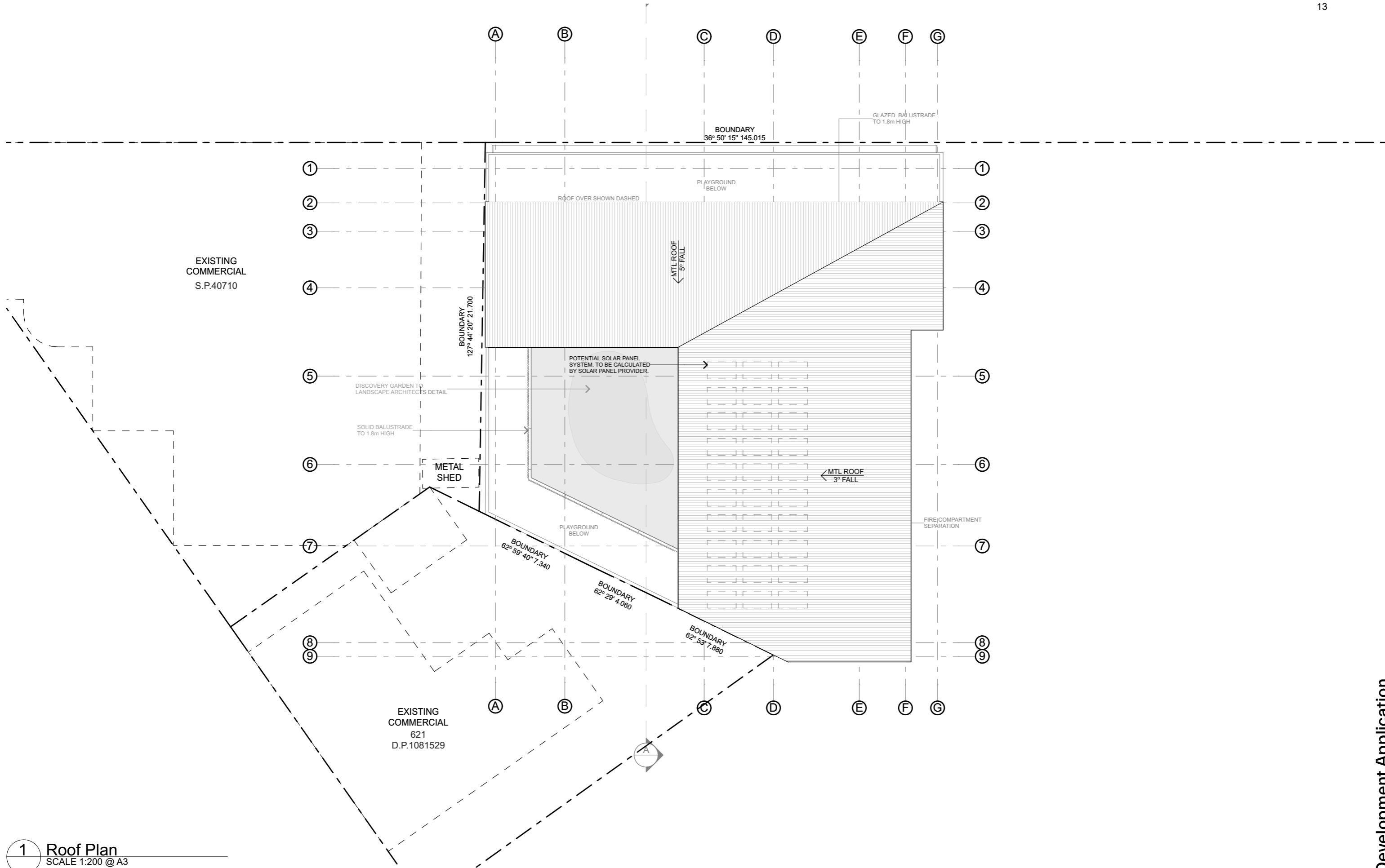


**Stirling Junction Fair**  
 project #  
**20099**  
 Farquhar Street,  
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**Third Floor Plan**  
 drawing #  
**A-1104**  
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SCALE 1:200 @ A3

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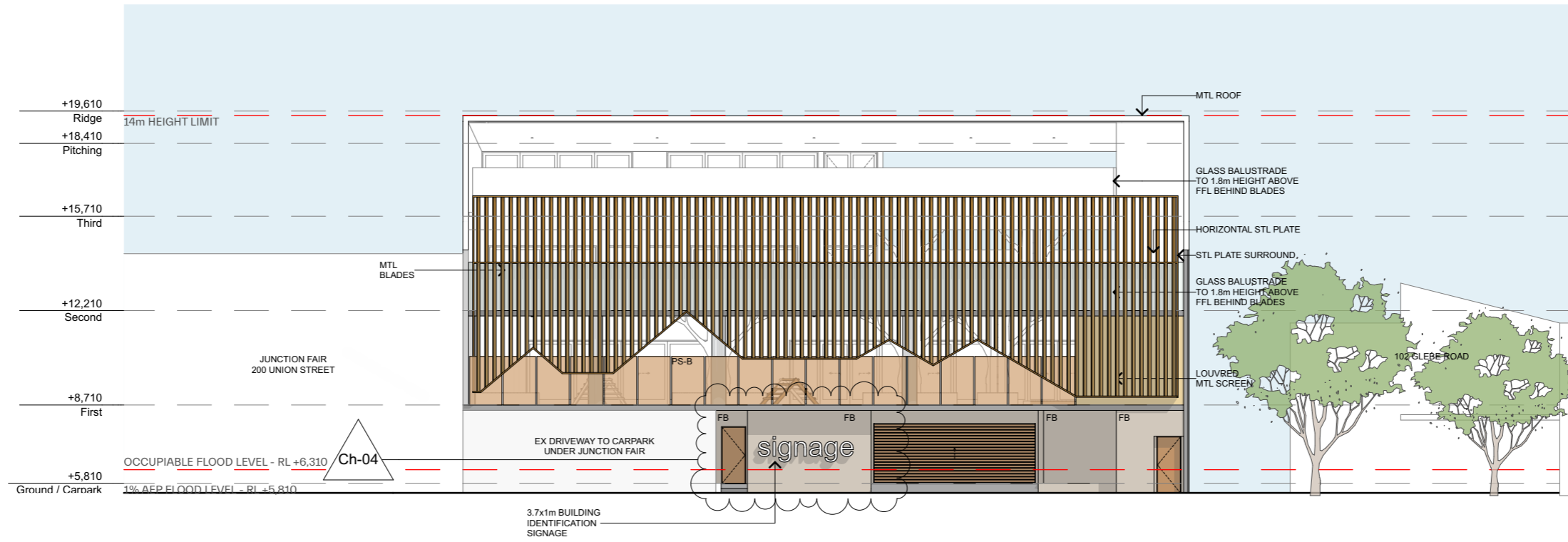
**Stirling Junction Fair**  
project #  
**20099**

Farquhar Street,  
The Junction, NSW 2291

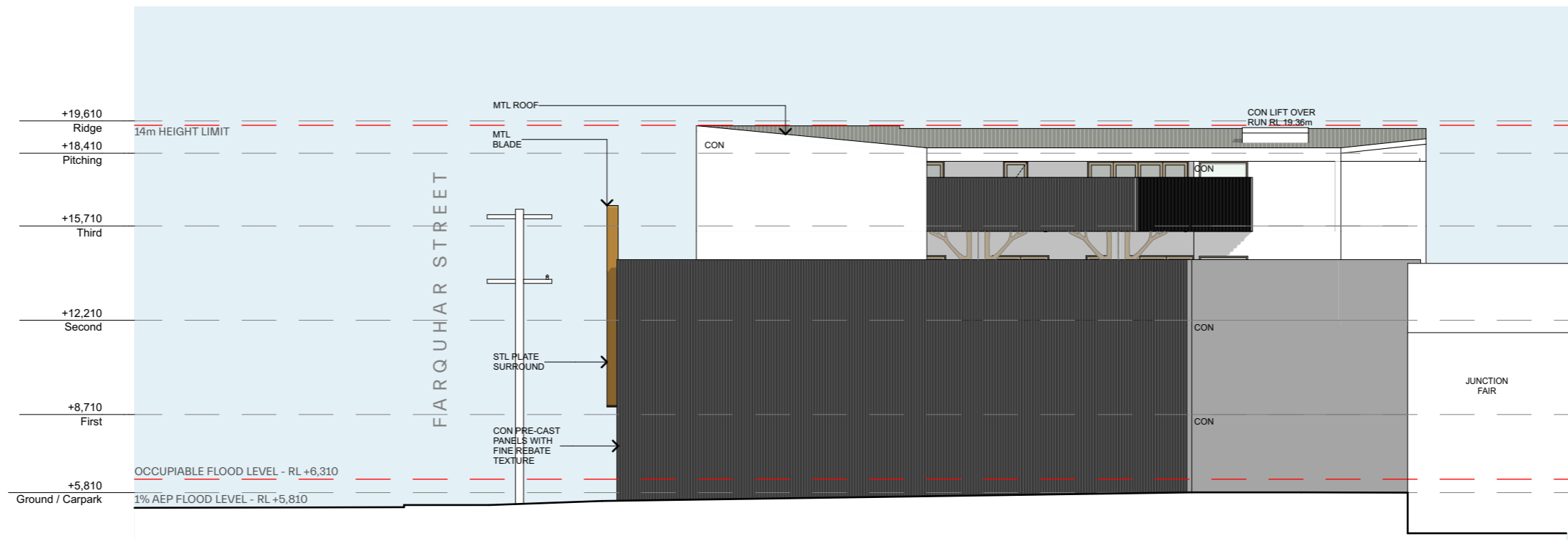
**Roof Floor Plan**  
drawing #  
**A-1105**  
AS SHOWN

issue  
**G**  
1/4/22

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1 North West Elevation  
SCALE 1:200 @ A3



2 South West Elevation  
SCALE 1:200 @ A3

Development Application



**Architecture | Planning | Interiors**

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Newcastle NSW 2300  
P 02 4929 1843

**CENTRAL COAST**  
1/28 Adelaide St (P.O. Box 4400)  
East Gosford NSW 2250  
P 02 4321 0503

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E admin@ckds.com.au  
ABN 12 129 231 269  
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

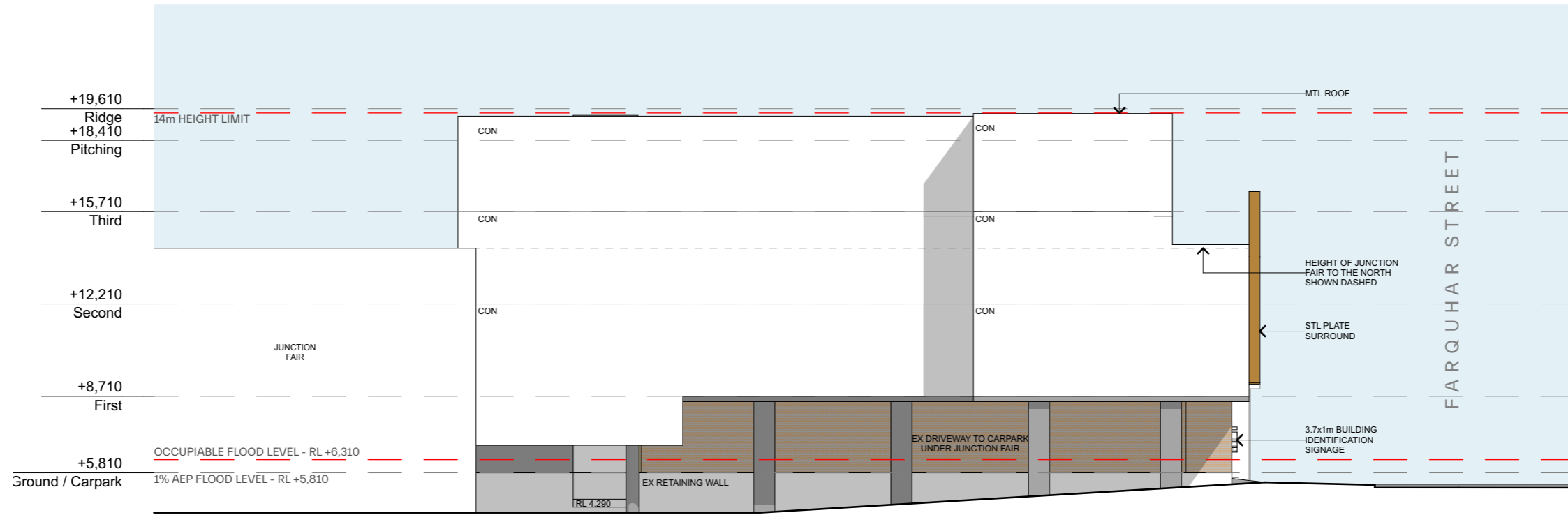


**Stirling Junction Fair**  
project #  
**20099**  
Farquhar Street,  
The Junction, NSW 2291

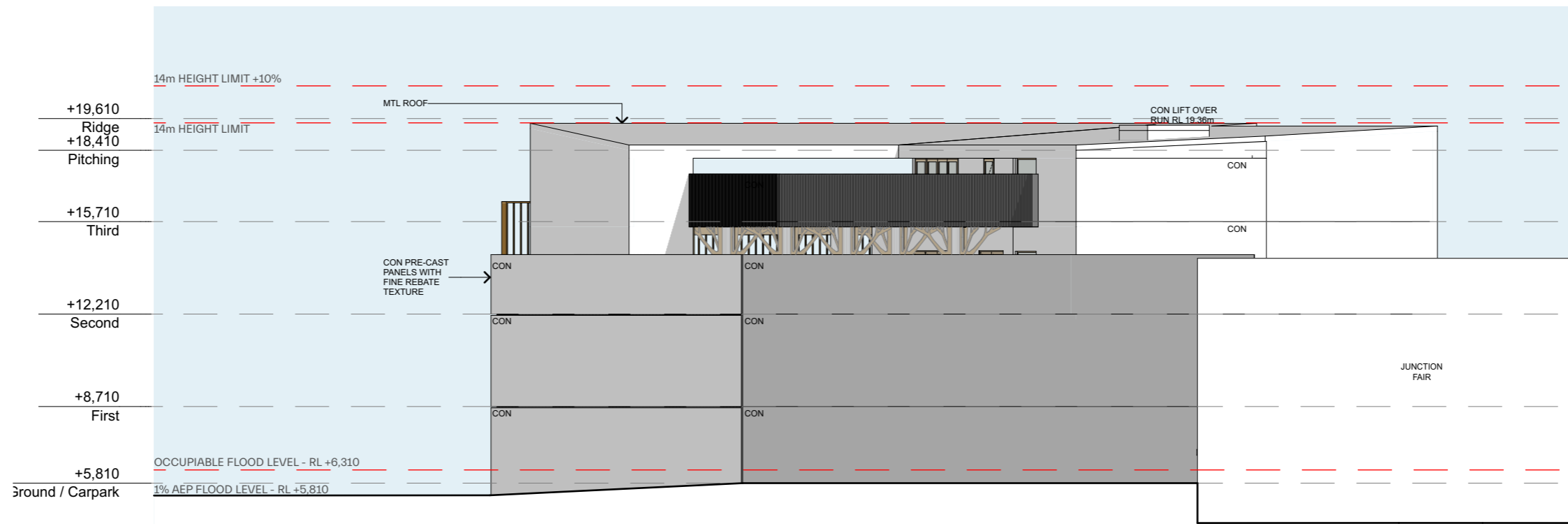
**Elevations**  
drawing #  
**A-2001**  
AS SHOWN

issue  
**1**  
22/8/2022

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1 North East Elevation  
SCALE 1:200 @ A3



2 South East Elevation  
SCALE 1:200 @ A3

Development Application



Architecture | Planning | Interiors

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ABN 12 129 231 269  
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



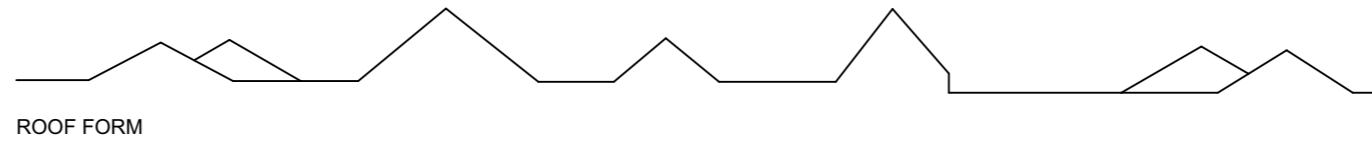
Stirling Junction Fair  
project #  
**20099**  
Farquhar Street,  
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Elevations  
drawing #  
**A-2002**  
AS SHOWN  
issue  
**D**  
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STREETSCAPE ANALYSIS  
 PREDOMINATE ROOF FORM OF THE SURROUNDING CONTEXT HAS INFORMED THE ARTICULATION OF THE SCREEN FACADE



1 North West Street Elevation  
 SCALE 1:400 @ A3

Development Application



Architecture | Planning | Interiors

NEWCASTLE  
 115 King St (P.O. Box 958)  
 Newcastle NSW 2300  
 P 02 4929 1843

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 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point

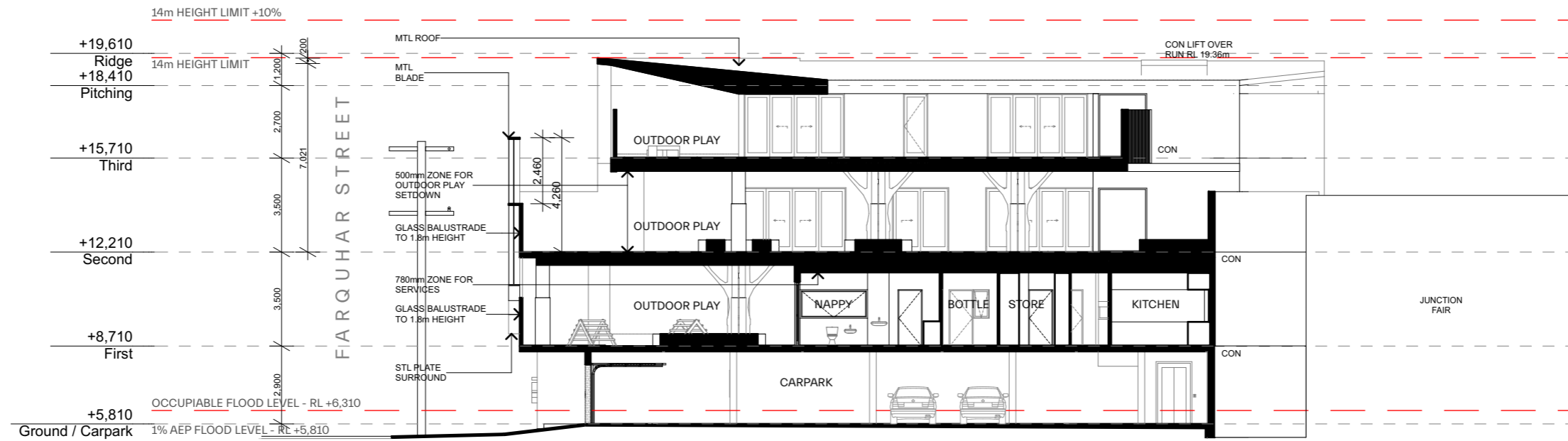


Stirling Junction Fair  
 project #  
**20099**  
 Farquhar Street,  
 The Junction, NSW 2291

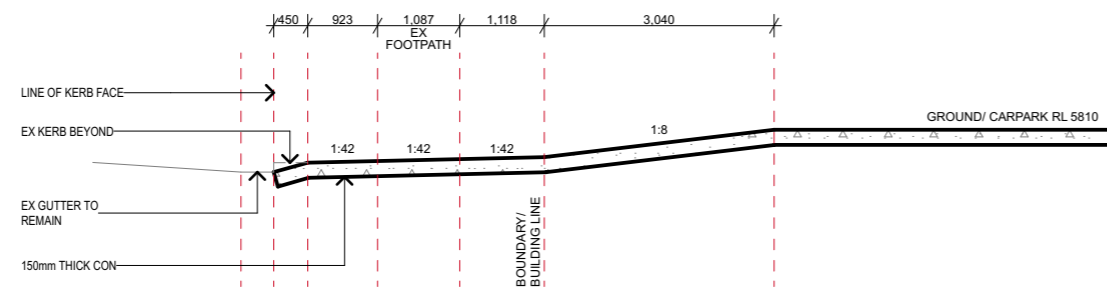
Street Elevation  
 drawing #  
**A-2003**  
 AS SHOWN  
 issue  
**F**  
 22/8/2022

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1 Section A  
SCALE 1:200 @ A3



DRIVEWAY TO BE DESIGNED TO COMPLY WITH AS2890 AND SECTION 3.02.10 OF NCC DCP 2012.

2 Driveway Section  
SCALE 1:100 @ A3

Development Application



Architecture | Planning | Interiors

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ABN 12 129 231 269  
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North Point



Stirling Junction Fair  
project #  
20099

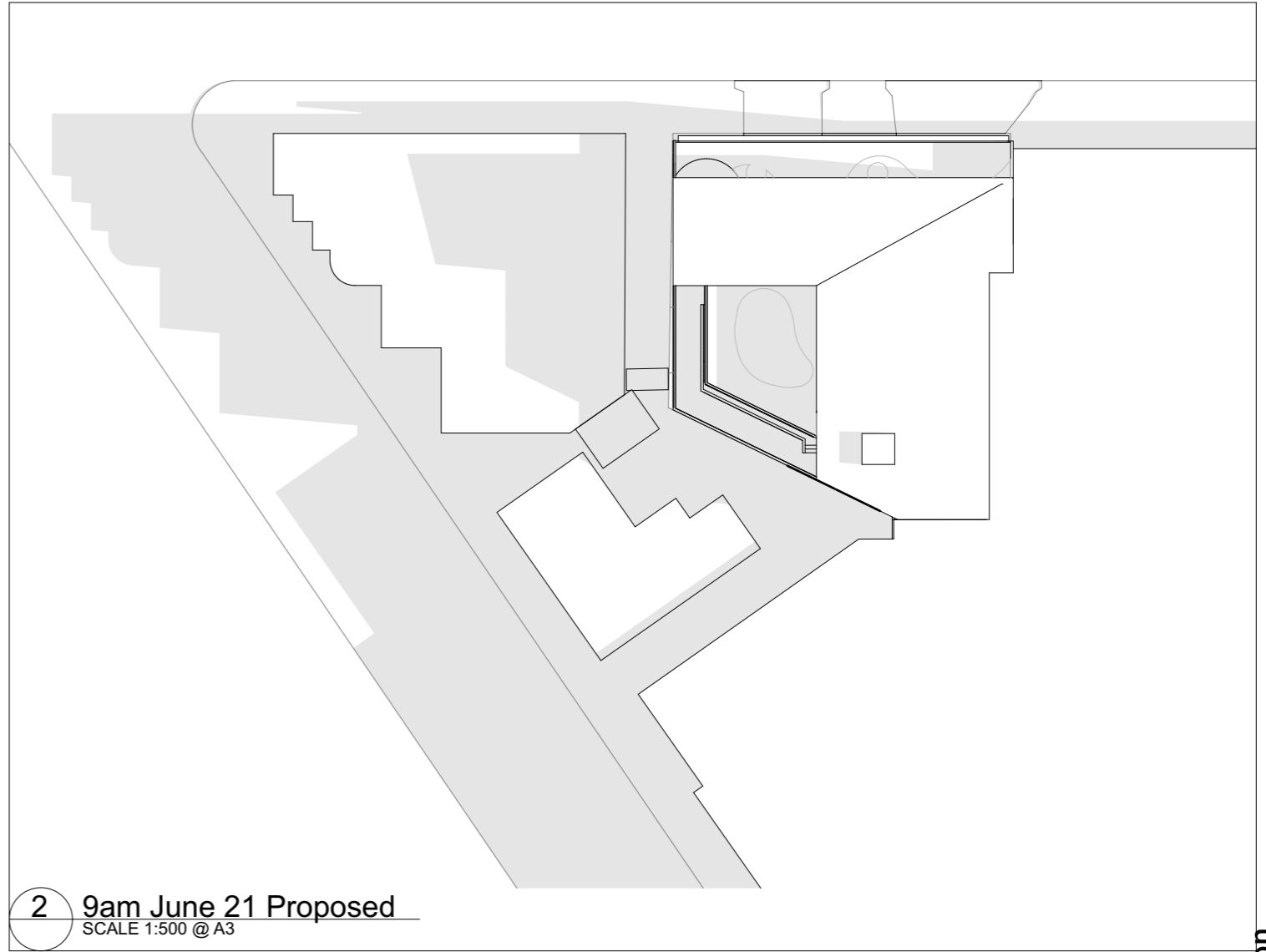
Farquhar Street,  
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Section  
drawing #  
A-3001  
AS SHOWN  
issue  
D  
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**1** 9am June 21 Existing  
SCALE 1:500 @ A3



**2** 9am June 21 Proposed  
SCALE 1:500 @ A3

Development Application



**Architecture | Planning | Interiors**

<b>NEWCASTLE</b> 115 King St (P.O. Box 958) Newcastle NSW 2300 P 02 4929 1843	<b>CENTRAL COAST</b> 1/28 Adelaide St (P.O. Box 4400) East Gosford NSW 2250 P 02 4321 0503	<a href="http://www.ckds.com.au">www.ckds.com.au</a> E admin@ckds.com.au ABN 12 129 231 269 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545
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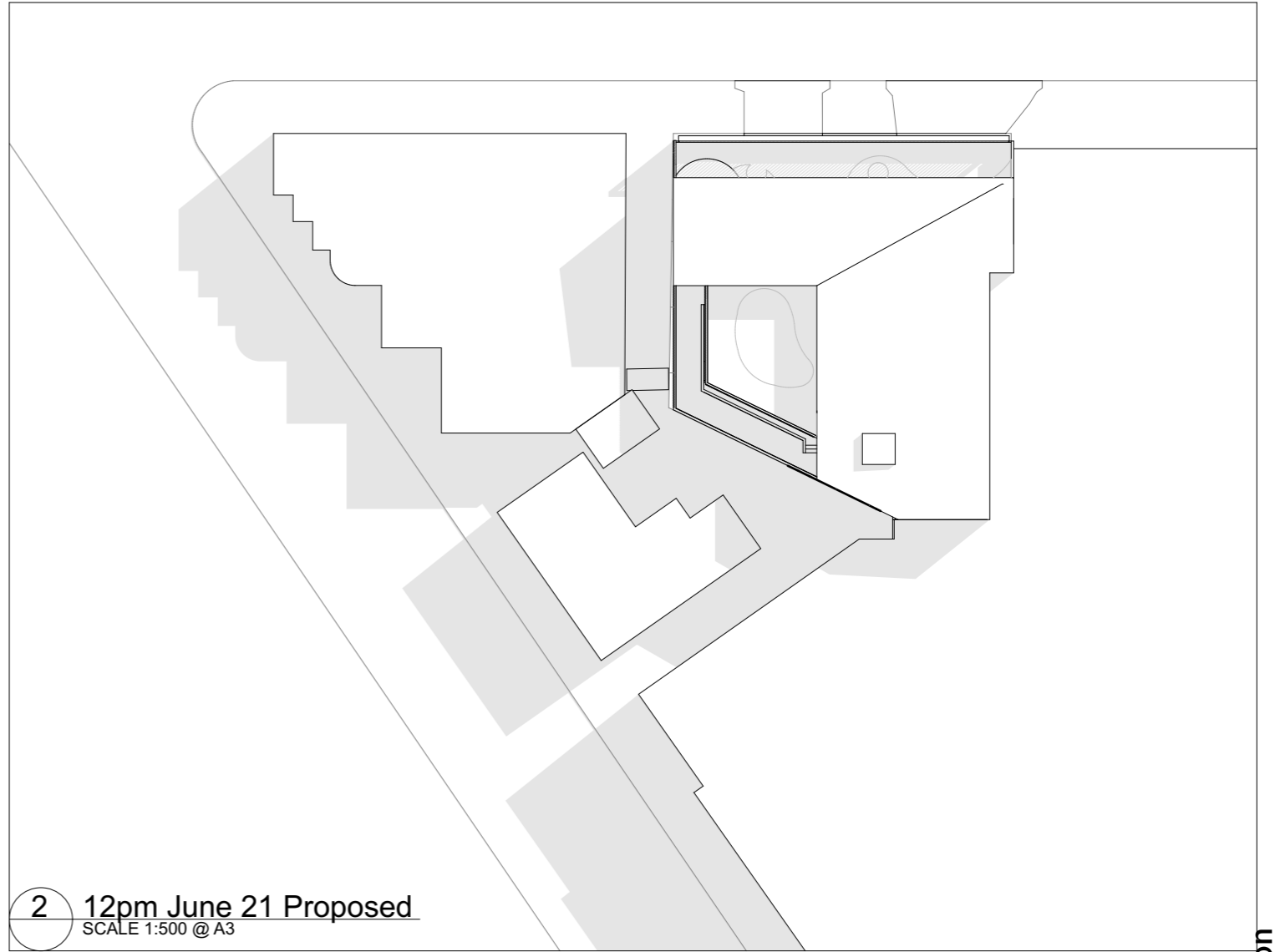
**Stirling Junction Fair**  
project #  
**20099**  
Farquhar Street,  
The Junction, NSW 2291

**Shadow Diagrams**  
drawing #  
**A-4001**  
AS SHOWN  
issue  
**D**  
1/4/22

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**1** 12pm June 21 Existing  
SCALE 1:500 @ A3



**2** 12pm June 21 Proposed  
SCALE 1:500 @ A3

Development Application



Architecture | Planning | Interiors

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E [admin@ckds.com.au](mailto:admin@ckds.com.au)  
ABN 12 129 231 269  
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



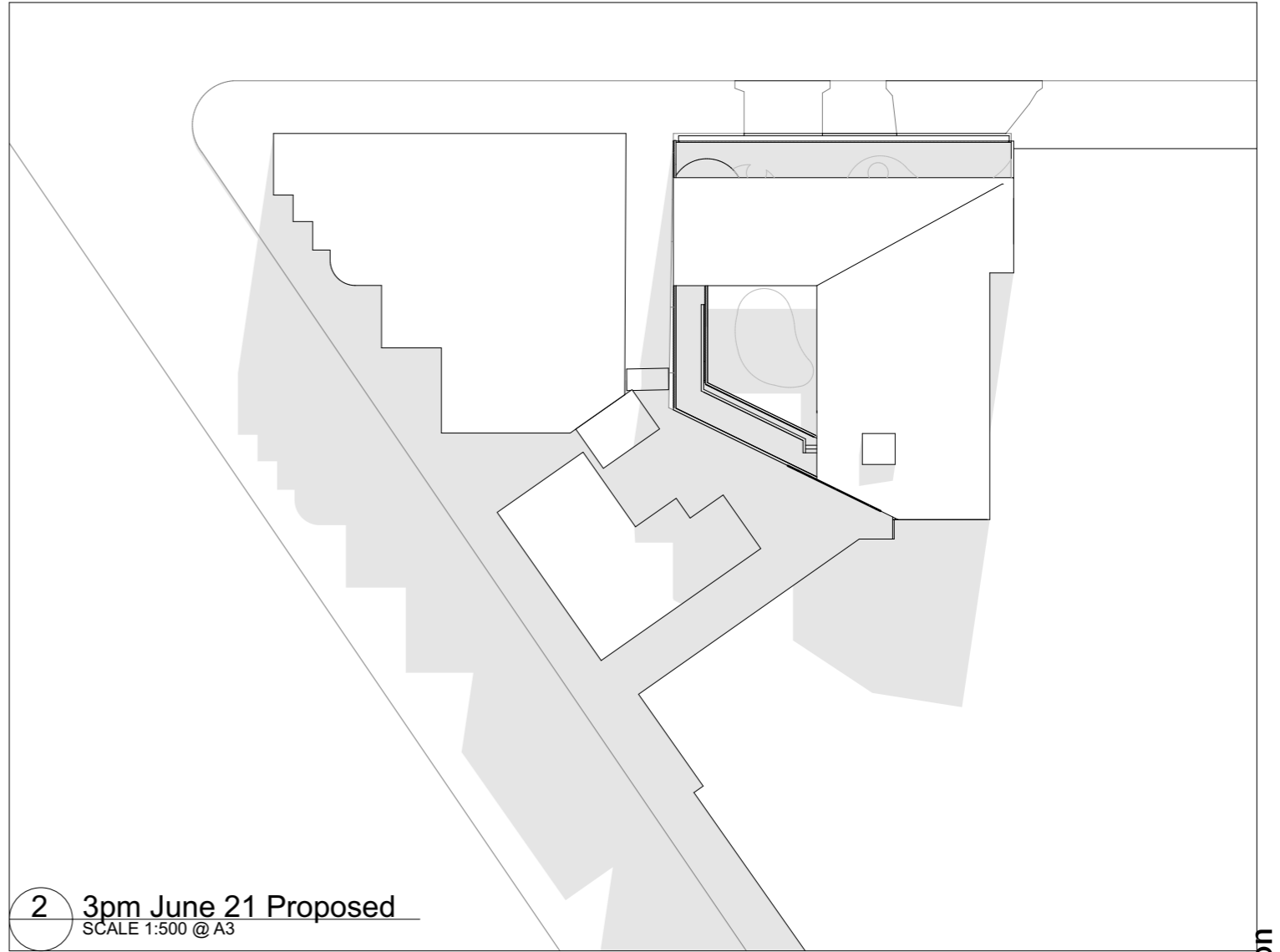
**Stirling Junction Fair**  
project #  
**20099**  
Farquhar Street,  
The Junction, NSW 2291

**Shadow Diagrams**  
drawing #  
**A-4002**  
AS SHOWN  
issue  
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**1** 3pm June 21 Existing  
SCALE 1:500 @ A3



**2** 3pm June 21 Proposed  
SCALE 1:500 @ A3

Development Application



Architecture | Planning | Interiors

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ABN 12 129 231 269  
Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



**Stirling Junction Fair**  
project #  
**20099**  
Farquhar Street,  
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**Shadow Diagrams**  
drawing #  
**A-4003**  
AS SHOWN  
issue  
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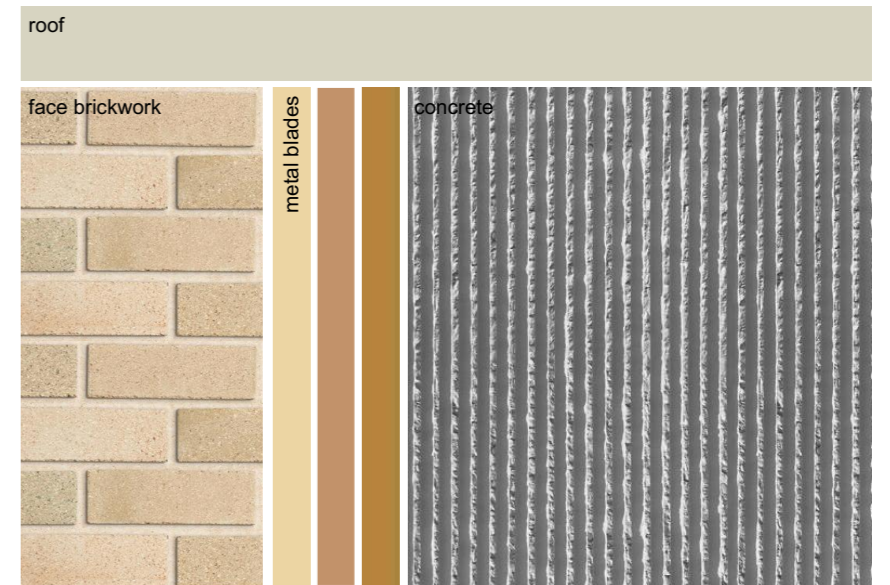
Farquhar Street Perspective



ROOF ELEMENT



PERFORATED METAL SCREENS



MATERIAL AND COLOURS

Development Application





First Floor - Outdoor Play Area

Development Application



Architecture | Planning | Interiors

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North Point



Stirling Junction Fair  
 project #  
**20099**

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First Floor Perspective

drawing #  
**A-5002**  
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Second Floor - Outdoor Play Area

Development Application



Architecture | Planning | Interiors

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 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



Stirling Junction Fair  
 project #  
**20099**

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Second Floor Perspective

drawing #  
**A-5003**  
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Third Floor - Outdoor Play Area

Development Application



Architecture | Planning | Interiors

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 East Gosford NSW 2250  
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 E admin@ckds.com.au  
 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



Stirling Junction Fair  
 project #  
**20099**

Farquhar Street,  
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Third Floor Perspective

drawing #  
**A-5004**  
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Ground Floor - Car Park Entry

Development Application



Architecture | Planning | Interiors

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 Newcastle NSW 2300  
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 1/28 Adelaide St (P.O. Box 4400)  
 East Gosford NSW 2250  
 P 02 4321 0503

www.ckds.com.au  
 E admin@ckds.com.au  
 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

North Point



Stirling Junction Fair  
 project #  
**20099**

Farquhar Street,  
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Ground Floor Perspective

drawing #  
**A-5005**  
 AS SHOWN

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**Key Building Areas:**

**Site area:** 11250m<sup>2</sup>  
**GBA:** 1708m<sup>2</sup>  
**GFA:** 793m<sup>2</sup>

GFA:	Outdoor Play:	GBA:
L1 398m <sup>2</sup>	L1 233m <sup>2</sup>	L1 632m <sup>2</sup>
L2 210m <sup>2</sup>	L2 350m <sup>2</sup>	L2 602m <sup>2</sup>
L3 185m <sup>2</sup>	L3 250m <sup>2</sup>	L3 474m <sup>2</sup>

**Car parking:**  
 Required = 109 children (1 park to every 6 children = 18.2)  
 Provided = 11 drop off spaces (1 accessible), 1 staff space

**Playroom areas:**  
 109 children = 24 babies (birth - 24 months)  
 35 toddlers (24-36 months)  
 50 pre-schoolers (36 months +)

**Babies = 24 children**  
 2 rooms of 12 with 3.25 sqm/ child req.  
 Each room = 12 x 3.25 = **39m<sup>2</sup> req (42m<sup>2</sup> achieved)**

**Toddlers = 35 children**  
 1 rooms of 15 with 3.25 sqm/ child req.  
 Each room = 15 x 3.25 = **49m<sup>2</sup> req (57m<sup>2</sup> achieved)**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (69m<sup>2</sup> achieved)**

**Pre-Schoolers = 50 children**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (68m<sup>2</sup> achieved)**  
 1 room of 30 with 3.25 sqm/ child req.  
 Room = 30 x 3.25 = **97.5m<sup>2</sup> (102m<sup>2</sup> achieved)**

**Outdoor play areas:**  
 L1 = 24 children with 7 sqm/ child of outdoor space req.  
 = **168m<sup>2</sup> req (233m<sup>2</sup> achieved)**  
 L2 = 50 children with 7 sqm/ child of outdoor space req.  
 = **350m<sup>2</sup> req (350m<sup>2</sup> achieved)**  
 L3 = 35 children with 7 sqm/ child of outdoor space req.  
 = **245m<sup>2</sup> req (250m<sup>2</sup> achieved)**

**1** Unencumbered Area Plan - First  
 SCALE 1:200 @ A1

Development Application



**Architecture | Planning | Interiors**

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 1/28 Adelaide St (P.O. Box 4400)  
 East Gosford NSW 2250  
 P 02 4321 0503

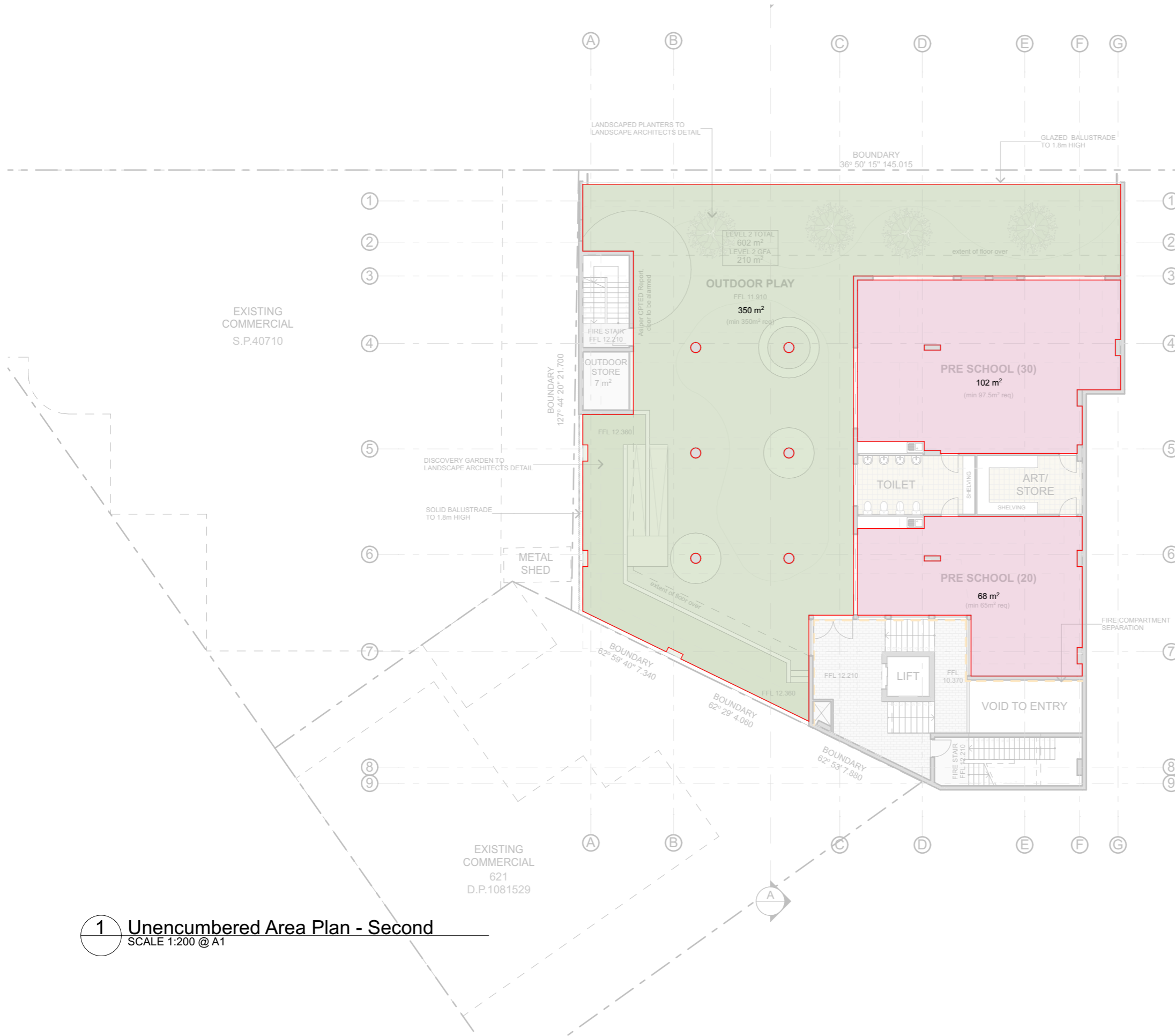
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 E admin@ckds.com.au  
 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



**Stirling Junction Fair**  
 project #  
**20099**  
 Farquhar Street,  
 The Junction, NSW 2291

**Area Plan - First Floor**  
 drawing #  
**A-6001**  
 AS SHOWN  
 issue  
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**Key Building Areas:**  
**Site area:** 11250m<sup>2</sup>  
**GBA:** 1708m<sup>2</sup>  
**GFA:** 793m<sup>2</sup>

GFA:	Outdoor Play:	GBA:
L1 398m <sup>2</sup>	L1 233m <sup>2</sup>	L1 632m <sup>2</sup>
L2 210m <sup>2</sup>	L2 350m <sup>2</sup>	L2 602m <sup>2</sup>
L3 185m <sup>2</sup>	L3 250m <sup>2</sup>	L3 474m <sup>2</sup>

**Car parking:**  
 Required = 109 children (1 park to every 6 children = 18.2)  
 Provided = 11 drop off spaces (1 accessible), 1 staff space

**Playroom areas:**  
 109 children = 24 babies (birth - 24 months)  
 35 toddlers (24-36 months)  
 50 pre-schoolers (36 months +)

**Babies = 24 children**  
 2 rooms of 12 with 3.25 sqm/ child req.  
 Each room = 12 x 3.25 = **39m<sup>2</sup> req (42m<sup>2</sup> achieved)**

**Toddlers = 35 children**  
 1 rooms of 15 with 3.25 sqm/ child req.  
 Each room = 15 x 3.25 = **49m<sup>2</sup> req (57m<sup>2</sup> achieved)**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (69m<sup>2</sup> achieved)**

**Pre-Schoolers = 50 children**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (68m<sup>2</sup> achieved)**  
 1 room of 30 with 3.25 sqm/ child req.  
 Room = 30 x 3.25 = **97.5m<sup>2</sup> (102m<sup>2</sup> achieved)**

**Outdoor play areas:**  
 L1 = 24 children with 7 sqm/ child of outdoor space req.  
 = **168m<sup>2</sup> req (233m<sup>2</sup> achieved)**  
 L2 = 50 children with 7 sqm/ child of outdoor space req.  
 = **350m<sup>2</sup> req (350m<sup>2</sup> achieved)**  
 L3 = 35 children with 7 sqm/ child of outdoor space req.  
 = **245m<sup>2</sup> req (250m<sup>2</sup> achieved)**

**1** Unencumbered Area Plan - Second  
 SCALE 1:200 @ A1

Development Application



**Architecture | Planning | Interiors**

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 E admin@ckds.com.au  
 ABN 12 129 231 269  
 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



**Stirling Junction Fair**  
 project #  
**20099**  
 Farquhar Street,  
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**Area Plan - Second Floor**  
 drawing #  
**A-6002**  
 AS SHOWN

issue  
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 1/4/22

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**Key Building Areas:**

**Site area:** 11250m<sup>2</sup>  
**GFA:** 1708m<sup>2</sup>  
**GFA:** 793m<sup>2</sup>

GFA:	Outdoor Play:	GBA:
L1 398m <sup>2</sup>	L1 233m <sup>2</sup>	L1 632m <sup>2</sup>
L2 210m <sup>2</sup>	L2 350m <sup>2</sup>	L2 602m <sup>2</sup>
L3 185m <sup>2</sup>	L3 250m <sup>2</sup>	L3 474m <sup>2</sup>

**Car parking:**  
 Required = 109 children (1 park to every 6 children = 18.2)  
 Provided = 11 drop off spaces (1 accessible), 1 staff space

**Playroom areas:**  
 109 children = 24 babies (birth - 24 months)  
 35 toddlers (24-36 months)  
 50 pre-schoolers (36 months +)

**Babies = 24 children**  
 2 rooms of 12 with 3.25 sqm/ child req.  
 Each room = 12 x 3.25 = **39m<sup>2</sup> req (42m<sup>2</sup> achieved)**

**Toddlers = 35 children**  
 1 rooms of 15 with 3.25 sqm/ child req.  
 Each room = 15 x 3.25 = **49m<sup>2</sup> req (57m<sup>2</sup> achieved)**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (69m<sup>2</sup> achieved)**

**Pre-Schoolers = 50 children**  
 1 room of 20 with 3.25 sqm/ child req.  
 Room = 20 x 3.25 = **65m<sup>2</sup> (68m<sup>2</sup> achieved)**  
 1 room of 30 with 3.25 sqm/ child req.  
 Room = 30 x 3.25 = **97.5m<sup>2</sup> (102m<sup>2</sup> achieved)**

**Outdoor play areas:**  
 L1 = 24 children with 7 sqm/ child of outdoor space req.  
 = **168m<sup>2</sup> req (233m<sup>2</sup> achieved)**  
 L2 = 50 children with 7 sqm/ child of outdoor space req.  
 = **350m<sup>2</sup> req (350m<sup>2</sup> achieved)**  
 L3 = 35 children with 7 sqm/ child of outdoor space req.  
 = **245m<sup>2</sup> req (250m<sup>2</sup> achieved)**

**1** Unencumbered Area Plan - Third  
 SCALE 1:200 @ A1

Development Application



**Architecture | Planning | Interiors**

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 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545



**Stirling Junction Fair**  
 project #  
**20099**  
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**Area Plan - Third Floor**  
 drawing #  
**A-6003**  
 AS SHOWN  
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**PV 18/10/22 – 204 UNION STREET THE JUNCTION – DA2021/01107  
AND CENTRE BASED CHILD CARE FACILITY INCLUDING TREE  
REMOVAL**

**ITEM-1**            **Attachment B:**    Plan of Management

**DISTRIBUTED UNDER SEPARATE COVER**





## MANAGEMENT PLAN

The primary purpose of this plan is to ensure the proposed childcare centre complies with the relevant standards of operation.

1. The Childcare Centre shall operate in accordance with the terms of this Plan as well as all conditions of development consent granted by Newcastle City Council and in Accordance with Educational and Care Services National Law Act and Education and Care Services National Regulations
2. The hours of operation will be restricted to 6.30am to 6.30pm daily
3. The Childcare centre shall be restricted to the ages as follows
  - Ages 0-2
  - Ages 2-3
  - Ages 3-4
  - Ages 4-6
4. The layout of the centre is limited to that as approved on the plans
5. The Child Care Centre will provide the required staff and educator to child ratio as outlined by the Education and Care Services National regulations

### INFORMATION FOR CARERS AND MANAGEMENT

6. Upon enrolling with the child Care Centre, parents/legal guardians are issued with an information sheet/Handbook. The document will provide general information about the premises and relevant contact details.
7. The Child Care Centre Manager/Director is required to keep personal information relating to the enrolled child on-site
8. The Child Care Centre Manager/Directors contact details are made available to the parent/guardian

### MANAGER Directors' RESPONSIBILITIES

9. The Child Care Centre Manager/Director shall be familiar with and aware of his or her responsibilities under the relevant legislation applicable to Child Care Centres.
10. The Child Care Centre Manager/Director shall be responsible for the day-to-day duties of the educators and staff employed at the Child Care Centre including evacuations/lockdowns throughout the year

11. The Child Care Manager/Director shall be responsible to the allocated Area Manager and the Approved Provider of the Service

#### **OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS**

12. Where the Child Care Centre is part of a larger building or complex, that the emergency evacuation plan is complimentary and consistent with other emergency plans in place; and shall consider:

- The supervision of children during the evacuation and at a safe congregation area with regard to the safety and capacity of the Child Care Centre
- The location of the safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation of other residents or tenants in the building or surrounding buildings.
- The consideration of the mobility of the children and how this is to be accommodated during an evacuation
- The Child Care Centre must comply with WHS legislation and regulations to ensure the centre environment is safe for children, staff and visitors
- The owner will maintain Worker compensation insurance

#### **ONGOING MAINTENANCE**

13. The gardens, playgrounds etc shall be maintained on a regular basis to maintain the health and appearance of all landscaped areas and the play areas.

14. The Child Care Manager/Director/Maintenance team shall be responsible for keeping all areas in an excellent state of cleanliness

15. Sand pit to be replaced/topped up as required by the Maintenance team

#### **WASTE MANAGEMENT**

15. All staff and educators/ cleaners are responsible for disposing of waste in the appropriate bins provided daily. If appropriate separate sorting bins will be provided.

#### **CENTRE RULES**

16. No alcohol is permitted to be consumed in the Child Care Centre

17. No unauthorised drugs are permitted on the premises

18. The child Care centre is not permitted to operate outside of the approved hours and days specified in the approval

19. The premises are non-smoking this includes the outdoor play area

#### **PUBLIC LIABILITY**

20. The owner will maintain a public liability cover of \$20 million

#### **FIRE SAFETY/CERTIFICATION/EVACUATIONS/DRILLS**

21. A copy of the annual fire safety compliance statement/certificate shall be displayed in a prominent location.

22. An evacuation plan must be clearly displayed in each room and play areas. A floor plan must be displayed in each room to indicate the available emergency egress routes from the perspective rooms.

23. All types of evacuations or lock downs must be practiced by everyone in the centre every 3 months



24. Emergency evacuation will be via the two sets of fire stairs located in the Centre. Babies will be transported into the fire rated cot evacuation area located off the outdoor play area. From there the babies will be evacuated via Farquar Street to a safe congregation area. Pre school and toddlers will access either of the fire stairs depending on proximity. The fire stairs to the western elevation provides access to Farquar Street with the stairs to the eastern elevation accessing the fully sprinklered pedestrian ramp which provides access to Glebe Road to a safe congregation area.

25. Movement of people from the basement car park to 1F sign in area

- Access via the basement car park lift to designated student sign in area on 1F. Student sign in to take place within the designated sign in area on 1F. Staff will manage the sign in process.
- Parents/Caregivers responsible for taking their children to their designated classrooms. Lift access to 2F and 3F will be via security access card/pin code with additional security gate access to the classrooms on each level.
- Access from Junction Fair Shopping Centre to the 1F entry will be via a glass sliding door with access to the sign in area on 1F via video intercom.
- Parents will only be able to access the level on which their child's classroom is located.
- For 2F and 3F classrooms, access parents/caregivers will walk part through the outdoor play area which is an accepted practice and provides interactions between parents/caregivers and children within the outdoor play area.
- Electronic signage to be installed on Farquhar Street frontage to indicate when car park is full to avoid congestion in the basement car park
- Car park Marshall to be in attendance during peak drop off and pick up hours i.e. 7.30-9.00am and 3.00-4.30pm
- Car park Marshall will direct traffic entry/exit within the basement car park to ensure pedestrian safety within the car park

Sign out process will operate in a similar manner with parents/caregivers accessing the childcare centre from the basement carpark lift to the floor of their child's classroom. Parents accessing the childcare centre from Junction Fair will operate in the same manner as the sign in process with parents/caregivers proceeding through the secure entry door to the level on which their child's classroom is located. The sign out process will take place within the classroom to enhance efficiency of the process.