

Thursday, 28 September 2017

Re: 189 Fox Valley Road, Wahroonga (Lot 701 DP 1193414)  
Subject: **A1703-01 Change of Use - Primary School to Childcare Centre**

**Proposal**

This application is for the adaptive re-use of an existing 230 place primary school. The change of use includes minor alterations and additions to the exiting building fabric to meet the Education and Care Services National Regulations and meet current NCC compliance. Some of the more salient requirements of these are summarised in the following tables.

**Local Environmental Plan (Ku-ring-Gai LEP 2015)**

Provision	Development Standard	Assessment	Compliance
Zoning	B1 - Neighbourhood Centre	Child care centres are permitted with Consent	Yes
FSR	Gross floor area is not to exceed the an FSR ration of 1:1	Proposal is largely within the envelope of the existing school buildings. And the site area is so expansive that the floor space provision cannot be exceeded	Yes
	The Gross floor area is not to exceed 1000m2, unless the building existed immediately before this plan	Adaptive re-use if an existing Primary School building will result in occupying the existing floor space.	N/A
HOB	Maximum height ion buildings not to exceed 14.5m	Proposal is largely within the envelope of the existing school buildings. And this height is well under the provision of 14m	Yes
Bushfire	The north eastern corner of the site is in proximity to "Vegetation Buffer Zone"	A bush fire hazard report has been prepared - and the proposal is capable of meeting the requirements for Bushfire Protection	Yes
Biodiversity	The site is in close proximity to Terrestrial Biodiversity: Landscape Remnant & Canopy Remnant	Proposal is largely within the envelope of the existing school buildings. Any external works are proposed to the western side of the site (within existing open playing grounds.	Yes

### Education and Care Services National Regulations 2016

Provision	Requirement	Assessment	Compliance
Space Requirements (Indoor)	The centre is to provide 3.25m <sup>2</sup> of unencumbered indoor space per child	212 children will require a minimum of <b>689m<sup>2</sup></b> of indoor area.	Yes
Space Requirements (outdoor)	The centre is to provide 7m <sup>2</sup> of unencumbered outdoor space per child	212 children will require a minimum of <b>1484m<sup>2</sup></b> of outdoor area.	Yes
Toilet & Hygiene facilities	Adequate toilet, washing and drying facilities are to be provided.	Calculations are based on the requirements set out in NNC table: F2.3 Class 9b - Early Childhood Centres.	Yes
Educator - Child Ratios	0 - 2 years = 1:4 2 - 3 years = 1:5 3+ years = 1:11	0 - 2 = 59 places / 15 educators 2 - 3 = 73 places / 15 educators 3+ = 80 places / 8 educators Total 212 places / <b>38</b> educators	Yes

Sincerely yours,



Shahe Simonian  
Zanazan Pty Ltd  
Nominated Architect NSW ARB 7277