




Umina Beach Public Preschool


As part of the plan to rebuild public education, the NSW Government is investing \$769 million to deliver 100 new public preschools, including new public preschools at government primary schools in NSW, to boost access to public preschool across the state.

Umina Beach Public Preschool will be among the 100 public preschools to be built across NSW by 2027, pending building and regulatory approvals, and will include:

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3 preschool rooms to accommodate up to 60 children each day
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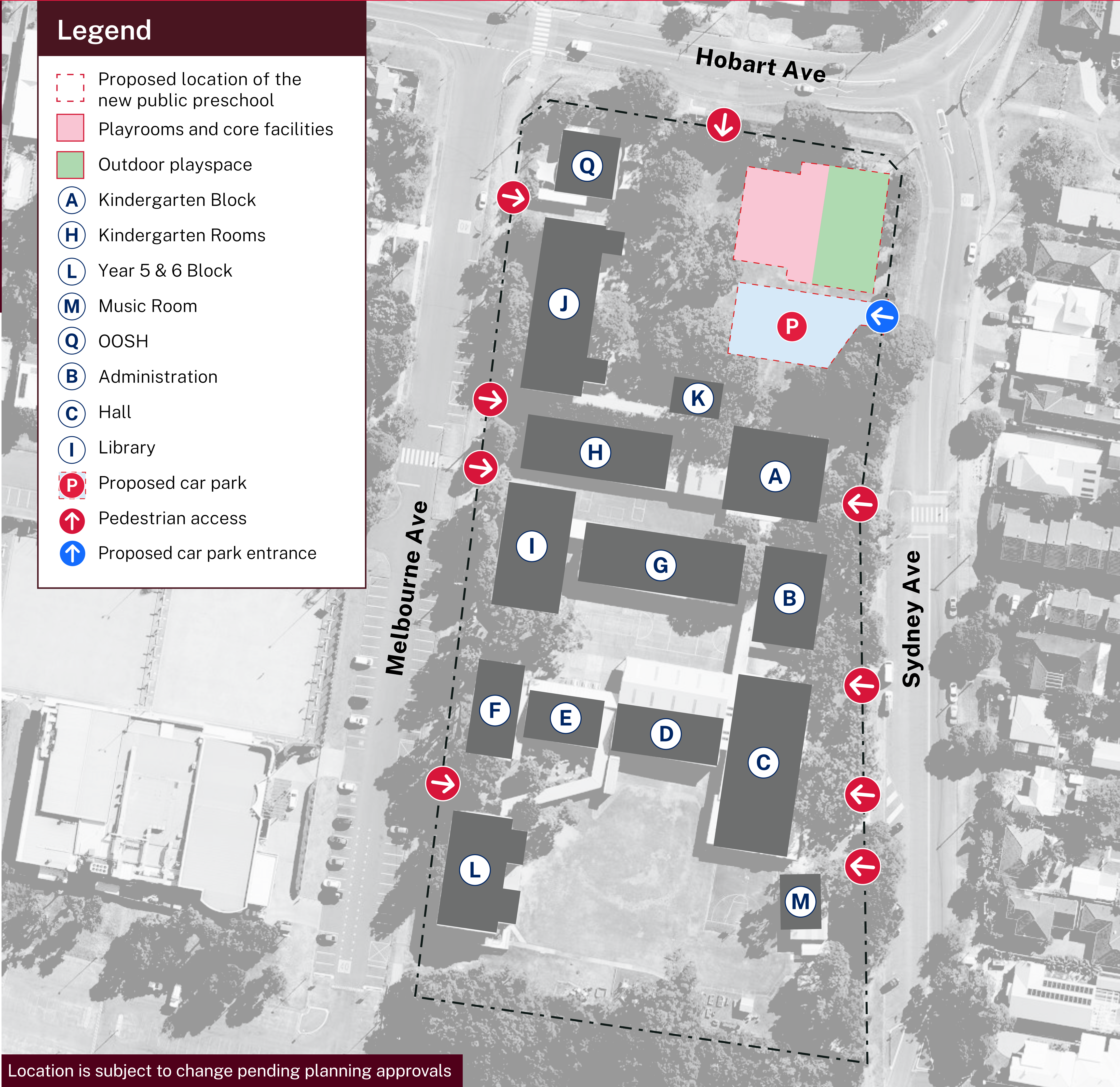
an outside play area
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dedicated preschool car park
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administration area, amenities and staff kitchen

Umina Beach Public Preschool

For more information
Phone: 1300 482 651
Email: schoolinfrastructure@det.nsw.edu.au
Website: schoolinfrastructure.nsw.gov.au



Example of a public preschool being delivered in NSW



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What we have done so far

- Held Project Reference Group (PRG) consultation with the school to determine the preschool location.
- Appointed HPAC Pty Ltd as the construction contractor.
- Completed early planning, with concept design now underway.
- Conducted geotechnical investigations to assess ground and soil conditions.

Our next steps

- Continuing with the design process for the preschool. There may be some changes as we progress the design to allow for construction requirements and statutory approvals.
- Preparing and submitting the planning application. Once the approval is received, we will update you on the project progress, including the final location, construction and delivery timeline.
- Unlocking additional areas within the school grounds to further increase available play space.

Example images of the public preschool (indicative only)



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How we build preschools: Standardised design

We have adopted a standardised design approach, developed in consultation with educational experts, designers, and engineering specialists. This approach aligns with the National Quality Framework and help us complete the masterplan efficiently.

The design for the 100 public preschools must comply with the relevant Local Council Development Plan, Council Childcare Development Control Plan, as well as relevant National and State regulations and policies, including the following:

- National Quality Framework
- Education and Care Services National Regulations
- State Environment Planning Policy
- National Construction Code and All Relevant Australian Standards
- SI Educational Facilities Standards and Guidelines
- Modern methods of Construction

Example of a 60 place preschool



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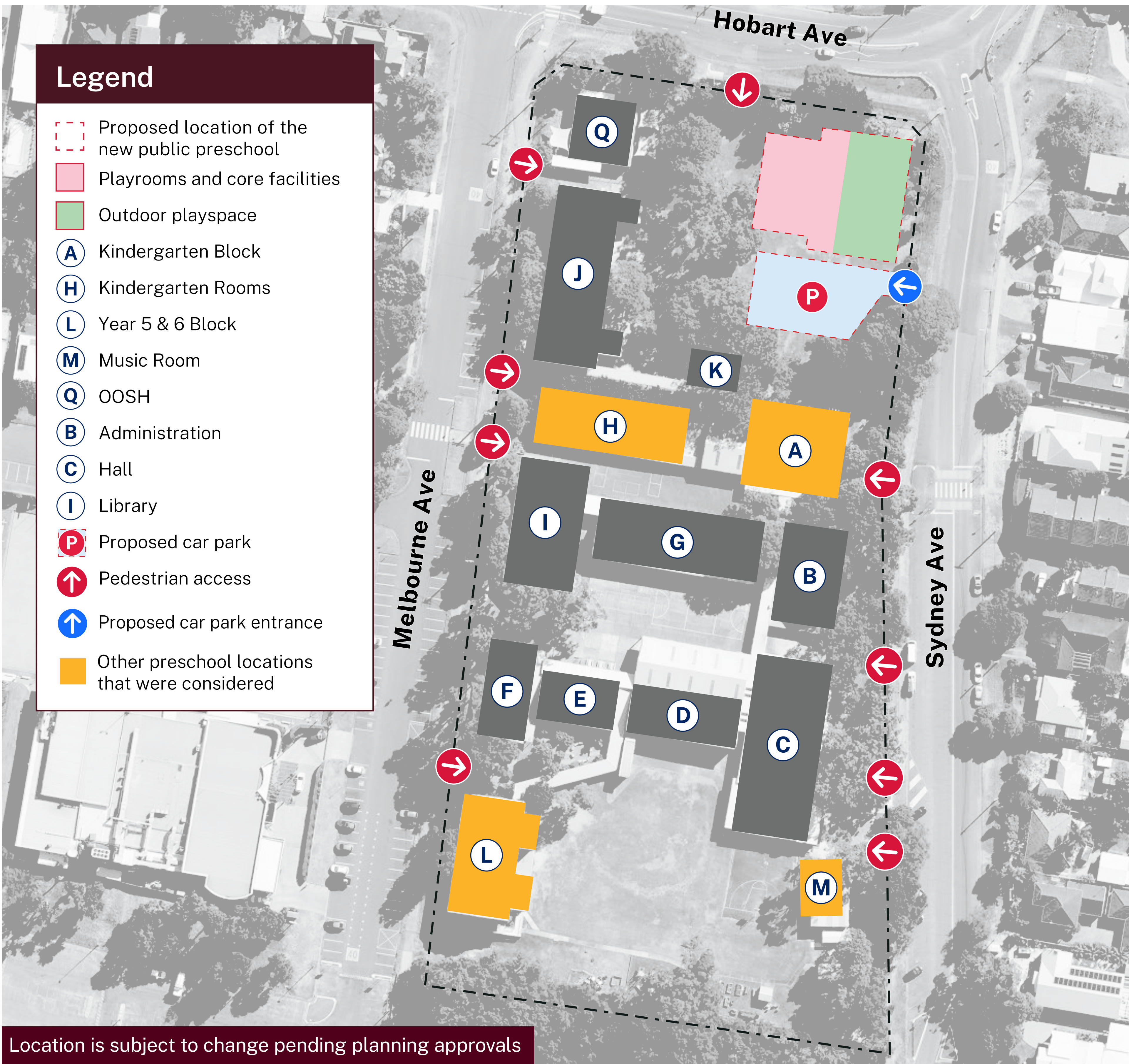
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How we selected the preschool site

As part of the site selection process, School Infrastructure assessed multiple potential locations within the school grounds, including:

- Repurposing the Kindergarten Block and Kindergarten Rooms
- Repurposing the Year 5 and 6 Block
- Repurposing the area around the Music Room
- Constructing a new building in the southern area
- Constructing a new building in the northern area

Each option was evaluated with the aim of minimising impacts on existing play space.

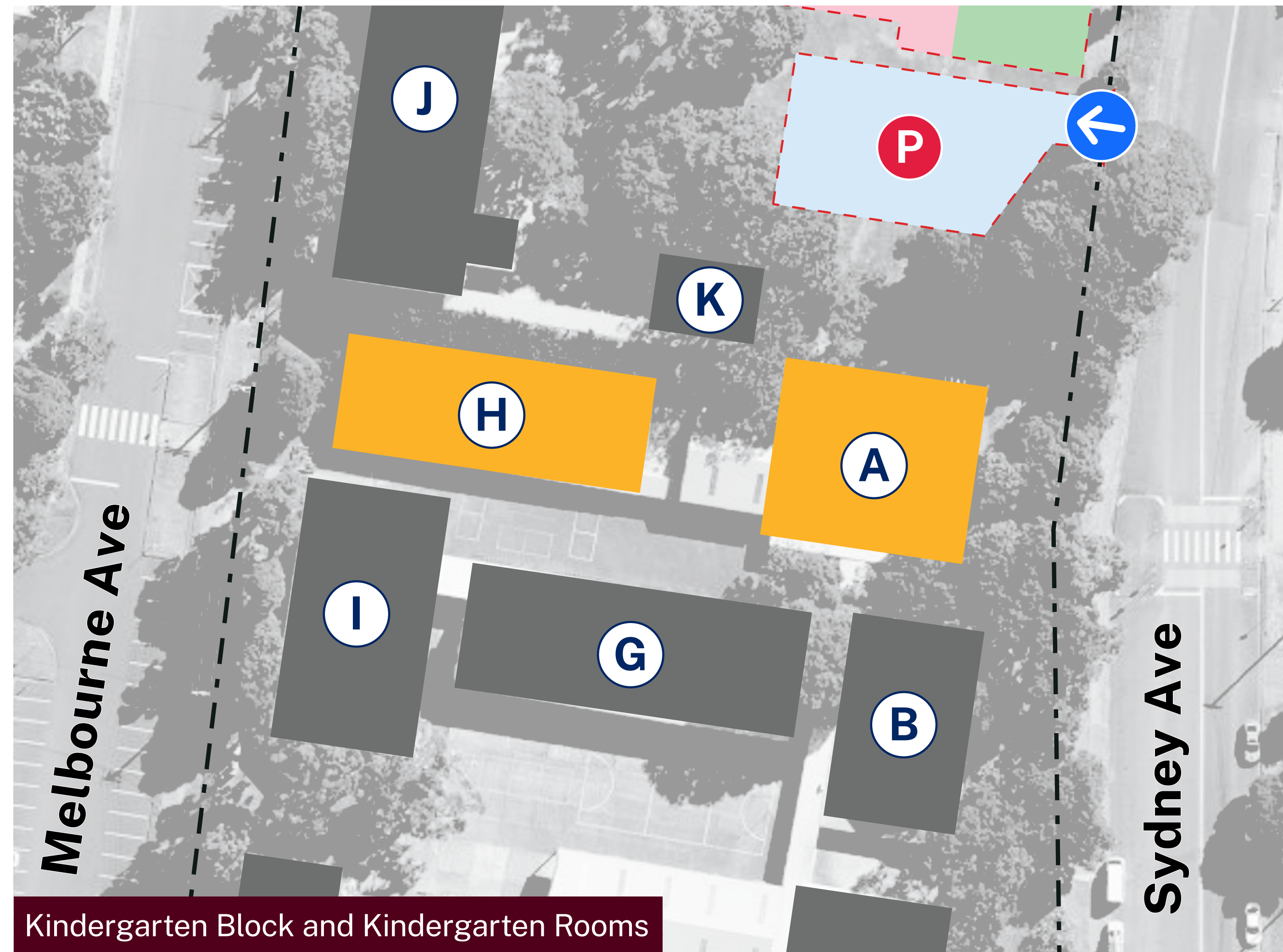


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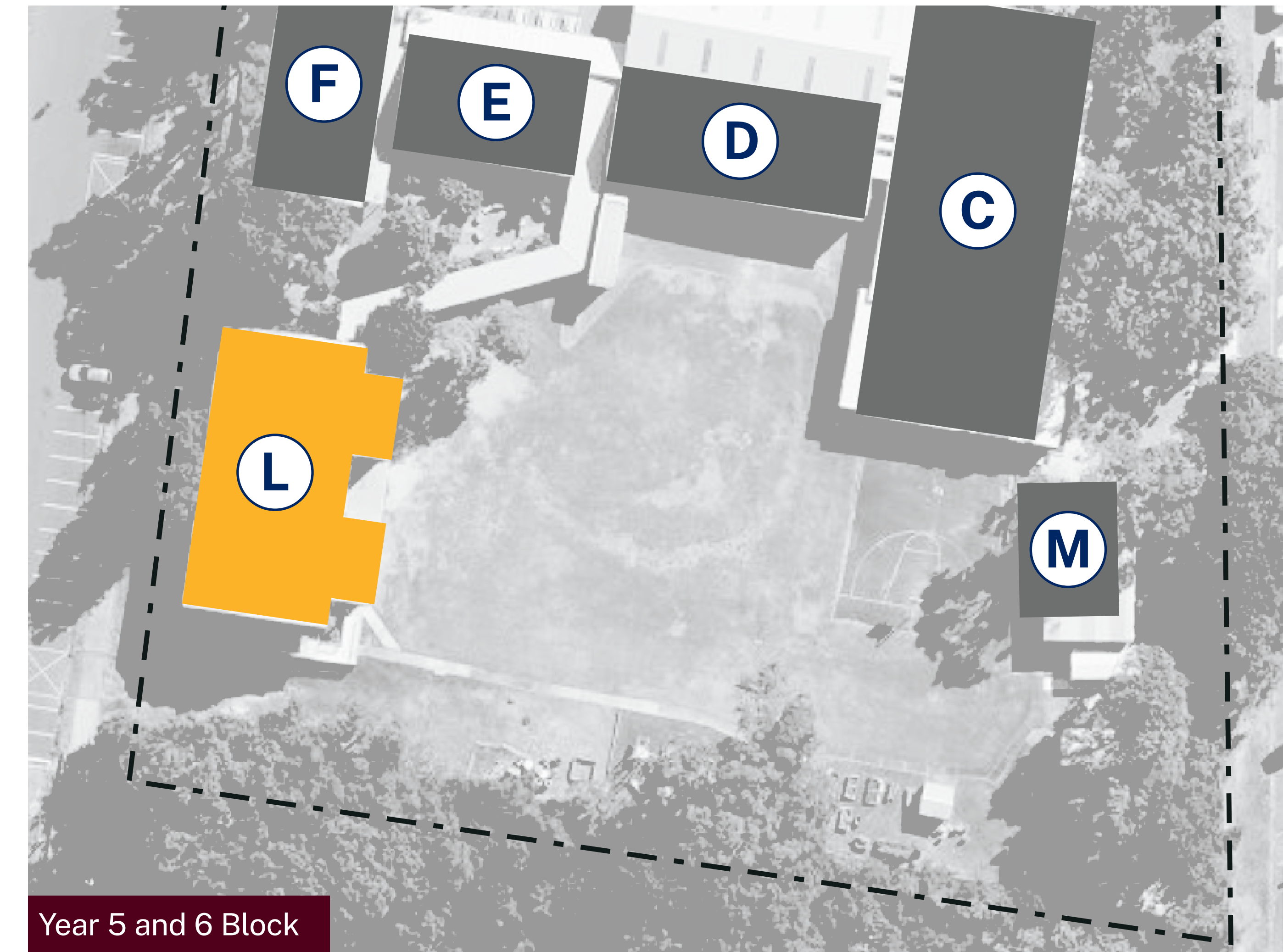


Locations we considered



The Kindergarten Block and Kindergarten Rooms were deemed unsuitable for the following reason:

- **Operational disruption**, as construction in this area would have impacted existing classrooms and the Aboriginal Community Room during the build phase.



The area near the Year 5 and 6 Block was also considered; however, it was deemed unsuitable for the following reasons:

- **Operational impacts**, as construction in this area would have disrupted the functioning of existing classrooms during the build phase.
- **Compliance challenges**, with site-specific regulatory and design issues that would have been difficult to resolve.
- **Flood risk**, as the southern portion of the site is subject to flood hazard levels of up to Category 3, in contrast to Category 1 conditions on the northern side.

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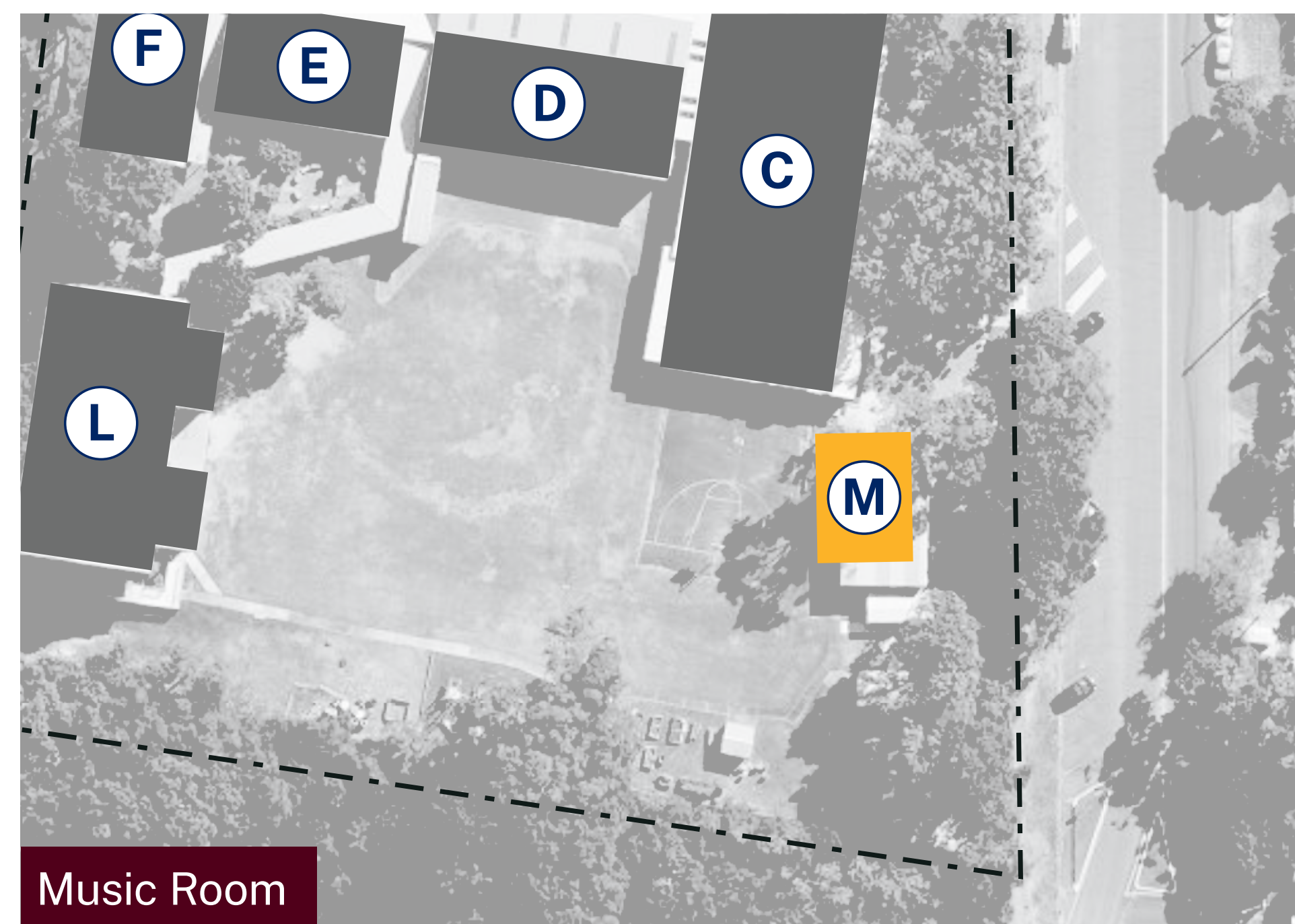
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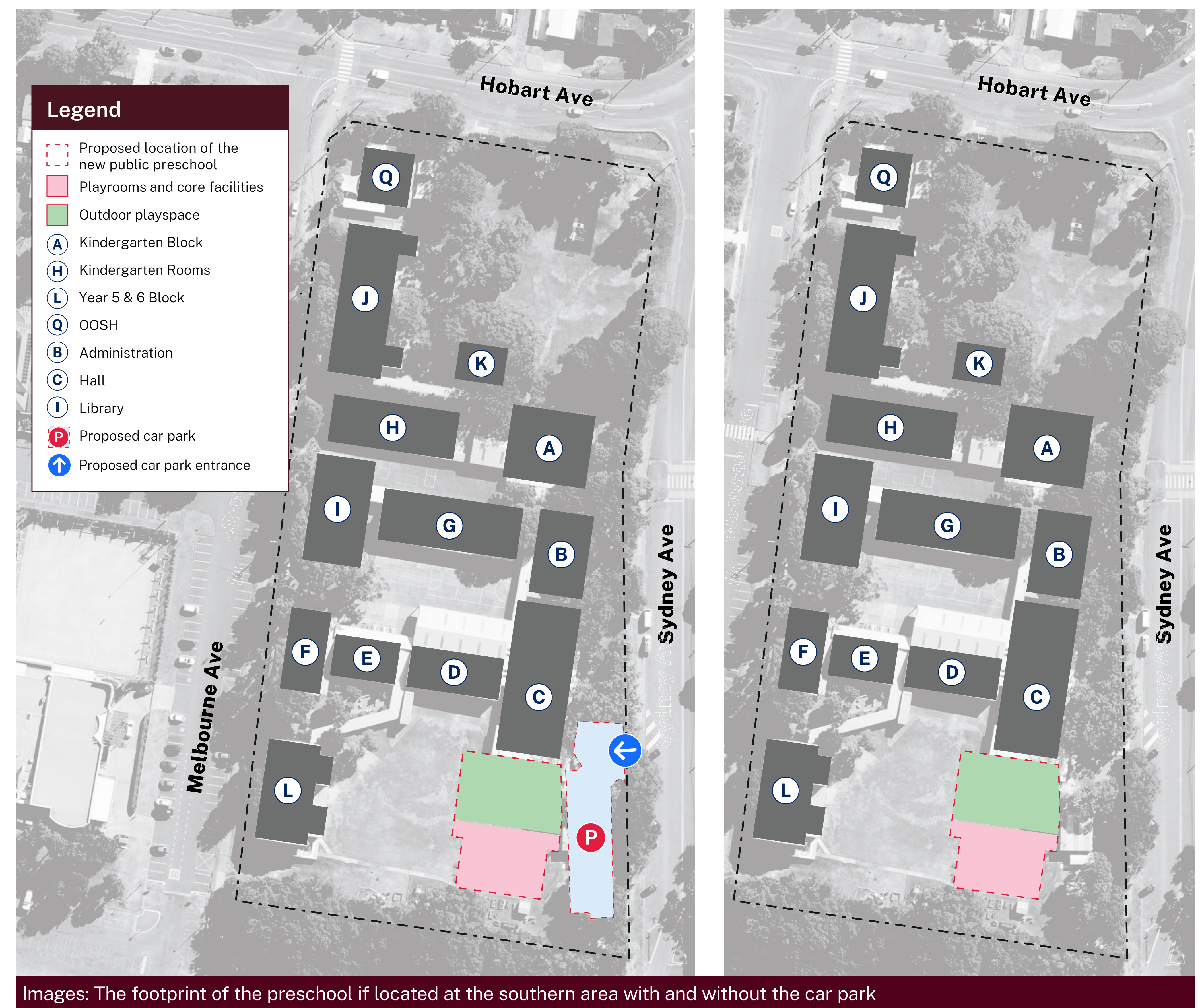
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Locations we considered



The area near the Music Room, adjacent to the Surf Club and Sydney Avenue, was considered during our master planning process. However, this location was deemed unsuitable due to several challenges, including:

- **Traffic congestion**, particularly during afternoon pick-up times, when vehicles frequently double-park near the kiss and ride zone and roundabout, obstructing access and creating safety concerns.
- **Pedestrian movement and safety**, as introducing a carpark entry at this location would interfere with the high volume of foot traffic – many students and families walk to and from the Surf Club carpark.
- **Environmental and space impacts**, as construction in this area would require the removal of seven trees, and the existing basketball court would need to be relocated, resulting in a further loss of valuable play space elsewhere on the school grounds.
- **Flood risk**, as the southern portion of the site is subject to flood hazard levels of up to Category 3, in contrast to Category 1 conditions on the northern side.



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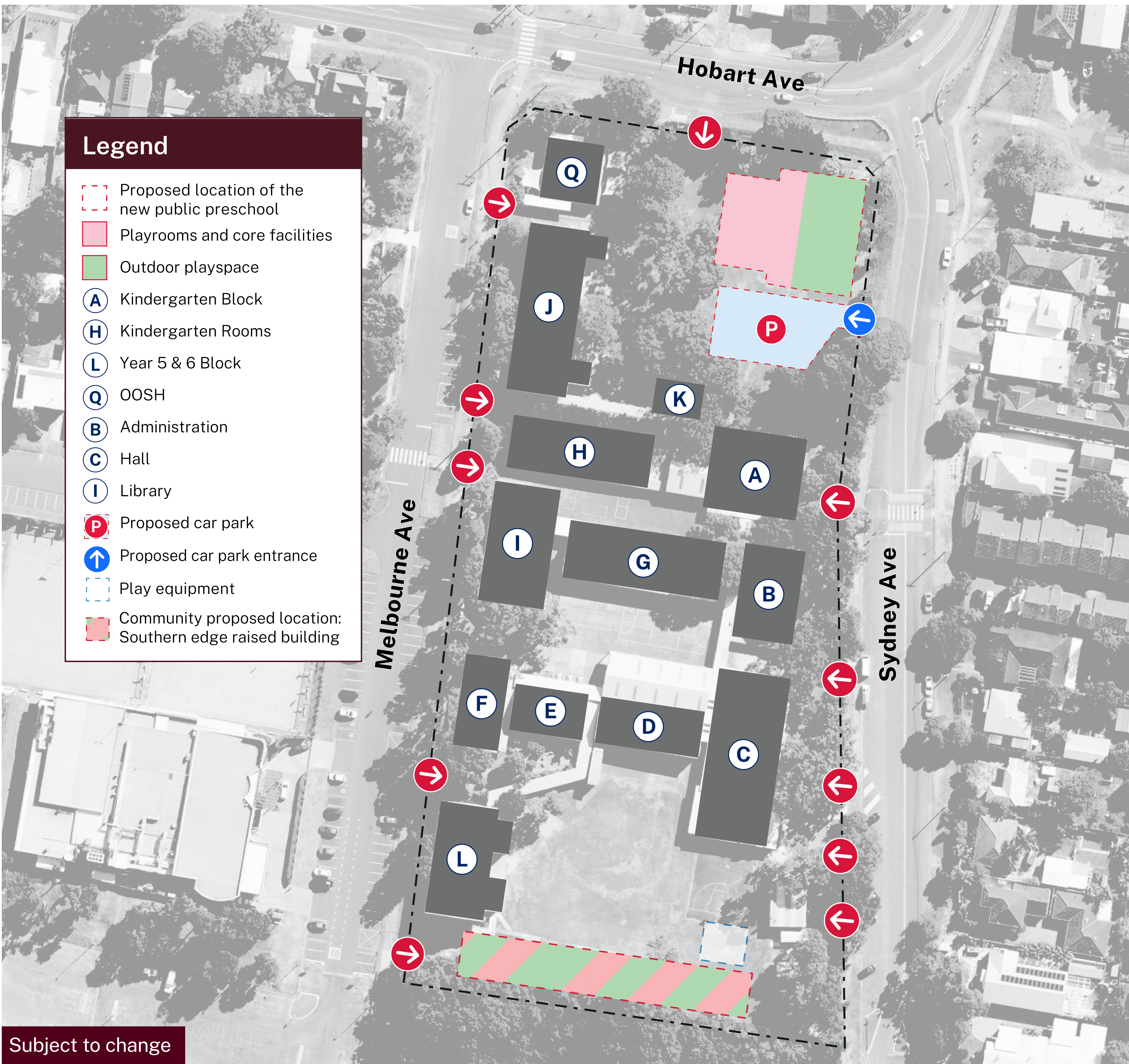
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Proposed location by the Community

The community-proposed location is situated in the southern area of the school, which was assessed during the master planning phase. However, it was deemed unsuitable for the reasons outlined below, including:

- **Traffic congestion**, particularly during afternoon pick-up times, when vehicles frequently double-park near the kiss and ride zone and roundabout, obstructing access and creating safety concerns.
- **Pedestrian movement and safety**, as introducing a carpark entry at this location would interfere with the high volume of foot traffic – many students and families walk to and from the Surf Club carpark.
- **Flood risk**, as the southern portion of Umina Beach Public School (which includes the community’s preferred location) is subject to flood hazard levels of up to Hazard Category 3, compared to Hazard Category 1 on the northern side.



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A dedicated public preschool car park

Under the Central Coast Council Development Control Plan (DCP), parking requirements for a child care centre are:

- 1 car space per staff member, and
- 1 temporary standing space per 6 children (minimum of 5 spaces)

For the proposed preschool (6 staff and up to 60 children), this equates to:

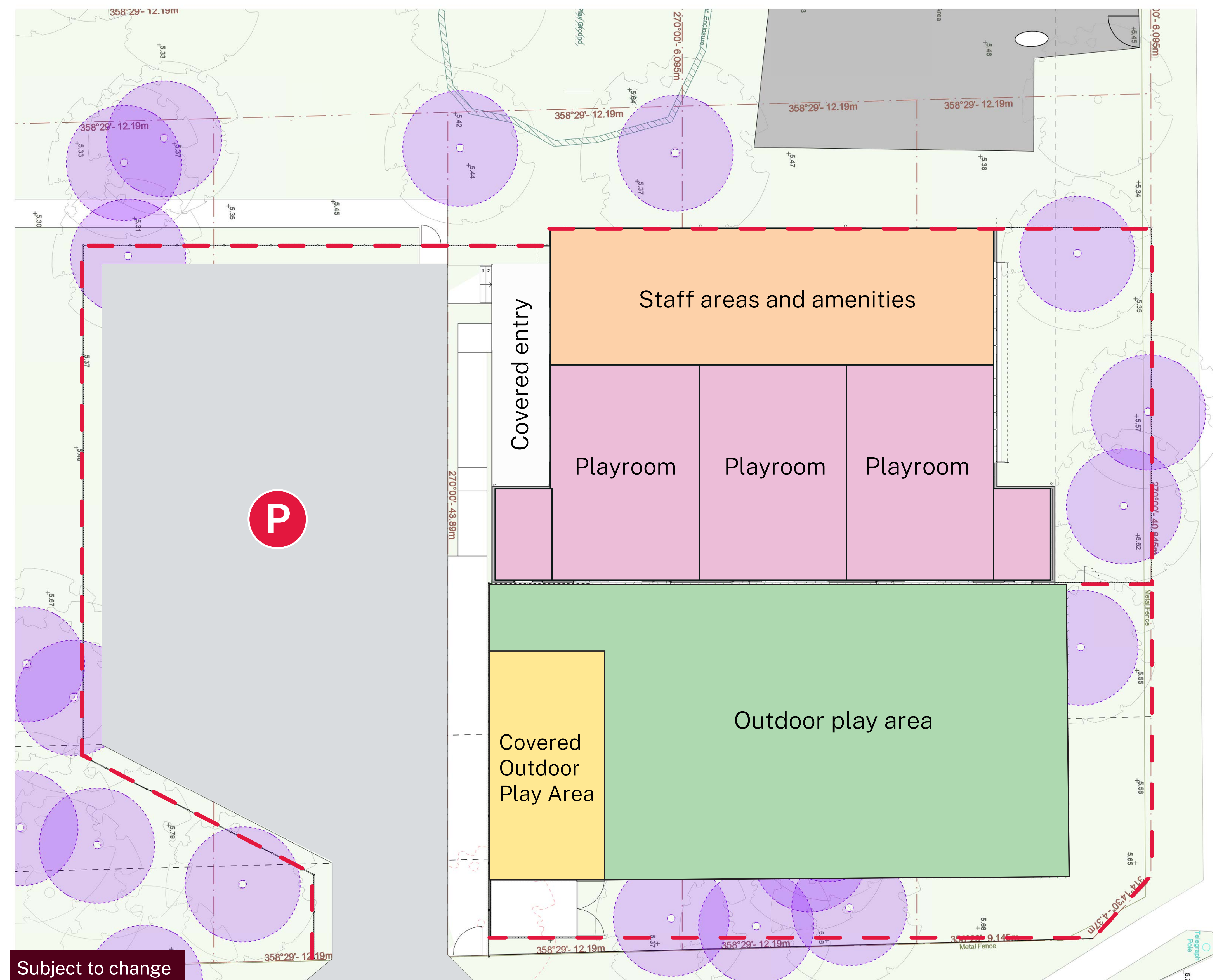
- 6 staff car spaces
- 10 standing spaces

Car parking surveys identified approximately 214 unrestricted spaces within walking distance:

- Occupancy rates ranged from 26–35% on Tuesdays and 29–41% on Thursdays
- Peak demand occurred at 2:30pm Thursdays

These findings suggest that on-street parking can accommodate the proposed development's needs without overburdening existing supply. The traffic report has been received and currently under review.

Note: If the planning pathway is a CDC, a Section 128 application would be required, and Council may not accept the development if on-site parking is not provided.



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Unlocking additional play space

School Infrastructure is working with the school Principal and Educational Leaders to unlock play space in the northern and southern areas of the school. The proposed measures include:

North area

- Remove Building K
- Landscaping works, including relocation of the play equipment and sandpit.

South area

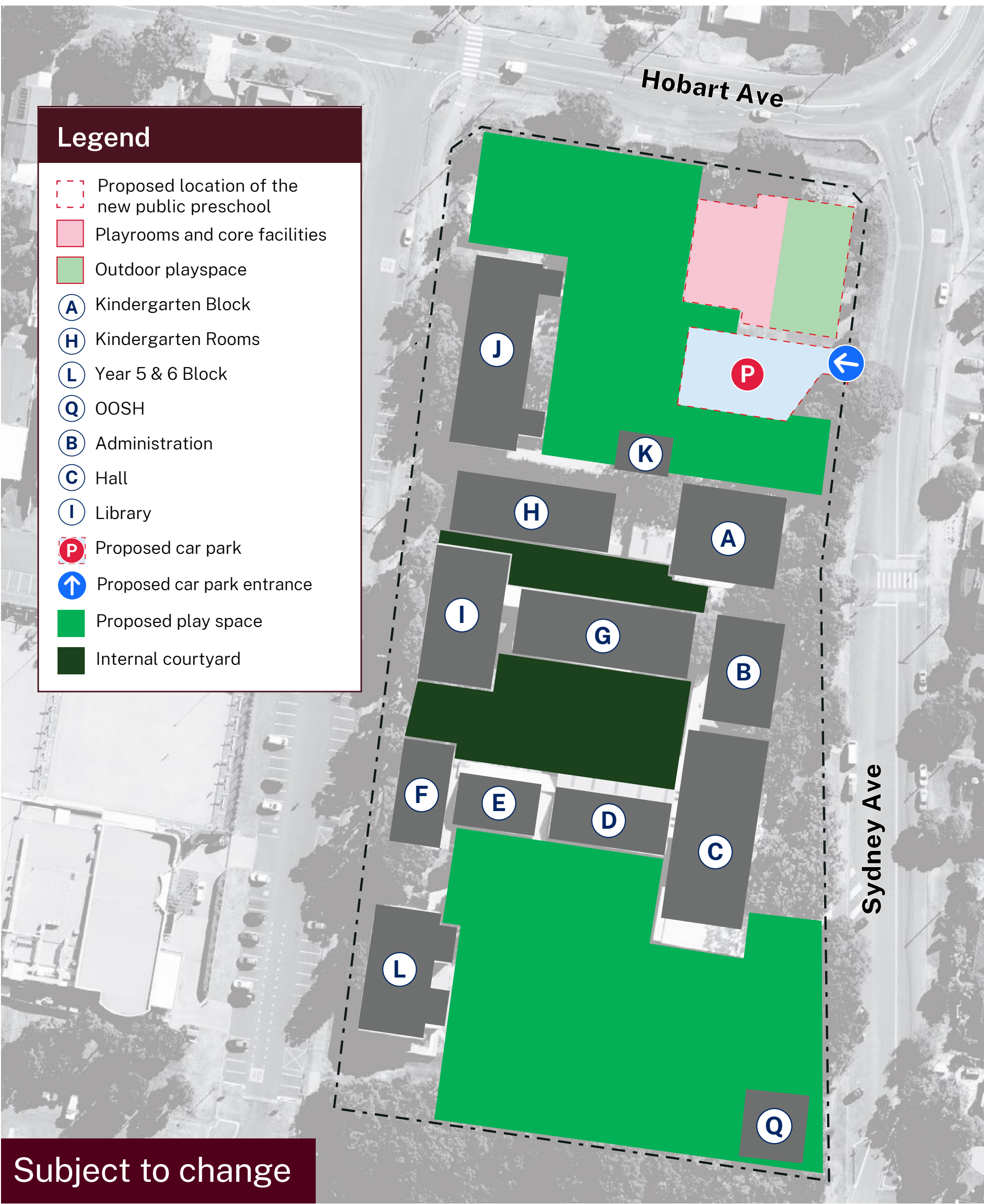
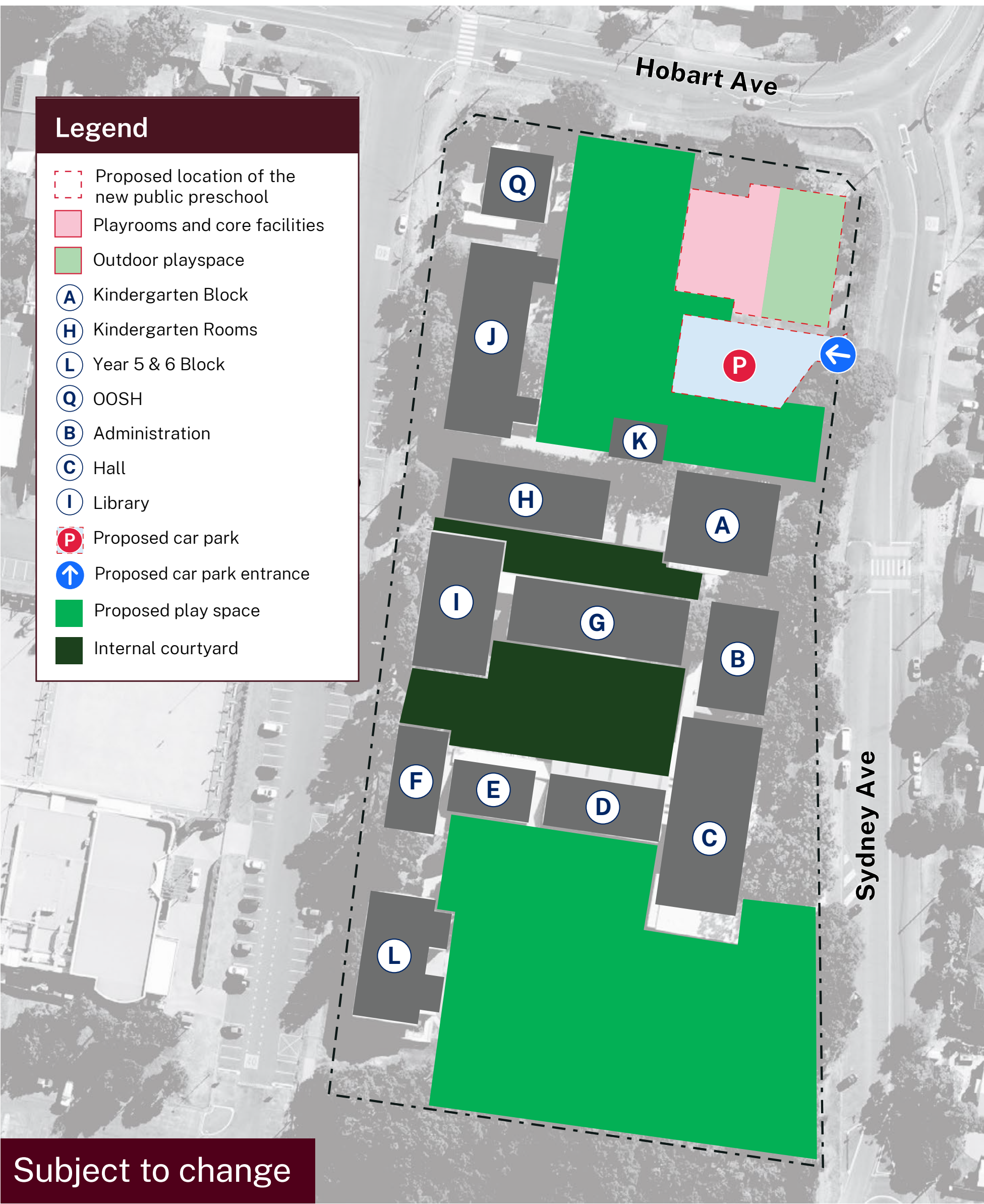
- Remove the Music Room and 2 nearby demountables
- Landscaping works

These proposed measures will provide additional play space to support a variety of outdoor learning and play experiences.

Relocation of the OOSH building

Relocating the OOSH building may simply maintain the current play space arrangement. During the relocation, the OOSH would need to be temporarily housed in the Hall, which may impact school operations.

Additionally, the flood risk in the proposed southern location may limit the feasibility of relocating the building. This area –preferred by some in the community–is subject to flood hazard levels of up to Category 3, compared to Category 1 conditions on the northern side of the site.

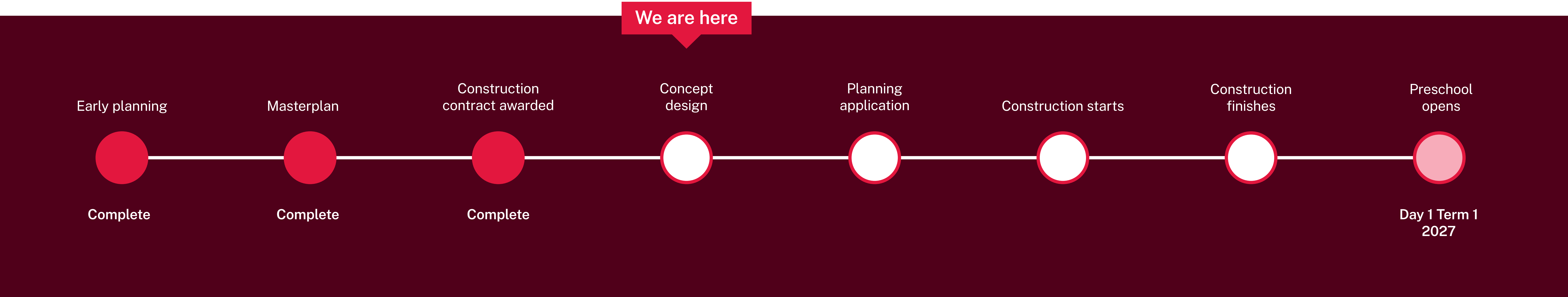


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Timeline



Planning pathway

The new preschool will be delivered under a classification of works that does not require a Development Application (DA). Instead, it will proceed under a Complying Development Certificate (CDC) or through a Review of Environmental Factors (REF) – an alternative planning approval pathway that considers potential environmental impacts and helps streamline the approvals process while ensuring compliance with relevant standards.

Stay informed



More information about the project can be found at edu.nsw.link/UminaBeachPublicPreschool or by scanning the QR code on the left. If you would like to sign up to receive ongoing updates about this project directly to your email, please visit edu.nsw.link/UminaBeachPublicPreschool-SignUp or by scanning the QR code on the right.



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