

**APPENDIX D– CHILD CARE PLANNING GUIDELINE 2017**

The Guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW. Consent Authorities must consider Parts 2, 3 & 4 of the Guideline.

An assessment against Parts 2, 3 & 4 of the Guideline is provided in the tables below:

**Part 2 – Design quality principles**

The design quality principles establish the broad design context guide of all new proposals for child care facilities, regardless of whether they are stand alone, part of a mixed-use development, modifications or retrofits of existing buildings or seeking to occupy premises without incurring new building works.

Good design is integral to creating sustainable and liveable communities. There is growing appreciation of the significant role that good design can play in education with increasing evidence that learning outcomes are closely related to the quality of learning environments.

Factors such as air quality, ventilation, natural lighting, thermal comfort and acoustic performance have been shown to have a profound impact on learning, engagement, social interactions and competencies. They also contribute to wellbeing through creating a sense of belonging, self-esteem and confidence.

**Comment:**

The 7 design quality principles have been considered within the DCP assessment sections of this report, as well as in detail in Part 3 below, entitled *Matters for consideration*, which provide specific design controls and criteria to support the overarching design quality principles.

The proposed development is considered to have been designed having regard to the 7 design quality principles, however, additional detail is required to demonstrate full compliance, as outlined below.

**Part 3 Matters for consideration**

The considerations give guidance to applicants on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause and to be mindful of potential impacts that may arise from existing uses and conditions within a locality.

The matters support the design principles and must be considered by the consent authority when assessing a DA for a child care facility. Child care facilities can be developed in a broad range of locations and need to be flexible in how they respond to the requirements and challenges this brings.

Criteria	Comments	Compliance		
		Yes	No	N/A
<b>3.1 Site selection and location</b>				
For proposed developments in or adjacent to a residential zone, consider:				
<ul style="list-style-type: none"> <li>the acoustic and privacy impacts of the proposed development on the residential properties</li> </ul>	Acoustic report submitted. Refer to discussion provided under Appendix C. Visual privacy considered satisfactory, subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> <li>the setbacks and siting of buildings within the residential context</li> <li>traffic and parking impacts of the proposal on residential amenity.</li> </ul>	<p>Setbacks and siting of the building comply with HDCP requirements.</p> <p>Traffic and parking report submitted. Refer to discussion provided under Appendix C.</p>			
<p><b>3.2 Local character, streetscape and the public domain interface</b></p>				
<p>The proposed development should:</p> <ul style="list-style-type: none"> <li>contribute to the local area by being designed in character with the locality and existing streetscape</li> <li>reflect the predominant form of surrounding land uses, particularly in low density residential areas</li> <li>use landscaping to positively contribute to the streetscape and neighbouring amenity</li> <li>integrate car parking into the building and site landscaping design in residential areas.</li> </ul>	<p>It is considered that the proposed contemporary design will enhance the locality.</p> <p>The proposed design is similar in form to a number of newer-style detached dwellings in the locality.</p> <p>It is considered that the landscaping proposed will contribute positively to the visual amenity of the site and locality.</p> <p>Basement car parking provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> <li>fencing to ensure safety for children entering and leaving the facility</li> <li>windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community</li> </ul>	<p>Low height front fencing proposed.</p> <p>The centre provides a satisfactory level of passive surveillance to the street.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.3 Building orientation, envelope and design</b></p>				
<ul style="list-style-type: none"> <li>Orient a development on a site and design the building layout to ensure visual privacy and minimise potential noise and overlooking impacts on neighbours.</li> <li>optimise solar access to internal and external play areas</li> </ul>	<p>Visual privacy considered to be satisfactorily maintained, subject to conditions.</p> <p>Solar access to indoor and outdoor space is optimised.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<ul style="list-style-type: none"> <li>• avoid overshadowing of adjoining residential properties</li> <li>• minimise cut and fill</li> </ul>	<p>The proposed development does not overshadow adjoining properties.</p> <p>The extent of cut and fill is considered satisfactory.</p>			
<ul style="list-style-type: none"> <li>• building height should be consistent with other buildings in the locality</li> <li>• building height should respond to the scale and character of the street</li> <li>• setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</li> <li>• setbacks should provide adequate access for building maintenance</li> </ul> <p>setbacks to the street should be consistent with the existing character</p>	<p>The height of the building is 2 storey / 8.4m and is consistent with surrounding dwellings and complies with HLEP height standard.</p> <p>Setbacks comply with HDCP controls for child care centres and are considered satisfactory.</p> <p>Adequate access is provided.</p> <p>Setbacks comply with HDCP controls for buildings in a residential zone and are consistent with new residential development.</p>	☒	☐	☐
<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>All areas of the site are accessible through the use of lifts and ramps.</p>	☒	☐	☐
<b>3.4 Landscaping</b>				
<ul style="list-style-type: none"> <li>• Appropriate planting should be provided along the boundary integrated with fencing.</li> <li>• Screen planting should not be included in calculations of unencumbered outdoor space.</li> </ul> <p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> <li>• planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</li> <li>• taking into account streetscape, local character and context when siting car parking areas within the front setback</li> <li>• using low level landscaping to soften and screen parking areas.</li> </ul>	<p>Appropriate landscaping is provided.</p>	☒	☐	☐

<b>3.5 Visual and acoustic privacy</b>				
<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> <li>• appropriate site and building layout</li> <li>• suitably locating pathways, windows and doors</li> <li>• permanent screening and landscape design.</li> </ul>	<p>The amended design of the facility facilitates the maintenance of privacy.</p> <p>The provision of 1.8m high acoustic boundary fencing will eliminate any potential overlooking from the outdoor play area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> </ul> <p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> <li>• identify an appropriate noise level for a child care facility located in residential and other zones</li> <li>• determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</li> <li>• determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</li> </ul>	<p>Acoustic report submitted which recommends the installation of acoustic fencing.</p> <p>Type and location of mechanical plant provided. Satisfactory.</p> <p>Acoustic report submitted.</p> <p>Projected noise levels identified.</p> <p>Background noise levels identified.</p> <p>Heights of acoustic fences recommended.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.6 Noise and air pollution</b>				
An acoustic report should identify appropriate noise levels for				

<p>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:</p> <ul style="list-style-type: none"> <li>• on industrial zoned land</li> <li>• where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000</li> <li>• along a railway or mass transit corridor, as defined by <i>State Environmental Planning Policy (Infrastructure) 2007</i></li> <li>• on a major or busy road</li> <li>• other land that is impacted by substantial external noise.</li> </ul>	<p>Acoustic report submitted. The site is not affected by external noise or vibration.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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</p>	<p>The site is not located adjacent to a major road and is not affected by air pollution.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.7 Hours of operation</b></p>				
<p>Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 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.</p>	<p>The core operating hours for the centre proposed are contained to between 7.00am and 6.00pm.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.8 Traffic, parking and pedestrian circulation</b></p>				
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>Parking complies with HDCP 2013.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> <li>• the amenity of the surrounding area will not be affected</li> <li>• there will be no impacts on the safe operation of the surrounding road network.</li> </ul>	<p>A traffic and parking report has been submitted which has indicated that the proposed development is a low trip generator and can be accommodated in the locality without affecting performance, delays or queues of nearby intersections, and complies with Council's parking requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<p>Alternative vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> <li>• a classified road</li> </ul>	<p>Not applicable.</p>				
<p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> <li>• separate pedestrian access from the car park to the facility</li> <li>• delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities</li> <li>• vehicles can enter and leave the site in a forward direction.</li> </ul>	<p>Pedestrian access is separate from vehicular access.</p> <p>The proposed facility does not include a loading area. It is considered that, given the nature of the use, delivery trucks would not be servicing the site. At most, light commercial vans would deliver any required products to be used, if not brought to the centre by the operator.</p> <p>Vehicles can enter and exit the site in a forward manner. Refer to traffic comments.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Car parking design should:</p> <ul style="list-style-type: none"> <li>• include a child safe fence to separate car parking areas from the building entrance and play areas</li> <li>• provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards</li> <li>• include wheelchair and pram accessible parking.</li> </ul>	<p>The basement car parking area is separated from the main building entrance and foyer area. The car parking area is also separated from any indoor and outdoor play areas.</p> <p>1 accessible space is provided, which is clearly marked.</p> <p>Lift access is provided.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Part 4 – Applying the National Regulations to development proposals</b></p>					
<p><b>4.1 Indoor space requirements</b></p>					
<p>(Regulation 107)</p> <p>Min. 3.25sqm of unencumbered indoor space (Regulation 107)</p> <p>Storage: - Min. 0.3m<sup>3</sup> per child of external storage</p>	<p><b>Required:</b> 30 x 3.25sqm = 97.5sqm</p>	<p><b>Provided</b> 97.5sqm The area provided is a bare minimum without indicating shelving, etc. Refer to</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>- Min. 0.2m<sup>3</sup> per child of internal storage</p>	<p>30 x 0.3m<sup>3</sup> = 9m<sup>3</sup></p> <p>30 x 0.2m<sup>3</sup> = 6m<sup>3</sup></p>	<p>recommendation to reduce number of children.</p> <p>Provided</p> <p>Provided</p>			
<p><b>4.2 Laundry and hygiene facilities</b></p>					
<p>(Regulation 106)</p> <p>On-site laundry facilities should contain:</p> <ul style="list-style-type: none"> <li>• a washer or washers capable of dealing with the heavy requirements of the centre</li> <li>• a dryer</li> <li>• laundry sinks</li> <li>• adequate storage for soiled items prior to cleaning.</li> </ul>	<p>Laundry is located upstairs. BCA compliance of size is required. <b>To be conditioned</b></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	
<p><b>4.2 Laundry and hygiene facilities</b></p>					
<p>(Regulation 109)</p> <p>Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include:</p> <ul style="list-style-type: none"> <li>• junior toilet pans, low level sinks and hand drying facilities for children</li> <li>• a sink and handwashing facilities in all bathrooms for adults</li> <li>• direct access from both activity rooms and outdoor play areas</li> <li>• windows into bathrooms and cubicles without doors to allow supervision by staff</li> </ul> <p>external windows in locations that prevent observation from neighbouring properties or from side boundaries</p>	<p>Achievable</p> <p>Provided</p> <p>Provided</p> <p>Supervision is achievable</p> <p>Window locations and sizes considered appropriate.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	
<p><b>4.4 Ventilation and natural light</b></p>					
<p>(Regulation 110)</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p>	<p>The activity room contains a large skylight window, which would allow adequate direct and indirect lighting to penetrate the room.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	

<p>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the <b>National Construction Code</b>. Ceiling height requirements may be affected by the capacity of the facility.</p> <p>Designers should aim to minimise the need for artificial lighting during the day, especially in circumstances where room depth exceeds ceiling height by 2.5 times. It is recommended that ceiling heights be proportional to the room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.</p>	<p>BCA compliance is required. <b>To be conditioned</b></p> <p>Room depths exceed 2.5 times the height, BCA compliant, and have good cross-flow ventilation. Considered satisfactory.</p>			
<p><b>4.5 Administrative space</b></p>				
<p>(Regulation 111) 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.</p>	<p>Provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.6 Nappy change facilities</b></p>				
<p>(Regulation 112) 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 <b>National Construction Code</b>.</p>	<p>Provided.</p> <p>Condition accordingly for compliance with the BCA. <b>To be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.7 Premises designed to facilitate supervision</b></p>				
<p>(Regulation 115) 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 supervision of children at all times, having regard to the need to maintain their rights and dignity.</p>	<p>Provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



<p>Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the <b>National Construction Code</b>.</p>	<p>Condition accordingly for compliance with the BCA. <b>To be conditioned.</b></p>			
<p><b>4.8 Emergency and evacuation procedures</b></p>				
<p>(Regulation 97 &amp; 168) Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> <li>instructions for what must be done in the event of an emergency</li> <li>an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit</li> <li>a risk assessment to identify potential emergencies that are relevant to the service.</li> </ul>	<p>Information provided.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p><b>4.9 Outdoor space requirements</b></p>				
<p>(Regulation 108) Min. 7sqm of unencumbered outdoor space per child.</p> <p>30 x 7sqm = 210sqm</p> <p>Where a covered space such as a verandah is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> <li>be open on at least one third of its perimeter</li> <li>have a clear height of 2.1 metres</li> </ul>	<p>The application indicates that an unencumbered area of 210m<sup>2</sup> is provided. However, this has not taken consideration of storage shed, OSD pits, open swale channel, retaining walls and dense planting.</p> <p>The assessment officer's calculation of the unencumbered outdoor space equates to 185.5m<sup>2</sup>. This will accommodate only 26.5 children. This report recommends a condition to be imposed on any consent granted seeking a reduction in number of children to 26. To be conditioned.</p> <p>The perimeter is fully open.</p> <p>&gt;3m</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

<ul style="list-style-type: none"> <li>• have a wall height of less than 1.4 metres where a wall with an opening forms the perimeter</li> <li>• have adequate flooring and roofing</li> <li>• be designed to provide adequate protection from the elements</li> </ul>	<p>N/A</p> <p>Adequate flooring achievable.</p> <p>The rear deck is covered.</p>			
<b>4.10 Natural environment</b>				
<p>(Regulation 113)</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>	<p>Satisfactory.</p>	☒	☐	☐
<b>4.11 Shade</b>				
<p>(Regulation 114)</p> <p>Controlled exposure to daylight for limited periods is essential as sunlight provides vitamin D which promotes healthy muscles, bones and overall wellbeing. Outdoor play areas should be provided with controlled solar access throughout the year.</p> <p>Outdoor play areas should:</p> <ul style="list-style-type: none"> <li>• have year-round solar access to at least 30 per cent of the ground area, with no more than 60 per cent of the outdoor space covered.</li> <li>• provide shade in the form of trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area</li> <li>• have evenly distributed shade structures over different activity spaces.</li> </ul>	<p>The rear outdoor areas face north-west.</p> <p>The shade structures totalling 92.8sqm in area, which equates to approximately 50% coverage (i.e. 92.8sqm / 185.5sqm).</p> <p>Shade structures and shade trees are provided.</p>	☒	☐	☐
<b>4.12 Fencing</b>				
<p>(Regulation 104)</p> <p>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.</p>	<p>At least 1.8m high fencing is proposed for the boundaries, whilst secure fencing is now provided at the front of the site to stop children from escaping or people entering from the sides.</p>	☒	☐	☐
<b>4.13 Soil Assessment</b>				

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<p>(Regulation 25)          To ensure consistency between the development consent and the service approval application, a soil assessment should be undertaken as part of the development application process.</p> <p>Where children will have access to soil the regulatory authority requires a preliminary investigation of the soil.</p>	<p>A soil assessment report is required in accordance with the Child Care Planning Guideline issued by NSW Department of Planning and Environment. The proposal is considered satisfactory subject to imposition of condition with regard to submission of a soil assessment report prior to issue of construction certificate. <b>To be conditioned.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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