

ATTACHMENT 5 – 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
3.1 Site selection and location				
For proposed developments in or adjacent to a residential zone, consider:				
<ul style="list-style-type: none"> the acoustic and privacy impacts of the proposed development on the residential properties 	<p>The submitted Acoustic Report provides no consideration for the use/impacts of noise from the child care facility.</p> <p>Outdoor play spaces of the centre are not considered to pose visual privacy impacts to neighbouring properties.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> the setbacks and siting of buildings within the residential context 	<p>Setbacks and siting of the building do not comply with ADG & HDCP</p>			

<ul style="list-style-type: none"> • traffic and parking impacts of the proposal on residential amenity. 	<p>requirements. The location of the outdoor play spaces within the front setback area are not supported.</p> <p>Traffic and parking report submitted. Refer to discussion provided under HDCP assessment.</p>			
3.2 Local character, streetscape and the public domain interface				
<p>The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas. 	<p>The proposed child care centre is not considered to be designed to be in character with the existing streetscape noting that outdoor play spaces are proposed within the front setback area.</p> <p>Landscape design proposed at the ground level is minimal and limited to a width of 1m and 2m along Beaufort St and Berwick St respectively, forward of the child care centre's outdoor play space.</p> <p>The proposed landscape treatment of the front setback area has not been distributed within the front setback to provide adequate visual softening of the building.</p> <p>Basement car parking is provided for the child care centre.</p>	<input type="checkbox"/>	<input checked="" 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"> • fencing to ensure safety for children entering and leaving the facility • 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 	<p>A childproof catchment area at the entrance of the centre has not been provided for children safety.</p> <p>The outdoor play spaces are bound by 1.5m-2m high fencing and does not provide for passive surveillance to the street from the centre.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.3 Building orientation, envelope and design				
<ul style="list-style-type: none"> • Orient a development on a site and design the building layout to ensure visual privacy and minimise potential noise and overlooking impacts on neighbours. 	<p>Visual privacy considered to be satisfactorily maintained having regard to levels of outdoor spaces and landscaping provided along common boundaries.</p> <p>No measures such as acoustic fencing is provided to minimise noise impacts to neighbours.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill 	<p>It has not been adequately demonstrated that indoor spaces receive a minimum 3 hours of sunlight between 9am and 3pm, mid-winter as required by Section 4 – Indoor Spaces – Part I – Child Care Centres of HDCP 2013. In this regard, the design does not ensure that solar access to indoor spaces is optimised. Outdoor spaces have access to sunlight and are provided with shading.</p> <p>The building in which the child care centre is located results in overshadowing of the adjoining property to the south.</p> <p>The proposal has been designed with an inaccurate survey plan, the extent of cut and fill proposed cannot be properly assessed.</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>The child care centre is located on the ground level of the proposed 4 storey building, and exceeds the maximum HLEP height standard.</p> <p>Landscaping has been provided along the side boundaries to mitigate privacy for neighbours and children at the centre within the outdoor spaces.</p> <p>Adequate access is provided for building maintenance.</p> <p>The provision of outdoor spaces within the front setback area is not consistent with the existing character of the locality and streetscape.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • 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 	<p>All areas of the site are accessible through the use of lifts and ramps.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4 Landscaping</p>				
<ul style="list-style-type: none"> • Appropriate planting should be provided along the boundary integrated with fencing. 	<p>Landscaping is provided along street frontages, forward of the high fencing bounding the outdoor spaces.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> • Screen planting should not be included in calculations of unencumbered outdoor space. <p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas. 	<p>Landscaping is also provided along the eastern and southern common boundaries of neighbouring sites.</p>			
<p>3.5 Visual and acoustic privacy</p>				
<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design. 	<p>The centre has been designed to ensure visual and acoustic privacy is maintained between properties.</p> <p>The provision of 1.5m-2m high fencing to both street frontages, and 1.8m high common boundary fencings (eastern and southern boundaries) will minimise potential overlooking to the indoor and outdoor play areas.</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"> • 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). • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to 	<p>The submitted acoustic report provides no consideration for the use/impacts of noise from the child care centre. As such, projected noise levels have not been identified for the child care centre, and no acoustic fencing has been recommended or incorporated within the design of the centre.</p> <p>Details of the mechanical plant or equipment required has not been provided or shown on plans.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>reduce noise levels e.g. acoustic fence, building, or enclosure.</p> <p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 				
3.6 Noise and air pollution				
<p>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:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000 • along a railway or mass transit corridor, as defined by <i>State Environmental Planning Policy (Infrastructure) 2007</i> • on a major or busy road • other land that is impacted by substantial external noise. 	<p>The submitted acoustic report provides no consideration for the use/impacts of noise from the child care centre.</p> <p>The site is not affected by external noise or vibration.</p>	<input type="checkbox"/>	<input checked="" 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"/>
3.7 Hours of operation				
<p>Hours of operation within areas where the predominant land use</p>	<p>The core operating hours for the centre proposed are contained to</p>			

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.	between 7.00am and 6.00pm, Monday to Friday.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.8 Traffic, parking and pedestrian circulation				
<ul style="list-style-type: none"> 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. 	Parking complies with HDCP 2013.	<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"> the amenity of the surrounding area will not be affected there will be no impacts on the safe operation of the surrounding road network. <p>Alternative vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> a classified road 	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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"> separate pedestrian access from the car park to the facility delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities vehicles can enter and leave the site in a forward direction. 	<p>Pedestrian access is separate from vehicular access.</p> <p>The proposed facility does not include a loading area. Details regarding deliveries have not been provided to determine that a designated loading area is not required, noting that the child care centre is located at the ground level with residential apartments above.</p> <p>Refer to traffic comments which outline that the manoeuvring for vehicles within the basement level are unsatisfactory.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Car parking design should:				

<ul style="list-style-type: none"> include a child safe fence to separate car parking areas from the building entrance and play areas provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards include wheelchair and pram accessible parking. 	<p>The basement car parking area is separated from the main building entrance and foyer area.</p> <p>1 accessible space is provided, which is clearly marked, and located adjacent to the lift.</p> <p>Lift access is provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Part 4 – Applying the National Regulations to development proposals					
4.1 Indoor space requirements					
<p>(Regulation 107)</p> <p>Min. 3.25sqm of unencumbered indoor space (Regulation 107)</p> <p>Storage:</p> <ul style="list-style-type: none"> Min. 0.3m³ per child of external storage Min. 0.2m³ per child of internal storage 	<p>Required:</p> <p>76 x 3.25sqm = 247sqm</p> <p>76 x 0.3m³ = 22.8m³</p> <p>76 x 0.2m³ = 15.2m³</p>	<p>Provided</p> <p>255.4sqm</p> <p>23m³</p> <p>22m³</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2 Laundry and hygiene facilities					
<p>(Regulation 106)</p> <p>On-site laundry facilities should contain:</p> <ul style="list-style-type: none"> a washer or washers capable of dealing with the heavy requirements of the centre a dryer laundry sinks adequate storage for soiled items prior to cleaning. 	<p>Laundry facilities have not been provided for the child care centre.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.2 Laundry and hygiene facilities					
<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"> junior toilet pans, low level sinks and hand drying facilities for children a sink and handwashing facilities in all bathrooms for adults 	<p>Achievable</p> <p>Provided</p> <p>Provided</p> <p>Supervision is achievable</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<ul style="list-style-type: none"> • direct access from both activity rooms and outdoor play areas • windows into bathrooms and cubicles without doors to allow supervision by staff • external windows in locations that prevent observation from neighbouring properties or from side boundaries 	<p>Window locations and sizes considered appropriate.</p>			
<p>4.4 Ventilation and natural light</p>				
<p>(Regulation 110) 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>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. 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>It has not been adequately demonstrated that indoor spaces receive a minimum 3 hours of sunlight between 9am and 3pm, mid-winter, particular concern is raised with respect to natural light to the 0-2yrs indoor activity room.</p> <p>BCA compliance is required for light and ventilation. To be conditioned, should consent be granted.</p> <p>Room depths exceed 2.5 times the height, BCA compliant, and have satisfactory cross-flow ventilation.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.5 Administrative space</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>4.6 Nappy change facilities</p>				
<p>(Regulation 112) Child care facilities must provide for children who wear nappies, including appropriate hygienic</p>	<p>Provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.</p> <p>Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p>	<p>Condition accordingly for compliance with the BCA. To be conditioned, should consent be granted.</p>			
<p>4.7 Premises designed to facilitate supervision</p>				
<p>(Regulation 115)</p> <p>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>Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.</p>	<p>Provided.</p> <p>Condition accordingly for compliance with the BCA. To be conditioned, should consent be granted.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.8 Emergency and evacuation procedures</p>				
<p>(Regulation 97 & 168)</p> <p>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"> • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service. 	<p>Not satisfactory.</p> <p>The evacuation plan indicates that there is only one emergency exit via the entry of the centre. This appears to be impractical having regard to the number of children proposed for the centre. An additional point of exit is not provided to assist with evacuation in the event of an emergency also noting that there are apartments above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.9 Outdoor space requirements</p>				
<p>(Regulation 108)</p> <p>Min. 7sqm of unencumbered outdoor space per child.</p>	<p>The assessment officer's calculation of the unencumbered outdoor space equates to 510m².</p>			

<p>76 x 7sqm = 532sqm</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"> • be open on at least one third of its perimeter • have a clear height of 2.1 metres • have a wall height of less than 1.4 metres where a wall with an opening forms the perimeter • have adequate flooring and roofing • be designed to provide adequate protection from the elements 	<p>The 1m landscape buffer along the side and rear boundaries, swale containing gravel mulch, stormwater pits and retaining walls are not included in calculations.</p> <p>Covered deck of 0-2yrs and 3-5yrs spaces are greater than 1/3 open.</p> <p>2.7m</p> <p>N/A</p> <p>Adequate flooring achievable.</p> <p>Decks are weather protected by the slab of the apartments above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4.10 Natural environment</p>				
<p>(Regulation 113) 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.11 Shade</p>				
<p>(Regulation 114) 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"> • 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. • provide shade in the form of trees or built shade 	<p>Outdoor areas receive natural sunlight and are provided with shade structures.</p> <p>The shade structures provided total 240.4m² in area, which equates to approximately 48% coverage.</p> <p>Shade structures and shade trees are provided.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area</p> <ul style="list-style-type: none"> • have evenly distributed shade structures over different activity spaces. 				
4.12 Fencing				
<p>(Regulation 104) 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, and secure fencing is provided at the front of the site to stop children from escaping or people entering from the sides.</p>	☒	☐	☐
4.13 Soil Assessment				
<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.</p> <p>The application has been accompanied by a Preliminary Site Investigation report which concludes that the site can be made suitable for the proposed land use. Council's Environmental Health section has also reviewed the proposal and considers the site is satisfactory subject to imposition of conditions, should consent be granted.</p>	☒	☐	☐