

## Appendix A

# Compliance Table of Relevant Controls – Childcare Planning Guidelines

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Control	Requirement	Comment	Compliance
<b>Part 1: Introduction</b>			
1.3 Objectives	Promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations.	The proposed development promotes high quality design of child care facilities, in accordance with the National Regulations.	Yes
	Ensure that child care facilities are compatible with the existing streetscape, context, and neighbouring land uses.	The proposed development provides a well-designed facility that is reflective of the mixed character of the precinct.	Yes
	Minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment.	The proposal has been designed to minimise adverse environmental and built form impacts on the surrounding properties.	Yes
<b>Part 3: Matters for Consideration</b>			
3.1 Site Selection and Location	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>	An Acoustic Report has been prepared by Koikas Acoustics which details the potential noise impacts of the proposed development on surrounding land uses and the impacts of the surrounding uses on the proposed development.	Yes

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	<ul style="list-style-type: none"> <li>the setbacks and siting of buildings within the residential context;</li> </ul>	<p>As recommended in the Acoustic Report, acoustic barriers of up to 1.8m high will be installed to mitigate potential acoustic impacts.</p> <p>The proposed height and siting of the building has considered the location of neighbouring residential buildings and has been designed to ensure no adverse privacy or solar access impacts.</p>	Yes
	<ul style="list-style-type: none"> <li>visual amenity impacts (e.g. additional building bulk and overshadowing, local character)</li> </ul>	<p>The proposed building façade complements the streetscape and does not present as bulky or visually overwhelming.</p> <p>The structure does not result in inappropriate overshadowing impacts and has been carefully designed to ensure it reflects the local character and context.</p>	Yes
	<ul style="list-style-type: none"> <li>traffic and parking impacts of the proposal on residential amenity.</li> </ul>	<p>The proposed development consists of sufficient car parking spaces to accommodate the facility.</p>	Yes
	<p>When selecting a site, ensure that:</p> <ul style="list-style-type: none"> <li>the location and surrounding uses are compatible with the proposed development or use;</li> </ul>	<p>The site is located at the northern edge of a commercial strip, which includes a railway station. In addition, the development is sited at the southern edge of a future high rise. The development is compatible with the location and surrounding uses, as it will provide the local community with a service that meets the needs of existing and future residents.</p>	Yes

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	<ul style="list-style-type: none"> <li>the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards;</li> </ul>	The site is considered environmentally safe and is supported by a range of specialist reports that demonstrate the site's suitability for the proposal.	Yes
	<ul style="list-style-type: none"> <li>there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed;</li> </ul>	The development is subject to a Remediation Action Plan, and once enacted the site will be suitable for the purpose of child care centre.	Yes
	<ul style="list-style-type: none"> <li>the characteristics of the site are suitable for the scale and type of development proposed having regard to:               <ul style="list-style-type: none"> <li>length of street frontage, lot configuration, dimensions, and overall size</li> <li>number of shared boundaries with residential properties</li> </ul> </li> </ul>	The proposed development provides a well-designed facility that is reflective of the existing and future desired character of the precinct. The site is located on a corner, and the characteristics of the site allow for a design that responds to both the commercial character to the south and the residential character to the west.	Yes
	<ul style="list-style-type: none"> <li>The development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas</li> </ul>	The proposed development will not have any adverse environmental impacts on the surrounding area. The site is not near any particularly sensitive environmental or cultural areas. The site is sufficiently removed from any heritage places.	Yes
	<ul style="list-style-type: none"> <li>there are suitable drop off and pick up areas, and off and on street parking;</li> </ul>	The proposed development includes at-grade car parking that provides suitable car parking and drop-off /pick-up areas.	Yes

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	<ul style="list-style-type: none"> <li>the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use;</li> <li>the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities</li> </ul>	<p>A Traffic and Parking Impact Assessment Report has been prepared by ParkTransit in support of the proposal. The site is located at a corner, with one frontage to a classified road. Belmore Road is a classified road, and access is therefore provided from Truman Avenue.</p>	Yes
	<ul style="list-style-type: none"> <li>it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.</li> </ul>	<p>The subject site is located at the edge of a commercial strip. It is not located within the proximity to any incompatible social activities and uses.</p>	Yes
	<p>A child care facility should be located:</p> <ul style="list-style-type: none"> <li>near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship;</li> </ul>	<p>The site is ideally located, between a commercial strip and a future urban renewal area. The nearest school is Riverwood Public School, which is located approximately 500m to the west of the site. The site is located approximately 400m to the east of the Riverwood Park recreation precinct.</p>	Yes
	<ul style="list-style-type: none"> <li>near or within employment areas, town centres, business centres, shops;</li> </ul>	<p>The site is suitably located at the edge of the Riverwood town centre.</p>	Yes
	<ul style="list-style-type: none"> <li>with access to public transport including rail, buses, ferries; and</li> </ul>	<p>The site is located 300m to the north of Riverwood Railway Station.</p>	Yes

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	<ul style="list-style-type: none"> <li>in areas with pedestrian connectivity to the local community, businesses, shops, services, and the like.</li> </ul>	As noted above, the site is located 300m to the north of Riverwood Train Station and associated bus stops.	Yes
	<p>A child care facility should be located to avoid environmental conditions arising from:</p> <ul style="list-style-type: none"> <li>proximity to: <ul style="list-style-type: none"> <li>heavy or hazardous industry, waste transfer depots or landfill sites</li> <li>Liquefied Petroleum Gas (LPG) tanks or service stations</li> <li>water cooling and water warming systems</li> <li>odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses</li> <li>extractive industries, intensive agriculture, agricultural spraying activities</li> <li>any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</li> </ul> </li> </ul>	<p>The proposed development has been designed to create a safe and useable development that avoids risks to children, staff, or visitors. The site is not near any of the uses outlined in this control.</p> <p>The development is subject to a Remediation Action Plan, and once enacted the site will be suitable for the purpose of child care centre.</p>	
3.2 Local Character, Streetscape, and the Public Domain Interface	<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> </ul>	The proposed development provides a well-designed facility that is reflective of the character of the area. The proposed development has been designed to respond to the site's natural characteristics and the layout of the existing locality.	Yes

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	<ul style="list-style-type: none"> <li>build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history, and culture of the place;</li> <li>reflect the predominant form of surrounding land uses, particularly in low density residential areas;</li> </ul>	The proposed development has been designed to reflect the site's immediate context. The rectilinear form complements both the commercial streetscape to the south, and the medium and high density development to the immediate north and west.	Yes
	<ul style="list-style-type: none"> <li>recognise predominant streetscape qualities, such as building form, scale, materials and colours;</li> <li>include design and architectural treatments that respond to and integrate with the existing streetscape;</li> </ul>	The proposed development has been designed with consideration of predominant streetscape qualities of the surrounding area. The proposed child care centre recognises and adopts the flat roof form and brick materiality that is typical of surrounding development. The building will incorporate contemporary lightweight treatments to provide a high degree of articulation and visual interest.	Yes
	<ul style="list-style-type: none"> <li>use landscaping to positively contribute to the streetscape and neighbouring amenity; and</li> </ul>	Proposed landscaping will assist in contributing to the streetscape and neighbouring amenity, whilst also softening the built form of the child care centre. Refer to Landscape Plans submitted.	Yes
	<ul style="list-style-type: none"> <li>integrate car parking into the building and site landscaping design in residential areas.</li> </ul>	The proposed car parking is located at-grade and is to be screened by proposed landscaping and the proposed built form, to ensure the car park is well integrated with the mixed character of the area.	Yes
	<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> </ul>	The proposed child care centre includes a number of safety fences and gates to ensure safety for children using the facility.	Yes

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	<ul style="list-style-type: none"> <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; and</li> <li>integrating existing and proposed landscaping with fencing.</li> </ul>	<p>Numerous windows facing the street have been included within the proposal to provide passive surveillance.</p> <p>The proposed landscaping will be integrated with the proposed fencing.</p>	<p>Yes</p> <p>Yes</p>
	On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.	The entries to the proposed child care centre have been designed to ensure they are clearly identifiable when accessing the site.	Yes
	Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	The Belmore Road setback is to consist of predominantly landscaping to screen the car park and built form of the child care centre, and secure the perimeter of the site. The site is not identified as a heritage item, within proximity to a heritage item or within a conservation area.	Yes
3.3 Building Orientation, Envelope and Design	<p>Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> <li>ensure visual privacy and minimise potential noise and overlooking impacts on neighbours;</li> </ul>	The proposed child care centre is oriented away from the adjoining dwelling at 1 Truman Avenue, and first floor windows are well removed from the western interface. Acoustic impacts are able to be controlled as indicated in the submitted acoustic report.	Yes

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	<ul style="list-style-type: none"> <li>optimise solar access to internal and external play areas;</li> </ul>	The proposed development has been sited and designed to ensure there is appropriate solar access to internal and external play areas as detailed in the Architectural Plans.	Yes
	<ul style="list-style-type: none"> <li>avoid overshadowing of adjoining residential properties;</li> </ul>	The proposed child care centre has been sited and designed to ensure there is minimal overshadowing of adjoining residential properties as detailed in the Shadow Diagrams provided with the Architectural Plans.	Yes
	<ul style="list-style-type: none"> <li>minimise cut and fill;</li> </ul>	The proposed development has been designed to respond to the site's natural characteristics and to minimise cut and fill. However, given the extent of the site's topography, earthworks (maximum 1.3m of cut) has been proposed to ensure all degrees of mobility can use the site safely and efficiently, and without the need for extensive ramping.	Yes
	<ul style="list-style-type: none"> <li>ensure buildings along the street frontage define the street by facing it; and</li> </ul>	The proposed child care centre has been designed and oriented to address both street frontages.	Yes
	<ul style="list-style-type: none"> <li>ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.</li> </ul>	The proposed child care centre is two storey only, and is unlikely to be subject to adverse wind impacts. The outdoor play areas are provided with orientations to the north, west and east, and are partially protected from southerly winds. Shade is provided for sun protection.	Yes



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	<p>The following matters may be considered to minimise the impacts of the proposal on the local character</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; and</li> <li>setbacks to the street should be consistent with the existing character.</li> </ul>	<p>The proposed height is consistent with other buildings in the local area.</p> <p>The child care centre has been designed so that the facility is appropriately scaled on the site and with its surrounding context.</p> <p>The proposed setbacks allow adequate privacy for neighbours and children at the proposed child care facility.</p> <p>The building is setback at a distance that allows for adequate access for building maintenance.</p> <p>The design has employed a short setback to Belmore Road, to respond to the character from the adjoining commercial zone; however, the design also provides an additional setback to integrate landscaping and respond to the nearby residential character. The building has been set away from the corner to provide a strong landscaped presence at the intersection.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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	Entry to the facility should be limited to one secure point which is: <ul style="list-style-type: none"> <li>located to allow ease of access, particularly for pedestrians;</li> <li>directly accessible from the street where possible;</li> <li>directly visible from the street frontage;</li> </ul>	The entry is conveniently located to both street fringes and the car park, with the two paved footpaths, and the pedestrian crossing, all converging into a single entry point to the building.	Yes
	<ul style="list-style-type: none"> <li>easily monitored through natural or camera surveillance; and</li> </ul>	The development includes appropriate location of windows and openings to facilitate and to ensure natural surveillance occurs onsite.	Yes
	<ul style="list-style-type: none"> <li>not accessed through an outdoor play area.</li> </ul>	No access to the centre is available via an outdoor play area.	Yes
	Accessible Design can be achieved by: <ul style="list-style-type: none"> <li>Providing accessibility to and within the building in accordance with all relevant legislation;</li> </ul>	Accessibility to and within the building has been designed to be compliant with the Australian Standards.	Yes
	<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;</li> </ul>	Pathways are relatively flat along the course of the site to the entrance of the centre. This allows access for wheelchairs and prams.	Yes
	<ul style="list-style-type: none"> <li>Between all car parking areas and the main building entry;</li> </ul>	Clear and safe pathways are provided through the car park areas to the main building entry.	Yes
	<ul style="list-style-type: none"> <li>Providing a continuous path of travel to and within the building, including access between the street entry and</li> </ul>	A continuous path of travel is proposed from the car park and throughout the proposed centre.	Yes

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	<p>car parking and main building entrance. Platform lifts should be avoided where possible; and</p> <ul style="list-style-type: none"> <li>minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.</li> </ul>	Cut is proposed in order to avoid the need to ramping throughout the development.	Yes
3.4 Landscaping	Use the existing landscape where feasible to provide a high-quality landscaped area.	The proposed development incorporates extensive landscaping to integrate the built form into the surrounding context. A Landscape Plan has been submitted with this application.	Yes
	<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; and</li> <li>using low level landscaping to soften and screen parking areas.</li> </ul>	The majority of the car park is located beneath the first floor, which features extensive landscaping that will be visible from the adjoining streets. In addition, perimeter planting is proposed around the car park.	Yes
3.5 Visual and Acoustic Privacy	<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; and</li> <li>permanent screening and landscape design.</li> </ul>	The proposed child care centre has been sited and designed to minimise opportunities for direct overlooking from public areas. Lightweight vertical is used throughout the development to provide privacy	Yes

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		to indoor spaces. Consideration of privacy was incorporated in the design of the internal layout and positioning of openings within the centre.	
	Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: <ul style="list-style-type: none"> <li>• appropriate site and building layout;</li> <li>• suitable location of pathways, windows, and doors; and</li> <li>• landscape design and screening.</li> </ul>	There are no first floor windows oriented towards the neighbouring residential property to the west. Direct overlooking impacts on adjoining properties has been minimised through the siting of the child care centre, along with landscape design and the location of windows, pathways, and doors.	Yes
	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: <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); and</li> </ul>	The proposed centre has been sited and designed to minimise acoustic impacts on adjoining properties and incorporates attenuation measures in accordance with the Acoustic Report prepared by Koikas Acoustics.	Yes
	<ul style="list-style-type: none"> <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>	All mechanical equipment will be screened and constructed to reduce noise levels.	Yes
	A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:		

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	<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> </ul> <p>determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</p>	<p>Acoustic Report prepared by Koikas Acoustics has been provided with this application. The report concludes the proposed development will require acoustic barriers of up to 1.8m high.</p> <p>The above have been integrated into the design to ensure unacceptable noise impacts do not arise from the proposed development.</p>	Yes
3.6 Noise and Air Pollution	<p>Adopt design solutions to minimise the impacts of noise.</p> <ul style="list-style-type: none"> <li>creating physical separation between buildings and the noise source;</li> <li>orientating the facility to perpendicular to the noise source and where possible buffered by other uses;</li> <li>using landscaping to reduce the perception of noise;</li> <li>limiting the number and size of openings facing noise sources;</li> <li>using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens);</li> <li>using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens, and soffits; and</li> <li>locating cot rooms, sleeping areas and play areas away from external noise sources.</li> </ul>	The application is accompanied by an Acoustic Report prepared by Koikas Acoustics which includes an assessment of external noise impacts on both inside the playrooms and in outdoor play areas of the proposed childcare centre. The report confirms that the proposed 1.8m high noise barriers provide sufficient attenuation of traffic noise to achieve the require noise level targets, and that no further acoustic controls beyond the noise barriers are required.	Yes
	<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>	The proposed development has been sited and designed to avoid or minimise the potential impact of external sources of air pollution.	Yes

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3.7 Hours of Operation	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.	The proposed hours of operation are 6:30am to 6:30pm.	Yes
3.8 Traffic, Parking and Pedestrian Circulation	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.	The proposed child care centre is for a maximum of 60 children and requires a total of 15 spaces in accordance with the CBDP 2023. A total of 15 spaces (inclusive of 1 accessible space) are proposed for the child care centre.	Yes
	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.	A Traffic and Parking Impact Assessment has been prepared by ParkTransit in support of the application, and it details the proposed operation of the development and the potential impact on the surrounding land uses. The report demonstrates the environmental capacity maximum is not exceeded.	Yes
	<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>• defined pedestrian crossings included within large car parking areas;</li> <li>• separate pedestrian and vehicle entries from the street for parents, children, and visitors;</li> <li>• pedestrian paths that enable two prams to pass each other;</li> </ul>	The proposed development has been designed to provide a safe pedestrian environment for all site users, including through the separation of vehicular and pedestrian entries to the site, and the provision of pedestrian of a pedestrian path through and along the car park.	Yes

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	<ul style="list-style-type: none"> <li>delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities;</li> <li>in commercial or industrial zones and mixed-use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas; and</li> <li>vehicles can enter and leave the site in a forward direction.</li> </ul>		
	<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; and</li> <li>include wheelchair and pram accessible parking.</li> </ul>	The proposed development includes at-grade car parking that provides appropriate separation from play areas and provides a high level of accessibility to the centre. The outdoor play space that is nearest to the car park is separated by fencing and landscaping, and the nearest parking spaces are provided in a parallel formation, minimising the risk of vehicles passing through the barriers.	Yes
<b>Part 4: Applying the National Regulations to Development Proposals</b>			
4.1 Indoor Space Requirements	Every child being educated and cared for within a facility must have a minimum of 3.25m <sup>2</sup> of unencumbered indoor space.	A total of 195m <sup>2</sup> of unencumbered indoor play space is required for the proposed 60 children and a total of 223.2m <sup>2</sup> has been provided.	Yes
	<p>Storage:</p> <p>Every child must receive:</p> <ul style="list-style-type: none"> <li>a minimum of 0.3m<sup>3</sup> per child of external storage space; and</li> <li>a minimum of 0.2m<sup>3</sup> per child of internal storage space</li> </ul>	As the child care centre proposed is a 60-place child care centre, the required external storage is 18m <sup>3</sup> and required internal storage is 12m <sup>3</sup> . The centre provides generous ceiling heights and the storage area is sufficient to accommodate the required volume.	

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4.2 Hygiene and Laundry Facilities	<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 facility;</li> <li>• a dryer;</li> <li>• laundry sinks;</li> <li>• adequate storage for soiled items prior to cleaning; and</li> <li>• an onsite laundry cannot be calculated as usable unencumbered play space for children.</li> </ul>	An onsite laundry is proposed, which is capable of accommodating the facilities listed.	Yes
4.3 Toilet and Hygiene Facilities	<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; and</li> <li>• external windows in locations that prevent observation from neighbouring properties or from side boundaries.</li> </ul>	Toilet and hygiene facilities have been provided. Junior toilet pans, including lower-level sinks and hand drying facilities for children have been provided. Adult facilities include a sink, toilet and hand washing facilities, are also provided. Access to and from play areas is direct, and the toilet areas are designed to allow for supervision: windows are provided from play areas and there are no doors between pans.	Yes
4.4 Ventilation and Natural Light	Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.	The building will be well ventilated through the inclusion of multiple windows on multiple sides of each room. The child care centre operators will ensure the	Yes



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		centre remains at a temperature that ensures safety of all children.	
	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.	The child care facility complies with the light and ventilation and minimum ceiling height requirements of the National Construction Code.	Yes
	<p>Ventilation:</p> <p>Good ventilation can be achieved through a mixture of natural cross ventilation and air conditioning. It is recommended that child care facilities ensure natural ventilation is available to each indoor activity room</p>	Multiple windows are proposed on each side of the building to ensure that cross ventilation can occur freely.	Yes
	<p>Natural Light:</p> <p>Solar and daylight access reduces reliance on artificial lighting and heating, improves energy efficiency and creates comfortable learning environments through pleasant conditions.</p> <p>When designing a child care facility consideration should be given to:</p> <ul style="list-style-type: none"> <li>• Providing windows facing different orientations;</li> <li>• Using skylights as appropriate; and</li> <li>• Ceiling heights.</li> </ul> <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</p>	Multiple windows are proposed on all sides of the building to ensure that natural light can easily access classrooms, removing the reliance on artificial lighting and heating/cooling. The building design incorporates windows facing different orientations and with proportionate room sizes to minimise the need for excessive artificial lighting during the day. High ceilings have been proposed to also achieve this aim.	Yes

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	room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.		
4.5 Administrative Space	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.	Administrative spaces are included in the proposal, located near to the lift. The administrative space is designed to ensure equitable use by parents and children at the facility.	Yes
4.6 Nappy Change Facilities	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.	Nappy changing facilities have been provided. The areas are equipped with hygienic facilities, including basins.	Yes
4.7 Premises Designed to Facilitate Supervision	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.	All rooms and facilities are designed in a manner that always allows for supervision by staff.	Yes
4.8 Emergency and Evacuation Procedures	An emergency and evacuation plan should be submitted with a DA	Emergency and evacuation measures have been detailed in the Plan of Operational Management submitted with the application.	
4.9 Outdoor Space Requirements	An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m <sup>2</sup> of unencumbered outdoor space.	A total of 420m <sup>2</sup> of unencumbered outdoor play space is required for the proposed 60 children and a total of 438m <sup>2</sup> has been provided.	Yes

Compliance Table of Relevant Controls – Childcare Planning Guidelines			
Control	Requirement	Comment	Compliance
4.10 Natural Environment	The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.	The outdoor play space provides adequate space for children to explore and experience the natural environment. A planting schedule has been provided with the Landscaped Plans and no dangerous plants are proposed.	Yes
4.11 Shade	The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	As detailed in the plans, appropriate shading devices are provided through proposed outdoor play spaces.	Yes
	Outdoor play areas should: <ul style="list-style-type: none"> <li>• have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m<sup>2</sup>) of the 7.0m<sup>2</sup> of outdoor space per child required.</li> <li>• adequate shade for outdoor play areas is to be provided in the form of natural shade such as 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>	The centre takes advantage of the northern and western aspects to provide solar access to the centre, particularly at the first floor. Refer to view from sun diagrams submitted with the application. Shade is provided throughout the development and is evenly distributed.	Yes
4.12 Fencing	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.	All open space is to be enclosed by suitable fencing to ensure that children cannot go through or under.	Yes
4.13 Soil Assessment	With every service application one of the following is required:		

**Compliance Table of Relevant Controls – Childcare Planning Guidelines**

Control	Requirement	Comment	Compliance
	<ul style="list-style-type: none"><li>a soil assessment for the site of the proposed education and care service premises</li></ul>	A Preliminary Site Investigation (PSI) has been undertaken and the proposal is supported by a report prepared by Waratah Consulting. The report concludes that the site could be made suitable for the purpose of children's day care centres.	Yes