

Attachment 1 – 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 in the assessment of any application for a child care centre.

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

Part 2 – Design quality principles	
<i>Principle 1 – Context</i>	The design responds appropriately to its context. The child care centre component of the development will not be directly visible from Woodpark Road, and the setback from Cumberland highway is extensive. Accordingly, the proposed centre will not have any significant impact on the streetscape.
<i>Principle 2 – Built form</i>	The bulk and scale of the proposed child care centre is considered appropriate in the context of its location in the B5 zone, and relationship to the other developments on site.
<i>Principle 3 – Adaptive learning spaces</i>	The layout and design of the indoor and outdoor learning spaces will provide a high level of amenity for children and staff – subject to compliance with the recommended conditions.
<i>Principle 4 – Sustainability</i>	The facility as proposed would rely heavily on mechanical heating and cooling. Conditions included in the draft determination to improve direct sunlight and natural ventilation of the indoor areas through the inclusion of a north-facing, operable clerestory.
<i>Principle 5 – Landscape</i>	There are limited opportunities for landscaping due to the location of the centre on the upper level of the building. The proposal incorporates a simulated outdoor environment that provides for tree planters, vegetable planters, and sand pits.
<i>Principle 6 – Amenity</i>	The design provides good amenity through an efficient layout, access to natural light and ventilation, and adequate storage and service areas throughout the facility.
<i>Principle 7 – Safety</i>	The proposed design optimises safety and security, and incorporates clearly defined access for visitors and staff.

Part 3 Matters for consideration			
The matters for consideration 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	Provided	Compliance
	3.1 Site selection and location		
C1	For proposed developments in or adjacent to a residential zone, consider: - the acoustic and privacy impacts of the proposed development on the residential properties - the setbacks and siting of buildings within the residential context - traffic and parking impacts of the proposal on residential amenity.	The land on the opposite side of Cumberland Highway is zoned and used for residential purposes. Given the high background noise associated with the highway, and the physical separation of the child care centre from the residential properties, the child care centre will not have any adverse impacts on the amenity of the residential properties.	Yes
	For proposed developments in commercial and industrial zones, consider: Potential impact of the facility on the viability of	The proposed child care centre is considered complementary to the other uses proposed for the	Yes

	existing commercial or industrial uses	subject development, and existing uses on adjacent sites.	
C2	When selecting a site, ensure that: - the location and surrounding uses are compatible with the proposed development or use - the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards - there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed - the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas - where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use - there are suitable drop off and pick up areas, and off and on street parking - the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use	The location and surrounding uses are compatible with the proposed development. The facility will have no impacts on viability of adjacent commercial or industrial sites but rather will provide a potential service for employees in the immediate area. The site is not subject to flooding, bushfires, or other environmental hazards. The preliminary investigation report submitted with the concept approval (DA 2017/7) identified some risk of contamination at the site and recommended works to make the site suitable for the proposed uses. Subject to compliance with the recommendations of that report, and the conditions imposed on DA 2017/7, the site will be suitable for the proposed use. It is also noted that the child care centre is located on the upper level of the development and children will not be exposed to the soil. The site is suitable for the scale of development proposed having regard to its frontage, site area, and distance from hazardous or sensitive locations. N/A – new facility proposed. Sufficient off street parking proposed to service the development. Cumberland Highway is a classified road and is generally not considered to be a suitable location for a child care centre. However, the child care centre	Yes Yes Satisfactory Yes N/A Yes Satisfactory

	- 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, extractive industries, intensive agriculture, agricultural spraying activities - any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.	component of the development is located away from the classified road frontage and the design of the centre and car park is considered appropriate to ensure the safety of children using the facility. The site is not located close to any incompatible land uses. No other environmental hazard or risk identified. The health hazard report indicates that the site is suitable for the proposed development.	Yes Yes
C3	A child care facility should be located: - near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship - near or within employment areas, town centres, business centres, shops - with access to public transport including rail, buses, ferries - in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.	The proposed facility is located within close proximity to other businesses, shops and employment areas.	Yes
C4	A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from: proximity to: - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - 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	The site is not in proximity to any of the listed environmental hazards.	Yes
3.2 Local character, streetscape and the public domain interface			
C5	The proposed development should: - 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	The child care centre component of the development will not be prominent in the streetscape due to the extensive setback. The design of the building is appropriate in the context of the surrounding development	N/A Yes

	- recognise predominant streetscape qualities, such as building form, scale, materials and colours - use landscaping to positively contribute to the streetscape and neighbouring amenity - integrate car parking into the building and site landscaping design in residential areas.	The scale, materiality, and proposed building form are appropriate in the context of surrounding development. The child care centre is not located adjacent to any residential area and is not directly visible from the street Car parking is integrated into the design of the development	Yes N/A Yes
C6	Create a threshold with a clear transition between public and private realms, including: - 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.	Fencing provided around the outdoor play area. The entrance to the centre is through a lobby which provides security for children entering and leaving the facility. The child care centre is located at the rear of the site. Passive surveillance of the car park area is satisfactory.	Yes N/A
C7	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.	Only one entry proposed to the child care centre.	Yes
C8	Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: - Clearly defined street access, pedestrian paths and building entries - Low fences and planting which delineate communal/private open space from adjoining public open space - Minimal use of blank walls and high fences.	Development does not adjoin any open space or bushland.	N/A
C9	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 heritage conservation area front fencing should be designed in accordance with local heritage provisions.	No front fence or heritage item within the vicinity of the proposed child care centre.	N/A
C10	High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	No acoustic fencing proposed within the front setback.	N/A
1.3 Building orientation, envelope and design			
C11	Orient a development on a site and design the building layout to ensure visual privacy and minimise potential noise and overlooking impacts on neighbours.	Proposed centre does not raise any visual privacy concerns. No	Yes

	- optimise solar access to internal and external play areas - avoid overshadowing of adjoining residential properties - minimise cut and fill - ensure buildings along the street frontage define the street by facing it - ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.	residential properties adjoining the subject site. Amended plans provide for adequate solar access to internal and external play areas. No residential properties adjoin the subject site No cut or fill proposed under this application. Proposed building does not face the street. Single storey facility proposed.	Yes N/A N/A N/A N/A
C12	The following matters may be considered to minimise the impacts of the proposal on local character: - 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.	The building height is considered appropriate in the context. No privacy impacts from the proposed development. Setbacks comply with DCP controls and are consistent with existing streetscape character.	Yes
C13	Where there are no prevailing setback controls minimum setback to classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	Child care centre component of the development is located to the rear of the site. Setback to the classified road exceeds 10 m.	N/A
C14	On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	Site is not within a residential zone	N/A
C15	The built form of the development should contribute to the character of the local area, including how it: - respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage - contributes to the identity of the place - retains and reinforces existing built form and vegetation where significant - considers heritage within the local neighbourhood including identified heritage items and conservation areas - responds to its natural environment including local landscape setting and climate	The proposed built form is considered appropriate. The child care centre is located at the rear of the site and will not impact on the streetscape or any existing vegetation.	Yes

	• contributes to the identity of place.		
C16	Entry to the facility should be limited to one secure point which is: • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area • in a mixed-use development, clearly defined and separate from entrances to other uses in the building	One entry point proposed, easily identifiable and accessible Not accessed through the outdoor play area. The entrance to the child care centre is separate from the entrance to the other uses in the development.	Yes
C17	Accessible design can be achieved by: • providing accessibility to and within the building in accordance with all relevant legislation • 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 • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible. • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.	The internal and external areas of the child care centre are at a single level, with level access from the associated car park.	Yes
3.4 Landscaping			
C18	Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by: • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.	Not applicable as the proposed centre is located on the upper level within a mixed use development.	N/A
C19	Incorporate car parking into the landscape design of the site by: • 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.	No planting provided within the child care centre car park. Not possible in this instance due to the location of the child care centre on the upper level. No impact on streetscape due to the location of the child care centre at the rear of the site.	No Yes
3.5 Visual and acoustic privacy			
C20	Open balconies in mixed use developments should not overlook facilities nor overhang	No balconies overlooking the play area	Yes

	outdoor play spaces		
C21	Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design.	The design of the facility allows for an appropriate balance of privacy and passive surveillance. Permanent screening provided to the outdoor play area	Yes Yes
C22	Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: • Appropriate site and building layout • Suitable location of pathways, windows and doors • Landscape design and screening	No residential properties adjoin the subject site.	N/A
C23	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: • 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 reduce noise levels e.g. acoustic fence, building, or enclosure.	Not adjacent to any residential accommodation.	N/A
C24	A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: • 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.	The acoustic report endorsed under DA 2017/7 confirms that the nearest residential receivers will not be adversely affected by the child care centre, and that appropriate noise levels can be maintained within the child care centre. Not applicable as there are no adjacent residential properties. The acoustic report indicates that the outdoor play area will be surrounded by a 6.5 m high acoustic wall.	Yes N/A Yes
	3.6 Noise and air pollution		
C25	Adopt design solutions to minimise the impacts of noise, such as: • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses	The facility is set back approximately 125 m from Cumberland Highway which is the principal existing noise source.	Yes

	• using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits • locating cot rooms, sleeping areas and play areas away from external noise sources.	There are two small windows proposed facing towards the Cumberland Highway. However, they are not openable and will provide for appropriate sound insulation for the associated rooms, whilst also permitting natural light to enter. The cot rooms are located away from external noise sources.	
C26	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: • 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.	Acoustic report submitted indicates that the proposal will comply with the relevant noise levels for internal spaces, subject to installation of a 6.5 m high acoustic wall.	Yes
C27	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.	The site is located adjacent to Cumberland Highway. Health hazard report submitted by the applicant indicates that there is no health risk associated with the location of the proposed development.	No
C28	A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as: • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility	Site has frontage to two major roads and there are multiple industrial developments within the locality. The applicant provided a health hazard report which includes an air quality assessment. The report concludes that the indicative background levels of carbon monoxide, nitrogen dioxide, airborne particulate matter etc., are substantially lower than relevant NSW OEH air quality standards. On this basis, background air quality is not considered to present an environmental or health risk or hazard, and is not considered to present an impediment to the development and safe operation of a child care or early learning centre at the site.	Yes
	3.7 Hours of operation		
C29	Hours of operation within areas where the predominant land use is residential should be	The site is not within a residential area.	N/A

	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.		
C30	Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	The proposed hours of operation are considered appropriate in the context - 7 am to 7 pm Monday to Friday. The other uses in the development will operate 6 am to 10 pm, 7 days a week.	Yes
3.8 Traffic, parking and pedestrian circulation			
C31	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. Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates: Within 400 metres of a metropolitan train station: • 1 space per 10 children • 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. In other areas: • 1 space per 4 children. A reduction in car parking rates may be considered where: • the proposal is an adaptive re-use of a heritage item • the site is in a B8 Metropolitan Zone or other high density business or residential zone • the site is in proximity to high frequency and well connected public transport • the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks) • there is sufficient on street parking available at appropriate times within proximity of the site.	33 car spaces are provided for the child care centre which complies with the DCP rate.	Yes
C32	In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	No on street parking proposed.	N/A
C33	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: • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network.	An updated traffic and parking report was submitted with the amended application and is considered generally satisfactory. The proposed development can be accommodated without affecting performance of the local road network.	Yes
C34	Alternate vehicular access should be provided where child care facilities are on sites fronting:	The parking area associated with the child care centre can be	Yes

	- a classified road or roads which carry freight traffic or transport dangerous goods or hazardous materials. The alternate access must have regard to: - the prevailing traffic conditions - pedestrian and vehicle safety including bicycle movements - the likely impact of the development on traffic.	accessed via the Cumberland Highway or Woodpark Road.	
C35	Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	The subject site is not located on a cul-de-sac or laneway.	N/A
C36	The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: - separate pedestrian access from the car park to the facility - defined pedestrian crossings included within large car parking areas - separate pedestrian and vehicle entries from the street for parents, children and visitors - pedestrian paths that enable two prams to pass each other - delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities - 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. - vehicles can enter and leave the site in a forward direction.	Pedestrian access is separate from vehicular access. 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. Vehicles can enter and exit the site in a forward direction.	Yes Considered satisfactory Yes
	Mixed use developments should include: - driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks - drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site - parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.	The car park for the child care facility is separate from truck parking and manoeuvring areas. Sufficient parking provided for the child care centre. The car park is located adjacent to the entrance to the child care centre, separate from other on site parking.	Yes Yes Yes
C38	Car parking design should: include a child safe fence to separate car	Amended plans show that the	Yes

	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.	car park associated with the child care centre is fenced. Amended plans show accessible parking in appropriate locations. Amended plans show wheelchair and pram accessible parking.	Yes Yes
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Part 4 – Applying the National Regulations to development proposals			
Criteria	Required	Provided	Compliance
4.1 Indoor space requirements			
Min. 3.25sqm of unencumbered indoor space (Regulation 107)	$121.4 / 3.25 \text{ m}^2 = 37 \text{ kids}$ $126.8 / 3.25 \text{ m}^2 = 39 \text{ kids}$ $97.5 / 3.25 \text{ m}^2 = 30 \text{ kids}$ $78 / 3.25 \text{ m}^2 = 24 \text{ kids}$	Proposal complies with unencumbered indoor space requirements	Yes
Storage: - Min. 0.3m ³ per child of external storage	$130 \times 0.3 \text{ m}^3 = 39 \text{ m}^3$	52.3 m ³	Yes
- Min. 0.2m ³ per child of internal storage	$130 \times 0.2 \text{ m}^3 = 26 \text{ m}^3$	31.4 m ³	Yes
4.2 Laundry and hygiene facilities			
(Regulation 106)	On-site laundry facilities should contain: - 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.	Amended plans provide for an adequately sized laundry facility.	Yes
4.3 Toilet and hygiene facilities			
(Regulation 109)	Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include: - junior toilet pans, low level sinks and hand drying facilities for children - a sink and handwashing facilities in all bathrooms for adults - direct access from both activity rooms and outdoor play areas	Sufficient number of junior pans and hand wash sinks provided. Hand washing facilities shown in adult bathrooms. Proposed WCs have internal and external access. Provided	Yes Yes Yes Yes

	• 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	Not applicable	N/A
4.4 Ventilation and natural light			
(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. 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. 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.	The facility as proposed would have inadequate direct lighting and ventilation, and accordingly would rely heavily on mechanical heating and cooling to maintain comfortable indoor temperatures. Proposed floor to ceiling height is 3 m. Rooms are up to 20 m deep (6.6 x ceiling height). Condition included in the draft determination to require north facing, operable clerestory windows to improve natural light and internal amenity. Standard conditions also imposed regarding compliance with NCC.	Yes by condition
4.5 Administrative space			
(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.	Adequate administrative area provided.	Yes
4.6 Nappy change facilities			
(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	Appropriate nappy change facilities provided.	Yes

	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 National Construction Code.	Conditions imposed regarding compliance with the NCC.	Yes
4.7 Premises designed to facilitate supervision			
(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. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.	The design of the children's toilet and play areas allows for adequate supervision of children. Standard condition to be imposed regarding compliance with the NCC.	Yes Yes
4.8 Emergency and evacuation procedures			
(Regulation 97 & 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: • 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.	Satisfactory evacuation and emergency plan submitted.	Yes
4.9 Outdoor space requirements			
(Regulation 108)	Min. 7 m² of unencumbered outdoor space per child. 130 x 7m² = 910m² Where a covered space such as a verandah is to be included in outdoor space it	910.8 m² provided. The proposed verandah is 10.4 m deep and extends the width of the building but is fully open on	Yes Yes

	should: • 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	its southern side. The verandah area will allow for children to play outdoors whilst being protected from the elements. Clearance to underside of verandah is 3.5 m.	
4.10 Natural environment			
(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.	Amended plans show that the outdoor play area includes sand pits, vegetable planters and trees.	Yes
4.11 Shade			
(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. Outdoor play areas should: • 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 structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area	The rear outdoor areas will be partly overshadowed by the child care centre itself face due north. Approximately 40% of the outdoor play area is shaded. <i>(including verandah (35%) and shade sails). Acoustic wall will overshadow a significant portion of the outdoor play area in the morning.</i> The remainder of the outdoor play area will receive direct solar access. The verandah has an area of approximately 327 m². There are also shade sails over the sand pits and slides, providing a	Yes Yes Yes

	• have evenly distributed shade structures over different activity spaces.	range of different shaded spaces.	
4.12 Fencing			
(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.	The proposed 'slimwall' fencing around the outdoor play space satisfies this requirement.	Yes
4.13 Soil Assessment			
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. Where children will have access to soil the regulatory authority requires a preliminary investigation of the soil.	No soil assessment submitted with the application. Not required in this instance as children will not have access to the soil.	N/A