

Child Care Planning Guideline – Compliance Table

PART 3 – Matters for consideration			
3.1 – Site selection and location			
<p>C1</p> <p>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</p>	<p>in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> acoustic and privacy impacts on residential properties setbacks and siting of buildings within the residential context traffic and parking impacts on residential amenity. 	<p>Acoustic report / PoM submitted</p> <p>Setbacks revised to respond to streetscape</p> <p>Traffic report provided</p>	<p>Satisfactory</p>
<p>C2</p> <p>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</p>	<p>When selecting a site, ensure that:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 	<p>Generally compatible</p> <p>Deficiencies in the flood and site contamination resolved.</p> <p>Characteristics of site generally conducive of the scale of the development</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>

	<ul style="list-style-type: none"> • 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 • 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. 	<p>N/A</p> <p>Dedicated parking provided in revised scheme</p> <p>Adjoining road acceptable</p> <p>Acceptable</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>
<p>C3</p> <p>Objective: To ensure that sites for child care facilities are appropriately located.</p>	<p>A child care facility should be located:</p> <ul style="list-style-type: none"> • 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. 	<p>Site is appropriately sited</p>	<p>Satisfactory</p>
<p>C4</p> <p>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</p>	<p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations 	<p>Flood risk concerns resolved. Air pollution has been</p>	<p>Satisfactory</p>

	<ul style="list-style-type: none"> - 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 - 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. 	adequately addressed with submission of information / condition. Land use not in proximity to any other known risks.	
3.2 Local character, streetscape and the public domain interface			
<p>C5</p> <p>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</p>	<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 • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas. 	Proposal revised to reinforce the landscape characteristics of the locality / streetscape	Satisfactory
<p>C6</p> <p>Objective: To ensure clear delineation between the child care facility and public spaces.</p>	<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 	Revised plans provide for appropriate delineation.	Satisfactory

	<p>surveillance to the street as a safety measure and connection between the facility and the community</p> <ul style="list-style-type: none"> integrating existing and proposed landscaping with fencing. 		
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.	As above	Satisfactory
C9 Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	Generally acceptable	Satisfactory
3.3 Building orientation, envelope and design			
C11 Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.	<p>Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: <ul style="list-style-type: none"> facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties placing play equipment away from common boundaries with residential properties locating outdoor play areas away from residential dwellings and other sensitive uses 	<p>Revised design responds more appropriately to the streetscape along with the interface with residential development opposite to minimise impacts.</p> <p>The proposed finished levels and treatment of</p>	<p>Satisfactory</p> <p>Satisfactory</p>

	<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 • 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. 	<p>the access location and parking area maintain the existing site vegetation.</p> <p>Refinement of the northern / elevated northern elevation adjoining Koonya Circuit provided and appropriate landscape periphery provided.</p>	
<p>C12</p> <p>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p>	<p>The following matters may be considered to minimise the impacts of the proposal on local character:</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>Revised development scheme addresses these concerns in terms of site planning and built form massing</p>	<p>Satisfactory</p>
<p>C13</p> <p>Objective: To ensure that setbacks from the boundary of a child care facility are consistent</p>	<p>Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the</p>	<p>Revised development scheme responds to prevailing pattern</p>	<p>Satisfactory</p>

with the predominant development within the immediate context.	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.		
C15 Objective: To ensure that buildings are designed to create safe environments for all users.	<p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • 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 <p>not accessed through an outdoor play area.</p>	Revised development scheme provides appropriate entries and is acceptable subject to conditions	Satisfactory
C16 Objective: To ensure that child care facilities are designed to be accessible by all potential users.	<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • 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. <p>NOTE: The National Construction Code, the Discrimination Disability Act 1992 and the Disability (Access to Premises – Buildings)</p>	Revised development scheme provides for appropriate accessibility and wayfinding	Satisfactory

	Standards 2010 set out the requirements for access to buildings for people with disabilities.		
3.4 Landscaping			
C17 Objective: To provide landscape design that contributes to the streetscape and amenity.	<p>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:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	Whole of site landscape design provided and existing trees retained which is acceptable subject to conditions of consent.	Satisfactory
C18	<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. 	Parking area design revised to minimise impact to the existing vegetation	Satisfactory
3.5 Visual and acoustic privacy			
C19 Objective: To protect the privacy and security of children attending the facility	Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.		
C20	<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 		Satisfactory

	<ul style="list-style-type: none"> • suitably locating pathways, windows and doors • permanent screening and landscape design. 	Generally design accordingly	
C21 Objective: To minimise impacts on privacy of adjoining properties.	Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	Generally design accordingly	Satisfactory
C22 Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	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"> • 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. 	N/A	
C23	A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: <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. 	Acoustic report prepared and acceptable subject to conditions of consent	Satisfactory
3.6 Noise and air pollution			

<p>C24</p> <p>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	<p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • 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. 	<p>Noise and impacts to children generally considered acceptable</p>	<p>Satisfactory</p>
<p>C26</p> <p>Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development</p>	<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>Air quality to centre addressed in additional information and is acceptable subject to condition</p>	<p>Satisfactory</p>
<p>3.7 Hours of operation</p>			
<p>C28</p> <p>Objective: To minimise the impact of the child</p>	<p>Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to</p>	<p>Hours accord and impact is acceptable subject</p>	<p>Satisfactory</p>

care facility on the amenity of neighbouring residential developments.	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.	to conditions / Plan of Management	
3.8 Traffic, parking and pedestrian circulation			
C30 Objective: To provide parking that satisfies the needs of users and demand generated by the centre.	<ul style="list-style-type: none"> Off street car parking should be provided at the rates for child care facilities specified in a DCP that applies to the land. Chapter 36 of SSDCP 2015 provides: 1 space per 4 children with flexibility if centre is near public reserve, located on a corner block, provides a safe drop off zone on the street, has a street frontage greater than 15m or the centre operates as a long day care centre 	Parking provision and connection to adjoining car parking area acceptable – refer to further assessment discussion.	Satisfactory
C32	<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. 	Traffic report submitted	Satisfactory
C35 Objective: To provide a safe and connected environment for pedestrians both on and around the site.	<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 defined pedestrian crossings included within large car parking areas 	Revised development scheme appropriately addresses pedestrian links	Satisfactory

	<ul style="list-style-type: none"> • 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. 	and safe environment requirements and would be subject to further condition	
C37	<p>Car parking design should:</p> <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. 	Car parking design / location considered appropriate subject to condition	Satisfactory
PART 4 – National Regulations			
A. INTERNAL PHYSICAL ENVIRONMENT –			
4.1 Indoor space requirements			
Regulation 107	<ul style="list-style-type: none"> • 3.25m² of unencumbered indoor space. 	386m ² provided for 108 children	Satisfactory
Regulation 81	Sleep and rest of children be met, having regard to ages, development stages and individual needs.	Cot rooms indicated	Satisfactory
- Storage	<ul style="list-style-type: none"> • External: min of 0.3 m³ p/ child 	Not detailed however can be accommodated / condition	Satisfactory

	<ul style="list-style-type: none"> Internal: min of 0.2 m³ p/ child 	Not detailed however can be accommodated / condition	Satisfactory
4.2 Laundry and hygiene facilities			
Regulation 106 - On site laundry	The proposed development includes laundry facilities or access to laundry facilities OR explain the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering	Laundry room provided	Satisfactory
	Located and maintained so as not to pose a risk to children	Suitably sited	Satisfactory
4.3 Toilet and hygiene facilities			
Regulation 109	Ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided.	Sanitary provisions provided	Satisfactory
	location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children	Generally designed accordingly	Satisfactory
Design Guidance:	<p>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 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 	Generally designed accordingly	Satisfactory
4.4 Ventilation and natural light			
Regulation 110	Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of NCC. Ceiling height requirements may be affected by the capacity of the facility.	Generally designed accordingly / subject to condition	Satisfactory

Design Guidance	<p>It is recommended that child care facilities ensure natural ventilation is available to each indoor activity room.</p> <p>When designing child care facilities consideration should be given to:</p> <ul style="list-style-type: none"> • providing windows facing different orientations • using skylights as appropriate • ceiling heights. <p>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>	Generally designed accordingly / subject to condition	Satisfactory
4.5 Administrative space			
Regulation 111	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	Generally designed accordingly.	Satisfactory
4.6 Nappy change facilities			
Regulation 112	Provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing	Generally designed accordingly	Satisfactory
4.7 Premises designed to facilitate supervision			
Regulation 115	Rooms and facilities designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.	Generally designed accordingly	Satisfactory
4.8 Emergency and evacuation procedures			
Regulations 97 and 168	Emergency plan submitted detailing evacuation procedures.	Emergency plan submitted	Satisfactory
B. EXTERNAL PHYSICAL ENVIRONMENT			
4.9 Outdoor space requirements			
Regulation 108	Min. of 7.0m ² of unencumbered outdoor space p/ child	826m ² provided for 108 children	Satisfactory
Design Guidance	Where a covered space such as a verandah is to be included in outdoor space it should:	Refer below	Satisfactory

	<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 (refer to Figure 8). 		
4.10 Natural Environment			
Regulation 113	Must ensure that the outdoor spaces allow children to explore and experience the natural environment.	Generally designed accordingly	Satisfactory
4.11 Shade			
Regulation 114	Outdoor spaces to include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun	Satisfactory	Yes
Design Guidance	<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 structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area • have evenly distributed shade structures over different activity spaces. 	<p>313m² roof void / 825m² play area = 37.9% solar access / 62.1% covered</p> <p>>30%</p>	Satisfactory
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.	Generally designed accordingly.	Satisfactory
4.13 Soil Assessment			
Regulation 25	To ensure consistency between the development consent and the service approval application, a soil assessment	Detailed Site Investigation undertaken	Satisfactory

	should be undertaken as part of the development application process.		
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