

Attachment 10 – Childcare Planning Guideline assessment

<i>Controls/objectives</i>	<i>Comment</i>
2. Design quality principles	
<u>Principle 1 – Context</u> Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.	 The child care centre is considered to be acceptable with regard to the context. The design will positively contribute to the streetscape and is situated in a suitable location on the land that takes advantage of outlook while minimising impacts to adjoining residences. No heritage items will be impacted. The centre will provide a service both for the local residential community, as well as for the staff who will be employed on the site in future as the various stages progress.

Controls/objectives	Comment
<p><u>Principle 2 - Built form</u></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area.</p> <p>Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p> <p>Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.</p>	<p>The scale of the building will be consistent to the residential nature of the area, being single storey in height. The building has been designed in consideration of visual appeal, using cement render and composite timber cladding on the external walls to create a visually appealing structure. The building is broken into three sections to break up blank walls and create a varied façade.</p> <p>The Design Review Panel have provided comment on the design. Their recommendations have been incorporated into amended plans.</p>
<p><u>Principle 3 - Adaptive learning spaces</u></p> <p>Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out.</p> <p>Good design achieves a mix of inclusive learning spaces to cater for all students and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.</p>	<p>The spaces have been designed to facilitate incorporation of a mix of learning spaces.</p>
<p><u>Principle 4- Sustainability</u></p> <p>Sustainable design combines positive environmental, social and economic outcomes.</p> <p>This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p> <p>Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.</p>	<p>An ESD report has been submitted with the application which outlines a variety of measures to address ESD.</p>

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<p><u>Principle 5 – Landscape</u></p> <p>Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p>	<p>The proposal incorporates suitable landscaped areas to provide amenity for staff and children at the centre.</p> <p>Landscaped spaces are designed to facilitate experiences for children and contribute to positive environmental outcomes.</p>
<p><u>Principle 6 – Amenity</u></p> <p>Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff.</p> <p>Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility.</p> <p>Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.</p>	<p>The design maximises natural lighting and natural ventilation throughout each room. The proposed landscaping will provide trees for shade and to enhance the natural outlook of the play spaces. The building has incorporated access for all principles, acoustic barriers for acoustic privacy.</p>
<p><u>Principle 7 – Safety</u></p> <p>Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately.</p> <p>Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).</p>	<p>The principles of CPTED have been addressed in the architectural design of the building and pedestrian and vehicle thoroughfares. Safe landscaping and fencing will be incorporated into the site design suitable for children</p>
<u>3. Matters for consideration</u>	
<u>3.1 Site selection and location</u>	
<p><i>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</i></p> <p>For proposed developments in or adjacent to a residential zone, consider:</p>	<p>The outdoor area is separated from the adjoining dwelling by an acoustic fence and landscape screening. The application was accompanied by an acoustic report which found that with the attenuation</p>

<i>Controls/objectives</i>	<i>Comment</i>
<ul style="list-style-type: none"> 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. 	<p>measures, noise levels from the centre would not exceed acceptable limits.</p> <p>There are no direct overlooking or privacy concerns.</p> <p>Setbacks are commensurate with what would be expected for residential development.</p> <p>A traffic impact assessment has been provided with the application that found that nearby intersections would not be compromised by the proposal and would maintain suitable levels of service.</p> <p>Traffic impacts to the adjoining streets more generally is considered to not compromise the function of those streets as detailed at Chapter E3 of the DCP.</p>

Controls/objectives	Comment
<p><i>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</i></p> <p>When selecting a site, ensure that:</p> <ul style="list-style-type: none"> 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: <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 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>The site is considered compatible.</p> <p>The site will be safe for the use.</p> <p>The site is of a suitable site with an acceptable frontage.</p> <p>There is minimal direct interface with adjoining residential development.</p> <p>Suitable drop off / pick up areas are provided</p> <p>The adjoining road capacity is adequate.</p> <p>An Electromagnetic Field (EMF) Survey has been submitted that found the EMF measurements across the site were low and significantly below the exposure limit in the international guidelines with respect to the adjoining electricity transmission line.</p> <p>An Acoustic report and air quality assessment have been provided in respect of potential impacts arising from the proximity to the M1 Motorway. Both were satisfactory.</p> <p>Suitable investigation of potential contamination of the site has been undertaken to be satisfied the site will be suitable for the proposed use.</p> <p>No other land uses that would be in conflict with the proposal.</p>

Controls/objectives	Comment
<p><i>Objective: To ensure that sites for child care facilities are appropriately located.</i></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>The site is somewhat isolated geographically however is integrated within the larger facility which will provide for synergies of uses.</p> <p>The child care centre will be available to local residents.</p>
<p><i>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</i></p> <p>C4</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 – 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 	<p>There are no land uses in the vicinity that would represent a risk to the proposal.</p>

Controls/objectives	Comment
<u>3.2 Local character, streetscape and the public domain interface</u>	
<p><i>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</i></p> <p>C5</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. 	<p>The form and scale of the child care centre is compatible with the low density residential character of the street.</p> <p>Parking is located to the rear and generous landscaped areas are provided in the front setback.</p>
<p><i>Objective: To ensure clear delineation between the child care facility and public spaces.</i></p> <p>C6</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 surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing. 	<p>Clear entry is provided</p> <p>Open space is secured from the public domain and car park.</p>
<p>C7</p> <p><i>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.</i></p>	<p>N/A</p>

Controls/objectives	Comment
<p>C8</p> <p><i>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:</i></p> <ul style="list-style-type: none"> • 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. 	<p>The child care centre provides a suitably presentation to public areas.</p>
<p><i>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.</i></p>	
<p>C9</p> <p><i>Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.</i></p> <p><i>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.</i></p>	<p>The front setback is to be landscaped without fences or significant retaining walls.</p>
<p>C10</p> <p><i>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.</i></p>	<p>Acoustic screen proposed adjacent to motorway.</p>
<p><u>3.3 Building orientation, envelope and design</u></p>	
<p>Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	<p>The building is oriented to take advantage of solar access.</p> <p>The building is considered to positively contribute to the streetscape.</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 child care centre is low level with a mixture of flat and skillion roof form that is considered to be compatible with the streetscape.</p>
<p>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>	<p>The building has a generous setback to the adjoining residence and is not considered to have any adverse impacts on the streetscape.</p>
<p>Objective: To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character</p>	<p>As above.</p>

<i>Controls/objectives</i>	<i>Comment</i>
Objective: To ensure that buildings are designed to create safe environments for all users.	The development incorporates safe paths of travel into and around the site between the parking and entry to the centre.
Objective: To ensure that child care facilities are designed to be accessible by all potential users.	The centre provides an accessible car parking space as well as level access into and within the building.
<u>3.4 Landscaping</u>	
Objective: To provide landscape design that contributes to the streetscape and amenity.	The proposal incorporates generous landscaped areas which are considered to positively contribute to the streetscape and help soften the building. This includes shade trees.
<u>3.5 Visual and acoustic privacy</u>	
Objective: To protect the privacy and security of children attending the facility.	The design and orientation of the proposal does not result in any overlooking or privacy concerns from adjoining property or public open space.
Objective: To minimise impacts on privacy of adjoining properties.	The proposal does not result in overlooking of adjoining development.
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	The proposal was supported by an acoustic report that recommended measures to mitigate acoustic impacts on the adjoining residential dwellings, consistent with the relevant guidelines.
<u>3.6 Noise and air pollution</u>	
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.	<p>The proposal was supported by an acoustic report that recommended measures to mitigate acoustic impacts on the facility from road noise. Cot rooms are located away from the primary noise source, that being the motorway.</p> <p>An Air Quality Assessment was submitted with the application which concluded that the air quality requirements specified by the Infrastructure SEPP and the Child Care Facilities SEPP have been satisfied and that air quality would not be a constraint for the proposed development.</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.	The proposal was supported by an air quality assessment which concluded that the air quality requirements specified by the Infrastructure SEPP and the Child Care Facilities SEPP have been satisfied
<u>3.7 Hours of operation</u>	
Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	The hours of operation are 7.00am to 6.00pm Monday to Friday which is compatible with the low residential character of the street.

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<u>3.8 Traffic, parking and pedestrian circulation</u>	
Objective: To provide parking that satisfies the needs of users and demand generated by the centre.	<p>The proposal provides car parking in accordance with Council's DCP.</p> <p>A Traffic Impact Assessment Report has been prepared which undertook traffic surveys of the nearby intersections and roads. The report concluded that the proposal would not be anticipated to have adverse impacts on the surrounding road network.</p> <p>The proposal has been reviewed by Council's Traffic Engineer and found to be satisfactory subject to conditions.</p>
Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	Safe access into and out of the site is provided.
Objective: To provide a safe and connected environment for pedestrians both on and around the site.	<ul style="list-style-type: none"> • Safe pedestrian paths of travel are provided into the site and within the development. • child safe fence are provided to separate car parking areas from the building entrance and play areas • accessible parking is provided adjacent to the primary entrance to the building • wheelchair and pram accessible parking is provided.
4. Applying the National Regulations to development proposals	
<u>4.1 Indoor space requirements</u>	
<ul style="list-style-type: none"> • minimum of 3.25m² of unencumbered indoor space per child 	<p>70 x 3.25 = 227.5m²</p> <p>Provided: 115 + 88 + 73 = 276m²</p>
<u>4.2 Laundry and hygiene facilities</u>	
<p>Regulation 106 Education and Care Services National Regulations</p> <p>There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.</p> <p>Child care facilities must also comply with the requirements for laundry facilities that are contained in the National Construction Code.</p>	A suitable laundry facility is provided.
<u>4.3 Toilet and hygiene facilities</u>	
Regulation 109	Suitable toilet facilities are provided.

<i>Controls/objectives</i>	<i>Comment</i>
<p>Education and Care Services National Regulations A service must ensure that adequate, developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.</p> <p>Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code.</p>	
<u>4.4 Ventilation and natural light</u>	
<p>Regulation 110</p> <p>Education and Care Services National Regulations Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p> <p>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p>	The facility is naturally ventilated and includes high level windows, large glazed areas and eaves, high ceilings and good orientation.
<u>4.5 Administrative space</u>	
<p>Regulation 111</p> <p>Education and Care Services National Regulations A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p>	Satisfactory.
<u>4.6 Nappy change facilities</u>	
<p>Regulation 112</p> <p>Education and Care Services National Regulations 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.</p> <p>Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p>	A suitably designed nappy change area is provided.
<u>4.7 Premises designed to facilitate supervision</u>	
<p>Regulation 115 Education and Care Services National Regulations</p> <p>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.</p>	The facility is designed to allow effective supervision.

<i>Controls/objectives</i>	<i>Comment</i>
Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.	
<u>4.8 Emergency and evacuation procedures</u>	
<p>Regulations 97 and 168</p> <p>Education and Care Services National Regulations</p> <p>Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.</p> <p>Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service. 	<p>The development application was accompanied by an Emergency management Plan that addressed the requirements of the regulations.</p>
<u>4.9 Outdoor space requirements</u>	
<p>Regulation 108</p> <p>Education and Care Services National Regulations</p> <p>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.</p>	<p>Required: $70 \times 7 = 490\text{m}^2$</p> <p>Provided: $486 + 25 = 511\text{m}^2$</p> <p>The veranda meets the design requirements for outdoor space.</p> <p>Simulated outdoor space is incorporated into the proposal.</p>
<u>4.10 Natural environment</u>	
<p>Regulation 113</p> <p>Education and Care Services National Regulations</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>	<p>The proposal incorporates natural features such as trees, sand and natural vegetation within the outdoor space.</p> <p>Conditions of consent recommended with respect to the species being chosen meeting the following:</p> <ul style="list-style-type: none"> • Shrubs and trees selected for the play space must be safe for children. Avoid plant species that risk the health, safety and welfare of the facility's occupants, such as those which: <ul style="list-style-type: none"> – are known to be poisonous, produce toxins or have toxic leaves or berries – have seed pods or stone fruit, attract bees, have thorns, spikes or prickly foliage or drop branches

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	The outdoor space incorporates a variety of experiences and allows for social interaction and appreciation of the natural environment. The space can be readily supervised.
<u>4.11 Shade</u>	
<p>Regulation 114</p> <p>Education and Care Services National Regulations</p> <p>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.</p>	Shade structures and trees are provided to the outdoor space in accordance with this control.
<u>4.12 Fencing</u>	
<p>Regulation 104</p> <p>Education and Care Services National Regulations</p> <p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p> <p>This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over preschool age.</p> <p>Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.</p>	<p>The outdoor space is suitably fenced.</p> <p>Conditions of consent are recommended with regard to the specific detail to be shown on the CC plans.</p> <ul style="list-style-type: none"> • being made from solid prefinished metal, timber or masonry • having a minimum height of 1.8 metres • having no rails or elements for climbing higher than 150mm from the ground
<u>4.13 Soil assessment</u>	
<p>Regulation 25</p> <p>Education and Care Services National Regulations</p> <p>Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.</p> <p>With every service application one of the following is required:</p> <ul style="list-style-type: none"> • a soil assessment for the site of the proposed education and care service premises • if a soil assessment for the site of the proposed child care facility has previously been undertaken, a statement to that effect specifying when the soil assessment was undertaken • a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children 	<p>The application was accompanied by an 'Interim Advice Letter' prepared by an EPA Accredited Site Auditor, which concluded that the Auditor is of the opinion that the site can be made suitable for the proposed medical facility including child care centre and residential accommodation if the site is remediated and managed in accordance with the remedial action plan/ management plan.</p> <p>Council's Environment Officer has reviewed the proposal in this regard and has provided recommended conditions of consent.</p>

