NSW Child Care Planning Guideline 2021

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| **Part 2 – Design Quality Principles** | | | | |
| **Principle** | **Assessment** | | **Complies** |
| **1 – Context** | The site’s location in the SOMA wellness precinct is appropriate for a child care centre. Safe access has been provided off Gregory Hills Drive and there are existing public transport and pedestrian links. There are four similar child care centres in the immediate vicinity, including on the opposite side of Gregory Hills Drive. | | Yes |
| **2 – Built Form** | The building design responds to the site conditions and public domain. The bulk and scale are consistent with that of surrounding commercial developments and the variety of materials and finishes proposed will ensure the building contributes positively to the streetscape. The car park is integrated with the structure and will not appear dominant or detached from the built form. | | Yes |
| **3 – Adaptive Learning Spaces** | The floor plan and layout have been designed to minimise noise impacts and achieve the Guideline’s design objectives. The internal and external play spaces will enable flexible furniture options and provide a range of learning environments. | | Yes |
| **4 – Sustainability** | The high use areas have been oriented to maximise passive heating and cooling and the building can achieve crossflow ventilation. Water re-use for irrigation and solar panels on the roof, have been indicated. | | Yes |
| **5 – Landscape** | The ground floor landscaping scheme contains deep soil zones to support low water use native species. The external play area contains planters which will help to create a ‘walled garden’ with natural greenery and shade, in addition to manmade structures. A variety of textures and experiences are proposed including water play, two sand pits, a yarning circle, two climbing structures and a sensory path. Drainage has been provided through the upper floor slab for garden planters. | | Yes |
| **6 – Amenity** | The floor plans show clear paths of circulation. The walled edges to the external play area will provide privacy for children and a stable microclimate. Each playroom has glazed sliding doors which will offer views of the outdoor area and natural light. | | Yes |
| **7 – Safety** | The entry driveway and car park have been designed in accordance with CPTED principles. The ground floor lobby provides a single point of access which can be controlled and monitored by staff. | | Yes |
| **Part 3 – Matters for Consideration** | | | |
| **3.1 – Site Selection and Location** | | **Assessment** | **Complies** |
| ***C1*** *–* ***Ensure that appropriate zone considerations are considered when selecting a site.***  For commercial zones, consider:   * potential impacts on health, safety and wellbeing of children, staff and visitors with regard to air, noise and traffic. * potential impact on the viability of the existing commercial uses. | | The site is zoned B5 Business Development and is surrounded by similar commercial uses.  The building responds to the site context and occupants will not be subject to adverse air, noise or traffic impacts.  The development will not impact the viability of surrounding commercial uses. | Yes |
| ***C2 – Ensure that the site selected is suitable for the use.***  When selecting a site, ensure:   * the location and surrounding uses are compatible. * all environmental risks have been considered. * there are appropriate drop off and pick up areas and that the traffic environment is safe. | | The development is compatible with the surrounding uses.  The site is not bushfire or flood affected, and does not require any remediation to make the land suitable.  The proposed driveways and undercroft car park will provide a safe environment for drop-offs and pick-ups.  Council’s Traffic Engineers are satisfied that the proposed traffic generation will not have unreasonable impacts on the surrounding street network or traffic light intersections. | Yes |
| ***C3 - Ensure sites for child care facilities are appropriately located.***  Sites to be located near schools, parks, community uses, business areas with access to public transport and pedestrian connections. | | The site adjoins businesses of a similar nature and has direct access to a bus stop providing connections to Narellan and Campbelltown, and a 2m wide shared path for pedestrian links. New internal footpaths are proposed to improve connectivity into and throughout the site. | Yes |
| ***C4 – Ensure sites do not incur environmental health or safety hazards.***  Sites should not be in proximity to heavy or hazardous industry, LPG tanks, service stations, water cooling/warming systems, odorous uses or extractive industries. | | The site is not located in proximity to any known hazardous uses. | Yes |
| **3.2 – Local Character Streetscape and the Public Domain Interface** | | **Assessment** | **Complies** |
| ***C5 - Ensure the child care facility is compatible with the local character and surrounding streetscape.***  Developments should respond to the character of the local area and include architectural design treatments and landscaping that integrate with the streetscape. | | The building style is contemporary with a high proportion of glazing and will complement the surrounding commercial buildings.  The driveway locations are required to remain in their current location due to existing easements, however quality landscaping has been proposed in the front setback which will soften the built form. | Yes |
| ***C6, C7 and C8 - Ensure clear delineation between the child care facility and public spaces.***  Create a clear transition/threshold between public and private realms with fencing, windows and landscaping to help delineate spaces and improve legibility. | | The proposed driveways, directional signs, pedestrian paths and landscaped beds will delineate safe vehicular and access paths throughout the site. The one-way right hand driveway naturally leads to the building entry. Additional brightly coloured pedestrian crossings are proposed within the car park to provide safe paths of travel. | Yes |
| ***C9 and C10 - Ensure front fences and retaining walls do not dominate the public domain.***  Front fences should remain permeable, although high sold acoustic fencing may be used when shielding the facility from noise on classified roads, if they are setback with landscaping in front. | | Due to the layout of this centre, there are no fences proposed or required along the front boundary. The orientation of the play areas to the rear enables the 1.8m high solid acoustic barrier to provide noise mitigation, without causing adverse visual impacts. Conditions for anti-graffiti paint are recommended for the eastern façade, which will remain visible until Lot 2 is developed. | Yes |
| ***C11 - Mitigate impacts on neighbours, while optimising solar access and opportunities for shade.***  Orient development to ensure visual privacy, optimise solar access, avoid overshadowing, minimise cut and fill and ensure buildings face and define the street and ensure outdoor play areas are protected from wind and other climatic conditions. | | The building is oriented to overlook the street and internal driveways and take advantage of the rear north facing solar access. The external play area will not be overlooked and contains natural and manmade shade options including the L-shaped verandah roof, six shade sails, six tree planters and a 1.5m wide trellis arbour with climbing vines. The building and 1.8m high solid walls will help provide a stable microclimate. | Yes |
| ***C12 - Ensure that the scale of the facility is compatible with adjoining development.***  Building height and setback should be consistent with the scale and character of the street | | The proposed building height of 8.5m is consistent with the scale of commercial buildings in the area. The proposed setbacks will provide safe separation from Gregory Hills Drive, while maximising the development potential of this commercial site. The building and perimeter walls with 0m setbacks have been designed to ensure there will be no adverse impacts on adjoining lots in terms of noise, privacy, or structural conflicts. | Yes |
| ***C13 and C14 - Ensure setbacks are consistent with the immediate context.***  Various setback controls are listed for classified roads (50m), adjoining development (average of two closest buildings) and where there are no adjoining buildings (same as predominant land use). | | The development fully complies with the site-specific setbacks prescribed in the Turner Road DCP and the existing easements burdening the site. As the site is not on a corner, a 0m setback along the frontage is not required, as has been designed for the SOMA wellness centre immediately to the west. The child care centre to the north is accessed from a lower order road and is therefore not comparable. | Yes |
| ***C15 - Ensure buildings are designed to create safe environments for all users.***  Entry to the building is to be limited to one secure point which:   * has direct pedestrian access; * is accessible and visible from the street frontage; * is monitored through natural or camera surveillance; and * is not accessed through an outdoor play area. | | The ground floor lobby is accessed via pedestrian paths from the street and car park, with sliding doors on both sides of the reception room for safe access by parents, children and staff. Aside from the two fire exits, this is the only point of entry and exit for visitors, and it is not through the external play areas.  The NSW Police response requires CCTV near all points of access. Condition recommended. | Yes |
| ***C16 - Ensure child care facilities are accessible by all potential users.***  Accessible design is achieved by complying with relevant legislation, linking key areas of the site by level or ramped pathways and providing a continuous path of travel between the building, street and car park. | | The applicant has submitted Access and BCA Compliance reports which assess the proposed plans in detail. These reports confirm that the proposal can comply with the National Construction Code and the Disability (Access to Premises – Buildings) Standards 2010, through a combination of deemed to satisfy requirements and performance solutions. | Yes |
| ***C17 and C18 - Provide landscaping that contributes to streetscape and amenity.***  Landscaping should reflect/reinforce the local context, be provided along the boundary and screen/cool car parks.  Landscaping must not impact on the unencumbered outdoor play space calculations. | | Appropriate landscaping has been provided along each site boundary to soften and shade the building and footpaths (the undercroft car park does not require shading).  The external play area contains six large planters with feature trees and a trellised arbour. These have been designed to integrate with the play area as opposed to impeding it. For example, the feature trees have wrap around seating at the bases. | Yes |
| ***C19 and 20 - Protect the privacy and security of children attending the facility.***  Direct overlooking into the centre shall be avoided by:   * appropriate site and building layout; * suitably locating pathways, windows and doors; * permanent screening and landscape design. | | There are no existing premises that will overlook the internal or external play spaces.  The upper-level design of the centre, in addition to the various shading treatments including shade sails, trees in planters and the built form itself (including verandah awning), will ensure adequate privacy for children. | Yes |
| ***C21 - Minimise impacts on privacy of adjoining properties.***  Direct overlooking from the child care centre into adjoining properties is to be minimised by the same features as referenced in C19 and C20 above. | | There are no adjoining residential properties.  The 1.8m high solid acoustic barrier will prevent overlooking into adjoining business premises. | Yes |
| ***C22 and C23 - Minimise impacts on the acoustic privacy of neighbouring residential developments.***  Provide acoustic fencing along boundaries shared with residential uses.  Ensure mechanical plant is screened by solid gap free material.  A suitably qualified professional is to prepare an acoustic report to confirm the appropriate background and operational noise levels, and recommend any mitigation measures required to achieve them. | | There are no neighbouring residential developments. Notwithstanding, acoustic mitigation strategies, including a 1.8m high solid acoustic barrier, have been included to ensure the indoor and outdoor play areas do not cause adverse impacts on adjoining businesses.  The mechanical plant is located on ground floor in a louvered screened enclosure. A condition is recommended requiring plant that complies with the acoustic report for noise levels measured at the boundary. Operation of the plant is to be restricted to the hours of the centre. | Yes |
| ***C24 and 25 - Ensure outside noise levels are minimised to acceptable levels.***  Adopt the following design solutions:   * create separation between buildings and the noise source; * orient the facility perpendicular to the noise source; * use landscaping to reduce the perception of noise; * limit openings; * use double or acoustic glazing or enclosed balconies; * use materials with mass/sound absorption; * locate cot rooms away the noise sources.   For major or busy roads, an acoustic report should outline appropriate noise levels for sleeping and other non-play areas and | | The building is set back 13.472m from Gregory Hills Drive and has been oriented to face the northern rear boundary, not the main noise source.  Adequate landscaping is proposed to reduce the perception of noise.  The western and southern corridor facades have been prescribed with acoustic glazing. A condition for compliance is recommended.  The cot rooms for the youngest children are located as far north as possible, with a setback of >60m from Gregory Hills Drive.  Council staff supports the methodology and recommendations contained in the submitted acoustic report. | Yes |
| ***C26 and 27 - Ensure air quality is acceptable for facilities close to major roads and industrial development.***  Locate facilities in sites which avoid or minimise external sources of air pollution. An air quality assessment may be required. | | The traffic levels on Gregory Hills Drive are not expected to generate unreasonable air quality impacts.  Notwithstanding, the building and site layout have been designed to protect the active play areas from | Yes |
| ***C28 and C29 - Minimise impacts on the amenity of neighbouring residential developments.***  For commercial areas, hours of operation can be extended beyond 7am to 7pm on weekdays, if compatible with adjoining land uses. | | The maximum hours proposed are 6:30am to 6:00pm, Monday to Friday. | Yes |
| ***C30, C31 and C32 - Provide parking to meet demand and to minimise conflicts between pedestrians and vehicles***.  Off-street parking is to be provided in accordance with the applicable DCP.  A traffic and parking study should be prepared to quantify impacts on the surrounding land uses and road network. | | The proposal provides a surplus of 13 parking spaces, as required by the rates prescribed in the Camden DCP 2019.  Council’s Traffic Engineer supports the methodology and conclusions contained in the submitted traffic report. These confirm that the proposed access arrangements and traffic flows will not have any adverse impacts. | Yes |
| ***C33 and C34 - Provide vehicle access from the street in a safe environment that does not disrupt traffic flows.***  Alternate vehicular access should be provided where sites front classified roads, or roads which carry freight traffic or transport dangerous goods. | | Gregory Hills Drive is not a major arterial road and does not support excessive freight or dangerous goods, as there are alternate points of entry into the industrial area to the south.  Sidra analysis has been provided which confirms that the proposed vehicular entry and queuing impacts at the intersection of Gregory Hills Drive, Holborn Avenue and Central Hills Drive are within the acceptable criteria. | Yes |
| ***C35, C36 and C37 - Provide a safe and connected environment for pedestrians.***  Various controls for well-defined pedestrian accessways and to avoid vehicular conflicts. | | The proposal contains clear and safe paths of travel for pedestrians into the site and building.  A condition is recommended for waste collections to occur outside of peak drop off periods. | Yes |
| **Part 4 – National Regulations** | | | |
| **Controls** | | **Assessment** | **Complies** |
| ***4.1 Indoor Space Requirements***  Minimum of 3.25m2 of unencumbered indoor space per child.  Minimum of of 0.3m3 per child of external storage space.  Minimum of 0.2m3 per child of internal storage space. | | Indoor play space – 655.6m2 / 197 children = 3.33m2 / child (with doorways, craft, lockers, storage and toilets excluded).  Outdoor play space – 1,381.1m2 / 197 children = 7.01m2 / child (with storage excluded but covered verandah included).  External storage – 3.96m3 (upper east) + 117m3 (upper north) + 71.3m3 (carpark) = 192.26m3 / 197 = 0.98m3 per child.  Internal storage and craft – 32.4m3 + 43.2m3 + 51.3m3 + 32.4m3 = 159.3m3 / 197 = 0.8m3 per child. | Yes |
| ***4.2 Laundry and Hygiene Facilities***  On-site laundry facilities are required to contain washers, dryers, laundry sinks, and adequate storage for soiled items, or an external laundry service will be required. | | Sufficient laundry facilities have been provided on the upper floor with washers and sinks. Driers are not shown, but there is adequate space for these without impacting on storage within the room. | Yes |
| ***4.3 Toilet and Hygiene Facilities***  Junior pans, low level sinks and hand drying facilities are to be provided.  Childrens bathrooms are to be accessible from both indoor and outdoor play areas.  Internal and external supervision windows are required without opportunities for overlooking from adjoining properties.  Separate facilities are required for adults. | | Four children’s bathrooms are proposed with each bathroom being shared by two playrooms. The bathrooms contain adequate toilets for the number of children proposed.  All children’s bathrooms are accessible from indoors and outside.  Supervision windows have been provided to all internal and external bathroom walls.  A separate bathroom and accessible WC have been provided on the upper floor for adults. | Yes |
| ***4.4 Ventilation and Natural Light***  Services are to be:   * well ventilated (with both cross flow and mechanical ventilation); * have adequate natural light; and * be maintained at a temperature that ensures the safety and wellbeing of children. | | The orientation of the building, configuration of the playrooms and corridors, louvred windows, sliding doors, mechanical ventilation and the 2.7m high ceiling heights to both floors will ensure adequate ventilation.  The playrooms have been oriented towards north and east which will optimise solar access.  The ground floor reception area will receive northern and western solar access, although the administrative, staff and kitchen areas will be largely reliant upon artificial lighting and ventilation. High level windows have been provided here for improved safety/security/privacy adjacent to the driveway and car park. | Yes |
| ***4.5 Administrative Space***  Sufficient space (m2) for staff and administrative spaces are required, although there is no minimum area prescribed.  Administrative spaces should be flexible for use, maintain privacy when required and be designed to be welcoming to both adults and children. | | Concerns were raised about the relatively small administration (16m2) and staff rooms (24m2) on the lower floor, to support up to 35 staff. The applicant has advised that staff breaks will be staggered from 10:30am to 3pm to ensure a maximum of 10 staff members will be on a break within any 40 minute block. It is also noted that there is an additional interview room (8m2) on the upper floor behind the lift/stairs for private meetings with parents and staff.  The 3D render of the reception area in the architectural plans shows a high-level reception counter. As suggested in the Guidelines, a condition is recommended for the bench to contain lower cut-out sections to be more welcoming for children. | Yes |
| ***4.6 Nappy Change Facilities***  Appropriate facilities for nappy changing and bathing in areas that prevent unsupervised access by children.  Change rooms to include:   * baby baths within 1m of the change bench; * dedicated hand washing facilities in the immediate vicinity of the change area; * space to store steps; * positioning to enable supervision of activity and play areas. | | There is one nappy change room proposed and it complies with the minimum requirements in terms of layout, benches, sinks, space and supervision. | Yes |
| ***4.7 Premises Designed to Facilitate Supervision***  Rooms and facilities must be designed to always facilitate supervision of children, whilst maintaining dignity. | | The playrooms and bathrooms are simply laid out, on one consistent floor level with no areas or corners for concealment. Supervision windows have been provided regularly at strategic locations. | Yes |
| ***4.8 Emergency and Evacuation Procedures***  Centres are to have a detailed emergency and evacuation procedure that includes:   * instructions for what must be done in the event of a fire or other emergency; * an emergency evacuation floor plan, displayed prominently near exits; * a risk assessment of the premises; * mobility of children; * safe congregation/assembly points; * maintenance of child-to-staff ratios for supervision during evacuation.   Multi-storey buildings should consider additional safety features such as child appropriate safety rails for shared fire stairs, and a ‘muster area’ to account for all children prior to evacuation. | | The building design can comply with the National Construction Code regarding fire safety.  The submitted plans indicate two separate fire stairs and paths of egress for the ground and upper floors to two designated safe assembly points in the adjacent car parks.  The SEE states that a detailed written Emergency and Evacuation Plan will be prepared in accordance with the Regulations and Guideline, prior to operations commencing. A condition requiring this is recommended, particularly as all the playrooms are located on the upper level and the centre will contain 0 – 2 aged children and therefore emergency carriers will be required.  Sufficient muster areas are available in the outdoor play space.  A condition for lower handrails to be added to the internal staircase in recommended to improve amenity for children. | Yes |
| ***4.9 Outdoor Space Requirements***  Comply with the minimum unencumbered outdoor play space requirements and exclude certain elements.  Where covered verandahs are included in outdoor play space calculations, they should:   * be open for at least one third of its perimeter; * have a clear height of 2.1m; * have a solid perimeter wall height of <1.4m; * have adequate flooring and roofing. | | The outdoor play space calculations have excluded circulation pathways, storage, laundry and dense plantings. The total area complies, with 7.02m2 provided per child.  Approximately 295m2 (21%) of the outdoor play space is provided beneath an awning roof. The full perimeter adjoining the uncovered play area will remain open.  The section plans show a minimum height of 2.7m – 3.8m beneath the skillion awning.  The undercover area is indicated to have a tiled/paved finish. | Yes |
| ***4.10 Natural Environment***  Outdoor spaces must allow children to safely explore and experience the natural environment through a variety of experiences. Avoid poisonous or dangerous plantings and ensure adequate supervision. | | A suitable range of activities, landscaped plantings and opportunities for social interaction are provided. A yarning circle has been provided, however a condition is recommended for it to have a physical acknowledgement of Country, so that the connection is clear. | Yes |
| ***4.11 Shade***  Outdoor play areas require a minimum of two hours solar access between 8:00am and 4:00pm during winter months, for at least 30% (or 2.1m2) of the 7m2 of outdoor space required per child.  Adequate shade is to be provided in the form of both natural and manmade shade structures, giving protection to at least 30% of the outdoor play area.  Shade structures are to be evenly distributed over different activity spaces with a recommended minimum head clearance of 2.1m. | | The awning roof, six shade sails, feature tree planters and perimeter trellis arbour will provide adequate solar access and shade.  Solar access diagrams have been provided for 9am, 12pm and 3pm on the summer and winter solstices.  Solar access – Numerical calculations not shown on plans, but sun appears to reach ≥30% of the external play area for >2 hours on 21 June, noting that sun will reach beneath the building awning when at lower morning and afternoon angles.  Shade structures – 295m2 (building awning) + 569.17m2 (shade sails and feature tree canopies) + 96.93m2 (perimeter trellis, once mature) = 961.1m2 / 1,381.1m2 (total outdoor play area) = 69.5%. This exceeds the minimum 30% required.  The section/elevation plans show varying shade sail heights with headroom proportionate to the relevant infrastructure beneath. | Yes |
| ***4.12 Fencing***  Any outdoor space used by children must be enclosed by a fence or barrier that prevents children going through, over or under it; and prevents people outside the facility doing the same.  Generally, fences are to be ≥1.8m, made of solid prefinished metal, timber or masonry and have no climbing elements ≥150mm above the ground. | | The 1.8m solid block wall around the perimeter of the external play area will have a 500mm trellis arbour on top (up to 2.3m above finished slab level internally). Horizontal trellis wires will make this inaccessible from the external facades. | Yes |
| ***4.13 Soil Assessment***  A soil assessment confirming the site is not contaminated and is suitable for use without unacceptable risks to the healt6h of children. | | The submitted contamination assessment confirms that all site samples taken complied with the relevant criteria, and the site is suitable for use as a child care centre. | Yes |