NSW Child Care Planning Guideline 2021

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| **Part 2 – Design Quality Principles** | | | | |
| **Principle** | **Assessment** | | **Complies** |
| **1 – Context** | The centre’s location in Building E in the north-eastern corner of the site (opposite Gledswood Hills Public School) is appropriate. Entry will be via the Basement 01 lift lobby adjacent to 20 dedicated child care parking spaces, or directly from Providence Drive into the lower ground floor reception area. The lower ground floor also contains administration areas, a meeting room, kitchen and laundry. The internal and external play areas are located above on ground level, via an internal lift and stairs which are not shared with residents. | | Yes |
| **2 – Built Form** | The plans were amended at Council’s request to remove immediately adjacent residential and commercial units that would likely conflict with the centre. A clear delineation is now provided between the centre, private residential communal open space, and the public playground adjacent to the eat street. The centre is well integrated with the overall built form for the precinct. | | Yes |
| **3 – Adaptive Learning Spaces** | The proposed floor plans will enable flexible furniture options and a range of learning environments. | | Yes |
| **4 – Sustainability** | The play areas have been oriented to maximise solar access. The removal of ground floor dwellings has enabled the centre to be relocated to the far eastern facade and achieve cross flow ventilation to all playrooms. A compliant BASIX certificate and Nabers report has been provided for the development. | | Yes |
| **5 – Landscape** | The concept landscape plans identify that detailed design for the external play area will be designed by others but indicates that a range of natural and manmade shade structures, floor surfaces and embellishments can be provided. | | Yes |
| **6 – Amenity** | Additional changes have been made to ensure appropriate privacy and acoustic amenity for both the centre and the nearby internal-facing apartments. These include circular coloured ‘shade ribbons’ to softly screen the play areas from above (in addition to feature tree planters), and glass bi-fold wintergardens for residential PPOS balconies. Clear paths of access have been provided for waste management (access to basement bins) and deliveries. | | Yes |
| **7 – Safety** | The centre has been designed in accordance with CPTED principles. The ground floor lobby provides a controlled access point from Basement 01 and the lower ground floor entry from Providence Drive can also be controlled via a secure gate. The eastern facades include large proportions of glazing to enable passive surveillance. | | 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 B4 Mixed Use and is surrounded by both private and ‘public’ spaces at ground level.  The building responds to the site context and occupants will not be subject to adverse air, noise or traffic impacts.  The centre is not expected to impact the viability of the surrounding retail or 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 land uses.  The site is not bushfire prone or flood affected and has previously been assessed to ensure all former contamination will have undergone remediation and have been appropriately validated.  The proposed centre entries and location of dedicated basement car parking adjacent will provide a safe environment for drop-offs and pick-ups. | 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 is opposite a local public school and has access to bus stops in The Hermitage Way providing connections to Narellan and Campbelltown, and shared paths for pedestrian links. Conditions are recommended for upgrades to perimeter paths and pedestrian crossings in Providence Drive. | 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.  Conditions are recommended for compliance with Endeavour Energy’s requirements. This will ensure that the padmount substation room located adjacent to the centre’s kitchen will be designed with appropriate fire resistance levels (FRLs). | 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 and complements the surrounding educational and mixed-use buildings.  The centre is compatible with the unique context of the entertainment precinct. | 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 external play area has been amended at Council’s request to ensure it cannot be directly accessed by residents or visitors. Safety fencing will be provided within garden beds and retaining wall planters to clearly delineate the spaces. | 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. | | Open palisade fencing will be provided along the Providence Drive façade at lower ground level. The ground floor playrooms above will open to balconies with glass balustrades in accordance with BCA requirements. A projecting roof awning will extend over the public footpath in providence Drive, between the two levels. | 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 external play area contains natural and manmade shade and privacy screens. The ‘living lanes’ raised planters in the east-west through site link will help to 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 centre is encapsulated within the mixed-use building. Building heights and setbacks have been assessed in the SEPP and DCP assessments tables. | N/A |
| ***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). | | As above. | N/A |
| ***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 basement and ground floor lobbies are accessed via safe pedestrian links.  There is no direct access through the external play areas.  A condition is recommended for CCTV near all points of building access, including for the child care centre. | 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 overall building and child care centre will be assessed for compliance with the National Construction Code and the Disability (Access to Premises – Buildings) Standards 2010 at the Construction Certificate stage. The revised Access Report confirms that compliance is capable, subject to a further review of finished footpath grades providing entry to the premises. | 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. | | A concept landscaping plan has been provided. A condition is recommended for a detailed site-specific landscaping plan to be developed for the centre, in accordance with the CCPG requirements.  The retained landscaped garden beds around the perimeter of the external play area have been excluded from the external play area calculations. | 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. | | A mix of privacy screens/wintergardens, overhead circular screening ribbons and canopy feature trees in pots landscaping will be included to provide screening and privacy. Additional shade sails may also be proposed, subject to further detailed designs. At ground level, the retaining walls and fencing around the external play area will provide a further buffer at eye level. | 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. | | As above. | 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 adjoining residential apartments in proximity to the centre.  Acoustic mitigation strategies have been recommended in the acoustic report, including the provision of glazed wintergardens to internal facing apartments in Buildings D, E, F and G to ensure the indoor and outdoor play areas do not cause adverse impacts on adjoining dwellings or businesses.  Various conditions are recommended to ensure compliance. | 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 | | Council’s Environmental Health Specialist 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 building and site layout have been designed to protect the active play areas from any busy road frontages, placing them within the internal courtyard for the precinct, as opposed to the site boundaries. | 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 proposed hours of operation are 7am to 7pm, 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 the minimum number of parking spaces prescribed by the Camden DCP 2019 (1 space per 4 children = 20 spaces required). A condition is recommended for the parking spaces to be specifically signposted for child care centre use only.  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 into and out of the site will not have any adverse impacts on the surrounding street network. | 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. | | The site does not front classified roads, or roads which carry freight traffic or transport dangerous goods.  The primary commercial vehicle entry to the Basement 01 is located on Providence Drive. There are also indented on-street parking spaces available in the vicinity. | 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 development contains safe paths of travel for pedestrians entering and exiting the site and building. Conditions are recommended to ensure compliant pedestrian crossing upgrades are designed and installed. | 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 0.2m3 per child of internal storage space.  Minimum of of 0.3m3 per child of external storage space. | | Indoor play space – 279.6m2 / 80 children = 3.495m2 / child (storage, toilets, craft excluded)  Internal storage – 13.2m2 floor space x ceiling height of up to 3.1m = 40.92m3 / 80 = 0.51m3 per child.  External storage – 16.7m2 floor space x ceiling height of up to 3.1m = 51.77m3 / 80 = 0.65m3 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 lower ground floor with a washer/drier and sinks. | 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. | | Two children’s bathrooms are proposed with each bathroom to be 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.  Insufficient supervision windows have been provided to the internal and external bathroom walls. A condition is recommended for these to be added prior to the issue of a construction certificate.  A separate accessible toilet has been provided for adults on the lower ground level. | 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, windows, sliding doors, mechanical ventilation and the 3.5m (lower ground floor) and 3.1m (ground floor) high ceiling heights will ensure adequate ventilation and natural light. | 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. | | Sufficient staff, administrative and meeting rooms have been provided.  The architectural plans indicate a reception counter in the lower ground floor lobby. As suggested CCPG, 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. | | The nappy change facilities detailed on the plans generally appear compliant in terms of space for baby bath benches, hand washing sinks and steps.  A condition is recommended for additional supervision windows. | 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.  A condition is recommended for additional supervision windows. | 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 BCA and Access reports generally indicate the building can achieve compliance.  Sufficient muster areas are available in the outdoor play space.  A condition is recommended for a detailed emergency management plan to be prepared prior to the issue of a construction certificate. | 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. | | Outdoor play space – 602.6m2 / 80 children = 7.53m2 / child (storage, tree planters and raised garden beds excluded).  None of the unencumbered outdoor play space is provided beneath an awning roof. The full perimeter adjoining the uncovered play area will remain open. | Yes  N/A |
| ***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. | | The outdoor play area is capable of being designed to include a suitable range of activities, landscaped plantings and opportunities for social interaction. | 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. | | Solar access diagrams have been provided for the precinct which demonstrate that the child care centre’s external play area will receive solar access to >50% between 10am to 12pm on winter solstice.  A condition is recommended to ensure that the detailed landscaping design for the centre includes a mix of natural and manmade shade structures to at least 30% of the play area, with a minimum head clearance of 2.1m. | 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 external play area will have open palisade fencing to match the remainder of the development. | 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 site has been previously assessed for contamination and remediation and will be made suitable for use as a child care centre. Conditions for remediation and validation are recommended. | Yes |