

Child Care Planning Guideline (CCPG) Assessment Table

Principles	Assessment	Achieved?
1 Context	The proposed child care centre will positively contribute to the surrounding area through its design, articulation, materials / finishes and landscaping	Yes.
2 Built Form	The facility's single storey form will be compatible with the residential buildings in the neighbourhood. The facility is of an appropriate scale, bulk and height for the site and area. A variety of materials and colours are proposed and the building defines the public domain	Yes.
3 Adaptive Learning Spaces	The facility's layout and design will achieve quality learning spaces and is consistent with the Guideline. The internal and external play spaces will enable flexible furniture options and provide a range of learning environments. The outdoor space will provide for a variety of experiences that can excel the children's learning experiences	Yes.
4 Sustainability	The high use areas have been oriented to maximise passive heating and cooling and the building can achieve crossflow ventilation	Yes.
5 Landscape	High quality landscaping has been proposed to provide outdoor learning spaces, visually enhance the development, and improve the environmental outcomes. A variety of textures and experiences are proposed including coloured concrete, sand pits, garden beds, soft fall rubber areas, and natural turf areas	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 rear outdoor area and natural light	Yes.
7 Safety	The entry driveway and car park have been designed in accordance with CPTED principles	Yes.
Part 3 Matters for Consideration	Assessment	Achieved?
C1 Site Selection and Location To ensure that appropriate zone considerations are assessed when selecting a site	The site is zoned R1 General Residential and is surrounded by similar uses	Yes.
C2 Site Selection and Location To ensure that the site selected for a proposed child care facility is suitable for the use	<p>The development is compatible with the surrounding uses</p> <p>The site is not flood affected and does not require any remediation to make the land suitable</p> <p>The proposed car parking will provide a safe environment for drop-offs and pick-ups</p> <p>Council's traffic engineers are satisfied that the proposed traffic generation will not have unreasonable impacts on the surrounding street network.</p>	Yes.
C3 Site Selection and Location	The child care centre is proposed on a lot that is directly adjacent to a planned primary school	Yes.

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To ensure that sites for child care facilities are appropriately located		
C4 Site Selection and Location To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards	The site is not located in proximity to any known hazardous uses	Yes.
C5 Local Character, Streetscape and the Public Domain Interface To ensure that the child care facility is compatible with the local character and surrounding streetscape	The proposed child care centre is compatible with the surrounding residential character and streetscape. The proposed meets the objectives of the zone	Yes.
C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface To ensure clear delineation between the child care facility and public spaces	There is a clear delineation between the child care facility and public spaces	Yes.
C9 and C10 Local Character, Streetscape and the Public Domain Interface 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	The proposed front fence complements the character of the area and does not dominate the public domain. Any high fencing is softened by proposed landscaping	Yes.
C11 Building Orientation, Envelope, Building Design and Accessibility To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade	The building is oriented to overlook the street and internal driveways and take advantage of the solar access. The external play area will not be overlooked and will not cause privacy impacts	Yes.
C12 Building Orientation, Envelope, Building Design and Accessibility To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised	The scale of the child care centre does not overpower the streetscape and is compatible with the adjoining / future residential development	Yes.
C13 and C14 Building Orientation, Envelope, Building Design and Accessibility To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context	The proposed setbacks are generally consistent with the Oran Park DCP controls relating to child care centres. There is one front setback variation near one end of the western frontage however this is supported as suitable landscape softening has been proposed, the lot is irregular in shape and the lot has three street frontages that each require setbacks and articulation to be achieved	No.
C15 Building Orientation, Envelope, Building Design and Accessibility To ensure that buildings are designed to create safe environments for all users	Access to the building is via the basement car park. Parking is allocated within the basement with clear pedestrian links. Parents can also access the child care centre through pedestrian links from Boardman Road	Yes.
C16 Building Orientation, Envelope, Building Design and Accessibility	The applicant has submitted access and BCA compliance reports which assess the proposed plans in detail. These reports confirm that the	Yes.

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To ensure that child care facilities are designed to be accessible by all potential users	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	
C17 and C18 Landscaping To provide landscape design that contributes to the streetscape and amenity	Efficient planting and trees have been provided in the landscape plans that complement the streetscape and amenity	Yes.
C19 and 20 Visual and Acoustic Privacy To protect the privacy and security of children attending the facility	There are no existing premises that will overlook the internal or external play spaces	Yes.
C21 Visual and Acoustic Privacy To minimise impacts on privacy of adjoining properties	Adjoining residential lots are located to the rear of the subject lot. The proposed rear setback is 5.5m with a 1.8m fence proposed.	Yes.
C22 and C23 Visual and Acoustic Privacy To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments	The DA was referred to Council's environmental health specialist who raised no concerns with regard to acoustics. Visual privacy is maintained through the use of fencing and landscaping	Yes.
C24 and 25 Noise and Air Pollution To ensure that outside noise levels on the facility are minimised to acceptable levels	The DA was referred to Council's environmental health specialist who raised no concerns with regard to noise and air pollution	Yes.
C26 and 27 Noise and Air Pollution 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 traffic levels on Charles McIntosh Parkway are not expected to generate unreasonable air quality impacts	Yes.
C28 and C29 Hours of Operation To minimise the impact of the child care facility on the amenity of neighboring residential developments	Proposed hours of operation are 6:30am to 6:30pm. The proposed hours of operation will not have any unreasonable adverse impacts on the surrounding residential developments	Yes.
C30, C31 and C32 Traffic, Parking and Pedestrian Circulation To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles	The proposed car parking does not fully comply with the Oran Park DCP. However, it complies with the Camden DCP controls and the minimum requirements of the CCPG, which only require 1 space for every 4 children, and is supported. The proposed parking arrangement will not negatively affect the surrounding neighbourhood amenity, and no submissions were received during the notification period. 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	No.
C33 and C34 Traffic, Parking and Pedestrian Circulation	The proposed vehicle access arrangements into the site are satisfactory	Yes.

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To provide vehicle access from the street in a safe environment that does not disrupt traffic flows		
C35, C36 and C37 Traffic, Parking and Pedestrian Circulation To provide a safe and connected environment for pedestrians both on and around the site	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	Assessment	Achieved?
4.1 Indoor Space Requirements	For 127 children, 412.75m ² is required. 417.68m² provided For 127 children, 38.1m ² is required for outdoor storage. 55.7m² provided For 127 children, 24.4m ² is required for indoor storage. 25.87m² provided	Yes.
4.2 Laundry and Hygiene Facilities	An on-site laundry is provided. A condition is recommended to ensure that it will comply with the CCPG	Yes.
4.3 Toilet and Hygiene Facilities.	Suitably provisioned and private toilet facilities will be provided	Yes.
4.4 Ventilation and Natural Light.	A high number of doors to external areas, windows and ceilings contribute to allowing appropriate ventilation and natural lighting	Yes.
4.5 Administrative Space	A reception area will be provided for the purposes of conducting administrative functions. A separate office and staff lunchroom provided	Yes.
4.6 Nappy Change Facilities	Nappy changing facilities have been provided	Yes.
4.7 Premises Designed to Facilitate Supervision	The facility's layout and design will facilitate supervision consistent with the CCPG	Yes.
4.8 Emergency and Evacuation Procedures	Appropriate signage provided which is in line with BCA requirements. Evacuation plan conditioned	Yes.
4.9 Outdoor Space Requirements	889m ² unencumbered outdoor space required. 890.50m² provided	Yes.
4.10 Natural Environment	The proposed outdoor space allows for children to safely explore and experience the natural vegetation. This has been provided using soft landscaping, soft play areas and other landscaped areas	Yes.
4.11 Shade	Appropriate shading and solar access is provided for the outdoor areas for more than 2 hours a day	Yes.
4.12 Fencing	Side and rear fencing provided is 1.8m high and consistent with the guideline.	Yes.
4.13 Soil Assessment	Contamination was addressed under the approved parent subdivision for the lot. The site is suitable for the child care centre	Yes.