

NSW Child Care Planning Guideline 2021

Part 2 – Design Quality Principles		
Principle	Assessment	Complies
1 – Context	The site's location is appropriate for a child care centre. Safe access is provided via the car park accessed off the local road (White Cliffs Avenue) rather than Turner Road which is a higher order road. Safe pedestrian access is also available from White Cliffs Avenue.	Yes
2 – Built Form	The proposal achieves an appropriate built form for the site in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements. A variety of materials and colours are proposed and the building defines the public domain.	Yes
3 – Adaptive Learning Spaces	The built form consists of two storeys with a floor plan and layout designed to minimise noise impacts and achieve the guideline's design objectives. Both internal and external play spaces will enable flexible furniture and play equipment options that provide a range of learning environments and play spaces.	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 water play, four sand pits, bike track, trampoline, and climbing structures.	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.	Yes
Part 3 – Matters for Consideration		
3.1 – Site Selection and Location	Assessment	Complies
<i>C1 – Ensure that appropriate zone considerations are considered when selecting a site.</i> For industrial zones, consider: - potential impacts on health, safety and wellbeing of children, staff and visitors with regard to air, noise and traffic. - The potential impact of the facility on the viability of the existing commercial or industrial uses.	The site is zoned IN1 General Industrial and is surrounded by light industrial and warehouse 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 industrial uses.	Yes
<i>C2 – Ensure that the site selected is suitable for the use.</i> 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 car parking will provide a safe environment for drop-offs and pick-ups and patrons can use either the at grade car park or basement car park. Council's Traffic Engineers are satisfied that the proposed traffic generation will not have unreasonable impacts on the surrounding street network.	Yes

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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 located within the Turner Road Industrial area which backs on the Gregory Hills Business Park. A footpath will be constructed along the road frontages which provides suitable pedestrian access to the centre from Camden Valley Way and nearby bus stops.	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 proposed child care has been designed to respond to the character of the surrounding industrial area. The proposal adequately responds to the surrounding land uses to minimise impacts on both the subject and adjoining sites and their respective land uses. The centre includes significant perimeter landscaping that creates a landscape buffer between the centre and Turner Road and ensures an attractive streetscape.	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.	There is a clear delineation between the child care centre and public spaces which are screened by appropriate fencing, landscaping and acoustic treatments.	Yes
C9 and C10 - Ensure front fences and retaining walls do not dominate the public domain. Front fences should remain permeable, although high solid acoustic fencing may be used when shielding the facility from noise on classified roads, if they are setback with landscaping in front.	A 1.2m acoustic fence surrounds the entire centre. Acoustic fencing heights increase to 1.8m and 2.1m which enclose the outdoor play areas where they have frontage to external roads. As mentioned above, a landscape buffer is proposed around the perimeter of the site, which softens the appearance of the development when view from all street frontages.	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	The building is oriented to overlook all three street frontages. Being a corner allotment, the external play area will not be overlooked from adjoining businesses and will not cause privacy impacts any adjoining properties. The building has been designed in a manner that reduces cut and fill by having a partially exposed basement rather than the entire basement being below natural ground level.	Yes

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protected from wind and other climatic conditions.		
<i>C12 - Ensure that the scale of the facility is compatible with adjoining development.</i> Building height and setback should be consistent with the scale and character of the street	As above, the proposed child care centre has been designed to be consistent with the surrounding industrial zone. The proposal is compatible with surrounding land uses and has been designed to respond to the surrounding land uses thereby minimising impacts on both the centre and adjoining buildings / uses.	Yes
<i>C13 and C14 - Ensure setbacks are consistent with the immediate context.</i> 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 proposed setbacks are compliant with the setbacks for a child care centre as specified in the Camden Growth Centres DCP. A 5 metre setback is provided to Turner Road and Central Hills Drive boundaries and a 15m setback to the building from White Cliffs Avenue. The at-grade car park is setback 3m from the White Cliffs Avenue boundary. A 10m setback is proposed to the nearest common boundary with an adjoining building (being 4 White Cliffs Avenue). All setbacks are considered satisfactory.	Yes
<i>C15 - Ensure buildings are designed to create safe environments for all users.</i> 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.	Parking is provided in the basement car park which is accessible via a local road (White Cliffs Avenue) Pedestrian access is available via the at grade and basement car park via a pedestrian path off White Cliffs Avenue. The centre will have the ability to have passive surveillance and CCTV surveillance to all public domain entry/exit areas. Parents will escort children into the centre to sign them in.	Yes.
<i>C16 - Ensure child care facilities are accessible by all potential users.</i> 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
<i>C17 and C18 - Provide landscaping that contributes to streetscape and amenity.</i> 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 the perimeter of the site and all outdoor play areas. The external play area landscaping does not impact on unencumbered outdoor space. These have been designed to integrate with the play area as opposed to impeding it.	Yes

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<i>C19 and 20 - Protect the privacy and security of children attending the facility.</i> 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.	The building has been designed to ensure it is not overlooked by the adjoining building at 4 White Cliffs Avenue. The outdoor space is sited to provide a secure playing environment for children which protects their privacy. The overall building design and layout in combination with the appropriate acoustic fencing assists in providing screening from any adjoining properties.	Yes
<i>C21 - Minimise impacts on privacy of adjoining properties.</i> 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, the centre is designed to ensure there will be no overlooking into the adjoining properties.	Yes
<i>C22 and C23 - Minimise impacts on the acoustic privacy of neighbouring residential developments.</i> 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.	A satisfactory acoustic report has been submitted with the DA which has been assessed by Council's Environmental Health Specialist. The report provides various recommendations to protect the amenity of the adjoining residential flat building to the west. A condition is recommended to ensure compliance with the recommendations of the acoustic report.	Yes
<i>C24 and 25 - Ensure outside noise levels are minimised to acceptable levels.</i> 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 proposes sufficient separation from adjoining properties. Turner Road is a collector road which receives significant traffic volumes and the appropriate acoustic barriers have been proposed to reduce noise impacts. As above, a satisfactory acoustic report has been submitted with the DA which was assessed by Council's Environmental Health Specialist. A condition is recommended to ensure compliance with the recommendations of the acoustic report.	Yes

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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 from Turner Road are not expected to generate unreasonable air quality impacts.	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 6pm, Monday to Friday which is consistent with other child care centres approved in the locality / LGA.	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 proposed car parking complies with the DCP as outlined in the DCP compliance table. 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.	The proposed vehicle access arrangements are satisfactory.	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.	Yes

Part 4 – National Regulations

Division 1 Centre-based services and family day care services			
Clause	Control	Assessment	Compliance
97 – Emergency and evacuation procedures	The emergency and evacuation procedures required under regulation 168 must set out - (a) instructions for what must be done in the event of an emergency; and (b) an emergency and evacuation floor plan.	A satisfactory emergency evacuation plan has been provided detailing how the building will be exited with assembly point nominated.	Yes
104 – Fencing	The outdoor space used by children is required to be enclosed by a fence or barrier that is of a height and design that children preschool age or	1.8m – 2.1m high acoustic barrier fencing is provided to outdoor play areas which are considered safe for preschool age children.	Yes.

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	under cannot go through, over or under it.		
105 – Furniture, materials and equipment	The provider must ensure the children have access to sufficient furniture, materials and developmentally appropriate equipment suitable for the education and care and that child	Details have not been provided concerning the proposed indoor furniture, this will be the responsibility of the service provider. The proposed fixed outdoor play equipment are detailed in the landscape plan and are considered to be developmentally appropriate for the intended age groups.	Yes
106 – Laundry and hygiene facilities	Laundry and hygiene facilities are required to be provided on site and are located in a way that does not pose a risk to children.	A laundry is provided in a room separate to rooms accessible by children.	Yes
107 – Indoor space	3.25m² of unencumbered indoor space is required for each child. Areas to be excluded: (i) Passageways or throughfare (including door swings) (ii) toilet of hygiene facility (iii) Nappy change and bottle prep areas (iv) Storage areas (v) Staff and administration areas (vi) Other space not suitable for children (vii) The kitchen	Indoor space required → 3.25sqm per child which has been provided: <u>Playroom 1</u> 0-2yrs – 12 x 3.25 = 39m² required 40.8m² provided <u>Playroom 2</u> 0-2yrs – 12 x 3.25 = 39m² required. 40.7m² provided <u>Playroom 3</u> 0-2 years – 12 x 3.25 = 39m² 52.10m² provided. <u>Playroom 4</u> 2-3 years – 20 x 3.25 = 65m² 65.55m² provided. <u>Playroom 5</u> 2-3 years – 20 x 3.25 = 65m² 67.40m² provided. <u>Playroom 6</u> 3-5 years – 20 x 3.25 = 65m² 66.90m² provided. <u>Playroom 7</u> 3-5 years – 20 x 3.25 = 65m² 66.50m² provided. <u>Playroom 8</u> 3-5 years – 20 x 3.25 = 65m² 66.70m² provided.	Yes

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	A minimum of 0.2m ³ per child of internal storage space is recommended.	27.2 m ³ required. 33.60 m ³ provided.	Yes
108 – Outdoor Space	7m² of unencumbered outdoor space per child is required. Areas to be excluded: i) Paths or thoroughfare ii) Car parking areas iii) Storage sheds or other storage areas iv) Any other space not suitable for children. A minimum of 0.3m³ of external storage space per child is recommended.	136 x 7 = 952m² required <u>Outdoor Play Area 1</u> Provided = 858m² <u>Outdoor Play Area 2</u> Provided = 236m² Total Outdoor unencumbered space = 1094m² <u>Storage:</u> 40.8m³ required and 41.9m³ provided.	Yes
109 Toilet and Hygiene facilities	Adequate developmentally and age-appropriate toilet, washing and drying facilities are provided for use by children.	Adequate toilet, washing and drying facilities are provided on site.	Yes
110 Ventilation and natural light	The approved provider of an educational and care service must ensure that the indoor spaces used by children at the education and care premises are: i) Well ventilation ii) Have adequate natural light iii) Are maintained at a temperature that ensures the safety and wellbeing of children.	The centre will be well ventilated and will have adequate natural light received from the many windows and sliding stacker doors throughout the design.	Yes
Division 2 Additional requirements for centre-based services			
111 – Administrative Space	Adequate areas are available for the purpose of: i) Conducting administrative functions ii) Consulting with parents/children iii) Conducting private conversations	On the ground floor an office is located behind the reception area for general administration and reception duties. On the upper floor staff break out areas including a training room, meeting room, staff room and office are located away from children playrooms. There are sufficient areas for private conversations and consultation between parents and staff on both levels.	Yes

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112 – Nappy Change facilities	Adequate and appropriate nappy change hygiene facilities are required for any centre with <3yr old children.	Suitable nappy change facilities and toileting facilities have been provided for all playrooms servicing children 3 years and under.	Yes
	A minimum of one nappy change area is required. Hand cleaning facilities for adults are required in the immediate vicinity of nappy change areas. Nappy change facilities are required to be designed located and maintained in a way that prevents unsupervised access by children.	Each bathroom for children aged 0-2 and 2-3 years has been provided with a dedicated nappy change area within the bathroom. The combined bathrooms/nappy change rooms have been provided with separate tubs and hand washing facilities.	Yes
113 – Outdoor Space – Natural Environment	Outdoor spaces are required to be provided to allow children to explore and experience the natural environment for example the use of natural features such as trees, sand and natural vegetation.	The landscape plan provided demonstrates extensive landscaping around the perimeter of the facility, active natural play environment for the children which includes sand pits, trees, and play equipment such as slides, water play and the like. Soft landscaping is provided throughout the external play space of the development.	Yes
114 – Outdoor Space – Shade	The centre must ensure that outdoor spaces provided include adequate shade areas to protect children from overexposure to ultraviolet radiation from the sun.	The applicant has provided satisfactory shade shelters and solar plans that demonstrate all outdoor play areas have areas where children are protected from the sun.	Yes
115 – Premises designed to facilitate supervision.	The centre must be designed and maintained in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	All the playrooms have direct visual access to outdoor play areas and into bathrooms. All internal rooms designed to be used by children have direct visual access from the playrooms. Bathrooms achieve visual access with internal and external windows enabling the bathrooms to be supervised from inside the playrooms and from the outdoor play space. The bathroom features open cubicles without doors.	Yes