

# APPENDIX D

## CHILDCARE PLANNING GUIDELINE 2021 ASSESSMENT TABLE



An assessment against Parts 2, 3 & 4 of the Guideline is provided in the tables below:

| Requirement  | Yes/No | Comments   |
|--|--------|--|
| <b>Part 2 - Design quality principles</b>  |        |  |
| <p><b>Principle 1 - Context</b><br/>                     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.</p>  | Yes    | The proposed child care centre is well located within an established urban release area that is in proximity to two bus stops (one on the south-eastern side of Jamboree Avenue and one on the south-western side of Willowdale Drive. The site is also in proximity to a new school and open space.   |
| <p><b>Principle 2 - Built form</b><br/>                     Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area. 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. 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. 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> | Yes    | The proposed building is contemporary in design and the child care centre is consistent with the established streetscape through the single storey form of the building and the use of colours and materials that are consistent with surrounding development. The proposed landscaping compliments the built form and softens the visual impact of the at-grade carparking. |
| <p><b>Principle 3 - Adaptive learning spaces</b><br/>                     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. Good design achieves a mix of inclusive learning spaces to cater for all</p>   | Yes    | The internal layout ensures that there are adequate amenities for both children and adults and that there is an acceptable degree of separation between these. The kitchen and laundry areas have been designed to limit access for children, to ensure safety.  |

|   |            |  |
|---|------------|--|
| <p>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 internal play areas are well designed with easy access to toilets, nappy change area and storage. The indoor areas are also well connected with the outdoor areas, with shaded play areas provided.</p>   |
| <p><b>Principle 4 - Sustainability</b><br/>Sustainable design combines positive environmental, social and economic outcomes. 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. 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>Yes</p> | <p>The centre has been designed with sustainability in mind. The centre receives satisfactory solar access and cross ventilation as indoor spaces are provided with external windows with direct access to the outdoor play areas.</p>   |
| <p><b>Principle 5 - Landscape</b><br/>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. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity. 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>Yes</p> | <p>The Landscape Plan provides a range of tree, shrub and hedge plantings, which serve a landscape and screening function.</p>   |
| <p><b>Principle 6 – Amenity</b><br/>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. 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. Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.</p>  | <p>Yes</p> | <p>The child care centre has been designed to provide a high level of amenity to the children. The internal play areas are well designed with easy access to toilets, the nappy change area and storage. The indoor area is also well connected with the outdoor area, with shaded play areas provided.</p> <p>The Landscape Plan demonstrates that the space has been designed to allow for active free play as well as providing equipment for the children.</p> |

|  |            |   |
|--|------------|---|
| <p><b>Principle 7 - Safety</b><br/>                 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. 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>Yes</p> | <p>The child care centre has been designed to ensure child safety.</p> <p>The development has been accompanied by a POM for the centre.</p> |
|--|------------|---|

|   |            |   |
|---|------------|---|
| <p><b>Part - 3 Matters for consideration</b></p>  |            |   |
| <p>3.1 Site selection and location</p>  |            |   |
| <p><b>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</b><br/>                 C1 For proposed developments in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> <li>• the acoustic and privacy impacts of the proposed development on the residential properties</li> <li>• the setbacks and siting of buildings within the residential context</li> <li>• traffic and parking impacts of the proposal on residential amenity.</li> </ul>  | <p>Yes</p> | <p>The DA accompanied by an Acoustic Report which sets out measures to ensure noise impacts are mitigated to adjacent properties.</p> <p>Traffic and car parking has been considered and the proposed car parking arrangement will be suitable.</p>   |
| <p><b>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</b><br/>                 C2 When selecting a site, ensure that:</p> <ul style="list-style-type: none"> <li>• the location and surrounding uses are compatible with the proposed development or use</li> <li>• the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards</li> <li>• there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed</li> <li>• the characteristics of the site are suitable for the scale and type of development proposed having regard to:                         <ul style="list-style-type: none"> <li>- size of street frontage, lot configuration, dimensions and overall size</li> </ul> </li> </ul> | <p>Yes</p> | <p>The proposed development is compatible with the surrounding low to medium density residential land uses and the adjoining commercial premises to the north. The building is single storey and utilises materials and colours that are consistent with the established streetscape.</p> <p>There are no environmental hazards that could jeopardise the safety of the children.</p> <p>The site is not located in proximity to any incompatible social activities and uses.</p> |

|   |            |  |
|---|------------|--|
| <ul style="list-style-type: none"> <li>- number of shared boundaries with residential properties</li> <li>- the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas</li> <li>• where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use</li> <li>• there are suitable drop off and pick up areas, and off and on street parking</li> <li>• the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use</li> <li>• 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.</li> </ul> |            |  |
| <p><b>Objective: To ensure that sites for child care facilities are appropriately located.</b></p> <p>C3 A child care facility should be located:</p> <ul style="list-style-type: none"> <li>• near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship</li> <li>• near or within employment areas, town centres, business centres, shops</li> <li>• with access to public transport including rail, buses, ferries</li> <li>• in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</li> </ul>  | <p>Yes</p> | <p>The site is centrally located within an established urban release area, in proximity to schools and open space.</p> <p>There are two bus stops within 100 metres of the site, along Jamboree Avenue and Willowdale Drive.</p> |
| <p><b>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</b></p> <p>C4 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"> <li>• proximity to:             <ul style="list-style-type: none"> <li>- heavy or hazardous industry, waste transfer depots or landfill sites</li> <li>- LPG tanks or service stations</li> <li>- water cooling and water warming systems</li> <li>- 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</li> </ul> </li> </ul>  | <p>Yes</p> | <p>The site is not located in proximity to any environmental conditions that would be hazardous to children.</p>   |

|   |            |   |
|---|------------|---|
| <ul style="list-style-type: none"> <li>- extractive industries, intensive agriculture, agricultural spraying activities</li> <li>• any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.</li> </ul>  |            |   |
| <p>3.2 Local character, streetscape and the public domain interface</p>   |            |   |
| <p><b>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</b></p> <p>C5 The proposed development should:</p> <ul style="list-style-type: none"> <li>• contribute to the local area by being designed in character with the locality and existing streetscape</li> <li>• reflect the predominant form of surrounding land uses, particularly in low density residential areas</li> <li>• recognise predominant streetscape qualities, such as building form, scale, materials and colours</li> <li>• include design and architectural treatments that respond to and integrate with the existing streetscape</li> <li>• use landscaping to positively contribute to the streetscape and neighbouring amenity</li> <li>• integrate car parking into the building and site landscaping design in residential areas.</li> </ul> | <p>Yes</p> | <p>The site is surrounded by low to medium density residential development, existing commercial development to the north and riparian land and open space and has been designed to integrate with the surrounding development through a single storey building that utilises colours and materials that are consistent with the established streetscape. The proposed landscaping complements the built form and enhances the streetscape and softens the car parking area when viewed from the street.</p> |
| <p><b>Objective: To ensure clear delineation between the child care facility and public spaces.</b></p> <p>C6 Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> <li>• fencing to ensure safety for children entering and leaving the facility</li> <li>• 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</li> <li>• integrating existing and proposed landscaping with fencing.</li> </ul>   | <p>Yes</p> | <p>The perimeter landscaping assists in delineating the private domain from the public. The placement of windows on the building facilitates passive surveillance opportunities.</p>  |

|   |            |  |
|---|------------|--|
| <p><b>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.</b></p> <p>C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. 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.</p>   | <p>Yes</p> | <p>No front fencing or retaining walls proposed.</p>   |
| <p>3.3 Building orientation, envelope and design</p>  |            |  |
| <p><b>Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</b></p> <p>C11 Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> <li>• ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by:                             <ul style="list-style-type: none"> <li>- facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties</li> <li>- placing play equipment away from common boundaries with residential properties</li> <li>- locating outdoor play areas away from residential dwellings and other sensitive uses</li> </ul> </li> <li>• optimise solar access to internal and external play areas</li> <li>• avoid overshadowing of adjoining residential properties</li> <li>• minimise cut and fill</li> <li>• ensure buildings along the street frontage define the street by facing it</li> <li>• ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.</li> </ul> | <p>Yes</p> | <p>The proposed child care centre building is single storey and has been designed to integrate with the established streetscape and be sympathetic to the existing setting. The colours and materials are consistent with surrounding development and the landscaping enhances the streetscape.</p>                |
| <p><b>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</b></p> <p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> <li>• building height should be consistent with other buildings in the locality</li> </ul>  | <p>Yes</p> | <p>The proposed child care centre building is single storey and has been designed to integrate with the established streetscape and be sympathetic to the low density residential setting. The colours and materials are consistent with surrounding development and the landscaping enhances the streetscape.</p> |

|  |     |   |
|--|-----|---|
| <ul style="list-style-type: none"> <li>• building height should respond to the scale and character of the street</li> <li>• setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility</li> <li>• setbacks should provide adequate access for building maintenance</li> <li>• setbacks to the street should be consistent with the existing character.</li> </ul>  |     |   |
| <p><b>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</b></p> <p>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.</p> <p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p> | Yes | The proposed building setbacks are consistent with the objectives of the Campbelltown Growth Centre DCP for the local centre in which the site is situated.                       |
| <p><b>Objective: To ensure that buildings are designed to create safe environments for all users.</b></p> <p>C15 Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> <li>• located to allow ease of access, particularly for pedestrians</li> <li>• directly accessible from the street where possible</li> <li>• directly visible from the street frontage</li> <li>• easily monitored through natural or camera surveillance</li> <li>• not accessed through an outdoor play area.</li> <li>• in a mixed-use development, clearly defined and separate from entrances to other uses in the building.</li> </ul>                                     | Yes | The building entry is easily identifiable and visible from the street. The entrance is not through the outdoor play area and there is a pedestrian path from the street frontage. |
| <p><b>Objective: To ensure that child care facilities are designed to be accessible by all potential users.</b></p> <p>C16 Accessible design can be achieved by:</p> <ul style="list-style-type: none"> <li>• providing accessibility to and within the building in accordance with all relevant legislation</li> </ul>  | Yes | The DA is accompanied by an Access Report.  |



|  |            |  |
|--|------------|--|
| <ul style="list-style-type: none"> <li>• linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry</li> <li>• providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible</li> <li>• minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.</li> </ul> <p>NOTE: The National Construction Code, the Discrimination Disability Act 1992 and the Disability (Access to Premises – Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.</p>  |            |  |
| <p>3.4 Landscaping</p>   |            |  |
| <p><b>Objective: To provide landscape design that contributes to the streetscape and amenity.</b></p> <p>C17 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.<br/>             Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> <li>• reflecting and reinforcing the local context</li> <li>• incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.</li> </ul> <p>C18 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> <li>• planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings</li> <li>• taking into account streetscape, local character and context when siting car parking areas within the front setback</li> <li>• using low level landscaping to soften and screen parking areas.</li> </ul> | <p>Yes</p> | <p>Detailed Landscape Plans have been provided which provides adequate landscaping.<br/>             No screen planting has been included in the unencumbered outdoor space calculations.<br/>             Landscaping has been incorporated into the carparking area with the planting of trees, shrubs and groundcovers.</p> |
| <p>3.5 Visual and acoustic privacy</p>   |            |  |
| <p><b>Objective: To protect the privacy and security of children attending the facility.</b></p> <p>C19 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>  | <p>N/A</p> | <p>Site is situated in a low to medium density residential area and surrounding development does not exceed two storeys.</p>   |

|   |            |   |
|---|------------|---|
| <p>C20 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> <li>• appropriate site and building layout</li> <li>• suitably locating pathways, windows and doors</li> <li>• permanent screening and landscape design.</li> </ul>  |            |   |
| <p><b>Objective: To minimise impacts on privacy of adjoining properties.</b><br/>                 C21 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> <li>• appropriate site and building layout</li> <li>• suitable location of pathways, windows and doors</li> <li>• landscape design and screening.</li> </ul>  | <p>Yes</p> | <p>The building is single storey and the internal layout has been designed to locate low impact uses along the eastern building elevation, which interfaces with existing residential development on the eastern side of Barbula Road. The uses located along this elevation include the cot rooms for sleeping, storage, the laundry and staff room. Landscaping has also been proposed within the eastern building setback.</p> |
| <p><b>Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</b><br/>                 C22 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> <li>• provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence).</li> <li>• ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.</li> </ul> <p>C23 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> <li>• identify an appropriate noise level for a child care facility located in residential and other zones</li> <li>• determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</li> <li>• determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</li> </ul> | <p>Yes</p> | <p>An Acoustic Report has been submitted with the DA which recommends acoustic fencing around the outdoor play areas, the implementation of a noise management plan and window glazing.</p>   |
| <p>3.6 Noise and air pollution</p>  |            |   |

|  |            |   |
|--|------------|---|
| <p><b>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</b></p> <p>C24 Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> <li>• creating physical separation between buildings and the noise source</li> <li>• orienting the facility perpendicular to the noise source and where possible buffered by other uses</li> <li>• using landscaping to reduce the perception of noise</li> <li>• limiting the number and size of openings facing noise sources</li> <li>• using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)</li> <li>• using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits</li> <li>• locating cot rooms, sleeping areas and play areas away from external noise sources.</li> </ul> <p>C25 An acoustic report should identify appropriate noise levels for sleeping areas and other non play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> <li>• on industrial zoned land</li> <li>• where the ANEF contour is between 20 and 25, consistent with AS 2021 - 2000</li> <li>• along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007</li> <li>• on a major or busy road</li> <li>• other land that is impacted by substantial external noise.</li> </ul> | <p>Yes</p> | <p>See above comment.</p>   |
| <p><b>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.</b></p> <p>C26 Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p> <p>C27 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to</p>   | <p>Yes</p> | <p>The site is not on a major road and is not in proximity to any industrial development.</p> |

|  |            |   |
|--|------------|---|
| <p>major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines.</p> <p>The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> <li>• creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution</li> <li>• using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway</li> <li>• incorporating ventilation design into the design of the facility.</li> </ul> |            |   |
| <p>3.7 Hours of operation</p>  |            |   |
| <p><b>Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</b></p> <p>C28 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.</p> <p>C29 Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.</p>   | <p>Yes</p> | <p>The hours of operation as proposed are 6.00am to 6.30pm, Monday to Friday.</p>   |
| <p>3.8 Traffic, parking and pedestrian circulation</p>   |            |   |
| <p><b>Objective: To provide parking that satisfies the needs of users and demand generated by the centre and to minimise conflicts between pedestrians and vehicles</b></p> <p>C30 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</p> <p>Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates:<br/>             Within 400 metres of a railway or Metro station within Greater Sydney:</p> <ul style="list-style-type: none"> <li>• 1 space per 10 children</li> <li>• 1 space per 2 staff. Staff parking may be</li> </ul>   | <p>Yes</p> | <p>The onsite car parking spaces provided is consistent with the provisions of the Child Care Planning Guideline 2021, at a rate of 1 space per 4 children.</p> |



|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• separate pedestrian access from the car park to the facility</li> <li>• defined pedestrian crossings included within large car parking areas</li> <li>• separate pedestrian and vehicle entries from the street for parents, children and visitors</li> <li>• pedestrian paths that enable two prams to pass each other</li> <li>• delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities</li> <li>• in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas</li> <li>• vehicles can enter and leave the site in a forward direction.</li> </ul> <p>C37 Car parking design should:</p> <ul style="list-style-type: none"> <li>• include a child safe fence to separate car parking areas from the building entrance and play areas</li> <li>• provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards</li> <li>• include wheelchair and pram accessible parking.</li> </ul> |  | <p>The Growth Centre DCP does not stipulate a car parking rate for child care centre development. In accordance with this section, a rate of 1 space per 4 children has been applied.</p> <p><math>121 / 4 = 30.25</math><br/>                 Total required car parking spaces 31 spaces.</p> <p>A total of 38 car parking spaces have been proposed to service the development.</p> |
|---|--|--|

|   |            |   |
|---|------------|---|
| <p><b>4. Applying the National Regulations to development proposals</b></p>   |            |   |
| <p><b>A. INTERNAL PHYSICAL ENVIRONMENT</b></p>  |            |   |
| <p>4.1 Indoor space requirements<br/> <b>Regulation 107 Education and Care Services National Regulations</b><br/>                 Every child being educated and cared for within a facility must have a minimum of 3.25m<sup>2</sup> of unencumbered indoor space.<br/>                 Note: If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.<br/>                 Unencumbered indoor space excludes any of the following:</p> <ul style="list-style-type: none"> <li>• passageway or thoroughfare (including door swings) used for circulation</li> <li>• toilet and hygiene facilities</li> <li>• nappy changing area or area for preparing bottles</li> <li>• area permanently set aside for the use or storage of cots</li> <li>• area permanently set aside for storage</li> </ul> | <p>Yes</p> | <p>Sufficient unencumbered indoor space is provided for the proposed number of children.<br/>                 Storage areas have been excluded from the indoor and outdoor area calculations.</p> |

|  |            |   |
|--|------------|---|
| <ul style="list-style-type: none"> <li>• area or room for staff or administration</li> <li>• kitchens, unless the kitchen is designed to be used predominately by the children as part of an educational program e.g. a learning kitchen</li> <li>• on-site laundry</li> <li>• other space that is not suitable for children.</li> </ul> <p>All unencumbered indoor spaces must be provided as a secure area for children. The design of these spaces should consider the safe supervision of children. When calculating indoor space requirements, the area required for any additional child may be waived when the child is being cared for in an emergency circumstance as set out in regulation 123(5) or the child is being educated or cared for in exceptional circumstances as set out in regulation 124(5) and (6) of the National Regulations. Applicants should also note that regulation 81 requires that the needs for sleep and rest of children at the service be met, having regard to their ages, development stages and individual needs. Development applications should indicate how these needs will be accommodated. Verandahs may be included when calculating indoor space with the written approval from the regulatory authority.</p> <p>Storage areas including joinery units are not to be included in the calculation of indoor space. To achieve a functional unencumbered area free of clutter, storage areas need to be considered when designing and calculating the spatial requirements of the facility. It is recommended that a child care facility provide:</p> <ul style="list-style-type: none"> <li>• a minimum of 0.3m<sup>3</sup> per child of external storage space</li> <li>• a minimum of 0.2m<sup>3</sup> per child of internal storage space.</li> </ul> |            | <p>The rooms are provided with lockers and storage rooms. Each play area has a shed for the storage of equipment.</p> |
| <p>4.2 Laundry and hygiene facilities</p> <p><b>Regulation 106 Education and Care Services National Regulations</b></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. Child care facilities must also comply with the requirements for laundry facilities that are contained in the <i>National Construction Code</i>.</p>   | <p>Yes</p> | <p>A separate laundry facility has been provided.</p>   |

|   |            |   |
|---|------------|---|
| <p>4.3 Toilet and hygiene facilities<br/> <b>Regulation 109 Education and Care Services National Regulations</b><br/>                 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. Child care facilities must comply with the requirements for sanitary facilities that are contained in the <i>National Construction Code</i>.</p> | <p>Yes</p> | <p>There are staff bathrooms provided (including a separate accessible bathroom) as well as adequate children’s pans.</p> |
| <p>4.4 Ventilation and natural light<br/> <b>Regulation 110 Education and Care Services National Regulations</b><br/>                 Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the <i>National Construction Code</i>. Ceiling height requirements may be affected by the capacity of the facility.</p>  | <p>Yes</p> | <p>Sufficient light and ventilation has been provided to the proposed child care centre.</p>                              |
| <p>4.5 Administrative space<br/> <b>Regulation 111 Education and Care Services National Regulations</b><br/>                 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>  | <p>Yes</p> | <p>Separate office and staff rooms have been provided.</p>  |
| <p>4.6 Nappy change facilities<br/> <b>Regulation 112 Education and Care Services National Regulations</b><br/>                 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. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the <i>National Construction Code</i>.</p>  | <p>Yes</p> | <p>Adequate facilities provided.</p>  |
| <p>4.7 Premises designed to facilitate supervision<br/> <b>Regulation 115 Education and Care Services National Regulations</b><br/>                 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</p>  | <p>Yes</p> | <p>Suitable sight lines have been incorporated into the internal design of the building.</p>                              |



|   |            |  |
|---|------------|--|
| <p>dignity. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the <i>National Construction Code</i>.</p>   |            |  |
| <p>4.8 Emergency and evacuation procedures<br/> <b>Regulations 97 and 168 Education and Care Services National Regulations</b> Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> <li>• instructions for what must be done in the event of an emergency</li> <li>• an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit</li> <li>• a risk assessment to identify potential emergencies that are relevant to the service.</li> </ul>   | <p>Yes</p> | <p>An Evacuation Plan accompanies the DA.</p>  |
| <p><b>B. EXTERNAL PHYSICAL ENVIRONMENT</b></p>  |            |  |
| <p>4.9 Outdoor space requirements<br/> <b>Regulation 108 Education and Care Services National Regulations</b><br/>                 An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m<sup>2</sup> of unencumbered outdoor space.<br/>                 Note: If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.<br/>                 Unencumbered outdoor space excludes any of the following:</p> <ul style="list-style-type: none"> <li>• pathway or thoroughfare, except where used by children as part of the education and care program</li> <li>• car parking area</li> <li>• storage shed or other storage area</li> <li>• laundry</li> <li>• other space that is not suitable for children.</li> </ul> <p>When calculating outdoor space requirements, the area required for any additional child may be waived when the child is being cared for in an emergency circumstance as set out in regulation 123(5) or the child is being educated or cared for in exceptional circumstances as set out in regulation 124(5) and (6) of the National Regulations. Applicants should also note that</p> | <p>Yes</p> | <p>Sufficient external play area has been provided for the proposed number of children, there is no pool proposed.</p> |

|  |     |   |
|--|-----|---|
| <p>regulation 274 (Part 7.3 NSW Provisions) states that a centre-based service for children preschool age or under must ensure there is no swimming pool on the premises, unless the swimming pool existed before 6 November 1996. Where there is an existing swimming pool, a water safety policy will be required.</p> <p>A verandah that is included within indoor space cannot be included when calculating outdoor space and vice versa.</p>  |     |   |
| <p>4.10 Natural environment<br/> <b>Regulation 113 Education and Care Services National Regulations</b><br/>                 The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>   | Yes | Adequate environment provided.  |
| <p>4.11 Shade<br/> <b>Regulation 114 Education and Care Services National Regulations</b><br/>                 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>  | Yes | Adequate shaded area provided.  |
| <p>4.12 Fencing<br/> <b>Regulation 104 Education and Care Services National Regulations</b><br/>                 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. 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. Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the <i>National Construction Code</i>.</p> | Yes | Adequate fencing provided.  |
| <p>4.13 Soil assessment<br/> <b>Regulation 25 Education and Care Services National Regulations</b><br/>                 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. With every service application one of the following is required:</p>   | Yes | The development has been assessed against the provisions of Section 4.6 of the Resilience and Hazards SEPP. |

|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"><li>• a soil assessment for the site of the proposed education and care service premises</li><li>• 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</li><li>• 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.</li></ul> |  |  |
|---|--|--|