

THE PLANNINGHUB

*by Hawes & Swan*

## APPENDIX B

# CHILDCARE PLANNING GUIDELINES - COMPLIANCE TABLE

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MOUNT VERNON

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**Childcare Planning Guidelines  
110-112 Mount Vernon Road, Mount Vernon**

Control	Requirement	Comment	Complies
<b>Part 1: Introduction</b>			
<b>1.3 Objectives</b>	Promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations.	This DA promotes high quality design of child care facilities, in accordance with the National Regulations.	✓
	Ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses.	The design of the child care centre reflects the surrounding streetscape, ensuring that it does not interfere with the local context.	✓
	Minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment.	There are no adverse impacts on neighbouring properties. The proposal is designed to minimize adverse environmental and built form effects on the surrounding properties.	✓
<b>Part 3: Matters for Consideration</b>			
<b>3.1 Site Selection and Location</b>	<p><u>For proposed developments in or adjacent to a residential zone, consider:</u></p> <ul style="list-style-type: none"> <li>the acoustic and privacy impacts of the proposed development on the residential properties;</li> </ul>	Acoustic and privacy concerns have been addressed within this DA, and have been accompanied by an Acoustic Report labelled as <b>Appendix F</b> .	✓

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	<ul style="list-style-type: none"> <li>the setbacks and siting of buildings within the residential context; and</li> <li>traffic and parking impacts of the proposal on residential amenity.</li> </ul>	<p>The proposed siting of the building has considered the location of neighbouring dwellings and has been designed to ensure no adverse visual and solar impacts are created from the built form.</p> <p>Traffic and parking impacts have been considered. As a result, a traffic Impact Assessment Report has been prepared (<b>Appendix G</b>), which concludes that the traffic generated from the proposed development will not present any adverse traffic implications on the surrounding area of Mount Vernon and the wider Penrith LGA. Furthermore, the Traffic Report underlines how the proposed development is consistent with the required car parking rates based on the proposed children and staff.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
	<p><u>When selecting a site, ensure that:</u></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> </ul>	<p>The site is compatible with the location and surrounding use, as it will provide the local community with a service that meets a growing need within the area.</p> <p>The site is considered environmentally safe in that it is not located within a flood planning area or a bushfire hazard zone.</p> <p>A Stage 2 Detailed Site Investigation has been prepared by Envirotech which is provided in <b>Appendix O</b>. The investigation details that Asbestos was detected in four samples taken from the site and recommends that a suitably trained professional is engaged to prepare a Remedial Action Plan to determine the remediation of the asbestos contamination within the contaminated areas and appropriate remedial action. Subject to the above, it is considered that the site can be remediated for</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

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	<ul style="list-style-type: none"> <li>the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas 3.1 Site selection and location 3 10 Child Care Planning Guideline Delivering quality child care for NSW;</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; and</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</li> </ul>	<p>the proposed works, as detailed within the Remediation Action Plan within <b>Appendix P</b>.</p> <p>The characteristics of the site are suitable for the scale and type of development proposed and will not have a adverse impact on adjoining properties or the surrounding locality.</p> <p>The proposal includes 34 car parking spaces, which will suitably cater for the number of children and staff proposed. Two disabled spaces are proposed, along with a mini bus parking space located over the proposed OSD system.</p> <p>The site is located on Mount Vernon Road, which is quiet and is appropriate for the proposed use as a child care centre.</p> <p>There are no incompatible social activities and uses located nearby to the proposed development.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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	<p>as hotels, clubs, cellar door premises and sex services premises.</p>		
	<p><u><i>A child care facility should be located:</i></u></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; and</li> <li>● in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</li> </ul> <p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions.</p>	<p>Schools such as Kemps Creek Public School and places of worship including Saints Peter and Paul Assyrian Church are located nearby to the site.</p> <p>The proposed development is located in an area with shops and industries scattered throughout the area. Based on the future vision of Mount Vernon, a child care centre should be considered suitable on site considering the future growth that is expected within the area.</p> <p>Bus routes including the 813 are located in close proximity to the site, which provide access to local shops and services in the wider area.</p> <p>Accessibility to the local community businesses and shops is only a small drive away, ensuring ease of access to other nearby uses.</p> <p>The proposed child care centre is located in an area that has been previously cleared and is not located within a flood planning area or bush fire hazard zone. As a result, the site should be considered safe for children, staff and visitors.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p><b>3.2 Local Character, Streetscape and the Public Domain Interface</b></p>	<p><u><i>The proposed development should:</i></u></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> </ul>	<p>The proposed development is designed to fit in with the surrounding streetscape and design of neighbouring properties.</p>	<p>✓</p>

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	<ul style="list-style-type: none"> <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; and</li>   <li>• integrate car parking into the building and site landscaping design in residential areas.</li> </ul>	<p>The design of the building represents the style of a single storey building located within the area, recognized as E4 Environmental Living. As the centre is for 118 children, the design has considered the required size of building to accommodate the proposal whilst working to alleviate any concerns from a bulk perspective through its overall design.</p> <p>The materials proposed in the building will reflect the streetscape. The materials proposed along with colours are reflective of the overall design of buildings within the streetscape.</p> <p>The architectural design of the proposed child care centre will integrate with the streetscape, reflecting the design of buildings in the local area.</p> <p>Proposed landscaping will assist in contributing to the existing streetscape and neighbouring amenity, whilst also softening the built form of the child care centre. Refer to Landscape Plan in <b>Appendix K</b>.</p> <p>An on-site car park has been located in the front setback of the site and has been designed in a manner that does not dominate the local character of the area. The landscaping proposed will assist in softening the car park and as a result will integrate it within the remainder of the site.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
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	<p><u>Create a threshold with a clear transition between public and private realms, including:</u></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; and</li> <li>● integrating existing and proposed landscaping with fencing.</li> </ul>	<p>The proposed child care centre includes 2.4m high timber acoustic fences surrounding the property, to ensure safety for children entering and leaving the facility.</p> <p>Numerous windows facing the street have been included within the proposal to provide passive surveillance and safety measures, along with landscaping along the front setback.</p> <p>The proposed landscaping will be integrated with the proposed fencing.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
	<p>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>The only entrance to the site is via a driveway and pathway leading to the foyer of the building.</p>	<p style="text-align: center;">✓</p>
	<p>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>The front setback is to consist of predominantly landscaping to soften the built form of the carpark and child care centre. The site is also not located within or adjacent to a heritage zone.</p>	<p style="text-align: center;">✓</p>
	<p>High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.</p>	<p>The fencing surrounding the child care centre are setback from the property boundary and are high timber lapped and capped to deal with acoustics. Appropriate landscaping is proposed to screen the fencing as well as the built form of the development. Refer to Landscape Plan within <b>Appendix K</b>.</p>	<p style="text-align: center;">✓</p>

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<b>3.3 Building Orientation, Envelope and Design</b>	<p><u><i>Orient a development on a site and design the building layout to:</i></u></p> <ul style="list-style-type: none"> <li>ensure visual privacy and minimise potential noise and overlooking impacts on neighbours;</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; and</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>The proposed child care centre is located away from neighbouring dwellings and adequately screened by vegetation to reduce noise and overlooking impacts. Play areas are separated to reduce the overall noise impacts generated from the centre and will be controlled by staff throughout the day.</p> <p>The site is open and large, with neighbouring dwellings setback at a distance that would enable optimal solar access to internal and external play areas.</p> <p>The proposed child care centre is single storey and appropriately setback from the boundaries and as a result, no overshadowing impacts would be generated to neighbouring dwellings.</p> <p>Minimal cut and fill will be required, with the site being relatively flat.</p> <p>The proposed child care centre will continue to define the street, through its overall design and the materials used.</p> <p>The child care centre is located on ground level.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
	<p><u><i>The following matters may be considered to minimise the impacts of the proposal on local character:</i></u></p>		



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	<ul style="list-style-type: none"> <li>• building height should be consistent with other buildings in the locality;</li> <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; and</li> <li>• setbacks to the street should be consistent with the existing character.</li> </ul>	<p>The proposed child care centre is consistent with other buildings in the local area, as it is a single storey building that will not impacts on the local character. The building will be set back in line with other properties located within the surrounding area.</p> <p>The building height is responsive to the scale and character of the street, with the proposed building being single-storey.</p> <p>The proposed child care centre has front, rear and side setbacks at a distant that provides for clear privacy from neighbouring residences.</p> <p>The building is setback at a distance that allows for adequate access for building maintenance.</p> <p>The setback from the proposed child care centre to Mount Vernon Road will be consistent with the existing character of buildings, whilst incorporating suitable and locally significant vegetation to enhance the amenity of the site.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
	<p>On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>The development includes side, rear and front setbacks with distances that reflect the local character of the surroundings.</p>	<p>✓</p>
	<p><u>The built form of the development should contribute to the character of the local area, including how it:</u></p>		

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	<ul style="list-style-type: none"> <li>• respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage;</li> <li>• contributes to the identity of the place;</li> <li>• retains and reinforces existing built form and vegetation where significant;</li> <li>• considers heritage within the local neighbourhood including identified heritage items and conservation areas;</li> <li>• responds to its natural environment including local landscape setting and climate; and</li> <li>• contributes to the identity of place.</li> </ul>	<p>The proposal is designed to reflect the character of the local area surrounding the child care centre, through the materials and colours incorporated within the design.</p> <p>The construction of a new building that reflects the local character will greatly assist in contributing to the identity of the area, more so than the existing site condition does.</p> <p>The site had been previously cleared. The landscaping that has been proposed however will compliment the existing character of the area, whilst also providing the site with adequate screening from neighbouring dwellings.</p> <p>There are no heritage items or heritage conservation areas located on or surrounding the subject site.</p> <p>The proposed development has responded to its natural environment, whilst also proposing further landscaping to respond to setting and climate.</p> <p>The design of the proposed child care centre will provide adequate indoor and outdoor space to contribute to the identify of place. Furthermore, the building features will reflect that of the surrounding streetscape.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
	<p><u>Entry to the facility should be limited to one secure point which is:</u></p> <ul style="list-style-type: none"> <li>• located to allow ease of access, particularly for pedestrians;</li> </ul>	<p>A driveway located off Mount Vernon Road provides ease of access for vehicles to enter the premises, with a separate</p>	<p>✓</p>

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	<ul style="list-style-type: none"> <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; and</li> <li>● not accessed through an outdoor play area.</li> </ul> <p><u>Accessible Design can be achieved by:</u></p> <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;</li> <li>● Between all car parking areas and the main building entry;</li> </ul>	<p>driveway proposed for exiting the site. A footpath and pedestrian crossing from the main entry and carpark allows for safe and easy access for pedestrians.</p> <p>Direct access to the entry from Mount Vernon Road is provided via a footpath.</p> <p>The building is directly visible from the street frontage, front landscaped areas provide some form of visual privacy and passive surveillance from the street.</p> <p>The development includes appropriate location of windows and openings to facilitate and to ensure natural surveillance occurs onsite.</p> <p>No Access to the site is available via an outdoor play area. A front footpath from the car park provides access to the entry foyer.</p> <p>Pathways are consistently flat along the course of the site, allowing for ease of access for prams and wheelchairs.</p> <p>Pedestrian access paths and a pedestrian crossing allow for ease of access from the car parking spaces to the front entrance of the child care centre.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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	<ul style="list-style-type: none"> <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; and</li> <li>• minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.</li> </ul>	<p>A continuous path of travel is proposed throughout the building, including associated sites such as car parks and open space.</p> <p>The built form is relative to ground level, as is the proposed footpath.</p>	<p>✓</p> <p>✓</p>
<p><b>3.4 Landscaping</b></p>	<p>Use the existing landscape where feasible to provide a high-quality landscaped area.</p>	<p>The existing landscape has predominantly been maintained from the what is there currently. Proposed landscaping has also been provided to ensure high quality landscaping on the site.</p>	<p>✓</p>
	<p><u>Incorporate car parking into the landscape design of the site by:</u></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; and</li> <li>• using low level landscaping to soften and screen parking areas.</li> </ul>	<p>As can be seen in the Landscape Plans (<b>Appendix K</b>), multiple trees, shrubs and other forms of vegetation are proposed to be planted in the front setback of the car park to reduce the bulk and summer heat radiating into buildings.</p> <p>To maintain the local character and streetscape of the area, landscaping is proposed to compliment the context of the surrounding properties, resulting in minimal adverse impacts of the car park, from a bulk perspective.</p> <p>As can be seen in the Landscape Plans (<b>Appendix K</b>), low level landscaping has been proposed in front of the car park, to detract any adverse impacts resulting from bulk.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
	<p><b>3.5 Visual and Acoustic Privacy</b></p>	<p><u>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</u></p>	

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	<ul style="list-style-type: none"> <li>• appropriate site and building layout;</li> <li>• suitably locating pathways, windows and doors; and</li> <li>• permanent screening and landscape design.</li> </ul>	<p>Multiple windows are proposed throughout the child care centre. However, considering the setback distances from the road and neighbouring dwellings, along with proposed screening through fences and landscaping, minimal direct overlooking impacts will result.</p> <p>Pathways, windows and doors are located in areas to ensure privacy, however, to also facilitate casual surveillance on the surrounding area.</p> <p>Landscaping has been proposed to assist in screening the site, providing casual surveillance and minimising potential overlooking impacts.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
	<p><u>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</u></p> <ul style="list-style-type: none"> <li>• appropriate site and building layout;</li> <li>• suitable location of pathways, windows and doors; and</li> <li>• landscape design and screening.</li> </ul>	<p>Direct overlooking impacts have been minimised through the siting of the child care centre, along with landscape design and the location of windows, pathways and doors.</p>	<p>✓</p>
	<p><u>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:</u></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); and</li> </ul>	<p>As referred to in the Acoustic Report (<b>Appendix F</b>), sound proof fencing is to be provided to reduce noise impacts from the proposed building, outdoor areas and car park.</p> <p>All mechanical equipment will be screened and constructed to reduce noise levels.</p>	<p>✓</p> <p>✓</p>

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	<ul style="list-style-type: none"> <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>		
<b>3.6 Noise and Air Pollution</b>	Adopt design solutions to minimise the impacts of noise.	Construction materials and sound proof fencing have been proposed to assist in minimizing the impacts of noise.	✓
	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.	The proposed development has been sited and designed to avoid or minimise the potential impact of external sources of air pollution.	✓
<b>3.7 Hours of Operation</b>	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.	As noted in the Operational Plan of Management ( <b>Appendix R</b> ), the proposed hours of operation will be from 7am-6pm.	✓
<b>3.8 Traffic, Parking and Pedestrian Circulation</b>	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.	The development proposes 118 children, which require 1 space per 10 children, plus 1 per employee. As a result, based on there being 19 staff employed at any one time and 118 children, 31 car spaces are required. 34 car spaces have been provided, inclusive of 2 disabled car spaces and on mini bus space.	✓
	A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised.	A Traffic and Parking Study has been provided as part of <b>Appendix G</b> . The report details how the proposal will have minimal impacts on the surrounding land uses.	✓
	<p><u>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</u></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> </ul>	A pedestrian access from the car park has been provided, via a pedestrian crossing and footpaths, which are clearly defined from the car parking area. The width of the pedestrian access is suitable for prams and wheelchairs and is clearly identifiable to ensure safety for users of the site. All vehicles can enter and leave in a forward's direction, with delivery and loading areas	✓

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	<ul style="list-style-type: none"> <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; and</li> <li>• vehicles can enter and leave the site in a forward direction.</li> </ul>	located separate from parking spaces to ensure safety for staff and users of the child care centre.	
	<p><u>Car parking design should:</u></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; and</li> <li>• include wheelchair and pram accessible parking.</li> </ul>	<p>Child safe fencing is proposed to separate play areas from car parking areas.</p> <p>Parking spaces are located within close proximity to site entrance off Mount Vernon Road and are compliant with the appropriate Australian Standards.</p> <p>Two wheelchair and pram accessible parking spaces have been provided, with ease of access available to the front entrance, as the footpaths and pedestrian crossing adjacent to the parking spaces are flat.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<b>Part 4: Applying the National Regulations to Development Proposals</b>			
<b>4.1 Indoor Space Requirements</b>	Every child being educated and cared for within a facility must have a minimum of 3.25m <sup>2</sup> of unencumbered indoor space.	As the child care centre proposed is a 118 place child care centre, the required unencumbered indoor space is 383.5m <sup>2</sup> . The centre proposes 400m <sup>2</sup> of unencumbered indoor space	✓

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	<p><u>Storage:</u></p> <p>Every child must receive:</p> <ul style="list-style-type: none"> <li>• a minimum of 0.3m<sup>3</sup> per child of external storage space; and</li> <li>• a minimum of 0.2m<sup>3</sup> per child of internal storage space</li> </ul>	Multiple storage areas have been proposed in the floor plans which have the potential to facilitate 35.4m <sup>3</sup> worth of external storage space and 23.6m <sup>3</sup> worth of internal storage space.	✓
<b>4.2 Hygiene and Laundry Facilities</b>	<p><u>On site laundry facilities should contain:</u></p> <ul style="list-style-type: none"> <li>• a washer or washers capable of dealing with the heavy requirements of the facility;</li> <li>• a dryer;</li> <li>• laundry sinks;</li> <li>• adequate storage for soiled items prior to cleaning; and</li> <li>• an on site laundry cannot be calculated as usable unencumbered play space for children.</li> </ul>	An Onsite laundry is proposed, which is capable of including the facilities listed.	✓
<b>4.3 Toilet and Hygiene Facilities</b>	<p>Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include:</p> <ul style="list-style-type: none"> <li>• junior toilet pans, low level sinks and hand drying facilities for children;</li> <li>• a sink and handwashing facilities in all bathrooms for adults;</li> <li>• direct access from both activity rooms and outdoor play areas;</li> <li>• windows into bathrooms and cubicles without doors to allow supervision by staff; and</li> <li>• external windows in locations that prevent observation from neighbouring properties or from side boundaries.</li> </ul>	<p>Toilet and hygiene facilities have been provided. Junior toilet pans, including lower level sinks and hand drying facilities for children have been provided.</p> <p>Adult facilities include a sink, toilet and hand washing facilities.</p> <p>Access to and from play areas is provided through doors, with cubicles being designed without doors, to allow supervision by staff.</p>	<p>✓</p> <p>✓</p> <p>✓</p>



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<p><b>4.4 Ventilation and Natural Light</b></p>	<p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p> <p>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p> <p><u>Ventilation:</u></p> <p>Good ventilation can be achieved through a mixture of natural cross ventilation and air conditioning. It is recommended that child care facilities ensure natural ventilation is available to each indoor activity room</p> <p><u>Natural Light:</u></p> <p>Solar and daylight access reduces reliance on artificial lighting and heating, improves energy efficiency and creates comfortable learning environments through pleasant conditions.</p>	<p>The building will be well ventilated through the inclusion of multiple windows on every side of the building. The child care centre will ensure to remain at a temperature that ensures safety of all children.</p> <p>The child care facility complies with the light and ventilation and minimum ceiling height requirements of the Construction Code.</p> <p>Multiple windows are proposed on each side of the building to ensure that cross ventilation can occur freely.</p> <p>Multiple windows are proposed on all sides of the building to ensure that natural light can easily access the site, removing the reliance on artificial lighting and heating.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p><b>4.5 Administrative Space</b></p>	<p>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>An administrative space is included in the proposal, located adjacent to the entry of the building. The administrative space is designed to ensure equitable use by parents and children at the facility. A parent’s room and office space are also provided towards the front of the building.</p>	<p>✓</p>
<p><b>Nappy Change Facilities</b></p>	<p>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.</p>	<p>Nappy Changing facilities have been provided, with multiple nappy change times proposed throughout the day, as per the Operational Plan of Management (<b>Appendix R</b>).</p>	<p>✓</p>

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<p><b>4.7 Premises Designed to Facilitate Supervision</b></p>	<p>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 dignity.</p>	<p>All rooms and facilities are designed in a manner that always allows for supervision from staff.</p>	<p>✓</p>
<p><b>4.8 Emergency and Evacuation Procedures</b></p>	<p>An emergency and evacuation plan should be submitted with a DA</p>	<p>An Emergency and Evacuation Plan has been provided and can be found within <b>Appendix S</b>.</p>	<p>✓</p>
<p><b>4.9 Outdoor Space Requirements</b></p>	<p>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.</p>	<p>A minimum of 826m<sup>2</sup> of unencumbered outdoor space is required for a child care centre holding 118 children. The development proposes 1316m<sup>2</sup> worth of unencumbered outdoor space.</p>	<p>✓</p>
<p><b>4.10 Natural Environment</b></p>	<p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>	<p>The outdoor play space provides adequate space for children to explore and experience the natural environment. No dangerous plants or other vegetation are currently present on the site.</p>	<p>✓</p>
<p><b>4.11 Shade</b></p>	<p>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>	<p>As seen in the Landscape Plan (<b>Appendix K</b>), shading is provided through vegetation, as well as a covered areas such as the verandah and gazebo.</p>	<p>✓</p>
<p><b>4.12 Fencing</b></p>	<p>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.</p>	<p>All open space is to be enclosed by suitable fencing to ensure that children cannot go through or under.</p>	<p>✓</p>
<p><b>4.13 Soil Assessment</b></p>	<p><u>With every service application one of the following is required:</u></p> <ul style="list-style-type: none"> <li>a soil assessment for the site of the proposed education and care service premises</li> </ul>	<p>A soil assessment has been conducted on site, through the form of a Phase 2 Contamination Report (<b>Appendix Q</b>), a Remediation Action Plan (<b>Appendix P</b>) and a Geotech Report (<b>Appendix H</b>).</p>	<p>✓</p>