

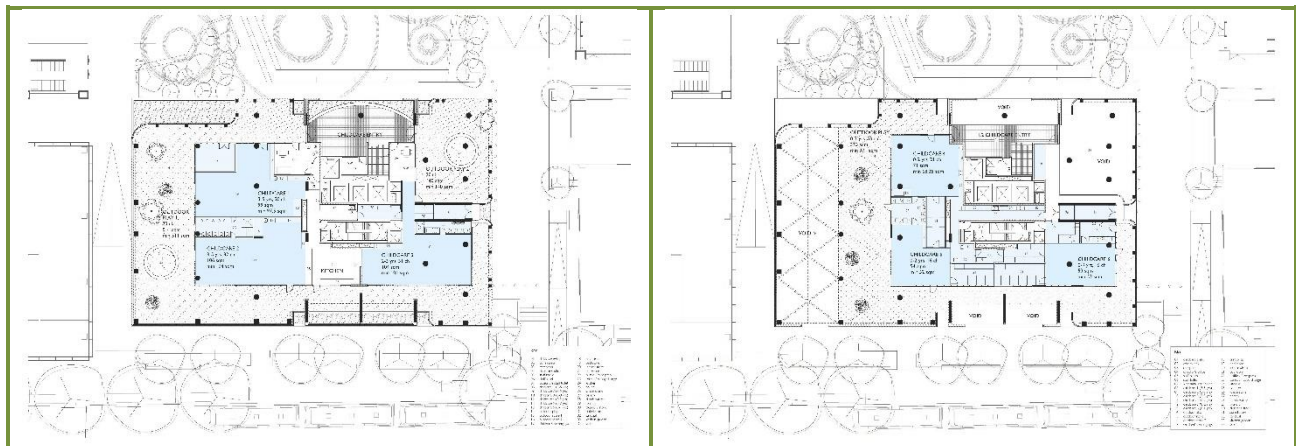


**SSD – 10439 - Waterloo Metro Quarter OSD -
Central Building
Central Precinct of the Waterloo Metro Quarter Site**

RESPONSE – DEPARTMENT OF PLANNING REQUESTS

Requests: To confirm (1) that the size of the floorplate dimensions and building services allow grouping of children into separate play spaces, with the required amenity and supervision, and (2) that the proposed size and capacity of servicing and amenities accommodate the demands of the childcare centre.

Plans: My comments refer to the version of the plans below.



05-WMQ PLAN 1F

06-WMQ PLAN 2F

Facilities: Details of the indoor play areas and their facilities are tabulated below.

Room Label	Age Group	Actual/ Required Area	Number of Children	Number of Toilets	Number of Basins	Nappy Change	Sleep Room	Bottle Prep
Childcare 1	3 – 5 years	99.00m ² 97.50m ²	30	5 Shared	5 Shared	Yes Shared	N/A	N/A
Childcare 2	3 – 5 years	106.00m ² 104.00m ²	32			+ Shower	N/A	N/A
Childcare 3	2 – 3 years	104.00m ² 101.00m ²	31	4	3	Yes + Shower	N/A	N/A
Childcare 4	0 – 2 years	69.00m ² 65.00m ²	20	2 Shared	2 Shared	Yes	Yes 10 cots	Yes
Childcare 5	0 – 2 years	55.65m ² 55.25m ²	17			Yes	Yes 8 cots	Yes
Childcare 6	0 – 1 years	53.00m ² 52.20m ²	16	1	1	Yes	Yes 16 cots	Yes
TOTAL	All age groups	487.00m² 474.75m²	146	12	11			

Comments:

As evidenced in the table above, the proposed plan for the childcare centre allows for the 146 children aged 0 – 5 years to be grouped in designated rooms over two levels in ways that are consistent with childcare legislation and quality assurance, and in ways commonly seen in other childcare centres throughout Australia. The indoor floor space in each of these rooms slightly exceeds the required 3.25m² per child, and the number of toilets, handbasins and showers also slightly exceed that required by legislation. Other required facilities such as sleep rooms and bottle preparation are provided. Each of the rooms also has direct access to an outdoor play space.



The outdoor play spaces on both levels meet the required 7m² per child and can support a design which will meet the needs of the different age groups. The plan affords ready access between the indoor and outdoor play spaces, and the facilities such as bathrooms and nappy change can be accessed by the educators and children from either space. Supervisory line-of-sight of the indoor and outdoor areas accessed by the children can be readily achieved by strategically positioned mirrors, again not unusual in the childcare sector.

In summary, the proposed plan for the childcare centre supports the grouping of children into separate play spaces, both indoors and outdoors, with the required amenity and supervision. Further, the size and capacity of the service areas and amenities support the demands of the day-to-day operations of a compliant and functional childcare centre.

It is noted that the outdoor space is a simulated space rather than the natural space detailed in Regulation 108. However, the Education and Care Services National Regulations 2011 also provide for this outdoor space requirement to be waived if suitable evidence is provided that the intent of the National Regulations can still be met. Under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, Council is required to approach the Regulatory Authority (currently the Department of Education, Early Childhood Education and Care Directorate New South Wales) for a Determination of Concurrence with Regulation 108. The Regulatory Authority will consider the simulated space's ability to meet the requirement of Regulation 110 Ventilation and natural light, Regulation 113 Outdoor space–natural environment and Regulation 114 Outdoor space–shade when determining this concurrence.

At each stage of the plan's development, the relevant federal, state and city council requirements, particularly those encapsulated in the Child Care Planning Guide 2017, were prioritised as was its capacity to support the implementation of the National Quality Standard 2011 and the Early Years Learning Framework 2009. For example, the play spaces on both levels have four (4) metre high ceilings, the number of window and door openings are generous, and provision has been made for the future fit-out to include numerous plantings and other natural elements. As a result, the plan ensures children have access to fresh air, ventilation, natural light, and thermal and acoustic comfort wherever they are in the centre, including the simulated outdoor space – all cogent reasons for the Determination to be given.

The proposed plan for the childcare centre at SSD – 10439 - Waterloo Metro Quarter OSD - Central Building Central Precinct of the Waterloo Metro Quarter Site would support the delivery of a quality care and education program for children.

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