

21 Child Care Guidelines - Compliance Checklist

The compliance checklist has been prepared to demonstrate how the proposed child care facility complies with the "Child Care Planning Guideline - Delivering quality child care for NSW" - issued by NSW Government Planning and Environment in August 2017. This assessment against the Child Care Guidelines has been undertaken in the context of a cold shell to demonstrate that a test fit of basic spatial areas are compliant or are capable of complying. The fitout and operation of the facility will be the subject of a separate Development Application by the pre-school operator.

Matters for Consideration

3.1 Site Selection and Location

<p>Consideration 1 Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</p>	<p>Location: The centre is located in a residential zone and approved for education facilities.</p> <p>Acoustics: The internal and external play spaces are located away from the street front and outdoor areas are protected by the buildings. This will minimise noise impact on the neighbourhood. The site is located close to a train line. Acoustic advice has suggested the south-western walls are solid (or any glazing to have appropriate acoustic treatment) to reduce noise impact into the pre-school.</p> <p>Traffic: Dedicated off street parking and drop off area allocated to minimise impact on residential street.</p> <p>School Site: The location of the pre-school within the school site is compatible. It is located at the southern section of the main building (Block A) with its own designated play space that is separated through level differences, fencing and landscape from the main school play areas. The school is also a primary school so there is a natural progression and transition from pre-school to the primary school and should work well together.</p>
<p>Consideration 2 Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</p>	<p>Surrounding Uses: The pre-school is located within the proposed new school site. The building is physically connected to the main school building (Block A) but is located at the southern end of the site with its own dedicated entry, parking, pick up-drop off and play space which are physically separated from the main school grounds using fencing strategies and level changes.</p> <p>Environmental Conditions: The site is a newly cleared site, with environmental investigations implemented to ensure the land is suitably prepared for the proposal. Ground levels, street access and parking are carefully considered to maximise ease of use and safety. The site is located out of the bushfire risk zone. There are no other environmental risks.</p> <p>Site Characteristics: The proposed pre-school is at the end of a long building which is 3 storeys at the north-western corner. As the site levels rise, it becomes a single storey at the southern end where the pre-school sits. Directly opposite along the Faulkner Way are two storey residential buildings. The scale of the pre-school fits within the existing and proposed context. There is no environmental impact proposed by the development – the site is empty and the proposal seeks to reinstate vegetation.</p>
<p>Consideration 3 Objective: To ensure that sites for child care facilities are appropriately located.</p>	<p>Location and Compatible Uses: The precinct in which the site is located is a newly developed area. Edmondson Park Station and Ed. Square town centre are in close proximity to the south-east. The site is also surrounded by residential development and parks. Pedestrian pathways and links to the town centre are currently being developed.</p>
<p>Consideration 4 Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</p>	<p>There are no industrial or hazardous services infrastructure in the proximity of the site.</p>

3.2 Local Character, Streetscape and the Public Domain Interface

<p>Consideration 5 Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</p>	<p>The design of the Faulkner Way façade of the new school building and pre-school building will have a series of shading devices that create a layer of articulation along the elevation of the building. The colours are reflective of the trees in the adjacent Clermont Park. Extensive planting along the boundary will provide shade and increase the street trees in the area.</p>
<p>Consideration 6, 7 and 8 Objective: To ensure clear delineation between the child care facility and public spaces.</p>	<p>The pre-school will have its own entry and dedicated drop off with a clearly defined accessible pathway from the parking to the entry. There will be fencing around the carpark with secure gate access to the entry path. The entry foyer and administration / staff spaces will be facing the street and provide street surveillance. The play spaces are private zones facing inwards of the site.</p> <p>A change in colour in the façade materials and a defined entry canopy will distinguish the pre-school from the main building.</p>
<p>Consideration 9 and 10 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.</p>	<p>Fencing along the boundary of the school and pre-school site will be provided. Planting and detailed landscaping will add character, colour and interest to the entry.</p>

3.3 Building Orientation, Envelope and Design

<p>Consideration 11 Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.</p>	<p>The windows in the north-west façade face Faulkner Way. They are tall narrow windows that follow the character of the design of the entire façade of the main school building. The windows are protected by shading devices to assist with privacy into the spaces as well as protecting privacy of residents across the road. Visual outlook from within the entry foyer and offices spaces of the pre-school are important and provide some surveillance to the street.</p> <p>Solar access is optimised by the orientation of the play spaces to the east and north. Shading structures will assist with solar protection in the summer. There are no overshadowing risks to adjacent structures as the building is surrounded by play space, carpark and street.</p>
<p>Consideration 12 Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</p>	<p>The proposal is a low impact building being single storey. Mostly the façade treatment is integrated with the main building to which it is a part of but some points of difference with colour and window treatment. The scale sits well within the street and surrounding houses.</p> <p>The building is easily accessible on all three sides for maintenance.</p>
<p>Consideration 13 and 14 Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</p>	<p>The setback is consistent with the main building and the residential buildings in Faulkner Way.</p>
<p>Consideration 15 Objective: To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.</p>	<p>The façade has introduced some colourful elements to differentiate the pre-school and express a more playful elevation. The introduction of some bright highlight colours against the main palette of greens and greys reflect the highlights of foliage such as flowers and leaves.</p>
<p>Consideration 16 Objective: To ensure that buildings are designed to create safe environments for all users.</p>	<p>There is a single point of entry to the pre-school. There will be a secure fence and gate. The entry will be clearly defined with an entry canopy gate and landscaping. The entry will be easily accessible and visible from the street.</p>
<p>Consideration 17 Objective: To ensure that childcare facilities are designed to be accessible by all potential users</p>	<p>The entry will be easily accessible and visible from the street.</p> <p>The building is easily accessible on all three sides for maintenance.</p>

3.4 Landscaping

<p>Consideration 18 and 19 Objective: To provide landscape design that contributes to the streetscape and amenity.</p>	<p>Planting is selected to reflect the endemic species of the area. As part of the Indigenous cultural engagement of this proposal, it is intended to provide an extensive landscaping strategy across the entire school site that includes native species of trees and community garden, including edible plants as part of an education strategy.</p> <p>Shade trees will be a part of the carpark design and overall strategy across the site to create cooler environments over summer.</p>
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3.5 Visual and Acoustic Privacy

<p>Consideration 20 and 21 Objective: To protect the privacy and security of children attending the facility.</p>	<p>This design detail will be addressed in a standalone DA for the pre-school.</p>
<p>Consideration 22 Objective: To minimise impacts on privacy of adjoining properties.</p>	<p>This design detail will be addressed in a standalone DA for the pre-school.</p>
<p>Consideration 23 and 24 Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</p>	<p>The internal and external play spaces are located away from the street front and outdoor areas are protected by the buildings. This will minimise noise impact on the neighbourhood.</p> <p>The site is located close to a train line. Acoustic advice has suggested the south-western walls are solid (or any glazing to have appropriate acoustic treatment) to reduce noise impact into the pre-school.</p>

3.6 Noise and Air Pollution

<p>Consideration 25 and 26 Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	<p>The internal and external play spaces are located away from the street front and outdoor areas are protected by the buildings. This will minimise noise impact on the neighbourhood.</p> <p>The site is located close to a train line. Acoustic advice has suggested the south-western walls are solid (or any glazing to have appropriate acoustic treatment) to reduce noise impact into the pre-school.</p>
<p>Consideration 27 and 28 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.</p>	<p>Air quality is not affected by major roads or industry.</p>

3.7 Hours of Operation

Consideration 29 and 30

Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.

Hours of operation will be within the standard times for a pre-school. The hours of operation will be subject of a standalone DA approval.

3.8 Traffic, Parking and Pedestrian Circulation

Consideration 31, 32 and 33

Objective: To provide parking that satisfies the needs of users and demand generated by the centre.

Parking numbers have been provided in accordance with the Child Care Planning Guidelines. A traffic study has been provided.

Consideration 34 and 35

Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.

A dedicated pick up and drop off zone is allocated along the Faulkner Way boundary in front of the pre-school. There is also parking on site provided adjacent to the building. Vehicle access is provided off the street with the correct design of kerb and crossing as required per traffic standards.

Consideration 36, 37 and 38

Objective: To provide a safe and connected environment for pedestrians both on and around the site.

Pedestrian and vehicle entries are separated. There is a gate from within the carpark to access the pathway leading to the pre-school entry. Separate public pathway from the street to the entry is also provided. Parking for the school carpark is from Faulkner Way through the pre-school parking area. There will be a security boom gate at the school parking area to prevent unauthorised use of the school parking.

The waste management area is located at the south-western area of the school carpark with its own dedicated driveway and is remote from the pre-school entry and parking.

Accessible parking to be provided in accordance with the standards.

Applying National Regulations

A Internal Physical Environment

4.1 Indoor Space Requirements

Note: Pre-school coldshell has been designed to accommodate the basic spatial areas. The fitout and operation of the facility will be the subject of a separate Development Application by the pre-school operator

Regulation 107

Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.

Two internal play space rooms are provided. Each to accommodate 20 children and there is 65m² of unencumbered area per play space. 10% circulation has been allowed internally as per the guidelines. The rooms have additional area to allow for furniture and storage within them. The total area of each play room is 71m². 4m² of storage area that can be directly accessed to the play space has been allocated.

4.2 Laundry and Hygiene Facilities

Regulation 106

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.

A laundry will be provided within the pre-school facility. Facilities to be designed in a standalone DA.

4.3 Toilet and Hygiene Facilities

Regulation 109

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.

Toilet facilities will be provided. They will be located between play space rooms and will have direct access from both playrooms and external play space. Windows will be provided for visibility and supervision into the area. There is no visibility from neighbouring properties. Facilities to be designed in a standalone DA.

4.4 Ventilation and Natural Light

Regulation 110

Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.

Full height glazed walls to the south-east wall opens onto external play space. Openable windows and doors in this wall will provide ample daylight and ventilation. Glazed door openings are located on adjacent (perpendicular walls) facing onto undercover outdoor verandah / play space between the two play rooms. To be designed in a standalone DA.

Ceiling heights are 2.7m minimum

4.5 Administrative Space

Regulation 111

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.

The administration area planning has allowed for an entry space that can connect with the reception area. Pram parking and communal area has been proposed next to a reception counter / office. Separate staff and office space is planned and can be closed off for privacy. Facilities to be designed in a standalone DA.

4.6 Nappy Change Facilities

Regulation 112

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.

No nappy change provision as the facility is for pre-school.

4.7 Premises Designed to Facilitate Supervision

Regulation 115

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.

Planning is arranged so that access into toilet areas are located adjacent to play room and links from the play space and outdoor areas are readily accessible. Appropriate glazing into all spaces to be provided to allow for supervision and visibility across the spaces. Facilities to be designed in a standalone DA.

4.8 Emergency and Evacuation Procedures

Regulations 97 and 168

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.

The proposal will meet regulatory requirements for access and egress and management in the event of an emergency. To be addressed in a standalone DA.

B External Physical Environment

4.9 Outdoor Space Requirements

Regulation 108

An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.

Planning provision for 330m² of unencumbered play space (allowance for 40 children). To be designed in a standalone DA.

4.10 Natural Environment

Regulation 113

The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment

Landscape design to incorporate the regulation principles into the proposal. To be designed in a standalone DA.

4.11 Shade

Regulation 114

The approved provide 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.

Shade structures and planting to be incorporated into the exterior design and landscape to ensure adequate protection is provided in accordance with the regulations. To be designed in a standalone DA.

4.12 Fencing

Regulation 104

Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children pre-school age or under cannot go through, over or under it.

Suitable fencing will be provided to meet safety and security requirements. To be designed in a standalone DA.

4.13 Soil Assessment

Regulation 25

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.

The site is currently undeveloped and has undergone environmental investigation and assessments to determine suitability of the soil conditions for the development. To be addressed in a standalone DA.