

Compliance Tables – **Childcare Centre Provisions – Sydney DCP 2012**
Central Park, Block 11



Sydney Development Control Plan 2102 – Childcare

– General Provisions Sydney Development Control Plan 2012

Section	Summary of key applicable provisions	Comment
4.4.4 Childcare Centre Provisions		
4.4.4.2 Allocation of child care places	<p>Child care centres are:</p> <ul style="list-style-type: none"> - Not to exceed 90 child care places; and - Provide a minimum of 33% of childcare places for children aged under two years - Child care places in residential development are encouraged to be provided on the basis of 6 child care places per 100 households. - Child care places in commercial development are encouraged to be provided on the basis of 1 child care place per 1,450sqm of GFA. 	The space allocated within the proposal is suitable to cater for the proposed maximum number of place (90), and aligns with the requirements contained within this provision and central Park Concept Plan.
4.4.4.3 Location	<p>Child care centres may be provided above ground when:</p> <ul style="list-style-type: none"> - There are no viable alternatives for a location at ground level in the building or the surrounding site; - The location of the child care centre at the ground level will detrimentally impact the significance of the heritage item; - Access to outdoor space is available; and - Emergency access and egress points are suitable. <p>Child care centres are not to be located:</p> <ul style="list-style-type: none"> - within sight of injecting rooms, drug treatment clinics, sex industry premises and other such uses; or - within no through roads unless, in the opinion of the consent authority, there would be adequate parking and turning space either within the roadway or the centre grounds; or - in close proximity to cooling towers; or - where there are undue health risks on the site or in the vicinity <p>Child care centres are not to have direct street frontage access to a classified road, or any other road which in the opinion of the consent authority is unsuitable for a child care centre, having regard to:</p> <ul style="list-style-type: none"> - the prevailing traffic conditions; - pedestrian and vehicle safety; and - the likely impact of the development on traffic 	<p>The proposed location of the childcare centre is considered appropriate in its context, allowing for suitable areas of outdoor space (balconies) with suitable access, as well as emergency egress paths.</p> <p>The EIS and accompanying specialist reports have considered the acoustic environment, traffic generation and pedestrian safety.</p>

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	<p>Where a child care centre is proposed within 300m of a mobile phone tower or base station, a transmission line easement, or other source of significant electromagnetic radiation, a report prepared by a suitably qualified person assessing the potential exposure impact on the centre and its occupants must accompany the development application. The report must detail how the proposal complies with relevant Australian Standards.</p>	
4.4.4.4 Design of play areas	<p>Indoor play areas must have:</p> <ul style="list-style-type: none"> - access to sunlight, natural ventilation and views to the outdoors; - convenient access between indoor and outdoor areas; and - enable clear lines of sight to allow for staff to supervise from other areas of the child care centre. <p>Outdoor areas must:</p> <ul style="list-style-type: none"> - be a minimum size of 7sqm of usable outdoor space per child; - provide space for active play; - be provided with at least 3 hours of solar access to 50% of the required outdoor area between 9am and 3pm on 22 June; - be directly accessible from indoor areas; - enable clear lines of sight to all outdoor areas to allow staff to supervise from other areas of the child care centre; - be secure from public access except to provide emergency evacuation or for deliveries such as sand replacement; - have gates which are self-closing and child proof, with child-proof locks and latches and which are able to be permanently locked; - provide separate areas for different age groups that suit their needs and abilities; - include landscaping which creates visual interest and provides shading where appropriate; and - be designed to protect users of the area from adverse wind, solar and other dramatic conditions <p>Outdoor areas are to be adequately fenced on all sides, with a minimum height of 1.8m and are to:</p> <ul style="list-style-type: none"> - provide for the safety and security of children; - prevent children climbing over, under or through fences and leaving the premises unsupervised; 	<p>The proposal provides a shell space with indicative indoor and outdoor areas allocated. The final design and layout (internal fitout) of the centre will be subject to a separate approval to be prepared by the future operator. A detailed assessment against the indoor and outdoor play areas will be provided at this time.</p> <p>Details of the proposed façade treatment, including the outdoor areas and balcony treatment in accordance with the provisions of this clause are detailed in the Architectural Design Report at Appendix B.</p>

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	<ul style="list-style-type: none"> - prevent persons from outside the centre accessing the site; - be designed so that the fence is integrated with the building design and landscape through materials and colours; - the integration with existing and proposed landscaping; and - prevent objects being thrown over the edge where outdoor areas are elevated. <p>A proportion of the required outdoor space may be provided as indoor area, but only where:</p> <ul style="list-style-type: none"> - the location of the child care centre makes it impracticable to provide - the required amount of useable play space outdoors; - the area provided is in addition to other indoor space requirements; - the indoor area is designed and equipped to permit children to participate in activities that promote gross motor skills; - the area has a northern orientation for access to sunlight; and - the floor to ceiling heights are higher than those in the rest of the child care centre. 	
4.4.4.5 Control of noise to child care centres	<p>An operational Plan of Management is to be submitted with any application to allow consideration of potential noise impacts.</p> <p>The repeatable maximum LAeq1hour) must not exceed 40 dBA (Leq1hr) within the internal spaces of the child care centre.</p> <p>An acoustic assessment, including recommended noise attenuation measures and prepared by a suitably qualified acoustic consultant must be submitted with the development application to demonstrate that these provisions can be achieved.</p>	An operational Plan of Management will be submitted as part of the future details fit out and use DA. The acoustic impact from the proposed use, has been considered as part of the Acoustic Report provided at Appendix P .
4.4.4.6 Parking and Pedestrian safety	<p>Vehicle and pedestrian access points are to be appropriately marked and sign posted.</p> <p>Vehicles must be able to enter and leave the site in a forward direction. Areas used by vehicles must be separated from areas used by children with appropriate fencing and gates.</p> <p>Where parking spaces are within a mixed use development, the spaces for the child care centre are to be located and grouped together</p>	Dedicated drop off bays are provided on Kensington Street (as shown on the Architectural Plans – Appendix A) as part of the proposed development. These are located directly adjacent to the separate childcare centre lift core. The proposed arrangement is considered to meet the requirements of this provision.

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	and conveniently located near the access point to the centre.	
4.4.4.7 Safety and Security	<p>Public entry to a child care centre is to be limited to one secure point which is:</p> <ul style="list-style-type: none"> - located to ensure easy access; - adequately signposted and well lit; - located away from areas used by vehicles; - visible from the street, or visible from a building foyer if located within a multi-unit building; - not accessed through outdoor space used by children; - of a sufficient size to prevent congestion, consider the capacity of the child care centre; - monitored through either natural or camera surveillance; and - to incorporate a transitional space between the entry point and entrance into the child care centre. <p>Entry into the child care centre must be limited to authorised persons only, through the provision of an electronic security system, for example, swipe cards.</p> <p>Incorporate windows on the front façade to enable natural surveillance.</p>	A secure entry point is available to the separate childcare lobby and lift core. Access to this lift core and lobby will be from the Ground Floor
4.4.4.8 Additional considerations for child care centres located above ground level	<p>The child care centre is to be provided with either a safe haven or an emergency lift within the centre.</p> <p>The safe haven is to:</p> <ul style="list-style-type: none"> - be centrally located within the child care centre, and open directly onto a dedicated fire-isolated stair; and - have a floor area calculated at a rate of 0.25sqm per person for the capacity of the child care centre, including staff - Indoor areas are to be well proportioned to provide flexibility of uses and should be uninterrupted by internal features such as columns. - Playrooms should be enclosed by floor to ceiling height glass. - The design and location of the required outdoor space is to: - include measures that will protect users of the space from adverse wind and climatic conditions; and - incorporate fencing that: - is unable to be climbed over, under or through by children; 	Provision has been made within the floor plate for suitable safe haven area to cater for the proposed number of student and staff. Details of the final arrangement will be included in the future details fitout and use application.

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	<ul style="list-style-type: none">- includes a safety zone and alarm system;- prevents objects being thrown over the edge where outdoor areas are elevated;- allows egress in the event of an emergency evacuation by the Fire Brigade or others, consistent with the required Emergency Evacuation Plan; and- be integrated with the building design.	
