



Appendix II – Childcare Planning Guideline Response

Component	Proposal	Compliance
Part 2: Design Quality Principles		
Principle 1 - Context	The location of the proposed childcare facility will be located within a residential zone, which will cater to the local families in the Randwick LGA.	✓
Principle 2 – Built form	The bulk and scale of the proposed childcare have been designed consistently with the future context of the residential zone. The internal and external areas of the facility have been designed in a manner that provides a high degree of amenity and allows for innovative methods of teaching and learning, whilst still complementing adequate landscaping and high-quality elements of the building façade.	✓
Principle 3 – Adaptive learning spaces	The proposed childcare has been designed to be ‘fit for purpose’ and offers a variety of settings and connectivity outcomes that align with the Childcare National Quality Framework Standards. The indicative design demonstrates that the childcare facility will offer a variety of modes of learning.	✓
Principle 4 – Sustainability	The proposed development will employ a high degree of sustainability techniques, such as natural cross ventilation and solar amenity.	✓
Principle 5 – Landscape	The outdoor space has been designed to create a variety of different play experiences suited to various age groups and areas of development.	✓
Principle 6 – Amenity	The building design provides a high level of amenity through its distinctive architectural features, which contribute to the positive learning environments and well-being of children and staff. The childcare fitout has been designed to support a variety of age groups by allowing for a range of indoor and outdoor experiences. These areas will receive a high degree of solar and natural ventilation.	✓
Principle 7 – Safety	Secure level access is provided to the childcare centre through the main entry. The childcare centre provides a safe and accessible environment for children and their carers within the internal and external areas of the development. Safety and security have been embedded into the design, ensuring security	✓
Part 3: Matters for consideration		



3.1 Site Selection and Location		
Objective: To ensure that appropriate zone considerations are assessed when selecting a site	The proposed development is consistent with the objectives of the zone and is appropriately located for a childcare centre. The facility will meet the day-to-day needs of families in the surrounding area and is situated in an accessible, walkable location that supports community health and wellbeing. These factors collectively demonstrate the site's suitability for the proposed use. Further, the childcare centre is not at risk from environmental risk, health or safety issues.	✓
Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.		
Objective: To ensure that sites for child care facilities are appropriately located.		
Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.		
3.2 Local character, streetscape and the public domain interface		
Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape	The proposed childcare centre is located at the ground level of the proposed residential flat building and has been seamlessly integrated into the overall development design. It adopts appropriate materials and design elements that are consistent with the surrounding development.	✓
Objective: To ensure clear delineation between the child care facility and public spaces.	Appropriate fencing and screening have been designed to ensure privacy and safety is maintained within the childcare centre and to create a delineation between privacy and public spaces.	
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.	The fencing and screening have been designed to complement both the proposed development and the surrounding context. The selected materials and colour palette are subtle and complementary, ensuring they do not dominate the landscape and integrate seamlessly with the proposal and the existing streetscape.	
3.3 Building orientation, envelope and design		



Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.	The proposed built form has been designed with careful consideration of the Maroubra and Garden Street streetscapes. The building layout and window placement have been arranged to optimise solar access, while landscaping and awnings provide additional opportunities for shading and improved environmental performance.	✓
Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	An assessment of the built form and scale provided in the Environmental Impact Statement confirms that the proposal, inclusive of the childcare, is consistent with the established and emerging character of the area. Given that the site is located just outside the Maroubra Town Centre.	✓
Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	The setbacks proposed are responsive to the surrounding development. A large eastern setback to the neighbouring residential development has been proposed to ensure there is adequate separation between the neighbouring residential development.	✓
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.	As expressed in the Environmental Impact Statement, the proposal is of an appropriate scale, being proposed at the ground level of a residential flat building.	✓
Objective: To ensure that buildings are designed to create safe environments for all users.	As detailed in the Environmental Impact Statement, the proposal has been designed in accordance with the principles of CPTED. Entrance to the building will be restricted outside of staff arriving and departing from the site.	✓
Objective: To ensure that child care facilities are designed to be accessible by all potential users.	The Accessibility Report appended to the Environmental Impact Statement confirms that the proposal is capable of complying with the relevant standards.	✓

3.4 Landscaping

Objective: To provide landscape design that contributes to the streetscape and amenity.		✓
3.5 Visual and Acoustic Privacy		
Objective: To protect the privacy and security of children attending the facility.	The privacy and security of children attending the facility will be maintained through restricted access to the main entry area, as well as the inclusion of adequate fencing and screen planting around the perimeters of external playscape areas. Children will be supervised at all times.	✓
Objective: To minimise impacts on privacy of adjoining properties.	The adjoining development is residential to the eastern and southern boundary. Adequate planting, fencing and building positions have been incorporated to mitigate privacy impacts.	✓
Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	The proposed development will have a minimal and acceptable impact on adjoining neighbours in terms of acoustic amenity. Refer to the Acoustic Report appended to the Environmental Impact Statement.	✓
3.6 Noise and air pollution		
Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.	The Acoustic Report, appended to the Environmental Impact Statement, highlights that the anticipated external noise levels throughout the proposed child-care facility will be capable of being minimised to acceptable levels	✓
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.	The proposed development is not located in close proximity to sources of air pollution.	✓
3.7 Hours of operation		
Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	The proposed childcare hours are 7:00 am to 6:00 pm Monday to Friday. Staff may arrive and depart outside of these hours to accommodate day-to-day activities.	✓
C29		

- Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00 am to 7.00 pm 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.
- 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

3.8 Traffic, parking and pedestrian circulation

Objective: To provide parking that satisfies the needs of users and demand generated by the centre.	A Traffic Assessment appended to the Environmental Impact Statement has confirmed the proposed parking arrangements will satisfy the demands likely to be generated by the proposed child-care centre. It also concluded that the proposal will not have any unacceptable traffic/parking implications.	✓
Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	Vehicular access to the on-site car parking facilities within the basement level 1 is provided for the Childcare via Garden Street.	✓
Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	The Traffic Assessment appended to the Environmental Impact Statement confirms that the swept path analysis of cars accessing the basement level 1 dedicated to the childcare is feasible.	✓
Objective: To provide a safe and connected environment for	A safe and well-connected pedestrian environment is maintained within and around the site, with existing wide footpaths along the surrounding local street network retained. Direct and convenient pedestrian access to	✓



pedestrians both on and around the site.	surrounding pathways is provided via the proposed public domain space, which forms part of the broader development and is designed to facilitate safe child drop-off and pick-up.	
Part 4: Applying the National Regulations to development proposals		
4.1 Indoor space requirements – Regulation 107 – Education and Care Services National Regulations		
Every child being educated and cared for within a facility must have a minimum of 3.25m ² of unencumbered indoor space. If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.	As shown in the Architectural Drawings appended to the Environmental Impact Statement, the required outdoor play space is calculated as 120 children multiplied by 3.25 square metres, resulting in a total requirement of 390m ² . The proposal provides 405.33m ² , which exceeds this requirement.	✓
It is recommended that a child care facility provide:	As shown in the Architectural Drawings appended to the Environmental Impact Statement, the internal and external storage provided is compliant.	✓
- a minimum of 0.3m³ per child of external storage space - a minimum of 0.2m³ per child of internal storage space	Indoor storage required is 24m³, the proposal includes 43m³ Outdoor storage required is 36m³, the proposal includes 74m³	
4.2 Laundry and hygiene facilities – Regulation 106 Education and Care Services National Regulations		
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	A laundry room is provided and does not provide a risk to children.	✓



colliers.com.au

the requirements for laundry facilities that are contained in the National Construction Code.

On site laundry facilities should contain: The on-site laundry area accommodates these requirements. ✓

- a washer or washers capable of dealing with the heavy requirements of the facility
- a dryer
- laundry sinks
- adequate storage for soiled items prior to cleaning
- an on site laundry cannot be calculated as usable unencumbered play space for children

4.3 Toilet and hygiene facilities – Regulation 109 Education and Care Services National Regulations

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. The centre will provide sanitary facilities to meet the regulatory requirements. ✓

Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code. The centre will provide sanitary facilities to meet the regulatory requirements. Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants.	Toilet and hygiene facilities have been designed to demonstrate privacy, dignity and amenity.
---	---

4.4 Ventilation and natural light – Regulation 110 Education and Care Services National Regulations

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 National Construction Code. Ceiling height requirements may be affected by the capacity of the facility	Full-height glazing, including windows and doors, allows for abundant natural light. Sufficient openings will also be provided and appropriately distributed in a childcare centre.	✓
--	---	---

4.5 Administrative space – Regulation 111 Education and Care Services National Regulations

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.	Compliant. The proposed development is compliant and includes an entry foyer, administration office, meeting room, director's office and staff room.	✓
---	--	---

4.6 Nappy change facilities – Regulation 112 Education and Care Services National Regulations

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.

Nappy change facilities are provided between activity rooms 1 and 2. Nappy change facilities will comply with all regulatory requirements.

✓

Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.

4.7 Premises designed to facilitate supervision – Regulation 115 Education and Care Services National Regulations

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.

Children will be supervised at all times. All rooms and facilities have highlight windows to allow for supervision when doors are closed.

✓

All rooms and facilities have highlight windows to allow for supervision when doors are closed. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.

Centre design will comply with the requirements of the National Construction Code.

4.8 Emergency and evacuation procedures – Regulation 97 and 168 Education and Care Services National Regulations



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: • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service	An emergency management plan will be provided within a Plan of Management and Operations, which will be provided in the detailed DA for the centre-based childcare.	✓
An emergency and evacuation plan should be submitted with a DA	An emergency management plan will be provided within a Plan of Management and Operations, which will be provided in the detailed DA for the centre-based childcare.	✓
4.9 Outdoor space requirements – Regulation 108 Education and Care Services National Regulations		
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.	The area required is 840m², the proposal includes 6844.37m² of unencumbered outdoor space.	✓
If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.	Requirement is achieved.	✓
4.10 Natural environment – Regulation 113 Education and Care Services National Regulations		

The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment. Creating a natural environment to meet this regulation includes the use of natural features such as trees, sand and natural vegetation within the outdoor space.	A range of natural planting (safe for children's handling) will be provided in outdoor play areas. Refer to the attached Landscape Plans appended to the Environmental Impact Statement. The external areas allow for children to explore and interact with the natural environment.	✓
4.11 Shade – Regulation 114 Education and Care Services National Regulations		
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.	Mature trees, awnings and shade areas are provided within the outdoor space. Refer to the attached Landscape Plans appended to the Environmental Impact Statement.	✓
4.12 Fencing – Regulation 104 Education and Care Services National Regulations		
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.	The proposed outdoor play space is enclosed by a fence consistent with the height requirements and designed flush to the ground to ensure that children, preschool age or under, cannot go through, over or under it.	✓
Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.	The proposed fencing and protection of the outdoor playscapes is compliant under Class 9b 'early childhood centre' of the National Construction Code. Proposed fencing is designed to ensure children cannot go through, over or under it and is to be provided around the perimeter of all outdoor playscapes.	✓
Design considerations for side and rear boundary fences could include:	The proposed fence at the eastern boundary meets the minimum 1.8m requirement.	✓



colliers.com.au

- being made from solid prefinished metal, timber or masonry
- having a minimum height of 1.8 metres
- having no rails or elements for climbing higher than 150mm from the ground.

4.13 Soil Assessment – Regulation 25 Education and Care Services National Regulations

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:

- a soil assessment for the site of the proposed education and care service premises
- 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
- 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

Adequate and extensive contamination testing and reporting has been undertaken. Various contamination reports are appended to the Environmental Impact Statement.

✓



colliers.com.au

an unacceptable risk to the health of children		
An assessment of soil for a children's service approval application may require three levels of investigation:	A Detailed Site Investigation and Remedial Action Plan has been prepared to support the proposal and are appended to the Environmental Impact Statement.	✓
• Stage 1 - Preliminary investigation (with or without soil sampling) • Stage 2 - Detailed site investigation • Stage 3 - Site specific human health risk assessment.		