

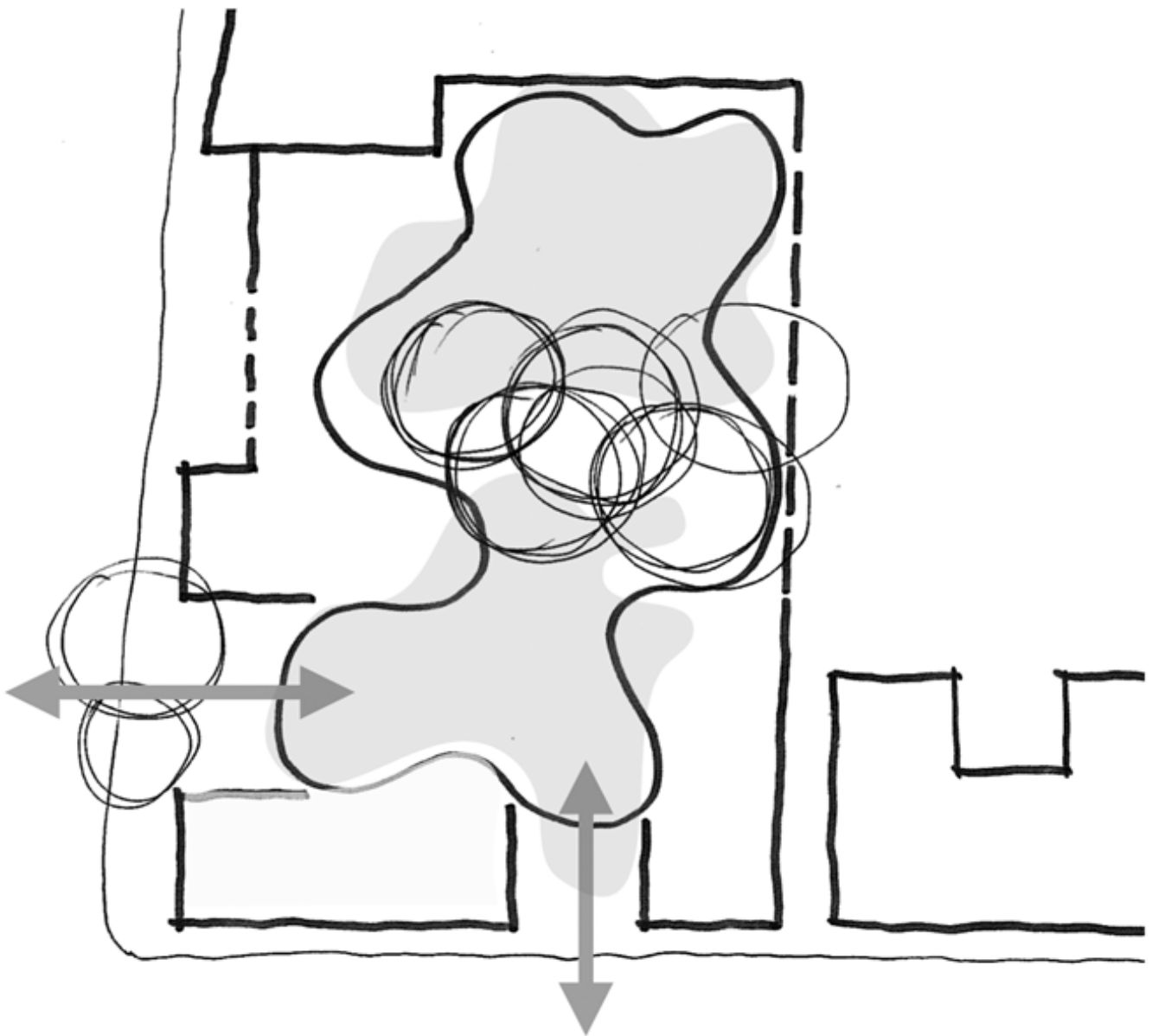
# DARLINGTON PUBLIC SCHOOL REDEVELOPMENT

## Appendix H — Childcare Planning Guidelines Assessment

SSD-9914




Prepared by FJMT



For NSW Department of Education








Component	Proposal
<b>Part 2 - Design Quality</b>	
Principle 1 - Context	The proposed preschool is located on ground level of the proposed development at the northern end of the site, adjacent to Golden Grove Street.
Principle 2 – Built form	The preschool is accommodated in the new school proposed for Darlington Public School which is being assessed under SSDA 9914.
Principle 3 – Adaptive learning spaces	The internal fitout and playground have been designed to align with the Child Care Guidelines.
Principle 4 – Sustainability	Sustainability targets for the proposed building are aligned with the SiNSW Sustainability Pathway. Refer to the ESD report accompanying SSDA 9914.
Principle 5 – Landscape	The preschool playground has been design to align with the Child Care Guidelines.
Principle 6 – Amenity	The preschool provides indoor and outdoor space to provide a variety of experiences. Secure access is provided to the preschool.
Principle 7 – Safety	The preschool provides a welcoming, safe and accessible environment for children and their carers.
<b>Part 3 - Matters for Consideration</b>	
<b>3.1 Site selection and location</b>	
Objective: To ensure that appropriate zone considerations are assessed when selecting a site.	The proposed location within the overall development is secure and adequately sized to meet the internal and external space guidelines.
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.	
<b>3.2 Local character, streetscape and the public domain interface</b>	
Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.	The building envelope is being assessed under SSDA 9914.

Component	Proposal
Objective: To ensure clear delineation between the child care facility 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.	
<p><b>3.3 Building orientation, envelope and design</b></p>	The building envelope is being assessed under SSDA 9914.
Objective: To respond to the streetscape and site, while optimising solar access and opportunities for shade.	
Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	
Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	
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.	
Objective: To ensure that buildings are designed to create safe environments for all users.	
Objective: To ensure that child care facilities are designed to be accessible by all potential users.	
<p><b>3.4 Landscaping</b></p>	The proposed preschool is located within the school grounds. Refer SSDA 9914 Landscape Report for information regarding the streetscape landscaping.
Objective: To provide landscape design that contributes to the streetscape and amenity.	
<p><b>C18</b></p>	The preschool playground area includes outdoor spaces that allow children to play with natural elements such as water & sand, including a sand pit for digging, and a variety of materials and surfaces including pebbles and softfall - the softscape design will explore options for small garden shortcuts and tactile/ aromatic plant species. Refer Landscape report.
<p>Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> <li>▪ reflecting and reinforcing the local context</li> <li>▪ incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.</li> </ul>	

Component	Proposal
<p><b>C19</b></p> <p>Incorporate car parking into the landscape design of the site by:</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</li> <li>▪ using low level landscaping to soften and screen parking areas.</li> </ul>	<p>N/A</p>
<p><b>3.5 Visual and acoustic privacy</b></p> <p>Objective: To protect the privacy and security of children attending the facility.</p>	<p style="text-align: center;"></p>
<p><b>C20</b></p> <p>Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>N/A</p>
<p><b>C21</b></p> <p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> <li>▪ appropriate site and building layout</li> <li>▪ suitably locating pathways, windows and doors</li> <li>▪ permanent screening and landscape design.</li> </ul>	<p>N/A</p>
<p>Objective: To minimise impacts on privacy of adjoining properties.</p>	<p style="text-align: center;"></p>
<p><b>C22</b></p> <p>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> <li>▪ appropriate site and building layout</li> <li>▪ suitable location of pathways, windows and doors</li> <li>▪ landscape design and screening.</li> </ul>	<p>The proposed location within the Darlington Public School site does not overlook adjoining properties.</p>
<p>Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</p>	<p style="text-align: center;"></p>
<p>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:</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).</li> <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>	<p>N/A</p>


Component	Proposal
<p><b>C24</b></p> <p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> <li>▪ identify an appropriate noise level for a child care facility located in residential and other zones</li> <li>▪ determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use</li> <li>▪ determine the appropriate height of any acoustic fence to enable the noise criteria to be met.</li> </ul>	<p>Refer separate Acoustic Report (SSDA 9914)</p>
<p><b>3.6 Noise and air pollution</b></p> <p>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</p>	
<p><b>C25</b></p> <p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> <li>▪ creating physical separation between buildings and the noise source</li> <li>▪ orienting the facility perpendicular to the noise source and where possible buffered by other uses</li> <li>▪ using landscaping to reduce the perception of noise</li> <li>▪ limiting the number and size of openings facing noise sources</li> <li>▪ using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)</li> <li>▪ using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits</li> <li>▪ locating cot rooms, sleeping areas and play areas away from external noise sources.</li> </ul>	<p>The preschool activity rooms and outdoor play area face into the playground of the school and are shielded from the residential buildings opposite on Golden Grove Street by the proposed building. The preschool playground is over 30m away from the east boundary adjoining the Sydney University Abercrombie Building, which contains offices and teaching space.</p>
<p><b>C26</b></p> <p>An acoustic report should identify appropriate noise levels for sleeping areas and other non play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> <li>▪ on industrial zoned land</li> <li>▪ where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000</li> <li>▪ along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007</li> <li>▪ on a major or busy road</li> <li>▪ other land that is impacted by substantial external noise.</li> </ul>	<p>N/A</p>
<p>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>	

Component	Proposal
<p><b>C27</b></p> <p>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.</p>	
<p><b>C28</b></p> <p>A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> <li>▪ creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution</li> <li>▪ using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway</li> <li>▪ incorporating ventilation design into the design of the facility.</li> </ul>	<p>The preschool is not located adjacent to a major road or in an industrial zone. There will be no changes to the current conditions of the existing preschool at Darlington Public School.</p>
<p><b>3.7 Hours of operation</b></p> <p>Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</p>	
<p><b>C29</b></p> <p>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.</p> <p>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.</p>	<p>The preschool will operate Monday to Friday, 8.30am - 3.30pm (staff), 9am - 3pm (children) during school days, excluding public holidays.</p> <p>The proposed hours are unchanged from the approved operational hours of the existing preschool on site.</p>
<p><b>3.8 Traffic, parking and pedestrian circulation</b></p> <p>Objective: To provide parking that satisfies the needs of users and demand generated by the centre.</p>	<p>Entry to the existing preschool is via the main school entrance off Golden Grove Street. It is proposed that the new preschool will also be accessed from the main school gate off Golden Grove Street. DDA compliant access to the proposed preschool can be achieved from this entrance.</p>
<p>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	

Component	Proposal
<p><b>C31</b></p> <p>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.</p>	<p>Refer Traffic Report</p>
<p><b>C32</b></p> <p>In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</p>	<p>N/A</p>
<p><b>C33</b></p> <p>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. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> <li>▪ the amenity of the surrounding area will not be affected</li> <li>▪ there will be no impacts on the safe operation of the surrounding road network.</li> </ul>	<p>Refer Traffic Report</p>
<p>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</p>	<p style="text-align: center;"></p>
<p><b>C34</b></p> <p>Alternate vehicular access should be provided where child care facilities are on sites fronting:</p> <ul style="list-style-type: none"> <li>▪ a classified road</li> <li>▪ roads which carry freight traffic or transport dangerous goods or hazardous materials.</li> </ul> <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> <li>▪ the prevailing traffic conditions</li> <li>▪ pedestrian and vehicle safety including bicycle movements</li> <li>▪ the likely impact of the development on traffic.</li> </ul>	<p>N/A</p>
<p><b>C35</b></p> <p>Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>N/A</p>
<p>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</p>	<p style="text-align: center;"></p>

Component	Proposal
<p><b>C36</b></p> <p>The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</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> <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</li> <li>▪ vehicles can enter and leave the site in a forward direction.</li> </ul>	<p>Pedestrian paths into the preschool are wide enough to accommodate two prams passing.</p>
<p><b>C37</b></p> <p>Mixed use developments should include:</p> <ul style="list-style-type: none"> <li>▪ driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks</li> <li>▪ drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site</li> </ul> <p>parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.</p>	<p>N/A</p>
<p><b>C38</b></p> <p>Car parking design should:</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</li> <li>▪ include wheelchair and pram accessible parking.</li> </ul>	<p>N/A</p>
<p><b>Part 4 - Applying the National Regulations to development proposals</b></p>	
<p><b>4.1 Indoor space requirements - Regulation 107 - Education and Care Services National Regulations</b></p> <p>Every child being educated and cared for within a facility must have a minimum of 3.25m<sup>2</sup> of unencumbered indoor space. If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.</p>	<p>60 children @ 3.25m<sup>2</sup> = 195m<sup>2</sup> (65m<sup>2</sup> per activity room)</p> <p>Internal fit out provides for a minimum of 65m<sup>2</sup> of unencumbered indoor space per activity room. Refer floor plans.</p>



Component	Proposal
<p>It is recommended that a child care facility provide:</p> <ul style="list-style-type: none"> <li>▪ a minimum of 0.3m<sup>3</sup> per child of external storage space</li> <li>▪ a minimum of 0.2m<sup>3</sup> per child of internal storage space.</li> </ul>	<p>60 children @ 0.3m<sup>3</sup> = 18m<sup>3</sup> Proposed outdoor storage = 18m<sup>3</sup></p> <p>60 Children @ 0.2m<sup>3</sup> = 12m<sup>3</sup> Proposed indoor storage = 4m<sup>3</sup> per class.</p>
<p><b>4.2 Laundry and hygiene facilities - Regulation 106 Education and Care Services National Regulations</b></p> <p>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 the requirements for laundry facilities that are contained in the National Construction Code.</p>	<p>Laundry facilities are provided.</p>
<p>On site laundry facilities should contain:</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</li> <li>▪ an on site laundry cannot be calculated as usable unencumbered play space</li> </ul>	
<p><b>4.3 Toilet and hygiene facilities - Regulation 109 Education and Care Services National Regulations</b></p> <p>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. Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code.</p>	<p>The toilet facilities have been designed as per the requirements of the NCC. An adult hand basin has been provided in each of the children's toilet areas.</p>
<p>Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants</p>	<p>Partitions between the toilet pans to a maximum of 900mm have been provided. Adequate sightlines have been achieved with the provision of half-height glazing between the toilets and the activity room.</p>
<p><b>4.4 Ventilation and natural light - Regulation 110 Education and Care Services National Regulations</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. 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>Full height glazing to the activity rooms allows for abundant natural light. The classrooms will also benefit from mechanical ventilation and ceiling fans.</p>

Component	Proposal
<p><b>4.5 Administrative space - Regulation 111 Education and Care Services National Regulations</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>Office and foyer space has been provided.</p>
<p><b>4.6 Nappy change facilities - Regulation 112 Education and Care Services National Regulations</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>Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p>	<p>Nappy change facilities are not required as children are aged 3-5 years.</p>
<p><b>4.7 Premises designed to facilitate supervision - Regulation 115 Education and Care Services National Regulations</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 provide full and half height glazing appropriately located to allow for supervision of children.</p>
<p>Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.</p>	<p>The proposed preschool design complies with requirements.</p>
<p><b>4.8 Emergency and evacuation procedures - Regulations 97 and 168 Education and Care Services National Regulations</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ instructions for what must be done in the event of an emergency</li> <li>▪ an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit</li> <li>▪ a risk assessment to identify potential emergencies that are relevant to the service.</li> </ul>	<p>An emergency evacuation plan has been provided outlining the procedures in an event of an emergency and evacuation of the children from the preschool area.</p>
<p>Multi-storey buildings with proposed child care facilities above ground level may consider providing additional measures to protect staff and children. For example:</p> <ul style="list-style-type: none"> <li>▪ independent emergency escape routes from the facility to the ground level that would separate children from other building users to address child protection concerns during evacuations</li> <li>▪ a safe haven or separate emergency area where children and staff can muster during the initial stages of a fire alert or other emergency. This would enable staff to account for all children prior to evacuation.</li> </ul>	<p>N/A</p>
<p>An emergency and evacuation plan should be submitted with a DA</p>	<p>Refer Appendices.</p>

Component	Proposal
<p><b>4.9 Outdoor space requirements - Regulation 108 Education and Care Services National Regulations</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>60 children @ 7.m<sup>2</sup> = 420m<sup>2</sup> minimum.</p> <p>The total preschool playground area totals 470m<sup>2</sup> with unencumbered outdoor space of 420m<sup>2</sup></p>
<p>If this requirement is not met, the concurrence of the regulatory authority is required under the SEPP.</p>	<p>External play space complies with requirements.</p>
<p><b>4.10 Natural environment - Regulation 113 Education and Care Services National Regulations</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. 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.</p>	<p>The preschool playground area includes outdoor spaces that allow children to play with natural elements such as water &amp; sand, including a sand pit for digging, and a variety of materials and surfaces including pebbles and softfall - the softscape design will explore options for small garden shortcuts and tactile/ aromatic plant species</p>
<p><b>4.11 Shade - Regulation 114 Education and Care Services National Regulations</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>The outdoor play space includes a large covered undercroft as well as a shade structure in the outdoor play area. Existing mature trees provide dappled shade.</p>
<p>Outdoor play areas should:</p> <ul style="list-style-type: none"> <li>▪ have year-round solar access to at least 30 per cent of the ground area, with no more than 60 per cent of the outdoor space covered.</li> <li>▪ provide shade in the form of trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area</li> <li>▪ have evenly distributed shade structures over different activity spaces.</li> </ul>	<p>50% of the combined total of outdoor play area receives solar access between 9am and 3pm in midwinter.</p> <p>Refer Landscape Plan for location of shade structures and planting.</p>
<p><b>4.12 Fencing - Regulation 104 Education and Care Services National Regulations</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>1200mm high fence is provided to the outdoor play area, which is enclosed within the school grounds and does not adjoin a public space.</p>
<p>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.</p>	<p>The balustrade complies with the NCC.</p>
<p>Design considerations for side and rear boundary fences could include:</p> <ul style="list-style-type: none"> <li>▪ being made from solid prefinished metal, timber or masonry</li> <li>▪ having a minimum height of 1.8 metres</li> <li>▪ having no rails or elements for climbing higher than 150mm from the ground.</li> </ul>	<p>N/A</p>

Component	Proposal
<p><b>4.13 Soil assessment - Regulation 25 Education and Care Services National Regulations</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ a soil assessment for the site of the proposed education and care service premises</li> <li>▪ 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</li> <li>▪ 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 an unacceptable risk to the health of children.</li> </ul> <p>An assessment of soil for a children's service approval application may require three levels of investigation:</p> <ul style="list-style-type: none"> <li>▪ Stage 1 - Preliminary investigation (with or without soil sampling)</li> <li>▪ Stage 2 - Detailed site investigation</li> <li>▪ Stage 3 - Site specific human health risk assessment.</li> </ul>	<p>Refer Contamination Assessment for SSDA 9914.</p> <p>Refer Contamination Assessment for SSDA 9914.</p>