



# PART I - CHILD CARE CENTRES

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## 11 Child Care Centres

The aim of this DCP is to achieve Child Care Centre developments within Canada Bay which:

- are attractive and sympathetic to the streetscape; and
- are appropriate for the surrounding built and natural environment; and
- have a minimum impact on surrounding land uses; and
- encourage the provision of high quality child care which meets the needs of families and the community; and
- encourage best practice in the planning and design of Child Care Centres; and
- ensure that Child Care Centres are appropriately located on sites which have high levels of safety, security, environmental health and amenity for children; and
- encourage the sustainable development of Child Care Centres.

The City of Canada Bay's Child Care provisions relate to the erection/operation of Child Care Centres and alterations to existing Child Care Centres. Schools are exempt from full compliance with the child care provisions of this DCP, as schools are purpose built facilities which accommodate existing educational needs and are generally located on sites which are suited for such services.

The DCP is intended to be a comprehensive guide for developers of the minimum provisions of this DCP, or may modify the development by way of conditions so that it does comply.

The Council may, if it is satisfied, approve development that does not comply with the provisions of this DCP. In general, it is recognised that a particular provision may not be appropriate or relevant in every particular case. Where a proposed development does not comply with a provision of this DCP, it is essential that the applicant sets out the reasons in documentation supporting the application. Such reasons should include the manner in which the Objectives of this DCP are otherwise achieved.

### Objectives

- O1. To encourage the provision of high quality child care which meets the needs of the community, including users of the facility and owners and users of surrounding land uses.
- O2. To encourage best practice in the planning and design of Child Care Centres.
- O3. To ensure that Child Care Centres are compatible with neighbouring land uses.
- O4. To ensure the amenity of adjoining neighbours is retained (including protection of privacy, access to property, etc) and is not detrimentally affected by noise emissions from the site.
- O5. To ensure child care centres are located with adequate, convenient and safe parking for visitors that does not impose on any residential neighbourhoods or commercial areas.
- O6. To ensure that child care centres integrate into existing residential environments and are unobtrusive in terms of size, bulk, height and the amount of landscaped area provided.
- O7. To provide child care centres that are located or designed so as not to pose a health risk to children using the centre.
- O8. To retain and protect significant existing vegetation in the City of Canada Bay.
- O9. To ensure the health, safety and wellbeing of children and staff in childcare centres.

## I2 Regulatory process

The approval of a Child Care Centre is a two part process. Development consent under the Environmental Planning and Assessment Act, 1979 (EP&A Act) is required from the City of Canada Bay and a License to operate is required from the NSW Department of Family and Community Services (FACS).

Where development consent is required under the EP&A Act, an application for a license may not be made until development consent has been obtained. Therefore, a development application for a child care centre is to be approved prior to the lodgement of a License Application with FACS.

Approval for the development of a Child Care Centre or the expansion of an existing Child Care Centre requires the lodgement of a development application with the City of Canada Bay, with the necessary plans and other documentation required for assessment of the proposal against the provisions of this DCP, and any other relevant legislation. The Development Application checklist contains details regarding the information, required by the City of Canada Bay, to be submitted as part of the development application.

Licensing approval for the operation of a Child Care Centre or the expansion of an existing Centre approval is to be obtained from FACS. Applicants are strongly advised to contact FACS to ensure that the development proposal complies with State Government regulations.

It should be noted that the granting of development consent for a proposal by Council will not necessarily result in the issue of a license from FACS.

## I3 Seven steps of the development process for child care centres

### Step 1

Locate a suitable site according to the criteria established by the Local Environmental Plan and this DCP.

### Step 2

Ascertain the requirements of the licensing of a new child care centre by the Department of Family and Community Services (FACS). Reference should be made to the relevant legislation, regulations and policies. Refer to the FACS publication The Licensing Process for Establishing a New Child Care Centre in NSW as a guide.

### Step 3

Prepare Development Application documentation for lodgement with the City of Canada Bay with all the necessary plans and information.

### Step 4

If necessary, arrange a pre-Development Application meeting with Council officers to confirm the pertinent issues have been addressed and required information for submission has been provided.

### Step 5

Lodge the Development Application and associated plans and documentation with the City of Canada Bay.

### Step 6

The City of Canada Bay will undertake the assessment of the development application. Where necessary, the Assessment Officers may request additional information on the development application.

### Step 7

Should consent be granted, a License Application should be obtained from FACS. An application can be obtained from the FACS website at [www.facs.nsw.gov.au](http://www.facs.nsw.gov.au)

## 14 Planning and design criteria

Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2011 outlines a number of requirements for Child Care Centres, including minimum staff to child ratios, minimum areas for indoor and outdoor space and maximum numbers of places for children and other requirements which impact on the design of a Child Care Centre.

Some parts of the Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2011 are referred to in this DCP where appropriate and relevant to the assessment of a development application. Please note however that not all the provisions of the Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2011 are included; therefore applicants are advised to refer to the Regulation to ensure compliance with all relevant provisions.

### Objectives

- O1. To ensure that the relationship between a Child Care Centre and adjoining land uses is favourable in terms of traffic, parking and noise impacts; and
- O2. To ensure that site layout and building design take into account the characteristics, constraints and opportunities of the site and its surrounds, and consider the users of surrounding areas with respect to privacy and noise.
- O3. To ensure that above ground Child Care Centres are easily accessible and achieve a high level of amenity for occupants.

### Controls

C1.	The minimum site area for a Child Care Centre is 800m <sup>2</sup> .
C2.	Child Care Centres are to have a direct street frontage or vehicle access point to a road, which, in the opinion of the Council is suitable for a Child Care Centre, having regard to: <ul style="list-style-type: none"> <li>a) Prevailing traffic conditions;</li> <li>b) Pedestrian and vehicle safety; and</li> <li>c) The likely impact of the development on traffic flows; and</li> <li>d) Proximity to an arterial road.</li> </ul>

C3.	The design and siting of a Child Care Centre should consider the following attributes: <ul style="list-style-type: none"> <li>a) Existing vegetation;</li> <li>b) Land slope and changes in level;</li> <li>c) Site orientation and solar access;</li> <li>d) Prevailing winds;</li> <li>e) Natural drainage;</li> <li>f) Retention of any special qualities or features of the site;</li> <li>g) Significant noise sources;</li> <li>h) Views to and from the site;</li> <li>i) Pedestrian and vehicular access;</li> <li>j) Existing buildings on the site;</li> <li>k) Location of surrounding building, uses, open space areas adjoining or adjacent to the site;</li> <li>l) Overshadowing from existing buildings;</li> <li>m) The predominant built form and character; and</li> <li>n) Major trees or landmarks on surrounding sites.</li> </ul>
C4.	Child care centres should not be located on an allotment within a residential cul-de-sac (as cul-de-sacs do not allow for good traffic circulation). The additional traffic generated by a child care centre may create a noise and traffic nuisance to surrounding residences within a cul-de-sac.
C5.	Where a Centre is to be located within 300 metres of these electromagnetic sources, a report by a suitably qualified person is to be prepared to assess the potential exposure impacts on the Child Care Centre.
C6.	Child care centres will not be allowed on sites with existing swimming pools.

### List of Arterial Roads

Road Name	Section From	Section To
Bayswater Street	Lyons Road	Westbourne Street
Concord Road	Ryde Bridge	Parramatta Road
Fairlight Street	Great North Road	Ramsay Road
Gipps Street	Patterson Street	Queens Road
Great North Road	Parramatta Road	Lyons Road
Homebush Bay Drive	Concord Road	Powell's Creek
Lyons Road	Great North Road	Victoria Road
Marlborough Street	Westbourne Street	Lyons Road
Parramatta Road	Powell's Creek	Iron Cove Creek
Patterson Street	Concord Road	Gipps Street
Queens Road	Concord Road	Gipps Street
Queens Road	Gipps Street	Great North Road
Ramsay Road	Fairlight Street	Iron Cove Creek
Victoria Road	Gladesville Bridge	Iron Cove Bridge
Westbourne Street	Bayswater Street	Victoria Road

## 15 Building design, appearance and neighbourhood character

### Objectives

- O1. To ensure the height and scale of a child care centre relates to site conditions, complements the prevailing character of the streetscape and minimises any adverse amenity impacts upon surrounding properties.
- O2. To ensure that the appearance of the development is of a high visual quality, enhances streetscape and complements good quality surrounding development.

### Controls

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| C1. | The Child Care Centre should comply with the relevant height, floor space ratio and setback controls as stipulated in the Canada Bay LEP and this Policy as are applicable to the zone in which the Child Care Centre is to be located. |
| C2. | The built form should be in character with the existing streetscape. In residential areas, the building should be designed so that it is in character with the surrounding residential areas in terms of bulk, scale and form.          |
| C3. | Roof design is to be compatible with surrounding properties with respect to height, pitch, building materials and colour.   |
| C4. | A Child Care Centre will not be permitted on the ground floor of a residential flat building, where balconies of the building are open and overlook/overhang the outdoor play space.  |
| C5. | Should a Child Care Centre be proposed in a commercial/business area, balconies overlooking/overhanging the centre should be enclosed/ designed so objects do not fall into the outdoor play space.                                     |

## I6 Traffic, parking and access

### Objectives

- O1. To ensure a safe environment for pedestrians, particularly children, motorists and cyclists around Child Care Centres.
- O2. To ensure that vehicular access and parking provisions of Child Care Centres do not detrimentally affect the traffic safety of surrounding areas.
- O3. To ensure the adequate provision of car parking.

Controls	
C1.	One (1) car parking space is to be provided for every four (4) licensed places at the Child Care Centre.
C2.	All on-site parking arrangements should ensure the visual attributes of the streetscape are maintained, particularly having regard to the built form, existing landscaping, tree removal and number of vehicle crossings.
C3.	Vehicle and pedestrian access points to the centre and parking areas are to be appropriately marked and signposted.
C4.	All vehicles should be able to enter and leave the site in a forward direction.
C5.	Parking and vehicle areas are to be separated from any area used by children by appropriate safety fencing and gates.
C6.	All applications for Child Care Centres involving more than 20 children should be supported by a Traffic Report, prepared by a suitably qualified person, addressing as a minimum the following factors: <ul style="list-style-type: none"> <li>a) The prevailing traffic conditions;</li> <li>b) The likely impact of the proposed development on existing traffic flows and the surrounding street system;</li> <li>c) Pedestrian and traffic safety;</li> <li>d) Justification of any variation to the parking requirements; and</li> <li>e) How impacts of drop off and pick up will be accommodated.</li> </ul>
C7.	There should be one pedestrian point of entry and exit for parents/children/visitors so as to ensure separation with vehicles and control of unauthorised access.
C8.	Car parking areas are to include a designated footpath, that is separated from the driveway, entry/exit and manoeuvring areas, to ensure safety and welfare of pedestrians using the child care centre.

## 17 Indoor spaces

### Objectives

- O1. To provide attractive and functional indoor spaces which provide positive experiences and development growth for children.
- O2. To provide indoor spaces which are safe and functional, and enable adequate staff supervision for children at all times.
- O3. To ensure that Child Care Centres comply with the provisions of the Guide to the Education and Care Services National Law and the Education and Care Services National Regulations 2011, and to encourage the use of best practice principles for Child Care Centres where possible.
- O4. To ensure that facilities can comply with the requirements of a food business, where the provision of food is intended.
- O5. Above ground floor level Child Care Centres shall provide attractive and functional spaces which cater for the experiences and developmental growth of children throughout the centre.
- O6. To ensure adequate levels of natural light and shading against excessive heat and sun are available within above ground level Child Care Centres.

### Controls

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| C1. | <p>The design of indoor spaces within the Child Care Centre is to take into account the following factors:</p> <ul style="list-style-type: none"> <li>a) A minimum of 3.25m<sup>2</sup> of unencumbered indoor floor space must be provided for each child;</li> <li>b) Safety and security within the Child Care Centre in relation to occupational health and safety of children, staff and visitors, and external security to ensure that access into the centre is monitored, which may require the installation of camera surveillance, and installation of a security system with access only permitted to authorised persons;</li> <li>c) Clear and unobstructed lines of site to all areas within the Child Care Centre for views of staff and children at all times, especially in toilets, nappy change areas and sleeping areas.</li> <li>d) Easy accessibility between different areas within the Child Care Centre;</li> <li>e) Convenient access from indoor to outdoor spaces;</li> <li>f) The convenient location of children's toilets, nappy change areas and storage cupboards and ensuring clear and unobstructed lines of sight for staff and children.</li> <li>g) The provision of kitchen areas which enable safe food preparation;</li> <li>h) The provision of windows to allow for access to natural light and views to the outdoors;</li> <li>i) Where achievable, windows of indoor play areas are to be located with a northern orientation and should receive at least three hours of sunlight between the hours of 9am and 3pm on June 21;</li> <li>j) Appropriate external shading of windows;</li> <li>k) Access to natural ventilation through appropriate placement of openings (including Nappy change rooms);</li> <li>l) Use of safety glass and safety markers at child and adult height is required;</li> <li>m) The use of energy efficient appliances;</li> <li>n) Adequate storage and construction of garbage and recycling areas; and</li> <li>o) Mechanical ventilation of nappy change areas and toilets.</li> </ul> |
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C2.	<p>Indoor space to include the following facilities within the Child Care Centre:</p> <ul style="list-style-type: none"> <li>a) A room or an area that is used only for administration of the Child Care service and for private consultation between staff and parents;</li> <li>b) A room or an area, located away from the areas used by children that is used for respite of staff;</li> <li>c) A room or an area that is used only for sleeping for children under two years of age;</li> <li>d) Where children under the age of three years are cared for, the Child Care Centre should have laundry facilities, that include at least a laundry tub connected to both hot and cold water;</li> <li>e) Separate craft preparation facilities, including sink, bench top and lockable cupboard. This area can be located in a play room but is not to be included in the calculation of useable indoor or outdoor floor space, or located next to a food preparation area or nappy change area;</li> <li>f) Designated area that is safe and hygienic for food preparation and storage, that is designed, located and maintained to prevent children gaining access to harmful substances or equipment, and includes a stove or microwave, sink, refrigerator, suitable disposal facilities and hot water supply;</li> <li>g) Where a separate kitchen is provided, the kitchen should have a door, half gate or other barrier to prevent unsupervised entry by children into the kitchen;</li> <li>h) Designated area that is safe and hygienic for the preparation of bottles for children under two years of age, which is located away from nappy change areas;</li> </ul>
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	<ul style="list-style-type: none"> <li>i) Safe toilets, hand washing and bathing facilities that are appropriate to the ages of children cared for in the Child Care Centre and consistent with the Building Code of Australia;</li> <li>j) Nappy change facilities, with adult hand washing facilities in the immediate vicinity and sanitary storage facilities is for centres catering for under three year olds or any child in nappies.</li> <li>k) Nappy change areas should be adequately ventilated.</li> <li>l) Sleeping areas, with cots, beds, stretchers, mattresses and other bedding to be arranged so as to be in an area that has natural light and allow easy access to and exit of any child;</li> <li>m) Storage facilities for indoor and outdoor equipment that are secure and inaccessible to children;</li> <li>n) Storage facilities for children's belongings; and</li> <li>o) Garbage storage and recycling facilities.</li> </ul>
C3.	Children's toilets are to be located so they are directly accessible to children's indoor and outdoor play spaces.
C4.	Food preparation areas are to be constructed and provided in accordance with the relevant sections of the Australian/New Zealand Food Standards Code. Guidance may be obtained from the National Code for the Construction and Fitout of Food Premises published by the Australian Institute of Environmental Health and relevant Australian Standards. In the case of any inconsistency between these documents, the Australian/New Zealand Food Standards Code should prevail.
C5.	New hot water systems are to have a minimum Greenhouse score of 3.5. Hot water systems are to be located as close to the kitchen and bathrooms as possible to reduce pipe lengths. Hot water pipes are to be insulated with a minimum of 10mm thick foil outer wrap.



C6.	The structural fittings and fixtures for all internal rooms should be selected to enhance non-chemical pest management of the premises with all cracks and crevices being sealed.
C7.	Power points in indoor play areas should be at adult height.
C8.	A reduction in the minimum amount of indoor space per child is not permitted.
C9.	Indoor areas are to be well proportioned to provide flexibility of activities within the space
C10.	Indoor areas should not be interrupted by internal features such as columns.
C11.	Playrooms are to be designed so as to be enclosed by floor to ceiling height glass.

## 18 Outdoor areas

### Objectives

- O1. To ensure children have easy access to outdoor space that allows them to move freely and engage in vigorous play. Well designed outdoor space enhances the well being of the users of the Child Care Centre and also offers sensory stimulation, provided by different surfaces, exposure to fresh air, sunlight, wind and even rain.
- O2. To ensure generous outdoor play areas that provide a variety of experiences for children, including learning, play, active and quiet time and other developmental experiences.
- O3. To provide outdoor spaces which are safe, secure and functional, and enable adequate staff supervision of children at all times.
- O4. To minimise noise transmission and other nuisances to the surrounding area.
- O5. To ensure that functional and safe outdoors spaces are provided in above ground level Child Care Centres.

### Controls

C1.	A minimum of 7m <sup>2</sup> of usable outdoor space per child that is exclusively for the use of children is to be provided. Plans of outdoor spaces are to demonstrate that they meet this requirement.
C2.	In accordance with best practice principles, outdoor spaces are to provide for a variety of experiences through the provision of different spaces within the outdoor area. These different areas are to be: <ul style="list-style-type: none"> <li>a) Open areas for activities such as running;</li> <li>b) Quiet areas and formal quiet areas; and</li> <li>c) Active areas.</li> </ul>

C3.	Outdoor play spaces are to be: <ul style="list-style-type: none"> <li>a) Located away from the main entrance of the Child Care Centre, car parking areas or vehicle circulation areas;</li> <li>b) Integrated with indoor space and provide direct and easy access between those areas;</li> <li>c) Of a design and layout to enable clear lines of sight to all areas of the outdoor space to allow direct staff supervision from other areas of the Child Care Centre;</li> <li>d) Located away from existing and potential noise and environmental pollution sources;</li> <li>e) Where situated in a predominantly residential area, located away from the living/bedroom windows of surrounding dwellings;</li> <li>f) Inaccessible from public areas outside the Child Care Centre, except in the case of an emergency evacuation or centre deliveries such as sand replacement.</li> <li>g) Located away from areas where objects can be projected down onto play areas; and</li> <li>h) Adequately fenced on all sides.</li> </ul>
C4.	A physical division, in the form of a low level fence (600mm high) or a similar structure, is to be maintained between the play spaces provided for children under the age of two years, and children over the age of two years to ensure that younger children have access to adequate spaces and equipment. Proposed divisions of play spaces are to be shown on a plan, ensuring that the allocation of play space is appropriate to the numbers of children to be cared for in the Child Care Centre.
C5.	Outdoor play spaces are to be adequately shaded in accordance with Shade for Child Care Services published by the NSW Cancer Council and NSW Health Department. Refer to tAppendix D for further information.

C6.	Physical shading devices are to provide sun protection to children and be integrated into the design of the building and the outdoor area. Shade devices should be fire retardant.	C12.	For above ground Child Care Centres where it is impracticable to provide the required amount of useable outdoor play space, Council may permit the provision of some or all of that space in an indoor space that is to be designed and equipped to permit children to participate in activities that promote gross motor skills, provided that: <ul style="list-style-type: none"> <li>• The space is consistent with the objectives and controls of the Outdoor Space requirements of the DCP;</li> <li>• The outdoor space is to be physically separated from the indoor space, with visual and physical access between the two areas for staff supervision and ease of access for children and staff;</li> <li>• The area has a northern orientation for access to natural sunlight; and</li> <li>• The floor to ceiling heights are of adequate height to allow for the proper use of required play equipment.</li> </ul>
C7.	Rainwater tanks are required for new Child Care Centres. The rainwater tanks should be plumbed for toilet flushing, laundry and irrigation purposes.	C13.	Where outdoor space is located outside: <ol style="list-style-type: none"> <li>a) Measures for the protection of outdoor play areas from adverse wind and climatic conditions are to be implemented.</li> <li>b) Adequate fencing is to be provided for the safety of children and to prevent objects being thrown over the edge. Fencing shall be unable to be climbed over, under or through, and include a safety zone and alarm system.</li> <li>c) Fencing is to be integrated with the building design and not viewed from the street.</li> <li>d) Fencing is to enable emergency evacuation by the Fire Brigade and an evacuation plan that allows ready egress.</li> </ol>
C8.	Outdoor balconies above ground floor level do not constitute satisfactory outdoor space.		
C9.	In commercial zones particular consideration must be given to isolating the children from the effects of noise, pollution and winds and providing access to natural light and air.		
C10.	Outdoor space should be exposed to the sky to provide direct sunlight, breezes and fresh air, and have access to shelter and shade. Planting, climbing equipment and visual features must provide an interesting and stimulating experience for the children.		
C11.	Transitional Area: <ul style="list-style-type: none"> <li>• A transitional area between the building and the play area, supporting space for both indoor and outdoor activities, is to be provided. It is space additionally required for the building and the playground. It may comprise a verandah;</li> <li>• The roof area of the transitional area must be a minimum of 4.0m in width to ensure sufficient activity zones with access space around them;</li> <li>• The transitional area must be designed in a manner that offers protection from unfavourable weather conditions, including strong winds and rainfall; and</li> <li>• The transitional area must be designed in a manner that utilises natural temperature controlling measures, including cross ventilation.</li> </ul>		

## 19 Visual and acoustic privacy

### Objectives

- O1. To ensure the privacy of surrounding properties is maintained and protected from overlooking and noise.
- O2. To protect the visual and acoustic privacy needs of children using the Child Care Centres, staff and other users.
- O3. To ensure the noise from Child Care Centres does not adversely impact upon the amenity of the Child Care Centre itself and surrounding properties.

### Controls

- C1. Where noise abatement from or to the Child Care Centre is required, an acoustic report prepared by a suitably qualified acoustic consultant is required to be submitted with the development application, describing and assessing the impact of noise emissions from the Child Care Centre or to the Child Care Centre from surrounding noise sources. The investigation should include but not be limited to the following:
- The identification of sensitive noise receivers potentially impacted;
  - A statement of the proposed hours of operation of the Child Care Centre;
  - The qualification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified and in accordance with relevant Australian Standards and NSW EPA requirements);
  - The identification of all noise that is likely to emanate from the Child Care Centre and the subsequent predication of resultant noise at the identified sensitive receiver locations from the operation of the premises. Where appropriate the prediction procedures should be justified and include an evaluation of prevailing atmospheric conditions that may promote noise propagation;
  - Details of any acoustic control measures that will be incorporated into the proposal; and
  - The prevention of a sense of enclosure.

- C2. Consideration is to be given to the following design mechanisms in respect to noise abatement for properties in the surrounding area:
- The appropriate design and siting of the Child Care Centre;
  - The appropriate layout and arrangement of outdoor space and activities;
  - The location of windows in respect to the location of windows in neighbouring properties;
  - The appropriate location of outdoor play areas away from main living area or bedroom windows of any surrounding dwellings in predominantly residential area, and away from external noise sources;
  - The use of acoustic barriers and design, such as screen fencing or planting as noise buffers for external noise sources or transmission of noise from the child care centre to surrounding properties; and
  - Noise abatement measures are to be undertaken to ensure that inside noise levels do not exceed 40dB(A) (Leq 24).
- C3. Where sites are adjoining or adjacent to railway land, the State Rail publication entitled Rail Related Noise and Vibration: Issued to consider in Local Environmental Planning - Development Applications and Building Applications should be considered.

## I10 Landscaping

### Objectives

- O1. To improve the overall visual amenity of Canada Bay.
- O2. To protect existing significant vegetation.
- O3. To protect the privacy of any adjoining residences.

### Controls

C1.	A detailed landscape plan prepared by a suitably qualified landscape professional should be submitted with all development applications for Child Care Centres and should demonstrate the following: <ul style="list-style-type: none"> <li>a) Separation of outdoor space into active and quiet areas;</li> <li>b) Proposed planting, with a variety of trees and plants to be used which create visual interest for children, and can provide shading where appropriate;</li> <li>c) Locations of play equipment;</li> <li>d) Separation of outdoor space according to age ranges, including the locations of lower fencing or other structures which divide the outdoor space spaces; and</li> <li>e) Outdoor spaces which include a variety of surfaces such as grass, sand, soft porous paving and the like. Surfaces should comply with AS4422 – Playground surfacing.</li> </ul>
C2.	Landscaping and fencing should be designed to provide a noise barrier and privacy screen for adjoining residents. In residential zones or on land adjoining residential zones, a 1.5 metre wide landscaping strip is to be provided on all boundaries to help with noise abatement and privacy.
C3.	Minimum soil depths for outdoor space and landscaped areas above basement parking should be a minimum of 600mm.
C4.	The minimum depth of sandpits is 600mm.
C5.	Outdoor play equipment is to comply with Australian Standards.
C6.	Existing natural features and significant vegetation of a site should be conserved where possible to help increase the amenity of the area.
C7.	All existing vegetation on the site and on the sites directly adjoining the site are to be assessed in order to ensure they are free of toxins or safety hazards such as seeds, poisonous, spiky or potentially dangerous plants. Landscaping is to be free of toxins or safety hazards such as seeds, poisonous, spiky or potentially dangerous plants.
C8.	Preference is to be given to plant species that require little or no watering, and planting should be grouped according to species with similar water needs.
C9.	Areas likely to be subject to high water demand are fitted with a water efficient irrigation system such as drip irrigation with moisture sensors.
C10.	Irrigation should use rainwater or recycled water in preference to mains water.

## I11 Fencing

### Objectives

- O1. To ensure child care centres provide a safe environment for children.
- O2. To minimise access by children to dangerous areas.

### Controls

C1.	Outdoor space is required to be fenced on all sides and have regard to: <ul style="list-style-type: none"> <li>a) The safety and security of children;</li> <li>b) The prevention of children climbing over, under or through fences and leaving the premises unsupervised;</li> <li>c) The prevention of those from outside the centre accessing the site through climbing over, under or through fencing;</li> <li>d) The integration with building design and proposed materials and colour scheme;</li> <li>e) The integration of existing and proposed landscaping with fencing; and</li> <li>f) The prevention of a sense of enclosure.</li> </ul>
C2.	A series of barriers in the form of child proof gates are to be provided at the entry to the premises. This may include a gate on the front boundary and a gate into the reception area.
C3.	Outdoor play areas should be fenced on all sides by fencing of at least 1800mm in height.
C4.	Gates are to be self closing and child proof, with child proof locks and latches, and able to be permanently locked.

## I12 Signage

### Objectives

- O1. Complement and enhance the predominant character of the locality;
- O2. Not obscure the view of attractive landscapes, streetscapes, or significant buildings; and
- O3. Not adversely affect the safety of traffic or pedestrians.

### Controls

C1.	For Child Care Centres in residential zones, advertising should be limited to not more than one sign per Child Care Centre which <ul style="list-style-type: none"> <li>a) Has a maximum area of 0.5m<sup>2</sup>; and</li> <li>b) Serves only to identify the name and phone number of the Child Care Centre and the hours of operation.</li> </ul>
C2.	For Child Care Centres in all other zones, compliance should be achieved with Council's signage requirements.

## I13 Access for people with disabilities

### Objectives

- O1. To ensure all new Child Care Centres, and alterations and additions including any associated spaces such as outdoor space, parking areas and the like, are designed to be accessible for all people within the community.

### Controls

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| C1. | All new Child Care Centres, building conversions and additions to existing premises should comply with the minimum access requirements of the BCA. |
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## I14 Emergency evacuation

### Objectives

- O1. To ensure that Child Care Centres have emergency evacuation plans that ensure the safe evacuation of occupants.

### Controls

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| C1. | <p>Prior to the issue of an Occupation Certificate for a Child Care Centre an evacuation plan complying with AS3745 should be prepared and implemented. The emergency evacuation should consider:</p> <ul style="list-style-type: none"> <li>a) The mobility of children and how this is to be accommodated during an evacuation;</li> <li>b) The location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents or tenants within the building or surrounding buildings;</li> <li>c) Where the Child Care Centre is part of a larger building or complex, that the emergency evacuation plan is complementary and consistent with other emergency evacuation plans in place; and</li> <li>d) The supervision of children during the evacuation and at the safe congregation area with regard to the capacity of the Child Care Centre and the child:staff ratios.</li> </ul> |
| C2. | Centres which accommodate children under 2 years of age are to have a large mobile cot (on wheels) so groups of babies can be quickly evacuated.  |
| C3. | For above ground Child Care Centres, additional emergency evacuation requirements are necessary and consideration should be given to the implementation of a safe haven or an emergency lift for the exclusive use of the Child Care Centre.  |

## I15 Operational controls

### Objectives

- O1. To ensure that the hours of operation of Child Care Centres do not adversely impact on the amenity of surrounding properties, particularly in residential areas.

Controls	
C1.	<p>Hours of operation within residential areas should not extend outside the core hours of 7.00am to 7.00pm.</p> <p>Consideration may be given to a variation in the hours of operation within residential areas if the proposed Child Care Centre is adjoining or adjacent to a commercial or other non-residential land use.</p>
C2.	<p>Within mixed-use areas or predominantly commercial areas, the hours of operation for each Child Care Centre will be assessed on its merits in terms of compatibility with adjoining or upper level land uses.</p>

## I16 Development Applications Checklist for Childcare Centres

This checklist is specific to the requirements of Child Care Centres in addition to the standard requirements for lodgement of development applications contained within the Application for Development. For further information on standard requirements refer to Application for Development.

### Guidelines for Shade Planning and Design

#### Open Areas

Controls	
C1.	<ul style="list-style-type: none"> <li>• Partial shade is recommended, especially over grass that needs some sun for growth</li> <li>• Natural shade is best</li> <li>• Provide planting to the perimeter of the active play space so as not to create obstacles or safety hazards</li> <li>• Consider arranging planting in clusters so that a group of children can access shade</li> <li>• Deciduous trees will allow for penetration of warmth and light to the play space during winter</li> </ul>

#### Quiet Areas

Controls	
C2.	<ul style="list-style-type: none"> <li>• Shade throughout the year is recommended, particularly over sandpits</li> <li>• A permanent shade system is the most appropriate option</li> <li>• Consider the need for winter warmth and light</li> </ul>

#### Formal Quiet Areas

Controls	
C3.	<ul style="list-style-type: none"> <li>• Shade throughout the year is recommended</li> <li>• Consider using a combination of built and natural shade</li> <li>• Consider the need for winter warmth and light</li> </ul>



## Active Areas

### Controls

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| C4. | <ul style="list-style-type: none"> <li>• Consider using a combination of built and natural shade</li> <li>• Shade throughout the year is recommended over fixed plan equipment and areas where children play for extended periods of time eg. a digging patch</li> <li>• Place moveable equipment used for active play e.g. climbing frames, in the shade</li> <li>• Consider the need for winter warmth and light</li> </ul> |
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## Fixed Play Equipment

### Controls

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| C5. | <ul style="list-style-type: none"> <li>• Safety is a major consideration for shade provision over fixed play equipment</li> <li>• Ensure shade structures over fixed play equipment do not have footholds or grip surfaces that would permit climbing</li> <li>• Ensure the roofline of the shade structure is designed to prevent child access to the roof</li> <li>• Allow a minimum head clearance height of 2.0 metres between the deck of the play equipment and the roof of the shade structure</li> <li>• Locate trees and upright posts of shade structures at least 1.9 metres away from the most fully extended part of the play equipment eg the side of a climbing platform or the end of an extended swing arc, to ensure sufficient freefall zones</li> <li>• Design shade structures with reference to AS4486: Australian Standard for playgrounds and playground equipment (Part 1: Development, Installation, Inspection, Maintenance and Operation) and other current Australian Standards of the day</li> </ul> |
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## Transition Zones

### Controls

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| C6. | <ul style="list-style-type: none"> <li>• Verandas provide permanent shade as well as rain protection – the angle of the verandah roof and extent of overhang should be designed to maximise shade for the major part of the day, especially during summer.</li> <li>• Design the building roof and overhang to maximise shade for the major part of the day, especially during summer</li> <li>• A veranda width of 4.0 metres or more will allow for shaded play space underneath</li> <li>• Select roof materials that minimise heat build up in summer. Insulate the roof with at least a ceiling cavity (and preferably with insulation material too) and provide air flow points</li> <li>• Vertical blinds or louvres at the side of the veranda or terrace can provide additional protection from UVR when the sun is low in the sky</li> <li>• Terraces, for example with a deciduous vine covered pergola or an adjustable shade structure system, provide seasonal shade. Some canopies will also provide rain protection.</li> <li>• Retractable or louvred shade canopies should be easily adjustable, ideally by one person at ground level</li> <li>• A combination of fixed roof veranda and terrace spaces may be desirable for some services</li> <li>• Vertical pull down blinds at the side of a veranda or terrace can provide additional protection from UVR during the morning or afternoon</li> </ul> |
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## Baby/Toddler Areas

### Controls

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| C7. | <ul style="list-style-type: none"> <li>• Shade throughout the year is recommended</li> <li>• Consider using a combination of natural and built shade</li> <li>• Consider the need for winter warmth and light</li> </ul> |
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