

## CHILD CARE CENTRES

Introduction

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- 10A.1 Location
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## INTRODUCTION

### ***Child Care Centres to which this Part applies***

This part applies to all types of child care centres except the following:

- i) Home Based Care
- ii) Family Day Care
- iii) Mobile Care Services
- iv) Out-of school-hours (OOSH) Care Services
- i) In bush fire prone land

**Note:** Child care services not covered by this part may require Council approval prior to operation. Please contact Council's Community Service Department if you wish to obtain information relating to the establishment and operation of these services.

**Note:** Child care centres are regulated by the *Education and Care Services National Regulations 2011*, under the *New South Wales Children (Education and Care Services National Law Application) Act 2010*.

**Note:** Home Based Care, Mobile and Occasional Care Services are regulated by the *Children (Education and Care Services) Supplementary Provisions Act 2011* and *Children (Education and Care Services) Regulation Provisions 2012*.

**Note:** For all definitions and abbreviations refer to Part 1B Dictionary.

### ***Purpose of this Part***

This part has been created to guide the design development of high quality child care centres in Ku-ring-gai so as to:

- i) meet the aims and objectives within KLEP;
- ii) encourage a positive, proactive approach to identifying and responding to the child care needs of the community; and
- iii) provide a clear planning framework for guidance towards the establishment of centres that incorporate these aims.

### ***Obtaining consent from Council***

This part complements the provisions of the *Children (Education and Care Services National Law Application) Act 2010* and the *Education and Care Services National Regulations 2011*.

All child care centres require consent from Council and a license from the Department of Education and Communities (DEC) before they may operate. In the consideration of a development application (DA), Council will assess matters such as the design of the centre and how the centre fits into its surrounding environment. DAs will be assessed against the objectives and controls of this DCP. The DA is to be prepared in accordance with Council's Development Application Guide (available from Council's Customer Service Centre).

Once Council has granted a consent, a license application should be prepared and submitted to DEC (refer to the Regulations 2011 for details).

## INTRODUCTION (continued)

In assessing the licence application, DEC will consider how the centre is likely to operate and the ability of the proposal to meet the provisions of the Regulations 2011. As DEC considers the licence application after consent has been granted, it is required that when the DA is lodged applicants provide Council with a signed statement as required under Part 2.2 'Service Approvals' of the Regulation 2011.

**Note:** Part 2.2 'Service Approvals' of the Regulations 2011 states that applicants applying for a license from DEC, is to provide the department with a statement in writing signed by the applicant and by a person who is entitled to use the title "architect", "architectural draftsmen" or architectural assistant" under the *Architects Act 1921* or who is accredited by the Building Designers Association of NSW Inc. in relation to the design of the class of building concerned, that the premises complies with the Part 4.3 'Physical Environment' facilities and equipment requirements of the Regulations 2011 applicable to centre based children's services. A statement of any respect in which the premises do not comply with these requirements signed in this manner is also to be provided.

It should be noted that compliance with the numerical controls contained in this part does not necessarily guarantee that Council will grant consent to an application.

### ***Obtaining further information***

Information relating to the DEC requirements for establishing child care centres can be found at [www.dec.nsw.gov.au](http://www.dec.nsw.gov.au).

Council staff from Council's Development and Regulation and Community Services Departments may be consulted prior to submitting an application in order to obtain advice on your proposal. Fees may apply for this consultation.

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**10A Site Design**

10A.1 Location

10A.2 Site Planning

10A.3 Landscaping



## 10A.1 LOCATION

### Objectives

- 1 To locate child care centres to protect health and safety of the facilities' users.
- 2 To locate child care centres so as not to adversely affect local traffic management and local amenity.
- 3 To encourage child care centres to be located so as to enable safe access.

### Controls

#### **Preferred locations for a Child Care Centre**

- 1 Preferred locations for the establishment of child care centres are where the facility will:
  - i) share two or less common boundaries with surrounding properties zoned for residential purposes;
  - ii) have a frontage to a park or other open space; and
  - iii) be located close to local shopping facilities, public transport and other community facilities.

#### **Locations where a Child Care Centre is not encouraged**

- 2 Proposals to establish new child care facilities within 500m of a mobile phone base station, as measured from the transmitter to the nearest point of the subject site, are to be accompanied by a report that demonstrates that the site is safe for use. The report is to:
  - i) show that the site will not be exposed to Radio Frequency fields in excess of the criteria stated in the *Australian Radiation Protection and Nuclear Safety Agency's (ARPANSA) 'Radio Protection Standard – maximum exposure levels to radiofrequency fields – 3kHz to 300GHz'*;

**Note:** For more information, visit the ARPANSA website at: [www.arpansa.gov.au](http://www.arpansa.gov.au)

  - ii) be prepared using the 'Radio Frequency EME Exposure Levels – Prediction' methodology; and
  - iii) be prepared by a suitably qualified person.
- 3 Proposals to establish new child care centres within 70m of a power line<sup>1</sup> carrying in excess of 33 kilovolts<sup>2</sup> (as measured from the ground point directly above an underground power line or directly below an overhead power line to the nearest point of the subject site) are to be accompanied by a report that demonstrates the site is safe for use. The report is to:
  - i) show that the site will not be exposed to Electromagnetic Field Exposure (EMF) in excess of the limits stated in the International Commission on Non-ionising Radio Protection's (ICNIRP) Guidelines for Limiting Exposure to Time-Varying Electric, Magnetic and Electromagnetic Fields (up to 300GHz)<sup>3</sup>;
  - ii) be prepared in accordance with the methodology set out in the guidelines; and
  - iii) be prepared by a suitably qualified person.

**Note:** The ARPANSA recommended publication '*Electromagnetic Fields and Human Health: Power Lines and FAQs*' prepared by Professor John E Moulder states "depending on the type of line and its current, magnetic fields become less than those produced by a typical residence at a distance of 20-70m".

## 10A.1 LOCATION (continued)

### Controls

**Note:** 33 kilovolts is the typical voltage carried by a distribution line from a substation or transmission line to a neighbourhood area. Applicants should consult Transgrid and Integral Energy for information relating to the location of power lines and power line easements in excess of 33 kilovolts.

**Note:** For more information, visit the ICNIRP website at: [www.icnirp.org](http://www.icnirp.org)

- 4 Proposals to establish new child care centres on or adjoining a site deemed by Council to be “potentially contaminated land” are to be accompanied by evidence that the site is safe or can be made safe for the proposed use.

**Note:** Refer to Council’s Contaminated Land Policy 2016 for information outlining these requirements and a list of activities that may cause a site to be considered ‘potentially contaminated land’.

- 5 Proposals to establish new child care centres within 125m of a major roadway is to be accompanied by reports that demonstrates the site is safe for use.

**Note:** The distance is to be measured from the edge of the road reserve, closest to the proposed site, to the nearest point of the subject site.

The reports is to:

- i) provide a comparison between the air, noise and soil qualities experienced by the centre and the guidelines set by the NSW Department of Environment and Conservation’s Environment Protection Authority (EPA); and

**Note:** For more information, visit the EPA website at: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

- ii) be prepared by an environmental scientist and/or an environmental engineer.

**Note:** A major roadway for the purposes of this DCP includes:

- Archbold Road
- Bobbin Head Road (between Pacific Highway to Burns Road)
- Boundary Street (between Pacific Highway and Clive Street/Eastern Valley Way)
- Burns Road (between Eastern Road and Warrimoo Avenue)
- Eastern Arterial Road
- Eastern Road (between Burns Road and Junction Road)
- Comenarra Parkway
- Fox Valley Road (between Pacific Highway and Comenarra Parkway)
- Horace Street
- Illoura Avenue (Between the railway bridge to Millewa Avenue)
- Junction Road
- Killeaton Street (between Warrimoo Avenue and Mona Vale Road)
- Kissing Point Road (between Pacific Highway to The Comenarra Parkway)
- Lindfield Avenue (between Havilah Road and Tryon Road)
- Lady Game Drive
- Link Road

## 10A.1 LOCATION (continued)

### Controls

- Mona Vale Road
- Pacific Highway
- Railway Avenue
- Redleaf Avenue
- Ryde Road
- Telegraph Road
- Yanko Road
- Main Road 328, Section of Boundary Street, between Pacific Highway and Babbage Road, within the Local Centre boundary; and
- Secondary Road 2043, Section of Horace Street, Link Road, Killeaton Street within the Local Centre boundary.

**Note:** The list above is by no means exhaustive. Council requires that air, noise and/or soil testing be carried out for all proposals. Additionally where child care centres are proposed in the vicinity of roads that carry high traffic, a report must be prepared demonstrating the impacts that traffic generated by the centre will have on the roadway.

- 6 Where a new child care centre is to be established in a cul-de-sac or road with no through public access, the applicant is to demonstrate that there will be no significant impact to residential amenity or vehicular manoeuvrability.
- 7 Where a new child care centre is to be established in a residential street, the applicant is to demonstrate that there will be no significant impact to residential amenity or traffic movement.



## 10A.2 SITE PLANNING

### Objectives

- 1 *To integrate the child care centre and ensure it is compatible with the scale and character of surrounding areas.*
- 2 *To be sympathetic to the amenity of neighbouring properties.*
- 3 *To provide attractive, site responsive and practical designs.*
- 4 *To design the centre for the appropriate management of water on the site.*
- 5 *To ensure the child care centre is sympathetic and safe, and minimises risk to life and property in the event of a bushfire*
- 6 *To ensure that the elevated location does not compromise the safety of the users of the child care centre.*
- 7 *To ensure that child care centres in business zones are well designed and meet the needs of children in terms of amenity, health, access and safety.*

### Controls

#### **Child Care Centres in Residential Areas**

- 1 Development is to be appropriately located on the site having regard to the existing setbacks of adjoining properties, setback pattern of the street and block within which the proposal is situated, as well as Council's minimum and average setback requirements.
- 2 The centre is to be designed to minimise potential noise and overlooking of adjoining residences by:
  - i) facing doors and windows of the centre away from sensitive areas such as bedrooms, living rooms and private open space; and
  - ii) facing play equipment away from common boundaries with residential properties.

**Note:** The BCA contains specific and detailed building requirements to which the design of child care centres are to conform. These requirements cover considerations such as accessibility, fire escapes, and the provision and design of toilets and hand washing facilities.

**Note:** Child care centres are referred to as 'Early Childhood Centres' that are part of the 'Class 9B' building classification category of the BCA.

#### **Built Form**

- 3 Minimum front, side and rear setbacks are to comply with the setback requirements of the predominant adjoining residential development type of that location.
- 4 The overall building height is to be consistent with nearby dwellings.
- 5 Street facade treatment, including windows, doors and other articulation, is to be consistent with the predominant adjoining residential development type.
- 6 The main entry to the child care centre is to face a public street.
- 7 Landscaping requirements are to be consistent with the predominant adjoining residential development type.

#### **Child Care Centres on Bushfire Prone Land**

- 8 Where a child care centre is proposed on bushfire prone lands it is to be accompanied by a report demonstrating that the development will be safe in the event of a bushfire and include a satisfactory bushfire evacuation plan.

**Note:** A Bush Fire Safety Authority will be required under section 100B of the Rural Fires Act 1997.

## 10A.2 SITE PLANNING (continued)

### ***Child Care Centres in Business Zones***

- 9 The child care centre is to be located at ground level where achievable and in areas where the opportunity for natural landscaping comprising deep soil planning is possible.
- 10 Where child care centres are located at first floor level (or above) the application is required to address child safety, privacy, and amenity impacts for the surrounding users as well as for occupants of the child care centre.
- 11 Where centre facilities are provided for use by children above ground level:
  - i) a safe refuge area is to be provided which open directly to a dedicated fire-isolated stair; and
  - ii) the minimum floor area of refuge is to be calculated at the rate of 0.25m<sup>2</sup> per person (staff and children).
- 12 Consideration is to be given to isolating the children from the effects of noise, pollution and winds and providing access to natural light and air.

## 10A.3 LANDSCAPING

### Objectives

- 1 *To be sympathetic with the landscape character of the surrounding areas.*
- 2 *To ensure landscaping is compatible with the streetscape and adjoining residential properties.*

### Controls

#### General

- 1 The landscape design of new child care centres is to minimise the visual impact of the building within the streetscape.
- 2 Screen planting is to be provided to adjoining dwellings where required.
- 3 The landscape design of the child care centre is to reflect the prevailing landscape character of the area in terms of scale and planting style and species selection.
- 4 No area within the child care centre is to contain plant species that have the following characteristics:
  - i) plants known to be poisonous or that produce toxins;
  - ii) plants with high allergen properties;
  - iii) plants with thorns, spikes or prickly foliage; and
  - iv) plant species that Council considers may place the health, safety and welfare of the centre's users at risk.

**Note:** Refer to *Part 10C.6* for landscaping and planting requirements in outdoor play spaces.
- 5 The child care centre is to be designed to provide for the protection and retention of tall trees.

#### Low Density Residential Areas

- 6 Where adjoining land in a low density residential zone or land approved for use for a low density residential purpose:
  - i) a minimum of 2 metres of landscaping is to be provided to the primary street frontage; and
  - ii) a minimum of 1 metre of landscaping for each of the side boundaries is to be provided; and
  - iii) a minimum of 1 metre landscaping at the rear boundary is to be provided.
- 7 On single frontage sites where a 2 metre landscaped setback to the primary street frontage cannot be achieved, Council may consider a reduced landscaped area where there is a minimum of 40% soft landscaping in the front setback area, subject to the provision of adequate screening and amenity planting including provision of medium height trees that can attain minimum 6-8m in height.

10A.3 LANDSCAPING (continued)

Controls



Figure 10A.3-1:  
Single frontage sites: minimum landscaped area for low density residential areas

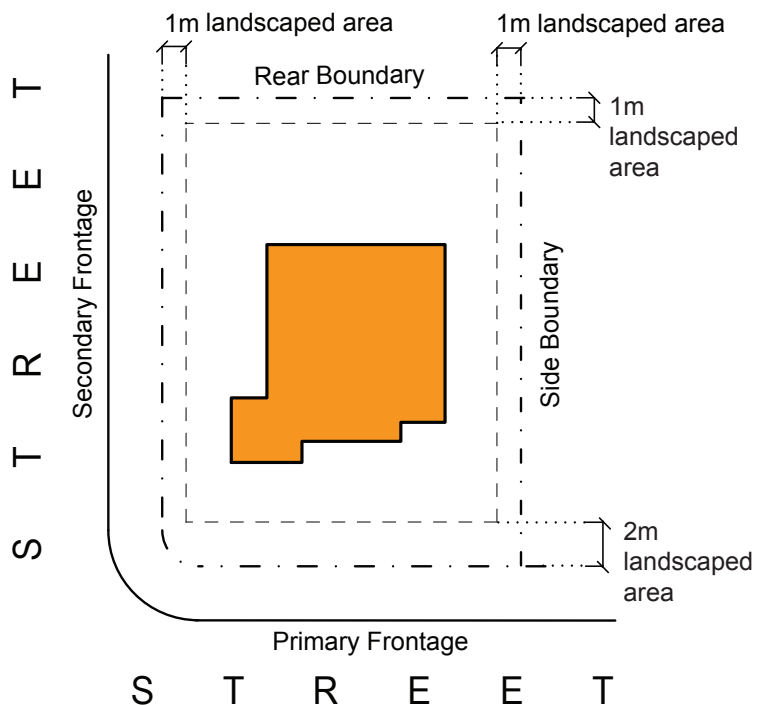


Figure 10A.3-2:  
Corner sites: minimum landscaped area for low density residential areas

### 10A.3 LANDSCAPING (continued)

#### Controls

- 8 Lots with the following sizes are to support a minimum number of trees (6-8 metres) to tall trees (10-13 metres):

Lot size	Number of trees
Less than 850m <sup>2</sup>	1
850m <sup>2</sup> to 1,000m <sup>2</sup>	3
1,001m <sup>2</sup> to 1,500m <sup>2</sup>	5
Over 1,500m <sup>2</sup>	7 or as directed

**Note:** Council may require street tree planting in accordance with the Public Domain Plan.

**Note:** Refer to *Section C Part 22.2* and *Section B Part 19* of this DCP for the proportion of trees required to consist of locally occurring native species, and other planting controls to protect biodiversity.

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**10B Access and Parking**

10B.1 Vehicle Access and Parking

10B.2 Accessibility

**READ WITH**

**SECTION C**

**PART 22 – General Access And Parking**

22.1: Equitable Access

22.2: General Vehicle Access



10B.1 VEHICLE ACCESS AND CAR PARKING

Further controls that may apply	
	SECTION C PART 22.2 - General Access and Parking

**Objectives**

- 1 To provide safe vehicular access and on-site manoeuvrability.
- 2 To provide car parking that satisfies the demand generated by the centre.
- 3 To design car parking areas that are compatible with the character of the surrounding area.
- 4 To locate and design car parking to minimise disruption to local traffic.
- 5 To ensure car parking does not affect the safety of the children.
- 6 To ensure car parking does not create adverse impact on the visual quality and character of low density residential areas.

**Controls**

- 1 Newly constructed child care centres are to provide car parking within the basement of the building where practicable.
- 2 One parking space per four children in care is to be provided, of which at least one space is to be accessible for people with a disability. Refer to *Section C Part 23.2*.  
**Note:** This figure includes staff parking.  
**Note:** If the number of children were to increase after approval, additional car parking space will be required.
- 3 Accessible parking is to be clearly marked and located as close as possible to the primary entrance to the building.
- 4 New child care centres proposed on sites adjoining a major roadway (as listed in *Part 10A.1*) are not to have vehicular access from that road unless it can be adequately demonstrated that alternative vehicular access to that development is neither practicable nor can be provided by another road (not being a road listed in *Part 10A.1*)  
**Note:** Depending on the size of the centre, such access arrangements may require the concurrence of Council's Traffic Committee and the Roads and Maritime Services.
- 5 Car parking spaces, circulation areas, roadways and ramps are to comply with AS2890.1.
- 6 Car parking areas are to include a designated footpath from the car park to the building entrance and to the footpath on the street to ensure the safety and welfare of pedestrians.
- 7 Car parking areas are to be designed in a manner that allows vehicles to travel in a forward direction at all times except when entering or leaving a parking space.
- 8 Where a child care centre is located on a corner site such that vehicles may exit the site via an alternate street to that by which they entered, the car parking and vehicular access area is to be designed in a manner that discourages "shortcuts" being taken through the site by drivers who are not visiting the centre.  
**Note:** In order to achieve this, on-site traffic calming measures may be required.
- 9 Car parking is to be located away from outdoor play areas of the centre.
- 10 Where a child care centre is located within a commercial building or mixed use development, the parking spaces are to be located and grouped together and conveniently located near the access point to the centre.



**10B.2 ACCESSIBILITY**

<b>Further controls that may apply</b>	
	<b>SECTION C</b> <b>PART 22.1 - Equitable Access</b>

**Objectives**

1 *To ensure the centre is accessible to all potential users of the facility.*

**Controls**

- 1 Accessibility to and within the building is to be provided in accordance with the *Disability Discrimination Act 1992* and the BCA.
- 2 A continuous path of travel to and within the building in accordance with *AS1428.2: Design and Access for Mobility* is to be provided.
- 3 All key areas of the site are to be linked by pathways that are accessible to prams, wheelchairs and the like.
- 4 In a residential area, child care centres are to be located on the ground floor of the building.
- 5 In commercial and business areas, child care centres may be located at first floor level (or above) only where:
  - i) it can be demonstrated that there are no viable alternatives for the location of a child care centre at ground level in the building or the surrounding area due to the built form of the building and the density of the surrounding area.
  - ii) suitable access to designated play areas is available;
  - iii) effective emergency evacuation procedures will be provided.

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**10C Building Design and Sustainability**

- 10C.1 Solar Access and Ventilation
- 10C.2 Noise
- 10C.3 Indoor Play Spaces
- 10C.4 Back-up Facilities
- 10C.5 Staff and parent Accessible Areas
- 10C.6 Outdoor Play Spaces
- 10C.7 Transition Areas
- 10C.8 Co-Located Child Care Centres

READ WITH
<b>SECTION A</b> <b>PART 4</b> - Dwelling House <b>PART 5</b> - Secondary Dwellings <b>PART 6</b> - Multi- Dwelling Housing <b>PART 7</b> - Residential Flat Building <b>PART 8</b> - Mixed Use Development <b>PART 9</b> - Non Residential and Office Building
<b>SECTION C</b> <b>PART 23</b> – General Building Design and Sustainability 23.8 - General Acoustic Privacy



Further controls that may apply		
<b>SECTION A</b> <b>PART 4 - Dwelling House</b> <b>PART 5 - Secondary Dwellings</b> <b>PART 6 - Multi- Dwelling Housing</b> <b>PART 7 - Residential Flat Building</b> <b>PART 8 - Mixed Use Development</b> <b>PART 9 - Non Residential and Office Building</b>		

**Objectives**

- 1 *To ensure the design and siting of child care centres maintain a reasonable level of daylight and sunlight to the child care centre and adjoining properties.*

**Controls**

- 1 The child care centre is to be designed and sited to achieve solar access for a minimum period of four hours between 9:00am and 3:00pm on 21<sup>st</sup> June. These requirements apply to the common areas of the centre including indoor and outdoor play spaces.
- 2 The design of the child care centre is not to affect solar access to adjacent dwellings in accordance with the standards of the adjacent dwelling type. Refer to *Section A of this DCP* for all types of residential development.
- 3 Wherever possible, children’s sleeping areas, toilets, staff rooms and internal play spaces are to have access to natural lighting during daylight hours.  
**Note:** Council may require that outdoor areas that are shaded during daylight hours, be artificially lit to ensure safety.
- 4 The child care centre is to be designed in a manner that utilises natural cross ventilation as the primary ventilation control system.  
**Note:** Refer to *Section A Parts 4-9* for ventilation controls of the relevant building type.  
**Note:** Artificial ventilation control measures may be required in some areas where natural ventilation is not feasible.

10C.2 NOISE

Further controls that may apply	
	SECTION C PART 23.8 - General Acoustic Privacy

**Objectives**

1 *To minimise the impact of the child care centre on the acoustic privacy of neighbouring developments.*

**Controls**

- 1 Where a child care centre is to be located on a site adjoining a residential property, noise generated by the centre (e.g. children using outdoor and indoor areas) must meet the following criteria:
  - i) If outdoor play will be limited to up to 2 hours (total) per day – Noise levels emitted from the outdoor play area shall not exceed the background noise level (L90, 15 min) by more than 10 dB as measured at any point on the adjoining residential properties; or
  - ii) If outdoor play will be greater than 2 hours (total) per day - Noise levels emitted from the outdoor play area shall not exceed the background noise (L90, 15 min) level by more than 5 dB as measured at any point on the adjoining residential properties; and
  - iii) Noise from indoor play- Noise levels emitted from indoor play must not exceed the background noise (L90, 15 min) level by more than 5 dB as measured at any point on the adjoining residential properties.
- 2 For requirements on noise levels associated with air conditioning, kitchen, bathroom, laundry ventilation, or other mechanical ventilation systems and other plant refer to Part 23.8 of this DCP.

**10C.3 INDOOR PLAY SPACES**

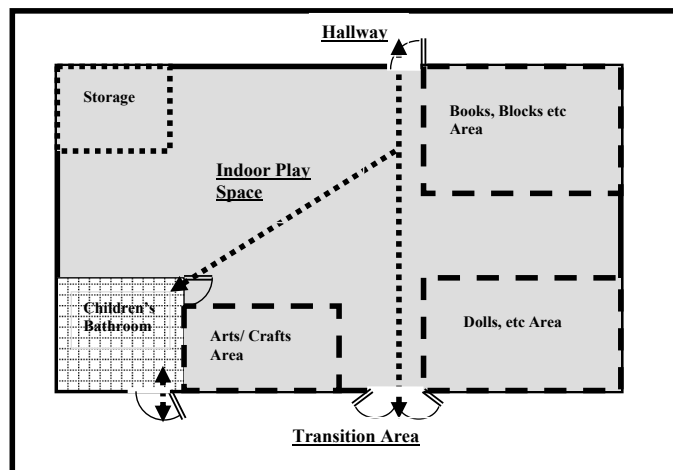
**Objectives**

- 1 To cater for a range of indoor play activity.
- 2 To provide storage for play equipment.
- 3 To ensure efficient and effective access and supervision.
- 4 To ensure a visual and physical link between indoor and outdoor areas.
- 5 To stimulate and enhance children's learning within indoor and outdoor environments.

**Controls**

**General**

- 1 The child care centre is to provide at least 3.25m<sup>2</sup> of unencumbered indoor play space per child.
- 2 Indoor and outdoor play spaces are to be designed so as to allow maximum and convenient supervision.
- 3 Clear pedestrian access is to be provided from the indoor play space to the back-up facilities of the centre.
- 4 Indoor play spaces are to be designed so as to allow sub-spaces (eg home corners, dolls and reading areas) to be set up.
- 5 The design of the indoor play space is to allow for efficient access to and supervision of frequently used back-up facilities, such as children's toilet facilities, nappy changing areas and cot rooms.
- 6 A craft preparation area, easily accessible by staff, is to be provided at the edge of the indoor playspace.
- 7 Where a child care centre is located in a business zone and situated above ground level, indoor areas are to be well portioned to provide flexibility of uses and should be uninterrupted by internal features such as columns.



**Figure 10C.3-1:**  
Example of possible indoor play space demarcation

### 10C.3 INDOOR PLAY SPACES (continued)

#### Controls

##### **Storage**

- 8 A storeroom or storage area, suitable for the storage of large equipment (such as gym mats) is to be directly accessible from each indoor play space.
- 9 A storage area, adjoining the play space, is to be provided for the storage of all bedding material to ensure beds are at the closest possible distance from their place of use.

**10C.4 BACK-UP FACILITIES****Objectives**

- 1 To provide healthy, comfortable and functional back-up facilities that cater for all users of the facility.

**Controls****Cot Rooms**

- 1 Cot rooms are to have a minimum floor area of 2.5m<sup>2</sup> per cot with a minimum gap of 800mm between each cot.
- 2 Cot rooms or other designated sleep areas are to be provided in accordance with the *Education and Care Services National Regulations 2011*.
- 3 Cot rooms are to be located away from the indoor and outdoor play spaces and other high noise areas of the centre.
- 4 Where it is not possible to locate cot rooms away from high noise areas, adequate acoustic insulation measures for the room are to be implemented.

**Note:** Council requires an acoustic assessment, to be undertaken by a suitably qualified acoustic consultant, that includes recommended noise attenuation measures.

**Child-accessible Toilet Areas**

- 5 All child-accessible toilet areas are to be 12.5m<sup>2</sup>, as a minimum overall area, with an additional 2.5m<sup>2</sup> for each additional toilet over the baseline figure of 3 toilets.
- 6 Child-accessible toilets and hand washing facilities are to be provided in accordance with the requirements of the BCA.
- 7 Mirrors constructed of safety glass are to be provided on top of the junior hand basins.
- 8 Separate doorways from indoor and outdoor play spaces are to be provided to allow direct access to the child-accessible toilet area.
- 9 Child-accessible toilet areas are to be designed with a clear line of sight allowing maximum supervision from indoor and outdoor play spaces.

**Nappy Changing Areas**

- 10 Nappy changing areas are to be located away from food and craft preparation facilities.
- 11 Nappy changing areas are to be provided with a lockable gate or other means that restricts unsupervised access by children.
- 12 Nappy changing areas are to be designed with windows or similar that allow staff to supervise indoor and outdoor play spaces while using the area.



## 10C.4 BACK-UP FACILITIES (continued)

### Controls

#### ***Bottle Preparation Areas***

- 13 Bottle preparation areas are to provide adequate space for the following:
  - i) a sink and drainage board;
  - ii) an open bench;
  - iii) a microwave oven;
  - iv) a refrigerator; and
  - v) shelving for bottle equipment.
- 14 Bottle preparation areas are to be provided with a lockable gate, or other means, that will restrict unsupervised access by children.
- 15 Bottle preparation areas are to be located at the edge of the indoor play spaces.

**10C.5 STAFF AND PARENT ACCESSIBLE AREAS**

**Objectives**

- 1 To design functional, comfortable practical and well positioned staff and parent areas.
- 2 To provide the highest levels of health and safety for the users of the facility.

**Controls**

**General**

- 1 The following minimum dimensions apply for Staff and Parent Accessible Areas:

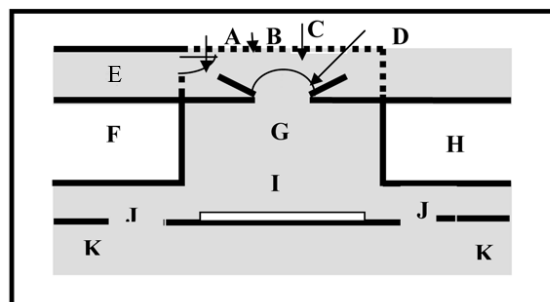
Area	Minimum Dimension
Internal Foyer	15m <sup>2</sup>
External Foyer	10m <sup>2</sup>
Director's Office	10m <sup>2</sup>
Administration Area	6m <sup>2</sup>
Staff Room	16m <sup>2</sup> with an additional 2m <sup>2</sup> for each additional staff member
Adult Toilet Facilities	10m <sup>2</sup>
Kitchen	16m <sup>2</sup> with an additional 6m <sup>2</sup> for general storage space
Laundry	10m <sup>2</sup>

- 2 All staff and parent accessible areas are to be provided with a lockable gate, or other means, that restrains or restricts unsupervised access by children.

**Internal and External Foyer Areas**

- 3 An internal foyer area is to be provided to:
  - i) Adjoin the main entry point of the child care centre;
  - ii) Adjoin the administration area / director's office; and
  - iii) be of a functional size, proportionate to the number of users of the centre.
- 4 The internal foyer area is to be provided with a lockable gate, or other means, that restricts unsupervised access by children from play spaces.
- 5 An external sheltered foyer area is to be provided and:
  - i) be of a functional size for protection from weather conditions; and
  - ii) be designed to clearly identify the main entry to the centre.

**Director's Offices / Administration Areas**



- A Gate
- B Fenced
- C Covered Entry
- D Double Entry Door
- E Entry Path
- F Director's Office
- G Foyer
- H Administration Area
- I Notice Board
- J Passage
- K Playrooms

Figure 10C.5-1: Example of a child care centre foyer divided into a variety of play spaces

## 10C.5 STAFF AND PARENT ACCESSIBLE AREAS (continued)

### Controls

- 6 The director's office / administration area is to be of a functional size in relation to the number of children in care, allowing space for a photocopier, parent and staff meeting area and other administrative office furniture.
- 7 The director's office / administration area is to immediately adjoin the internal foyer area and allow for maximum supervision of this area.

### Staff Rooms

- 8 The staff room is to be located away from the high noise areas of the centre such as indoor and outdoor play spaces.
- 9 Where it is not possible to locate the staff room away from areas of high noise, adequate noise insulation measures for the room are to be implemented.

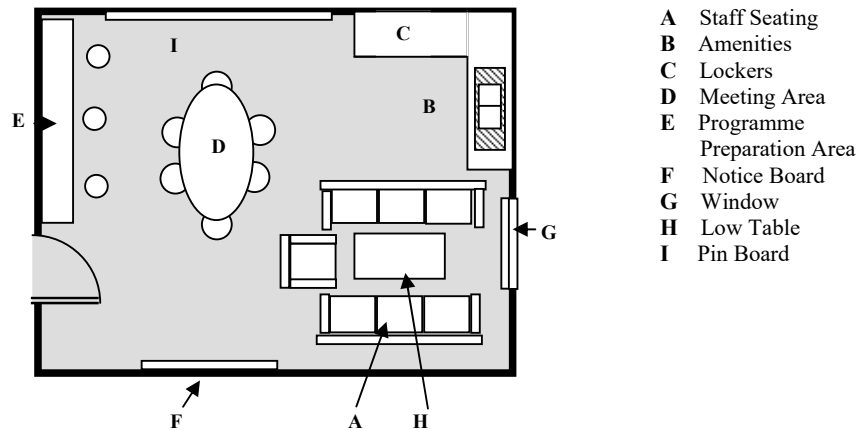


Figure 10C.5-2:  
Example of a staffroom layout

- 10 The staff room is to be of a functional and comfortable size to accommodate the number of staff at the centre.
- 11 A staff room is to be provided. This staff room must include facilities for the storage of personal belongings and cooking/heating equipment for food for personal use by staff. Staff rooms are to be separate from any amenities used for the preparation of food for children.

### Adult Toilet Facilities

- 12 Toilet facilities are not to directly open to the kitchen or other food preparation area.

## 10C.5 STAFF AND PARENT ACCESSIBLE AREAS (continued)

### Controls

#### ***Kitchens and Food Preparation Facilities***

- 13 Kitchens and other food preparation facilities are to be provided in accordance with the provisions of the BCA.
- 14 Kitchens and other food preparation facilities are to be designed and located so as to minimise noise transfer to children's rest areas.
- 15 Kitchens and food preparation facilities that allow children to observe food preparation are to be designed so as to enable supervision of the children at all times and not put their safety and welfare at risk.
- 16 Food handling areas used for the preparation of food for children must comply with the AS 4674 and Chapter 3.2.3 of the Food Standards Code.

#### ***Laundries***

- 17 Laundries are to be provided away from the indoor play space and food preparation areas of the child care centre but are to be easily accessible from baby and toddler play spaces.

#### ***Cleaner's Storage Area***

- 18 A storage area for all cleaning equipment of the centre is to be provided.

## 10C.6 OUTDOOR PLAY SPACES

### Objectives

- 1 *To offer a safe, functional and educational environment.*
- 2 *To preserve the amenity and privacy of adjoining residential properties.*
- 3 *To provide a variety of outdoor play spaces offering a range of play experiences.*
- 4 *To ensure adequate storage provisions for play equipment.*
- 5 *To stimulate and enhance children's learning within indoor and outdoor environments.*
- 6 *To ensure adequate outdoor and indoor play spaces are provided that allow children to practice fundamental movement skills.*

### Controls

#### General

- 1 Outdoor play spaces are to:
  - i) provide more than 7m<sup>2</sup> of unencumbered outdoor play space per child; and
  - ii) provide storage space for play equipment of 0.5m<sup>2</sup> for each child attending the centre.

**Note:** When calculating outdoor play space, areas occupied by items such as storage sheds or other fixed items that prevent children from using the space; or other elements such as steep slopes are to be excluded .

- 2 Outdoor play spaces are to be located in either the side or rear setback of the site.

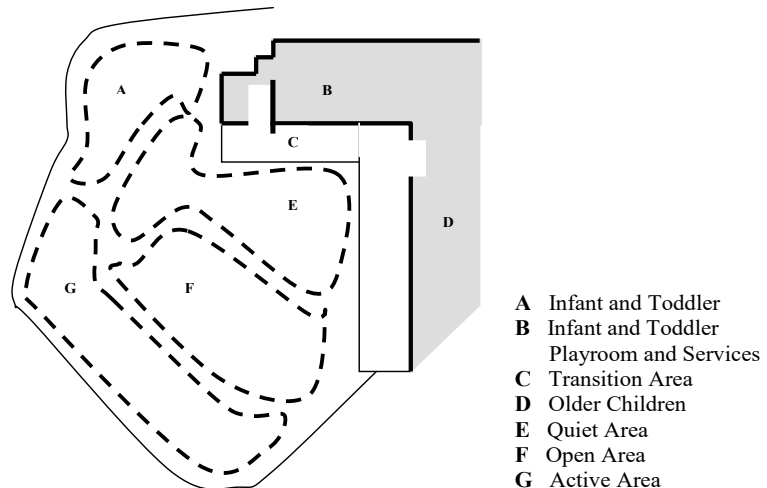
**Note:** Where it is not possible to locate outdoor play spaces in the side or rear setback of the centre, the applicant will be required to demonstrate that appropriate safety precautions have been implemented.

- 3 Where a child care centre caters for children aged above and below 3 years of age, separate outdoor play spaces are to be provided for children aged under 3 years and children aged between 3 and 5 years.
- 4 Where separate outdoor play spaces are provided, a clear line of sight for direct access for supervision between the areas is to be available to staff.
- 5 Outdoor play spaces for children aged 3-5 years is to include a variety of spaces that allow children to engage in a range of activities, set out below:
  - i) an open play space that:
    - provides adequate space for children to develop gross motor skills through activities such as running and jumping;
    - incorporates a variety of natural ground surfaces such as grass or mulch; and
    - utilises topographical variations such as mounds.
  - ii) an active play space that:
    - dedicates space for climbing structures, digging areas and other play equipment;
    - utilises topographical variation; and
    - integrates natural and artificial ground surfaces.
  - iii) a quiet play space that:
    - can be used for quiet activities such as teaching and finger painting;
    - has a stable ground surface; and
    - adjoins the transition area of the centre.

**Note:** Examples of quiet play spaces include sandpits, gazebos and amphitheatres.

## 10C.6 OUTDOOR PLAY SPACES (continued)

### Controls



**Figure 10C.6-1:**  
Example of a child care centre play ground divided into a variety of play spaces

### **Child Care Centres in Business Zones**

- 6 Outdoor play areas are to be located away from driveways/ sources of noise and fumes.
- 7 Where outdoor spaces are provided above ground level, appropriate measures are to be implemented for the protection of those spaces from adverse wind and other climatic conditions.
- 8 Where it is impracticable to provide the required outdoor space, Council may permit a proportion of the required space to be provided indoors only where:
  - i) the area provided is in addition to other indoor space requirements;
  - ii) the indoor area is designed and equipped to allow children to participate in activities that promote gross moto skills; and
  - iii) the space is provided with natural light through windows and skylights.

### **Play Equipment**

- 9 All outdoor play equipment is to comply with the relevant Australian Standards, including *AS/NZS4486.1 1997: Playgrounds and Playground Equipment*.
- 10 Softfall surfaces are to be used to surround play equipment and other areas where children may be at risk of falling from an elevated height. Softfall surfaces are to comply with the relevant Australian Standards, including *AS/NZS 4422 1996: Playground Surfacing*.

## 10C.6 OUTDOOR PLAY SPACES (continued)

### Controls

#### **Shade**

- 11 Outdoor play spaces are to be shaded in accordance with the NSW Cancer Council's Shade for Children's Services or any document that replaces it.

#### **Planting**

- 12 Where the outdoor play space of the centre adjoins a residential property, screen planting along the common boundary with the residence is to be provided.
- 13 Plantings in outdoor play spaces are to include an attractive variety of trees, shrubs and other soft landscaping measures that contribute to the educational value of the centre through a mixture of colours, textures and forms.
- 14 Tree plantings are to be used to contribute to achieving the requirements of shading in accordance with the *NSW Cancer Council's Shade for Children's Services* or any document that replaces it.

#### **Fencing**

- 15 The perimeter of all outdoor play spaces is to be fenced to a minimum height of 1.2m.
- 16 Where the child care centre is located in a business zone and situated above ground level, adequate fencing is to be provided for the safety of children and to prevent objects from being thrown over the edge.
- 17 Where the outdoor play space of the child care centre shares a common boundary with a residential property, fencing along the boundary is to be a minimum of 1.8m in height and constructed of a material that ensures the privacy of the residence (eg. overlapped timber).
- 18 The construction of fences in outdoor play spaces is not to present a foothold below 900mm as measured from the ground level.
- 19 Where the child care centre is to be located on a site commonly affected by high winds, the fence is to be designed to act as a windbreak.
- 20 Gates leading to and from the outdoor play spaces are to be equipped with child-proof, self-locking mechanisms.
- 21 Acoustic fences are encouraged to protect visual privacy and acoustic amenity of neighbouring properties.

## 10C.6 OUTDOOR PLAY SPACES (continued)

### Controls

#### Noise

- 22 The outdoor play space of the child care centre is not to be exposed to an average noise level in excess of 55 dB(A) originating from external sources, during the centre's operating hours.

**Note:** Council requires an acoustic assessment be undertaken by a suitably qualified acoustic consultant that is to include recommended noise attenuation measures.

#### Storage

- 23 Storage facilities for outdoor play equipment are to be provided. This storage may be part of the main building or a separate structure sited in the outdoor play space.

**Note:** If the storage facility is sited separately (not forming part of the main building), the structure is not to obstruct supervision of the outdoor play space and will not contribute to calculations of play space areas.

- 24 Outdoor storage areas are not to be accessible to unsupervised children.
- 25 Outdoor storage structures that do not form part of the main building are to be of a solid construction that can be locked when not in use.



## 10C.7 TRANSITION AREAS

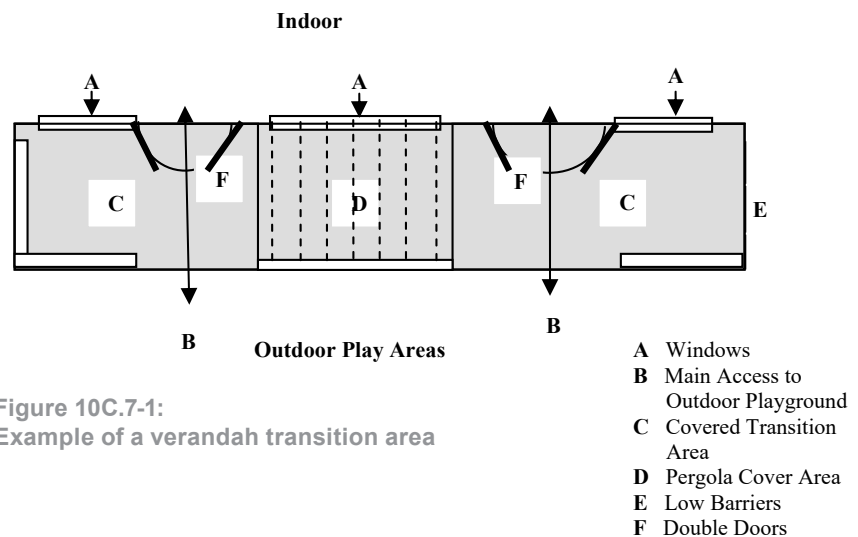
### Objectives

- 1 To assist with the integration of indoor and outdoor play spaces.
- 2 To provide transition areas that are safe, comfortable and of a functional size.
- 3 To provide undercover areas that cater for a range of weather conditions.

### Controls

- 1 Child care centre are to have a transition area that shall:
  - i) provide 3-4m<sup>2</sup> of unencumbered play space per child; and
  - ii) incorporate craft facilities and craft storage areas.
- 2 The transition area is to be designed to allow indoor and outdoor activities to be conducted undercover.
- 3 The transition area is to adjoin the child care centre's main building.
- 4 The transition area is to be located between the indoor and outdoor play spaces.
- 5 The roof coverage of the transition area is to be a minimum of 4m in width.
- 6 The transition area is to have direct frontage to the outdoor play spaces.
- 7 The transition area is to be designed in a manner that offers protection from unfavourable weather conditions, including strong winds and rainfall.
- 8 The transition area is to be designed in a manner that utilises natural temperature controlling measures, including cross ventilation.
- 9 Roofing materials used in the transition area are not to allow excessive heat to build up during summer months.
- 10 The transition area is to be designed in a manner that does not inhibit supervision between indoor and outdoor play spaces.

**Note:** The transition area may be included in the overall outdoor play space calculation for the centre.



**Objectives**

- 1 To ensure adequate separation between single residential dwellings and dual-use child care centres.
- 2 To encourage dual-use equipped residential dwellings that are self-contained.
- 3 To encourage multi-use facilities that are compatible with child care centres.

**10C.8 DUAL-USE AND MULTI-USE FACILITIES****Controls****General**

- 1 Any components of the multi-use and dual-use facility that are not part of the child care centre are to complement the operation of the child care centre. Such activities include toy libraries, baby health care services or the like.

**Dual-Use facilities located on sites for residential purposes**

- 2 Dual use facilities which involves a residential component may only be located on sites zoned for residential purposes.
- 3 The residential dwelling and child care centre component of the dual use facility is to be contained within a single building.
- 4 Any existing or proposed swimming pools are to be securely fenced, meeting the requirements of the *Swimming Pools Act, 1992*.
- 5 Clearly defined, separate entrances are to be provided for both the residential dwelling and the child care centre components of the building.
- 6 The dual use facility is to be designed so as to ensure a high level of amenity for the occupants of the residential dwelling. This is to be achieved by positioning living rooms, bedrooms and other habitable rooms away from common walls with the child care centre.
- 7 A minimum 25m<sup>2</sup> of private open space is to be provided for the residential dwelling of the dual use facility.
- 8 The residential dwelling of the dual use facility is to be equipped with the following that are solely for use by the dwelling's occupants:
  - i) a kitchen;
  - ii) a laundry;
  - iii) a bathroom; and
  - iv) storage space that is to be in accordance with the storage requirements in this DCP for the relevant dwelling type.

**Note:** Access between the residential dwelling and child care centre of the dual use facility is permissible; however, this is to be designed so that children attending the centre cannot access the residence.
- 9 In addition to the parking requirements for the child care centre, a minimum of one off-street car parking space is to be provided for the exclusive use of the residential dwelling.