



STRATHFIELD MUNICIPAL COUNCIL

PART E
of
Strathfield
Consolidated Development
Control Plan

Child Care Centres

(Replaces DCP No. 18)

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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part E

Part E aims to achieve child care centre developments within Strathfield Municipality which are attractive and sympathetic to the streetscape, appropriate for the surrounding built and natural environment, have a minimum impact on surrounding land uses and are functional and economically viable.

Part E relates to the erection and/or operation of child care centres and has been prepared to outline the approval process and provide guidelines for child care centre applications.

The purpose of Part E is to encourage developers and property owners to submit child care centre proposals which are attractive and sympathetic to the streetscape, appropriate for the surrounding built and natural environment, have a minimum impact on surrounding land uses and are functional and economically viable. Strathfield Municipal Council encourages proposals for child care centres which include facilities for the 0-2 years age group.

Strathfield Municipal Council is responsible for land use planning and building standards in the Strathfield Local Government Area. This is regulated through plans and policies prepared under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 1994.

The State Government is responsible for licensing child care centres under the Children (Care and Protection) Act 1987. In this regard, the NSW Department of Community Services (NSW DOCS) has separate requirements which must be satisfied for a child care centre to be licensed. These requirements are within the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended in May 1997. This Consolidated Plan has been prepared for centre based child care services as defined under that regulation.

Council will not grant approval to any proposal which will not meet the NSW DOCS licensing requirements. This Consolidated Plan should be read in conjunction with the above mentioned regulations, as this Consolidated Plan does not reiterate any of the requirements as they may be subject to change from time to time.

The NSW DOCS contact details for child care centre proposals within the Strathfield Municipality are:

Children's Services Advisor
Department of Community Services
56 Liverpool Road
SUMMER HILL NSW 2130
Ph: 9797 8133

1.2 Objectives of Part E

The specific objectives of Part E are:

- (a) To encourage the provision of child care centres to meet the needs of the community and ensure that such centres will be appropriate for the purpose and provide a functional and pleasant environment for users.
- (b) To ensure that there is a consistent approach to the provision, construction and approval of child care centres.
- (c) To ensure that child care centres are compatible with neighbouring land uses.
- (d) 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.
- (e) To ensure child care centres are located with adequate, convenient and safe parking for visitors that do not impose on any residential neighbourhoods or commercial areas.
- (f) 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.
- (g) To provide child care centres that are located or designed so as not to pose a health risk to children using the centre.
- (h) To retain and protect significant existing vegetation in the Strathfield Municipality.

1.3 Provisions Of Part E

Part E is intended to be a comprehensive guide for developers of the minimum provisions required by Council. It should be noted that each proposal will be determined according to its merits in the context of its surrounding locality. Compliance with the provisions of Part E will not lead to automatic approval.

Council may refuse consent to a development which does not comply with the provisions of Part E, 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 Part E. 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 provisions of Part E, it is essential that the applicant sets out the reasons in documentation supporting the application. Such reasons should include the manner in which the aim and objectives of Part E are otherwise achieved.

1.4 Definition of “Child Care Centre”

For definition refer to **General Introduction** to Consolidated Plan Section 1.9 Definitions.

2.0 APPROVAL PROCESS

Child care centres require development consent. In addition, the activity must be licensed by the NSW DOCS. The steps in the approval process for child care centres are summarised below.

Step 1 Consultation with Council staff

Pre-lodgement discussions with Council staff are strongly recommended so as to avoid delays in the processing of your application.

Step 2 Consultation with the NSW DOCS prior to lodging a formal Development Application

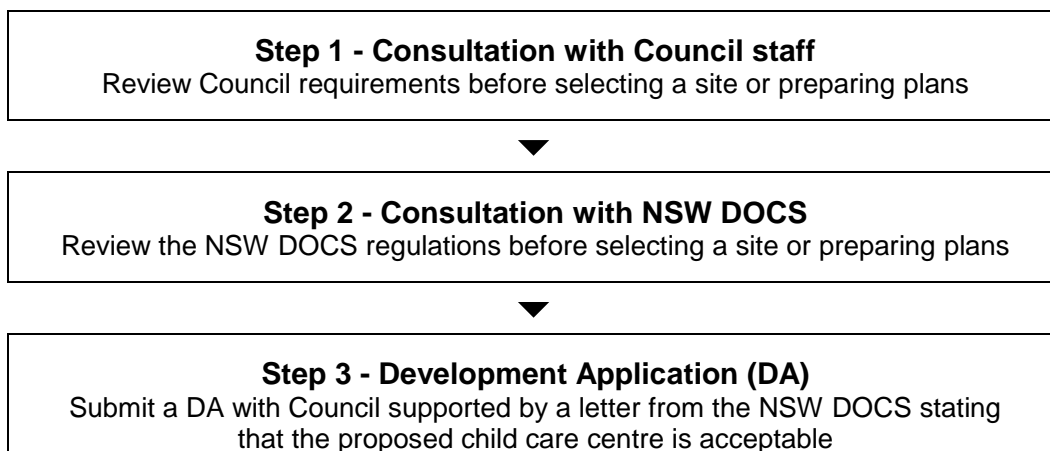
A child care centre will not be licensed by the NSW DOCS if it does not satisfy the requirements of the Centre Based and Mobile Child Care Services Regulation (No. 2) 1996, as amended May 1997. Pre-lodgement discussions with the NSW DOCS are therefore necessary to ensure that the proposed child care centre satisfies their regulations.

A letter of acceptance of the plans of the proposed child care centre from the NSW DOCS must be submitted with a Development Application to Council. Council will not grant development consent without such a letter. Council requires the letter to ensure that the child care centre plans can meet licensing standards, as it would be unwise to grant development consent for a child care centre that can not operate.

Step 3 Development Consent

Development consent from Council is necessary to ensure the type of development is compatible with the allowable uses of the site and appropriate for the area in which it is proposed. Issues such as overall design, traffic and parking, amenity, drainage, landscaping and site treatment are addressed at this stage. Council will either grant development consent with or without conditions or refuse the application with reasons.

Key Steps In Gaining Council Approval For Child Care Centres



3.0 ADDITIONS/ALTERATIONS OF EXISTING CENTRES

Where alterations and additions or land use changes (eg additional numbers of children or hours of operation) are proposed for an existing child care centre, then a Development Application must be lodged with Council and, if building works are proposed, a Construction Certificate Application must be lodged with Council or an accredited certifier.

As with Development Applications for new child care centres, additions and alterations or land use changes to an existing childcare centre will be assessed in conjunction with the objectives and controls of Part E.

4.0 APPLICATION REQUIREMENTS

Please refer to Council's development application form and Application Information Kit for information to be submitted with a development application. The following information must also be submitted with a development application for a child care centre:

- a statement clearly indicating the proposed number of children, their age and staff numbers along with proposed hours of operation;
- a letter of acceptance of the proposal from the NSW DOCS (refer to section 2.0 and 5.8 of Part E);
- a Site Analysis Drawing (as per section 5.1 and Appendix B of Part E);
- where a proposed development does not comply with a provision of Part E, a statement as to how the application otherwise achieves the aims and objectives of Part E;
- where a child care centre is proposed on a site that is identified as potentially unhealthy or contaminated, an environmental site contamination assessment demonstrating that the site is environmentally safe and is suitable for use as a child care centre; and
- a Detailed Landscape Plan (as opposed to a Landscape Concept Plan which is required for other development applications) prepared by a suitably qualified landscape professional addressing the provisions of Part E (refer to section 5.11 of the DCP and Council's Application Information Kit for details).

5.0 DESIGN PROVISIONS

Development applications (DA) are assessed under section 79C of the Environmental Planning and Assessment Act 1979 (EPA Act 1979). Under section 79C, Council must consider the provisions of any relevant DCP in determining a DA. In determining a DA for a child care centre, Council will therefore consider section 79C of the EPA Act 1979 and the contents of Part E. A site concept plan that satisfies the objectives and guidelines of Part E is included at **Appendix A**.

Schools are exempt from full compliance from Part E, as schools are specific purpose built facilities which accommodate existing educational needs and generally located on sites which are suited for such services.

5.1 Site Analysis And Design Principles

Site Analysis

Objectives:

- To ensure that the site layout and building design consider the existing characteristics, opportunities and constraints of the site and the surrounds which will result in a design sensitive to its environment and of high visual quality;
- To ensure that a child care centre is compatible with the bulk, scale and height of existing buildings in the surrounding area; and
- To ensure that the amenity of neighbours is maintained.

Guidelines:

All applications shall include a site analysis drawing which demonstrates the following items have been taken into consideration in the design and documentation of applications:

<u>Site</u>	<u>Surroundings</u>
* Survey details, including changes of levels	* Location, height and use of neighbouring buildings (including location of doors or windows facing the site)
* Existing vegetation and other significant site features	* Predominant built form and character of locality (including fencing and garden styles)
* Existing buildings or structures	* Private open space areas adjacent to site
* Site orientation and solar access	* Location of major trees on adjacent properties
* Significant noise sources	* Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc)
* Views	* Differences of levels between site and neighbouring properties
* Pedestrian and vehicle access	* Significant noise sources, such as railway or roads
* Natural drainage	

An example of a site analysis drawing is included at **Appendix B**.

Design Principle

Council will consider the results of the site analysis and in order for Council to grant development consent it must be satisfied that:

1. The bulk, scale, height, character and external detailing of the development is compatible with the character of development within the vicinity, including any adjoining items of environmental heritage or conservation areas.
2. The child care centre design is generally consistent and sympathetic with the existing streetscape character of the locality (in residential areas the building should look like a residential dwelling).
3. The development is unlikely to adversely affect the amenity of any existing development in terms of overshadowing, privacy, excess noise, loss of views or otherwise.
4. Adequate screening has been provided where balconies and decks cause privacy concerns for adjoining properties.

5.2 Site Requirements

Objectives:

- 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
- To ensure that a child care centre is located where it is safe for children and has a minimal impact on traffic and the amenity of residents.

Guidelines:

1. Child care centres are not favoured on classified roads or within 30 metres of a classified road. A list of classified roads is included at **Appendix C**.
2. Child care centres are not favoured in residential cul-de-sacs (as cul-de-sacs do not allow 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.
3. Child care centres are not favoured adjoining service stations or heavy industrial developments (as potentially harmful fumes or noise being emitted from either type of development may affect the health of children).
4. In residential areas, a minimum site area of 1,000 m² is required in order to overcome the potential problem of noise and nuisance (sites less than this requirement will be considered on a merits basis).
5. In commercial areas, the site area shall be determined by the requirements of the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended in May 1997 (ie provision must be made for required facilities, required indoor and outdoor play areas per child, etc).
6. Sites other than corner sites need to have a minimum width of 25 metres.
7. Child care centres shall be set back a minimum of 4 metres from side and rear boundaries.
8. The entry areas of a child care centre should be setback at least 12 metres from the front boundary line. A 9 metre setback may be considered by Council where it can be shown that the objectives of section 5.6 of Part E can be achieved.
9. Child care centres will not be allowed on sites with existing swimming pools and swimming pools proposed within child care centre developments will not be permitted due to DOCS licensing standards.

Requirements:

- ⇒ Minimum site area of 1000m².
- ⇒ Sites other than corner sites require a minimum width of 25 metres.
- ⇒ Minimum side and rear boundary setback of 4 metres.
- ⇒ Minimum entry area setback from front boundary line of 12 metres.

5.3 Existing Buildings

Objectives:

- To ensure that the relationship between an existing building used as a child care centre and adjoining land uses is favourable in terms of traffic, parking and noise impacts; and
- To ensure that an existing building used as a child care centre is located where it is safe for children and has a minimal impact on traffic and the amenity of surrounding residents (including privacy).

Guidelines:

A child care centre that is proposed in an existing building may not meet all of the requirements of Part E. Council may consider varying the requirements of Part E for existing buildings where the aim and objectives are otherwise achieved.

Where a child care centre is proposed in an existing building, the applicant must provide a statement which sets out the manner in which the aim and objectives of Part E are otherwise achieved.

5.4 Site Contamination

Objective:

- To ensure that a site is a safe and healthy environment for children.

Guidelines:

Where a child care centre is proposed on a site that is identified as potentially unhealthy or contaminated, an environmental site contamination assessment must be produced to Council by the applicant to demonstrate that the site is environmentally safe and is suitable for use as a child care centre. This documentation must be provided with the development application.

5.5 Environmental Hazards

Objective:

- To minimise the possible adverse health effects to children of electromagnetic radiation emitted from telecommunication facilities.

Guidelines:

Child care centres should be no closer than 300 metres to existing mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources.

Requirement:

⇒ No closer than 300 metres to mobile phone towers or antennas or transmission line easements or other similar electromagnetic radiation sources.

5.6 Traffic, Parking And Access

Objectives:

- To ensure that the relationship between child care centres and adjoining land uses are favourable in terms of parking, traffic and vehicular access; and
- To ensure that a child care centre is safe for children.

Guidelines:

Note: Refer to **Appendix A** of Part E for an example of a solution to these guidelines.

1. Car parking shall be provided at a rate of 1 space per employee (stack parking is permitted for staff parking) and 1 visitor space per 8 children or part thereof (stack parking is not permitted for parents or guardians).
2. Two (2) additional parking spaces are to be provided for any associated residence.
3. Dimensions of parking spaces and vehicle access areas shall comply with Part I - Provision of Off-street Parking Facilities.
4. The centre should be designed to allow the safe drop off and collection of children and safe movement and parking of staff, parents, visitors and service vehicles.
5. Parking spaces and vehicle access points are to be located to ensure the safe movement of children to and from the centre.
6. Standing areas for the dropping off and collecting of children are to be provided.
7. All vehicles shall move in a forward direction on the site at all times.
8. Access for people with disabilities should be provided to allow continuous wheelchair access from the street, car park, building entry and into individual playrooms and toilets.
9. Parking and vehicle access areas are to be separated from any area used by children by safety fencing and gates.
10. If appropriate, pedestrian safety measures shall be installed (eg pedestrian crossings and refuges etc).

Requirements:

- ⇒ 1 visitor space per employee.
- ⇒ 1 visitor space per 8 children (or part thereof) proposed to use child care centre.
- ⇒ 2 additional parking spaces for any associated residence.

5.7 Height

Objective:

To ensure the height of a child care centre relates to site conditions, matches the scale of the streetscape and minimises any adverse impacts on adjoining properties such as overshadowing and overlooking.

Guidelines:

1. Stairs present a safety risk to young children. The optimal height for a child care centre is therefore one storey. A child care centre that exceeds one storey shall ensure the safety of children by minimising access to stairs.

2. A child care centre shall not be erected to a height greater than 2 storeys in height above the natural ground level on any part of the allotment, and in any event shall not exceed 9.5 metres in height above natural ground level to the ridge of the roof, measured at any point above the ridge.
3. In Part E, the number of storeys which a building contains shall be deemed to be the maximum number of storeys of the building which may be intersected by the same vertical line, not being a line which passes through any wall of the building.

Requirements:

- ⇒ The optimal height for a child care centre is 1 storey.
- ⇒ The maximum height for a child care centre is 2 storeys (9.5 metres from natural ground level to ridge of the roof).

5.8 Licensing Standards And Internal Layout

Objectives:

- To ensure that a Child Care Centre that has received development consent will be able to be licensed under the Children (Care and Protection) Act 1987; and
- To ensure that children using a child care centre receive appropriate care.

Guidelines:

For a Child Care Centre to be licensed under the Children (Care and Protection) Act 1987, the centre must satisfy the requirements of the NSW DOCS. These requirements are within the Centre Based and Mobile Child Care Services Regulation (No 2) 1996, as amended May 1997. Council will not grant development consent to an application which can not satisfy the requirements of the regulation, as it would be unwise to grant development consent for a child care centre that can not operate. The requirements include: licensing standards, the maximum number of children allowed per child care centre, staffing standards and a code of conduct.

Requirements for the following are included within the regulation as licensing standards:

- Space requirements for child care services;
- Laundry facilities;
- Craft preparation facilities;
- Food preparation facilities;
- Toilets and washing facilities;
- Nappy change facilities;
- Sleeping facilities;
- Storage facilities;
- Fencing;
- Telephone;
- Glass;
- Pools;
- Premises cleanliness, maintenance and repairs;
- Heating and cooling equipment;
- First aid;
- Outdoor play equipment;
- Emergency procedures and fire safety;
- Hot water;
- Plants; and
- Equipment to support program.

It is important to note, that Council or other Government Departments or Public Authorities may have more onerous requirements than the above mentioned requirements which may have to be met before a child care centre proposal will be approved.

5.9 Noise

Protecting Neighbours From Excessive Noise

Objective:

To protect neighbours from excessive noise by ensuring that noise from a child care centre is not created by additional traffic, activities on and off the site (such as the dropping off and collecting of children) and children's activities on site.

Guidelines:

The centre must be designed to minimise the impact of noise on surrounding properties. In this regard, the following must be addressed when designing a child care centre development:

- access points should be located so as to minimise disruption to neighbours (ie to reduce the impact of gates opening and slamming car doors when children are dropped off and picked up);
- playground areas should be appropriately located;
- appropriate location of windows and doors;
- no public address systems are to be installed at the centre;
- the use of fencing and landscaping to reduce the impact of noise; and
- the proposed hours of operation, particularly the impact of early morning starting times.

Protecting The Child Care Centre From Excessive Noise

Objective:

To protect children from excessive noise which may be generated by proximity to roads, industrial premises, aircraft or rail operations.

Guidelines:

1. Sites should be chosen which protect children from excessive noise.
2. Where the centre is affected by excessive noise, the centre should be designed to minimise the impact of that noise source. For example, using appropriate screening devices or locating sensitive areas (eg sleeping rooms) away from the source of noise.
3. Details of any mitigation measures should be submitted in the Statement of Environmental Effects.
4. In situations where noise may be excessive from surrounding areas, an acoustic consultant's report may be required.
5. Where sites are adjoining or adjacent to railway land, the State Rail publication entitled *Rail Related Noise and Vibration; Issues to consider in Local Environmental Planning - Development Applications and Building Applications* must be considered.

5.10 Outdoor Play Areas

Objectives:

- To provide external spaces which promote a variety of learning, play and other developmental experiences; and
- To provide a safe and healthy outdoor environment for children.

Guidelines:

1. Outdoor play areas are not to be located so that they are adjacent to the living/bedroom areas of adjoining residents, busy roadways/driveway areas and other potential noise or pollution sources.

2. An outdoor play area shall be provided in each child care centre development, having space for the following areas, equipment and facilities.
 - * An open flat grassed area for running.
 - * Quiet play areas for focused play (including a sandpit).
 - * A formal quiet area for contained play (eg finger painting).
 - * An active area for busy physical play which includes:
 - some paved surfaces for wheeled toys; and
 - suitable play equipment with impact absorbent material beneath.
 - * A transition zone from indoor and outdoor areas for covered outdoor play. The transition zone shall be a veranda with a minimum width of 4 metres.
 - * A baby/toddler area which is flat, soft and separated from older children.
 - * Secure fencing (refer to section 5.12 of Part E).
3. A variety of surfaces, such as grass, sand, hard paving and moulding shall be provided in outdoor play areas. The heat absorption qualities and texture of materials must be suitable, with surfaces such as bitumen (due to surface temperatures exceeding 45° in summer) being avoided.
4. Outdoor play areas must not be occupied by any motor vehicles during operating hours.
5. Outdoor play areas shall have immediate access to toilets.
6. Where possible, outdoor play areas shall be located to the north or north-east of the site to ensure that play areas receive adequate sunlight.
7. Outdoor play areas shall be designed to allow constant supervision and access to children by staff.
8. Outdoor play areas shall utilise the site's natural features (where possible).
9. Attention should be given to the design and construction of outdoor play areas, to provide a variety of experiences for children.
10. All outdoor play areas are to be shaded in accordance to the recommendations and considerations of the NSW Cancer Council and the NSW Health Department publication *Under Cover: Guidelines For Shade Planning and Design*. These recommendations and considerations are provided in **Appendix D**.

5.11 Landscaping And Vegetation

Objectives:

- To improve the overall visual amenity of Strathfield Municipality;
- To protect existing significant vegetation;
- To protect the privacy of any adjoining residences; and
- To aid in noise abatement.

Guidelines:

1. All development shall be in accordance to the Strathfield Landscaping Code.
2. Landscaping shall be in keeping with adjoining developments.

3. Landscaping and fencing shall 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 landscaping strip shall be provided on all boundaries to help with noise abatement and privacy.
4. Existing natural features and significant vegetation of a site shall be conserved where possible to help increase the amenity of the area (a tree preservation order applies throughout Strathfield Municipality). Where appropriate existing trees are to be retained and incorporated as shade elements in outdoor play areas.
5. Plant species shall be chosen for their suitability to the site, ease of maintenance and interest to children.
6. Plant species shall not be toxic, allergic, prickly or otherwise unsafe for children.
7. When choosing plant species, the following shall also be considered:
 - * protection from prevailing winds;
 - * shelter and enclosure;
 - * shade;
 - * reduction of reflection from bright surfaces;
 - * emphasis of pedestrian and vehicular routes; and
 - * ensure visibility of play areas.
8. A Detailed Landscape Plan prepared by a suitably qualified landscape professional is to be submitted with all development applications for child care centres addressing the provisions included in this section. The plan is to include details required in Council's Application Information Kit for Detailed Landscape Plans and the following:
 - * The location of play areas, equipment and facilities within the outdoor play area;
 - * Details of boundary fencing to adjoining properties; and
 - * The location of the drop off/pick up area, including the location and design of safety fencing and gates to separate the area from play areas.

Requirements:

- ⇒ All development shall be in accordance with the Strathfield Landscaping Code.
- ⇒ In residential zones, or on land adjoining residential zones, a 1.5 metre landscaping strip shall be provided on all boundaries to help with noise abatement and privacy.

5.12 Fencing And Gates

Objectives:

- To ensure the child care centre provides a safe environment for children; and
- To minimise access by children to dangerous areas.

Guidelines:

1. Outdoor play areas must be fenced on all sides by fencing of at least 1800 mm in height.
2. No play equipment shall be located adjacent to a fence if, by doing so, it reduces the effective height of the fence and enables it to be scaled.
3. All gates leading to or from play areas shall be equipped with child self locking mechanisms.

Requirement:

⇒ Outdoor play areas must be fenced on all sides by fencing of at least 1800 mm in height.

5.13 Safety And Health**Objectives:**

- To ensure that the site and building provide a safe and healthy environment for children; and
- To minimise access to dangerous areas and substances by children.

Guidelines:

1. Safety balustrades are to be provided on all balconies and raised areas.
2. Kitchen areas are to be separated from play areas in accordance to NSW DOCS requirements.
3. Dangerous substances such as detergents and cleaning materials are to be securely stored.
4. Fire safety egress and equipment are to be installed in accordance with the Building Code of Australia.
5. Outdoor play equipment is to comply with current Australian Standards, notably AS 1924 *Playground Equipment for Parks, Schools and Domestic Use*, Part 1 *General Requirements* and Part 2 *Design Construction - Safety Aspects*; AS/NZS 4422 - *Playground Surfacing - Specifications, Requirements and Test Methods*; and AS/NZS 4486 - *Playgrounds and Playground Equipment*.

5.14 Stormwater Drainage And Control**Objective:**

- To ensure that the site (including buildings) is adequately drained and to plan, implement and maintain a stormwater drainage system which adequately serves the needs of the subject site without detrimental impact on adjoining properties.

Guidelines:

All child care centre developments must be in accordance to the requirements of Council's Stormwater Management Code.

A general concept plan for drainage is required to be submitted with each development application for a child care centre. Refer to Council's Application Information Kit for details to be included on a general concept plan for drainage.

5.15 Signage**Objective:**

- To ensure that any signage proposed with the child care centre does not dominate the building or the streetscape.

Guidelines:

Applicants shall refer to the Strathfield Planning Scheme Ordinance 1969 and Part J - Erection and Display of Advertisements and Advertising Structures for guidelines for signage.

5.16 Hours Of Operation

Objective:

- To protect the amenity of adjoining residential neighbours.

Guidelines:

Where a child care centre is proposed within a residential area or adjoining a residential area, the hours of operation shall generally be limited to 7 am to 6 pm, Monday to Friday. Operating hours outside these times will be considered on their merits.

Where an application is submitted with operating hours outside the above mentioned times, a noise impact assessment must be produced to Council by the applicant to demonstrate that the hours of operation will not adversely impact upon any adjoining residential neighbours.

5.17 Maximum number of children

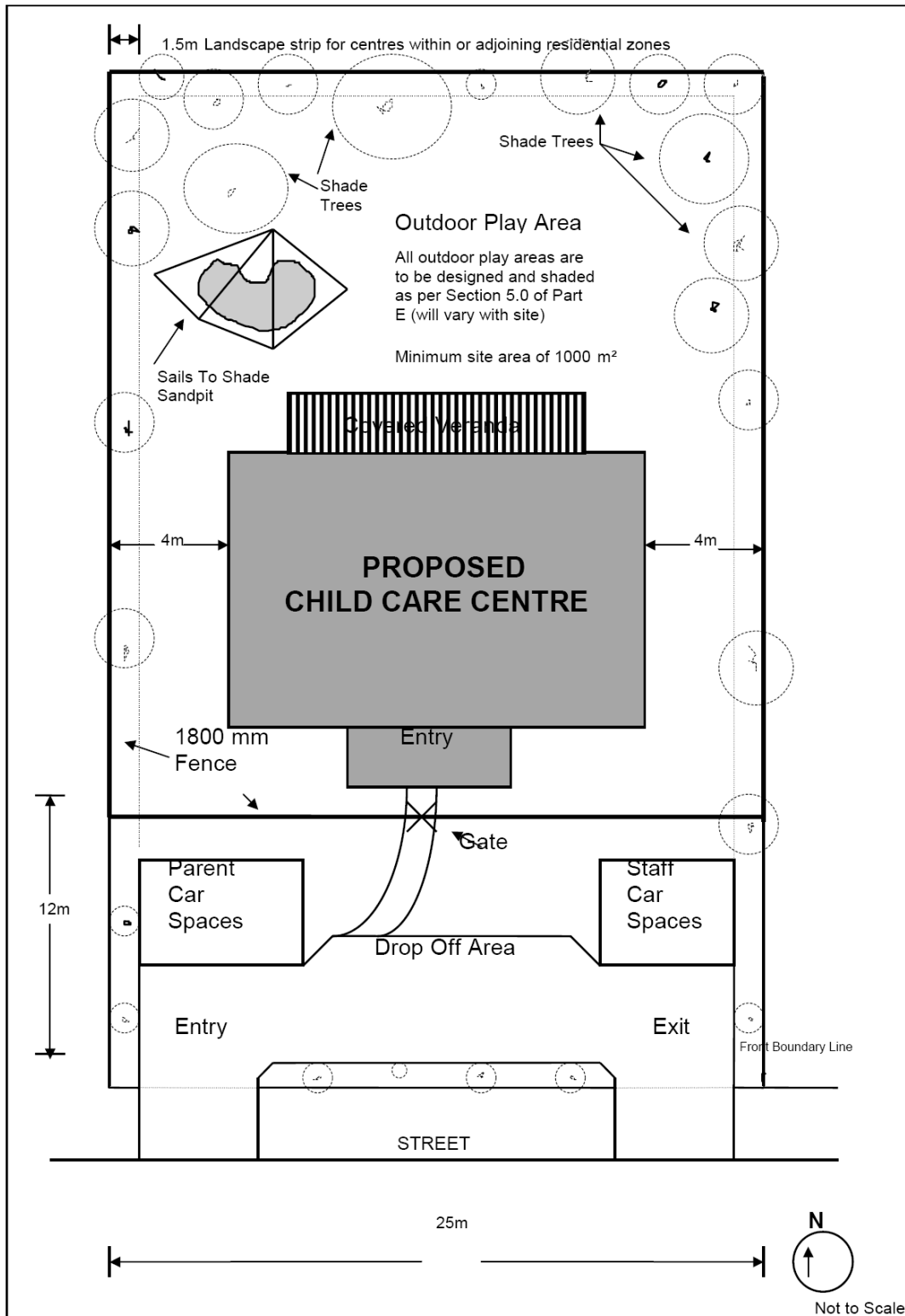
Objective:

- To ensure that child care centres integrate into existing residential environments and are unobtrusive in terms of size and operation,
- To ensure that the amenity of neighbours is maintained.

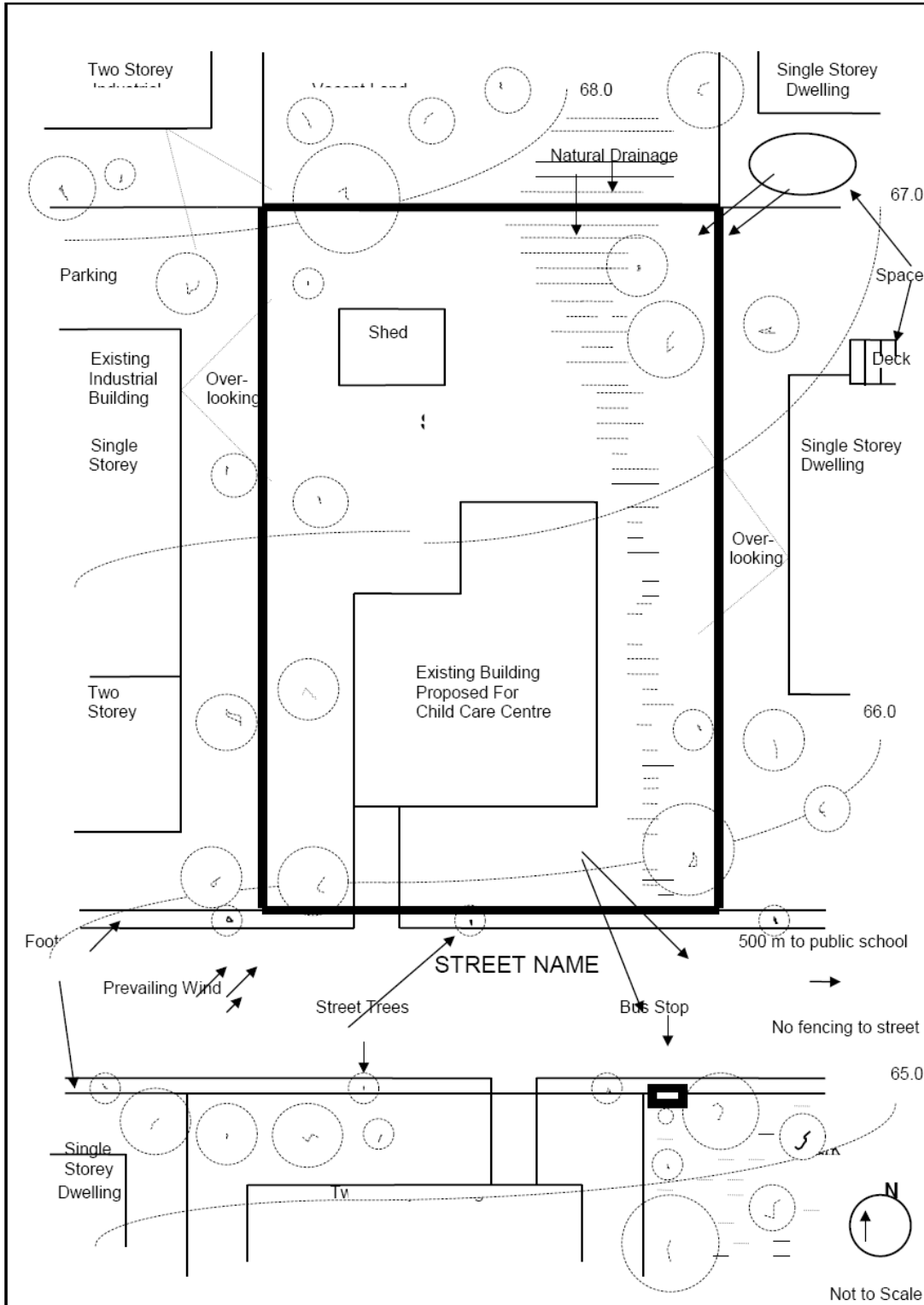
Requirement:

The maximum number of children using a child care centre at any one time shall not exceed thirty (30).

6.0 APPENDIX A – SITE CONCEPT PLAN



7.0 APPENDIX B – SITE ANALYSIS DRAWING



8.0 APPENDIX C – LIST OF CLASSIFIED ROADS

Provided below is a list of classified roads within the Strathfield Municipality.

- Centenary Drive
- Coronation Parade
- Homebush Bay Drive
- Liverpool Road
- M4 Motorway
- Parramatta Road
- Punchbowl Road
- Raw Square
- Redmyre Road (between the Boulevard and Raw Square)
- Roberts Road
- The Boulevard

More roads may be added to this list at any time. It is therefore advised that applicants check with Council or the Roads and Traffic Authority to determine if a proposal is on or within 30 metres of a classified road.

9.0 APPENDIX D – GUIDELINES FOR SHADE PLANNING AND DESIGN

The following recommendations and considerations for early child care services are made by the NSW Cancer Council and the NSW Health Department in the publication *Under Cover: Guidelines For Shade Planning and Design*. These recommendations and considerations are minimum shade guidelines for centre based child care services across NSW. Recommendations and considerations are made for all play areas required by Part E and are outlined in the table below.

PLAY AREAS	RECOMMENDATIONS AND CONSIDERATIONS
Open Areas	<ul style="list-style-type: none"> • Partial shade is recommended, especially over grass which needs some sun for growth. • Natural shade is the most appropriate option. • Consider arranging planting in clusters so that groups of children can access shade. • Deciduous trees will allow for penetration of warmth and light to the play space during winter.
Quiet Areas	<ul style="list-style-type: none"> • Shade throughout the year is recommended, particularly over sandpits. • A permanent shade system is the most appropriate option. • The need for winter warmth and light should be considered.
Formal Quiet Areas	<ul style="list-style-type: none"> • Shade throughout the year is recommended. • Consider using combination of built and natural shade. • The need for winter warmth and light should be considered.
Active Areas	<ul style="list-style-type: none"> • Shade throughout the year is recommended over fixed play equipment and areas where children play for extended periods of time. • Moveable equipment used for active play should be placed in the shade. Consider using a combination of built and natural shade. • The need for winter warmth and light should be considered.
<i>fixed play equipment</i>	<ul style="list-style-type: none"> • Safety is a major consideration for shade provision over fixed play equipment. • Shade structures over fixed play equipment should not have footholds or grip surfaces which would allow for climbing. • The roofline of the shade structure should extend at least 500 millimetres beyond the edge of the deck of the play equipment, to prevent child access on to the roof. • Tree trunks and the upright posts of shade structures should be located a minimum distance of two 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. This will ensure sufficient freefall zones. • Any shade structures in the play area should be designed with reference to AS/NZS 4486.1:1997.
Transition Zone	<ul style="list-style-type: none"> • Verandas will provide permanent shade as well as rain protection.

- The angle of the roof and the extent of overhang should be designed to maximise shade for the major part of the day, especially during summer.
- The width of the veranda should be a minimum of four metres to allow for shaded play space underneath.
- Roof materials should be selected to minimise heat build-up during summer. The roof should be insulated (with at least a ceiling cavity, and preferably with insulated material too) and airflow points should be provided.
- Terraces, with a deciduous, vine-covered pergola or an adjustable shade system, will provide seasonal shade. Some canopies will also provide rain protection.
- Retractable or louvred shade canopies should be easily adjustable, ideally by one person at ground level.
- A combination of fixed roof veranda terrace spaces may be desirable for some services.
- Vertical pull-down blinds at the side of a veranda or terrace can provide additional protection from UVR when the sun is low in the sky.

Baby/toddler Area

- Shade throughout the year is recommended.
 - Consider using a combination of natural and built shade.
 - The need for winter warmth and light should be considered.
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10.0 APPENDIX E – APPLICANT CHECKLIST

This checklist has been provided to assist applicants in the preparation and lodgement of applications for child care centre proposals and to ensure that there are no delays in the processing of an application. A checklist for all development applications is provided on Council's Development Application form. This checklist should be completed with Council's development application form checklist.

	Yes	No	NA
	(tick appropriate boxes)		
1. Have you discussed your proposal with Council staff? Council's Customer Services Officers are available during normal office hours for general advice. Council's Development Officers are available to assist you between 8.30-10am and 4pm-4.30pm Monday to Friday (public holidays excluded) or by appointment at other times for technical advice.	<input type="checkbox"/>	<input type="checkbox"/>	
2. Have you provided a letter of acceptance of the proposed child care centre from the NSW DOCS?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Have you provided a statement that clearly indicates the proposed number of children, their age and staff numbers along with proposed hours of operation?	<input type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided a Site Analysis Drawing (as per section 5.1 and Appendix B of Part E)?	<input type="checkbox"/>	<input type="checkbox"/>	
5. Where a proposed development does not comply with a provision of Part E, have you provided a statement as to how the application otherwise achieves the aims and objectives of Part E?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Where a child care centre is proposed on a site that is identified as potentially unhealthy or contaminated, have you provided an environmental site contamination assessment demonstrating that the site is environmentally safe and is suitable for use as a child care centre?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Have you provided a Detailed Landscape Plan (as opposed to a Landscape Concept Plan which is required for other development applications) prepared by a suitably qualified landscape professional addressing the provisions of Part E (refer to section 5.11 of the DCP and Council Application Information Kit for details)?	<input type="checkbox"/>	<input type="checkbox"/>	
8. Have you completed all relevant sections of Council's development application form and provided the required attachments?	<input type="checkbox"/>	<input type="checkbox"/>	

Applicant's

Signature/s:.....

Date:.....

Customer Service Officer's

Signature:.....

Date:.....

SMC121850