Child Care Centres
Development Control Plan

Adopted:
In force from:
Child Care Centres
Development Control Plan

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1. **Introduction**

1.1 **Preamble**

Children under six years old are constantly learning. Most of a child's learning actually takes place during these years. All of the experiences a child has in this time contribute to the kind of people they will eventually become. Services that provide care and education for young children carry enormous responsibilities to make a positive contribution to each child's development.1

Parramatta City Council is committed to planning for the needs of its families and children.

Formal child care services, such as pre-schools and long day care, have a significant role to play in a child's development. Whereas once the education and care of children aged under 6 was the principal responsibility of their parents and families, child care provided by accredited and licensed providers has now become commonplace in Australia. With the sustained high rates of workforce participation for women, formal child care services are in fact critical to a healthy, modern society.

The quality of the environment provided in early childhood education services, together with the quality of teaching programs, are critical factors in a young child's development. The environment must be rich, attractive and inviting to the child and parent and be flexible enough to be constantly adapted to meet children's ongoing needs.

Increasingly, early childhood educators are finding a correlation between the quality of child care environments and child development. Marked patterns of negative behaviour that correlate to tight poorly designed spaces are being noted. Well-designed facilities, based on a careful assessment of young children's needs, result in positive responses and behaviour that requires little adult intervention or direction. Put simply, children are happier in environments that respond to them.2

Because children are critical to our future, Council will encourage excellence and best practice in the design of centre-based child care services. Council will also encourage the provision of child care services that meet identified unmet demands.

This Development Control Plan (DCP) contains guidance, objectives and development standards designed to encourage both private and not-for-profit providers to achieve best practice in the physical design of centre-based children's services.

At the same time, Council is mindful that the people who live in its residential neighbourhoods highly value the amenity afforded by those neighbourhoods. This DCP therefore contains development standards that limit the potential impacts of child care centres on the residents’ enjoyment of their neighbourhoods.

1.2 **Name of this Development Control Plan**

This plan is called the Parramatta Child Care Centres Development Control Plan.

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1 Walsh, P. and NSW Department of Community Services (1998), *Best Practice Guidelines in Early Childhood Physical Environments*, page 9
2 Ibid., page 10
1.3 **Where this Development Control Plan applies**

This Development Control Plan (DCP) applies to all land within the City of Parramatta.

1.4 **Development to which this Development Control Plan applies**

This DCP applies to proposals to establish a new child care centre and to proposals to alter or enlarge an existing child care centre.

A child care centre may be a ‘child care centre’ as defined in LEP 2001 or a ‘centre based child care service’ as defined in SREP 28. The definition that applies in any particular case will depend on whether LEP 2001 or SREP 28 applies to the land the subject of a development application.

Alterations to an existing centre may include demolition or extension of a building or outdoor structures, an increase in the approved number and age group of child care places, an alteration to the hours of operation, or a proposal to add or expand outside of school hours (OOSH) care services.

**Home based child care services**

A home based child care service is a child care service that is provided at the home of the licensee of the service for the purpose of educating, minding or caring for (but without providing residential care for) not more than 7 children under the age of 12 years (including any children who are related to the person providing the service) at least 5 of whom have not started school. A home based child care service is required to be licensed by the NSW Department of Community Services.

This DCP does not generally apply to home based child care services, although many of the objectives and standards for centre-based services in this DCP may be useful for those wishing to establish such a service.

A proposed new home based child care service (or a proposal to alter or enlarge an existing service) generally requires the development consent of Council. Applicants for home based services should refer to the relevant environmental planning instrument to determine the consent requirements.

1.5 **Relationship to other Documents**

1.5.1 **Council Plans and Policies**

This DCP is to be read in conjunction with any other environmental planning instrument or other DCP applying to the land the subject of a child care centre development application.

If there is any inconsistency between the provisions included in this DCP and those contained in the relevant environmental planning instrument, the provisions in the environmental planning instrument shall prevail.

Development on land in the City of Parramatta is affected by several DCPs, including:

- Parramatta City Centre Development Control Plan
Where (apart from this DCP) another DCP applies to the land the subject of a child care centre development application, the provisions of that DCP will apply to the proposal. If there is any inconsistency between the provisions included in this DCP and those contained in any other relevant DCP, the provisions in this DCP shall prevail.

1.5.2 Children’s Services Legislation

Licensing approval for operation of a child care centre or the expansion of an existing centre is to be obtained from the NSW Department of Community Services under the Children and Young Persons (Care and Protection) Act 1998. To obtain a licence, the Act requires a children’s services provider to comply with Children’s Services Regulation 2004 (the Regulation).

This DCP addresses issues pertaining to Council’s planning responsibilities, as well as complementing and expanding upon the minimum Regulation licensing standards. This DCP does not reiterate the Regulation requirements in any detail as they may be subject to change. Selected references to the Regulation are included where appropriate in this DCP. Please note however, that not all the provisions of the Regulation are included, therefore applicants are advised to refer to the Regulation to ensure compliance with all relevant provisions.

1.5.3 Best Practice Guidelines

The Regulation sets out minimum standards for buildings, facilities and operational practices. However, using best practice principles will not only deliver a better facility for users but one that is more viable in the long term.3

This DCP promotes best practice in the location and design of physical environments for centre based children’s services.

The reference upon which the best practice requirements are based is Best Practice Guidelines in Early Childhood Physical Environments prepared by Walsh, P. and NSW Department of Community Services (1998). Proponents should refer to and obtain a copy of this document from the Department of Community Services as part of the design of their child care centre and the preparation of their development application.

This DCP cites extracts from Best Practice Guidelines in Early Childhood Physical Environments. The extracts are shown in boxed, italic text. The extracts constitute notes to this DCP and do not form part of the text of this DCP.

1.5.4 Building Code of Australia

Building Code of Australia (BCA) compliance is necessary in order to be granted a construction certificate. The BCA specifies the relevant standards which apply to centre based children’s services. These are technical requirements relating to structural considerations, fire resistance, access and egress, services and equipment and health and amenity. They are mandatory and

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3 Walsh, P. and NSW Department of Community Services, op. cit., page 26
the child care centre proponents are strongly advised to take the BCA requirements into consideration early in the design process.

1.6 Purpose of this Development Control Plan

The purpose of this DCP is:

- to articulate Council’s policy for the provision, construction, approval and operation of centre-based children’s services in the City of Parramatta;
- to assist the proponents of centre-based children’s services by describing the information requirements to accompany, and process for the approval of, child care centre development applications; and
- to create a planning framework for child care centres that effectively balances the rights and expectations of residents, providers of children’s services and users of children’s services.

1.7 Aims of this Development Control Plan

The aims of this DCP are as follows:

- Promote excellence and best practice in the location and physical design of child care centres.
- Promote the creation of superior child-friendly environments and the operation of high quality early childhood education programs in child care centres.
- Promote the establishment of centre-based children’s services on a range of suitable sites throughout the City of Parramatta.
- Promote the establishment of children’s services that meet the needs of the community, including the provision of more places for children aged under 2 years of age and the provision of places in and around employment nodes.
- Provide guidance for Council, the community and children’s services providers regarding the minimum development standards that apply to the location and physical design of child care centres.
- Ensure that proposals for new and enlarged child care centres respond positively to their context and setting, and minimise impacts on the amenity of the surrounding neighbourhood.
- To encourage the development of child care centres that maximise the safety and well-being of children in care.
- Describe the steps, information requirements and approvals required in order for a new child care centre to be established or an existing centre to be enlarged.
- Establish development standards and controls for child care centres that are succinct, consistent and unambiguous; and which state in what circumstances those controls may be varied and outlining the process for an applicant seeking a variation.

1.8 Terms used in this Development Control Plan

Children’s service means a children’s service as defined in the Children’s Services Regulation 2004
Indoor unencumbered space means indoor unencumbered play space as defined in clause 30 of the Children’s Services Regulation 2004.

Outdoor unencumbered space means outdoor unencumbered play space as defined in clause 30 of the Children’s Services Regulation 2004.

Regulation means Children’s Services Regulation 2004.

SREP 28 means Sydney Regional Environmental Plan No. 28 - Parramatta.


Environmental planning instrument means a State environmental planning policy, a regional environmental plan, or a local environmental plan.
2. Application Preparation and Pre-lodgment

2.1 The Approval Process

Approval of a new child care centre will involve a proponent completing the following steps. Some of the steps will be appropriate for existing children’s services licensees intending to modify the operation of or enlarge an existing child care centre.

- Understand the licensing process for establishing a new children’s service by obtaining information from the NSW Department of Community Services web site.
- Research the need for children’s services in the local area, including location and service offered by existing centres, and the demography of the area.
- Locate a suitable site for the proposed child care centre based on needs research and the site selection and other criteria included in this DCP.
- Prepare documentation to support the submission of a development application for the proposed child care centre. The documentation requirements are described in Section 2.3 of this DCP.
- Arrange a development application pre-lodgement meeting with officers from Council’s Development Unit to confirm that all relevant issues associated with the proposal have been adequately addressed.
- Lodge the development application, plans and documentation with Parramatta City Council.
- Council officers will assess the development application and, where necessary, the applicant may be requested to provide additional information on the proposal.
- Council determines the application.
- If development consent is granted, the provider of the children’s service will be required to lodge a licence application with the NSW Department of Community Services under the Regulation. Responsibility for determination of this application rests with the Department.
- Proponent to obtain a Construction Certificate.
- Following construction of the development, an Occupation Certificate must be obtained prior to the issue of a licence by the Department of Community Services. Once a licence is issued, the child care centre may commence operations.

2.2 Prior to lodgment of Development Application

The period prior to the lodgement of a development application is very important. This is the period when the need for the proposed children’s service should be researched, when a site for the centre is selected and a preliminary design prepared. Sufficient time spent in the planning of a new centre will in most cases result in a timely assessment and approval by Council.

Child care centres require approvals from at least two authorities: the relevant local council and the NSW Department of Community Services. Council is responsible for issuing development and (where it is the Principal Certifying Authority) construction approvals for centres while the
Department is responsible for licensing of centres. The proponent must also be familiar with the Department's licensing requirements prior to lodging a DA for the proposal.

**Use of appropriate professionals**

Council aims to promote excellence and best practice in early childhood education environments. The design of excellent physical environments for centre-based child care services is a specialised task requiring the involvement of qualified and experienced design professionals throughout.

Deployment of a skilled architect and landscape architect who are experienced in designing internal and external spaces for child care centres will assist in ensuring that a high quality design is prepared and that the proposal is approved by Council.

The use of design professionals with experience in the application of best practice standards and the standards contained in the Regulation is considered fundamental to a successful application. Other professional involvement, as described in Section 2.3.2 of this DCP, will also be required in the centre design process.

**Consultation with Council staff**

All proponents for new child care centres are strongly advised to consult with Council officers about the details of their application at an early stage. Once a preliminary design has been prepared a DA pre-lodgement meeting may be arranged to clarify issues associated with the proposal and check the type and level of documentation required to be submitted with the formal application.

Proponents wishing to arrange a DA pre-lodgement meeting should contact Council's Development Services Unit on 9806 5600.

Note: Proponents wishing to research the social characteristics of particular local areas prior to the selection of development sites may contact Council's Community Place Development Officer for the relevant area in the Social and Community Services Unit on 9806 5138.

**Consultation with the community**

Child care centre proposals can attract a great deal of community interest and concern – particularly centres proposed to be sited in residential neighbourhoods.

Proponents are strongly encouraged to discuss their preliminary plans with those who neighbour the child care centre site prior to the lodgement of a formal development application. This activity can be very effective in establishing good relationships with those who would be living near the children's service. It can also be useful in crystallising key neighbour concerns at an early stage enabling the centre design to be modified to respond to those concerns, which can in turn avoid or reduce delays in the processing of the application once it is formally lodged.
2.3 **Requirements for Submission of Information with Development Application**

2.3.1 **All Applications**

A formal development application with accompanying building plans is required to be submitted for proposals for new child care centres or alterations and additions to existing child care centres.

All building plans must be prepared by an accredited architect or other professional as defined in the Regulation4.

The following support documentation is also required to be submitted:

- A Statement of Environmental Effects addressing the matters included in section 79C of the *Environmental Planning and Assessment Act 1979*.
- A checklist and statement prepared by the professional responsible for preparing the building plans substantiating that the proposed child care centre satisfies the requirements of Part 3 of the Regulation and the requirements of the BCA.
- A landscape plan prepared by a qualified landscape architect or other landscape design professional with demonstrated experience in the design of children’s play spaces. The plan shall address the matters included in Sections 2.3.2 and 3.7.2 of this DCP.
- A site analysis addressing the requirements included in Section 2.3.3 of this DCP.

2.3.2 **Supporting Technical Assessments**

In addition to the documentation discussed above, the applicant will need to arrange for various supporting technical assessments to be prepared. In many cases this will involve the use of qualified professionals (for example, traffic engineers, acoustic engineers).

The type of assessment required, the circumstances when it is required, and the matters to be covered in the assessment are described in the table below.

<table>
<thead>
<tr>
<th>Type of technical assessment</th>
<th>This assessment is required:</th>
<th>This assessment should address:</th>
</tr>
</thead>
</table>
| Architectural plans and statement of compliance | For any proposed new or enlarged child care centre | Building siting and design matters included in this DCP and Parramatta DCP 2005 (and any other DCP applying to the land)  
Matters included in clause 16 (1) (e) of the *Children’s Services Regulation 2004*  
Relevant Building Code of Australia standards relating to child care centres  
Indoor and transition area requirements |

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4 clause 16, *Children’s Services Regulation 2004*
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<thead>
<tr>
<th>Type of technical assessment</th>
<th>This assessment is required:</th>
<th>This assessment should address:</th>
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</thead>
<tbody>
<tr>
<td>Landscape plans</td>
<td>For any proposed new or enlarged child care centre</td>
<td>included in Best Practice Guidelines in Early Childhood Physical Environments</td>
</tr>
<tr>
<td>Child care centre operational plan of management</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Matters included in Section 3.7.2 of this DCP</td>
</tr>
<tr>
<td>Waste management plan</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Matters included in Section 4.3.5 of Parramatta DCP 2005</td>
</tr>
<tr>
<td>Access and mobility audit</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Matters included in Section 3.4.2 of this DCP</td>
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<tr>
<td>Shade audit</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Matters included in Best Practice Guidelines in Early Childhood Physical Environments</td>
</tr>
<tr>
<td>Traffic and transport assessment</td>
<td>For any of the following:</td>
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<tr>
<td></td>
<td>- a child care centre that proposes 30 or more places</td>
<td>Matters included in Section 3.4 of this DCP</td>
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<td></td>
<td>Matters included in Section 4.5 of Parramatta DCP 2005</td>
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</table>
### Type of technical assessment

<table>
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<tr>
<th>This assessment is required:</th>
<th>This assessment should address:</th>
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<tbody>
<tr>
<td>• a child care centre that is to front a major road</td>
<td>Access and turning provisions for service and emergency vehicles, such as ambulances, delivery, garbage collection and maintenance vehicles.</td>
</tr>
<tr>
<td>• a child care centre that proposes any variation to the minimum access and parking requirements</td>
<td>Other matters including:</td>
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<tr>
<td>• a child care centre that proposes to provide less than the maximum parking required under SREP 28</td>
<td>• likely/projected trip generation;</td>
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<td>• parking requirements, including the design of parking areas, and any pick-up and drop-off facilities;</td>
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<td></td>
<td>• current road safety conditions, including an accident history in the locality; and</td>
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<td>• the expected impact of the proposed development on the existing and future traffic conditions.</td>
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</tbody>
</table>

**Acoustic assessment**

For any proposed new or enlarged child care centre

Matters included in Section 3.5.2 of this DCP

**Land contamination assessment**

For any of the following:

- a child care centre to be located on or adjacent to land currently or formerly used for purposes identified in Section 4.1.8 of Parramatta DCP 2005
- a child care centre to be located on land fronting a major road or a road that was previously a major road
- a child care centre to be located within a building erected prior to 1970 and that could contain elevated levels of lead in paint
- a child care centre to be located on land containing any building likely to contain asbestos


**Electro magnetic field or radio frequency impacts assessment**

For any proposed new or enlarged child care centre within 100 metres of a high voltage transmission line easement, or the site of a mobile phone tower or antennae, or any other source of electromagnetic radiation

Guidelines or research issued by the Commonwealth Government’s Australian Radiation Protection and Nuclear Safety Agency

**Air quality assessment**

For any of the following:

- a child care centre that is to be located adjacent a railway or major road
- a child care centre within or adjacent

Air quality guidelines issued by the NSW Environment Protection Authority
<table>
<thead>
<tr>
<th>Type of technical assessment</th>
<th>This assessment is required:</th>
<th>This assessment should address:</th>
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</thead>
<tbody>
<tr>
<td>Fire safety and evacuation plan (required prior to the issue of an Occupation Certificate)</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Compliance with the requirements of AS 3745-2002: Emergency control organization and procedures for buildings, structures and workplaces</td>
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<td></td>
<td></td>
<td>The mobility of children and how this is to be accommodated during an evacuation</td>
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<td></td>
<td></td>
<td>The location of a safe congregation area, away from the evacuated building, busy roads, other hazards and evacuation points of other residents or tenants within the building or surrounding buildings</td>
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<td></td>
<td>Where the centre is part of a larger building or complex, that the evacuation plan is complementary and consistent with other emergency evacuation plans in place</td>
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<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Aboriginal Heritage Assessment</td>
<td>For any proposed new or enlarged child care centre on a property identified as High or Medium Sensitivity or that involves the disturbance of sandstone outcrops, bushland or land within 100m of a creek or river foreshore.</td>
<td>Relevant matters included in Sydney Regional Environmental Plan No. 28 – Parramatta.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relevant matters included in Parramatta Local Environmental Plan 1996 (Heritage and Conservation).</td>
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<td>Relevant matters included in Parramatta City Centre Development Control Plan.</td>
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<tr>
<td></td>
<td></td>
<td>Parramatta Aboriginal Heritage Sensitivity Map</td>
</tr>
<tr>
<td>Heritage Impact Statement</td>
<td>For any proposed new or enlarged child care centre on a property identified in an environmental planning instrument as an item of heritage significance or within a heritage conservation area.</td>
<td>Relevant matters included in Sydney Regional Environmental Plan No. 28 – Parramatta.</td>
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<tr>
<td></td>
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<td>Relevant matters included in Parramatta Local Environmental Plan 1996 (Heritage and Conservation).</td>
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<td></td>
<td></td>
<td>Relevant matters included in Parramatta City Centre Development Control Plan.</td>
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<tr>
<td>Archaeological</td>
<td>For any proposed new or enlarged child care centre</td>
<td>Relevant matters included in Sydney</td>
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<tr>
<td>Type of technical assessment</td>
<td>This assessment is required:</td>
<td>This assessment should address:</td>
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<tr>
<td>Assessment</td>
<td>care centre that proposes to disturb a relic or is likely to disturb a relic.</td>
<td>Regional Environmental Plan No. 28 – Parramatta.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Relevant matters included in Parramatta Local Environmental Plan 1996 (Heritage and Conservation).</td>
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<tr>
<td></td>
<td></td>
<td>Relevant matters included in Parramatta City Centre Development Control Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parramatta Historical Archaeological Landscape Management Study.</td>
</tr>
<tr>
<td>Arts Plan</td>
<td>For child care centres within development sites greater than 5,000m² in area and for child care centres within major developments in the Parramatta city centre.</td>
<td>Matters included in Section 4.1.3 of Parramatta DCP 2005.</td>
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<td>Matters included in Section 3.10 of the Parramatta City Centre DCP.</td>
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<td>Matters included in Section 6.1 of the Harris Park DCP.</td>
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<td>Matters included in the Public Domain Plan, the Arts Facilities and Cultural Places framework and the Arts Plan Process Guidelines.</td>
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</tbody>
</table>

2.3.3 **Site Analysis**

The following details are to be provided in a site analysis to be submitted with any development application involving a proposal to establish a new or enlarge an existing child care centre.

These details are in addition to any other matters to be included in a site analysis required under Parramatta DCP 2005 or other DCP that applies to the land.

**Site characteristics:**

- Natural features, including bushland and rock outcrops
- Topography and slope
- History of land use and any potential sources of land contamination
- Microclimate and aspect
- Trees and landscape
- Stormwater drainage
- Availability of utility services

**Proximity to hazards and risks:**
- Existing and potential on and off-site electromagnetic fields (50Hz and radio frequency fields 3khz – 300ghz)
- Contaminated land on or near the site
- Lead in painted surfaces, carpets, furnishings and roof void in existing buildings
- Proximity to sources of air and noise pollution (for example, major roads, smokestacks)
- Proximity to odour generating uses and sources
- Proximity to LPG tanks
- Proximity to water cooling and water warming systems
- Proximity to legal and approved drugs clinics, brothels or other like uses
- Any other identified environmental health hazard or risk relevant to the site and/or existing buildings within the site

**Neighbouring properties details:**
- Location of buildings, structures, major trees and private open space
- Height and floor levels of buildings
- Land use
- Street elevation including one house on each side of site
- Living room windows overlooking the site
- Location of any facing doors and windows, particularly those likely to be near children’s play areas
- Locations of bedrooms and other noise sensitive rooms
- Structures located on or near boundaries of the site
- Architectural character of buildings and front fencing
- Setbacks and building zones
- Difference in levels between the site and adjacent properties
- Views and solar access enjoyed by neighbouring properties
- Drainage characteristics

**Traffic and parking:**
- Traffic volumes in peak hours
- Street carriageway width
- Location of nearby side streets and public parking areas
- Availability of on-street parking throughout the day
- Nearby traffic control devices (for example, median strips, roundabouts)

**Direction and distance to local facilities:**
- Local shops
- Schools
- Public transport
- Recreation and community facilities
- Public open space
- Existing child care centres
3. Objectives and Standards for Child Care Centres

3.1 Site Selection

3.1.1 Objectives

- To ensure that child care centres are located on sites that are suitable for the purpose of providing high quality care for young children.
- To ensure that child care centres are located on sites that provide high levels of safety, security, environmental health, and amenity for children.
- To ensure users of child care centres are not exposed to undesirable health and safety risks.
- To ensure child care centres are provided in locations that will make a positive contribution to, and not prejudice the continued operation of, existing surrounding uses.
- To encourage the location of child care centres in locations where they are easily accessed by all forms of public transport, vehicles, bicycles and walking, and in proximity to public transport nodes and complementary community land uses.
- To encourage the provision of children’s services in and near business centres and workplaces.
- To discourage the location of child care centres in locations where they will cause unreasonable levels of disruption to the existing amenity of residential areas.

3.1.2 Design Principles and Development Standards

Preferred sites for a child care centre are sites:

- where safe and convenient vehicular access can be provided;
- where safe and convenient pedestrian access can be provided;
- where there is less exposure to neighbouring dwellings and other noise sensitive uses (for example, corner sites);
- that are of a size and shape that provides for efficient building forms, generous access/circulation spaces and extensive play areas;
- that form part of an existing educational, open space or other community facility;
- that are within walking distance of major public transport services; and
- that are within existing workplaces or business and employment nodes;

Walsh, P. and NSW Department of Community Services, op. cit., page 10
Council will not support proposed child care centres on the following sites:

- sites comprising battle-axe allotments, allotments with access to a major road or a road with limited access and turning capability such as cul-de-sacs;
- steep sites that inhibit convenient access for persons with a disability or reduce the usability of outdoor play areas;
- where land contaminants, air or noise pollution or other risks or hazards are present on the site or in the immediate vicinity;
- long, narrow sites; and
- that are in close proximity to another existing or approved child care centre in a Residential zone.

Sites with frontage and access to major roads

Council will not support the location of child care centres on land fronting and having access to major roads unless:

- the proposal will not interfere with the safe operation of the surrounding road network;
- the site is of sufficient width to accommodate separate ingress and egress driveways without having the driveways dominate the streetscape presentation (a minimum frontage of 24 metres would generally be required);
- there are sufficient sight distances to enable vehicles to enter and leave the site safely;
- all of the required car parking can be provided on the site;
- the requirements of Section 3.4 of this DCP are met;
- the proposal is supported by the NSW Roads and Traffic Authority;
- the design of the development (including setbacks to the road) provides a satisfactory environment for children in care and satisfies air and noise pollution criteria published by the NSW Environment Protection Authority;
- evidence is submitted substantiating that land contamination is either not present on the site or that if contamination is present then the site can be remediated to a standard that would render it suitable for use as a child care centre; and
- the development meets best practice design criteria for the provision of indoor and outdoor unencumbered space (that is, 4.5 square metres per child care place for indoor space and 15 square metres per child care place for outdoor space).

Sites in proximity to another existing or approved child care centre

Council will not support the location of child care centres on land within close proximity to another existing or approved centre in a residential zone unless it can be demonstrated that the cumulative impacts relating to traffic generation, on-street car parking and noise generation are within acceptable limits for a residential area.

Site size and shape

The size and shape of a potential site for a proposed child care centre is a major factor that will affect the quality of care that can be provided by the children’s service, the long-term viability of the centre and the effectiveness of the facilities to be provided.
The Regulation’s requirements for minimum unencumbered indoor and outdoor space (which in turn are key determinants of total site size) are considered a bare minimum which may limit the centre’s ability to respond to future trends, child or community needs.

Larger sites support larger spaces, both indoor and outdoor. A larger space ensures a greater variety, diversity and number of play opportunities for children. It also gives greater flexibility to take advantage of other site planning issues and constraints (such as providing sufficient car parking and providing adequate setbacks to neighbours).

This DCP does not stipulate a minimum site size for the establishment of a child care centre, although does require the provision of best practice standards of indoor and outdoor unencumbered space in certain circumstances.

*Best Practice Guidelines in Early Childhood Physical Environments* provides a guide to the effective minimum site areas required for different sized child care centres designed in accordance with best practice principles:

<table>
<thead>
<tr>
<th>No. of licensed places</th>
<th>Building (m²)</th>
<th>Transition area (m²)</th>
<th>Playground (m²)</th>
<th>Total site area (m²)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>600</td>
<td>150</td>
<td>1,125</td>
<td>2,000</td>
</tr>
<tr>
<td>40</td>
<td>400</td>
<td>100</td>
<td>800</td>
<td>1,400</td>
</tr>
<tr>
<td>25</td>
<td>175</td>
<td>65</td>
<td>625</td>
<td>935</td>
</tr>
</tbody>
</table>

* excludes areas of the site dedicated for car parking and front setback areas

Source: *Best Practice Guidelines in Early Childhood Physical Environments*, page 30

### 3.2 Child Care Centres in Residential Zones

#### 3.2.1 Objectives

- To limit the impact of child care centres on the amenity of residential areas by promoting the establishment of smaller-sized centres in the City’s residential neighbourhoods.
- To allow larger child care centres only in circumstances where a minimum component of places for children under 2 years of age is provided and where best practice standards of indoor and outdoor unencumbered space is provided.
- To ensure that child care centres in residential areas are an ancillary facility servicing the local community in which they are located and not a dominant non-residential use.
- To promote child care centre building forms that are compatible with the character of existing surrounding residential development.
- To ensure that child care centres do not undermine or compromise the amenity of residential areas.
- To use landscaping to:
  - protect the visual and acoustic privacy of adjoining properties;
  - provide adequate screening for outdoor play areas; and
  - enhance the streetscape presentation of the development.
3.2.2 Design Principles and Development Standards

Building siting and design

Except where provided by this DCP, the child care centre shall comply with the relevant height, floor space ratio, minimum frontage, minimum street and side setback and building envelope controls for the respective Residential zones contained in both the relevant environmental planning instrument applying to the land and any other Development Control Plan applying to the land.

A building containing a child care centre in a Residential zone must not exceed a floor space ratio of 0.6:1.

The minimum side setback for a new child care centre is 2 metres, except where the proposal involves conversion of an existing dwelling house then the setbacks shall comply with the requirements of Parramatta DCP 2005.

On sites zoned Residential 2(a) or R2 Low Density Residential:
- the child care centre building is to be designed so as to appear as a dwelling house when viewed from the street; and
- the front setback area may only be used for access, parking and landscaping purposes, shall not be used as an outdoor play space and shall not be included in calculations of unencumbered outdoor space.

Council encourages the use of single storey buildings in Residential zones for the purposes of child care centres for reasons of safety and access. In the case of a building that is higher than single storey, the above ground levels of the building should only be used for the purposes of storage and staff facilities.

Minimum indoor and outdoor space and maximum number of child care places

Except as provided for below, the minimum amount of indoor unencumbered space and outdoor unencumbered space to be provided per child care place shall comply with the requirements of the Regulation. At the time this DCP was made the Regulation required a minimum of 3.25 square metres of indoor unencumbered space per place and a minimum of 7 square metres per place for outdoor unencumbered space.

The maximum number of child care places to be provided in any child care centre in a Residential zone is 40.

However, in recognition of the unmet demand for child care places for children aged under 2 years throughout the City and as a means of encouraging the provision of more of these places, Council may permit the establishment of child care centres with more than 40 places.

Council will only permit a child care centre in a Residential zone with more than 40 places where:
- a minimum of 33% of the places are provided for children under 2 years of age; and
best practice standards of both indoor and outdoor unencumbered space is to be provided. The best practice standards are interpreted as a minimum of 4.5 square metres indoor unencumbered space per place and a minimum of 15 square metres per place for outdoor unencumbered space.

In cases where a proposed centre meets the two criteria described above, the maximum number of child care places to be provided in any child care centre in a Residential zone is 75. This standard is to ensure that any child care centre in a Residential zone does not unreasonably impact upon the amenity of the neighbourhood in terms of traffic safety, privacy and noise.

**Hours of operation**

Hours of operation will be generally limited to between 7am and 7pm Monday to Friday. Variation of these hours of operation will only be considered where the proposed child care centre is to be located in proximity to other non residential uses that are permitted to operate outside of these hours.

**Landscaping**

A landscape buffer with a minimum width of 1 metre shall be provided along the side and rear boundaries of the development. A landscaping setback abutting the street frontage with a minimum width of 2 metres shall be provided.

All other landscaping to comply with the requirements of Sections 2.3.2 and 3.7.2 of this DCP and the requirements of Parramatta DCP 2005 or other relevant DCP applying to the land that contains provisions for the landscaping of developments.

### 3.3 Child Care Centres in Other Zones

#### 3.3.1 Objectives

- To ensure that proposed child care centres will be compatible with the objectives of the relevant zone.
- To ensure that proposed child care centres in non residential zones are compatible with, and do not affect the operation of, any existing or likely future non residential land uses in the immediate vicinity.
- To provide opportunities for child care places close to workplaces and business centres.
- To allow the location of child care centres above ground level where no viable alternatives exist.
3.3.2  Design Principles and Development Standards

Building siting and design

The child care centre shall comply with the relevant height, floor space ratio, minimum frontage, minimum street and side setback and building envelope controls for the respective zones contained in both the relevant environmental planning instrument applying to the land and any other DCP applying to the land.

Minimum indoor and outdoor space

Except as provided below, the minimum amount of indoor unencumbered space and outdoor unencumbered space to be provided per child care place shall comply with the requirements of the Regulation. At the time this DCP was made the Regulation required a minimum of 3.25 square metres of indoor unencumbered space per place and a minimum of 7 square metres per place for outdoor unencumbered space.

In recognition of the greater amount of space usually available on sites zoned for either Special Uses or Open Space purposes, Council will pursue best practice provision of indoor and outdoor space for child care centres located in these zones.

Child care centres to be situated on land zoned either Special Uses or Open Space shall incorporate the following standards:

- Indoor unencumbered space: minimum 4.5 square metres per child care place
- Outdoor unencumbered space: minimum 15 square metres per child care place

Level within building

Child care centres should be situated on ground level of a building.

Child care centres in the Parramatta CBD may be located above ground level, but only where it can be demonstrated that there are no viable alternatives for the location of a child care centre at ground level in the building due to:

- the built form of the building and density of the surrounding area; and
- access to above-ground open space is available.

Other requirements in respect to above-ground centres are as follows:

- A reduction in the minimum amount of indoor unencumbered space per child is not permitted.
- Playrooms are to be designed so as to be enclosed by floor to ceiling height glass. Glass used in the building is to be in accordance with AS 1288-2006 - Glass in buildings - Selection and installation.
- Indoor areas adjacent to public areas shall be screened to prevent direct sight into child care centres.
- A safe refuge area shall be provided within the child care centre and opening directly to a dedicated fire-isolated stair. The minimum total area of the refuge shall be calculated at
the rate of 0.25 square metres per person for the capacity of the centre, including staff. The doors, walls, floors and ceiling of the refuge shall have a minimum Fire Resistance Level (FRL) equal to that required for the fire stairs.

- Also refer to Section 3.7.2 for requirements for outdoor play spaces.

**Proximity to noise or odour generating uses**

Child care centres must not be situated near to significant noise or odour generating uses, or to sites which (due to the prevailing land use zoning) may in future accommodate noise or odour generating uses.

**Landscaping**

All landscaping to comply with the requirements of Sections 2.3.2 and 3.7.2 of this DCP and the requirements of Parramatta DCP 2005 or other relevant DCP applying to the land that contains provisions for the landscaping of developments.
3.4 Access and Car Parking

3.4.1 Objectives

- To maintain a safe environment for pedestrians, motorists and cyclists in and around child care centres.
- To ensure that safe and convenient car parking arrangements for child care centres are provided.
- 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 to all people within the community.
- To ensure that car parking areas associated with child care centres are designed to be consistent with the character of the area and to have minimal visual impact.

3.4.2 Design Principles and Development Standards

Car parking rates

On site car parking is to be provided at the rate of a minimum of 1 parking space per 4 child care places. Parking for people with a disability is to be provided at the rate of 1 space in every 10 spaces. If the car parking required is less than 10 spaces then at least 1 space must be provided.

A reduction in the minimum parking requirement may be considered where:

- there is sufficient safe on street parking available at appropriate times located outside the development; and
- the development is not likely to result in any adverse impact on the safe operation of the surrounding road network.

Notwithstanding the above, the availability of on street parking within cul-de-sacs will not be considered in any justification for the reduction in the minimum parking requirement.

Any variation to the minimum parking requirement, including proposals that do not seek to provide the maximum rates included in SREP 28, is to be justified by a traffic and transport assessment. Refer to Section 2.3.2 of this DCP for the matters to be addressed in a traffic and transport assessment.

Vehicle circulation and car parking design

Vehicle circulation and car parking areas shall be designed to allow the safe drop-off and collection of children and the safe movement and parking of staff, parent, visitor and service vehicles. In this regard:

- the design shall take into account nearby traffic generators, street design, and the existing environment for pedestrians and cyclists;
- access driveways shall not be located opposite, or in the vicinity of, road intersections;
- on site car parking and vehicle manoeuvring areas are to be designed so that vehicles are able to safely enter and leave the site in a forward direction;
- the development must comply with the provisions of AS 2890.1 Parking Facilities – Off Street Car Parking;
- tandem parking may be provided but only where the spaces that are not accessible at all times are designated for staff use;
- car parking areas and access ways shall not visually dominate the external appearance of the development and shall be softened by the provision of appropriate plantings in the front setback area;
- basement car parking is not to be provided on sites zoned Residential 2(a) or R2 Low Density Residential;
- access provision to the outdoor play spaces and playgrounds should allow for trucks that occasionally deliver items such as sand or gardening supplies through secure-locking gates; and
- provision of at least one secure bicycle parking space should be made for each development at a rate of one space per 25 child care places.

Council will not support applications where existing traffic volumes or road geometry are such that danger would be created by pedestrians crossing the road to enter the child care centre site or by vehicles turning in the vicinity of the site.

**Pedestrian access design**

Access arrangements must ensure that safe and convenient access to the entry of the child care centre is available to all persons. Additionally, outdoor play spaces in the centre must be accessible for children. In this regard:

- pedestrian access that is separated from vehicular access is to be provided from the street to the building and from all car spaces to the building (it is essential that children using the centre do not need to walk past the back turning circle of a car);
- the development must comply with the provisions of AS 1428.1 Design for Access and Mobility and comply with Part D of the Building Code of Australia;
- all pedestrian pathways in the development should have a minimum width of 1.2 metres to allow easy circulation throughout the site;
- the maximum grade of the front setback and any area of the site to be counted as unencumbered play space should be no greater than 1 in 12;
- hard paved surfaces are to be provided leading into the entry of a play environment and continuing inside that will allow children and adults with mobility aids as well as toddlers in strollers to enter with ease;
- if basement car parking is to be incorporated into the proposal, a lift or ramp must be provided between the basement level and upper levels; and
- the use of inclinators as the sole access for persons with a disability will not be supported.
3.5 Acoustic and Visual Privacy

3.5.1 Objectives

- To minimise the noise generation impacts generated by child care centres on the amenity of neighbouring residential properties.
- To minimise intrusion of noise on child care centres from external sources.
- To ensure the privacy of surrounding premises is maintained and protected from overlooking.

3.5.2 Design Principles and Development Standards

Acoustic privacy

The design of the child care centre should aim to locate sleep rooms and play areas away from external noise sources.

Child care centres must achieve an ambient noise level within the centre not exceeding 40dB(A) within learning areas.

Designated sleeping areas are to achieve a noise level not exceeding 35dB(A) within the room.

Centres must be designed in a manner that minimises noise transmission to neighbouring residential premises. The following design and operational matters may be relevant in the management of noise generated by the centre:

- Orienting the building and outdoor play spaces having regard to impacts on neighbours (for example, locating play areas away from neighbouring bedrooms).
- Providing double-glazing of windows.
- Erection of noise barriers, which may include fencing types and other barriers that minimise noise transmission.
- Maximum separation between the active outdoor play area (as opposed to passive activities such as sand pits, painting, storytelling etc) and the facade of any neighbouring premises.
- Restricting the number of children playing outdoors at any one time.
- Outdoor activities to be supervised by centre staff at all times.
- Outdoor activities to be staged to reduce the number of children playing outdoors at any one time.
- Internal walls to be covered with absorptive treatments.
- Mechanical ventilation can be required in some instances to enable windows and doors to remain closed.
- Insulation of external noise sources such as air conditioners.

An assessment by a qualified acoustic consultant is required for all child care centre development applications. The assessment is to address the following:
- Noise and acoustics matters included in Best Practice Guidelines in Early Childhood Physical Environments.
- Identification of sensitive noise receivers to be potentially impacted.
- Quantification 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 Environment Protection Authority requirements.
- Identification of all noise that is likely to emanate from the child care centre and the subsequent prediction of resultant noise at the identified sensitive receiver locations from the operation of the premises. Where appropriate the prediction procedures shall 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.
- Proposed fencing height, materials and acoustic performance of fencing where fencing is to be used ameliorate noise impacts.
- A statement from a certified acoustic consultant certifying that the development is capable of operating without causing a nuisance and able to operate without undue noise disturbance from external noise sources.

Visual privacy

The development design should incorporate measures to minimise overlooking of living areas and private open space areas in adjoining residential premises. A landscape buffer with suitable screening plants and with a minimum width of 1 metre shall be provided along the side and rear boundaries of the development to help achieve this.

3.6 Indoor Areas

3.6.1 Objective

- To provide attractive, adaptable, safe and functional indoor spaces which provide positive experiences and developmental growth of children and enable adequate staff supervision of children at all times.

3.6.2 Design Principles and Development Standards

Adequate space can mitigate stress in both children and staff. Tight playrooms and playgrounds result in noise, overcrowding, children being easily distracted and their play becoming less focused. Competition for the use of the same play facilities often results in anti-social aggressive behaviour. Restricted space also impacts negatively on staff because it often means that they need to spend time managing children’s disruptive behaviour instead of working creatively with the children.6

A minimum of 3.25 square metres of unencumbered indoor floor space shall be provided for each child care place.

6 Walsh, P. and NSW Department of Community Services, op. cit., page 17
The design of indoor spaces shall address the facilities and equipment requirements contained in Part 3 of the Regulation. Evidence shall be submitted with the development application substantiating that the child care centre proposal complies with these requirements.

*Best Practice Guidelines in Early Childhood Physical Environments* provides comprehensive guidance on appropriate facility inclusions and the optimum size, arrangement and interrelationships of indoor spaces.

The guidelines and standards contained in the best practice document should be applied wherever possible in the design of the child care centre proposal and in all cases where a proposal seeks to exceed the maximum 40 child care places in a Residential zone. The Regulation’s minimum indoor space requirements do not necessarily constitute best practice. Council encourages the application of the best practice indoor space standards to be applied in all child care centres (that is, 4.5 square metres of unencumbered indoor space per child care place) and requires the best practice standards to be applied in certain circumstances (that is, in centres in Special Uses and Open Space zones and in larger centres in Residential zones).

Unless space is carefully organised it can promote negative behaviour in children. Open space without the sub-areas generally results in children running around aimlessly. Lack of clearly defined spaces for setting up play activities invites unnecessary intrusion on children quietly at play. Poor allocation of space restricts the ability of staff to supervise children. All of these situations invite conflict and disruption and place additional demands on staff to avert negative behaviour in the children. Good organisation of space promotes the absorption of children in activities and the effective implementation of a teaching programme.\(^7\)

The design of indoor areas shall address the following (as a minimum):

- appropriate pedestrian access and circulation within the building;
- convenient access from indoor to outdoor spaces;
- safety and security within the child care centre in relation to occupational health and safety for children, staff and visitors;
- 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;
- clear and unobstructed lines of sight 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;
- the provision of kitchen areas which enable safe food preparation and comply with the Regulation and Council regulations;
- sufficient natural light for play areas and appropriate external shading of windows;
- natural cross ventilation through the appropriate placement of openings;

\(^7\) Walsh, P. and NSW Department of Community Services, op. cit., page 18

**Comment:** Cr Worthington asked that this be a mandatory provision. Is this possible or even reasonable? GN: What is meant by a ‘mandatory provision’? The DCP states that this issue shall be addressed as a minimum. Is this not sufficient?
use of safety glass and safety markers on glass at child and adult height is required;
- the use of energy efficient appliances;
- appropriate storage and construction of garbage and recycling areas;
- mechanical ventilation of nappy change areas and toilets;
- floors to be of a non-slip surface and easy to clean; and
- each playroom has its own storeroom/cupboard and bed storage.

3.7 Outdoor Areas

3.7.1 Objectives

- To ensure the provision of outdoor play areas that cater for a variety of experiences for children including learning play, active and quiet time and other development experiences.
- To facilitate best practice in the provision of early childhood play spaces, ensuring such spaces are interesting, stimulating, safe, secure and functional, and that enable adequate staff supervision of children at all times.
- To ensure that landscaping is aesthetically pleasing to children as well as being safe and functional.
- To ensure that the outdoor areas are designed so as to minimise potential impacts on any adjacent residential premises.

3.7.2 Design Principles and Development Standards

Outdoor play spaces and playgrounds

For urban children, a playground may offer their only opportunity for [active] play. The safe backyards, streets and parks of their parents’ generation are no longer a part of childhood. The early childhood playground deserves fuller attention and development than it has received in the past, since it meets a right of childhood.8

Outdoor play spaces are to be:

- located away from the main entrance of the child care centre, car parking areas or vehicle circulation areas;
- designed to incorporate natural elements, with rocky outcrops, existing trees and gardens that utilise child-friendly species;
- landscaped with plants that are not noxious, do not have prickles, and do not represent a

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8 Walsh, P. and NSW Department of Community Services, op. cit., page 94
major allergy or inhalation hazard;

- integrated with indoor space and provide direct and easy access between those areas (refer to ‘Transition Areas’ below);
- 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;
- a compact square, rectangular or L-shaped area sited on one or two adjoining sides of the building, to facilitate functional use by children and effective supervision by staff;
- located with a northern orientation for maximum solar access where possible;
- adequately shaded in accordance with Shade for Child Care Services published by the NSW Cancer Council and NSW Health Department;
- located away from existing and potential noise and environmental pollution sources;
- located away from the living/bedroom windows of surrounding dwellings where possible;
- located away from areas where objects can be projected down onto play areas where possible;
- inaccessible from public areas outside the child care centre (except in the case of an emergency evacuation or centre deliveries);
- adequately fenced on all sides; and
- designed with an outdoor storage area for the storage of outdoor equipment without being part of the outdoor play area and without inhibiting supervision of children.

Further requirements for outdoor play spaces are as follows:

- Measures for the protection of outdoor play areas from adverse wind and climatic conditions are to be implemented.
- The outdoor play spaces must allow ready egress in the case of an emergency.

Outdoor play spaces should be designed in accordance with the requirements included in Best Practice Guidelines in Early Childhood Physical Environments. In accordance with the guidelines, outdoor spaces are to provide for a variety of play experiences through the provision of distinct and roughly equal-sized sub-spaces, being:

- open areas for the use of gross motor skills such as running;
- quiet areas for focused play like sandpits (including formal quiet areas for contained play like finger painting); and
- active areas for busy physical play like climbing.

Playgrounds are to comply with 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.
A sound playground is an inviting natural setting that elicits a multitude of play responses. Children using a well-planned playground will engage in activities as various as: sitting in the shade and talking, digging, playing with water, observing birds and insects, running with a ball, building with sand or sailor blocks or junk materials, pushing and pulling carts and other wheeled items, lying on their backs watching the dappled light under a tree, rolling in the long grass, running up to the tops of mounds and peeping over the fence to the view beyond, hiding under bushes just for the fun of it, pretending to be a frog, swooning with a friend, nursing a doll under a shade tree, blowing a bubble to the wind, picking flowers and herbs and smelling them, crunching leaves, sweeping sand, selecting and putting away equipment and talking with a teacher.9

The design of interesting, stimulating, safe, secure and functional outdoor play spaces is a specialised task requiring the involvement of professionals experienced in the task. Council will require a landscape plan prepared by a qualified landscape architect or other landscape design professional with demonstrated experience in the design of children’s play spaces to be submitted with any development application for a child care centre.

Centres located in the Parramatta CBD

In addition to the above requirements, for centres that are to be located above ground level in the Parramatta CBD:

- child-safe fencing is to be provided for the safety of children and to prevent objects being thrown over the edge; and
- every effort should be made to make outdoor space as inviting as possible with generous use of shade structures and tub planting.

It may be impracticable to provide the required minimum amount of useable outdoor play space in CBD child care centres. In these circumstances Council may permit the provision of some or all of that space in an indoor space.

Such space is to be designed and equipped to permit children to participate in activities that promote gross motor skills, provided that:

- 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; and
- the area has a northern orientation for access to natural sunlight.

Transition Areas

A transition area is an area between the building and the playground that provides supporting space for both indoor and outdoor activities. It is space additional to the space required for the building and the playground and may comprise a veranda, terrace or undercroft.

The design of new child care centres should make provision for a transition area or areas. The design criteria for transition areas are as follows:

- The transition area should be located between the playrooms and the playground either as a separate space or as one large continuous space.

9 Walsh, P. and NSW Department of Community Services, op. cit., page 93
The dimensions of the transition area (width and length) must provide for effective activity zones. A minimum width of 4 metres is required to ensure sufficient space for activity zones with access space around them.

Transition areas should be designed in accordance with the requirements included in Best Practice Guidelines in Early Childhood Physical Environments.

Transition areas are not to be included in calculations of outdoor unencumbered play space.

**Fencing**

Fencing is to comply with the requirements of Parramatta DCP 2005 or other relevant DCP applying to the land that contains provisions for the fencing of developments.

The perimeter of the site should be fenced on all sides with a fence at least 1.8 metres high, except within the front setback area. Front setback fencing is to comply with any relevant requirements contained in any other DCP applying to the land.

Fencing is to be of a height, design and material suitable to contain noise generated by the children's activities and compatible with the building and fencing materials in the area.

Fencing is to be designed so as to enable emergency evacuation by emergency services personnel.

Child-proof fencing and gates shall be provided around the outdoor play areas, and to the entrance of the child care centre.

Fencing must not obstruct sight lines between pedestrians and vehicles.

**Landscape plan**

A detailed landscape plan (minimum scale 1:100) must be prepared by a suitably qualified landscape professional and submitted with all development applications for child care centres. The plan must address the following:

- trees to be retained and the means of protecting them;
- trees to be removed;
- material of all paved and hard standing areas;
- height and type of fences;
- location and species of all plants proposed, with a variety of trees and plants to be used which create visual interest for children and can provide shading where appropriate;
- location of outdoor play areas and play equipment and consideration of the effects of outdoor play on the compaction and erosion of soil and vegetation (raised garden beds may be appropriate to address this issue);
- size of plants at maturity, container sizes, quantities, staking and spacing;
- best practice landscape design for child care centres contained in Best Practice Guidelines in Early Childhood Physical Environments including:
  - separation of outdoor space into active and quiet areas;
  - separation of outdoor space according to age ranges, including the locations of low fencing or other structures which divide the outdoor spaces; and
outdoor spaces which include a variety of surfaces such as grass, sand, soft porous paving and the like.