

# City of Ryde Development Control Plan 2014

## Part: 3.2 Child Care Centres

Translation

ENGLISH

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ARABIC

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ARMENIAN

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CHINESE

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ITALIAN

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KOREAN

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Amend. No.	Date approved	Effective date	Subject of amendment

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## 1.0 INTRODUCTION

The non-parental care and education of young children requires significant regulation due to the inherent vulnerability of young children and also their inherent characteristic of seeking to learn. Young children and babies are adventurous active learners and also have an inability to judge and report on the quality of care being received.

Child care services also have the potential to adversely impact on the amenity and character of surrounding areas if not appropriately and sensitively designed to suit the site and its context, or if not effectively managed.

The controls in this Part have been developed to make more detailed provision with respect to planning and design of child care centre developments and to deal with issues relating to child care facilities. This Part is intended to ensure quality child care facilities and the protection of local amenity.

### 1.1 Roles of State Government and of Council

As at April 2011, the construction of new child care facilities, or expansion of existing ones, requires approval from the NSW Department of Education and Communities (DEC) as well as from Local Government. At the time of preparing this Part, licensing and regulation of child care services is managed by State Government under the *Children's and Young Persons (Care and Protection) Act 1998*, and the *Children's Services Regulation 2004*.

This Part addresses issues pertaining to the City of Ryde's planning responsibilities, as well as complementing and expanding upon the minimum DEC's licensing standards where these standards relate to planning and design considerations. This DCP does not reiterate licensing requirements in any detail as they may be subject to change from time to time. Reference to the *Children's Services Regulation 2004* will form part of this DCP with respect to issues pertinent to the development approval process.

Applicants are advised to consult the current regulations and licensing requirements of the NSW Department of Education and Communities (DEC).

### 1.2 Development covered by this Part

This Part applies to all development associated with the establishment, operation and expansion of child care centres, which includes:

- the construction of new purpose built child care centres;
- the conversion or adaptation of existing buildings to child care centres; and
- the expansion or alteration of existing approved child care centres.

The controls are designed to address the planning for location and physical design of child care centres which provide centre based children's services including long day care, pre-school care, occasional care services or out of school hours care.

The controls are designed to address all types of child care centres including single uses, or co-located with other uses, such as combined dwelling/child care centre, or within mixed use developments. The controls also provide guidance with respect to child care centres which provide work-based child care, being child care provided on employment sites.

Consideration is also given to where out-of-school hours (including vacation care) services are proposed within child care centres.

Unless otherwise stated, controls apply to all child care centres developments.



**Figure 3.2.01** Miscellaneous Images from Various Child Care Centres.

## 1.3 Children's services not covered by this DCP

This DCP does not apply to the following types of children's services:

- Home based children's services (see Note below);
- Family day care children's services; and
- Mobile children's services.

Reference should be made to *Ryde Local Environmental Plan 2014* and to Part 10 Dictionary of this DCP for definitions relating to child care centre developments and children's services.

**Note:** Home based child care:

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

Home based children's services are permitted without consent within all residential zones and the B4 Mixed Use zone. For assistance in this matter, applicants should contact Council's Customer Service Centre. Applicants should also refer to Department of Education and Communities(DEC) for licensing considerations.

## 1.4 Purpose of this Part

The purpose of this Part is to guide site selection and development associated with child care centres in the City of Ryde in all residential and non-residential areas where child care centres are permissible with Council's consent.

The principles of this Part may also be relevant to other proposed development near existing child care centres, for example with respect to controls regarding the amenity considerations of the users of child care centres including:

- Access to sunlight and natural ventilation for the child care centre;
- Impact on car-parking and traffic movements required for efficient operation of drop-off and pick-up associated with the child care centre;
- Appropriate levels of visual and acoustic privacy for the child care centre; and
- The context and type of proposed development including environmental amenity and safety impacts.

## 1.5 Objectives of this Part

### Objectives

The objectives of this Part are:

1. To provide guidelines particular to child care centre developments in non-residential areas, in multi-use developments and where work-based child care is proposed, and to provide varying controls for child care centres of different scales;
2. To provide clarity in the expectations of Council regarding appropriate location and siting of child care centres including preferred locations;
3. To encourage provision of child care facilities which meet the needs of the community in terms of number and age of children proposed relative to the needs of the locality;
4. To ensure development of child care centres of high quality that are compatible in scale and nature with neighbouring land uses, streetscape, built character;
5. To ensure that child care centres are located and designed so that there is no health or safety risk to children, staff, visitors using the centre;
6. To provide controls for the design and siting of child care centres which encourage environmental sustainability and energy efficiency;
7. To ensure the amenity and privacy of adjoining neighbours is maintained and not adversely affected by noise and activities from the site;
8. To ensure adequate, convenient and safe parking for residents, staff and visitors which does not dominate the streetscape;
9. To provide controls to address amenity considerations with respect to impacts of increased traffic in low density residential areas;
10. To provide a safe environment in and around the child care centre, especially for children;
11. To provide quality play spaces for children both indoor and outdoor;
12. To retain and enhance significant existing vegetation, both indigenous and exotic, where new development is proposed; and
13. To ensure consistency with aims and requirements of the NSW Department of Education and Communities.



## 1.6 How to use this Part

This Part has 9 sections:

- Section 1 - Introduction;
- Section 2 - Size, Location and Site Selection;
- Section 3 - Site Layout, Building Design, Character and Amenity;
- Section 4 - Privacy;
- Section 5 - Car Parking, Traffic and Access;
- Section 6 - Landscape Design and Play Spaces;
- Section 7 - Miscellaneous Controls; and
- Section 8 - Out of School Hours Care.

**Section 1** Provides general information relating to this Part.

**Section 2** Provides location and site considerations which address all types of childcare centres, where proposed as self contained uses, or where proposed on-site with other uses. Where requirements are for particular cases, these are expressly stated in the text.

**Sections 3-7** Deal with development standards and requirements specific to child care centre developments.

**Section 8** Provides information and controls for situations where out-of-school hours care is proposed in a child care centre.

## 1.7 Child Care Centre Design

All development applications for child care centres are to be prepared in accordance with Council's requirements and must be accompanied by documentation and/or plans as relevant to demonstrate compliance with the relevant objectives and controls of this Part. Applicants should refer to City of Ryde's Development Application package (refer City of Ryde Development Application package at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)), and seek advice from Council's Customer Service Centre.

Under the Children's Services Regulation 2004 DEC does not accept applications for approval of child care centres unless development consent has been granted where required. To assist all applicants in preparing designs which seek to address environmental considerations together with licensing considerations, the design of child care centres, and any additions/alterations to child care centres should take all requirements into consideration. In this regard the following requirements for the submission of development applications in response to this DCP apply:

- A child care centre development is to be designed and drawn by a person who is an architect within the meaning of the Architects Act 2003 or who is accredited by the Building Designers Association of NSW Inc. in relation to the design of the class of buildings concerned (refer also Clause 16 of the Children's and Young Persons (Care and Protection) Act 1998);
- The landscape plan must be designed and specified by a landscape architect with demonstrated experience in designing external spaces for child care centres due to the particular nature of the requirements (refer in particular the requirements in Section 6 Landscape Design and Play Spaces under this Part); and

**Note:** A landscape plan will be required for:

- all new child care centre developments;
- expansion of existing centres;
- alterations to existing centres involving external areas (in particular outdoor play areas and car parking/front setback areas).



- Child care centre development applications are required to be accompanied by a signed undertaking by the applicant, licensee or proposed licensee that demonstrates that the proposal has been designed to comply with respect to the Children's Services Regulation 2004 or DEC's requirements as relevant at the time of application.

## 1.8 Technical Assessment Requirements

In addition to the requirements for submission of development applications (refer City of Ryde Development Application package at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)) there are particular requirements stated in this Part of relevance to child care centre developments. In this regard additional supporting technical assessments may also be required to be prepared and submitted with the development application, or while the development application is under assessment, to demonstrate support for the proposal and compliance with this DCP. In many cases this will involve the use of qualified professionals (for example traffic engineer, recognized acoustic consultant).

Depending on the location of the proposal (site and its context), and the design with respect to the requirements under this Part, technical documentation may include one or more, but may not be limited to, the following:

- Traffic Impact Assessment;
- Road Safety Audit;
- Acoustic Report/Noise Impact Assessment;
- Microclimate Assessment;
- Preliminary Geotechnical Contamination Report;
- Air Quality Assessment;
- Environmental Health Assessment;
- Social Impact Assessment;
- Heritage Impact Assessment;
- Fire Safety and Evacuation Plan;
- Market Analysis – Supply and Demand;
- Overland Flow Study; and
- Bush Fire Risk Management Plan.

Further details on the requirements for technical assessment are included in the following sections of this Part, and are included in the Checklist attached to this Part as **Schedule 1**.

## 2.0 SIZE, LOCATION AND SITE SELECTION

This section provides controls and guidance to assist:

- Choice of potentially suitable sites for child care centres to meet Council's expectations for child care centres;
- Assessment of child care needs (age groups to be catered for) relative to the area in which the children's service is proposed, and of potential size of the centre in terms of number of places;
- Identification and understanding of site characteristics and context characteristics (site analysis); and
- Understanding of the relationship between site and context characteristics and potential constraints on the size and scale of the development proposed.

### 2.1 Suitability of Location and Site for Child Care

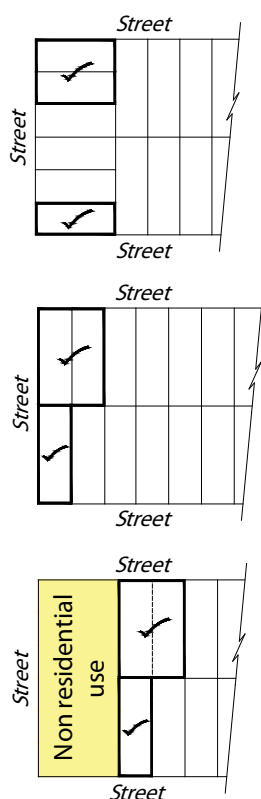
Whilst child care centres are permissible with Council's consent in a number of zones, some sites are more appropriate for child care centre developments. Particular consideration in the choice of site is to be paid to the vulnerability and sensitivity of the potential users of the site being babies and young children. In residential zones, consideration must be given to ensuring the commercial nature of child care centres does not result in adverse impacts on the residential environment.

The suitability of locations and sites will depend on supply and demand considerations, and in environmental planning terms will vary due to a number of factors including the size, shape and location of the site, the type and scale of child care centre development, compatibility with neighbouring land uses, potential for exposure to risks to safety and potential for exposure to environmental hazards such as air pollution, contamination, noise and odour generating uses.

#### 2.1.1 Preferred Locations

The following sites best satisfy the objectives of this DCP:

- Sites adjacent to compatible uses including parks, churches, libraries, community facilities related to early childhood, neighbourhood centres;
- Sites which enable co-location of the child care centre with other compatible uses on the same site such as community facilities, educational facilities, churches;
- Sites near primary schools provided it can be demonstrated that traffic and parking requirements are being met;
- Locations which are close to or within employment areas, town centres, business centres;
- Locations away from roads with high traffic volumes, to minimize potential for adverse impacts including unacceptable air quality, traffic, noise and vibration issues;
- Sites located on street corners to maximize street frontage, but which are not on busy intersections to minimise impacts such as traffic conflicts and noise, air quality issues;
- Sites with the least number of adjoining residential properties to minimise the potential for negative amenity impact on neighbours;
- Sites in locations where the development will not unreasonably impact on residential amenity. Sites adjoining town houses, villas and flats are not considered suitable due to increased potential for amenity impacts; and
- Where sites are located within low density residential areas, preference is given to smaller scale development (under 50 child care places).

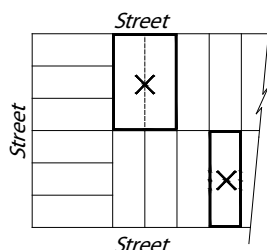
**Preferred Sites:****Corner sites:**

- Fewer common boundaries with residential properties
- Good amount of street frontage for overflow parking
- Preferred sites for larger scale centres (50-90 places)

**Adjoining Non-residential:**

Note: Yellow represents non-residential uses compatible with child care centres (eg school, park, church, shops etc).

- Minimal common boundaries with residential
- Opportunities to orientate centre spaces for least impact with residential
- Preferred sites for larger scale centres (50 - 90 places)

**Poor Sites:****Examples of Poor Sites:**

- Too many common boundaries with residential properties
- Narrow frontage, mid block

**Figure 3.2.02** Examples of preferred and poor sites for average and larger scale child care centre developments in low density residential areas.

The following controls are based on encouraging child care developments in the preferred locations.

**Objectives**

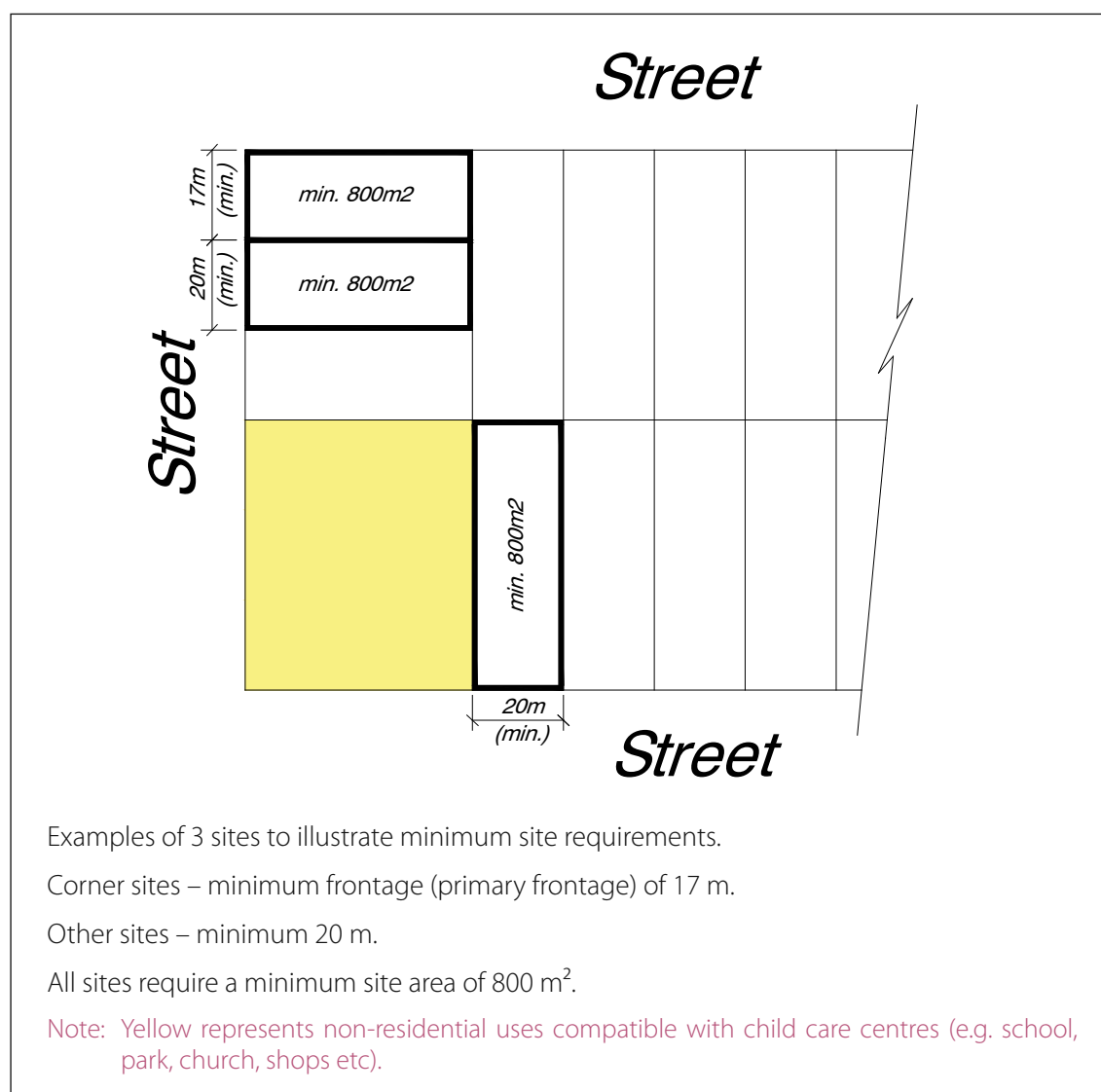
1. To ensure that sites selected for child care centres minimise opportunities for adverse impact on the locality and maximise opportunities for a suitable environment for the users.
2. To ensure sites have the least potential adverse impact on neighbouring properties in terms of noise, loss of privacy and traffic.
3. To ensure sites have the least amount of impact on neighbouring properties in terms of scale of development.

4. To ensure sites are of a shape and size which can support vehicular access enabling vehicles to enter and leave with minimal disruption to traffic flow, and without endangering pedestrians.
5. To encourage child care centre development in areas which are not adversely affected by noise, vibration, traffic safety issues or pollution associated with heavy traffic.
6. To ensure sites are of suitable topography for child care centre development.
7. To identify preferred sites for child care centre developments in order to assist in selection of sites suitable for maximising compliance with these controls.

### Controls

- a. Where single use developments are proposed, the site is to have a street frontage and width of not less than 20 m, except in the case of corner allotments in which case the site can have a frontage/width of not less than 17 m.
- b. Where single use developments are proposed, the site is to have a minimum site area of 800 m<sup>2</sup> and be regular in shape.
- c. Sites for single purpose child care centres are not to be located on arterial and sub-arterial roads, or at busy intersections.  
*Note: Schedule 2 identifies arterial, sub-arterial and collector roads in City of Ryde.*
- d. Child care centres proposed within mixed use developments on large sites with common boundaries to arterial or sub-arterial roads are required to be located distant and facing away from arterial and sub-arterial roads and from busy intersections.
- e. The site is not to be a battle-axe allotment.
- f. Sites in culs-de-sac are not preferred. If the site is proposed in a cul-de-sac, the applicant must demonstrate traffic management is adequately provided for including drop off and pickup, queuing of vehicles, manoeuvring and parking and also that potential for impacts on neighbours' amenity is considered.
- g. Child care centres are not to be located within proximity of a brothel.
- h. The site should be flat, or gently sloping, and well-drained to:
  - i. Assist design of useable indoor and outdoor areas at the same grade;
  - ii. Provide for accessibility to all areas for all members of the community; and
  - iii. Assist drainage to ensure optimum useability of outdoor spaces after rain.
- i. The site should have an aspect which permits maximum solar access and natural ventilation, and minimum exposure to unfavourable weather conditions.
- j. The site should not be on land affected by adverse overshadowing by existing or likely future development, nor by undue heat load or UV radiation from reflective surfaces of existing and approved proposed buildings on neighbouring sites.
- k. The site is not to be subject to undue overlooking from surrounding existing and approved proposed uses to ensure privacy and security for users of the centre.
- l. Preferred locations for larger scale centres in residential areas (particularly low density residential areas), i.e. for centres accommodating 50-90 places, are sites located on street corners, where sites share common boundaries with compatible non-residential uses, or where child care centres can be co-located with compatible uses subject to acceptable traffic and parking requirements being met.

- m. In low density residential zones, it is preferred that sites for larger scale development, (i.e. development proposals which include sites comprising 2 or more average size properties for the purposes of accommodating centres catering for up to 90 child care places), share common boundaries with no more than 3 residential properties.
- n. Preferred locations for work-based child care centres and centres in mixed use developments are to be adjacent to non-commercial/non-residential components of uses to protect privacy/amenity of the centre and of neighbouring workers/residents.



**Figure 3.2.03 Minimum site requirements for child care centres**

## 2.1.2 Environmental Risks/Hazards

The potential for environmental risks/hazards is of particular concern with respect to the vulnerability and sensitivity of the potential users of the site being babies and young children. In some circumstances technical assessments, including risk assessment, may be required to be prepared.

### Objectives

1. To ensure that sites for child care centres do not pose an environmental hazard or risk for the users and staff of the service.
2. To ensure child care centres are located in areas of high environmental quality (in terms of both existing and potential future quality), free from environmental hazards or risks which may affect children's health and safety.
3. To address criteria for site selection regarding proximity to environmental hazards including traffic, noise, odours, air quality, electromagnetic radiation, chemical contaminants etc.

### Controls

- a. Child care centre developments are not to be located on land which is affected by overland flow as identified by Council for reasons of safety considerations of the children using the centre in event of emergencies involving storm events (refer Part 8.2 Stormwater Management under this DCP). This control also applies because the matters for consideration in areas affected by overland flow also work against the objectives and controls for outdoor play spaces and fencing required under this Part.
- b. Where existing child care centres are located on land affected by overland flow, any proposals to alter or add to the centre are not to pose a safety or health risk to children due to poor drainage or flooding, nor increase the risk of flooding occurring on adjacent properties. All such applications are to be supported by an Overland Flow Study/Stormwater Drainage Plan prepared by a suitably qualified hydraulic engineer.
- c. Consideration may be given to development proposed on sites affected by overland flow in the front setback area only if it can be demonstrated that the extent of overland flow does not constitute a flood hazard as described under Part 8.2 of this DCP. The development application will be required to be supported by an Overland Flow Study prepared by a suitably qualified hydraulic engineer.
- d. It is preferable that child care centre developments are not located on land identified as bush fire prone under the Environmental Planning and Assessment Act 1979 for reasons of safety considerations of the children using the centre in event of emergencies involving bushfire.

**Note:** Where child care centres are located on land identified as bush fire prone, development proposals may require additional matters to be addressed in terms of Integrated Development under the Environmental Planning and Assessment Act 1979 and Rural Fires Act 1997. Applicants should seek advice from Council's Customer Service Centre.

- e. The location is to take into consideration any other environmental health hazard or risk relevant to the site and/or existing buildings within the site or the surrounding area having regard to the following:
  - i. Pollution created by car and other vehicle fumes (from high traffic volumes such as on arterial, sub arterial and collector roads);
  - ii. Existing and potential on and off-site electromagnetic fields;
  - iii. Contaminated land;
  - iv. Lead in painted surfaces, carpets, furnishings and roof void in existing buildings;

- v. Asbestos or other contamination or poisoning in existing buildings;
- vi. Proximity to service stations;
- vii. Proximity to LPG tanks;
- viii. Proximity to significant noise, odour and other pollutant generating sources, or sites which (due to prevailing land use zoning) may in future accommodate noise or odour generating uses;
- ix. Proximity to transmission lines, railway lines, mobile phone towers or other sources of electromagnetic energy;
- x. Mould and mildew in existing buildings;
- xi. Proximity to water cooling and water warming systems; and
- xii. Any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site.

**Note:** Consideration may be given to sites affected by one or more of the health risks/potential health risks identified above if amelioration to the satisfaction of Council is possible. Otherwise the site is considered unsuitable for child care centre development.

- f. Where sites are proposed within 125 m of arterial roads, air quality monitoring, and soil quality testing will be required to determine toxicity levels. Noise level testing will also be required. (The 125 metre distance is to be measured from the edge of the road reserve to the nearest point of the site.) Reports by suitably qualified professionals will be required to be submitted for assessment with the Development Application. Consultation should be made with Council prior to testing regarding criteria for testing.
- g. The site must not have been previously used as a petrol station, automotive repair workshops, or other activity associated with hazardous substances, unless a soil analysis has been conducted to demonstrate that the site is safe for use as a child care centre.
- h. The site is not to be in a location likely to be affected by emissions of dust, fumes, noise, nor by frequent truck movements. This especially applies in proximity to industrial and business uses.
- i. Consideration is to be given to the requirements of SEPP 55 and any land contamination policy adopted by Council. In this regard a preliminary site assessment, detailed site assessment, and/ or site audit may be required to be submitted with the development application and/or as a requirement of development consent.

## 2.2 Assessing Child Care Needs and Size of Facility

The size and suitability of a site has a bearing on the size of the facility which can be expected to be proposed, particularly in terms of the number of places which a child care service might accommodate. The controls in this Part seek to assist applicants to choose locations and sites which will best meet environmental criteria. The opportunity to achieve maximum child care places sought for a site will depend on a range of factors including suitability of sites (shape, context, environmental quality) and appropriateness of the design of the development in its context to meet expectations of minimising impacts on surrounding land users and to meet the various development standards identified in this Part.

The controls in this Part also require consideration of indoor and outdoor play areas and other space requirements with a view to encouraging best practice in the provision of child care centres. Attention to better practice is possible due to the size of lots available in the City of Ryde, and also due to opportunities afforded by the redevelopment of some areas to accommodate quality developments.



Important considerations in the choice of site and location, and potential size of the facility include the relationship with the assessment of child care needs in the area within which the child care centre is proposed, and how these needs translate into the proposed age groups and proportion of numbers in each group to be accommodated.

These considerations relate to evaluation of the proposed development in terms of social impacts on the locality, and of sustainability of the development, particularly in terms of growth expected and being planned for in the City of Ryde with respect to resident and worker populations.

City of Ryde aims to meet child care needs of its community in child care proposals, and also has obligations with respect to being the owner of a number of facilities in use by child care providers. Needs change over time, and with the development of other centres, therefore applicants are encouraged to consult with Council's Community Services staff at the planning stage with regard to current needs and expected needs in child care places for the area in which the child care centre is proposed.

At the time of preparing this Part, City of Ryde is experiencing a shortage in child care places, particularly in the 0-2 year old group, and is also planning in response to the NSW Planning Reforms for a period of substantial growth. Accompanying this growth will be further expected increase in need for child care centre places to assist in meeting growth in the community of people who live, work and visit the City of Ryde.

Satisfying minimum standards for the number of places under DEC's licensing provision does not mean that the proposed number of places and/or configuration of age groups will be supported by Council. A restriction on the number of places approved for a centre may be included in development consent.

### Objectives

1. To assist provision, planning and co-ordination of care facilities for the children of the City of Ryde community, particularly the children of those who live and/or work within the City of Ryde.
2. To ensure anticipated needs as identified at the time of proposed development are being met.

### Controls

- a. All development applications for child care centres are required to identify:
  - i. Proposed total number of child care places;
  - ii. Proposed number of children by age group; and
  - iii. Proposed number of staff including all full time and part time staff, and role of each staff member.
- b. All development applications for child care centres are required to be supported by justification that the proposed number of children within each age group is consistent with current and projected future needs in the area within which the child care centre is to be located.

**Note:** Council requires information regarding the proposed number and age groups of children and proposed number and role of full time and part time staff to be submitted with the development application. Although these standards may relate to DEC's requirements, Council also needs this information to assess aspects of the proposal such as number of car parking spaces and amount of outdoor space required. Consideration of maximum number of places approved by Council for a child care centre will be based on assessment against this DCP and will include consideration of comments on DCP by Council's Community Services staff.

## 2.3 Site Analysis

A site analysis is necessary to ensure that the development is of high quality, sensitive to its environment and positively contributes to its context. A thorough site analysis will ensure that site layout and building design (refer to Section 3 for requirements) address existing and possible future opportunities and constraints of both the site and its surrounds. The site layout and building design must consider the existing characteristics, opportunities and constraints of both the application site and its surrounds.

### Objectives

1. To encourage a comprehensive approach to site planning and the design of the child care centre development.
2. To identify if the development is compatible with the natural and built environments within the context of the site.
3. To encourage minimum environmental impacts and site disturbance, and minimum adverse impacts.

### Controls

- a. A site analysis is to be submitted with development applications for new child care centres including developments that involve the conversions of existing dwellings/other buildings or a purpose-built centre. The applicant is to demonstrate that the site analysis has been used in preparing the design for the child care centre (refer "Preparing a Site Analysis" guide below).
- b. A site analysis drawing must be based on a survey drawing produced by a qualified surveyor and contain a reference number and date. All levels are to be provided to AHD.

**Note:** A site analysis may not be required for an expansion of an existing centre, or for minor alterations and additions to existing approved child care centre developments. The applicant should check with Council's Customer Service Centre whether a site analysis will be required.

### Preparing a Site Analysis

An analysis of the site and context is a fundamental stage of the design process, and should support many key design decisions relating to the proposal. The site analysis is to assist in minimising issues related to noise, privacy, access, safety, overshadowing, amenity and views.

A site analysis has two steps. Look at and map the qualities and characteristics of the site and its local context. Then, develop a design that addresses and applies the objectives and the controls of this Part.

The applicant must demonstrate to Council that the site analysis has been used in preparing the design for the site and for the child care centre. The analysis may then be used to critically assess the success of the proposal in its response to the features of the site and its context.

Information required in a site analysis may include, but is not limited to, the following:

**The site and the building(s):**

- **Site dimensions**
  - length
  - width (frontage)
- **Topography**
  - spot levels and/or contours
  - north point
  - natural drainage
  - any contaminated soils or filled areas
  - general slope of the site
  - natural/unique features of sites (e.g. rock outcrops, level changes, mounds)
- **Services**
  - easements and connections for drainage and utility services
- **Existing vegetation**
  - location
  - height
  - spread of established trees and shrubs
  - species – suitability for young children
- **Micro climates**
  - orientation
  - prevailing winds
  - quantity, quality and useability of existing shade
  - quantity, quality and useability of non-reflective surfaces
- **Location of:**
  - buildings and other structures
  - heritage and archaeological features
  - property boundaries
  - pedestrian and vehicle access
- **Views to and from the site**
- **Visual Links**
- **Overshadowing** by neighbouring structures
- **Reflectivity** by structures/surfaces on neighbouring sites
- **Access**

**The site's context:**

**Neighbouring properties:**

- **Building (s):**
  - location
  - height
  - use
- **Privacy:**
  - adjoining private open space

- living room windows overlooking the site, particularly those within 9m of the site
- location of any facing doors and windows, particularly those likely to be near children's play areas
- structures located on or near boundaries of the site
- **Walls built to the site's boundary:**
  - location
  - height
  - materials
- **Difference in levels between the site and adjacent properties**
- **Views and solar access enjoyed by neighbouring properties**
- **Reflective/smooth surfaces likely to radiate heat and/or glare onto subject site**
- **Major trees on adjacent properties, particularly those within 9 m of subject site**
- **Street frontage features**
  - poles
  - trees
  - kerb crossovers
  - bus stops
  - other services
- **Traffic and parking**
  - traffic volumes in peak hours
  - access points on adjoining sites
  - nearby side streets and public parking areas
  - availability of on-street parking
  - nearby traffic control devices (median strips, round-about)
- **The built form and character of adjacent development including:**
  - architectural character
  - front fencing
  - garden styles
  - set-backs and building zones
- **Heritage features of the surrounding locality and landscape.**
- **Direction and distance to local facilities:**
  - local shops
  - schools
  - public transport
  - recreation and community
- **Public open space**
  - Location
  - use
- **Adjoining bushland or environmentally sensitive land**
- **Any nearby sites which may be hazardous to young children**
- **Sources of nuisance**
  - flight paths
  - noisy roads or other significant noise sources
  - polluting operations.

## 3.0 DESIGN AND CHARACTER

Expectations of the design, built character and appearance of a child care centre differ depending on the location and the zone within which the centre is proposed. Requirements for site layout, and building design, including built character and streetscape appearance, will vary with respect to the scale and nature of child care centres developments, and whether they are proposed as detached buildings, or integrated within mixed use developments.

The design requirements for built scale and character can best be clarified in 4 main areas as provided in sections 3.1, 3.2, 3.3 and 3.4:

- All child care centres (Section 3.1);
- Detached child care centres, and centres located in residential areas (Section 3.2);
- Combined dwelling/child care centres (Section 3.3); and
- Child care centres in mixed use developments, and in non-residential areas Section 3.4). This section includes requirements for work-based child care centres.

Environmental sustainability considerations are important, including the opportunity for the design to minimize energy requirements and greenhouse gas emissions. The layout of the site and building (s) should be carefully considered to achieve maximum environmental performance.

By carefully examining the existing site conditions at the beginning of the design stage, new developments and improvements to existing buildings can benefit from more comfortable and economic living and working environments. Environmental benefits, such as the reduction in the emission of greenhouse gases can also be achieved. For controls and design objectives relating to sustainable development, reference should be made to Part 7.1 Energy Smart, Water Wise under this DCP. Included in this section is reference to sustainability in design, specific to child care centre development.

Safety is also a critical design element, particularly due to the vulnerability and sensitivity of the babies and young children using the centre. Attention in the design to crime prevention and secure fencing are important safety elements. The design and appearance of fencing contributes to the overall character of the development and therefore controls are included in this design section.

General safety, amenity and sustainability in design considerations are addressed under Section 3.1 for all child care centres, and specific fencing controls are addressed separately under Section 3.5.



**Figure 3.2.04 Examples of child care centres of differing character**

1. Conversion of existing dwelling; 2. Large scale purpose built in residential area;
3. Purpose built in mixed use development; 4. Co-located in school grounds

## 3.1 All Child Care Centres

### Objectives

1. To ensure child care centres are appropriately designed to a high level of safety, security, environmental health and amenity for the users of these facilities.
2. To provide guidance for child care centres to assist compliance with Council's DCP 2014 Part 7.1 Energy Smart, Water Wise Controls and Principles.
3. To assist all new development to achieve minimum energy performance:
  - a. To reduce the necessity for mechanical heating and cooling;
  - b. To reduce reliance on fossil fuels;
  - c. To minimise greenhouse emissions; and
  - d. To reduce environmental impact over the life of the building.
4. To ensure planning and building design optimise solar access to land and buildings.
5. To ensure site layout and building design complements existing features of the site such as views and vegetation.
6. To ensure that new development is sensitive to the landscape setting and the environmental conditions of the locality.
7. To ensure that child care centres are compatible with the streetscape and desired future character of neighbourhoods and character areas.
8. To ensure that new development complements heritage items and their setting in a contemporary context.

### Controls

- a. Child care centre developments are to be designed in accordance with the principles of the NSW Police Force's *Safer by Design (Crime Prevention Through Environmental Design Guidelines)*. For more information, refer:
  - a. NSW Police website:  
[http://www.police.nsw.gov.au/community\\_issues/crime\\_prevention/safer\\_by\\_design](http://www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design)
  - b. *Crime Prevention and the Assessment of Development Applications* publication available through the NSW Planning & Infrastructure.
- b. All new buildings are to be orientated for year round natural light and ventilation and comfort in indoor and outdoor spaces for year round useability (refer also Section 6.2 Play Spaces).
- c. Building design is to take advantage of natural lighting and opportunities to maximize solar access and natural ventilation.
- d. The design and siting is to avoid the proximity to and use of large expanses of UV reflective surfaces (smooth surfaces), including metal sheeting, concrete, asphalt, glass and sand from reflecting into the outdoor play spaces.
- e. Attention is to be paid in the design to maximize energy efficiency and sustainability and compliance with Part 7.1 Energy Smart, Water Wise under this DCP.

**Note:** Child care centre developments are to be considered as "All other development" for the purposes of applying development policies under Sections 2 (2.6) and the Assessment Summary Table under Section 3.1 of Part 7.1 Energy Smart, Water Wise.

- f. The choice of building materials, appliances, utilities and fuel sources should be made with consideration for minimising energy requirements and greenhouse gas emissions;
- g. Energy efficient appliances to be used/installed in the centre should have a minimum 3.5 star rating;
- h. Child care centres are to be designed to reflect desired/expected character of buildings in the area. In this regard, consideration is to be given to: Part 4 Urban Areas, Part 5 Special Areas, Part 6 Specific Sites.
- i. Building frontages and entries are to be designed to be readily apparent from the street frontage which they face (corner sites included).
- j. The Statement of Environmental Effects is to demonstrate how the proposed design responds to the site analysis (refer Section 2.3 of this Part) and is compatible with existing neighbourhood character, and how the development has been designed to benefit from natural light and ventilation.
- k. To avoid mosquito bite infections all doors and windows should be screened.

**Note:** Mosquito breeding must be minimised by ensuring that drains and gutters are kept clear and/or covered, to ensure on-site water pooling is eliminated. Also dark, damp areas (e.g. between fences and garden sheds) are to be kept clear of vegetation and clutter.

- l. In all cases where fill is proposed to be used, clean fill must be used.





**Figure 3.2.05** Example of purpose built larger scale centre located on site with street corner frontages. (Photos show same site, different frontages).

Note: The single storey character and the domestic appearance.

## 3.2 Detached Centres and Centres in Residential Areas

Child care centre developments in residential areas are proposed in various forms. Some examples include conversion of existing residential buildings or purpose-built centres; conversion of existing churches, school buildings and other non-residential buildings in close proximity to residentially zoned properties. Combined dwelling and child care centres are a form of mixed use and have particular requirements with respect to design and character, and are dealt with separately in the next section.

Child care centres which are located in residential areas tend to predominate in the lower density residential zones where the number of neighbours is minimised.

Sites located in residential areas require additional consideration with respect to the amenity and privacy of neighbouring residents. Attention to design is required to ensure suitable character of development and compatibility with neighbouring development. Design, safety and amenity considerations apply to child care centres.

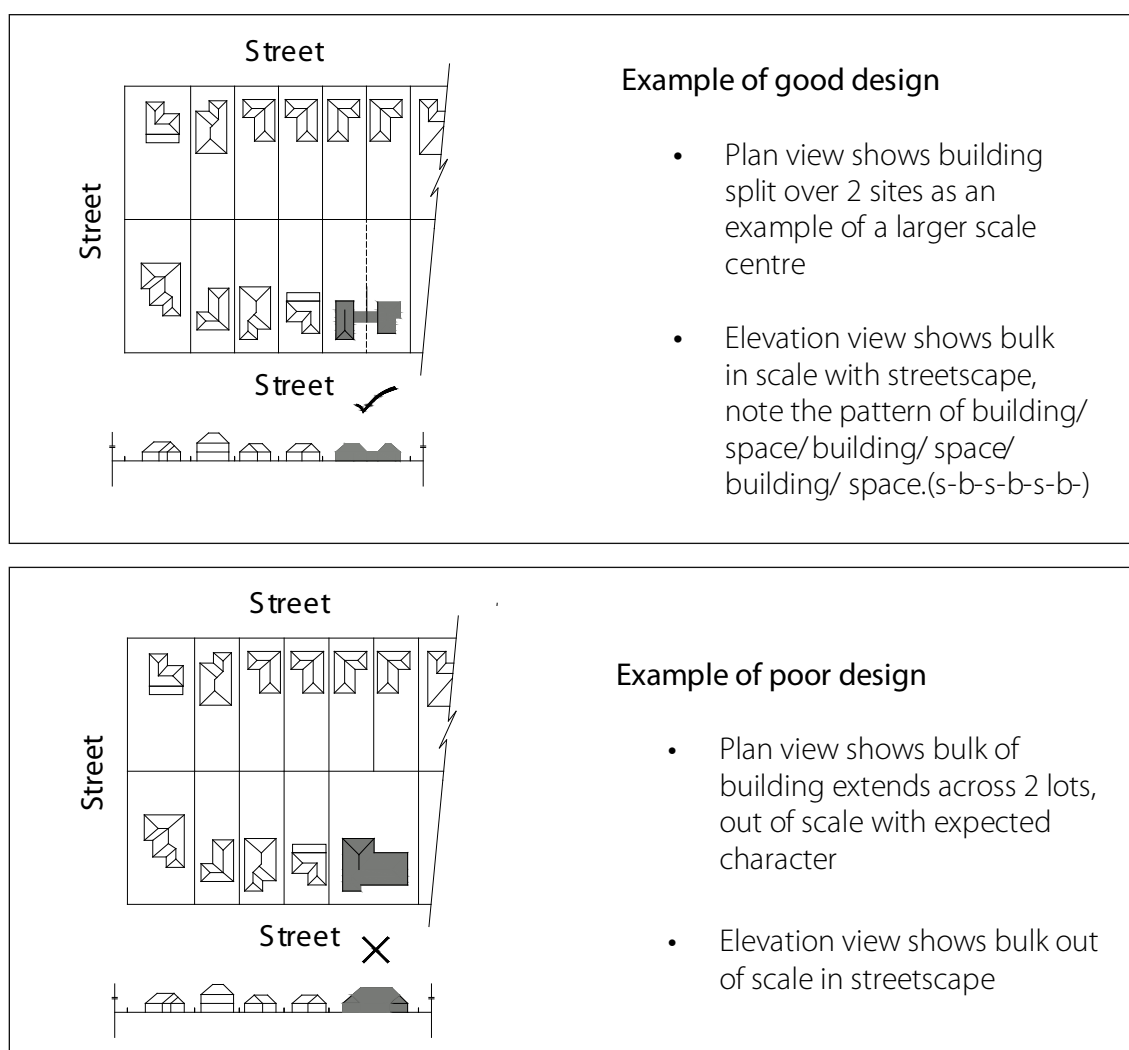
### Objectives

1. To continue to promote opportunities for child care centre development in residential areas.
2. To ensure the site layout and building design enables the maintenance of the residential character of the locality.
3. To encourage design which will assist child care centres to integrate into the existing environment and be unobtrusive in terms of bulk, scale, height, and appearance.
4. To ensure that new development is sensitive to the landscape setting and the environmental conditions of the locality.
5. To ensure that the appearance of the development is of a high visual quality, enhances the streetscape and complements good quality surrounding development, and enhances desired future character.
6. To ensure that new development complements heritage items and their setting in a contemporary context.

### Controls

In Residential zones, child care centre developments are to be designed to comply with the following criteria:

- a. Child care centres are to be designed to appear domestic in scale and character and shall have a bulk, height, scale and appearance which is compatible with the existing surrounding development;
- b. The existing streetscape and character of the locality should be maintained as much as possible through the use of appropriate building materials, finishes, landscape design and fencing;
- c. In low density residential areas, child care centres are encouraged to be single storey in height for reasons of safety and access. In the case of 2 storey buildings, the second storey should only be used for the purposes of storage and staff facilities;
- d. In low density residential areas, except as otherwise required under this Part, child care centre developments are to be designed to comply with the built form controls under Part 3.3 Dwelling Houses and Dual Occupancy of this DCP, for example, FSR, height, setbacks; and
- e. The bulk and scale of building form is to be compatible with existing and expected future desirable character of the context of the site. Where the development involves the consolidation of 2 or more properties, the child care centre development is to be designed in a manner which reflects the existing subdivision pattern and pattern of building bulk in the streetscape in terms of expected pattern of building/ space/ building/ space/ building / space. Explanation of this control is provided in Figure 3.2.06.



**Figure 3.2.06 Streetscape Character of Larger Scale Centres**

### 3.3 Combined Dwelling /Child Care Centre

The development of a child care service in conjunction with a dwelling should not result in a reduction in the standards and safety of the service, nor an over development of the site, detrimental to the amenity of the occupants of the dwelling and their neighbours. Controls are provided to address size of the facility, adequacy of separation of uses, and to ensure privacy for adjoining properties is maintained.

**Note:** Combined dwelling/child care centre developments are only achievable in extraordinary circumstances. For example, due to existing average site areas, and requirements for minimum separate facilities and amenities to be provided for each use, the majority of residential allotments in the City of Ryde are considered too small for a combined dwelling-house and a child care centre. Consideration could also be given to providing a service for less than 8 children as a Home based child care (refer Section 1.3 of this Part).

**Objectives**

1. To ensure a residential allotment is sufficiently large for a dwelling and a child care centre.
2. To ensure provision of facilities for each use.
3. To ensure that dual use facilities provide distinct outdoor areas associated with the provision of child care and the domestic needs of the dwelling (i.e. clothes lines, waste bin storage, and recreation).
4. To ensure that the private residential outdoor and indoor areas are located and designed not to interfere with the operation of the child care centre.
5. To ensure that the location and design of the dwelling ensures the privacy of adjoining residents.

**Controls**

- a. The dwelling must comply with the relevant dwelling requirements (e.g. with Part 3.3 for Dwelling Houses and Dual Occupancy, Part 3.4 Multi Dwelling Housing) in terms of private open space, car parking and access and amenity considerations.
- b. Child care centres that include a dwelling in a residential zone are not to result in an over development of the site.
- c. Separate toilet, laundry and kitchen facilities must be provided for each use.
- d. The child care centre component is to be designed to comply with requirements of this Part.
- e. Children in care must not be able to access any part of the dwelling and its private open space area.
- f. The provision of parking spaces for the residents shall be in addition to the parking requirements of the child care service.
- g. Where the dwelling is a dwelling-house, separate outdoor areas are to be provided at ground level for both uses. The outdoor area provided for the child care centre is to satisfy the outdoor play area requirements under this Part.
- h. The private outdoor area associated with the dwelling-house must be fenced to the general standard contained within this DCP and have a minimum area of 25 m<sup>2</sup>, of which a minimum area of 8 m<sup>2</sup> is for deep planting.
- i. Separate and exclusive access to the outdoor and indoor areas of the dwelling and child care centre must be ensured.

### 3.4 Centres in Mixed Use Developments and in Non-residential areas

A mixed use development refers to a building or place that comprises 2 or more different land uses. For the purposes of providing development guidelines for centre based children's services, consideration is given in this Part to child care centres which are:

- Co-located within sites of other compatible uses (e.g. church, school);
- Located at the workplace (work based child care) in non-residential zones or within large scale mixed use developments (e.g. retail/commercial/ residential developments) in non-residential zones.

**Note:** Combined dwelling and child care centres are a form of mixed use and have particular requirements with respect to design and character, and are dealt with separately (refer to Section 3.3 of this Part).

A number of work based centres exist in the City of Ryde. Council encourages such centres and this DCP provides clarity in Council's expectations for them. In some cases work based child care centres are able to offer places to the general community. Work based child care centres are encouraged to be designed to meet minimum standards in this DCP to ensure that in the event of being only partly required or no longer required by the business, the centre may also be run as a separate business or community run centre. These controls are provided based on consideration given to the longer term opportunities for use of the child care centre for the benefit of the company providing it and for the wider community.

Increasingly, child care centres are being proposed in mixed use developments in business and other non-residential zones to assist provision of places for working parents/carers in proximity to the workplace. The design of child care centres on sites located within non-residential areas and part of mixed use developments requires additional attention with respect to the safety and amenity of children using the centre. The focus of controls in this section reflects these particular considerations.

Child care centres in mixed use developments and in non-residential areas are encouraged at ground level. Design requirements are to accommodate quality outdoor areas which:

- Contain natural landscaping;
- Have good access to natural light and ventilation;
- Are located with compatible land uses; and
- Ensure a safe environment for all children using, accessing and leaving the centre, including in the event of an emergency.





**Figure 3.2.07 Work based child care centres (Macquarie Park Corridor)**

*Note: The ground floor location and self-contained appearance. These sites are located with a northerly aspect, with maximized solar access (note the shadows).*

### Objectives

1. To continue to promote opportunities for work based child care and child care centres in mixed use developments.
2. To plan and co-ordinate child care services and facilities for the City of Ryde so they are economically viable.
3. To encourage design which provides for maximised safety and amenity for users and for staff.

4. To ensure the site layout and building design maximises opportunity for outdoor play spaces to minimise extremes in heat and cold, and maximises opportunity for environmental sustainability (refer Section 3.1 of this Part).
5. To ensure optimum microclimate conditions for the centre.
6. To ensure that new development is sensitive to the landscape setting and the environmental conditions of the locality.
7. Where development is proposed on sites containing existing development, to encourage design which will assist child care centres to integrate into the existing environment and be compatible in terms of character, bulk, scale, height, and appearance.
8. To ensure that the appearance of the development is of a high visual quality, enhances streetscape and complements good quality surrounding development, and enhances the desired future character.
9. To ensure where relevant that new development complements heritage items and their setting in a contemporary context.

## Controls

**In non-residential zones, child care centre developments are to be designed to comply with the following criteria:**

- a. Work based child care centres are to be designed as self-contained premises to ensure access for child care places is available to community members external from the company, should places permit. The centre is to have a separate main entrance, separate pedestrian and vehicular access including drop off/pickup area in proximity to the entrance, and be readily accessible to the general public.
- b. Child care centres are to be located to benefit from a north/northeast aspect and to provide for year round comfort and useability of outdoor play spaces.
- c. The siting and design is to maximize opportunity for indoor and outdoor play areas to be oriented to receive maximum benefits of natural light and ventilation.
- d. Siting and design of outdoor areas is to avoid being subject to undue reflectivity, glare, heat load and UV radiation from surrounding environments (e.g. from smooth reflective surfaces on tall buildings, expanses of asphalt and concrete). Design and siting should avoid the use of large expanses of UV reflective surfaces (smooth surfaces), including metal sheeting, concrete, asphalt, glass and sand being exposed to the sun from 11 am to 3 pm daylight saving time from reflecting into the outdoor play spaces. Shade audits may be required to be prepared in accordance with the NSW Cancer Council guidelines *Shade for Child Care Services* to identify initial shade opportunities and protection from indirect and direct UVR, and shade opportunities projected to 5 years from establishment of the centre (once planting is established).
- e. Outdoor play areas are to be located away from driveways/ sources of noise or fumes.
- f. Any air conditioning system applied to the work-based child care centre must be separate for the centre from other uses sharing the same premises;
- g. All child care centres are preferred to be located at ground floor level where achievable and in areas where the opportunity for natural landscaping comprising deep soil planting is possible (i.e. not to be entirely located over basement areas).
- h. Child care centres in mixed use developments may provide spaces for 0-2 year olds above ground floor level (no higher than second storey) subject to meeting minimum safety considerations and natural planting requirements (refer Section 6 of this Part).
- i. Where centre facilities are provided for use by children above ground floor level, a safe refuge area shall be provided which opens directly to a dedicated fire-isolated stair. The minimum total area of the refuge shall be calculated at the rate of 0.25 m<sup>2</sup> per person (staff and children)



for the capacity of the centre occupying the area at that first floor level at any one time. 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. The refuge area is not to be used for storage at any time.

- j. Where child care centres are not located at ground level within a mixed-use building, the application is required to address child safety, privacy, and amenity impacts for the surrounding users as well as for occupants of the child care centre (refer Section 6.2 of this Part).

### 3.5 Fencing, Gates and Security

Fencing is of importance for all child care centres especially due to the vulnerability of babies and young children. Centres need to be securely fenced in order to prevent children escaping, and to prevent entry by unauthorised visitors. A number of factors need to be taken into consideration in the design and siting of fencing, and the various types of fencing and gates to be used on the site. Factors include considerations such as suitability for purpose, appearance and character, performance in terms of security, visual and acoustic privacy, performance in terms of sightlines for pedestrian and vehicle access.

#### Objectives

1. To require fencing to be compatible with the character of the area in which the child care centre is proposed/located.
2. To ensure the design of fencing provides for safety and amenity considerations and suits the purpose for which it is required.

#### Controls

- a. For child care centres in low density residential areas, consideration is to be given to requirements under Part 3.2 Dwellings and Duplexes.
- b. Consideration is to be given to the use of appropriate building materials and finishes to complement the streetscape and desired character of the locality.
- c. Designated outdoor play areas must be fenced on all sides. The design and height of fencing are to prevent children scaling fencing and / or crawling under, and must impede intruders from entering premises through it or from scaling it and to prevent unlawful access to children.
- d. Gates are to be designed to prevent children leaving/entering unsupervised by use of childproof locking systems.
- e. All raised areas, including any stairs, are to be enclosed to prevent a child from falling or crawling through gaps.
- f. Adequate safety provision is to be made to prevent children gaining access to other parts of the building/site unsupervised.
- g. Fencing and gates are to be designed to ensure adequate sightlines for vehicles and pedestrian safety in accordance with Australian Standards and RMS Traffic Management Guidelines.

## 4.0 PRIVACY

It is important that the siting and design of child care centre developments provide visual and acoustic privacy and high amenity for the children and staff of the centre and, where located in residential areas, visual and acoustic privacy for neighbours in their dwellings and in private open space areas.

Similarly it is important that in non residential areas and in mixed use developments containing child care centres, that the child care centres are designed appropriately in the context to ensure visual and acoustic privacy and high amenity for the children and staff of the centres. Centres should also be designed to ensure visual and acoustic privacy and high amenity for sensitive neighbouring land uses (such as residential and office uses) in mixed use developments and in non-residential areas.

This section addresses privacy, including both visual and acoustic privacy for both the users of the facility, and for neighbouring residents and users of neighbouring land uses.

Applicants may be required to submit an acoustic report prepared by a recognised acoustical consultant.

### 4.1 Acoustic Privacy – for children in the centre

#### Objectives

1. To ensure children's play and sleep areas are not subjected to excessive traffic noise, or other external noises.

#### Controls

- a. Sites affected by heavy traffic or other external noises are to be designed so as to locate sleep rooms and play areas away from the noise source. The impact of noise should also be reduced by design measures including barriers such as solid fencing and laminated or double glazing where relevant.
- b. Design measures to minimize internal noise levels should be designed to meet recommended design sound levels equivalent to Australian Standards AS/NZS 2107 (e.g. sleep areas 30dBa, internal activity areas 40dBa).

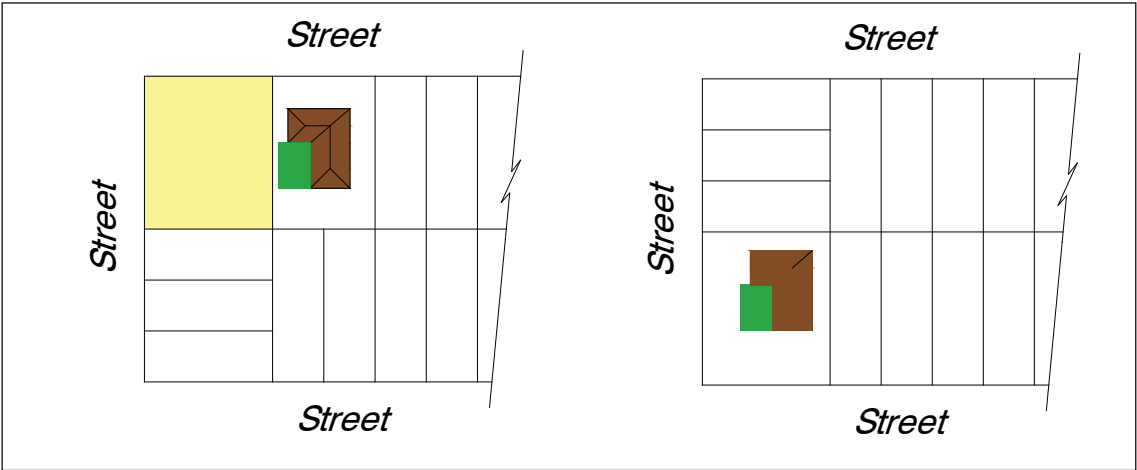
### 4.2 Acoustic Privacy – for adjoining residents

#### Objectives

1. To ensure that the site layout and building design, including internal layout, minimises the noise emitted from the centre and does not have an adverse impact on the amenity of surrounding residences.

## Controls

- a. Noise impacts on neighbouring properties are to be minimised by design measures including:
  - i. Orientating the facility having regard to neighbouring property layout, including locating playroom windows and doorways away from neighbouring bedrooms and living areas;
  - ii. Orientating playgrounds/outdoor play areas away from private open space areas, bedrooms and living areas on neighbouring residential properties (refer diagram below);
  - iii. Using laminated or double glazing where necessary; and
  - iv. Designing fencing which minimises noise transmission and loss of privacy (e.g. lapped and capped timber fencing, brick).
- b. For freestanding child care centres in residential areas with a side boundary set back of less than 3 m, noise buffering measures should be considered such as allocating the internal rooms closest to the boundaries to be used for low noise generating uses, for example administration, storage, staff rooms, kitchen, to reduce potential noise impacts on adjoining property owners.
- c. Applicants may be required to submit an acoustic report prepared by a suitably qualified practitioner which includes recommendations for noise attenuation measures. The report must specify pre and post development noise levels and abatement measures.
- d. Roof and walls of the child care centre should be sound insulated.
- e. Elevated play and transition areas are to be avoided.
- f. Information about practical design measures incorporated in the design to minimise potential noise impact, including insulation and other acoustic elements, are to be identified in the Development Application.
- g. Location details of noise sources (such as air conditioning condenser units) are to be included in the Development Application.
- h. Information regarding how groups are proposed to be managed in the outdoor play spaces and where time will be spent, group sizes and how rotated may be required to be submitted with the Development Application.



**Figure 3.2.08 Site Layout**

Examples of sites showing site layout designed to orientate external areas (shown in green) away from surrounding residential properties.

**Note:** Yellow represents non-residential uses compatible with childcare centres (school, park, church, shops etc).

### 4.3 Visual Privacy – for children in the centre

#### Objectives

1. To protect privacy and security of children attending the centre.
2. Provide opportunity for children to view safely out from the centre's indoor and outdoor play areas to assist their visual development.

#### Controls

- a. Indoor areas adjacent to public areas shall be screened to prevent direct sight lines into child care centres where appropriate whilst maintaining an opportunity for children to view community life.
- b. Direct overlooking of indoor amenities and outdoor play spaces from public areas should be minimised through design features including:
  - i. Appropriate site and building layout;
  - ii. Suitable location of pathways, windows and doors; and
  - iii. Permanent screening and landscape design.
- c. Where relevant, consideration should be given to incorporating design features in walls, screens, fencing (such as peeping holes of varying heights) to suit viewing out to public areas by children.
- d. Windows and doors in the proposed centre are to be sited in locations which maximise security for children attending the centre, whilst maintaining an opportunity for children to view community life.

### 4.4 Visual Privacy – for adjoining residents

#### Objectives

1. To minimise the adverse impact on privacy of adjoining properties.

#### Controls

- a. Direct overlooking of adjoining main internal living areas and private open spaces should be minimised through:
  - i. Appropriate site and building layout;
  - ii. Suitable location of pathways, windows and doors; and
  - iii. Landscape design and screening.
- b. Windows and doors in the proposed centre are to be sited in locations which minimise loss of privacy to adjoining residences.

The choice of site in accordance with Section 2 of this Part will assist towards providing a safe environment for traffic movements (e.g. away from busy roads). The design of car parking spaces and vehicular access is to be integrated in the overall site design to maximise safe vehicular and pedestrian movements in and around the centre, especially for children. Where located in areas visible from the street or public area, attention is needed to minimise potential visual impacts of car parking areas.

The design criteria contained in this section are to be read in conjunction with controls for site selection, landscape design, accessibility and waste collection. These areas need to be appropriately integrated into the design of all new child care centres.

Traffic movements associated with child care centres generally involve vehicles associated with:

- Drop off and pickup of children (predominantly by car due to the young age of children involved);
- Staff;
- Deliveries of equipment and food; and
- Waste collection (the scale of which depends on the size of the centre).

In low residential areas traffic movements generated can exceed that of dwellings. Depending on the site location and its context, traffic can/should be managed so as not to cause undue impacts. Impacts will also depend on traffic activity created by other nearby uses.

Proposals for all new child care centres, and for expansion of existing centres in low density residential areas, will require appropriate technical assessments.

## 5.0 CAR PARKING, TRAFFIC AND ACCESS

### 5.1 Car Parking

The provision of off-street parking is expected for all child care centres. In most cases, off-street parking areas will be required to accommodate drop off/pickup of children, access for people with disabilities, emergency access, small deliveries, parking opportunities for staff, and parents/carers/visitors. Parking spaces are expected to be located in proximity to the main entrance of the centres to assist the safe movement of children in and around the centres.

#### Objectives

1. To ensure adequate car parking spaces are provided on site to meet the needs of visitors and staff, including people with disabilities.
2. To ensure that safe and convenient car parking arrangements are provided to satisfy the demand generated by the centre, and are relevant to the context of the site.
3. To provide adequate and safe on-site parking of staff vehicles, as well as suitable space for deliveries, service access, emergency access.
4. To reduce the incidence of on-street parking which may be detrimental to road safety and the amenity of residents.
5. To ensure the size, location and design of car parking spaces encourages their use.
6. To require parking to be provided in a safe and convenient location allowing for safe movement of children to and from the centre entrance.
7. To allow for minimal on-site parking where the traffic environment will allow and amenity of the street is not compromised.
8. Where child care centres are proposed to be co-located with other uses, to provide convenient parking and set-down areas for the exclusive use of the child care centre.

#### Controls

##### All child care centres

- a. All on-site parking areas are to be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2.
- b. Off-street parking is to be provided at the rate of 1 space per 8 children, and 1 space per 2 staff. Stack or tandem parking may only be used for staff parking and with no more than 2 spaces in each tandem space.
- c. Where calculations for car parking result in a fraction, the number is to be rounded up to the nearest whole number.
- d. One off-street accessible parking space (3.6 metre width) is to be provided for use by persons using mobility aids (refer Section 5.5 Accessibility). It is to be located close to the continuous path of travel and have a minimum height clearance of 2.5 m.
- e. Developments for new centres shall comply with the access requirements contained within Section 5.5 of this Part, and Part 9.2 of this DCP.

**Low Density residential areas**

- f. Underground parking is not permitted in low density residential areas.
- g. The parking and driveway area is not to dominate the streetscape (refer Section 6.1 Landscape Design for treatment of these areas).
- h. Consideration may be given to reducing the on-site parking requirements, in terms of drop off/ pick up component, where convenient and safe on-street parking is available (e.g. indented parking bays) in streets which experience low traffic volumes. This is subject to not adversely affecting the safety and amenity of the adjacent area or causing traffic problems.

**Work based child care centres, and centres in mixed use facilities**

- i. For child care centres in mixed use developments car parking spaces for drop off/ pick up areas are to be provided in close proximity (a maximum of 30 m distance) to the centre's main entrance and preferably at the same floor levels. to assist accessibility (refer 5.5 Accessibility) and safety considerations. If not at the same floor level, direct access is to be provided which does not require crossing of driveways or manoeuvring areas shared by vehicles accessing other parts of the centre.
- j. In mixed use developments, the drop off/pickup zones are to be exclusively available for use in conjunction with the child care centre throughout the period of the centre's operating hours. Spaces are to be clearly marked to reflect this requirement.
- k. Driveway access, manoeuvring areas and parking areas are not to be shared with access, parking, manoeuvring areas used by other uses or truck movements.

**5.2 On Site Manoeuvrability**

Controls in this section apply to all centres but are of particular relevance on smaller sites where space is limited.

**Objectives**

1. To ensure sufficient area on-site to enable vehicles to enter and leave in a forward direction.
2. To ensure safe and efficient movement of traffic entering and leaving the site to minimize potential conflict in vehicle movements.
3. To ensure the safe set down and pick up of children, and the safe movement of children to and from the centre.
4. To ensure the driveway area does not visually dominate the front setback area.

**Controls**

- a. The site must be able to accommodate a "U" shaped one-way driveway system with sufficient driveway turning area in addition to the parking spaces to enable vehicles to enter and leave in a forward direction.
- b. Variation on the requirement for a "U" shaped driveway may be considered, for example on corner lots, where it can be demonstrated that a one-way driveway system can be provided in another way which still meets the following criteria:
  - i. To provide a separate entrance and exit driveway access at a minimum safe distance from each other;
  - ii. To enable vehicles to leave the site in a forward direction;
  - iii. To enable vehicles using the entrances and exits to not endanger persons and vehicles using those accesses; and



- iv. To ensure the front setback is not given over to traffic circulation and parking requirements which may negatively impact on the streetscape and the opportunity for landscape design to meet the requirements of Section 6 of this Part.
- c. Where separation of the entrance and exit driveway is proposed, the separation must be not less than 9 m on a turning circle of 15 m. A minimum width of 12 m between driveway laybacks is to be provided to assist retention of on-street parking spaces between the driveways.
- d. The driveways and parking area are to be designed so that no vehicle will encroach on pedestrian accessways. Use of barriers such as bollards, raised footways, platforms, wheels tops etc, are permissible subject to full details being provided with the development application and barriers not compromising the continuous path of access (refer Accessibility).
- e. The driveway area is to be treated with a variation in pavement treatment to distinguish it from the car parking spaces and to reduce the visual impact of the hard surfaces.

### 5.3 Impact on Traffic Flow

#### Objectives

- a. To maximize traffic safety.
- b. To ensure the amount, type and timing of traffic generated does not adversely affect the general flow of traffic in the surrounding area or the amenity of the street.

#### Controls

- a. All vehicles must be able to enter and leave the site in a forward direction. The area required for drop off/pick up is to be designed as a separate area to that required for manoeuvring in and out of parking spaces.
- b. The applicant is required to address in the Statement of Environmental Effects whether or not traffic associated with the proposed child care development is likely to have impacts on the amenity of the existing street(s) where it is proposed to be located.
- c. A Traffic Impact Assessment prepared by a suitably qualified practitioner shall be prepared and submitted with the development application for all new child care centre developments, and may be required for applications involving the expansion of an existing child care centre in the vicinity of other traffic generating developments.
- d. Child care centres are not encouraged on roads carrying high volumes of traffic (refer Section 2 of this Part). Where developments involve sites located on a road which carries significant volumes of traffic, including arterial and sub-arterial roads, measures must be applied to alleviate the associated traffic problems (refer Schedule 2 regarding road hierarchy information).
- e. A Road Safety Audit is required to be submitted with all applications for child care centre developments on collector roads where traffic volumes exceed 5000 Annual Average Daily Traffic (AADT) (refer Schedule 2 of this Part and Council's Traffic Engineer).

## 5.4 Pedestrian Safety

### Objectives

1. To ensure vehicles entering, traversing and leaving the site are not a danger to pedestrians or cyclists on or in the vicinity of the site.

### Controls

- a. Pedestrian access must be segregated from vehicular access with clearly defined paths to and from the facility.
- b. On site parking and drop off/pick up points must be provided in a convenient location (at no more than 30 m distance from the main entrance), clearly lit, and allow safe movement of children to and from the centre.
- c. On-site vehicular movements must be separated from pedestrian access by safety fencing, gates and other means.

## 5.5 Accessibility

It is important in the design of a child care centre development that consideration is given to providing an environment that is physically accessible to all members of the community. This section should also be read in conjunction with Part 9.2 Access for People with Disabilities. Accessibility is also addressed in other sections in this Part relating to site selection and car parking.

### Objectives

1. To ensure that all new child care centres, and alterations and additions to existing child care centres (where relevant), are designed to make adequate provision for access by people with disabilities over and above the requirements of the Building Code of Australia to assist compliance with Disability Discrimination Act (DDA) 1992 and Disability (Access to Premises-Buildings) Standards 2010.
2. To ensure safe and convenient access, including access via the main entry to all internal areas and external play areas.
3. To provide design criteria particular to child care centres to assist developments achieve access for people with disabilities.
4. To encourage all child care centre developments to provide equitable access for the whole community.

### Controls

- a. Access should be provided and designed in accordance with *AS 1428.1 Design for Access and Mobility*, and in all respects comply with Part D of the Building Code of Australia for the relevant class of building. Refer also Part 9.2 Access for People with Disabilities of this DCP. Reference to these requirements should be made in the early stages of the design to ensure the development complies with the relevant standards.
- b. In the case of minor alterations to child care centres, not involving structural alterations, or major refurbishment, accessibility is not to be made worse by the proposed work. Applicants are encouraged to improve accessibility where possible.

- c. In addition to the provisions of the Building Code of Australia for disabled access and toilet facilities, other matters to be considered in the design of child care centre developments include :
- i. Provision of access for people with mobility disabilities by a continuous path of travel from the street and/or parking area into and within every room and outdoor area used by children and staff.
  - ii. Hard paved surfaces 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.
  - iii. Design of the car parking area should incorporate kerb cuts which eliminate a barrier for prams or individuals using mobility aids (such as wheel chairs or crutches).
  - iv. Pathways with extra width (1200 mm - 1500 mm) and grades no steeper than 1:14 to allow easy circulation throughout the site.
  - v. One on-site parking space 3.6 m wide with a height clearance of minimum 2.5 m to permit ease of use for arrivals and departures of individuals using mobility aids.



**Figure 3.2.09 Accessibility**

Example of larger scale child care centre in residential area. Note the dedicated disabled car parking space in proximity to main entrance.

## 6.0 LANDSCAPE DESIGN AND PLAY SPACES

This section provides controls and guidelines for landscape design of the site and for play spaces, both outdoor play spaces and indoor spaces.

Landscape design controls encompass the planning, design, construction and maintenance of all landscaped spaces on the site. Landscaped spaces include all soft and hard areas, and all deep soil areas.

Of particular relevance to child care centres is ensuring safety and amenity for children in the choice of plant species, play surfaces, and structures, providing opportunities for early learning about the natural environment, and providing for maximised year round use of the outdoor play spaces.

### 6.1 General Landscape Design Requirement

#### Objectives

1. To maintain and enhance existing landscape character and visual amenity.
2. To ensure that adequate area is provided to protect, where practical, existing significant vegetation, and to permit high quality landscape design.
3. To ensure the spacing between trees and buildings is sufficient to ensure their protection.
4. To provide an attractive and safe natural environment for the users of the site and require areas in appropriate locations for deep soil planting.
5. To provide a functional, sustainable and educational outdoor area.
6. To provide light, shading and wind control on the site.
7. To improve microclimatic conditions on the site.
8. To visually soften the hard materials associated with the development, particularly on-site parking areas.
9. To provide screening and privacy to dwellings and private open space areas where located on adjoining sites.

#### Controls

- a. Development Applications must include a detailed landscape plan showing existing and proposed planting, including a schedule of species. The plan is to be prepared by a suitably qualified landscape architect with experience/skills in designing early childhood environments.
- b. The landscape plan must:
  - i. Identify significant trees/vegetation to be retained (with respect to Council's Tree Preservation Order) and outline a program for their management during the construction period;
  - ii. Avoid plant species likely to present a hazard to children, such as poisonous plants, and any vegetation that can lead to injury or harm or severe discomfort (e.g. plants which are allergy producing, which contain sharp prickles or thorns, or which produce small nuts or fruits);
  - iii. Avoid plant species and landscape materials which may constitute a choking hazard in areas designed for use by babies and toddlers;

- iv. Incorporate landscape design of the outdoor play spaces in accordance with the requirements of Section 6.2.2 of this Part;
  - v. Consider the effects of outdoor play on the compaction and erosion of soil and vegetation in choice of treatments;
  - vi. Specify plants and surface treatments that consider the potential for tree roots to up-lift outdoor surfaces (footpaths, cycle tracks) and create hazards;
  - vii. Identify opportunities for deep soil planting and choice of appropriate species to suit the conditions; and
  - viii. Include shrubs and trees which offer a range of textures, colours and scents for the children's learning experience, such as the opportunity to observe a variety of native birds and insects attracted by plants.
- c. The landscape design is to consider the site analysis and pay attention to use of treatments which manage the effect of sunlight, shading, wind protection and temperature moderation in relation to the care of young children.
  - d. Irrigation should be designed to use rainwater or recycled water.
  - e. A landscape setback of minimum width 2 m is to be provided along the front boundary of all new child care centres in residential zones to assist in preserving streetscape amenity and provide screening. Care is to be taken in design of the setback to avoid vegetation impeding sightlines from vehicles entering/exiting the site, and to consider the use of materials and finishes to complement the neighbouring streetscape.
  - f. A landscape buffer is to be provided along the side and rear boundaries of the site for child care centres in residential zones of a minimum width of 1 metre.
  - g. Landscape setbacks/buffers may need to be provided for centres in commercial and industrial zones depending on the context of the development.

## 6.2 Play Spaces

This section identifies expectations of best practice in the design of indoor and outdoor play spaces.

Council encourages applicants to exceed the minimum play space requirements provided under DEC's licensing requirements in order to achieve better practice in design, given the opportunities that can occur in the City of Ryde due to the availability of locations and lot sizes where child care centres are permitted.

Positive outcomes of exceeding the DEC's minimum play space requirements include a higher amenity and quality environment for the users, lower incidence of accidental injury, reduced ambient noise levels, improved staff teamwork, and a more appealing child care environment resulting in a higher quality service. At the time of preparing this DCP a number of existing centres in the City of Ryde exceed the minimum licensing requirements to varying degrees.

## 6.2.1 Size and Functionality of Play Spaces

### Objectives

1. To maximize the area available for, and the functionality of, indoor and outdoor play areas associated with child care centres.
2. To encourage applicants to exceed the minimum NSW licensing standards for unencumbered children's play areas.
3. To facilitate quality, safety and attention to best practice in design of play spaces.
4. To require provision of outdoor play spaces in all developments to enable the opportunity for all children in care to experience the outdoor environment.

### Controls

- a. All new child care centres are to provide indoor play spaces, outdoor play spaces and transition areas.
- b. All play spaces are to be designed of regular shapes and with convenient access between them to maximize opportunities for supervision of children by staff.
- c. The location of outdoor play spaces in the front setback should be avoided.
- d. All new child care centres are to provide at least 10 m<sup>2</sup> of unencumbered outdoor play space for each licensed child care place, inclusive of transition areas provided in accordance with Section 6.2.4 of this Part.

**Note:** Calculation of unencumbered (total 'useable') outdoor play space, is not to include areas where children are prevented from using the space, and where they cannot be readily supervised such as areas used for car parking, storage sheds, garden beds, hedges, or side boundary setbacks.

A reduction in this minimum area requirement (to no less than the DEC's minimum requirement) may be considered subject to satisfactory compliance with the general landscape design requirements under Section 6.1, and design of the outdoor play spaces in accordance with Section 6.2.2 Outdoor Play Spaces and 6.2.4 Transition Areas.

- e. All new child care centres are to provide at least 4.5 m<sup>2</sup> of unencumbered indoor play space for each licensed child care place, exclusive of transition areas provided in accordance with Section 6.2.4 of this Part.

**Note:** Calculation of unencumbered indoor play space is not to include passageways or thoroughfares, door swing areas (approx. 0.5 m<sup>2</sup> per door), kitchen, cot rooms, storage rooms, bed storage areas, children's lockers, toilet or shower areas, nappy change areas, wall cavities, cupboards and craft preparation sinks located in the playroom, or other rooms/ areas not available for the purposes of indoor play.

## 6.2.2 Outdoor Play Spaces

Outdoor play spaces are areas designed for play to provide children with opportunities for development of a variety of skills including gross motor skills. They should be located and designed to be comfortable environments for year round use.

Council encourages well designed outdoor play spaces to allow children the opportunity to move freely and engage in vigorous play, and to offer children sensory stimulation, exposure to fresh air, sunlight and varying weather conditions.

Some variations in requirements apply depending on location. In residential areas, care is needed in the siting of outdoor play spaces in order to minimise any potential noise or privacy impacts on adjoining properties. In non-residential areas, and where centres are designed in conjunction with mixed uses, care is needed to provide amenity and privacy for children using the outdoor areas, for maximising opportunity for the provision of natural planting (including canopy cover) and natural landscape features and for minimising any potential impacts on neighbouring land uses.

### Objectives

1. To provide attractive, safe and functional outdoor spaces which provide positive experiences and developmental growth for children, and achieve best practice in design.
2. To require that outdoor play spaces offer natural settings and provide for variety and diversity in play experiences in accordance with best practice principles.
3. To provide outdoor play environments which are comfortable for year-round use and to protect users of outdoor play spaces, especially children, from harsh weather conditions.
4. To ensure sufficient shade is provided to outdoor play spaces to protect children from the harmful UV radiation effects of the sun.
5. To provide outdoor spaces that enable adequate staff supervision, and for effective access between indoor and outdoor play spaces.
6. To ensure that play areas are clearly defined and safe, and that the design of the development caters for the needs of all users.
7. To ensure that the design and use of the outdoor play areas minimizes impacts on the visual and acoustic privacy and amenity of adjoining users.
8. To ensure that outdoor play spaces are located and designed to minimize potential noise and privacy impacts on any adjoining properties.

### Controls

#### All child care centres

- a. The design of the outdoor area is to be of a shape which maximizes supervision and useable space, and also stimulates early learning. Freeform approaches in design are encouraged.
- b. Outdoor play spaces are to be designed to:
  - i. Be well-drained to permit clearing of water quickly after rain; and
  - ii. Incorporate existing natural features and vegetation.
- c. Designs are to aim for:
  - i. 30% natural planting area (excluding turf);
  - ii. 30% turfed area; and
  - iii. 40% hard surfaces (sand, paving, timber platforms).
- d. Distinct areas within the outdoor play space design must include:
  - i. An open grassed area for gross motor skills (e.g. running, ball games);
  - ii. Formal quiet areas, for focused play (must include a sandpit - see point below and a minimum of 2 formal quiet areas for activities such as storytelling and finger painting);
  - iii. An active area (e.g. climbing structure, digging patch);
  - iv. A transition area (refer Section 6.2.4 of this Part); and
  - v. Storage area(s).



- e. With respect to the distinct areas required, all designs for outdoor play spaces should take into consideration elements of best practice in design (refer photos on following pages) including:
- i. **Sandpits** are considered '**quiet areas**' and should be an irregular shape, preferably with several sub-spaces for different age groups. There should be 500 - 600mm depth of sand on a rubble base with good drainage. A wide paved sweeping edge (approx 750 mm wide) and an adjacent tap are essential. All child care centres must incorporate at least one sandpit. The sandpit is to be a minimum size related to the number of children likely to use it at any one time (based on a rate of 15 m<sup>2</sup> per 20 users).
  - ii. **Formal quiet areas** are designed for activities such as finger painting and story-telling. They are generally 12-25 m<sup>2</sup> each, and two is the minimum required. They should be sited close to the 'transition area' and be protected from sun and wind. Examples include gazebos, sunken areas, or paved areas surrounded by raised planter beds. These areas should have limited entry points to reduce disruption, be robust (e.g. for painting), contain a tap, and have sensory richness.
  - iii. **Secret places** are small, unexpected spaces, generally on the fringes of play. They are semi-enclosed, quiet retreats for imaginary play. They should be included where possible.
  - iv. **Active areas** should be sited away from the building and usually contain climbing equipment and swings if there is sufficient space. Mobile equipment can be preferable to avoid permanently taking up valuable space. If there is space, elements such as flying foxes, slides down hills or mounding can be installed. Digging patches with shade, adjacent tap and sandy loam surface should be considered. These are usually 20-50 m<sup>2</sup>.
  - v. **Surfaces** are very important in playspaces. Natural surfaces are always preferable to artificial – for example grass, sand, mulch and pebbles are always better than artificial grass. Groundcovers can make interesting surfaces in appropriate locations. Hard surfaces must be non-slip and well drained (e.g. pavers laid on sand), while climbing structures must always have the appropriate soft fall installed underneath, according to the appropriate Australian Standards. All outdoor play equipment must comply with the relevant Australian Standards.
  - vi. **Access corridors:** An access corridor from the major entry to all areas should be considered.
  - vii. **Slowdown features:** The use of slowdown features between certain activities can be useful to prevent children running straight through. Examples include mounding and raised beds.
  - viii. **Elevated areas** can make a playspace more interesting, for example decks, mounds and embankments.
  - ix. **Linkages:** The linkage and flow between activities is important to consider, e.g. pathways, bridges, flying fox.
  - x. **Planting** should be the dominant element in a playspace providing shade, wind protection, and sensory richness. Plants also screen unpleasant views and help divide activities. A combination of evergreen and deciduous, autumn colour, bright flowers and interesting leaves, stimulate children to investigate the natural world. A wide variety of shrubs should be chosen for colour and interest, and to encourage native birds. These should not require pruning. A variety of groundcovers, bulbs and vines could also be planted, to help educate children about the many plant forms.
  - xi. **Storage:** Storage structures are to be located in areas which do not hinder supervision. Storage is to be lockable and childsafe.
- f. Designs are to incorporate suitable species which will achieve a canopy cover of 50-60% of the outdoor play area within 5 years of planting.
- g. Outdoor play spaces are to be adequately shaded from establishment of the centre in accordance with *Shade for Child Care Services* published by the NSW Cancer Council and NSW Health Department. Design of shading is to be in accordance with the key shade planning and design principles, and to consider the nature of shading needed prior to canopy cover being established.



- h. The outdoor play space should relate directly to the indoor play space for the relevant age group of children. The shape of the play space must allow for uninhibited supervision of children at all times. The siting of the outdoor play area shall allow the provision of adequate supervision from internal and external areas. Separate play areas are encouraged to be provided for 0-2 year olds. The landscape plan is to identify how play spaces are designed for each age group.
- i. Designs should consider access opportunities for maintenance of outdoor play areas. Outdoor play space should not be occupied by any service vehicles during the centre's operating hours.

**Work based child care centres, and centres in mixed use facilities**

- j. Where outdoor spaces are provided externally above ground level (refer Section 3.4 of this Part):
  - i. Effort is to be made to make outdoor space of a similar quality to that achievable at ground floor level. In this regard the outdoor play area is expected to be designed to comply with requirements of Section 6.2.2;
  - ii. Appropriate measures shall be implemented for the protection of outdoor play spaces from excessive wind and other adverse climatic conditions in order to permit year-round use as far as possible; and
  - iii. Adequate fencing is to be provided for the safety of the children and to prevent objects from being thrown over the perimeter of the area.
- k. Outdoor storage space is to be provided in a location which does not impede supervision of the play areas. It is to be a size equivalent to 0.5 m<sup>2</sup> of space per child who will be using the area.



**Figure 3.2.10 Outdoor Play Spaces**

An example of extensive use of natural landscape design and good sized organically shaped sandpit (covered in photo).



**Figure 3.2.11 Outdoor Play Spaces**

1. Shows open area for running (foreground) and active area for climbing structures (under sail); 2. Shows quiet area around tree for storytelling etc (timber platform); 3. Shows well-designed transition area between inside and outside; 4. Shows secret place for imaginative play.

*Note: The predominance of natural planting, variety of plants including mix of exotic, native and deciduous, access corridors, elevated areas, linkages between spaces, and variety of surfaces.*

### 6.2.3 Indoor Play Spaces

#### Objectives

1. To provide attractive, safe and functional indoor spaces which encourage positive experiences and developmental growth for children.
2. To provide a variety of play areas and design in accordance with best practice principles.
3. To provide indoor spaces that enable adequate staff supervision and effective access between indoor and outdoor play spaces.
4. To ensure that play areas are clearly defined and safe, and that the design of the development caters for the needs of all users.

#### Controls

**a. Indoor play spaces shall be designed to:**

- i. Achieve passive surveillance from all rooms;
- ii. Provide direct access to play areas;
- iii. Allow maximum supervision of the indoor and outdoor play spaces;
- iv. Allow subspaces to be set up with discernable divisions to offer a variety of play areas.

### 6.2.4 Transition Areas

Transition areas are areas between the building (indoor play spaces) and outdoor play areas that provide supporting space for indoor and outdoor play activities. It is space in addition to that required for indoor and outdoor unencumbered areas, and may comprise a verandah, terrace area or undercroft. It is space that can be included in the calculation for outdoor play area under this DCP (refer 6.2.1 Size and Functionality of Play Spaces).

Best practice suggests that design of all new child care centres should include transition areas.

#### Objectives

1. To maximize the use of outdoor areas in a range of weather conditions.
2. To assist integration between indoor and outdoor play spaces.
3. To provide opportunity for a range of activities including craft activities.

#### Controls

- a. Transition areas shall:
  - i. Be located between the indoor and outdoor areas;
  - ii. Be designed to allow for indoor and outdoor activities to be conducted under cover;
  - iii. Be designed to offer protection from unfavourable weather conditions, and not heat up excessively in summer; and
  - iv. Incorporate facilities for educational experiences and appropriate storage areas.

## 6.3 Swimming Pools and Water Hazards

To avoid any risk to children, Council prefers that swimming pools are not provided on the premises where child care centres or children's services are located. Care should be taken to avoid exposing children to water hazards.

#### Objectives

1. To provide a safe environment for children.
2. To clarify requirements for swimming pools on the site of child care centres to avoid any risk to children.
3. To control temporary water hazards on the site of child care centres to avoid any risk to children.

#### Controls

- a. New swimming pools (within the meaning of the Swimming Pools Act 1992) are not permitted on the premises of any child care centre.
- b. Any swimming pool that existed on the premises of a child care centre or children's service listed under this Part on or before the commencement of this Part must be fenced. The fencing must be in accordance with the Swimming Pools Act 1992 whether or not the Swimming Pools Act 1992 applies to the pool concerned.
- c. Pool filters must be suitably housed to ensure they are inaccessible to children at all times.
- d. Any water containers (including buckets, paddling pools etc) which could constitute a drowning hazard are to be emptied immediately after use, or safely covered and/ or stored in a manner which prevents the collection of water which is accessible to children.

## 7.0 MISCELLANEOUS CONTROLS

### 7.1 Centre Facilities

Child care centres must comply with the Building Code of Australia (BCA). BCA matters for consideration in the design of child care centres include requirements for toilet, bathroom, kitchen and laundry facilities; access and egress; structural compliance, and disability access.

DEC also has specific design criteria for various centre facilities. In addition to DEC and BCA matters, Council requires all child care centres to be planned and designed to comply with the objectives of this DCP.

#### Objectives

1. To ensure best practice in the provision of centre facilities.
2. To provide amenity for staff and users of the centre.

#### Controls

- a. Each new child care centre must provide rooms, not areas, for the following specific uses:
  - i. Office areas for administration of the service; and
  - ii. Staff respite.
- b. The offices are to be located adjacent to the entry area for security purposes and include a minimum floorspace calculated at the rate of 10 m<sup>2</sup> per person occupying the offices (e.g. director/administrative staff).
- c. The staff room is to include a minimum floorspace of 20 m<sup>2</sup>.
- d. In centres where children under the age of 2 years are proposed to be cared for the following are to be provided:
  - i. A sleeping room with 2.5 m<sup>2</sup> of floorspace per cot and a maximum of 10 cots per room; and
  - ii. A nappy change area adjacent to the cot room with good vision to the play room to enable good supervision of children, and including suitable storage (within the staff's reach) for nappy changing needs.
- e. All child care centres are to provide laundry facilities. Consideration should be given to the installation of washing lines in the outdoor areas to reduce the need for clothes dryers.
- f. Consideration should be given to the provision of a pram storage area. Informal pram storage can be an occupational health and safety risk.

### 7.2 Signage

Council controls regarding information and advertising signage vary according to the zones and character of areas within which developments are located.

#### Objectives

1. To require information/advertising signs and structures to be compatible with the architectural style and size of child care centre buildings, and with built development on adjoining land.
2. To ensure information/advertising signs and structures do not intrude adversely on the character of the streetscape/area within which they are visible.



3. To ensure information/advertising signs and structures do not intrude on vehicular flow in and around the site.

### Controls

- a. All advertising and signage must be designed to comply with Part 9.1 Advertising Signs.

## 7.3 Exterior Lighting

### Objectives

1. To ensure the safety and amenity of all persons entering and leaving the child care centre.
2. To control adverse impacts on neighbouring land uses.

### Controls

- a. Lighting is to be provided to assist access via the main entrance.
- b. The street number of the building must be provided for identification. It is to be visible from the street day and night, by lighting and/or reflective material, to ensure easy identification for visitors including emergency services.
- c. The locations and design of all proposed external lighting must not have an adverse impact on adjoining properties. Where possible, sensor lighting and energy efficient lighting should be used. The use of spotlights is discouraged.

## 7.4 Waste Storage and Management

Consideration of waste produced during demolition and construction, and also management of waste through the ongoing use of the facility once developed, is required for all child care centre developments.

For waste as a result of demolition and construction works proposed, see Part 7.2 Waste Minimisation and Management under this DCP.

For ongoing waste management, this section provides information relevant to child care centre developments. Operators of child care centres might choose a number of differing options for waste collection. In residential areas child care centres might choose smaller receptacles taken to the street for collection. Depending on the size of the centre, more bins may be required than for standard residential use. In mixed use developments, there might be communal waste facilities to consider, and opportunities for the use of larger bins.

In all cases consideration of ongoing waste management is critical in the design stage of the project as there is a need upfront to plan for waste storage size and location, access for waste collection, frequency of collection, and for management of delivery to and from collection points. This is to ensure that appropriate size and location of permanent waste storage facilities are accommodated for the scale of development proposed and that they are appropriately integrated in the design. In all cases where food is prepared on site, which is often the case in child care centres, there are particular requirements for waste storage facilities.

Relevant details are to be shown on the plans and addressed in the documentation provided with the development application.

### Objectives

1. To provide guidance for child care centres to assist compliance with Council's waste minimisation and management controls (Part 7.2 of this Plan).
2. To assist all developments to contribute to ecological sustainability by encouraging long term avoidance, reuse and recycling of waste.
3. To ensure waste storage areas are provided on-site and where relevant integrated into the design of child care centre developments.
4. To ensure that the waste storage area and facilities have minimal visual impact.
5. To ensure that waste and recycling storage areas are of a size and scale appropriate for the scale and nature of the development, and realistic for the ongoing management of waste at the centre.
6. To ensure the location and design of waste storage facilities, and the on-going management of waste associated with the centre, minimises undue impacts on amenity (e.g. by emission of odour, or causing noise nuisance).

### Controls

- a. A waste management plan is to be submitted for all proposed demolition and construction waste in accordance with Part 7.2 Waste Minimisation and Management under this DCP.
- b. Adequate provision must be made for the storage and collection of waste and recycling receptacles in accordance with Part 7.2 of this DCP.  
  

Note: Child care centre developments are to be considered as "commercial and retail premises" for the purposes of location and design of waste management and minimisation of waste relating to the ongoing operation of the centre.
- c. In addition to the requirements of Part 7.2 of this Plan, applications for child care centre development are to address the following considerations:
  - i. whether a special removal service will be required for the removal/disposal of soiled nappies;
  - ii. the frequency of removal of waste to ensure regular removal and avoid undue build up of garbage;
  - iii. opportunities for avoidance, reuse and recycling of waste;
  - iv. convenience for staff of the location of bins, and where relevant, the size and path of travel required transporting bins to access collection points (unobstructed access to usual collection points);
  - v. security of waste from access by children;
  - vi. likely requirements for waste from kitchen facilities; and
  - vii. impact of waste storage and collection on adjoining residential developments in terms of unsightliness, odour and noise.
- d. Where a new child care centre is proposed, the waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.

- e. Where expansion of an existing child care centre is proposed, the waste and recycling storage area is to be designed as far as possible to be visually and physically integrated into the design of the development. Waste facilities are not to be sited within the areas required for car parking, vehicular or pedestrian access or outdoor play areas. In cases where the waste storage area is likely to be visible from the street, design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area so as not to detract from the aesthetics of the streetscape.
- f. Where food preparation is carried out on the premises, the waste storage area is to be designed with a cover to exclude rainwater and a floor to be graded and drained to the sewerage system. The area is to be located readily accessible for servicing and suitably screened from public view.
- g. In residential areas, developments are not to be designed to store waste facilities of a size and scale which can only be managed by side arm waste collection vehicles. There is to be no on-site access by waste collection vehicles.
- h. Any proposed composting area is to be in a location that will not impact on the amenity of adjoining premises nor on the amenity of users of the centre.
- i. Where separate collection services are proposed which differ from the regular Council service to surrounding properties, consideration is to be given to frequency and times of collection to minimise impacts of waste vehicle noise on neighbouring properties.



Figure 3.2.12 Examples of waste storage



## 7.5 Emergency Evacuation

At the time of preparing this DCP, DEC's licensing requirements included a requirement that a written Fire Safety and Evacuation Plan for fire and other emergencies be prepared and kept up-to-date. Given the vulnerability of the users of child care centres, City of Ryde requires that such a plan is developed and a copy submitted prior to the issue of the Occupation Certificate.

### Objectives

1. To ensure child care centres have emergency evacuation procedures and plans in place to assist the safe evacuation of occupants in preparation for times of emergency.

### Controls

- a. Prior to the issue of an Occupation Certificate for all new child care centres, and for developments resulting in an increase in number of places in existing child care centre, a *Fire Safety and Evacuation Plan* complying with Australian Standard AS3745 is to be prepared by a suitably qualified person and submitted to the Principal Certifying Authority.
- b. The Fire Safety and Evacuation Plan is to address:
  - i. The mobility of children and how this is to be accommodated during an evacuation;
  - ii. The location of a safe congregation area, away from the evacuated building, busy roads and other hazards, and away from evacuation points for use by other occupants/tenants of the same building or of surrounding buildings; and
  - iii. The supervision of children during the evacuation and at the congregation area with regard to the capacity of the child care centre (including child to staff ratios).

## 8.0 OUT OF SCHOOL HOURS CARE

Out of school hours (OOSH) care (including vacation care) is a service provided for school age children. The service can, under DEC's licensing requirements, be considered in conjunction with centre-based children's services. The service is usually incorporated within existing schools and within long day care centres in a limited form, in purpose built buildings or adaptations of existing buildings.

This Part includes controls for out of school hours care/vacation care where proposed within child care centre developments only. The inclusion of out of school hours care should not result in a reduction in standards and safety of the service, nor an over development of the site.

### Objectives

1. To ensure a child care centre development is of a size which is sufficient to accommodate additional services.
2. To require provision of facilities for each use where separate facilities are relevant.
3. To maintain functionality of spaces fit for purpose.

### Controls

- a. Where an OOSH service is proposed in a childcare centre, the centre shall provide permanent separation of OOSH facilities from the remaining centre facilities. Operational elements which are to be provided separately for each service include:
  - i. amenities (toilet facilities);
  - ii. indoor play spaces; and
  - iii. outdoor play areas (especially where vacation care is proposed).
- b. Staff facilities should also be provided for staff of the OOSH facility
- c. The operational elements are to be designed in accordance with any relevant controls under this Part (for example minimum area requirements for outdoor and indoor play areas).
- d. Proposed number of staff and child care places are to be provided in accordance with Section 2.2 of this Part.
- e. Parking requirements will be assessed in accordance with Section 5 of this Part.
- f. Child care centres that include out of school hours care are not to result in an overdevelopment of the site.
- g. The total number of places approved for the centre will include places approved for out of school hours care where this is proposed.

## SCHEDULES

### Schedule 1 - Child Care Centre Development Application Checklist

		Applicant Use Only	Office Use Only
		Submitted	Confirmed
1.	Does the site chosen address the location and site criteria relevant to child care centre developments in City of Ryde? (Refer Section 2)	<input type="checkbox"/>	<input type="checkbox"/>
2.	Have you confirmed that the proposed use is zoned permissible with Council consent for the chosen site?	<input type="checkbox"/>	<input type="checkbox"/>
3.	Have any required environmental hazard risk assessments been conducted? (Refer Section 2.1)	<input type="checkbox"/>	<input type="checkbox"/>
4.	Has a supply and demand market analysis been undertaken?	<input type="checkbox"/>	<input type="checkbox"/>
5.	Has Council's Community Services staff been consulted regarding child care needs in City of Ryde and specific to the locality of the site? Has relevant justification been included with the application? (Refer Section 2.2)	<input type="checkbox"/>	<input type="checkbox"/>
6.	Has the child care centre proposal been designed and drawn by a suitably and qualified experienced designer/architect? (Refer Section 1.9)	<input type="checkbox"/>	<input type="checkbox"/>
7.	Have the relevant requirements of the Department of Education and Communities been considered in the design of this facility? Have you included with the application submission a signed undertaking regarding the design? (Refer Section 1.9)	<input type="checkbox"/>	<input type="checkbox"/>
8.	Have the "Instructions For Completing Development Application" been complied with? (Refer Council's Development Application package)	<input type="checkbox"/>	<input type="checkbox"/>
9.	Has a site analysis been prepared and consulted in the design of the facility? Have you demonstrated in the submission with the application how the site analysis has been used in the design? (Refer Section 2.3)	<input type="checkbox"/>	<input type="checkbox"/>
10.	Have you clearly defined the type of service being proposed, including the ages and total number of children, group sizes, hours of operation, total number of staff etc.? (Refer Section 2.2)	<input type="checkbox"/>	<input type="checkbox"/>
11.	If out of school hours (OOSH) care (and vacation care) are proposed, have you included details of the separate facilities/ services proposed on the plans and in the application? Have you included information about the number of staff and number of children and hours of operation? (Refer Section 8)	<input type="checkbox"/>	<input type="checkbox"/>

12.	Does the design reflect the relevant requirements of the street/locality within which the development is proposed? (Refer Section 3, and other relevant Parts of this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
13.	Has the child care centre development been designed in accordance with crime prevention through environmental design principles? (Section 3.1)	<input type="checkbox"/>	<input type="checkbox"/>
14.	Have the choice of site, development design and layout taken into consideration energy efficiency and environmental sustainability principles? Refer to Section 3 of this Part and Part 7.1 this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
15.	Have all details regarding proposed fencing been included on the plans? Has fencing been designed to satisfy the requirements of Section 3.5 of this Part?	<input type="checkbox"/>	<input type="checkbox"/>
16.	Have steps been taken in the design to minimise noise generation and impacts on the privacy and security of children and staff using the centre? (Refer Section 4)	<input type="checkbox"/>	<input type="checkbox"/>
17.	Has the site layout and design of the building and spaces been designed to minimise noise and privacy impacts on neighbouring properties? (Refer Section 4)	<input type="checkbox"/>	<input type="checkbox"/>
18.	Have you checked the status of the road/s fronting the site with respect to road hierarchy and requirements under this Part? (Refer Sections 2, 5 and Schedule 2, and Council's Traffic unit)	<input type="checkbox"/>	<input type="checkbox"/>
19.	Has the proposal been designed in accordance with the requirements for car parking, traffic and access? (Refer Part 9.3 of this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
20.	Has disabled access into and throughout the centre been provided? (Refer Section 5.5 of this part and Part 9.2 of this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
21.	Have the required traffic and road safety assessments been conducted and report/s included with the application? (Section 5.3)	<input type="checkbox"/>	<input type="checkbox"/>
22.	Has a landscape plan been prepared to reflect requirements of Section 6? Has the landscape been designed and specified by a landscape architect with demonstrated experience in designing external space for child care centres?	<input type="checkbox"/>	<input type="checkbox"/>
23.	Have you demonstrated compliance with shade planning and design principles in accordance with <i>Shade for Child Care Services</i> published by the NSW Cancer Council and NSW Department of Health? (Refer Section 6.2)	<input type="checkbox"/>	<input type="checkbox"/>
24.	Do indoor and outdoor play areas comply with the minimum numeric standards, and exclude encumbrances? (Refer Section 6.2)	<input type="checkbox"/>	<input type="checkbox"/>
25.	Does the design of indoor and outdoor play spaces meet the criteria under Section 6 of this Part?	<input type="checkbox"/>	<input type="checkbox"/>

26.	Have you provided facilities and amenities in accordance with the requirements of Section 7.1 Centre Facilities? Have these been clearly shown on the plans?	<input type="checkbox"/>	<input type="checkbox"/>
27.	Have you considered signage for the premises? If signage is included in the development proposed have you provided all the dimensions and other details necessary for assessment on the plans and in the application? (Refer to Section 7.2 of this part and Part 9.1 of this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
28.	Have you considered lighting of the exterior of the premises? (Refer Section 7.3)	<input type="checkbox"/>	<input type="checkbox"/>
29.	Have you completed a Waste Management Plan for all proposed demolition and construction work? Have you provided details of proposed waste storage and management on the plans and in the application? (Section 7.4 of this Part 7.2 of this DCP)	<input type="checkbox"/>	<input type="checkbox"/>
30.	Have you included refuge area(s) where required in the design of the proposal? (Refer Section 3). Have you thought about emergency evacuation procedures and planning, including location of possible refuge and congregation areas in the design? (Refer Section 7)	<input type="checkbox"/>	<input type="checkbox"/>
31.	If the proposal is for a combined dwelling-house/child care centre, have you included details of the facilities and services required to be separately provided and clearly indicated which use the facilities are provided for? (Refer Section 3)	<input type="checkbox"/>	<input type="checkbox"/>

## Schedule 2 - City of Ryde Road Hierarchy Information

Note: From time to time categories of roads may change. Information provided here should be confirmed with Council's Customer Service Centre.

ARTERIAL ROADS (STATE)	COLLECTOR ROADS
<ul style="list-style-type: none"> <li>▪ Blaxland Road</li> <li>▪ Church Street</li> <li>▪ Devlin Street</li> <li>▪ Epping Road</li> <li>▪ Lane Cove Road</li> <li>▪ Marsden Road</li> <li>▪ Victoria Road</li> </ul>	<ul style="list-style-type: none"> <li>▪ Abuklea Road</li> <li>▪ Adelaide Street</li> <li>▪ Andrew Street</li> <li>▪ Badajoz Road</li> <li>▪ Bank Street</li> <li>▪ Belmore Street</li> <li>▪ Blenheim Road</li> <li>▪ Bridge Road</li> <li>▪ Bowden Street</li> <li>▪ Buffalo Road</li> <li>▪ Charles Street</li> <li>▪ Chatham Road</li> <li>▪ Constitution Road</li> <li>▪ Constitution Road West</li> <li>▪ Coxs Road</li> <li>▪ Cressy Road</li> <li>▪ Culloden Road</li> <li>▪ Herring Road</li> <li>▪ Hermitage Road</li> <li>▪ Higginbotham Road</li> <li>▪ Kent Road</li> <li>▪ Lovell Road</li> <li>▪ Marlow Road</li> <li>▪ Melville Street</li> <li>▪ Meriton Street</li> <li>▪ Morrison Road</li> <li>▪ North Road</li> <li>▪ Quarry Road</li> <li>▪ Parkes Street</li> <li>▪ Pidding RoadS</li> <li>▪ Pope Street</li> <li>▪ Railway Road</li> <li>▪ Ryedale Road</li> <li>▪ Shaftesbury Road</li> <li>▪ Smith Street</li> <li>▪ Station Street</li> <li>▪ Talavera Road</li> <li>▪ Tennyson Road</li> <li>▪ Terry Road</li> <li>▪ Thompson Street</li> <li>▪ Tucker Street</li> <li>▪ Twin Road</li> <li>▪ Waterloo Road</li> <li>▪ Watts Road</li> <li>▪ West Parade</li> <li>▪ Well Street</li> <li>▪ Wharf Road</li> <li>▪ Vimiera Road</li> </ul>
SUB ARTERIAL ROADS (REGIONAL)	
<ul style="list-style-type: none"> <li>▪ Balaclava Road</li> <li>▪ Brush Road</li> <li>▪ First Avenue</li> <li>▪ Goulding Road</li> <li>▪ Lawson Street</li> <li>▪ Monash 6677Road</li> <li>▪ Pittwater Road</li> <li>▪ Rutledge Street</li> <li>▪ Ryde Road</li> <li>▪ Twin Road (between Goulding and Wicks Roads)</li> <li>▪ Wicks Road</li> </ul>	



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