



Webinar Summary Sheet – Application support for the Start Strong Capital Works Grants Program

Architectural plans and regulatory compliance

Applicable regulatory instruments

- NSW Childcare planning guideline
- Education and Care Services National Regulations (ECSNR)
- Local Environment Plans (LEP)
- Development Control Plans (DCP)
- State Environmental Planning Policy (SEPP)
- Building Code of Australia (BCA)

To design a high-quality proposal, these considerations, which are further elaborated in the childcare planning guideline, provide guidance to applicants as a starting point in the process.

- 1 These include the site suitability and compatibility for the placement of a childcare centre. Land zoning, access to transport, existing land use and health and safety hazards must be evaluated when determining the chosen site.
- 2 The local character and streetscape of the site must be understood in order to create a well-designed and integrated childcare service.
- 3 Public domain interface is the transition area between the childcare service and the street, it should contribute to the quality and character of the street.

- 4 Landscaping should integrate with building design and contribute to the landscape character of the neighbourhood.
- 5 Building orientation and design is concerned with the position of the building and its internal spaces in relation to the site, the street, neighbouring buildings, and factors such as sun and wind.
- 6 The building must be accessible by all potential users, in accordance with all relevant legislation, such as linking site with wheelchair accessible ramps.
- 7 Visual and acoustic privacy must be considered when defining a building site, ensuring there is no overlooking into adjacent properties and reducing sound transmission between the inside and outside of building.
- 8 Traffic parking and circulation considerations include site access from public road to site is safe, as well as pedestrian access.

- Ensure all plans are prepared by a licensed building practitioner. You can [check your builder's credentials here](#)
- Ensure your building practitioner has correctly calculated the unencumbered space. Common mistakes in indoor area calculation are made when these areas are included:
 - Door swings,
 - Corridors or passageways
 - Joinery
 - Areas of poorly supervised space
- Common mistakes in outdoor area calculation are made when these areas are included:
 - Pathway or thoroughfare
 - Car parking area
 - Storage
 - Laundry
- Local planning controls are specific to your area and are outlined in the development control plans (DCP)
- Childcare facilities must be designed and built in accordance with the standards outlined in the National Construction Code (NCC).
- Depending on the proposal's characteristics, cost and scale, some additional documents may be required to provide further information. These can include but may not be limited to:
 - Bushfire Report
 - Biodiversity Development Assessment Report
 - Floor Report
 - Mine Subsidence
 - Acid Sulphate Soils
 - Geotechnical Report including Contamination
 - Acoustic
 - Air Quality
 - Remediation Action Plan
 - Waste Management Plan
 - Essential Service Augmentation
 - Pre-DA consultation with Council.

Please [watch the webinar](#) for further detail and information.



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