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CONCEPT PRESENTATION

CHILDCARE CENTRE
118 MAITLAND STREET , MUSWELLBROOK 2333

14 DEC 2023 | REVISION A

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ARTMADE ARCHITECTS

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CHILDCARE NEEDS ASSESSMENT SUMMARY

MARKET SUMMARY

Supply	Demand	Key Demand Drivers	Market Assessment
5 Long Day Care Centres	848 Children 0-4 (2023)	56.06% ▲ Female Labour Participation	97.39% Occupancy (2023)
292 Licensed Places	255 Daily Demand (2023)	42.03% ▼ Pop 0-4 w/ Employed Mother	SUPPLY RESTRICTION Market Assessment
\$126 Average Daily Fee	50% Participation Rate	879 SEIFA Score (2016)	NO VACANCIES* Availability
	4,607 Working Population	2.90 : 1 Ratio Children per Place	70 - 110 Additional Need 2028

NEEDS ASSESSMENT SUMMARY

present (April 2023), there are five (5) long day care centres in Muswellbrook supplying a total of 292 places to a market of children under 5. This represents a ratio of 2.9 children per childcare place, which is higher than the NSW average of 2.6 children per place. Local resident demand is also complemented by some demand from non-resident workers.

A telephone survey revealed there are currently No Vacancies at centres in Muswellbrook. However, it's important to note that centres also report a chronic shortage of childcare workers. This has meant some centres are unable to fully open. Some centres report closing rooms and restricting enrolments due to difficulty in obtaining qualified staff. Therefore occupancy would not be expected to be 100% if all licensed places were available.

That said, there is likely significant latent unmet demand and the average occupancy rate is still estimated at 97.39% (if all licensed places were available). This indicates a SUPPLY RESTRICTED market verging on UNDERSUPPLY in which many families would have difficulties accessing childcare that meets their needs.

Therefore Business Geographic's view that there is a need for additional childcare in Muswellbrook. However, consideration should be given to the existing childcare development pipeline and potential difficulties in staffing a new centre in this location. Overall, it's Business Geographics' view that there is some justification for a childcare development at the subject site given limited existing local childcare options in Muswellbrook and reported high occupancy at existing centres. A new childcare centre up to 110 places at the subject site is reasonable in this regard and in the context of forecast demand growth. However, on the other hand it's important to note that –

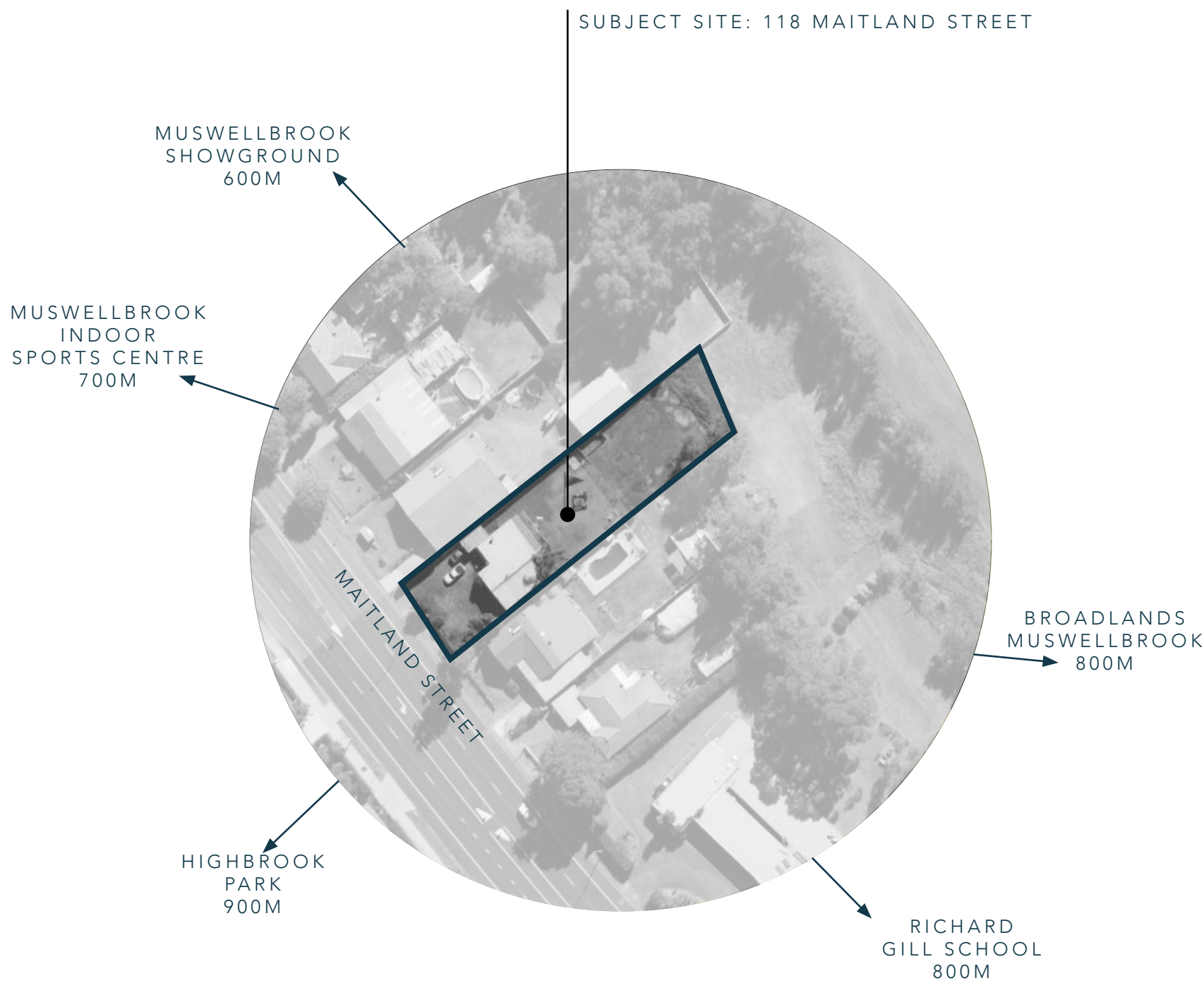
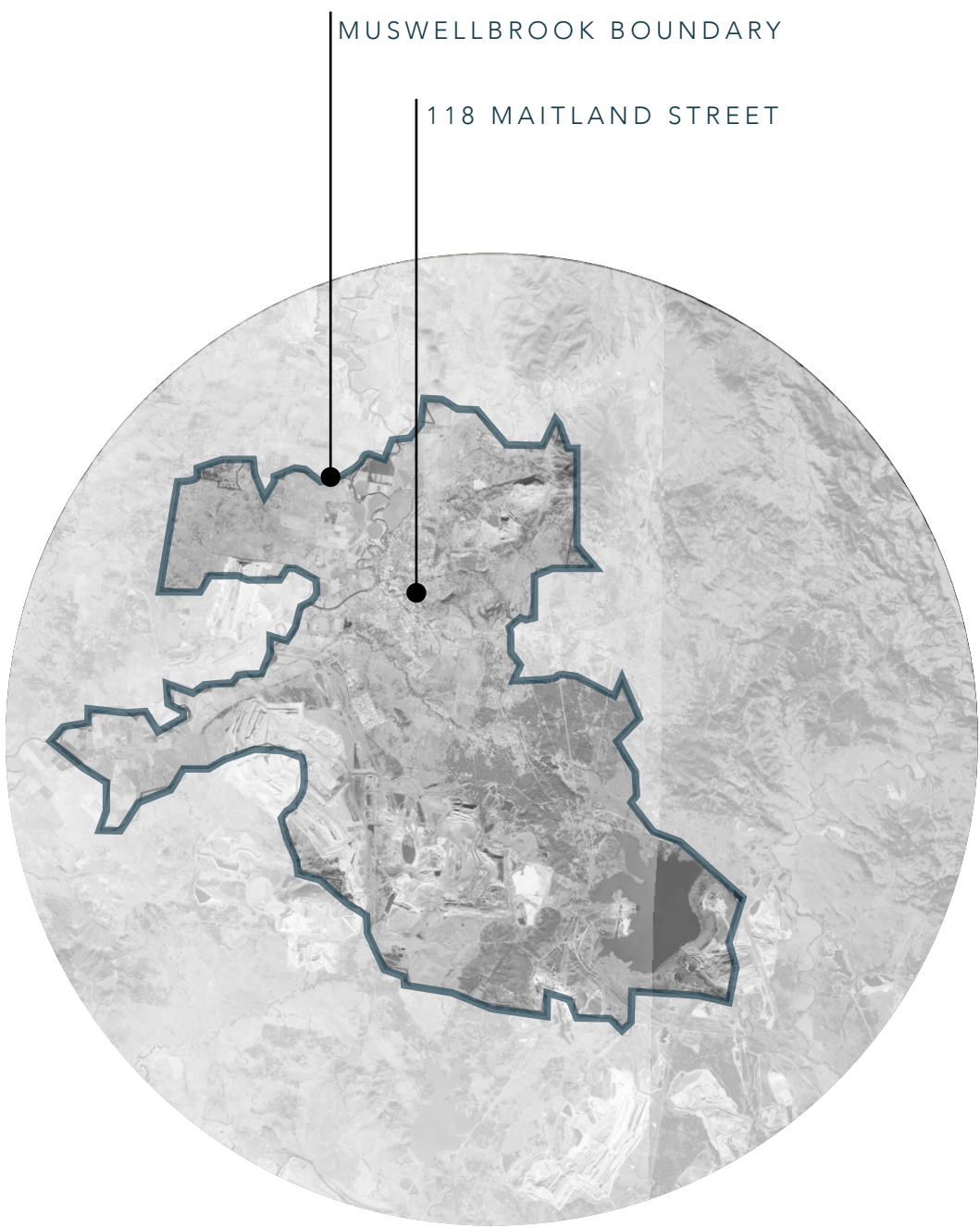
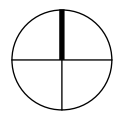
The current proposed development pipeline is generally consistent with the forecast needs of Muswellbrook. If the Dudgeon Estate is approved and developed it would likely meet the immediate needs of the town. The shortage of childcare workers in Muswellbrook may pose issues with regard to staffing of a new centre.

SUMMARY OF KEY STATISTICAL INDICATORS

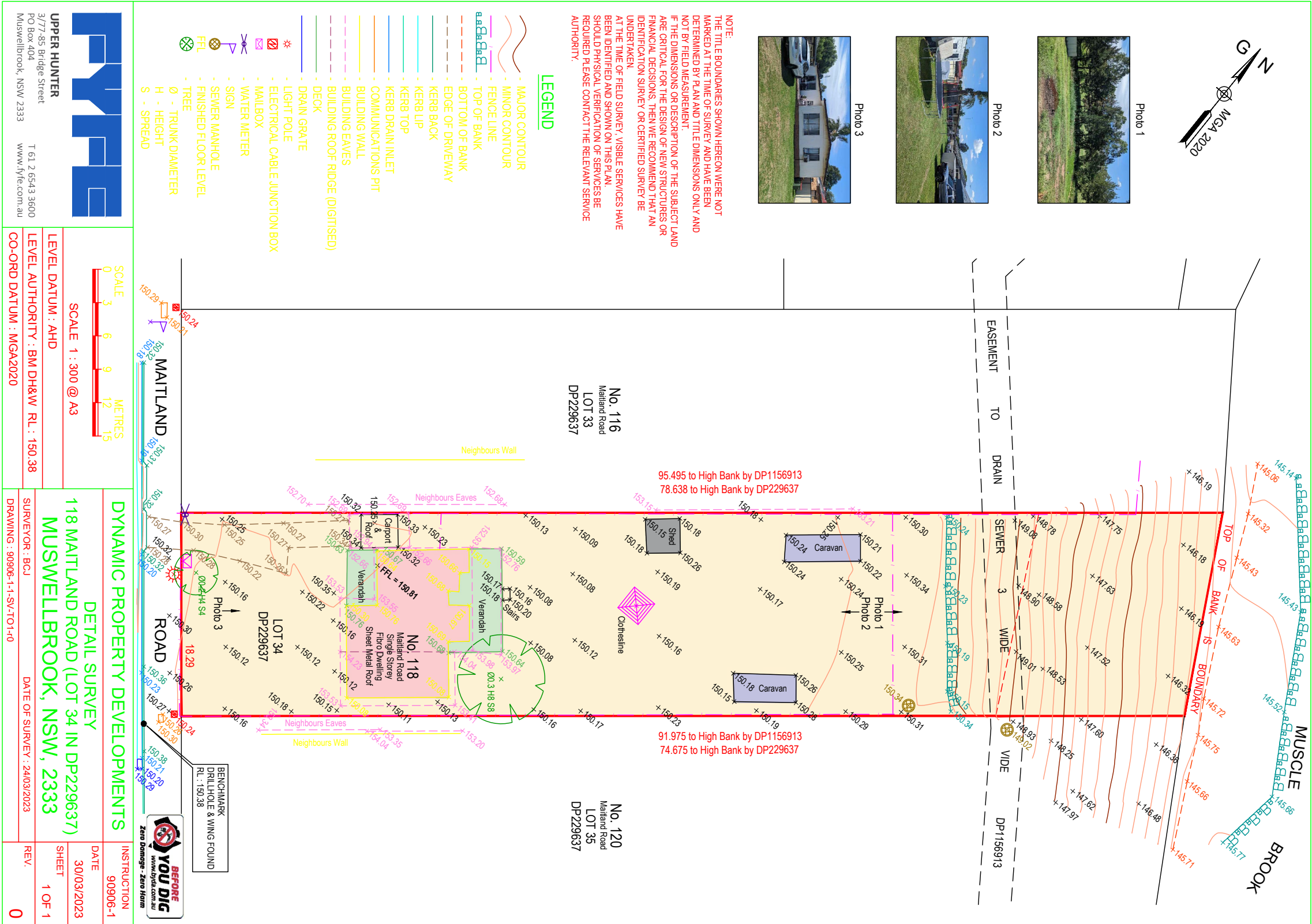
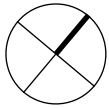
Table 1 summarises some of the key statistical indicators from the report that describe the long day care market in the study area. It provides a quick overview of key information provided in the report.

KEY STATISTICAL INDICATORS		
DEMAND INDICATORS	LOCAL CATCHMENT	NSW AVERAGE
Total Population (2023)	12,634	
Children Aged Under 5 (%)	848 (6.71%)	5.80%
Recent Growth 2021-2023 (Under 5)	1 (0.05% p.a.)	-0.48%
Forecast Growth 2023-2028 (Under 5)	23 (0.53% p.a.)	1.63% p.a. (ABS, medium series)
Long Day Care Participation Rate	50%	51% (2023)
Estimated Daily Demand	255	Locally generated demand
Non-Resident Demand Inflows	+29	Non-resident workers demand
Estimated Net Daily Demand	284	Demand serviced locally
SUPPLY INDICATORS		
No. of Long Day Care Centres (2023)	5	
Supply of Long Day Care Places (2023)	292	
Change in Supply 2021 – 2023 (%)	NIL	+35.7%
Average Daily Fee	\$126 (Range from \$99 to \$145)	\$123 (2023)
Vacancies at Existing Centres	NO VACANCIES*	
NEEDS ASSESSMENT		
Average Estimated Occupancy Rate (%)	97.39%	87.4% (2023)
Ratio of Children per LDC Place	2.90:1	2.6:1 (2023)
Assessment of Market	SUPPLY RESTRICTION	
Potential Additional Market Need	70 to 110 places to 2028	Assuming participation rate of 50% - 55%

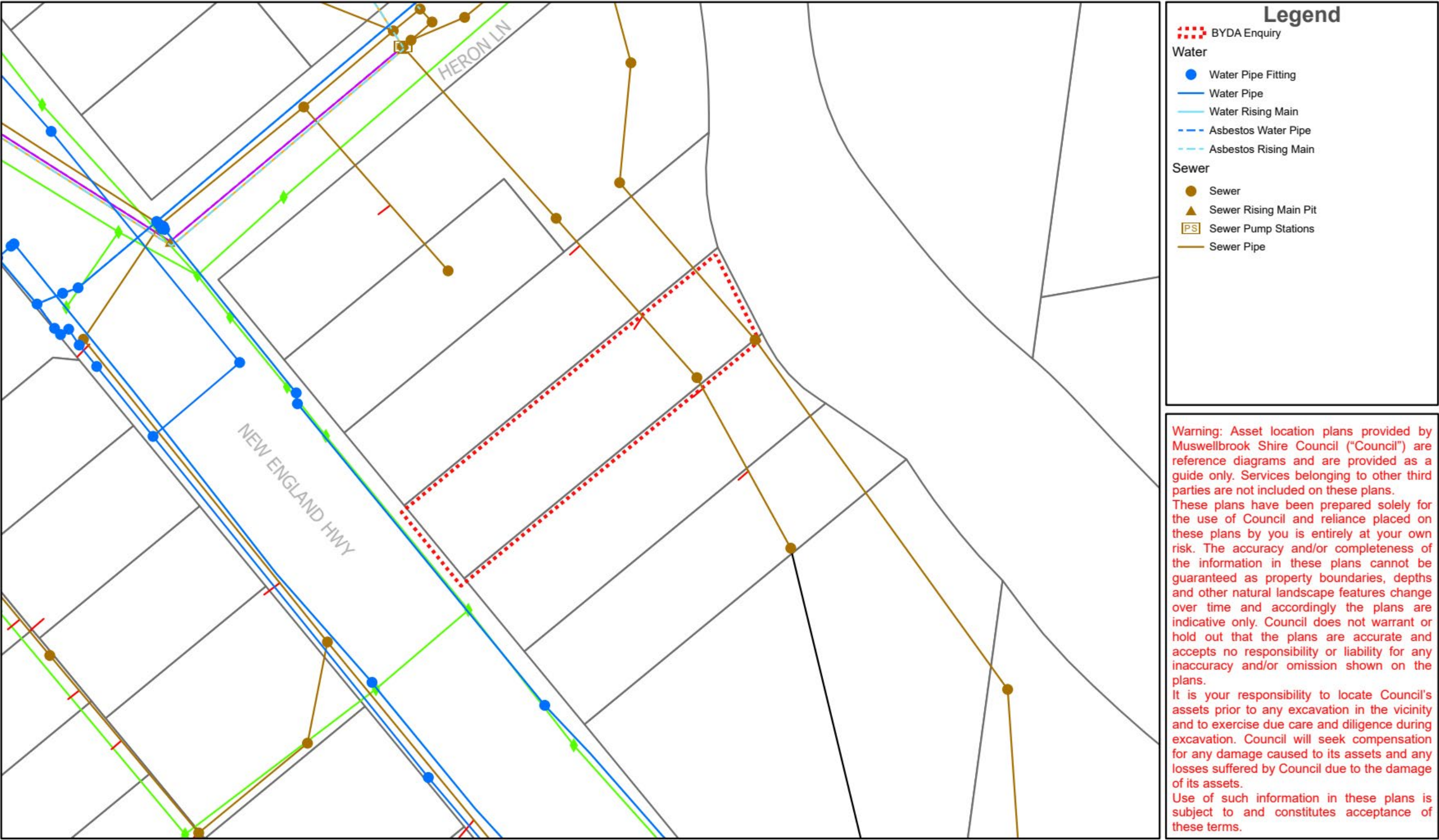
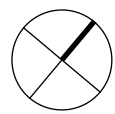
SURROUNDING CONTEXT



SURVEY PLAN



EXISTING SEWER LINES



STREET VIEWS



VIEW 1: 118 MAITLAND STREET (SITE)



VIEW 2: 116 MAITLAND STREET (NEIGHBOUR)



VIEW 3: 120 MAITLAND STREET (NEIGHBOUR)

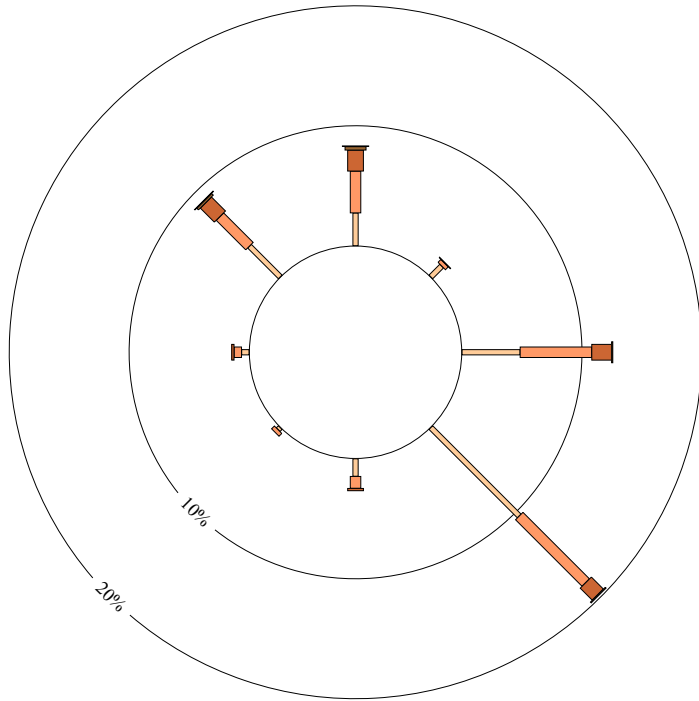


VIEW 4: MAITLAND STREET (OPPOSITE)

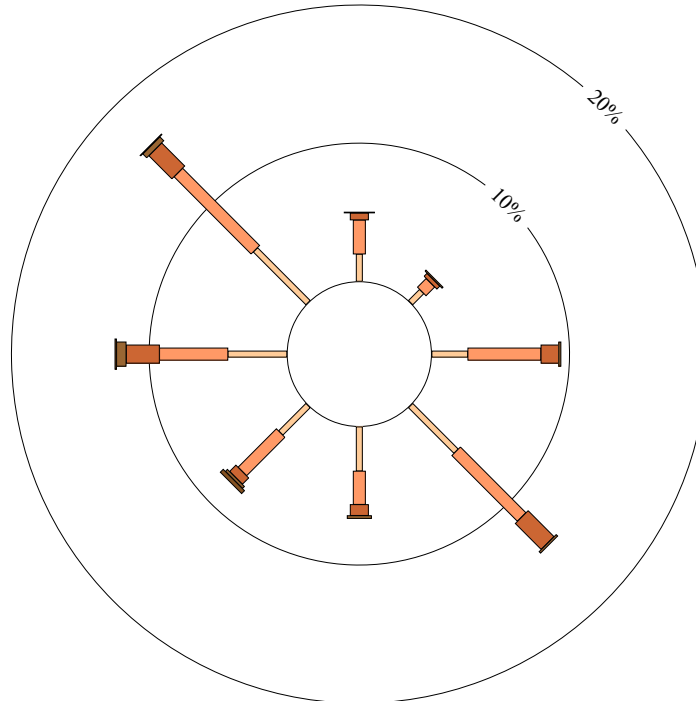




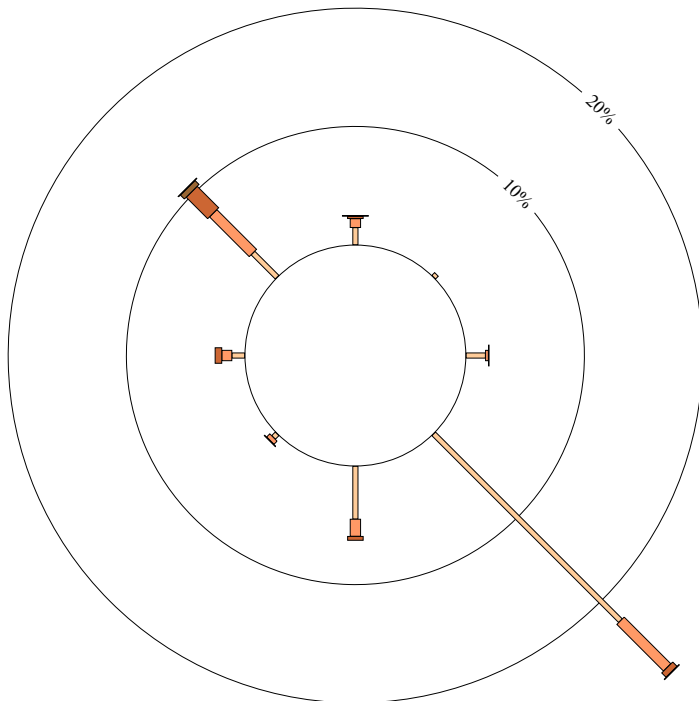
WIND ROSES



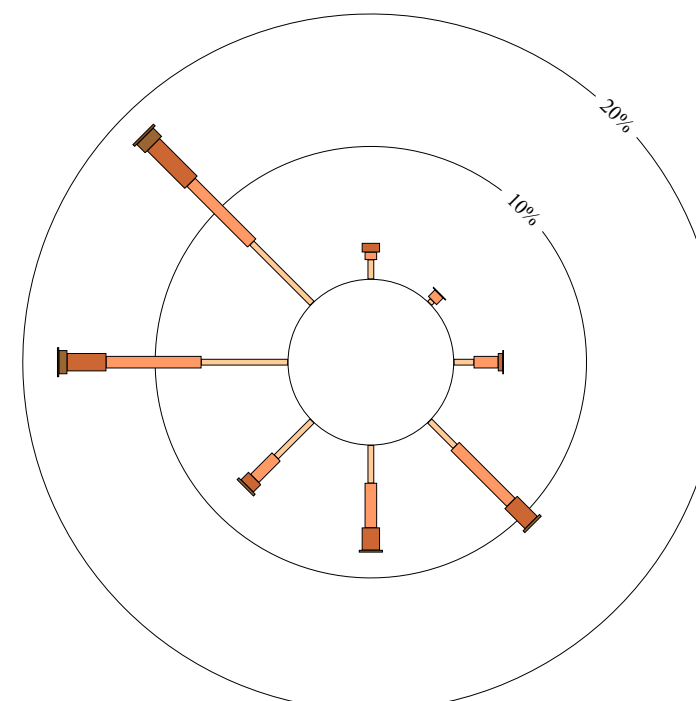
SUMMER (JAN) 9AM



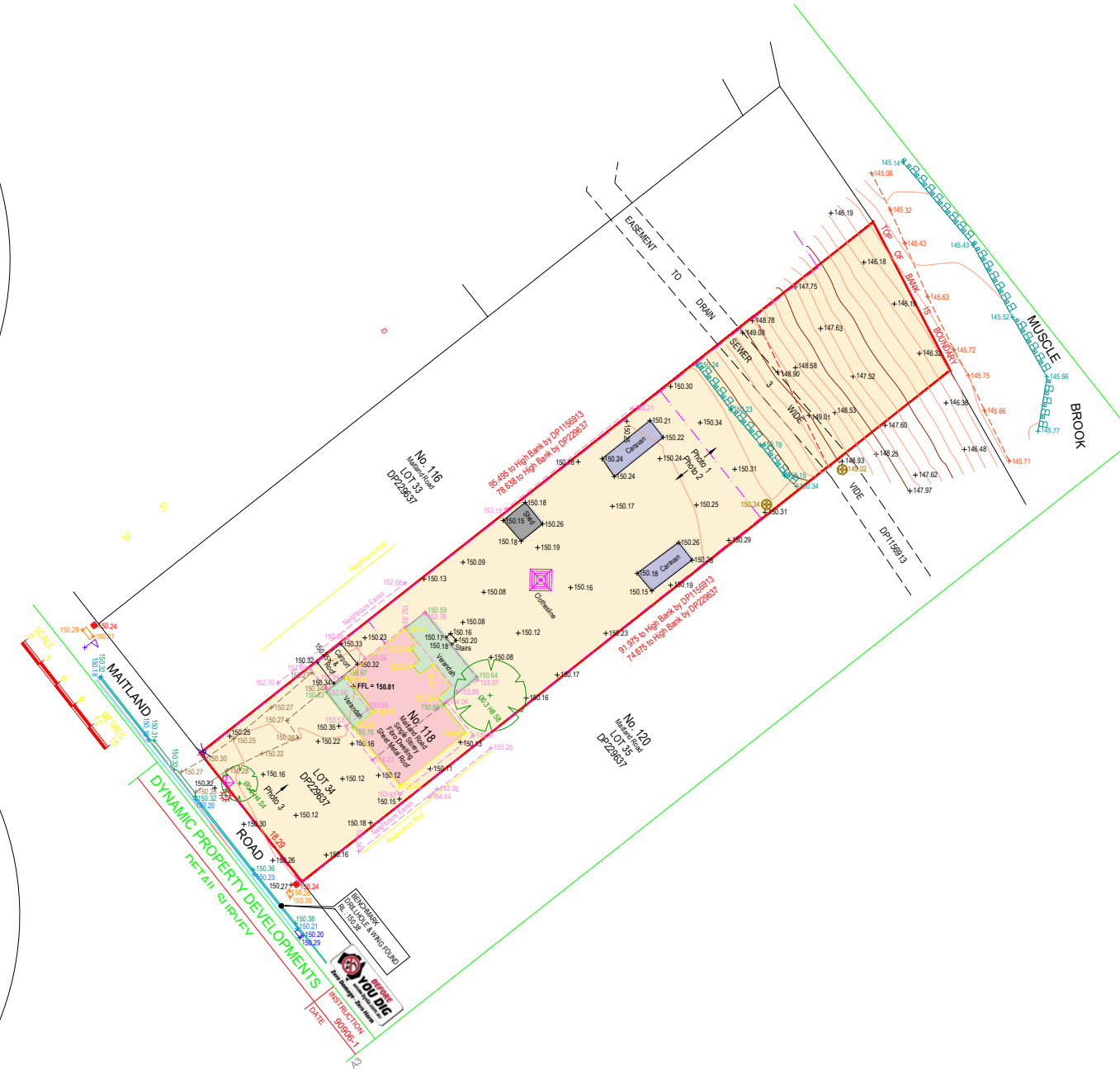
SUMMER (JAN) 3PM



WINTER (JUN) 9AM

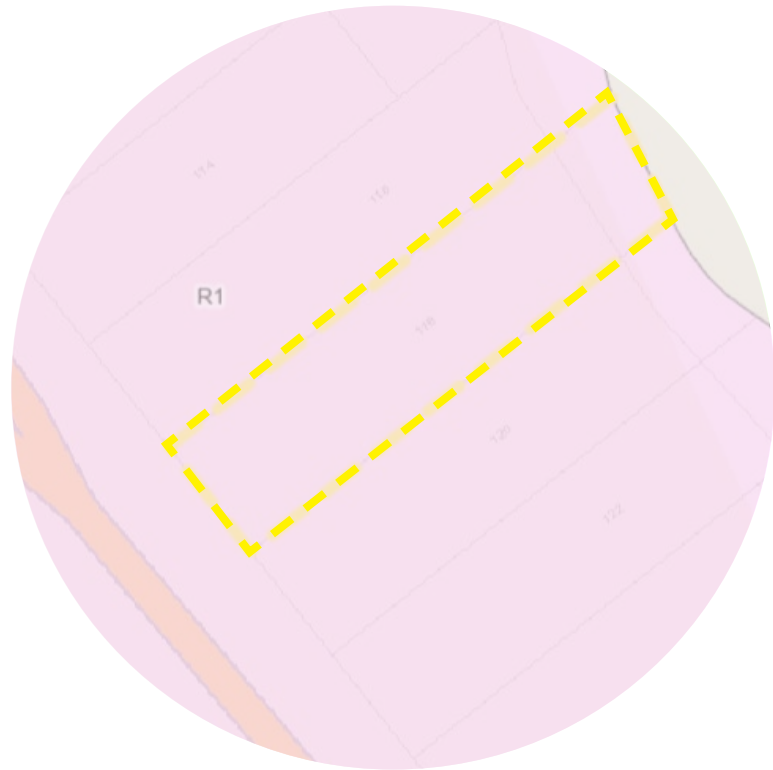


WINTER (JUN) 3PM

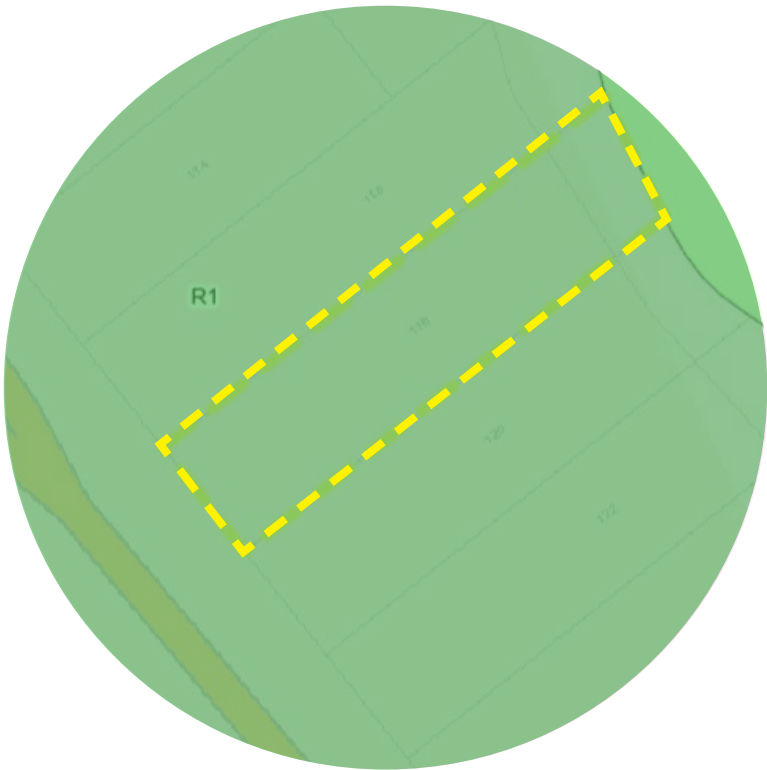


PLANNING CONTROLS

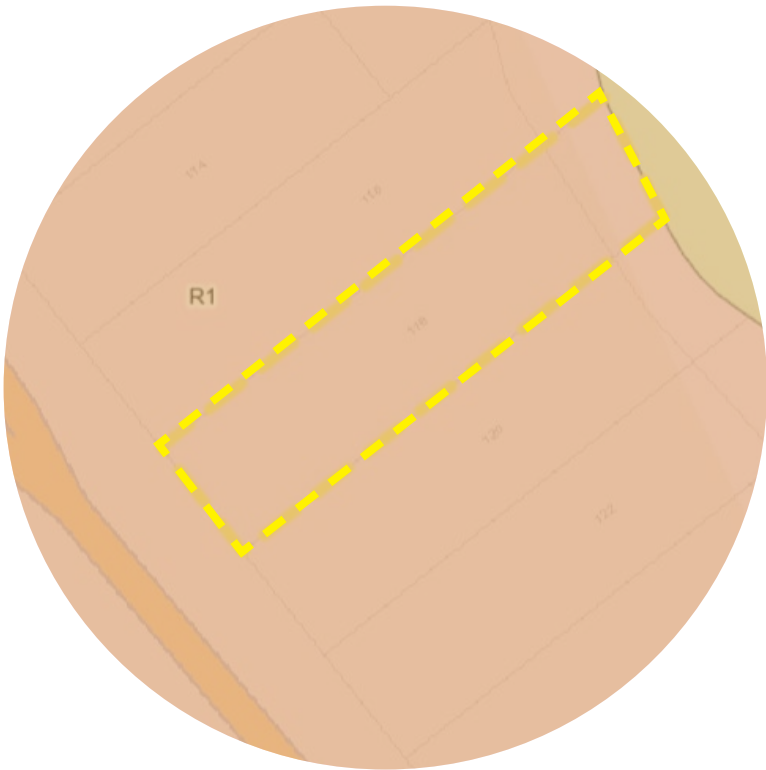
ZONING



HEIGHT



FSR



 R1: GENERAL
RESIDENTIAL

 8.5M

 0.5:1

- MUSWELLBROOK SHIRE DCP - SECTION 6 - RESIDENTIAL
- MUSWELLBROOK SHIRE DCP - SECTION 18 -CHILD CARE CENTRE
- CHILD CARE PLANNING GUIDELINE 2022

DCP CONTROLS

18.2.1 Drop off and pick up of children

Objectives

- a) Safe and efficient transfer of children to and from the Child Care Centre

Controls

- (i) Provide 2 designated vehicle spaces - one for Disabled Access, and one for emergency use – on site in residential zones, and within close proximity in local centre/village zones, in accordance with the provisions of AS2890.1.
- (ii) Provide accessible parking spaces for the set down and pick up of children, no more than 50m from the Child Care Centre.
- (iii) Provide 2 set down spaces for less than 24 children, 3 spaces for more than 24 children.
- (iv) Car parking provisions do not substantially modify the streetscape.
- (v) Spaces are clearly marked to reflect that they are for the exclusive use of the child care users between the peak am and pm hours of the Centre eg 7.30-9.30 and 4.30-6.30

18.2.2 Air quality

Objectives

- a) No exposure to pollutants that could have an adverse health impact

Controls

- (i) For Child Care Centres located on –
- on major roads (including state and regional) or within 50m of such a road
 - roads where there is an average daily traffic rate of more than 5000 per day
 - sites where the external noise level exceeds 55 dB(A) (L90 24 hours)
- demonstrate reduction measures such as double glazing on windows, air conditioning systems, and play areas located away from noise and pollution sources in an environmental report
- (ii) Child care centres within 200m of a service station will not be approved unless the application is supported by a preliminary hazard analysis (PHA) under State Environmental Planning Policy No. 33 and a risk assessment (biophysical and societal) taking into account the sensitivity of the use.
- (iii) Child care centres within 100m of above ground high voltage transmission lines or mobile phone towers or the like, will not be approved unless the

18.3.1 Indoor space

Objectives

- a) Adequate indoor open space for children and staff

Land Use	Parking Requirement	Comments
Community		
Child Care Centre	1 space per employee, PLUS 1 space per 15 children enrolled (if provision of 3 set down/pick up areas) or 1 per 10 children.	Council may give consideration to varying the specified parking requirement, depending upon the nature and type of street frontage available for the setting down and picking up of children or if home based child care is proposed.

Muswellbrook Shire Development Control Plan

Section 18

Child Care Centres

Controls

- (i) Provide at least 3.25m² of unencumbered indoor floor space for each child.
- (ii) Provide at least 10m² of unencumbered indoor floor space for each employee, for office space, staff room, sick bay area and adult toilet and shower facilities.

18.3.2 Outdoor space

Objectives

- a) Outdoor open space to allow for children to play and experience sunlight, breezes and fresh air
- b) Outdoor open space provides an environmentally safe and healthy area for play

Controls

- (i) Provide at least 7m² open space per child.
- (ii) Ensure that exposure to external noise, pollution and winds is minimised
- (iii) Ensure that 50% of all outdoor open space is shaded during the hours of 10am to 3pm. Shading may be provided by trees, awnings, or similar structures *
- (iv) Locate seating and outdoor play equipment in shaded areas *
- (v) Ensure outdoor space receives a minimum of 2 hours direct sunlight per day.
- (vi) Use plant species in landscaping that are not harmful to children or the environment. *
- (vii) Ensure outdoor space is adequately shaded in accordance with guidelines set out in the NSW Cancer Council's *Shade For Child Care Services* publication.

- (ii) The minimum building line in new residential areas (where there are no adjoining dwelling houses) are to be:

STREET TYPE	MINIMUM FRONTAGE SETBACK
Local Street	4.5 metres
Collector Street	4.5 metres
Bulb of cul-de-sac	4.5 metres
New England Highway	10 metres
Corner allotment	4.5 metres for primary frontage (dwelling entry) Secondary frontage: 2 metres for lots 450m ² - 600m ² ; 3 metres for lots 600m ² - 1500m ² ; 5 metres for lots > 1500m ² . (where no driveway access is proposed or provide 5.5m setback to garage door)

- (iii) The garage width on allotments should not exceed 50% of the site frontage, the remainder of which shall be landscaped.

16.4.3 Parking for People with Disabilities

Special parking spaces for people with disabilities are to be provided at the rate of two percent (2%) of the overall spaces provided for a retail/business/industry development. These spaces must be clearly signposted and marked and have a minimum width of 3.2 metres, and comply with the provisions of AS2890.1.

16.4.4 Loading/Unloading Facilities

Objectives

- a) To ensure that loading and unloading can be undertaken on site.
- b) To ensure that loading and unloading operations do not adversely interfere with vehicle and pedestrian movements.

Controls

- (i) In the case of all commercial, retail and industrial development, adequate provision must be made on the development site for the loading and unloading of service vehicles.
- (ii) The number and dimensions of loading bays required in any particular case will be assessed by Council having regard to the nature and scale of the proposed development, the estimated frequency of deliveries and the type of delivery vehicle likely to be involved. Details regarding the estimated size and frequency of goods delivery vehicles visiting the premises are required to be submitted with the development application.
- (iii) Loading/unloading bays must be designed to ensure that vehicles can manoeuvre into and out of all loading/unloading areas without conflicting with the movement of vehicle and pedestrian traffic on site or in the adjacent streets.
- (iv) The loading/unloading areas is to be designed to accommodate the turning path of appropriate service vehicles detailed in Table 3.

6.1.3 Side and rear setbacks

Objectives

- a) Adequate side and rear building setbacks for landscaping, privacy, natural light and ventilation between dwellings.

Controls

- (i) A minimum side or rear setback for all dwellings of:
- 0.9m for walls up to 3m in height;
 - 0.9m plus 0.3m for every metre of wall height over 3m and less than 7.2m
 - For that part of a wall over 7.2m in height, the minimum setback should be increased by 1m for every metre of height over 7.2m.
- (ii) Walls may be built to the side and/or rear boundaries where:
- The maximum wall height is 3m and there will be no impact on privacy, use of private open space and solar access to adjoining properties;
 - Any openings comply with the fire resistance levels of the Building Code of Australia and are in filled with translucent or opaque materials.
 - The wall height and length match an existing or similarly constructed wall on the adjoining site.



EXPERIENCE
CONTEXT
ARRIVAL
LEGIBILITY

NATURAL VENTILATION
NATURAL DAYLIGHT

LANDSCAPE
TEXTURES
VISUAL
CONNECTION
PLAYFUL
SUSTAINABLE

FLEXIBILITY
EFFICIENT

SENSORY DESIGN



TEXTURED WALLS AND OTHER SURFACES PROVIDE OPPORTUNITY FOR A CURIOUS CHILD TO LEARN ABOUT THE WORLD AROUND US.



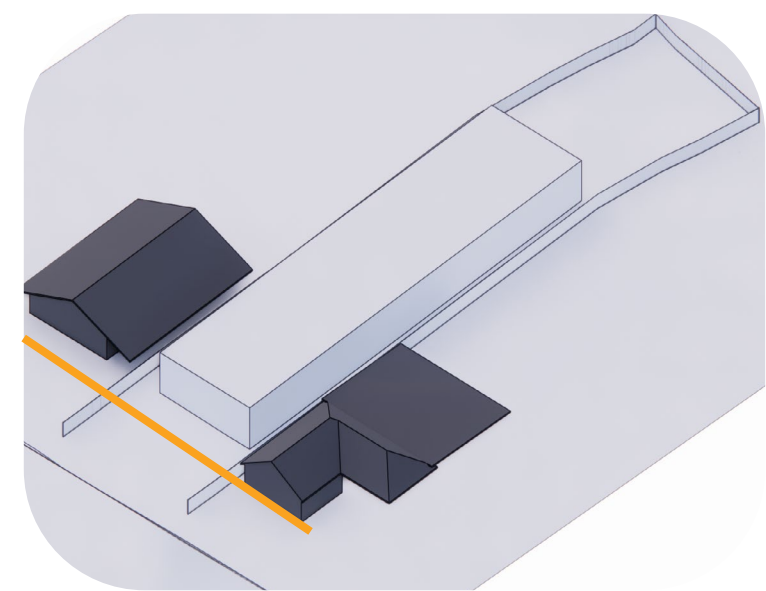
ENCOURAGING CURIOSITY BY HAVING VISUAL CONNECTIONS WITH NATURE AND ACCESS TO DIRECT NATURAL LIGHT.



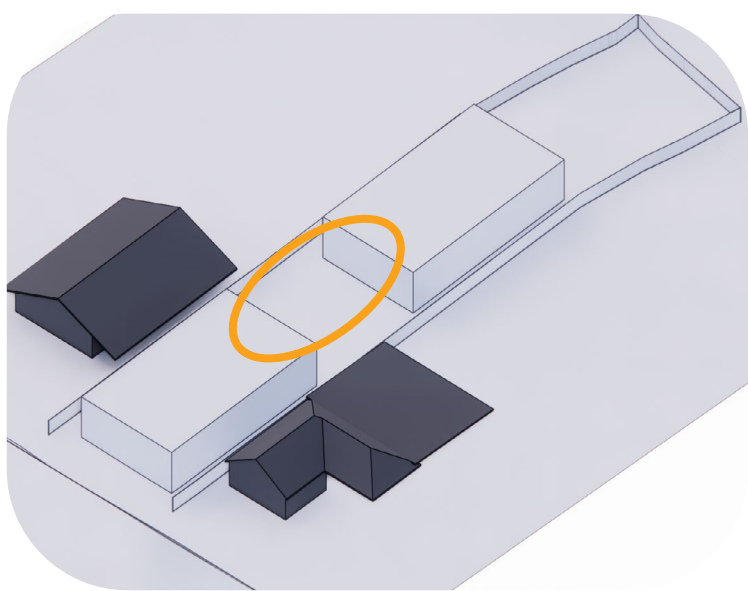
INWARD FACING, SMALL CHILD SIZED SPACES PROVIDE LITTLE ADULTS WITH A SENSE OF SECURITY IN OUR BIG WORLD.



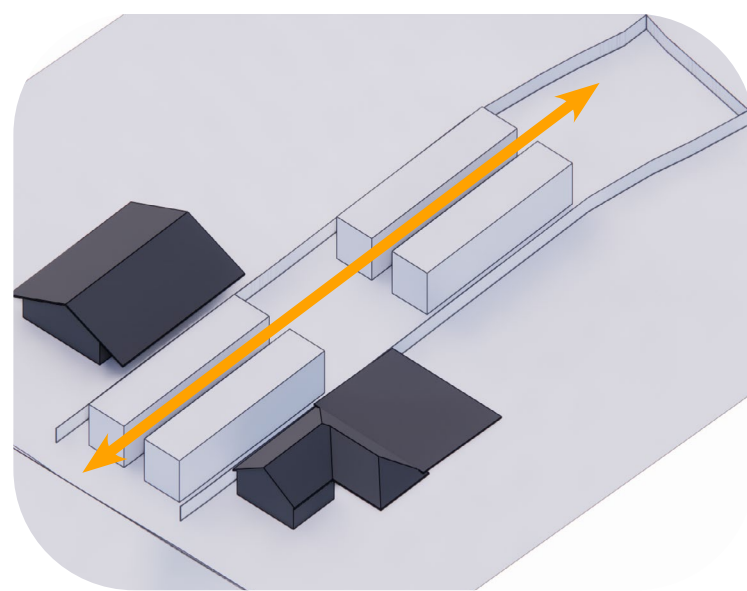
DESIGN DRIVERS



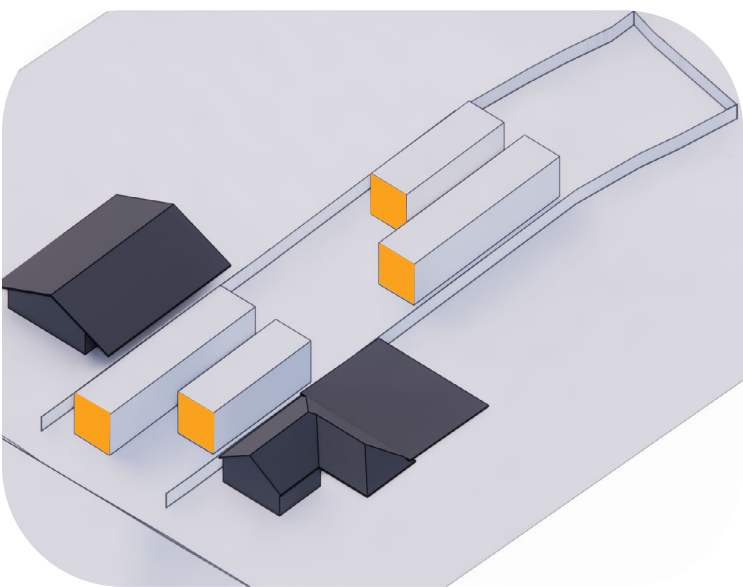
RESIDENTIAL SETBACKS



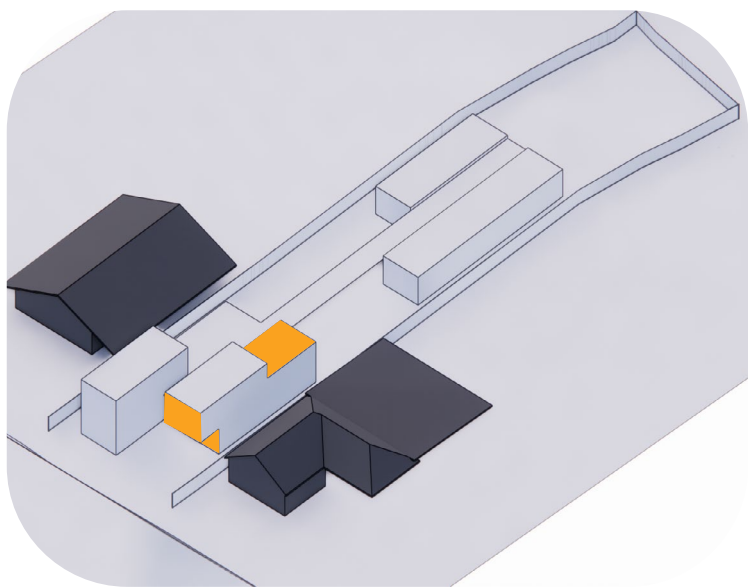
CENTRAL COURTYARD



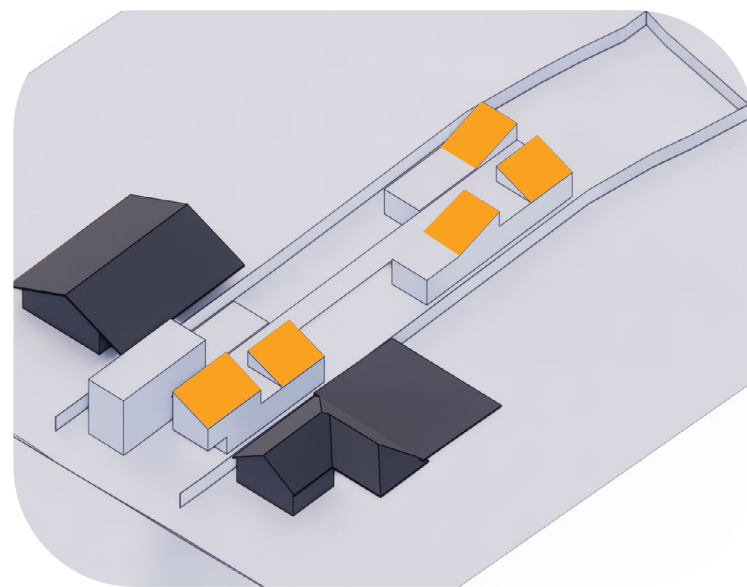
CENTRAL SPINE



REDUCING BULK



ARTICULATION

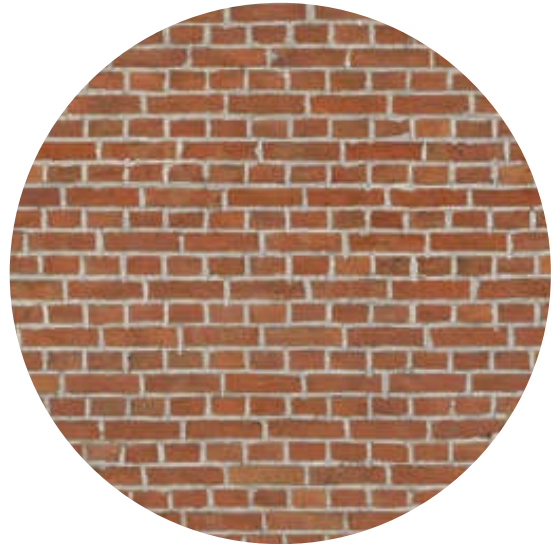
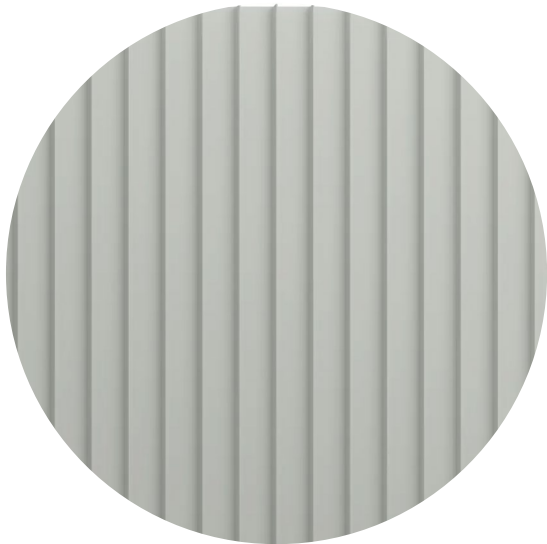


SOLAR ACCESS & VOLUMETRIC EXPERIENCE

DESIGN EXPLORATION



TEXTURES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



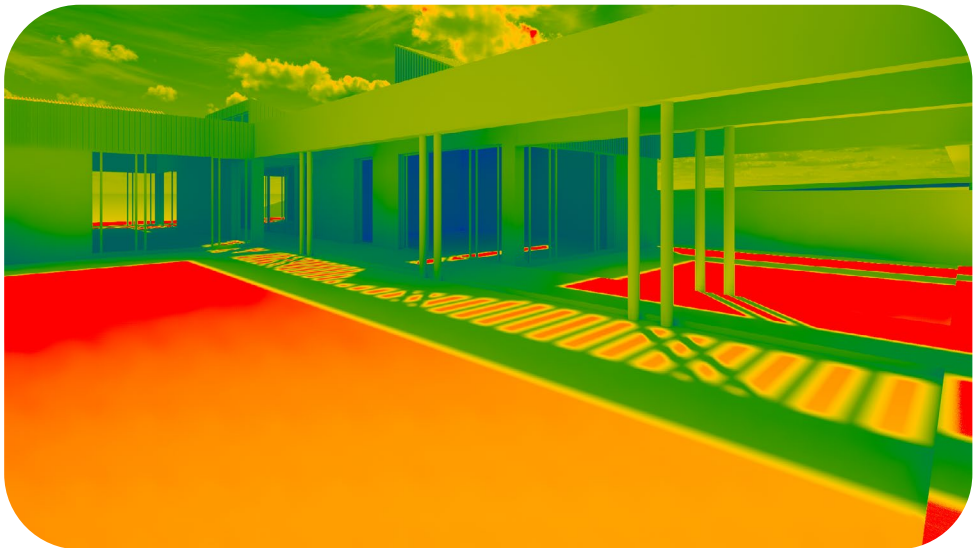
PERSPECTIVES



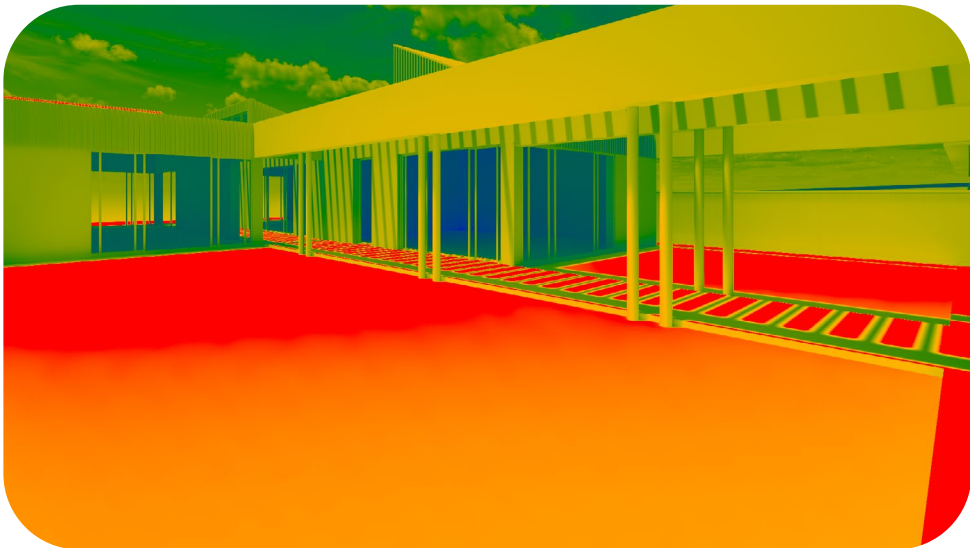
SOLAR ANALYSIS

OUTDOOR PLAY AREA

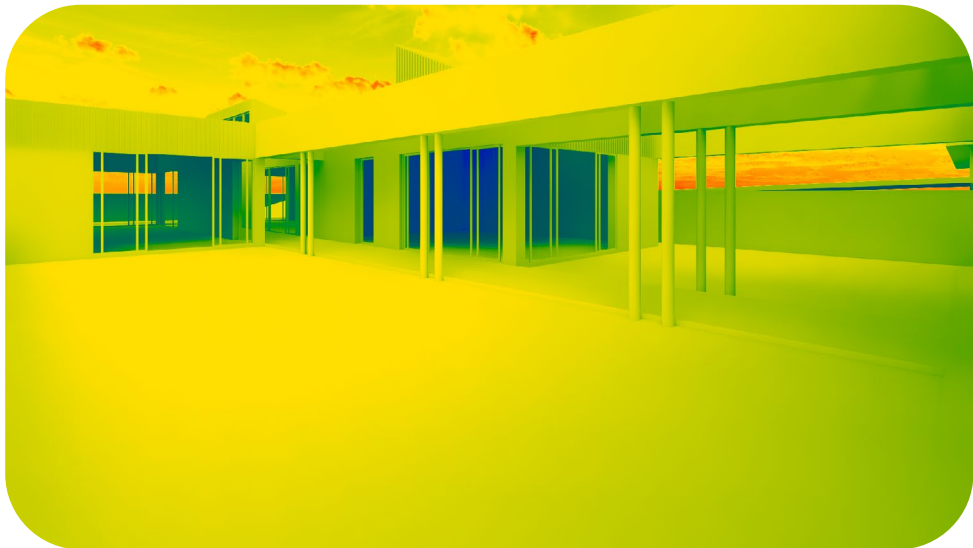
SUMMER



21 DEC, 9AM

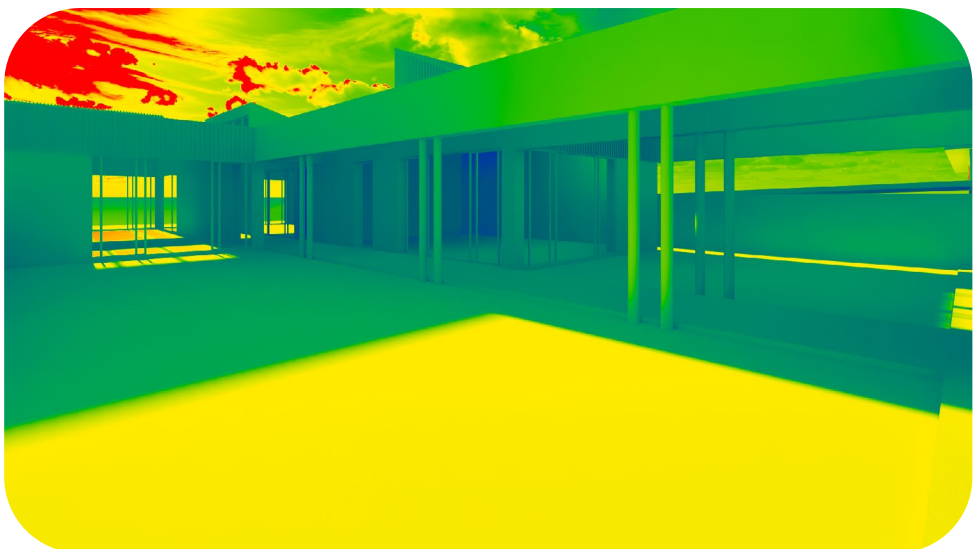


21 DEC, 12PM

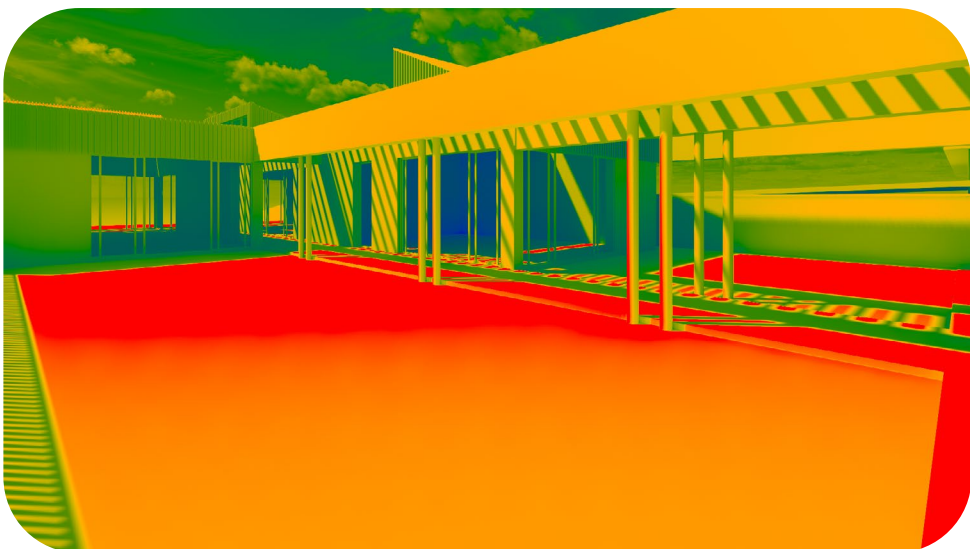


21 DEC, 3PM

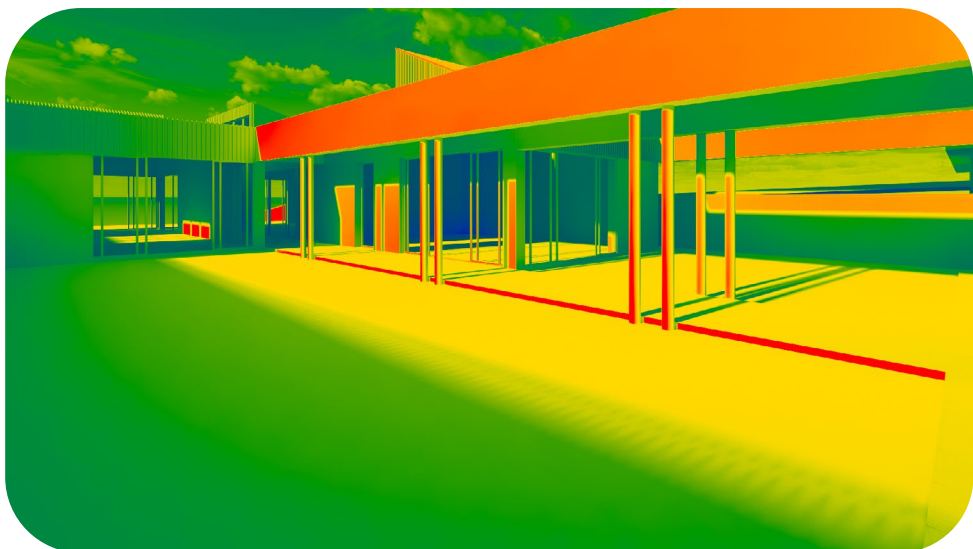
WINTER



21 JUN, 9AM



21 JUN, 12PM



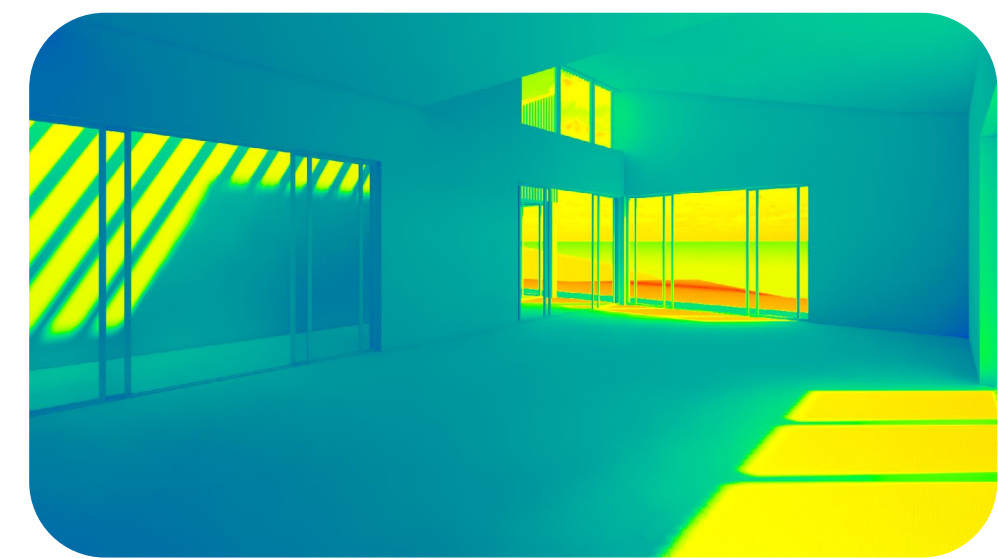
21 JUN, 3PM



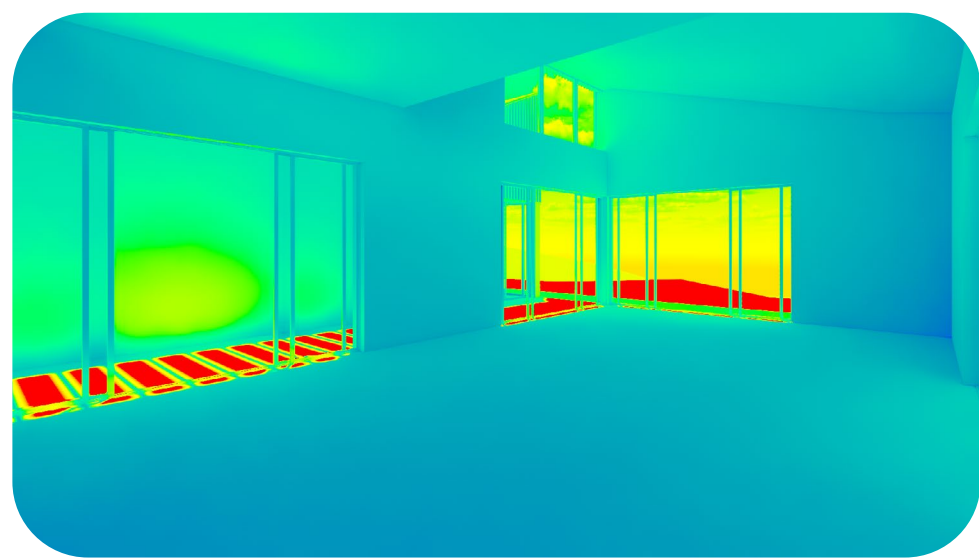
SOLAR ANALYSIS

INDOOR PLAY AREA

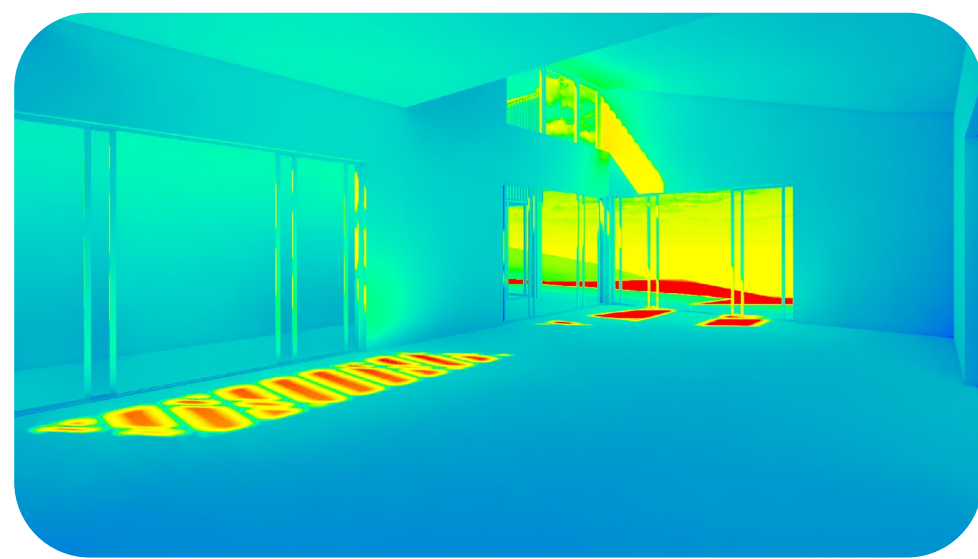
SUMMER



21 DEC, 9AM

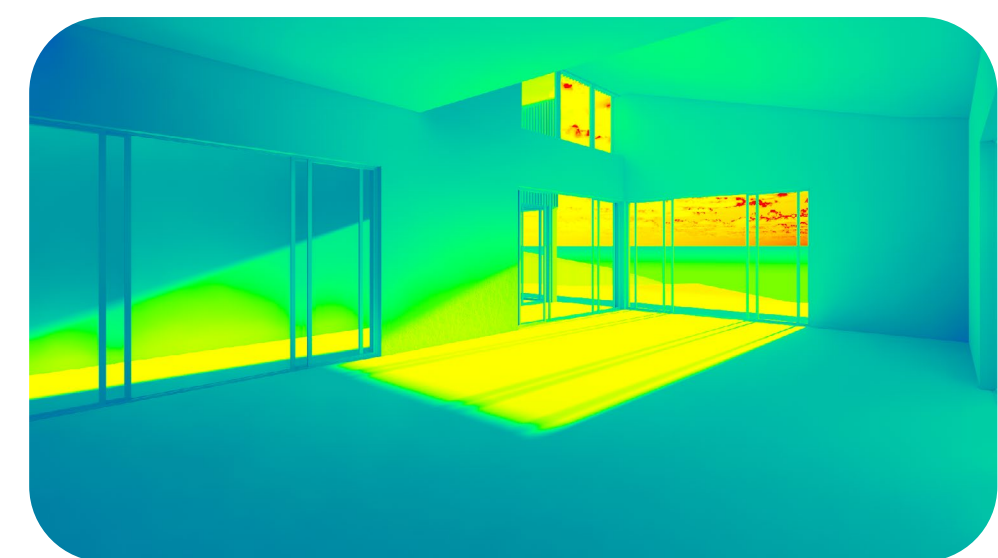


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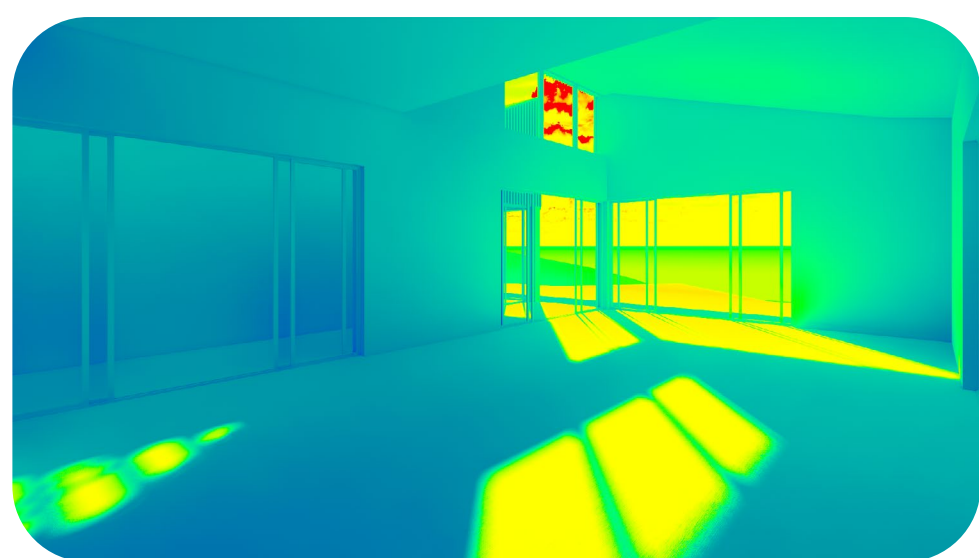


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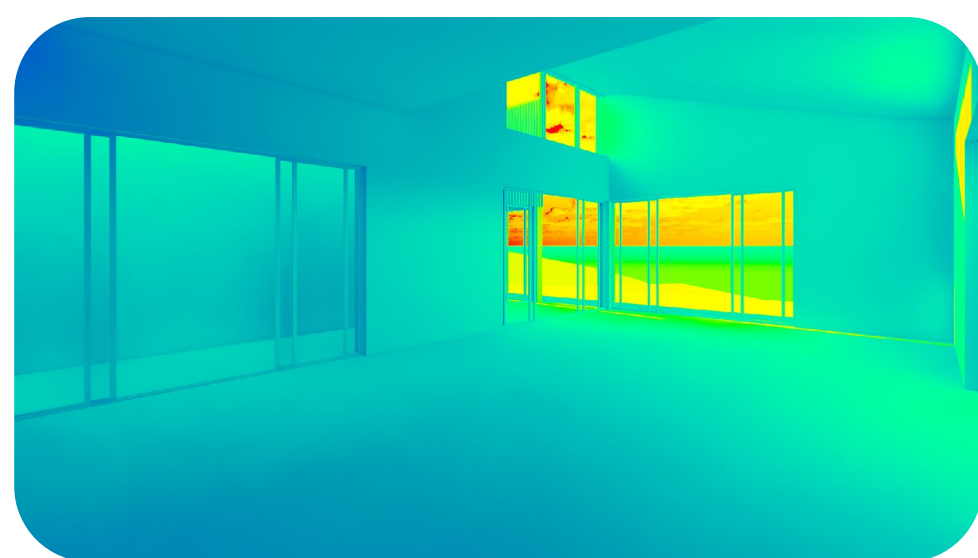
WINTER



21 JUN, 9AM



21 JUN, 12PM



21 JUN, 3PM



