

Child Care Facilities

08/03/2022

Council

Council Member
Councillor Moran

Public

Contact Officer:
Ilia Houridis, Director City
Shaping

MOTION ON NOTICE

Councillor Moran will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council:

Requests the administration to seek appropriate planning policy changes with Plan SA to require that the top two floors of new office buildings being constructed to be designed to accommodate a childcare facility.'

ADMINISTRATION COMMENT

1. Child care centres are included in the definition of "pre-schools" within the Planning and Design Code and includes child care centre, early learning centre, kindergarten and nursery. Pre-schools are an anticipated form of development in many of the zones and subzones within the City of Adelaide.
2. The City of Adelaide has prepared a Development Information Guide for Child Care Centres ([Development information guides | City of Adelaide](#)) which encourages proponents of new child care centres in the City of Adelaide to consider good quality design of such facilities. The Development Information Guide is relevant to new buildings, renovations or re-use of existing buildings.
3. The Development Information Guide is an outcome of a Council resolution on 14 April 2020 on the status of child care facilities in the City of Adelaide and opportunities for the City of Adelaide to encourage further provision in the city; and an earlier Council resolution on 30 April 2019 which sought an investigation into the current state of childcare services in the City of Adelaide.
4. The inclusion within any development of specified activities is typically subject to supply and demand analysis, validated through business cases undertaken by the developer. To require childcare or any other uses/activities on developers without any validation of the need would likely be problematic.
5. The Market Square development to be undertaken by ICD Property in partnership with the City of Adelaide will incorporate a childcare facility providing 60 places. This outcome was supported by market research and validation of the provision of the service as part of this particular proposal. Market Square will commence construction in June 2022.
6. Consideration would also need to be given to requirements of the National Construction Code (NCC) and South Australian Metropolitan Fire Service. Childcare centres proposed above level 1 of any multi-level building are considered high risk and more complex to design in compliance with NCC requirements. For example, egress provisions of the NCC are unable to be met, as children are unable to self-evacuate.
7. The current MFS guideline on Child Care Facilities in Multi-Storey Buildings recommends '*that, where child care facilities are to be provided in multi-storey buildings, they are located on ground level*'. The complete document is available here: [g024 child care facilities in multistorey buildings.pdf \(safecom-files-v8.s3.amazonaws.com\)](#)

8. If this Motion was passed, we would write to Planning and Land Use Services at the Attorney-General's Department to request consideration of the suggested policy change as outlined in the motion.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours.