

WHAT TO LOOK FOR & WHAT TO AVOID WHEN IDENTIFYING POTENTIAL CHILDCARE DEVELOPMENT SITES



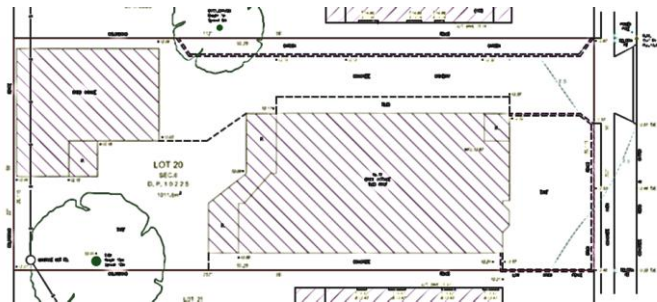
ArtMade Childcare Design Project – Dural NSW

SITE SIZE + SHAPE

Sites greater than 750sqm in size – are preferred
Sites between 1000 and 1200sqm for basement parking
Wide street frontages in excess of 18.0 metres (20.0+ metres for basement parking)



Rectangular sites are preferred; however other shapes and forms can be worked with
Flat sites or sites that slope towards the street.



PREFERRED LOCATION

Sites close to schools + public transport
Sites fronting local roads





CONSIDER CAREFULLY

Classified and arterial roads
No through roads (can sometimes be an issue for Council)

Close proximity to items of heritage significance

HAZARDOUS CHEMICALS & DANGEROUS GOODS



Close proximity to sensitive or hazardous land uses
Close proximity to potential health + safety risks (ie; spray paint booths, ice processing plants)

OTHER CONSIDERATIONS

Check the zoning_ Is the use permissible on the land

Consider neighbouring setbacks_ In some cases Council condition your development be in line with neighbouring property setbacks



Trees can be a serious determining factor, consider factors such as location, maturity + species. Trees in neighbouring properties within close proximity to the boundary can also be an issue.



Land identified within a flood area can form serious issues when developing child care centres particularly if the site is considered a high-risk flood zone.

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