

Local Planning Policy 3.6: Child Day Care Centres

INTRODUCTION

Child day care centres are becoming an increasingly important service to families in which parents work outside the home, and there is a need to provide for these services in convenient locations close to either homes or to centres of employment, in surroundings which are both safe and enjoyable for the children.

Accordingly, the Town Planning Scheme provides for child day care centres as a discretionary use in all zones, although applications are to be advertised under the 'SA' procedures within Residential and Residential/Commercial zones (refer to Local Planning Policy 1.2: Public Notification and Advertising Procedures). It is recognised however, that the majority of proposals for child day care centres are likely to be in residential areas.

Up to four children may be cared for in a private dwelling as a Child Family Care Centre, which does not require formal planning approval, being a 'P' (ie. permitted) use in a Residential zone (refer to Local Planning Policy 1.1: Minor Use and Development Exempt from Development Approval). These centres are subject to licensing by the Child Care Services Board, which is responsible for administering the regulations governing staffing, safety and the children's welfare.

DEFINITION

Child day care centre means any land or buildings used as a day care centre for the daily or occasional care of more than four children in accordance with the Community Services (Child Care) Regulations 2006.

AIM

To provide guidance for the location, siting and design of child day care centres, and to ensure as far as practicable, that such development is compatible with surrounding development and provides a safe and pleasant environment.

POLICY

In considering applications for child day care centres, Council shall take into consideration the following criteria:

1. Location

Centres are encouraged to locate near commercial, community or recreational areas and near distributor roads which have the capacity to accommodate any additional traffic generated by a child day care centre.

2. Site characteristics

The site should be of a regular shape with a minimum lot area of 1,000m².

3. Amenity

The building is to be domestic in design and appearance with a maximum site coverage of 50%, if located in a residential area.

In order to minimise potential noise impact on surrounding properties, Council will require:

- the erection of suitable fencing; and
- the location of outdoor play areas away from adjoining noise-sensitive premises, such as dwellings and nursing homes.

4. Operating times

The hours of operation are to be limited to between the hours of 7.00 am and 7:00 pm weekdays and 8:00 am and 1:00 pm Saturdays.

5. Parking

On-site parking is to be provided in accordance with Local Planning Policy 3.13: Parking. Where car parking is provided between the building and street alignment(s) a minimum 1.0 metre wide landscaping strip is to be established and thereafter maintained along the street alignment(s). Suitable barriers shall be provided to protect the fencing of any properties situated adjacent to any parking areas.

6. Traffic management

A traffic impact assessment will be required to be submitted. The assessment should address:

- (a) the site characteristics and surrounding area;
- (b) the proposal and its expected trip generation;
- (c) parking requirements, including the design of parking areas, and any pick-up and drop-off facilities;
- (d) existing traffic conditions and any future changes expected to the traffic conditions;
- (e) current road safety conditions, including an accident history in the locality; and
- (f) the expected impact of the proposed development on the existing and future traffic conditions.

A child care centre should be approved only if it can be demonstrated that it will have a minimal impact on the functionality and amenity of an area and will not create or exacerbate any unsafe conditions for children and families using the centre, or for pedestrians or road users.

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