

Local Planning Policy 3.6: Child Care Premises

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 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.

Adopted: 13 October 2009
Amended: 26 March 2019 (DV19.29)

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AMENDED DATE: 26 March 2019 (DV19.29)
to be inserted

AUTHORITY

This policy has been prepared in accordance with Schedule 2 Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

APPLICATION

This policy applies to the whole of the Town of Cambridge.

OBJECTIVES

- To provide guidelines for the location, siting and design of child care premises.
- To ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of adjoining and surrounding areas.

DEFINITIONS

child care premises: As defined in the Town of Cambridge Local Planning Scheme No. 1.

local distributor road: means a road as identified in the *Western Australian Road Hierarchy* provided by Main Roads Western Australia.

POLICY STATEMENT

In considering applications for child care premises, Council shall take into consideration a variety of criteria that aim to ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of adjoining and surrounding areas.

PROVISIONS

1. Location

The appropriate location of child care premises is crucial in avoiding adverse impacts on surrounding properties, particularly in terms of additional traffic, car parking and noise.

1.1. Child care premises are most appropriately located within a Mixed Use, Commercial, **Local Centre** or District Centre zone.

1.2. Neighbouring Uses

To minimise potential adverse impacts such premises may have on the amenity of residential properties, particularly as a result of noise, increased traffic and building scale, wherever possible, it is preferred to locate child care premises adjacent to non-residential uses such as shopping centres, medical centres or consulting rooms, schools, parks and community purpose buildings.

Where a child care premises is **located in the Residential zone, adjoining a**

~~residential property(s), the child care premises shall: proposed to be located next to a residential property or properties, a child care premises will only be considered in the Residential zone where it:~~

- 1.2.1. Directly adjoin a non-residential use such as a shopping centre, medical centre or consulting room, school, park or community purpose building on at least one boundary;
 - 1.2.2. Accommodate a maximum of 40 children; and
 - 1.2.3. Have a maximum building site coverage of 50%.
- 1.3. Where a proposed child care premises adjoins a residential property, the applicant is required to demonstrate how the proposal will not have an undue impact on residential amenity in terms of noise, location of car parking, increased traffic and building scale.

2. Road Hierarchy

- 2.1. Child care premises can be reasonably high traffic generators. Therefore in order to minimize their impact on the street network, child care premises are required to:
- 2.1.1. be located on Local Distributor Roads ~~when proposed in the Residential zone;~~
 - 2.1.2. be located in such a manner that they would:
 - i. Not conflict with traffic control devices;
 - ii. Not encourage unsafe vehicle movements; and
 - iii. Not encourage the use of nearby Access Roads for turning movements.
 - 2.1.3. not be located in, or on the corner of, a cul-de-sac road.

3. Parking and Access

Use Class	Number of on-site parking bays
Child care premises	1 per employee plus 5 per < 25 children 6 per 26-30 children 7 per 31-56 children 8 per 57-64 children 9 per 65-72 children 10 per 73-80 children 11 per 81-88 children 12 per 89-96 children 13 per 97-104 children 14 per 105+ children

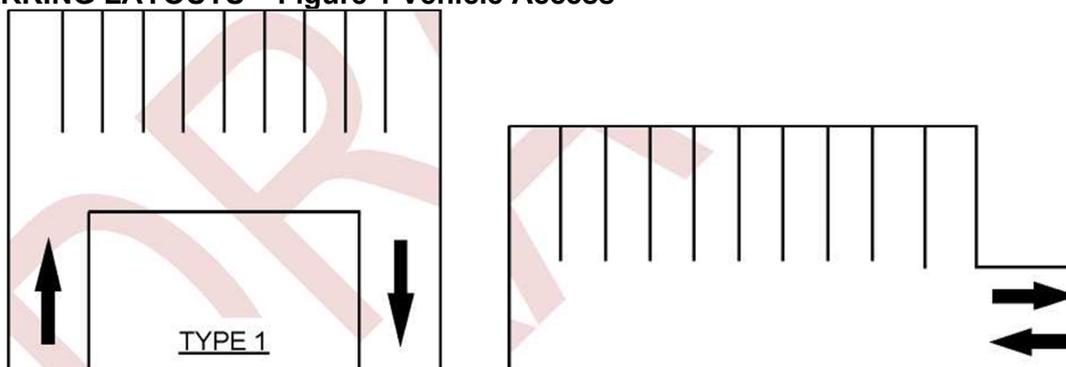
~~Note ACROD bays are included in the number of on-site bays required.~~

- 3.1. Car parking is to be provided in accordance with the ratio specified in Local Planning Policy 3.13: Parking.
- 3.2. Car park location and design
 - Car park access and design is to be in accordance with the following

requirements:

Design Element	Development Requirement
(a) Car park location	(i) All car parking is to be provided on-site; verge parking is not permitted. (ii) Carparks must be clearly visible from the street to encourage parking on-site instead of on the road verge.
(b) Car park design	(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.
(c) Vehicle access	(i) Vehicle access shall be taken from local distributor roads. (ii) Two way vehicle access is required in accordance with Figure 1. (iii) Vehicles are required to enter and exit the site in forward gear.
(d) Pedestrian access	(i) A footpath must be provided from the carpark and the street to the building entrance.

PARKING LAYOUTS – Figure 1 Vehicle Access



3.3. Bicycle Parking Standards

Bicycle parking is to be provided in accordance with Local Planning Policy 3.13: Parking.

4. Building Height

4.1. The maximum building height as measured from natural ground is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

5. Building Design

5.1. Building Setbacks

5.1.1. Building setbacks in the Residential zone are to be in accordance with Part 5 of the R-Codes with the exception of the following:

R-Code	Minimum primary	Minimum secondary
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	street setback	street setback
R12.5	12 metres	6 metres
R20 and R25	6 metres	1.5 metres
R30 and above	4 metres	1.5 metres

- 5.1.2. Building setbacks in all other zones are to be in accordance with the setback requirements for that zone or in accordance with any relevant structure plan, precinct structure plan or local development plan.

5.2. Noise Attenuation

- 5.2.1. The layout and design of child care premises must consider noise attenuation measures to reduce the impact of the use on adjacent and surrounding properties. Noise-generating activities such as play areas, vehicle accessways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses (such as residences).
- 5.2.2. The design and construction of child care premises shall also include measures to reduce the impacts of noise from external sources, to achieve acceptable indoor noise limits. These measures should include consideration of the size and placement of windows and doors, the use of double glazing, and the location of vehicle accessways, car parking areas and any plant and equipment.
- 5.2.3. An acoustic report prepared by a suitably qualified person shall be submitted with the application for development approval. A noise impact assessment report must be submitted with applications to the Town for child care premises. A noise management plan is also required where identified by the acoustic report.

5.3. Building Appearance

- 5.3.1. Child care premises in the Residential zone must be of residential appearance in keeping with the surrounding environment, and not detract from the amenity of adjoining properties.

5.4. Servicing

- 5.4.1. Services must be screened from view and located away from residential properties. Servicing is to be in accordance with the following requirements:

Provision	Development Requirement
(a) Bin storage areas	(i) Bin storage areas must be screened from view by a wall not less than 1.8 metres in height, constructed of brick, masonry or other approved material. (ii) Bin storage areas must be accessible to waste collection vehicles and not adversely affect car parking and vehicular or pedestrian access.
(b) Plant and equipment	(iii) Plant and equipment must be screened from view from the street through building design and located on the roof, basement or at the rear of the building.

6. Landscaping

6.1. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) % landscaping	(i) A minimum of 8% of the area of a lot shall be landscaped. (ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.
(b) Size	(i) The landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.
(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays. (ii) One small shade tree shall be provided for each lot in addition to those required for uncovered car parks.
(d) Verge area	(i) The verge areas of all child care premises are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

7. Hours of Operation

7.1. The days and hours of operation for child care premises within the Residential zone or abutting or opposite the Residential zone are to be in accordance with the following:

Days	Operating Hours
(a) Monday to Friday	(i) 7.00 am to 6.00 pm*
(b) Saturday	(ii) 8.00 am to 1.00 pm*
(c) Sunday	(iii) Not permitted

*Staff are permitted on site 30 minutes prior to and after the stipulated hours of operation.

8. Applications for development approval:

In addition to the general requirements for an application for development approval, the following are required at the time of lodgment:

- Traffic Impact Statement or Assessment certified by a suitably qualified traffic engineer; and
- Acoustic Report prepared by a suitably qualified acoustic consultant.

All assumptions in accompanying reports must relate to the observed characteristics of the locality.

9. Public consultation

In view of the potential for child care premises to generate significant traffic and noise, all applications for new child care premises or the expansion in capacity of existing child care premises will be considered a complex application for the purposes of Local Planning Policy 1.2: Public Notification of Planning Proposals.