


LOCAL PLANNING POLICY 206 – CHILD CARE CENTRES

	Local Planning Policy 206: Child Care Centres
Key Focus Area: Leadership and Governance	Responsibility: Director Planning and Development Relevant Council Delegation: NIL

Purpose

The purpose of this Policy is to guide Council on requirements relating to the location, site characteristics, environmental suitability, design, traffic, access, noise and health impacts and safety issues relating to and when considering applications for Development Approval for Child Care Centres.

This Policy relates to the provision of a “Day Care Centre” in accordance with LPS3, and where appropriate, the provision of limited “Family Day Care Centres” in single house or grouped dwellings subject to the specific requirements referred to below.

The objectives of the Policy are to:

- Provide guidance on the appropriate location of Child Care Centres in the Town relative to their surrounding area
- Minimise the impact of Child Care Centres on the surrounding locality, in particular the amenity of existing residential areas
- Minimise the impact of the surrounding area has on the Child Care Centre, and
- Consider the health and safety of children attending the centre.

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Location Requirements

Child Care Centres are to be located where they:

- Provide a strategic distribution of centres for the community it serves
- Are close to or part of appropriate commercial, recreation or community nodes and education facilities. Preferred locations are on lots zoned “Local Centre”, “Town Centre”, “Highway”, or “Educational”, or on “Residential” lots immediately adjacent to these zones, subject to compliance with the LPS3 provisions.

- Are in areas where adjoining land uses are compatible with Child Care Centres, serviced by public transport, considered suitable from a traffic engineering/safety point of view, and
- Are of sufficient size and dimension to accommodate the development without impacting on the amenity of the surrounding area.

Child Care Centres are not to be located:

- In or adjacent to areas of soil contamination or groundwater pollution (where play areas and gardens are reticulated)
- Where access is from major roads or in close proximity to a major intersection where there may be safety concerns or where access is from a local access street which may result in traffic or parking concerns in the street
- Where adjoining uses/potential uses may produce unacceptable levels of noise, fumes or emissions or pose a potential hazard by reason of activities or materials stored on site, or where noise from nearby roads and railways are likely to have an adverse impact on the site.

Site Requirements

Sites should be of sufficient size, shape and dimension to accommodate the development (inclusive of buildings with required setbacks, parking, outdoor play areas and landscape buffer strips); and be level/non elevated sites to reduce impacts on access and noise transfer/mitigation.

Development Requirements

The following development requirements are stipulated in addition to specific requirements applicable under LPS3, in particular cl.36(6) and cl.37(A):

- Visual appearance of developments should reflect the character of the area, enhance its amenity and ideally be purpose built or adapted to be suitable/appropriate for regular use of children.
- Parking areas are to be located at the front of the building and provide for access to and egress from the site in forward gear.
- Parking for staff and children is to be at a rate of one space per five children.
- Outdoor play areas to be in a safe location away from high traffic areas and also away from any adjoining noise sensitive premises such as dwellings and nursing homes.
- Landscaping and masonry fencing is to be provided along all adjoining residential property boundaries to reduce potential amenity and visual impacts on adjoining residents. Landscaping shall not contain toxic plants, and be provided along street frontages with a minimum width of 2 metres compatible with adjoining residential properties and at a height which does not result in an access/visibility hazard at the access crossover.
- A traffic impact statement shall be provided with all applications which addresses the site and its location, the expected trip generation, parking requirements and parking area design (including access located in accordance with LPS3 requirements), existing and future traffic conditions, current road

safety conditions including crash history in the immediate locality, and the expected impact on existing and future traffic conditions.

- No access is to be permitted direct from a Primary or Regional Distributor Road, a Right of Way or short Access Road such as a cul-de-sac or no through roads.
- A noise impact assessment shall be provided with all applications which address the prime objectives of limiting the impact of a Child Care Centre on adjacent residential properties and also limit the impact of external noise sources on the Child Care Centre.
- Hours of operation should be limited to between the hours of 7.00am and 7.00pm weekdays and Saturdays.
- Where located adjacent to noise sensitive uses, all noise generating activities such as outdoor and indoor play areas, parking areas and any plant or equipment are to be located away from the noise sensitive use. Where located adjacent to noise sensitive areas amenity impacts are to be mitigated by appropriate fencing, non-openable and double glazing (or equivalent) windows together with landscaping.
- The design and construction of the Day Care Centre is to also mitigate against impacts from external noise and vibration sources.
- In order to assess the impact to the local community that a proposed Child Care Centre has on the level of service of similar or approved facilities, applications are to include information on the level of existing (or proposed) services in the locality, proximity to other centres, population catchments for the proposed centre and the number of primary schools and kindergartens in the locality, together with the number of students at these facilities.
- “Family Day Care Centres” for up to seven children (including the applicant’s own children) may be approved in single houses or grouped dwellings where suitable access and parking is provided on site with easy access to the dwelling which does not interfere with sightlines or prejudice road safety; and where internal and external play spaces are designed and located to minimise impacts on adjoining residents.

Approvals should only be issued where it can be demonstrated that the Child Care Centre will have 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, cyclists or road users.

This policy was prepared as a Local Planning Policy in accordance with Schedule 2, Part 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Other Relevant Policies and Documents

- LPS3 setback, fencing, landscaping, parking and access requirements under cl.36(6) and cl.37A.

Work Procedures

NIL

Policy Adoption and Amendment History

Reviewed/Modified	Minutes Reference	Date	Meeting Type