

POL	CHILD CARE PREMISES	LPP 3.1
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DIRECTORATE:	Planning and Development
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BACKGROUND:

The City facilitates the development of child care premises, with an emphasis placed on contributing to the greater convenience of residents. However a child care premises should not adversely impact on the amenity of adjoining properties or the surrounding area through inappropriate development.

PURPOSE:

To provide guidelines for the location, siting and design of child care centres to ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of surrounding areas as provided for under the provisions of the City of Cockburn Local Planning Scheme No. 3 (LPS 3).

POLICY:

(1) Definitions:

‘Child Care Premises’ means a place where a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

‘Child Care Service’ means –

- (a) any education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1); or

POL	CHILD CARE PREMISES	LPP 3.1
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- (b) any child care service as defined in the *Child Care Services Act 2007* section 4;

'Family Day Care Service' – means a type of child care service prescribed as a family day care service for the purposes of the Child Care Services Act 2007

(2) Exemptions

A Family Day Care Service for seven children or less does not require planning approval from the City.

(3) Criteria

Child care premises are strongly encouraged to locate adjacent to schools, public open space, or other community or recreational uses including non-residential land uses such as appropriate commercial uses.

Within Residential zones, a child care premises is an "A" use which is **not** permitted unless discretion is exercised and after giving special notice in accordance with the requirements under LPS 3.

Where applications for child care premises are received, the following criteria should be taken into account:-

1. Location and Residential Amenity

- (a) Sites in close proximity to busy intersections or Primary Regional Roads and Other Regional Roads are not preferred due to issues of traffic conflict, noise and possible health implications associated with vehicle emissions.
- (b) Child care premises should be located adjacent or within close proximity to public transport routes.
- (c) The built form of the development should be consistent with the scale and character of the locality and should lend itself to domestic (residential) architecture if located in a residential setting.
- (d) The proposed materials, colours and finishes should be sympathetic to surrounding development.
- (e) The layout and design of child care premises shall include noise attenuation measures to ameliorate the impact of the use on adjoining and surrounding properties (if applicable). Noise-generating activities such as play areas, vehicle access ways,

POL	CHILD CARE PREMISES	LPP 3.1
-----	---------------------	---------

car parking areas and any plant and equipment are to be located away from noise-sensitive land uses, such as residences.

- (f) In order to maintain the visual amenity of the locality, landscape screening to car parking areas from the street and adjoining premises is required. Existing and proposed major plantings must be detailed on site plans, with proposed landscaping incorporating dense shrubs and trees. Wherever possible, retention of existing mature vegetation will be encouraged by the City (providing on-site safety is not compromised).
- (g) Child care premises will not be supported within cul-de-sacs or on lots with a battle-axe access leg.

2. Site Design

- (a) The site is to have a regular shape, with a minimum lot area of 1,000m² and an effective frontage of 20m to provide the opportunity for design aimed at minimising the impact on surrounding residential properties.
- (b) Site coverage is required to be a maximum of fifty per cent (50%) to allow for adequate open space, residential character and car parking areas.
- (c) The first 2.m from the front boundary of the lot shall be landscaped as a minimum.. Secondary street frontages shall have a minimum 1m landscaping strip.

3. Landscaping

- (a) The first 2m from the front boundary of the lot shall be landscaped as a minimum.
- (b) Secondary street frontages shall have a minimum 1m landscaping strip.

4. Outdoor Play Areas

- (a) Outdoor play areas should be located so as to minimise their impact on the amenity of the adjoining properties whilst taking advantage of solar orientation where possible. Outdoor play areas should be screened from sources of pollution, such as car parking areas and roads, by appropriate fencing and/or dense vegetation.

POL	CHILD CARE PREMISES	LPP 3.1
------------	----------------------------	----------------

- (b) A portion of the outdoor play area is required to be covered with a shade structure for sun protection. The colours and materials of this shade structure should be sympathetic to surrounding development.
- (c) Where the play area is located in the front setback area, fencing of this area shall be predominantly open. Fencing should not appear solid, adversely affecting in particular residential Streetscape or cast shadows over the play area. These same requirements also generally apply to secondary street frontages (recognising some sections of screen fencing will be necessary).

5. Parking and Traffic

- (a) Car parking areas should be purposely located on-site so as to be visible from the street to encourage patrons to park on-site instead of on road verges. Car parking bays that are the least visible or accessible should be allocated for staff use.
- (b) Car parking areas are required to be landscaped with the objective of providing shade and softening the impact of car parking and the development on the streetscape.
- (c) On-site parking provision is to be in accordance with the requirements of LPS 3:
 - 1 bay: 1 employee, PLUS
 - 1 bay: 10 children
- (d) Parking for larger vehicles (buses and service vehicles) should be considered in the design and layout of parking areas.
- (e) Traffic associated with a child care premises is not to unreasonably reduce the function and safety of the local road network. Vehicle access to and from the site must be available in forward gear, achieved through adequate on-site manoeuvring.
- (f) Pedestrian movement across and/or through parking provided for a child care premises is to take place on dedicated pedestrian paths (for parent/child safety).

6. Hours of Operation

Days and times of operation shall generally be restricted from Monday to Friday, from 6.00am to 7.00pm and Saturday, from 8.00am to 4.00pm, unless otherwise approved by the City.

7. Signage

POL	CHILD CARE PREMISES	LPP 3.1
------------	----------------------------	----------------

All signage associated with the child care premises shall be consistent with the City's Signage Policy, in addition to addressing the following:-

- (a) be compatible and sympathetic to adjoining development to ensure the amenity of the surrounding area is maintained;
- (b) not be placed in a location that detrimentally interferes with the visibility of traffic and pedestrians entering and leaving the lot, adjacent property or roadway;
- (c) not display signs exceeding 1m² in aggregate;
- (d) not include Pylon signs.

8. Bin Storage Areas

Applications for planning approval must include details of cleaning areas, bin storage and rubbish removal. The following are standard requirements for bin storage areas:-

- (a) A floor area not less than 3m x 3.5m excluding the area of any access way;
- (b) Walls constructed of smooth, impervious, solid material at a height of not less than 1.8m;
- (c) A floor of not less than 76mm thickness, constructed of impervious concrete graded to a 100mm industrial floor waste connected to sewer and charged with a hose cock.
- (d) Details of rubbish management are also to be provided. This includes rubbish removal days and pick-up times. The day and time of rubbish removal should have regard for the nature of the location, particularly for the purpose of protecting residential amenity.

9. Bushfire Management Plan

- (a) A Bushfire Management Plan is required to accompany a planning application for lots located within a Bushfire Prone Area in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas and the associated Guidelines for Planning in Bushfire Prone Areas.

(4) Information required on applications

The City requires applications for child care premises to be submitted with adequate information to enable a detailed assessment of the development to be conducted, including (but not limited to):

- a description of the proposed activity
- numbers of adult and non-adult staff to be employed
- days and hours of operation
- number and age of children proposed to attend the centre

Three (3) copies of scaled, site, floor and elevation plans of the development illustrating:

- the entire site and structures thereon, including shade structures
- the internal layout of the buildings
- access points, driveways and individual car parking areas
- a schedule of materials, colours and finishes
- existing and/or proposed landscaping including major plant species
- intended front and side fencing
- number, location and size of any proposed signs

The City may require noise and traffic impact assessments to be submitted prior to determination of the application, whilst details of waste management (rubbish disposal times) and regular delivery times to a site are also to be provided.

Applicants are advised that if existing buildings are being converted into a Child Care Premises, compliance with the Building Codes of Australia (Fire Regulations) is required.

(5) Advertising

Pursuant to LPS 3 - all proposals for child care premises shall be advertised for a period not less than 14 days.

(6) Other Approvals

In addition to gaining Planning Approval from the City to develop a child care premises applicants are encouraged to discuss their proposal with the relevant government licensing and regulatory agencies. The outcomes of these discussions should be presented to the City as part of any application in order to facilitate the assessment process.