

## **6.4 CHILD DAY CARE CENTRES**

### **Objectives**

- To provide for the establishment of Child Day Care Centres in appropriate locations; and
- To minimise any adverse impact on the amenity of the area.

### **Applications Subject of this Policy**

This Policy applies to Child Day Care Centre Developments.

### **Submission Requirements**

In addition to the normal 'non-residential' development application submission requirement the following information is required to be submitted with a planning application:

- Details of the number and ages of children, number of staff, hours of operation and other information describing the business;
- A transport statement is to be submitted for developments that front a district distributor road (refer to the City's Parking Policy).

### **Development Provisions**

#### **Location Criteria**

##### Local Land Uses

Consideration will be given to surrounding land uses (particularly where these involve general industrial uses) and their compatibility with a child care facility. Applicants may be requested to demonstrate that the proposal will not unduly impact or be impacted by surrounding uses. Preferred locations are in or abutting commercial centres.

##### Traffic Impact

Consideration will be given to impact on traffic flow, safety and management, particularly in the location and design of access and egress points to customer parking.

#### **Parking**

- All parking shall be in accordance with the City's Parking Policy.

#### **Landscaping**

- As per the City's Landscaping Policy

### **Specific Provisions for a Residential Zone**

In assessing an application for a Child Day Care Centre in a residential zone, the Council shall have regard to the following:

#### **Location Criteria**

##### Local Land Uses

To minimise impact on residential areas, to allow improved servicing and to promote multi-function trips, locations adjacent to non-residential uses, particularly shopping centres, medical centres, schools and other educational facilities and civic uses are preferred.

Road Hierarchy

In assessing the suitability of a site, consideration will be given to impact on residential amenity.

In this regard, preferred locations and configurations are those which do not propose direct access onto Primary Regional roads, or Local Access roads. The use of District Distributor B Roads and Local Distributor Roads are generally preferred.

Unsuitable Locations

Because of the conflicts with residential amenity, traffic and parking access, Child Care Centres will generally not be supported in the following locations / types of site:

- Cul de sacs;
- Sites with sole vehicular access from a longer, undedicated or predominantly residential ROW, under-width street or laneway;
- Rear battle-axe and strata sites;
- Multiple dwellings;
- Lots under 900m<sup>2</sup> in area; and
- Lots with less than a 20m frontage.

**Amenity**

To reduce impact on residential amenity, the following design requirements shall apply:

- Bulk, scale and architectural style of buildings to harmonise with the local streetscape;
- Setbacks and other design requirements specified in the Residential Design Code to be applied to developments in residential zones;
- Activity room windows facing residential properties to be double glazed and not be able to be opened; and
- Unless otherwise approved by Council, with due regard to impact on residential amenity, the hours of operation of Centres will be restricted 7.00am to 6.30pm on weekdays and 8.00am to 6.00pm on weekends.

**Variations**

Any variations to this policy will be assessed against the objectives of the policy.

**OFFICE USE ONLY:**

**Local Planning Scheme No.3 – Local Planning Policy History:**

Action	Resolution Number	Effective Date