

Policy			
Title:	Child Care Premises in Residential Areas	Code:	LP.11
Purpose or Objective:	<ol style="list-style-type: none"> 1. To facilitate the establishment of Child Care Premises in appropriate locations within the Residential zone. 2. To minimise adverse impacts that Child Care Premises land uses may create on the amenity of an area. 3. To provide guidance on the planning criteria that will be applied by the local government in assessing applications for Child Care Premises. 		
Reference Documents:	<ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • City of Canning Local Planning Scheme No. 42 • Planning Bulletin 72/2009 – Child Care Centres • Child Care Services Regulations 2007 		

Policy Statement
<p>This policy sets out the matters the City of Canning (the local government) will take into account when considering applications for development approval for Child Care Premises land uses on Residential zoned land within the local government.</p>

1 Scope

This policy applies to development applications (DA) involving Child Care Premises land uses on Residential zoned land within Local Planning Scheme No. 42 (the Scheme). The policy does not apply to Family Day Care proposals as defined under the Scheme.

2 Definitions

Unless otherwise defined below, words and expressions in this policy are as defined in Part 6 of the Local Planning Scheme No. 42 (the Scheme), the *Planning and Development Act 2005*, the Planning and Development (Local Planning Schemes) Regulations 2015 or State Planning Policy 7.3 – Residential Design Codes of WA (R-Codes).

Advanced Tree

A tree which requires planting in a 90L or larger container and is of a minimum 2m height and 2 years age at the time of planting. Tree stock is to be selected in accordance with Australian Standard 2303:2015 – Tree Stock for Landscape Use.

3 Provisions

3.1 Location Criteria

The site should:

- a) Be regular in shape, have a minimum lot area of 1,000m² and an effective frontage of 20m.

- b) Preferably be located on a corner site to provide the opportunity for a design aimed at minimising the impact on surrounding residential properties.
- c) Be within easy walking distance of existing commercial, community or recreational centres.
- d) Be on a Local Distributor Road or on, or adjacent to a District Distributor Road.
- e) Be well served by footpaths, dual use access paths and public transport.

3.2 Siting and Design

- a) The built form should lend itself to domestic (residential) architecture compatible with the existing character of the area and is to be designed to meet the requirements of the R-Codes, specifically for the elements setbacks, building height, visual privacy and overshadowing.
- b) Maximum site coverage of 50% will apply.
- c) Fencing along the primary street should be of permeable design. Boundary fencing separating play areas from adjoining residential properties is to be constructed of materials that will reduce noise impacts where appropriate.

3.3 Premises Accommodating more than 50 Children

Child Care Premises that accommodate more than 50 children are generally not considered suitable in the Residential zone. Where such premises are proposed they will only be supported where:

- a) The proposal will not have a significant detrimental impact to the residential amenity of adjoining and nearby properties.
- b) Arrangements are or will be put in place to manage the use of outdoor areas to minimise any impacts on the residential amenity of adjoining and nearby properties to the satisfaction of the local government.
- c) The site has particular attributes that may lend itself to being acceptable as a potential Child Care Premises that accommodates more than 50 children (e.g. the site is surrounded by roads and/or reserves, or there are existing non-residential land uses or zones on one or more sides).

3.4 Noise and Amenity

- a) A development application must be accompanied by an acoustic impact assessment demonstrating that the proposal will satisfy relevant noise regulations.
- b) Outdoor playing spaces should be sited to minimise noise impact on occupiers of adjoining properties.
- c) Windows to activity rooms should be located away from adjoining residential properties to minimise noise impacts to adjoining properties, or be fitted with double glazing.

3.5 Hours of Operation

The hours of operation of the premises are limited to 7am to 7pm Monday to Friday and 8am to 1pm Saturday.

3.6 Landscaping

- a) A development application must be accompanied by a landscaping plan detailing all hard and soft landscaping inclusive of any shade sail structures.
- b) A minimum width of 2m from the property's front boundary must be landscaped. Secondary street frontages must be landscaped for a width of at least 1m.
- c) Advanced trees to be provided in accordance with the local government's policy relating to tree retention and/or planting.
- d) To discourage parking the verge areas must be suitably landscaped, reticulated and maintained. The paving or sealing of verge areas will not be permitted.

3.7 Car Parking and Traffic Generation

- a) A development application must be accompanied by a traffic impact assessment. Proposals will not be supported if the form, function and safety of the surrounding road network are compromised.

- b) On site car parking should comply with Scheme provisions, with a minimum of 4 car bays for any premises. Pick up and set down bays must be clearly marked and/or signposted.
- c) For sites with more than 1 street frontage, access must be provided from the lowest order road unless otherwise required and/or approved by the local government.
- d) Car parking and associated driveways should be easily visible from the street to encourage patrons to park on site instead of the road.
- e) All vehicles must be able to enter the street in forward gear.

3.8 Signage

Any proposed advertising sign must be in accordance with the provisions of the local government’s policy for advertising signs. A Sign Licence application is also required which is to be submitted to the Building Department, pursuant to the Council's relevant Local Laws.

3.9 Waste Management

- a) Development applications must include details for bin storage and cleaning areas.
- b) A Waste Management Plan may also be required based on the scale and design of the development.

Governance References

Statutory Compliance	<ul style="list-style-type: none"> • <i>Planning and Development Act 2005</i> • City of Canning Local Planning Scheme No. 42
Process Links	

Policy Administration

Program		Officer title	Date last approved
Canning Sustainable Development		Director Canning Sustainable Development	15 October 2019
Version	Decision Reference	Synopsis	Delegation No.
1	SD-014-19	Final adoption	