



POLICY

TITLE:	CHILD DAY CARE CENTRES IN RESIDENTIAL AREAS	CODE:	SRS215
PURPOSE or OBJECTIVE:	<ol style="list-style-type: none"> 1. To facilitate the establishment of child day care centres in appropriate locations within areas zoned Residential within the City of Canning. 2. To minimise adverse impacts a child day care centre may create on the amenity of an area. 3. To provide guidance on the planning criteria that will be applied by the City in assessing applications for child day care centres. 		
REFERENCE DOCUMENTS:	City of Canning Town Planning Scheme No.40 Planning Bulletin 72/2009 – Child Care Centres Child Care Services Regulations 2007		

POLICY STATEMENT

This policy sets out the matters the City will take into account when considering a development application for a Child Day Care Centre on residential zoned land within the City.

1. Scope

This Policy applies to applications for Development Approval involving a Child Day Care Centre on land zoned Residential within the City of Canning Town Planning Scheme No. 40. The Policy does not apply to Family Day Care Centre proposals as defined under the Scheme.

2. Definitions

For the purposes of this Local Policy the definition ‘Child Day Care Centre’ has the same meaning as described in Town Planning Scheme No.40 as follows:

Child Day Care Centre means any land or building used for the daily or occasional care of children in accordance with the relevant legislation relating to Child Day Care.

3. Considerations

(1) Location Criteria

The site should-

- (a) be regular in shape, have a minimum lot area of 1000m² and an effective frontage of 20 metres.
- (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.

(2) Siting and Design

- (a) The building 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 Residential Design Codes, specifically for the elements of open space, setbacks, building height, visual privacy and overshadowing.
- (b) A 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 are to be constructed of materials that will reduce noise impacts where appropriate.

(3) Centres Accommodating more than 50 Children

Child Care Day Centres that accommodate more than 50 children are generally not considered suitable in Residential zones. Where such centres 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.

- (c) The applicant has provided advice from an accredited traffic engineer/consultant that the traffic generated from the facility will not detrimentally affect the level of service and safety provided by the local road system.
- (d) The site has particular attributes that may lend itself to being acceptable as a potential Child Care Day Centre (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.)
- (4) Noise and Amenity**
- (a) An application for development approval must be accompanied by an acoustic impact assessment demonstrating that the proposal will satisfy the 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.
- (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.
- (6) Landscaping**
- (a) An application for development approval must be accompanied by a landscaping plan detailing all hard and soft landscaping inclusive of any shade sail structures in accordance with the City's landscaping policy (Local Planning Policy SRS221 Town Planning Schemes Landscape Plan).
- (b) A minimum width of two (2) metres from the property's front boundary must be landscaped. Secondary street frontages must be landscaped for a width of at least one (1) metre.
- (c) To discourage parking the verge areas must be suitably landscaped, reticulated and maintained. The paving or sealing of verge areas will not be permitted.
- (7) Car Parking and Traffic Generation**
- (a) An application for development approval must be accompanied by a traffic impact assessment. Proposals will not be supported if the form, function and safety of the surrounding road network is compromised.
- (b) On-site parking provision is to be one (1) bay per employee, plus one (1) bay per ten (10) children, with a minimum of four car bays for any centre. Pick-up and set down bays must be clearly marked and/or signposted.
- (c) For sites with more than one street frontage, access must be provided from the lowest order road unless otherwise required and/or approved by the City.
- (d) Car parking and associated driveways should be easily visible from the street to encourage patrons to park on-site instead of road verges.
- (e) All vehicles must be able to leave the site in a forward gear.
- (8) Signage**
- Any proposed advertising sign must be in accordance with the provisions of Clause 2.5 of Town Planning Scheme No. 40. A Sign Licence application is also required which is to be submitted to the Building Department, pursuant to the Council's relevant Local Laws.
- (9) Waste Management**
- (a) Applications for development approval 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	Planning & Development Act 2005 City of Canning Town Planning Scheme No.40 Local Planning Policy SRS221 – Town Planning Schemes Landscape Plan
Process Links	N/A

POLICY ADMINISTRATION

Directorate		Officer Title	Authority to Approve
Development & Regulation		Director Development & Regulation	Council
Version	Decision Reference	Synopsis	
1	February 2015	New draft revised Local Planning Policy	
1	OCM 16/6/2015 (DR-029-15)	Adopted	