

# Child Care Premises Local Planning Policy

## Responsible Directorate: Planning and Community Development

### Objectives:

- To provide development standards for the location, siting and design of child care premises.
- To ensure that child care premises do not have an adverse impact on the amenity of surrounding areas, particularly residential areas.

### 1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

### 2. Application:

This policy applies to the whole of the City of Joondalup.

### 3. Definitions:

“**child care premises**” as defined in *Local Planning Scheme No. 3* means premises where:

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Services Act 2007* section 4 is provided.

“**district distributor road**” means a road as defined in the *Western Australian Road Hierarchy* produced by Main Roads Western Australia.

“**local distributor road**” means a road as defined in the *Western Australian Road Hierarchy* produced by Main Roads Western Australia.

#### 4. Statement:

In considering applications for child care premises, the location, siting and design of the child care premises will be taken into consideration with the aim of ensuring that the development is compatible with, and avoids adverse impacts on, the amenity of adjoining and surrounding areas.

#### 5. Details:

In assessing an application for development approval for child care premises, the following will apply:

##### 5.1. Location:

The appropriate location of child care premises is crucial in avoiding adverse impacts on surrounding properties, particularly in terms of additional traffic, car parking and noise.

##### 5.1.1. Neighbouring Uses:

- a. To minimise potential adverse impacts such premises may have on the amenity of residential properties, particularly as a result of noise and/or increased traffic, it is preferable to locate child care premises adjacent to non-residential uses such as shopping centres, medical centres or consulting rooms, schools, parks and community purpose buildings.
- b. Where a child care premises is proposed to be located next to a residential property, the applicant must demonstrate that the proposal will not have an undue impact on residential amenity.

##### 5.1.2. Road Hierarchy:

- a. As child care premises can be reasonably high traffic-generators, they should be located on Local Distributor Roads in such a manner that they would not conflict with traffic control devices and would not encourage the use of nearby Access Roads for turning movements.

##### 5.2. Parking and Access:

##### 5.2.1. Car Parking Standard

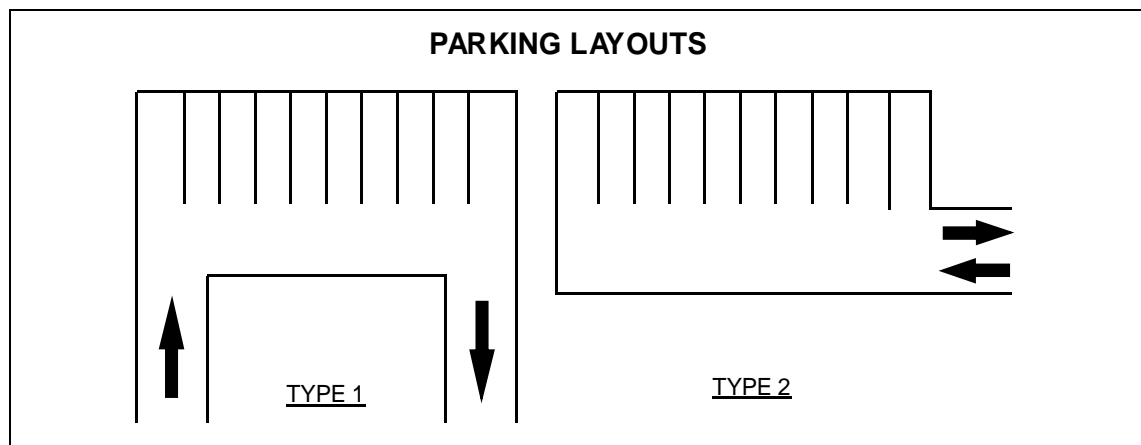
- a. Car parking bays are to be provided in accordance with the following table:

Use Class	Number of on-site parking bays
Child Care Premises	1 per employee plus 5 per < 25 children 6 per 26–30 children 7 per 31–56 children 8 per 57–64 children 9 per 65–72 children 10 per 73–80 children 11 per 81–88 children 12 per 89–96 children 13 per 97–104 children 14 per 105 + children

### 5.2.2. Car Park Location and Design

a. Car park access and design is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) Car park location	<ul style="list-style-type: none"> <li>(i) All car parking is to be provided on-site; verge parking is not permitted.</li> <li>(ii) Car parks must be clearly visible from the street to encourage parking on-site instead of on the road verge.</li> </ul>
(b) Car park design	<ul style="list-style-type: none"> <li>(i) Car parks shall be designed in accordance with Australian Standards AS 2890.1 and/or AS 2890.2 as amended from time to time.</li> </ul>
(c) Vehicle Access	<ul style="list-style-type: none"> <li>(i) Vehicle access should not be taken from District Distributor A Roads. Only under exceptional circumstances may vehicle access be considered from a District Distributor B or Access Road.</li> <li>(ii) Vehicle access with separate entry and exit points is preferred (Type 1 on Figure 1). Alternatively, 'two-way' vehicle access (Type 2 on Figure 1) is required.</li> <li>(iii) Where practicable, existing vehicle access points should be utilised instead of proposing new access points.</li> <li>(iv) Vehicles are required to enter and exit the site in forward gear.</li> </ul>
(d) Pedestrian Access	<ul style="list-style-type: none"> <li>(i) A footpath must be provided from the car park and the street to the building entrance.</li> </ul>



**Figure 1. Vehicle Access**

### 5.2.3. Bicycle Parking Standards

a. Bicycle parking is to be provided in accordance with the following table and relevant Australian standards.

Use Class	Employee / Visitor Bicycle Parking
Child Care Premises	1 per 8 employees

### 5.3. Building Height:

- a. The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
6 metres	7 metres	9 metres

### 5.4. Building Design:

#### 5.4.1. Building Setbacks

- a. Building setbacks in the 'Residential' zone are to be in accordance with the requirements of the *Residential Design Codes (R-Codes)* and the City's *Residential Development Local Planning Policy* or any relevant structure plan.
- b. Building setbacks in all other zones are to be in accordance with the setback requirements for that zone or in accordance with any relevant structure plan, activity centre plan or local development plan.

#### 5.4.2. Noise Attenuation:

- a. The layout and design of child care premises must consider noise attenuation measures to reduce the noise impact on adjacent properties. Noise-generating activities such as outdoor play areas, vehicle accessways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses (such as residences).
- b. The design and construction of child care premises must also consider measures to reduce the impacts of noise from external sources, to achieve acceptable indoor noise limits. These measures should include consideration of the size and placement of windows and doors, the use of double-glazing, fencing, landscaping and the location of vehicle accessways, car parking areas and any plant and equipment.
- c. An acoustic report prepared by a suitably qualified person must be submitted with the application for development approval. A noise management plan is also required where identified by the acoustic report.

### 5.5. Landscaping:

- a. Landscaping is to be in accordance with the following requirements:

Design Element	Development Requirement
(a) % landscaping	(i) A minimum of 8% of the area of a lot shall be landscaped. (ii) The landscaped area shall include a minimum strip of 1.5 metres wide adjacent to all street boundaries.
(b) Size	(i) The landscaped area shall have a minimum width of 1.0 metre and distributed in areas of not less than 4.0 square metres.

(c) Shade trees	(i) Shade trees shall be provided and maintained in uncovered car parks at the rate of one tree for every four car parking bays.
(d) Verge area	(i) The verge areas of all child care premises are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. The verge is not permitted to be paved or sealed as this would encourage its use for parking.

#### 5.6. Hours of Operation:

- a. The days and hours of operation for child care premises within the 'Residential' zone or abutting or opposite the 'Residential' zone are to be in accordance with the following:

Days	Operating hours
(a) Monday to Friday	(i) 7.00 am to 6.00 pm
(b) Saturday	(i) 8.00 am to 1.00 pm
(c) Sunday	(i) Not permitted

#### 5.7. Applications for development approval:

- a. In addition to the general requirements for an application for development approval, the following are required:
- *Traffic and Road Safety Impact Report*
  - *Acoustic Report*

#### 5.8. Public consultation:

- a. Applications for new child care premises or the expansion in capacity of existing child care premises will be advertised for public comment for a period of 14 days by way of:
- letters to adjoining and nearby landowners; and
  - a sign erected on the site.

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**Creation Date:** <mmmm yyyy (adopted by Council)>

**Amendments:**

**Related Documentation:**

- *Education and Care Services National Law (WA) Act 2012*
- *Child Care Services Act 2007*
- *City of Joondalup Local Planning Scheme No. 3*
- *Main Roads Western Australia Road Hierarchy*

# Child Care Centres Policy

## Council Policy

### Responsible Directorate: Planning and Community Development

**Objective:** To provide guidelines for the location, siting and design of child care centres.

**1. Authority:**

This Policy has been prepared in accordance with Clause 8.11 of the *City of Joondalup District Planning Scheme No. 2*, which allows Council to prepare planning policies relating to planning or development within the Scheme area.

**2. Application:**

This Policy applies to the whole of the City of Joondalup.

**3. Definitions:**

“**child care centre**” means any premises providing a service for the casual, part-time or day-to-day care of children, as defined within the *City of Joondalup District Planning Scheme No. 2*.

**4. Statement:**

In considering applications for child care centres, Council shall take into consideration a variety of criteria that aim to ensure that such developments are compatible with, and avoid adverse impacts on, the amenity of adjoining and surrounding areas.

**5. Details:**

**5.1. Location:**

The appropriate location of child care centres is crucial in avoiding adverse impacts on surrounding properties, particularly in terms of additional traffic, car parking and noise.

### **5.1.1. Neighbouring Uses:**

To minimise potential adverse impacts such centres may have on the amenity of residential properties, particularly as a result of noise and/or increased traffic, wherever possible, it is preferred to locate child care centres adjacent to non-residential uses such as shopping centres, medical centres or consulting rooms, schools, parks and community purpose buildings.

Where a centre is proposed to be located next to a residential property or properties, the applicant must demonstrate that the proposal will not have an undue impact on surrounding uses.

### **5.1.2. Road Hierarchy:**

In Western Australia, Main Roads Western Australia lists the types of roads that perform designated functions required of the road network. This is known as the *Functional Hierarchy of Roads*. The suitability of locating child care centres on the different types of roads is considered in this Policy.

Residential amenity, safety and aesthetics take priority in considering vehicular access for child care centres. Child care centres should be located on Local Distributor Roads in such a manner that they would not conflict with traffic control devices and would not encourage the use of nearby Access Roads for turning movements.

As child care centres can be reasonably high traffic-generators, vehicular access should not be located on District Distributor A Roads, the primary function of which is to cater for through-traffic. Only under exceptional circumstances may vehicular access be considered from a District Distributor B or Access Road. It is recommended that, where practicable, existing access points are utilised instead of proposing new or additional access points particularly onto District Distributor B Roads.

## **5.2. Parking and Traffic:**

### **5.2.1. Traffic Impacts and Safety:**

Regard shall be given to the need to minimise disruption of existing traffic safety measures and traffic flows in close proximity to proposed child care centres, the potential for substantial traffic increases, particularly on residential streets, and the provision of safe access to proposed on-site car parking areas.

### **5.2.2. Design and Location of Car Parking:**

Car parking is to be located on-site in an arrangement that enables a free flow of traffic movement internal and external to the site. Vehicular access to and from must enable vehicles to move in a forward direction. A car park design using “one-way” traffic flow (shown as Type 1 on Figure 2) is preferred. Alternatively, a “two-way” crossover (shown as Type 2) is required. Incorporation of a designated “pick-up/drop-off” area is recommended to reduce congestion and improve safety for patrons and prevent traffic build-up on Access Roads.

Car parking and associated driveways should be easily visible from the street to encourage patrons to park on-site instead of road verges. Car bays that are least visible or difficult to access should be allocated for staff use.

Landscaping shall be in accordance with Section 5.4 of this Policy.

A Traffic and Road Safety Impact Report, including consideration of traffic flows to and within the on-site car park, is required with all applications involving new child care centres or expansion in capacity of existing child care centres.

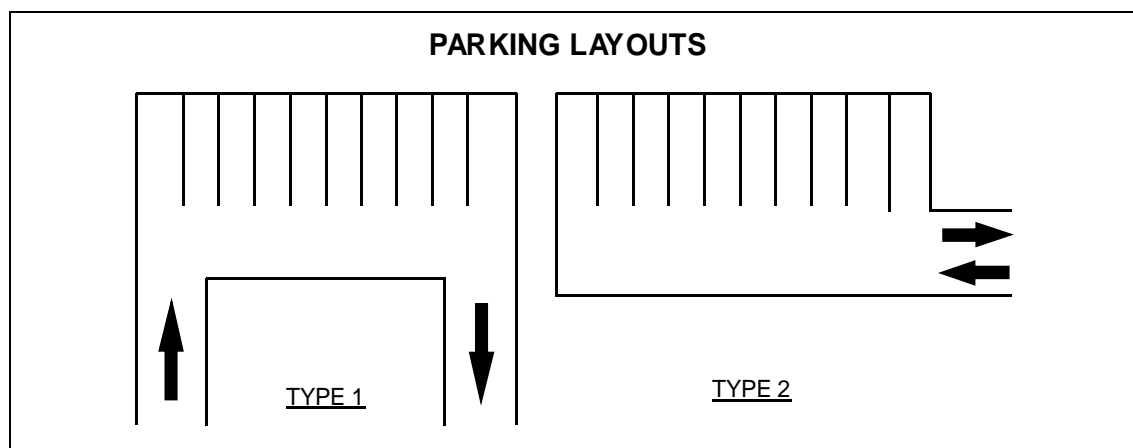


Figure 1. Car Parking Layouts

### 5.2.3. Number of Car Bays:

The required number of car parking bays to be provided on-site is set out in the *City of Joondalup District Planning Scheme No. 2* and in the table below. The allocation of accessible car parking bays for use by people with disabilities is required in accordance with the provisions of the *Building Code of Australia*, being 1 bay for every 100 car parking bays, or part thereof.

Parking for Child Care Centres:	
Number of Children:	Required Number of Parking Bays:
< 25	5
26–30	6
31–56	7
57–64	8
65–72	9
73–80	10
81–88	11
89–96	12
97–104	13
105 +	14

N.b.: Above bays are for numbers of children only. Additional bays are required for each staff member, in accordance with the *City of Joondalup District Planning Scheme No. 2*.

## 5.3. Building Design and Outdoor Play Area:

### 5.3.1. Orientation and Building Setbacks:

Building setbacks are to be in accordance with the setback requirements of the *City of Joondalup District Planning Scheme No. 2* for non-residential buildings, or any relevant Structure Plan. The City may consider exercising discretion to vary the



setback provisions under the *City of Joondalup District Planning Scheme No. 2* for child care centres located in the Residential Zone, in order to more appropriately reflect the existing building setbacks in the immediate vicinity.

Openings to activity rooms and doors to the outside should be orientated in such a manner as to minimise noise to adjoining properties.

#### **5.3.2. Outdoor Play Areas:**

Outdoor play areas should be located away from adjoining noise-sensitive premises, (such as residences) where possible. In order to assist in minimising noise from these areas, and to screen these areas from sources of pollution (such as vehicular traffic) suitable fencing or landscaping must be considered.

A portion of the outdoor play area with play equipment is required to be covered with a shade structure for sun protection.

#### **5.3.3. Noise Attenuation:**

The layout and design of child care centres must include noise attenuation measures to reduce the impact of the use on adjacent and surrounding properties. Noise-generating activities such as play areas, vehicle accessways, car parking areas and any plant and equipment are to be located away from noise-sensitive land uses (such as residences).

The design and construction of child care centres must also include measures to reduce the impacts of noise from external sources, to achieve acceptable indoor noise limits. These measures should include consideration of the size and placement of windows and doors, the use of double-glazing, and the location of vehicle accessways, car parking areas and any plant and equipment.

A noise impact assessment report must be submitted with applications to the City for child care centres.

### **5.4. Landscaping:**

#### **5.4.1. On-site:**

Landscaping for child care centres is required in accordance with the *City of Joondalup District Planning Scheme No. 2*.

#### **5.4.2. Verge:**

The verge areas of all child care centres are required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking, compromising safety by inhibiting visibility and detracting from the amenity of the area.

### **5.5. Operating Times:**

Within the Residential Zone, or for sites which abut or are opposite a property in the Residential Zone, days and times of operation are restricted to 7 am to 6 pm weekdays and 8 am to 1 pm Saturday, unless otherwise approved by the City. Operation of child care centres on Sundays within the Residential Zone will not be approved by the City.

## 5.6. Application and Advertising:

### 5.6.1.Applications:

A Planning Application for a child care centre requires submission of a *Metropolitan Region Scheme Form 1 — Approval to Commence Development*. In addition to the general requirements for planning applications, the following are required:

- *Traffic and Road Safety Impact Report*
- *Noise Impact Assessment*

### 5.6.2.Advertising:

In view of the potential for child care centres to generate significant traffic and noise, all applications for new child care centres or the expansion in capacity of existing child care centres will, at a minimum, be advertised for public comment by way of:

- letters to adjoining and affected properties;
- a notice placed in the local newspaper; and
- a sign erected on the site.

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<b>Creation Date:</b>	June 1999
<b>Amendments:</b>	CJ206-10/05, CJ207-10/07, CJ126-07/08, CJ052-04/08, CJ110-06/13
<b>Related Documentation:</b>	<ul style="list-style-type: none"><li>• <i>Child Care Services (Child Care) Regulations 2006</i></li><li>• <i>Child Care Services Regulations 2007</i></li><li>• <i>City of Joondalup District Planning Scheme No. 2</i></li><li>• <i>Functional Hierarchy of Roads</i></li><li>• <i>Planning Application Fact Sheet</i></li></ul>