

Local Planning Policy 2.4 - Child Care Premises

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy – 2.4 Child Care Premises.

2. Purpose

To guide the location, design and operation of child care premises to ensure development is compatible with the amenity of the surrounding area.

3. Application

This policy applies to applications for development approval for child care premises within the City of South Perth (the City).

Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

4. Objectives

- 4.1 To identify appropriate locational and site characteristics for child care premises with respect to activity centres and educational facilities.
- 4.2 To specify design and landscaping requirements for child care premises to complement the desired streetscape character of the locality.
- 4.3 To minimise the impact of child care premises on the surrounding locality, in particular the amenity of existing residential areas.

5. Development requirements

5.1 Location and site characteristics

5.1.1 Child care premises are to be located:

- (a) On level sites, regular in shape and of sufficient size to accommodate all buildings, landscaping and site planning requirements; and
- (b) On corner sites to maximise accessibility and reduce impact on adjoining sites; and

- (c) Within an 800m walkable catchment of an educational establishment; and/or
 - (d) Within an 800m walkable catchment of a 'Centre', 'Neighbourhood Centre' or 'Local Centre' zone as identified in the local planning scheme; and/or
 - (e) Within an 800m walkable catchment of a high frequency public transport route; and/or
 - (f) Where they provide a strategic distribution of centres for the community it serves.
- 5.1.2 To reduce impact on traffic and residential amenity, child care premises shall not be located on lots with sole access provided from a cul-de-sac, right-of-way, private street or battle-axe access way.
- 5.2 Building design**
- 5.2.1 Child care premises shall be designed to:
- (a) Address and orientate toward the primary street and were located on a corner site, address both streets;
 - (b) Provide a clearly defined building entry point that is visible and accessible from the primary street.
- 5.2.2 Utilities and plant equipment including air conditioners, mechanical plant, piped and wired services, fire booster cabinets and service meters, shall be located away from or screened from any public street and/or adjacent property.
- 5.2.3 Outdoor play areas shall be located away from any adjoining noise sensitive premises such as dwellings and residential aged care facilities unless supported by an acoustic report from a suitably qualified professional.
- 5.2.4 Visual appearance of developments shall reflect the character of the area, enhance its amenity and ideally be purpose built or adapted to be suitable/appropriate for regular use of children.
- 5.2.5 Child care premises shall achieve the building height, plot ratio and minimum setbacks from lot boundaries in accordance with local planning scheme requirements.

5.3 Traffic, vehicle access and car parking design

- 5.3.1 A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) to address traffic management is required for all child care premises proposals in accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines (Volume 4) to the satisfaction of the City.
- 5.3.2 All carparking associated with the child care premises shall be provided on site.
- 5.3.3 Vehicle access shall achieve the following:

- (a) Clearly defined entry point visible and accessible from the street;
- (b) Vehicles capable of entering and exiting the site in a forward gear;
- (c) Provide no more than one crossover with a maximum width of 6.0m;
- (d) Located to avoid existing street trees; and
- (e) All drop off and pick-up parking areas to provide safe and direct access from the car parking area to the entry point to the child care premises.

5.4 Fencing and Landscaping

- 5.4.1 Front fences shall not exceed a maximum height of 1.8m above natural ground level and be visually permeable above 1.2m to optimise passive surveillance of the street, subject to the need for noise mitigation and onsite security considerations.
- 5.4.2 Boundary fencing is required to be of masonry construction to the satisfaction of the City.
- 5.4.3 A landscaping plan is required to be submitted with the development application addressing the following to the satisfaction of the City:
 - (a) Landscaping of the front setback area to contribute positively to the streetscape;
 - (b) A minimum of 10 percent of the total site area, excluding outdoor play areas, is to be landscaped; and
 - (c) A minimum of one (1) tree per four (4) uncovered bays is provided within at grade car parking areas including:
 - (i) Minimum tree well dimensions of 2.12m, including 1.62m square surrounded by a 0.25m semi mountable kerb; and
 - (ii) Minimum 200L pot size at time of planting.

5.5 Waste Management and Servicing

- 5.5.1 A waste management plan is required to be submitted with the development application to address the following requirements of the City's Local Planning Policy 3.1 - Waste Management to the satisfaction of the City:
 - (a) Waste storage areas shall:
 - (i) Be located behind the primary building setback line and screened from view from the street, public spaces and adjacent properties; and
 - (ii) Not be located abutting a shared residential property boundary.
 - (b) Waste trucks must enter and exit the site in a forward gear, with all manoeuvring carried out on site.

5.6 Operation

5.6.1 Child care premises shall operate between 7.00am to 7.00pm on weekdays and Saturdays, and not at all on Sundays and Public Holidays except where the following is demonstrated to the satisfaction of the City:

- (a) Proposed hours meeting local demand for out of ordinary hours workforce; and
- (b) No adverse impacts from extended hours to the amenity of the adjoining land uses.

5.6.2 Where located in mixed use zones, the hours of operation may be extended to accommodate provision of child care services outside normal business hours.

5.6.3 All servicing and deliveries to the site are to take place during operational hours and not during peak morning drop-off or peak afternoon pick-up periods of operation.

5.7 Noise

5.7.1 An acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.

Where measures are recommended in the acoustic report, such measures are to be depicted on the development plans and thereafter implemented to the satisfaction of the City.

5.8 Service Levels

5.8.1 In order to assess the impact to the local community that a proposed Child Care Premises may have on the level of service of similar or approved facilities, development applications are to include the following:

- (a) Information on the level of existing (or proposed) services in the locality; and
- (b) Information relating to the proximity to other centres, population catchments for the proposed Child Care Premises and the number of primary schools and kindergartens in the locality, together with the number of students at these facilities.

6. Definitions

Child care premises: *has the same meaning as under the Regulations, 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 Care Services Act 2007 section 4 is provided.*

The Child Care Services Act 2007 defines a child care service as: For the purposes of this Act, a child care service is a service providing or intended to provide education and care on a regular basis to children under 13 years of age (or such other age as may be prescribed for the purposes of this section) that —

- (a) is not an education and care service under the national child care law; and*
- (b) is prescribed for the purposes of this Act as a type of service to which this Act applies.*

High frequency public transport: *means a public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7:00am to 9:00am and 5:00pm to 7:00pm).*

Primary street: *is the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.*

Sensitive land use: *land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time.*

7. Relevant legislation, policies, documents

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Department of Planning, Lands and Heritage – Revised Draft Position Statement ‘Child Care Premises’

Education and Care Services National Law (WA) 2012

Education and Care Services National Regulations (WA) 2012

Environmental Protection (Noise) Regulations 1997

Food Act 2008

Food Regulations 2009

City of South Perth Local Planning Scheme No. 7

City of South Perth Local Planning Policies

8. Document Control

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