

Owner	Planning and Sustainability
Implementation	October 2019
Next Review	October 2023

PART 1 - POLICY OPERATION

Policy Development and Purpose

This policy has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this policy is to provide a framework for the design, location and development of Child Care Centres within the City.

Objectives

1. To ensure Child Care Centres are located in an accessible and convenient location where it will not have a detrimental impact on the function and safety of the surrounding road network, minimises potential land use conflict, and will not result in the proliferation of on-street parking;
2. To ensure the development of Child Care Centres is site-responsive, integrates with its context and is in keeping with the character of the locality; and
3. To ensure that Child Care Centres are sited and designed to maintain visual and acoustic privacy.

PART 2 - GENERAL POLICY PROVISIONS

WHERE DEVELOPMENT DOES NOT MEET THE POLICY PROVISIONS, THEY WILL BE ASSESSED AGAINST THE POLICY OBJECTIVES.

General Development Standards

1. Location

- 1.1 Child Care Centres should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings.

2. Design

- 2.1 Building setbacks are set out in Clause 4.7 of DPS 2.
- 2.2 Raised outdoor play areas and windows to activity rooms with a finished floor level greater than 0.5 metres above natural ground level are to be setback in accordance with Clause 5.4.1 Visual Privacy of State Planning Policy 3.1 Residential Design Codes, where the Child Care Centre is located abutting land which may accommodate residential development.

- 2.3 Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses:
 - 2.3.1 Outdoor play areas should ideally be located away from any adjoining residential development;
 - 2.3.2 Where 2.3.1 cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries; and
 - 2.3.3 Windows to activity rooms should be oriented away from any adjoining residential development.

3. Landscaping

- 3.1 Landscaping requirements are set out in Clauses 4.7 and 4.17 of DPS 2.
- 3.2 All adjacent verges are to be landscaped, reticulated and maintained for the duration of the development to discourage parking. Paving or sealing the verge is not permitted.

4. Street Walls and Fencing

- 4.1 Fences within the front setback area on land where the R-Codes apply should be in accordance with Clause 5.2.4 Street Walls and Fences of the Residential Design Codes.

5. Traffic, Access and Parking

- 5.1 Child Care Centres should ideally be located on Neighbourhood Connector roads.
- 5.2 Parking areas should be located in front of buildings or easily visible from the entrance to the site.
- 5.3 Disabled parking bays should be located in close proximity to the pedestrian entrance to the site.
- 5.4 Parking is to be provided on site at a rate of one parking bay for each staff member, in addition to the required number of bays as outlined in the table below.

Children	Car bays required	
25 or less	5	
26-30	6	
31-38	7	
39-46	8	
47-54	9	
55 or more	9 bays plus 1 per 8 children accommodated in excess of 54	

- 5.5 Pedestrian access within the site is to be provided from the parking area to the entrance of the building and link into existing or future neighbourhood pedestrian or cycle networks.

6. Information to be submitted with applications
 - 6.1 An acoustic report is to be provided where the Child Care Centre is proposed within a residential zone, or where the City considers it has the potential to generate noise impacts which will affect the surrounding properties, or where the noise generated from surrounding land uses may affect the Child Care Centre. A noise management plan will also be required where identified by the acoustic report.
 - 6.2 A traffic impact statement is to be provided for all Child Care Centre applications unless a traffic impact assessment is required in accordance with the WAPC's Traffic Impact Assessment Guidelines.
 - 6.3 A landscaping plan is to be provided detailing the plant species, planting densities, location (including verges) and the area of landscaping provided on site.
 - 6.4 Written statement outlining the number of children proposed, age group breakdown, days and hours of operation, number of staff and suitability of the proposed site for a Child Care Centre.

Checklist for Child Care Centre

Child Care Centre Development Application Check List Requirements All applications for Child Care Centres shall consist of the following:	Applicant use only
A written statement that outlines the number of children proposed, age group breakdown, days and hours of operation, required staff numbers and any other supporting information;	<input type="radio"/>
A location plan depicting surrounding lots and road layout;	<input type="radio"/>
A site contour survey plan prepared by a licensed practicing land surveyor, including location of buildings on adjacent sites;	<input type="radio"/>
A site plan (to a minimum scale of 1:100 or 1:200) depicting the location of all proposed built structures, car parking, landscaping, bin store location, pedestrian and vehicle access ways, crossover location/s, verge area, adjacent roads and any associated road infrastructure (eg. light poles, drainage pits, traffic islands etc). Setbacks to buildings are required to be clearly depicted on the plan;	<input type="radio"/>
Floor plans (to a minimum scale of 1:100);	<input type="radio"/>
Elevations to all sides of the building (to a minimum scale of 1:100);	<input type="radio"/>
A landscaping plan (to a minimum scale of 1:100) detailing the plant species, planting densities, location (including verges), and the area of landscaping provided on site;	<input type="radio"/>
Traffic Impact Statement or Traffic Impact Assessment prepared by a suitable qualified Traffic Consultant and in accordance with the WAPC's Traffic Impact Assessment Guidelines, if located within a residential area or where the City considers that the Centre traffic may adversely impact on the surrounding area;	<input type="radio"/>
An acoustic report which should demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 or any noise mitigation measures that will need to be implemented to achieve compliance; and	<input type="radio"/>
Other matters considered necessary by the City.	<input type="radio"/>