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REVIEW	Biennial. Next scheduled review 2013

Part 1

POLICY OPERATION

Policy development

This policy has been prepared under the provisions of clause 8.11 of the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Application and purpose

This policy establishes agreed standards for the assessment and determination of Child Care Centre development applications and has been applied to supplement the provisions of Part 4 of DPS 2.

Objective

To provide guidance for the design, location and development of Child Care Centres to maximise user convenience and maintain a high level of amenity in residential areas.

Definitions

'Child care centre' has the same meaning given to it under DPS 2 and, for the purpose of ensuring consistency with the Western Australian Planning Commission's Child Care Centre Guidelines, includes premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007.

Related Legislation and Policies

DPS 2, Residential Design Codes and Child Care Services Act 2007.

Responsibility for Implementation

Manager Planning Implementation

Part 2

GENERAL POLICY PROVISIONS

1. Location

1.1 Road Hierarchy

Child Care Centres are reasonably high traffic generators and therefore should not be located on Primary or District Distributors (or close to the intersections of such roads) where the primary function is to cater for through traffic. Similarly, Child Care Centres should not be located in or adjacent to Access Roads in residential areas where amenity, safety and aesthetics must take priority. Accordingly, these Centres should be located on Local Distributor roads in such a fashion that they will not conflict with traffic control devices and will not encourage the use of nearby Access Roads for turning movements.

1.2. Neighbouring Uses

Wherever possible it is preferred to locate Child Care Centres adjacent to non-residential uses such as Shopping Centres, Medical Centres/Consulting Rooms, Schools, Parks and Community Purpose Buildings to maximise convenience and minimise the impact such Centres will have on the amenity of residential areas.

2. Setbacks

Setbacks shall be in accordance with Clause 4.7 of DPS 2. In residential areas the following variations may be considered:

2.1 *Front Setback*

If the building is located between two adjoining residences, the building may be setback from the primary street boundary at least as far as the lesser of the two adjoining residences. If the surrounding sites are vacant, variations to the front setback requirements of DPS 2 will not be considered.

2.2 *Side and Rear Setbacks*

Side and rear setbacks may be reduced (with the exception of setbacks to activity or play areas) in accordance with Table 1, Tables 2(a) and 2(b) and Part 6.3 Boundary set-back requirements of the Residential Design Codes, where it can be adequately substantiated that the variation will not adversely impact on the amenity of adjacent landowners. Care should be taken to ensure outdoor play areas are not located adjacent to private open space or living areas, where practicable.

3. Parking

3.1 *Location*

All parking areas should be located in front of buildings or at least be easily visible from the entry to the site so that patrons are encouraged to use the on-site parking and not the road verges. Disabled bays shall be located as close as possible to the entry of the Child Care Centre.

3.2 *Design*

Parking areas should preferably be designed to allow traffic to flow through using entry and exit crossovers so that traffic conflicts and congestion do not unnecessarily restrict the use of the parking area. For the purposes of determining parking requirements, design incorporating through flow are referred to as Type 1 and those accessed only by a two-way crossover as a Type 2 (refer to Figure 1).

3.3 *Number of parking bays required*

All Child Care Centres must provide a minimum of one parking bay for each staff member and at least five parking bays for up to 25 children. For Centres with more than 25 children the required parking bays are determined by reference to Figure 1. The actual parking requirement for Centres in this category varies with the configuration of the parking area and the number of children.

4. Landscaping

4.1 *Onsite*

In residential areas, the primary street frontage and corner truncation, where applicable, shall be suitably landscaped and reticulated to a depth of three (3) metres to assist in preserving the character of residential areas. Where car parking areas are located adjacent to secondary streets, the car park shall be setback a minimum of three (3) metres to allow for landscaping. Child Care Centres located in all other areas shall be landscaped in accordance with DPS2.

4.2 *Verge*

The verge area in front of all Child Care Centres is required to be suitably landscaped, reticulated and maintained to discourage patrons from parking on the verge instead of using the parking areas provided. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking and detract from the amenity of the area.

4.3 Landscaping Plan

A minimum of 8% of the area of the development site shall be set aside as landscaping. Detailed landscaping and reticulation plans for the subject site and adjacent road verges, shall be lodged for approval by the City. A landscaping plan is to be submitted for approval by the City prior to the issue of a building licence. The use of endemic trees and shrubs are encouraged. The City will not accept landscaping that includes or would result in the creation of potentially hazardous heights, landscape fittings and potentially toxic plant species.

5. Soil Contamination

Any party considering development of a child care centre must obtain and consider any information the Department of Environment and Conservation (DEC) has about the contamination status of a given site. This documentation is to be submitted to the City with the development application.

6. Pedestrian Linkages

Pedestrian access within the site, from the parking area to the entry of the building shall be provided and shall link into existing neighbourhood pedestrian networks where available.

7. Traffic Impact Studies

Where Child Care Centres are proposed within Residential Areas or where the City considers that the Centre traffic may adversely impact on the surrounding area, a Traffic Impact Study will be required.

A traffic impact study should be prepared by a suitably qualified Traffic Consultant and address the following:-

- Site description including naming of roads and nearest intersections;
- Adjoining land uses;
- Existing traffic conditions or Structure Plan indications;
- Traffic flows, daily and peak hour flows, number of heavy vehicles;
- Speed as measured at the 85th percentile;
- Trip generation;
- Queuing at intersections and entry/egress to parking facilities;
- Road safety for all road users, including pedestrian and cyclists;
- Crash history;
- Parking provisions and requirements, pick-up and drop-off facilities;
- Public transport routes;
- Dual use path locations surrounding the site, internal pedestrian pathways, suitable crossing locations for pedestrians and provision of pram ramps;
- Other matters considered necessary in a particular case.

8. Fencing

If a Child Care Centre is proposed within a Residential Area, fencing within the front setback area shall be in accordance with Part 6.2, Streetscape requirements of the Residential Design Codes and fencing to secondary streets shall be in accordance with the City's Private Property Local Law. It is preferable that fencing along the secondary street be located behind any required landscaping strip, unless the fence is permeable from natural ground level.

9. Amenity

9.1 Residential Areas

Child Care Centres located within residential areas shall maintain a residential appearance so as to harmonise with the character of the area.

9.2 Windows to Activity Rooms

Windows to activity rooms shall be orientated away from adjoining residential properties to minimise any noise impacts to adjoining properties.

9.3 Acoustic Report

Child Care Centres may potentially generate a level of noise perceived as nuisance to adjacent landowners, as such Child Care Centres will be subject to the assessment of an acoustic report. The report should demonstrate either compliance with the Environmental Protection (Noise) Regulations 1997 or design/specification measures that will need to be incorporated to reach compliance.

10. Consultation

Applications for the development of a child care centre located in an existing residential area will be subject to public consultation in accordance with Clause 6.7 of DPS 2, with a minimum requirement for adjoining neighbours to be consulted and a sign displayed on site. Consultation may not be considered necessary where the location of the child care centre has been predetermined in an agreed structure plan completed prior to any residential development in the vicinity.

11. Required Supporting Information

A list of the required documentation to be submitted with all child care centre development applications is provided in Schedule 1.

Schedule 1

REQUIRED SUPPORTING INFORMATION

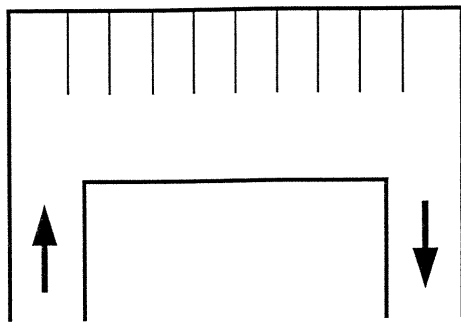
All applications for Child Care Centres shall consist of the following:-

- 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;
- A location plan depicting surrounding lots and road layout;
- A site contour survey plan prepared by a licensed practicing land surveyor, including location of buildings on adjacent sites;
- 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;
- Floor plans to a minimum scale of 1:100;
- Elevations to all sides of the building to a minimum scale of 1:100;
- Documentation that consultation with the DEC has been undertaken by the applicant/owner in relation to the contamination status of a given site.
- Traffic Impact Statement if located within a residential area or where the City considers that the Centre traffic may adversely impact on the surrounding area;
- An acoustic report;
- A signage strategy; and
- Other matters considered necessary by the City in a particular case.

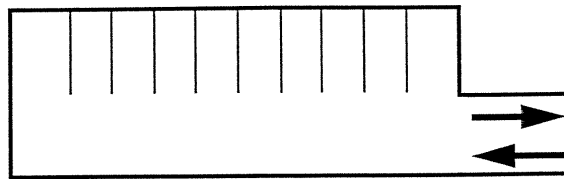
Figure 1

PARKING FOR CHILD CARE CENTRES

PARKING LAYOUT



TYPE 1



TYPE 2

Type 1 Parking	
Children	Bays Required
<40	5
41-48	6
49-56	7
57-64	8
65-72	9
>72	9 bays plus 1 per 7 children accommodated in excess of 72

Type 2 Parking	
Children	Bays Required
<25	5
26-30	6
31-56	7
57-64	8
65-72	9
>72	9 bays plus 1 per 7 children accommodated in excess of 72

Notes: Above bays are for numbers of children only. One additional bay is required for each staff member.