Planning and Sustainability
Local Planning Policy 2.3
Child Care Services

1.0 CITATION

This Local Planning Policy (Policy) has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This Policy may be cited as Local Planning Policy 2.3: Child Care Services.

2.0 INTRODUCTION

The purpose of this Policy is to provide a framework for the design, location and development of Child Care Premises and Family Day Cares within the City, with particular regard to locations in or adjacent to Residential zoned land and/or sensitive land uses.

3.0 OBJECTIVES

The objectives of this Policy are to ensure Child Care Premises and Family Day Cares are:

- Appropriately designed to be of a built form and scale that complements the streetscape and character of the locality;
- Located and designed to minimise impacts on the amenity of adjoining properties and the surrounding area;
- Designed with consideration of Crime Prevention Through Environmental Design (CPTED) principles to promote safety, passive surveillance, and secure environments; and
- Designed and operated to appropriately manage traffic generation, parking demand and access, and maintain the safety and efficiency of the local road network.

4.0 APPLICATION OF THIS POLICY

This Policy applies to the assessment of all development applications relating to Child Care Premises and Family Day Cares within the City of Wanneroo. This Policy is to be read in conjunction with the development standards and requirements of District Planning Scheme No. 2 (DPS 2) and any other applicable Local Planning Policy.

5.0 POLICY PROVISIONS

5.1 CHILD CARE PREMISES

5.1.1 Location

a) Child Care Premises shall be:
   - Located on a Neighbourhood Connector or other suitable higher order road, excluding a Regional Road; and
   - Not located on a site within a cul-de-sac or with a battleaxe access leg configuration.

b) Where a Child Care Premises is proposed in proximity to an existing or approved service station, or is adjacent to industrially zoned land or other

potentially incompatible land uses, the proposal shall have regard to the minimum separation distances specified in the *Department of Health Position Statement: Service Stations and Sensitive Land Uses* and *Environmental Protection Authority Separation Distances between Industrial and Sensitive Land Uses*, as applicable.

5.1.2 Building Design

Sites where the R-Codes apply and/or where adjacent to a sensitive land use

a) Developments shall be assessed against and comply with the following provisions of the applicable volume of the Residential Design Codes (R-Codes):
   - Lot boundary setbacks (boundary walls not permitted);
   - Building height;
   - Street walls and fences;
   - Solar access to adjoining sites; and
   - Visual privacy.
     - Outdoor play areas shall be assessed as 'outdoor active habitable spaces'; and
     - All other rooms (excluding non-habitable rooms) shall be assessed as 'habitable rooms other than bedrooms and studies'.

   All other provisions shall be assessed in accordance with DPS 2.

b) Building material and colour shall be complimentary to the surrounding residential streetscape.

Sites where the R-Codes do not apply and/or where not adjacent to a sensitive land use

a) Developments are to comply with the development provisions applicable to the site as specified within DPS 2. The City may also consider it appropriate to apply relevant design elements of the R-Codes to ensure that the development is compatible with its locality.

All sites

a) Developments shall address all street frontages and provide a clearly defined entry point which is visible from the street.

b) Plant and equipment shall be screened from view of the street and adjoining properties.

5.1.3 Landscaping

a) Artificial or synthetic turf shall not contribute to the minimum landscaping percentage requirement specified in DPS 2.

5.1.4 Access and Parking

a) Two-way vehicle access is required.

b) Concrete crossovers shall be provided in accordance with the City's Industrial – Commercial Concrete Crossover standard specification (TS-07-11) as amended.

c) Car parks shall be designed to allow vehicles (including service vehicles) to enter and exit the site in forward gear.

d) Parking shall be provided on site at the following rates:

Variable	Parking requirement
Staff	1 bay per staff member.
Children	1 bay per 7 children accommodated.

e) Safe and connected pedestrian pathways shall be provided from the car parking area(s) to the primary building entrance and be accessible to existing or future walking and cycling routes.

f) Tandem parking will generally not be supported unless it is provided for staff use only and can be appropriately controlled and managed without amenity impacts such as noise or additional vehicle movements.

5.1.5 Servicing

a) Waste storage areas shall be conveniently located to the point of collection, behind the primary street setback, out of public view or suitably screened, and separated from sensitive land uses where possible.

5.2 FAMILY DAY CARES

5.2.1 Parking

a) Parking shall be provided on site at the following rate:

Variable	Parking requirement
Family Day Care	As per the R-Codes, plus 1 customer bay and 1 bay per person employed outside of the household.

6.0 APPLICATION REQUIREMENTS

6.1 CHILD CARE PREMISES

- Standard requirements as contained within the City's Development Application Checklist - Child Care Premises;
- Bushfire Management Plan (BMP) and Bushfire Emergency Plan (BEP) where the subject site is located within a Bushfire Prone Area;
- Parking Management Plan (PMP) where a parking shortfall and/or tandem parking is proposed;
- Where the proposal is located in proximity to an existing or approved service station, or adjacent to industrially zoned land or other potentially incompatible land uses, information demonstrating how the proposal addresses the separation distances specified in the *Department of Health Position Statement: Service Stations and Sensitive Land Uses* and the *Environmental Protection Authority Separation Distances between Industrial and Sensitive Land Uses* shall be provided, as applicable;
- Where the applicable separation distances as outlined above are not achieved, a site specific technical assessment prepared by a suitably qualified consultant shall be provided, demonstrating that the proposed development will not be exposed to unacceptable health, amenity or environmental impacts;
- Waste Management Plan (WMP) where the proposal is within or adjacent to Residential zoned land;
- Acoustic Report demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* and/or with the requirements of State Planning Policy 5.4 – Road and rail noise;
- Traffic Impact Statement (TIS) or Transport Impact Assessment (TIA) in accordance with the Western Australian Planning Commission's *Traffic Impact Assessment Guidelines (Volume 4)*; and
- Detailed landscaping plan.

6.2 FAMILY DAY CARES

- Standard requirements as contained within the City's Development Application Checklist – Family Day Care;
- Proof of registration with an approved service provider/management body (if applicable);
- Operational management plan; and
- Acoustic Report demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997* is generally required in the following circumstances:
    - Where an outdoor play area is located adjacent to a window to a habitable room or a private open space/outdoor living area of a neighbouring dwelling
    - When an outdoor play area is proposed to be used prior to 7:00am or after 7:00pm on a weekday;
    - Where substantiated noise related objections are received during public consultation; or
    - As required under State Planning Policy 5.4 – Road and rail noise.

7.0 CONSULTATION

Public consultation is to be undertaken in accordance with the City of Wanneroo Planning Consultation Management Procedure.

8.0 DEFINITIONS

For the purposes of this policy, the following definitions apply. For other definitions, the DPS 2 definitions apply.

The Act refers to the *Education and Care Services National Law (Western Australia) Act 2012*. Under the Act, a family day care service means an education and care service that is delivered through the use of 2 or more educators to provide education and care for children in residences whether or not the service also provides education and care to children at a place other than a residence.

The Regulations refers to the *Education and Care National Regulations 2012*. Under the Regulations, a family day care educator must not educate and care for more than seven (7) children at a family day care residence or approved family day care venue at any one time, with no more than four (4) being of preschool age or under.

Sensitive land use means a land use where people typically live or regularly spend extended periods of time, such as but not limited to: caravan parks, child care premises, independent living complex, residential aged care facilities and residential development. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. Examples include, but not limited to, some retail outlets (shops), offices, educational establishments, hospitals, hotels and tourist and visitor accommodation, and some types of storage and manufacturing.

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1 – 10/28818	**COUNCIL DECISION TO ADOPT ON 5 APRIL 2011 (PS02-04/11)**		
2 – 19/344055[v1]	**COUNCIL DECISION TO ADOPT ON 12 NOVEMBER 2019 (PS06-11/19)**		
3 – 26/372457	**COUNCIL DECISION TO ADOPT ON 2 NOVEMBER 2026 (PRC-5.7)**		