

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.

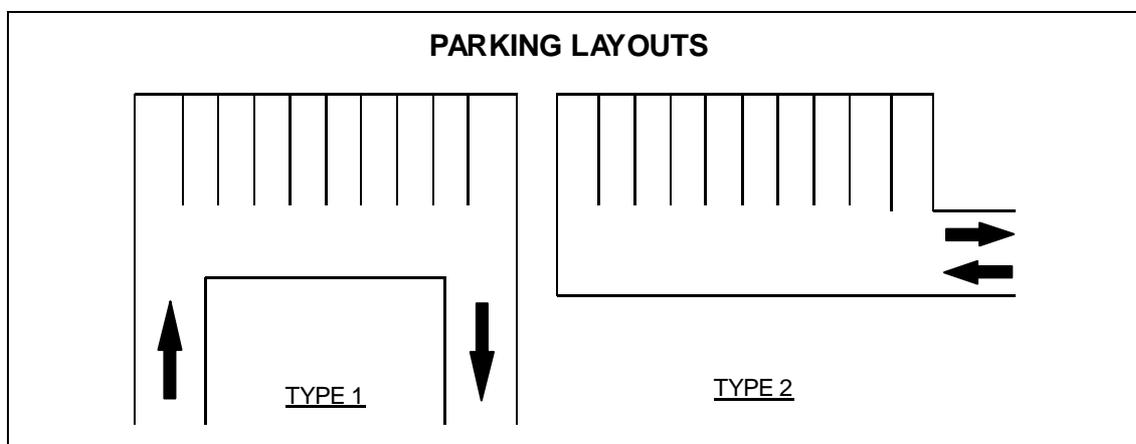


Figure 1. Car Parking Layouts

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.

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