

CHILD DAY CARE CENTRES POLICY

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services



PURPOSE:

To ensure that the development of Child Day Care Centres in residential areas is compatible with surrounding land uses and does not detract from the residential amenity of the area.

POLICY STATEMENT:

1. The location of Child Day Care Centres shall consider the following criteria:
 - a. The development will not adversely affect the environmental and amenity standards of the surrounding residential area;
 - b. The development does not detract from the residential character of a streetscape;
 - c. The site is easily accessible by residents of the surrounding neighbourhood; and
 - d. The site is in close proximity to other trip-generating land uses such as places of employment, schools, shops and recreation facilities or close to public transport.
2. Centres will not be encouraged to locate within cul-de-sacs or on roads which are classified as Regional Roads. On all other roads, the proposal shall be considered on merit taking into account traffic management, parking provision and safety aspects.
3. Corner sites shall be encouraged where vehicular access is able to be improved.
4. Vehicle parking on the site, where possible, shall be visually screened from the street frontage with all vehicles able to leave the site in a forward gear. Staff car parking will be permitted in tandem.
5. Where a drop off/pick up area is provided on-site which enables traffic to pass parked vehicles, a credit of 3 bays will be granted to the site.
6. Where car parking is to be provided at the front of the building a 2 metre landscaping strip shall be provided along the front boundary and if located on a corner site, the secondary street frontage shall be provided with a 1 metre landscaping strip.
7. Pedestrian access within the site from the parking area to the entry of the building shall be provided.
8. Under no circumstances is the verge area to be developed or used for car parking purposes in association with the Child Day Care Centre.
9. Centres to be established in existing dwellings should retain the residential character and appearance of the building to maintain the streetscape.
10. In order to minimise noise impact on surrounding properties the erection of suitable fencing should be provided on adjoining residential boundaries. Orientation of openings to rooms which may create unreasonable noise levels (eg play areas) should be located away from adjoining residential dwellings.
11. Children are not permitted to arrive at the centre prior to 7.15am or leave later than 6.30pm on weekdays. Children are not permitted to arrive at the centre prior to 8.00am on weekends.
12. The public advertising procedure for Child Day Care Centres may require:
 - a. The placement of signs on the subject site detailing the proposal;
 - b. Placement of an advertisement in local newspaper(s);
 - c. Notification of affected landowners, advising of the proposal and inviting written comments;

- d. The advertising period to be not less than twenty-one (21) days; and
 - e. All costs associated with the public consultation procedure shall be borne by the applicant.
13. Notwithstanding the above, the Council must be provided with and shall have regard to information in respect to:
- a. Number of Child Care facilities in a 1.5km radius;
 - b. Expected population area the Centre will service;
 - c. Number of staff and the number and age group of children to be accommodated; and
 - d. Operators of the Centre.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24
 Clause 3.1 of Town Planning Scheme No 23

RELATED DOCUMENTATION:

Nil

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	23 April 1996
Reviewed / Modified	Date	22 September 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016