



## LOCAL PLANNING POLICY – CHILD CARE PREMISES

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### 1.0 PURPOSE

1.1 This policy provides development standards relating to the location, siting and design of Child care premises, and sets out matters the City will have regard to in considering an application for development approval.

### 2.0 APPLICATION OF POLICY

2.1 This policy applies to all Child care premises proposals within the City of Nedlands.

2.2 Where this Policy is inconsistent with the provisions of a specific Local Planning Policy or Local Development Plan that applies to a particular site or area; the provisions of that specific Local Planning Policy, or Local Development Plan prevail.

### 3.0 OBJECTIVES

3.1 To provide for the establishment of Child care premises in appropriate locations.

3.2 To ensure the scale, siting and design of Child care premises are compatible with the surrounding built environment, particularly residential areas.

3.3 To ensure the siting of Child care premises do not incur significant risks from environmental health and safety hazards.

3.4 To ensure that Child care premises do not have an adverse impact on the amenity of surrounding areas, particularly residential areas.

### 4.0 POLICY MEASURES

#### 4.1 Location

4.1.1 Child care premises shall be located on a lot which has no more than two boundaries to a Residential zoned lot.

#### 4.2 Building Height within the Residential Zone

4.2.1 The maximum building height as measured from the natural ground level is to be in accordance with the following table:

Maximum Building Height		
Top of external wall	Top of external wall (concealed roof)	Top of pitched roof
8.5m	8.5m	10m



4.2.2 Building heights in all other zones are to be in accordance with any relevant scheme provisions, local development plan or local planning policy for that zone.

4.3 Building Setbacks within the Residential Zone

4.3.1 Building setbacks in the 'Residential' zone are to be in accordance with Part 5 of the R-Codes, except for the following:

R-Code	Minimum Primary Street Setback	Minimum Secondary Street Setback
R10, R12.5 and R15	9m	3m
R20 and R25	6m	1.5m
R30 and above	4m	1.5m

4.3.2 Building setbacks in all other zones are to be in accordance with any relevant scheme provisions, local development plan or local planning policy for that zone.

4.4 Lot size

4.4.1 Sites selected for Child care premises should be of sufficient size and suitable shape to accommodate the development, including all buildings, parking for staff and parents, outdoor play areas and landscaping, as determined by the City.

4.4.2 Generally, sites in a residential area should be of regular shape and greater than 1000m<sup>2</sup> in size.

4.5 Site Cover

4.5.1 Child care premises developments shall ensure the site coverage proposed provides for the appropriate outdoor play spaces in accordance with the Child Care Services Act and Regulations.

4.5.2 Within the Residential zone, Child care premises developments are subject to the 'Open space' and 'Solar access for adjoining sites' development standards of the Residential Design Codes for the specified density code.

4.6 Noise

4.6.1 The layout and design of the premises shall include noise attenuation measures to reduce the impact of the use on adjoining and surrounding properties.

4.6.2 Noise-generating activities such as play areas, vehicle accessways, car parking areas and any plant and equipment shall be located in areas of the development which minimise impact on adjoining sensitive land uses.



#### 4.7 Hours of Operation

4.7.1 Unless otherwise approved, with due regard to impact on residential amenity, the hours of operation of a Child care premises will be restricted 7.00am to 7.00pm on weekdays and 8.00am to 6.00pm on weekends.

#### 4.8 Parking and Traffic

4.8.1 Parking and access will be assessed as per the City's Parking Local Planning Policy.

4.8.2 Driveways shall be designed for two way access to allow for vehicles to enter the street in forward gear where the distance from an on-site car parking space to the road is 15m or more; or the public street to which access is provided is designated as a primary distributor, district distributor or integrated arterial road.

#### 4.9 Other considerations – Health and Building approval

4.9.1 The applicant is advised to consult with the City's Building Services & Environmental Health departments to determine if a Building Permit or Food Business application is required for a short-term accommodation use.

### **5.0 ADDITIONAL DEVELOPMENT APPLICATION REQUIREMENTS**

5.1 In addition to the general requirements for an application for development approval, the following are required:

5.1.1 Traffic Impact Statement or Assessment certified by a suitably qualified traffic engineer may be required where in the opinion of the City, the proposed Child care premises has the potential to impact on the functionality and amenity of an area; and

5.1.2 Acoustic Report prepared by a suitably qualified acoustic consultant. A noise management plan is also required where identified by the acoustic report.

5.2 The following matters are to be addressed in the applicants cover letter:

- Hours of operation;
- Staff numbers;
- Children numbers;
- Drop-off pick-up areas; and
- Parking management plan.

### **6.0 RELATED LEGISLATION**

6.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.



6.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- Child Care Services Act 2007
- Child Care Services Regulations 2007
- Child Care Services (Child Care) Regulations 2006
- State Planning Policy 7.3 – Residential Design Codes Volume 1
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments
- Parking Local Planning Policy
- Consultation of Planning Proposals Local Planning Policy

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