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| Responsible Directorate | Development Services |
| Responsible Business Unit/s | Strategic Planning |
| Responsible Officer | Manager Strategic Planning |
| Affected Business Units | Strategic Planning Health and Building Statutory Planning and Compliance |

Objective

- To provide guidance for the location of child minding centres to best take advantage of the surrounding natural environment and provide a compatible setting with the locality.
- To ensure that amenity impacts, including noise and traffic, are managed appropriately.
- To promote a design of child minding centres which reflect the rural and natural character of the Shire.
- To provide guidance for the consideration of convenient access and layout.

Introduction

The community benefits greatly from child minding centres, particularly given the young family demographic which is so prominent within the new growth areas of the Shire. This policy seeks to assist applicants seeking to establish child minding centres within the Shire to consider how they can approach site selection, design and layout in a manner which will promote good development outcomes. The policy aims to assist applicants in providing guidance on matters such as location, site design, environmentally responsive design, traffic, and noise management.

The policy aims to encourage the development of child minding centres which are:

- a) distributed strategically to provide the maximum benefit and access for the community;
- b) within easy walking distance of other primary and secondary mixed use areas which are a focus of employment;
- c) located in areas where adjoining uses are compatible;
- d) serviced by public transport (where available);
- e) considered suitable from a traffic engineering and safety view point; and
- f) of sufficient size and dimension to accommodate development without affecting the amenity of the area.

Scope

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. This allows a local government to prepare local planning policies relating to planning and development within the Scheme area.



Policy Provisions

The policy establishes acceptable development criteria which will generally be supported. Through providing an acceptable development pathway, applicants can consider how site selection and design can respond to such criteria. The policy also establishes a performance based pathway, which provides opportunities for innovative or unique design proposals to demonstrate how they perform against the relevant expressed standard.

Proposals falling within performance based pathways may be required to be accompanied by relevant evidence-based information to enable consideration against the relevant performance based standard.

Proposals that do not satisfy acceptable or performance based standards will generally not be supported.

| Acceptable Development | Performance Based |
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| Location | |
| <p>Child minding centres located within easy walking distance of activity centre or recreational nodes.</p> <p>Located within a walkable catchment for the local neighbourhood.</p> <p>Larger child minding centres being encouraged to locate near or within activity centres.</p> | <p>The chosen location is appropriate to the proposed scale of the child minding centre, and such location benefits from integration with the surrounding natural and built environment.</p> |
| <p>The location is close to or adjoins public open space.</p> | <p>Located within a walkable distance to a public open space/recreational area with good quality pathways.</p> |
| <p>Child minding centres are adequately separated from any incompatible nearby uses, with this supported by a suitably qualified risk assessment forming part of an application. Such risk assessment is to consider elements such as dangerous goods, hazardous materials and public health considerations. Potentially incompatible uses (taking into account design and layout) may include, for example, outlets selling petroleum, fast-food, and alcohol or tobacco products.</p> | <p>Where child mining centres are located within 200m of any incompatible use, such proposal demonstrates that the potential for adverse health impacts is removed. Such demonstration to be in the form of a suitably qualified consultant study.</p> |
| Parking | |
| <p>Parking meets the requirements of the Local Planning Scheme, and demonstrates how this meets the operational aspects of the development.</p> <p>Internal driveways having two-way movement.</p> <p>Landscaped parking areas in accordance with the Local Planning Scheme.</p> <p>Parking areas located so as to provide a separation between surrounding dwellings and outdoor play spaces.</p> | <p>Suitably demonstrates that there is sufficient parking onsite in the form of a traffic and parking assessment.</p> <p>Design and layout demonstrates safe movement of vehicles and pedestrians internally.</p> <p>Parking areas incorporate layers of landscaping and Water Sensitive Urban Design.</p> |



| Traffic | |
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| <p>Traffic generation poses an increase of no more than 10% of the current recorded daily volumes on the roads which the development adjoins. This is confirmed by a traffic impact statement.</p> <p>Development facilitates full movement access to and egress from the site.</p> | <p>Demonstrates that traffic impacts can be managed through the submission of a Traffic Management Plan. This demonstrates how traffic will be managed to not represent an adverse safety or amenity impact on the adjoining road environment.</p> <p>Demonstrate that access and egress to the site will not result in unsafe manoeuvring due to the lack of full movement access.</p> |
| Infrastructure Requirements | |
| <p>Designated pedestrian footpaths from the street to the centre and the car park to the centre.</p> | <p>Demonstrate that pedestrians can safely navigate to and around the site, with dedicated pathways.</p> |
| <p>Car parking visible from the street to discourage verge parking.</p> | <p>Signage or other means to discourage verge or unsafe parking.</p> |
| Amenity | |
| <p>Outdoor play areas located in a safe place within the site, providing adequate shade, and separated from noise sensitive premises.</p> <p>Waste service areas appropriately screened from public areas.</p> <p>Setbacks to side and rear boundaries and the orientation of openings to indoor play areas located to minimise noise impacts.</p> <p>Acoustic impact assessment submitted demonstrates how noise will be managed, particularly from:</p> <ul style="list-style-type: none"> - Indoor and outdoor play areas; - Car parking areas and the impulsive noise that comes from car access (especially staff arriving before opening and departing after closure), opening and closing of car doors, arrangement of car parking bays (staff versus visitor). | <p>Outdoor play areas are arranged so as to demonstrate such will not adversely impact sensitive receptors. This is confirmed by an acoustic impact assessment and subsequent noise management plan.</p> <p>Noise levels are demonstrated to be consistent with the level of amenity currently afforded to an area.</p> |
| <p>Hours of operation 7:00am to 7:00pm Monday to Friday.</p> | <p>Demonstrate that operation hours outside of these times would not impact amenity of the area through an acoustic impact assessment and subsequent noise management plan.</p> |
| <p>Child minding centres are not subject to unacceptable noise that could impact the health and wellbeing of children.</p> | <p>An acoustic impact assessment and subsequent noise management plan demonstrate that noise external to the site would not adversely impact on the wellbeing of children.</p> |
| <p>Sites in residential areas greater than 1000m² in areas.</p> | <p>Demonstrate that sites in residential areas will be able to accommodate all activities (including parking and play areas) required on the site.</p> |



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| A maximum site coverage of 60%, in order to mimic typical residential form and to provide future ability to recede back to a residential development should that occur. | | |
| Landscaping | | |
| On site landscaping and landscape of all adjoining verge areas, in accordance with the Scheme, to provide an attractive setting and contribute to the streetscape. | A reduction in the on-site landscaping requirement is associated with additional verge landscaping. | |
| Design | | |
| Development has the appearance of natural materials i.e recycled clay face brick, vertical and horizontal patterns of timber cladding, rammed earth construction, earth block features, natural stone elements for columns, sheltering gable roof. Measures should be taken to ensure that play areas are large enough and of such dimensions to be useful as play areas and positive outdoor space. Side setback and leftover building areas are not included for such purpose. | <p>Demonstrate that the development includes natural features to elevate the rural and natural character of the Shire.</p> <p>Demonstrate that the proposal is in keeping with the surrounding built and natural environment.</p> <p>Development in residential areas mimics residential urban patterns (front yard, central placed building, driveway to one side and rear backyard).</p> | |

Adherence to the above provisions does not absolve the landowner/operator from complying with the required health, building and other regulatory requirements.

Definitions

Noise sensitive premises

As defined within the *Environmental Protection Act 1986*.

Relevant Policies/Council Documents

- Planning and Development Act (Local Planning Schemes) Regulations 2015
- Serpentine Jarrahdale Local Planning Scheme No. 3

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| Office Use Only | | | | |
| Relevant Delegations | | | | |
| Council Adoption | Date | | Resolution # | |
| Reviewed/Modified | Date | | Resolution # | |
| Reviewed/Modified | Date | | Resolution # | |