

## CITY OF BUNBURY

### LOCAL PLANNING POLICY – CHILD CARE PREMISES

**PURPOSE:** To provide guidance to developers, the community and Planning Services staff in relation to Child Care Premises.

**OBJECTIVES:** To facilitate the provision of suitably developed child care premises in the City of Bunbury whilst protecting the amenity of existing residential areas.

**GUIDELINES:** **Definition**

In accordance with the Community Services (Child Care) Regulations 1988, 'child care premises' are defined as being:

*“means premises specified in a licence or permit as premises in which a child care service may be provided”.*

#### **Application Information**

The approval of the City of Bunbury and the Child Care Board is required to be obtained prior to the operations commencing.

In terms of the City of Bunbury approval the following information is required to be submitted to enable an assessment to be undertaken:

- Completed Planning Application form
- Fees as per Council's Schedule of Fees & Charges – being 'Development Applications' fee and an 'Advertising' fee (where applicable)
- Three sets of plans to a scale of not less than 1:500 showing:
  - Location of the site including street names, lot numbers, north point and the dimensions of the site.
  - The existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed.
  - The existing and proposed use of the site, including hours of operation and buildings and structures to be erected on-site.
  - The existing and proposed means of access for pedestrians and vehicles to and from the site.

- The location, number, dimensions and layout of all carparking spaces intended to be provided.
  - The nature and extent of any open space and landscaping proposed for the site, including species details (refer Council's Landscaping policy for details on landscaping plan requirements).
  - The location, dimensions and material of any fencing, screen walls, retaining walls or other improvements.
  - The location of any existing street verges, street trees, power poles, crossovers, footpaths, kerbing and any other obstructions.
- Three sets of elevation plans to a scale of not less than 1:100 showing:
    - Existing and proposed finished floor levels and existing ground levels.
    - All fill and/or excavation areas to be indicated on cross section and levels in RL.
    - Retaining wall heights in metres and levels in RL.
    - Roof pitches and materials, all wall finishes (face brick, cement/paint render, colours), windows (clear and/or obscure glazing).
    - Window sills, wall and general height dimensions in metres (not brick courses).

### **Assessment Provisions**

In accordance with Table 1 – Zoning Table of Town Planning Scheme No. 7, child care premises are able to be considered in the following zones:

- Residential Zone – 'A' use: the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 9.4.
- City Centre and Shopping Centre zone – 'P' use: the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

- Mixed Business; Industry; Place of Assembly and Education zone – ‘D’ use: the use is not permitted unless the local government has exercised its discretion by granting planning approval.

Where advertising is required to be undertaken (ie. within a ‘Residential’ zone) or is deemed to be required by the Manager Development Services and/or Senior Planner, advertising will be undertaken in accordance with the provisions of Clause 9.4 of Town Planning Scheme No. 7 and/or the Advertising & Consultation Schedule as contained within Local Planning Policy “*Development Applications Assessment Processes: Rights of the Applicant and the Community*” (refer attached).

In terms of development requirements, the following applies:

➤ ***Locational Criteria***

In relation to applications for child care premises in ‘Residential’ zoned areas, as per Council’s ‘Commercial Strategy’ and ‘Housing Strategy’ non-residential uses in residential zones will ideally be supported to locate within ‘frame areas’ – being those locations adjacent to identified commercial areas. If an application is received for child care premises external to a ‘frame area’, the application would be considered on its merits (i.e. nature of business, location, surrounding landuses etc).

➤ ***Development Standards***

Building setbacks, site coverage, plot ratio and landscaping requirements of the relevant Zone as provided in Table 3 – Development Standards and Part 5 of Town Planning Scheme No. 7 will apply.

➤ ***Carparking Requirements***

Minimum number of parking bays on-site:

- 1 carparking bay per staff member
- 1 carparking bay per 10 children permitted to receive care (as regulated by the provisions of the Community Services (Child Care) Regulations 1988).
- One third of proposed parking bays should be permanently set aside for short-term visitor parking to facilitate the need for parents picking up and dropping off children
- A one-way system of parking is preferred with entry and exit points clearly designated

**COUNCIL DECISION NO/ DATE:** 47/03 – 18 February 2003  
**SOURCE OF POLICY:** Development Services  
**REVIEW RESPONSIBILITY:** Development Services  
**REVIEW DATE:** June Annually or As Required

**Disclaimer**

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.

## ADVERTISING AND CONSULTATION SCHEDULE

	Comment Period	Written Notices	Sign(s) On-Site	Newspaper Advertisement
“A” use (discretionary use and advertising is compulsory)	21 days (min)	To all adjoining owners and occupiers	For length of advertising period	Twice in local newspaper
“D” use (discretionary use) – only applicable when deemed to have impact on community at large or significant development	14 days (min)	To all adjoining owners and occupiers	For length of advertising period	Once in local newspaper
“P” use (permitted use) – only applicable when deemed to have impact on community at large or significant development	14 days (min)	To all adjoining owners and occupiers	For length of advertising period	Once in local newspaper
Use Not Listed (where use is deemed not to fit into any other definition with Zoning Table)	21 days (min)	To all adjoining owners and occupiers	For length of advertising period	Twice in local newspaper
Relaxation of Scheme Provisions or Any Other Council Requirement	14 days (min)	To those adjoining owners and occupiers deemed to be affected by the relaxation provision	Generally not applicable	Generally not applicable

### Notes:

- All advertising actions are undertaken by Council, with the applicant paying an “Advertising Fee” as depicted in the City of Bunbury’s Fees and Charges Schedule
- All advertising periods commence from the date of the first appearance of the notice advertisement in the local newspaper Advertising periods to have regard to school holidays, Christmas period, Easter period.
- All on site signage to be a minimum size of A2.
- All on site signage to include a cadastral lot and locality plan.