

4.7

Child Care Centres Code

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(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) *The purpose of the Child Care Centres Code is the achievement of the overall outcomes sought for the establishment and use of any Child-care centre in the Shire.*
- (b) *The overall outcomes sought for a Child-care centre is that the use and any works for a Child-care centre are sited and designed so:*
- (i) *they are located at conveniently accessible and safe locations to meet ongoing community need for such facilities and foster multi-purpose trips,*
 - (ii) *their form and appearance is compatible with the scale and character desired for the local setting,*
 - (iii) *the safety, wellbeing and lifestyle of the local community is maintained,*
 - (iv) *off-site impacts are limited to an acceptable level,*
 - (v) *environmental and landscape values of the locality in which they are situated are maintained,*
 - (vi) *acceptable levels of privacy and amenity for neighbouring properties are maintained, and*
 - (vii) *they operate within the safe and effective design capacity of the utilities and transport networks servicing the area.*

(2) ELEMENTS:

(a) Location and Site Characteristics

Specific Outcome		Acceptable Solution (if self assessable)	Probable Solution (if code assessable)
O1	The site is located: <ul style="list-style-type: none"> (1) in close proximity to or co-located with community facilities, recreational facilities, major health services or educational establishments; or (2) at a conveniently accessible site at the main entry or access to a residential, business/retail or employment area; and (3) conveniently accessible from the pedestrian path network or public transport services, and (4) where it can respond to demonstrated public need for child care facilities. 	S1.1 The premises are located:	<ul style="list-style-type: none"> (1) adjacent to community services, useable parkland, sporting grounds, churches, schools or community halls/centres; or (2) in or adjacent to educational establishments, business/retail centres, employment areas, offices or hospitals.

(a) Location and Site Characteristics continued

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O2 The premises is located on a site so that: (1) non-local traffic is not introduced into residential streets; and (2) siting on sub-arterial and higher order roads as depicted on the Zone maps is minimised.	S2.1	The premises are located on a site that fronts a formed, constructed and gazetted road of at least 8 metres bitumen seal carriageway width between the site and the nearest collector or higher order road depicted on the Zone maps which road: (1) is not a residential street, and (2) does not carry more than 5000 vehicles per day.

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O3 The premises are located and designed so they are not exposed to unacceptable levels of hazards, environmental harm or nuisance.	S3.1	The premises are located on a site where ¹ : (1) no part of the site is within 40 metres of the electric line shadow of the Transmission Grid ² , telecommunication tower, mobile telephone base station or any other facility generating electro-magnetic fields, (2) no part of the site is within 55 metres of an above-ground LPG storage tank or tanker unloading facility, (3) no uses are within 20 metres of a rail line, or (4) ground level is located 300mm above the highest known flood or above land inundated by the 1% Annual Exceedance Probability (AEP) flood event, where known.
	S3.2	Where abutting the Rural Locality, any buildings and structures are sited no closer than 150 metres to any boundary which adjoins land: (1) used for commercial rural production, or (2) that is Class A or B land as shown in SMOA map 2D.

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O4 The premises is located on a site with sufficient area and dimensions to accommodate uses and works for the <i>Child-care centre</i> in a safe, convenient, effective and attractive manner.	S4.1	The premises is located on a lot having ³ : (1) a slope of less than 6%, and (2) a regular shape.

¹ In locating and designing premises, reference should also be made to occupational health and safety standards under the *Child Care (Child Care Centres Regulation) 1991*.

² The Transmission Grid is defined in the *Electricity Act 1994*.

³ In locating and designing the premises, reference should also be made to provisions for indexing lot size and floor area to group sizes and numbers of children for licensing purposes under the *Child Care (Child Care Centres Regulation) 1991*.

(a) Location and Site Characteristics continued

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O5 The premises are situated on a fully serviced site.	S5.1	The premises are situated on a site connected to: <ol style="list-style-type: none"> (1) Council's reticulated water supply and sewerage systems, and (2) mains electricity.

(b) Layout and Design

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O6 Premises are compatible in form and design with the scale and appearance of existing buildings and works predominating in the local setting.	S6.1	Buildings have a height of not more than two storeys or 8.5 metres (including carparking level) measured above ground level.

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O7 Landscaping for the premises is provided: <ol style="list-style-type: none"> 1) along all street frontages and other site boundaries to complement the local streetscape and reflect the local character, and 2) so there is suitable buffering between the premises and surrounding incompatible uses to minimise conflict. 	S7.1	Where any of the following for the premises, namely: <ol style="list-style-type: none"> (1) driveway, vehicle movement areas or car parking, (2) service or utility areas, (3) windows from indoor activity areas, (4) any plant machinery/equipment area (other than roof or wall mounted room air conditioner), or (5) outdoor activity areas, adjoin habitable rooms and outdoor living areas on adjoining sites, provision is made along the common boundary for: <ol style="list-style-type: none"> 1. a 2 metre set back and a solid visual screen fence of 1.8 metres height, or 2. screen landscaping⁴ that is 2 metres deep.

Specific Outcome	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
O8 Premises: <ol style="list-style-type: none"> (1) are adequately serviced by on-site parking in a safe, attractive and functional manner, (2) have a safe set down/pick up area, and 	S8.1	Vehicle parking is provided on-site in all Localities, at a rate of: <ol style="list-style-type: none"> (1) 1 space for each 3 employees, and (2) 1 space for every 5 children able to be accommodated on the site.

⁴ In designing activity and play areas on the premises, reference should be made to the siting, dimension and design requirements for indoor and outdoor play areas specified in the *Child Care (Child Care Centres Regulation) 1991*

(b) Layout and Design continued

Specific Outcome	Acceptable Solution (if self assessable)
	Probable Solution (if code assessable)
(3) have direct, safe, practical and trafficable access to a public road without impacting on local amenity and character or the safe and effective movement of passing traffic.	<p>S8.2 A drive-through lane is provided at the front of the site that allows service and emergency vehicles to have forward entry and exit to the site.</p> <p>S8.3 At least 50% of the required car parking spaces are provided so that pedestrian access to the entrance of the building can occur without the need to walk across a driveway or vehicle manoeuvring area for the premises.</p>