

22.11 CHILD CARE CENTRES POLICY

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This policy applies to the use and development of land for child care centres (including kindergartens) within the municipality.

Policy Basis

This policy provides guidance on the preferred location, siting and built form, amenity, landscaping, car parking and traffic design of child care centres within the municipality.

The Municipal Strategic Statement recognises that the development and expansion of non residential uses, (such as child care centres) in residential areas is an issue that warrants further recognition and policy direction. Where possible these facilities should be integrated into residential areas with minimum impact or loss of residential amenity. They should also aim to protect the surrounding neighbourhood character of an area.

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Objectives

The objectives of this policy are:

- To encourage child care centres to locate in strategic locations that have good access to public transport, commercial, community, educational and recreational facilities.
- To encourage the design, location and form of child care centres which are compatible with the surrounding built form environment.
- To ensure that traffic generated by the use does not adversely impact the street and the locality.
- To minimise the impacts of noise, overlooking, overshadowing, car parking and traffic on the surrounding neighbourhood.
- To maintain the garden character of the neighbourhood.

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Policy

It is policy to:

Preferred location of centres

- Encourage the location of child care centres near schools and pre-schools and along main and secondary roads.
- Encourage the location of child care centres in preferred locations including main and secondary roads and on corner sites with vehicular access from a service or side road (as shown on Map 1)
- Ensure that the use and development of childcare centres must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from an adult sex bookshop, a brothel and any sexually explicit adult entertainment venue.
- Discourage the location of child care centres on local streets.

Map 1 – Preferred Location for Child Care Centres and Kindergartens



Car parking, vehicle access, car park layout and traffic

- Ensure that tandem parking is only provided for staff parking, where necessary.
- Avoid the need for vehicles to reverse across pedestrian areas.
- Avoid awkwardly skewed and modified T and cross intersections within the site.
- Avoid the use of accessways for pick up and drop off.
- Provide separate pedestrian access between the street and the facility. Pedestrian paths should be 1.2m in width and clear of parked cars.
- Ensure that the traffic generated by a child care centre has minimal impact on the street. An average peak hour rate of 0.91 trips per child should be adopted.
- Ensure that parking used for pick up and drop off is located towards the front of the site. Any parking to the sides, rear of the site or in a basement should be limited to staff parking unless on a corner site.

Siting and built form

- Ensure that the scale, height, materials of construction, setbacks, building and roof form of child care centres complements the surrounding area.
- Ensure that new buildings and extensions to existing child care centres are constructed to minimise overlooking and overshadowing to adjoining residential neighbours. Adequate screening should be provided to avoid overlooking.
- Require appropriate acoustic treatments, including but not limited to a fence, treatment of external walls, roofs, all floors, windows and play areas where centres may impact adjoining neighbours.
- Discourage high front solid fences in local residential streets.
- Retain existing dwellings where appropriate in preference to purpose built facilities.
- Ensure that new buildings proposed fronting the long side of a corner site, have a minimum side street setback of 3.0m.
- Ensure that new side walls of buildings setback a minimum of 2.0m from the side street.
- Ensure walls proposed on side and rear boundaries to have an average height of 3.2m and maximum height of 3.6m
- Buildings should not be greater than the mandatory maximum height, if specified in the zone.
- Side walls (if the wall is not located on the boundary) setback 1m plus minimum 0.3m for every 1m in height over 3.6m and up to a height of 6.9m.

Note: the setback is measured to the wall face of the building. Eaves, porches and verandahs may project forward of this line.

General amenity

- Minimise the visual impact of car parking on the site's frontage.
- Ensure that the hours of operation are Monday- Friday between 7am-6.30pm (excluding ancillary functions i.e. cleaning, maintenance and administration). These hours may be varied depending on the location of the proposed development/use and its proximity to sensitive residential areas.

Landscaping

- Ensure that the frontage and perimeter of the site is planted in a manner and style that respects the landscaped character of the neighbourhood.
- Ensure a generous landscape buffer is provided in the front setback, where car parking and drop off areas are proposed.
- Ensure adequate landscape strips along the driveway to both 'soften' the appearance of the development and act as a noise and visual buffer to adjacent properties.
- Encourage the retention of mature vegetation on the site.
- Ensure an adequate landscape buffer (1.5m in width) where car parking areas abut residential dwellings. Ensure that the landscape buffer is heavily planted with large shrubs.
- Ensure the width of a driveway landscape buffer is 300-500mm wide.

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Reference Documents

Glen Eira City Council Traffic Report - Child Care Centres Study March 2009.