Part 8
Child Care Centres
8.1 Application

This Part sets out controls relating to child care centres in the City of Campbelltown.

8.2 Licence Requirement

In order to operate a child care centre in Campbelltown, the applicant needs to obtain:

i) a development consent from Council under the EP&A Act; and

ii) a licence to operate from the NSW Department of Family and Community Services.

Note: Applicants are advised to consult with the NSW Department of Family and Community Services prior to lodging a development application with Council.

8.3 Building Form and Character

Objectives:

■ Ensure that child care centres are:
  • appropriately located and designed to ensure high levels of safety, security, health and amenity for children and staff; and
  • functional through appropriate building design.

■ Ensure that child care centres within residential areas are designed to:
  • minimise the impact of child care centres on the amenity of the existing neighbourhood by way of noise, traffic and loss of privacy; and
  • maintain the characteristics of residential neighbourhoods.

8.3.1 Locality Requirements

Design Requirements

a) Child care centres shall not be located on an allotment that:

i) is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA);

ii) is within 100 metres of the intersection of a State road;

iii) is within a no through road;

iv) has vehicular access to a road where the carriageway is less than 6.5 metres in width;

v) has a building erected upon it that is constructed of materials that
contain asbestos or lead paint;

vi) is adjacent to a:
   - potentially hazardous industry;
   - hazardous industry;
   - potentially offensive industry;
   - offensive industry;
   - intensive horticulture;
   - intensive livestock keeping; or
   - waste management facility.

vii) is within a 150 metre radius of a sex industry premises;

viii) presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council’s satisfaction that there would be no vehicular/pedestrian conflict (refer to Figure 8.3.1);

b) Child care centres shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the child care centre).

c) Child care centres shall not be permitted on a local street, unless it can be demonstrated to Council’s satisfaction that:

i) the proposed child care centre will not impact negatively on the local traffic network;

ii) the proposed child care centre has adequate on site parking and manoeuvring/turning spaces; and

iii) the amenity of the surrounding properties is maintained.

d) Where a child care centre is proposed to be located in a building on land within Business Centres, the child care centre (excluding storage rooms and offices) shall:

i) be directly accessible by car;

ii) not occupy more than one (1) storey; and

iii) be located no higher than the first floor to ensure the easy evacuation of children in

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### 8.3 Building Form and Character

<table>
<thead>
<tr>
<th>State Roads in Campbelltown LGA</th>
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<tr>
<td>1. Appin Road</td>
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<tr>
<td>2. Moore-Oxley By Pass</td>
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<td>3. Narellan Road</td>
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<td>4. Pembroke Road</td>
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<td>5. Glenfield Road</td>
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<td>6. Campbelltown Road</td>
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<td>7. Rudd Road (Queen St to O’Sullivan Rd)</td>
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<td>8. Minto Road (Pembroke Rd to Collins Promenade)</td>
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<tr>
<td>9. Collins Promenade ( Minto Road to Harold St)</td>
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<td>10. Harold Street ( Collins Promenade to Canterbury Rd)</td>
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<tr>
<td>11. Canterbury Road ( Harold St to Glenfield Rd)</td>
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<tr>
<td>12. Hume Highway</td>
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<td>13. Menangle Road</td>
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Table 8.3.1 - A list of State roads within Campbelltown LGA.

Figure 8.3.1 - An illustration of lots that may present potential vehicular/pedestrian safety hazard.
8.3 Building Form and Character

8.3.2 Site Requirements

Design Requirements

a) Child care centres shall not be developed on an allotment with an area less than 800sqm.

b) Child care centres shall only be developed on an allotment having a minimum width of 20 metres.

c) Despite clauses 8.3.2 a) and b), Council may consider a proposal for a child care centre within an existing building on land within a Comprehensive Centre or Industry zone under Campbelltown (Urban Area) LEP 2002.

8.3.3 Streetscape

Design Requirements

a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.

b) Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.

c) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.

d) The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the amenity (visual and acoustic privacy) of adjoining properties is protected.

Figure 8.3.2 - An example of a child care centre located within a residential area that is of appropriate scale and character.
8.3.4 Fencing

Design Requirements

a) Fencing along the primary and secondary street boundaries shall:
   i) not be constructed of bonded sheet metal;
   ii) not be higher than 1.2 metres;
   iii) be articulated, incorporate landscape treatments and complement the design and finish of the development.

b) Fencing to the rear and side boundaries shall be:
   i) located behind the primary and secondary street setbacks; and
   ii) a maximum of 2.1 metres in height (excluding retaining walls).

c) Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met:
   i) the fence is located behind a 1.5 metre wide landscaped buffer; and
   ii) the fence is located behind the building line of all street frontages.

8.3.5 Hours and days of operation

Design Requirements

a) In residential and rural areas, the hours and days of operation shall be limited to:
   i) 7:00 am to 7:00 pm Monday to Friday;
   ii) 7:00 am to 6:00 pm on Saturdays; and
   iii) no operation on Sundays or public holidays.

8.3.6 Visual and Acoustic Privacy

Design Requirements

a) An acoustic report prepared by a suitably qualified person shall be submitted with all child care centre development applications demonstrating:
   i) that the noise levels generated from the
8.3 Building Form and Character

child care centre, when measured over a 15 minute period, does not exceed the background noise by more than 5 db(A);

ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and

iii) illustrating ways to minimise the impacts of noise on adjoining properties.

b) Direct views to and from neighbouring and surrounding properties shall be minimised through:

i) appropriate building design and location of outdoor play areas; and

ii) the use of fencing and landscaping buffers.

8.3.7 Waste Management

Design Requirements

a) Waste storage, collection areas and service/delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.

b) The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.

c) A waste management plan shall be submitted for all child care centre developments including information with regard to the storage and disposal of used nappies.

8.3.8 Additional Requirements - Residential Zones

Design Requirements

a) A maximum of 50 children shall occupy a child care centre on any single allotment.

b) The child care centre shall be wholly located on the ground floor of the building (excluding offices and storage rooms).

c) Child care centres shall be setback a minimum of:

i) 5.5 metres from the primary street
boundary;
ii) 5 metres from the rear boundary;
iii) 3.0 metres from the side boundary; and
iv) 3 metres from any secondary street boundary.

d) Where a proposal comprises a child care centre and a residential dwelling, the proposal shall meet the following:
   – the combined FSR for both uses shall not exceed 0.55:1.
   – an open space area shall be provided for the exclusive use of the residential dwelling, and shall comply with the section 3.7.2.4 of Part 3, Volume 1 of the Plan;
   – the dwelling shall be separated from the child care centre;
   – separate kitchen, toilet and laundry facilities shall be provided for the exclusive use of the child care centre.

8.3.9 Additional Requirements - Rural and Environmental Protection Zones

Design Requirements

a) A maximum of 50 children shall occupy a child care centre on any single allotment.

b) The child care centre shall be wholly located on the ground floor of the building.

c) Child care centres shall be setback a minimum of:
   i) 20 metres from the primary street boundary;
   ii) 10 metres from the rear boundary;
   iii) 10 metres from the side boundary; and
   iv) 20 metres from any secondary street boundary.

8.3.10 Additional Requirements - Industry Zones

Design Requirements

a) The setbacks of child care centres within
### 8.3 Car Parking and Access

Industry zones shall comply with the requirements of section 7.3.2 Building Setbacks within Part 7 Industrial Development, Volume 1 of the Plan.

### 8.4 Car Parking and Access

**Objectives:**

- Provide adequate on-site car parking for staff and visitors that is convenient, secure and safe having regard to the traffic generated by the development.
- Ensure efficient and safe vehicular and pedestrian movements to all areas and aspects of a child care development.
- Ensure that the location and design of driveways and parking areas, waste access and collection areas are practical, easily maintained, convenient, safe and suitably landscaped.
- Provide safe convenient access for vehicles and pedestrians whilst minimising conflict between them.

#### 8.4.1 Car Parking

**Design Requirements**

a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.

b) A minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the child care centre.

c) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.

d) No required car parking space shall be designed in a stacked configuration.

e) Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.

f) Each site shall have a maximum of one ingress and one egress driveway.

g) The minimum width of a driveway shall be:
   - i) three (3) metres for one way traffic movement; and
   - ii) six (6) metres for two way traffic movement.

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**Figure 8.4.1** - Illustration of car parking space, marked for people with disabilities.

**Figure 8.4.2** - Stacked configuration of car parking spaces as shown in this photos will not be accepted.
h) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.

Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location of the driveway may vary.

i) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.

j) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.

k) Development applications child care centres catering for 20 or more children shall include

a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria:

i) the existing traffic environment;

ii) anticipated traffic generation from the proposed development;

iii) the potential cumulative impact on the locality;

iv) the need for local traffic improvements in the locality;

v) traffic egress/ingress; and

vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.

8.4.2 Access for People with Disabilities

Design Requirements

a) Child care centres shall comply with the minimum access requirements contained within the BCA and Australian Standard 1428 - Design for Access and Mobility (as amended).

8.4.3 Emergency Evacuation

Design Requirements

a) Development applications for childcare centres
8.4 Car Parking and Access

catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended), addressing:

i) the mobility of children and how this is to be accommodated during an evacuation;

ii) the location of a safe congregation area, away from the evacuated building, busy roads, other hazards and the evacuation points of other residents or tenants within the building or surrounding buildings;

iii) where the child care centre is part of a larger building or complex, that the emergency evacuation plan for the child care centre is complementary and consistent with other emergency evacuation plans for the complex; and

iv) the supervision of children during an evacuation and at the safe congregation area, giving regard to the capacity of the child care centre and its approved child: staff ratios.
8.5 Landscaping

Objectives:

- To encourage the planting of native and low water consumption plants and trees.
- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, while maintaining opportunities for passive surveillance.
- Ensure that to minimise the risk of personal injuries the appropriate species of plants are selected for the landscaping of child care centres.

Design Requirements

a) Landscaping shall be provided to a minimum of:
   
   i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and
   
   ii) 1.5 metre wide strip along the full width of side and rear setbacks.

b) Native mature trees on site shall be retained.

c) Development applications for child care centre shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:
   
   i) species, location and mature height of proposed planting;
   
   ii) location of play equipment;
   
   iii) separation from car parking spaces and driveway areas;
   
   iv) fencing height and materials; and
   
   v) surfaces (sand, grass or the like).

d) All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:
   
   i) are not toxic or dangerous (refer to Appendix 14 for a list of Unsuitable Plant Species); and
   
   ii) do not impose a safety hazard such
8.6 Play Areas

Objectives:

- Ensure the provision of sufficient play areas for the use of children.
- Ensure that play areas are safe, secure and functional.

Design Requirements

a) Child care centre play areas shall:
   i) comply with the *Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended)*;
   ii) be appropriately designed and located to minimise noise impacts to adjoining properties; and
   iii) be naturally lit and ventilated.

b) The siting of outdoor play areas shall:
   i) be located on a predominantly flat gradient;
   ii) allow direct supervision from within the centre; and
   iii) provide adequate fencing.

c) Where a child care centre is proposed to be located on the first floor of a building (in the case of a child care centre proposed within a comprehensive centre zone), the designated play areas shall:
   i) be provided on the same level and directly accessible from the child care centre;
   ii) have a minimum ceiling height of 2.7 metres; and
   iii) be physically separated from the indoor space area.

Figure 8.6.1- Examples of a well designed, shaded outdoor play areas.

as personal injury from falling branches and seeds, poisoning and/or choking.
8.7 Advertising Signs

Objective:

- Ensure that child care centres use appropriate advertising signs.

Design Requirements

a) ### Despite any other provision of this Plan, a child care centre shall have a limit of one (1) business identification sign in accordance with the following:

i) not an illuminated sign;

ii) the sign shall be located at the building or mounted within the front landscaped area no higher than 1 metre from the natural ground level of the landscaped area;

iii) the sign shall only include the name of the centre and business related information such as opening hours, type of child care centre and the owners of the centre and any other accreditation relevant to the child care centre.

iv) the sign shall not exceed 1.0 square metres in area.

b) An advanced warning sign that is approved by Council shall be provided on each road approach, warning motorists that they are approaching a child care facility. The sign shall be provided and erected by Council at the applicant’s expense.

Note: Plans for proposed advanced warning signs will be submitted to Council’s Traffic Committee.

Figure 8.7.1 - Examples of acceptable signs for child care centres.
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