

**Part 8**

**Centre-based Child  
Care Facilities**

# 8.1

## Application

### 8.1 Application

This Part sets out controls relating to Centre-based Child Care Facilities in the City of Campbelltown.

### 8.2 Licence Requirement

In order to operate a Centre-based Child Care Facility 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:**

Under the CLEP, Centre-based Child Care Facilities are permissible within the following zones:

- RU2 Rural Landscape
- RU5 Village;
- R2 Low Density Residential;
- R3 Medium Density Residential;
- R4 High Density Residential;
- R5 Large Lot Residential;
- B1 Neighbourhood Centre
- B2 Local Centre;
- B3 Commercial Core;
- B4 Mixed Use;
- B5 Business Development;and
- E4 Environmental Living.

**Note:**

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

**Important Note:**

All Centre-based Child Care Facilities shall comply with the relevant requirements under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ED SEPP) and any applicable provisions of the Child Care Planning Guideline.

The ED SEPP is available from the NSW legislation website at:  
[www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

The Child Care Planning Guideline is available from the NDW Planning and Environment website at:  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

# 8.3

## Building Form and Character

### 8.3 Building Form and Character

#### Objectives:

- Ensure that Centre-based Child Care Facilities 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 Centre-based Child Care Facilities within residential areas are designed to:
  - minimise the impact of Centre-based Child Care Facilities 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) Centre-based Child Care Facilities 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;
    - agricultural produce industries;
    - livestock processing industries;
    - heavy industrial storage establishments; or

##### Note:

Numerical Development Standards for floor space ratios, building heights and minimum subdivision are provided under the CLEP.

- waste or resource management facility.

vii) is within a 150 metre radius of a sex restricted premises; sex services premises or home occupation (sex services);

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) Centre-based Child Care Facilities shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the Centre-based Child Care Facility).

c) Centre-based Child Care Facilities shall not be permitted on a local street, unless it can be demonstrated to Council’s satisfaction that:

i) the proposed Centre-based Child Care Facility will not impact negatively on the local traffic network;

ii) the proposed Centre-based Child Care Facility has adequate on site parking and manoeuvring/turning spaces; and

iii) the amenity of the surrounding properties is maintained.

d) Where a Centre-based Child Care Facility is proposed to be located in a building on land within Business zones, the Centre-based Child Care Facility (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 case of emergency.

e) In accordance with Section D1.18 (Egress from early childhood centres) of the Building Code of Australia (BCA), any Centre-based Child Care Facility must be wholly contained within a building storey which provides direct egress to a road or open space area.

Note: This requirement does not apply to child care facilities where the building does not exceed more than two storeys in height and is being solely utilised as a defined (Class 9b) “early childhood

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## Building Form and Character

State Roads in Campbelltown LGA
1. Appin Road
2. Moore-Oxley By Pass
3. Narellan Road
4. Pembroke Road
5. Glenfield Road
6. Campbelltown Road
7. Rudd Road (Queen St to O’Sullivan Rd)
8. Minto Road (Pembroke Rd to Collins Promenade)
9. Collins Promenade ( Minto Road to Harold St)
10. Harold Street ( Collins Promenade to Canterbury Rd)
11. Canterbury Road ( Harold St to Glenfield Rd)
12. Hume Highway
13. Menangle Road

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.

**Note:**

Refer to Clause 4.1C of the CLEP to find out whether your site meets the minimum area requirements for a Centre-based Child Care Facility.

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centre”, in accordance with the Building Code of Australia (BCA).

## 8.3

### Building Form and Character

#### 8.3.2 Site Requirements

##### Design Requirements

- a) Council may consider a proposal for a Centre-based Child Care Facility within an existing building on sites within areas zoned B3, B4 or B5 that do not necessarily meet the site width requirement.

#### 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.

#### 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 Visual and Acoustic Privacy

#### Design Requirements

- a) An acoustic report prepared by a suitably qualified person shall be submitted with all Centre-based Child Care Facility development applications demonstrating :
  - i) that the noise levels generated from the Centre-based Child Care Facility, when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA;
  - 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.

### 8.3.6 Waste Management

#### Design Requirements

- a) A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with regard to the storage and disposal of used nappies, general waste and recycling.
- b) The development shall make provision for an enclosed onsite waste and recycling storage area that provides adequate space to accommodate the size and number of bins proposed, and volume of waste and recycling generated at the centre.
- c) Waste storage, collection areas and service/

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### Building Form and Character



Figure 8.3.2 - An example of a Centre-based Child Care Facility located within a residential area that is of appropriate scale and character.

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## 8.3

### Building Form and Character

delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.

- d) 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.
- e) The waste storage area shall:
  - i) be no more than 30 metres from the point of collection;
  - ii) contain a hose connection;
  - iii) have an impervious floor that is connected to the sewer;
  - iv) be adequately ventilated;
  - v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development;
  - vi) be appropriately screened from public view by a visual barrier of at least 1.5m high;
  - vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and
  - viii) Be positioned to ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H.
- f) All premises shall produce evidence of a collection contract with a licensed waste and recycling collection contractor, if requested by Council.
- g) The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development. If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development, and make appropriate provisions for this to occur safely.
- h) All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

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### Building Form and Character

#### 8.3.7 Additional Requirements - Residential Zones

##### Design Requirements

- a) A maximum of 50 children shall occupy a Centre-based Child Care Facility on any single allotment.
- b) The Centre-based Child Care Facility shall be wholly located on the ground floor of the building (excluding offices and storage rooms).
- c) Centre-based Child Care Facilities 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 Centre-based Child Care Facility and a residential dwelling, the proposal shall meet the following:
  - an open space area shall be provided for the exclusive use of the residential dwelling, and shall comply with the section 3.6.1.5 of Part 3, Volume 1 of the Plan;
  - the dwelling shall be separated from the Centre-based Child Care Facility;
  - separate kitchen, toilet and laundry facilities shall be provided for the exclusive use of the Centre-based Child Care Facility.

#### 8.3.8 Additional Requirements - Rural and Environmental Protection Zones

##### Design Requirements

- a) A maximum of 50 children shall occupy a Centre-based Child Care Facility on any single allotment.
- b) The Centre-based Child Care Facility shall be wholly located on the ground floor of the building.
- c) Centre-based Child Care Facilities 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.



# 8.4

## Car Parking and Access

### 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 and Access

##### 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 Centre-based Child Care Facility.
- 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) Parking spaces that are stacked will not be considered for the purpose of parking calculations.
- f) Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.
- g) Where a child care centre site is proposed to be situated on a main collector road, pedestrian safety measures on adjoining roads (e.g. pedestrian crossings and refuges etc.) may be required to be installed at no cost to Council.
- h) The vehicular and pedestrian access points to/from the centre must be adequately lit



Figure 8.4.1 - Stacked configuration of car parking spaces as shown in this photos will not be included in the parking calculations.

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### Car Parking and Access

(during operating hours) and appropriately signposted.

- i) Each site shall have a maximum of one ingress and one egress driveway.
- j) 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.
  - iii) 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.*

- k) 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. Significant reverse movements for vehicles within child care centres shall not be permitted.
- l) The car parking area shall be suitably line marked and delineated by appropriate signage and pavement line marking. This shall include the line-marking and signposting of disabled car parking spaces, staff parking arrangements, emergency and service vehicle parking bays.
- m) Development applications Centre-based Child Care Facilities 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

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## 8.4 Car Parking and Access

- vi) sight distance and other relevant safety issues including vehicular/pedestrian movements.
- n) Any fencing on site shall be designed to be of appropriate height and shall not obstruct sight distances between pedestrians and vehicles.

### 8.4.2 Access for People with Disabilities

#### Design Requirements

- a) Centre-based Child Care Facilities shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and *Australian Standard 1428 - Design for Access and Mobility* (as amended).

### 8.4.3 Emergency Evacuation

#### Design Requirements

- a) Development applications for Centre-based Child Care Facilities 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 Centre-based Child Care Facility is part of a larger building or complex, that the emergency evacuation plan for the Centre-based Child Care Facility 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 Centre-based Child Care Facility and its approved child:staff ratios.

# 8.5

## Landscaping

### 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 Centre-based Child Care Facilities.

#### Design Requirements

- Landscaping shall be provided to a minimum of a:
  - 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and
  - 1.5 metre wide strip along the full length of side and rear setbacks.
- Native mature trees on site shall be retained.
- Development applications for Centre-based Child Care Facilities shall include a Landscape Plan and report, prepared by a suitably qualified person addressing the following:
  - species, location and mature height of proposed planting;
  - location of play equipment;
  - separation from car parking spaces and driveway areas;
  - fencing height and materials; and
  - surfaces (sand, grass or the like).
- All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants:
  - are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and
  - do not impose a safety hazard such

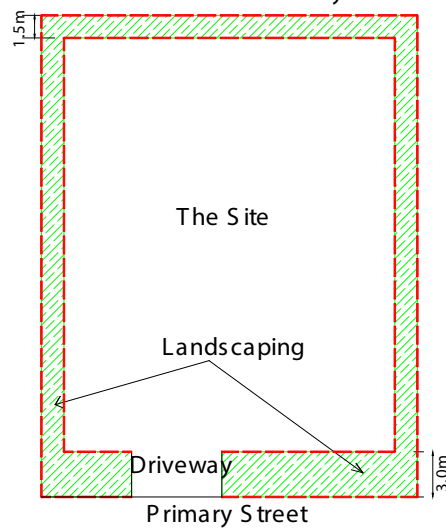


Figure 8.5.1 - Illustration of the minimum required area to be landscaped.



Figure 8.5.2 - Landscaping used for shading and screening.

#### Note:

Refer to Section 2.5 Landscaping of Part 2 of Volume 1 of the Plan for additional requirements on Landscaping.

## 8.6 Play Areas

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

### 8.6 Play Areas

#### Objectives:

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

#### Design Requirements

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



Figure 8.6.1- Example of a well designed, shaded outdoor play area.

## 8.7 Advertising Signs

# 8.7 Advertising Signs

### Objective:

- Ensure that Centre-based Child Care Facilities use appropriate advertising signs.

### Design Requirements

- a) Despite any other provision of this Plan, a Centre-based Child Care Facility shall have a limit of one (1) business identification sign in accordance with the following:
- not an illuminated sign;
  - 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;
  - the sign shall only include the name of the centre and business related information such as opening hours, type of Centre-based Child Care Facility and the owners of the centre and any other accreditation relevant to the Centre-based Child Care Facility.
  - 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.*

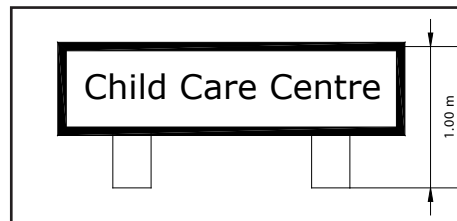


Figure 8.7.1 - Examples of acceptable signs for Centre-based Child Care Facilities.