

# CHAPTER 2.10 CENTRE BASED CHILD CARE FACILITIES

## 2.10.1 INTRODUCTION

This DCP Chapter is to be read in conjunction with *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and the NSW Government's *Child Care Planning Guideline*.

Clause 26 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* states the following:

(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility:

- (a) operational or management plans or arrangements (including hours of operation),
- (b) demonstrated need or demand for child care services,
- (c) proximity of facility to other early education and care facilities,
- (d) any matter relating to development for the purpose of a centre-based child care facility contained in:
  - (i) the design principles set out in Part 2 of the *Child Care Planning Guideline*, or
  - (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).

This DCP Chapter only provides provisions for certain matters relating to development that would not be overridden by *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* or the *Child Care Planning Guideline*

## 2.10.2 GENERAL

### OBJECTIVES

- To supplement the provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and the *Child Care Planning Guideline*.
- To ensure the operation of childcare centres meet the required standards and operate with minimal impact on the community and environment

### REQUIREMENTS

- a Development Applications for child care centre are to address:
  - i the relevant provisions of *Central Coast Local Environmental Plan 2018*
  - ii the design principles, considerations and regulatory requirements of *Child Care Planning Guideline*
  - iii the additional issues identified below.

## 2.10.3 SITE REQUIREMENTS

### OBJECTIVES

- To minimise impacts on the privacy, amenity and solar access of adjoining properties and the amenity of the area
- To ensure the site is of sufficient size to meet the minimum area requirements for indoor and outdoor play spaces and car parking

### REQUIREMENTS

#### 2.10.3.1 Residential Zones

- a The site must have a minimum width of eighteen metres at the building line setback.
- b Buildings are to have a maximum 40% site coverage excluding playground and shade structures.
- c Building setbacks:
  - i side and rear – 3 metres;
  - ii side street for corner allotments – 3 metres.
- d proposals will not be supported on battle axe allotments or an land with a gradient in excess of 1:20.

#### 2.10.3.2 Rural, Recreation and Environmental Zones (where permissible)

- a Building setbacks:
  - i side and rear – 10 metres.
- b In unsewered areas Council should be consulted prior to lodgement of a development application to determine whether on site effluent disposal will be permitted. Applications for centres in non-sewered areas are to comply with Chapter 3.3 On-Site Sewer Management.
- c proposals will not be supported on battle axe allotments or an land with a gradient in excess of 1:20.

#### 2.10.3.3 Industrial Zones

- a Building Setbacks:
  - i a five (5) metre landscaped area must be provided within the above setback, except for vehicle access. Suitable landscaping would comprise tree planting incorporating mulch beds in preference to often neglected grass lawns and poorly maintained shrubs;
  - ii side and rear – as per the requirements of the *Building Code of Australia*.
- b Child care centre proposals will not be supported as refits of existing factory units in industrial zones.
- c proposals will not be supported on battle axe allotments or an land with a gradient in excess of 1:20.

*Note: Front Setback requirements are identified in the Child Care Planning Guideline*

## 2.10.4 CAR PARKING

### OBJECTIVE

- a. To ensure that adequate off-street parking is provided

### REQUIREMENTS

- a. Parking is to be in accordance with Chapter 2.13 – Transport and Parking and Council’s Civil Works Specification.

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