

## 2.10– Centre Based Child Care Facilities (Child Care Centres) – Summary and Comparison

- Permissible under Draft CCLEP – R1 to R5, RU5, B1 to B7, IN1 & IN2, RE1 and E4 (Adding E4 and B5 to former Gosford LGA)
- Clause 26 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 overrides some local provisions – see below

Item	Gosford Provisions	Wyong Provisions	SEPP Provisions	Proposed
<b>Location</b>				
<b>Battle-axe blocks</b>	Not permitted	Not permitted	Silent	Not permitted
<b>Residential Zones</b>				
<b>Min site width</b>		18m	Silent	18m
<b>Max site coverage</b>	40%	35%	Silent	40%
<b>Max land gradient</b>	1 in 20		Silent	1 in 20
<b>Front setback</b>	Based on surrounding developments	6m	10m Classified Road otherwise average of two closest buildings	New SEPP Provisions prevail
<b>Side setback</b>	Based on surrounding developments	3m	As per dwelling houses under DCP (i.e. – 0.9m to 4.5m and then increasing).	3m
<b>Rear setback</b>	Based on surrounding developments	3m	As per dwelling houses under DCP (i.e. – 3m single storey and 6m two storey).	3m
<b>Side street for corner allotment setback</b>	Based on surrounding developments	3m	Silent	3m
<b>Business Zones</b>				
<b>Max site coverage</b>	40%		Silent	As per SEPP
<b>Max land gradient</b>	1 in 20			1 in 20
<b>Front setback</b>	Based on surrounding developments		10m Classified Road otherwise average of two closest buildings	New SEPP Provisions prevail
<b>*Side setback</b>	Based on surrounding developments		Silent	As per SEPP
<b>*Rear setback</b>	Based on surrounding developments		Silent	As per SEPP
<b>Industrial Zones</b>				
<b>Max site coverage</b>	40%		Silent	40%
<b>Max land gradient</b>	1 in 20		Silent	1 in 20
<b>Front setback - state road</b>	Based on surrounding developments	15m	10m Classified Road otherwise average of two closest dwellings	New SEPP Provisions prevail

Item	Gosford Provisions	Wyong Provisions	SEPP Provisions	Proposed
<b>Front setback - any other road</b>	Based on surrounding developments	10m	10m Classified Road otherwise average of two closest dwellings	New SEPP Provisions prevail
<b>Landscape area within front setback</b>		5m	Silent	5m
<b>Side setback</b>	Based on surrounding developments	As per BCA requirements	Silent	As per BCA requirements
<b>Rear setback</b>	Based on surrounding developments	As per BCA requirements	Silent	As per BCA requirements
<b>Rural Recreation and Environment Zones where permissible</b>				
<b>Front setback</b>		20m	10m Classified Road otherwise average of two closest dwellings	New SEPP Provisions prevail
<b>Side setback</b>		10m	Provide privacy and building access	10m
<b>Rear setback</b>		10m	Provide privacy and building access	10m
<b>Other Provisions – all zones</b>				
<b>Building Height</b>	LEP height map	LEP Height Map in Centres areas only	Consistent with others in the locality ( could not override any LEP height mapping provisions)	SEPP Provisions and LEP height map where applicable
<b>Parking</b>	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).	1 space per 4 children Temporary spaces in the driveway may be considered in the parking calculation provided they do not impede traffic flow to and from the site	1 space for every 4 children in attendance	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces). See Chapter 2.13
<b>Fencing</b>			Provisions prevail	New SEPP Provisions prevail
<b>Indoor Design Elements</b>			Provisions prevail	New SEPP Provisions prevail
<b>Traffic</b>			Provisions prevail	New SEPP Provisions prevail
<b>Visual and Acoustic Privacy</b>			Provisions prevail	New SEPP Provisions prevail
<b>Outdoor Play Areas</b>			Provisions prevail	New SEPP Provisions prevail
<b>Fencing of Outdoor Areas</b>			Provisions prevail	New SEPP Provisions prevail
<b>Accessibility</b>			Provisions prevail	New SEPP Provisions prevail
<b>Landscaping</b>			Provisions prevail	New SEPP Provisions prevail