



KIAMA MUNICIPAL COUNCIL
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Kiama Development Control Plan 2020

Chapter 11. Other



RESPECT



INNOVATION



INTEGRITY



TEAMWORK



EXCELLENCE

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Chapter 11. Other

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Topic 11.1 - Early Education and Care Facilities

Introduction

Child care centres (preschools and the like) require licences from Government Departments/Agencies. Government agencies also set out criteria/best practice guidelines in terms of site suitability, building requirements, outdoor play areas, acceptable materials etc etc that will need to be addressed in any application. As this criteria is subject to updating by government agencies it has not been reproduced in this chapter.

Compliance with this design and best practice criteria will need to be demonstrated both in the application for a licensing and the development application for Council.

Applicants should fully investigate the viability of meeting these requirements prior to submission of any development application.

Following initial liaison with the relevant NSW government Department, a development application must be lodged with Council. Prior to submitting a formal development application, potential applicants are encouraged to discuss their proposal with Council's Development Assessment Unit.

An application for a child care centre will need to meet both:

- the licensing requirements set out by government agencies and
- the requirements for development consent issued by Council.

The following information details requirements for obtaining development consent from Council.

Objectives

O:11.1.1	Ensure all preschools are sited, designed and built to the highest safety and amenity standards for end users.
O:11.1.2	Ensure child care centres are located upon sites of high environmental quality only, in order to minimise any potential adverse health and safety risks to young children and staff.
O:11.1.3	Ensure any development has minimal adverse impact upon the amenity of residential areas
O:11.1.4	Preserve residential streetscapes.
O:11.1.5	Encourage the establishment of well designed and integrated development in suitable locations to meet the needs of the community.
O:11.1.6	Ensuring adequate vehicular access is provided to the development.
O:11.1.7	Establishing minimum on site carparking requirements.
O:11.1.8	Ensuring the provision of adequate and safe manoeuvring areas on site.
O:11.1.9	Ensure local streets in the immediate vicinity will be adequate for safe movement of the traffic generated.
O:11.1.10	Requiring adequate landscape buffers and screens to adjoining residential development.

O:11.1.11 Encouraging designs which complement and enhance the residential character of streetscape.

O:11.1.12 Encouraging designs which maximise solar access into internal and external play areas and which have minimal adverse impact on solar access into neighbouring properties.

Development Controls

Development applications for pre-schools and child care centres must adequately address the design criteria set out below. Failure to comply with one or more of the criterion may mean that the site is unsuitable for the development proposed and Council may refuse the application.

Controls - Site Suitability

11.1.1 A minimum frontage of 20 metres is required for a child care centre.

11.1.2 Child care centres will not be permitted on:

- A contaminated or previously contaminated site
- Adjacent to a previously contaminated site
- Within a 100 metre radius from any arterial or sub-arterial road.
- Within a 500 metre radius from any service station.
- Within 500m of a telecommunications tower/base.
- Within 500m of High voltage telecommunications lines.
- Within 500 m of Extractive industries
- Within 500m of some agricultural industries such as intensive agricultural activities that are not wholly contained in a building, agricultural practices involving regular spraying of chemicals and the like.
- Within 500m of any hazardous industry.

Controls - Access

11.1.3 Access to child care centres should be provided in the form of a separate entry and exit incorporating a one way traffic flow through the site.

11.1.4 Ingress and egress driveways must be constructed in line with Councils Engineering standards.

Controls - Parking

11.1.5 The application must meet all standards for parking outlined in [Chapter 3 - Topic 3.6](#).

Controls - Manoeuvring

- 11.1.6 Traffic shall be encouraged to move through the site via a one way drive through, sealed driveway and footpath crossings constructed to Councils engineering standards.
- 11.1.7 Due to the potential conflict between vehicles and younger pedestrians, the reversing of vehicles within the site is not encouraged and designs should minimise the need for vehicles to manoeuvre in reverse for any great distance.
- 11.1.8 Staff parking areas can be designed so as to allow for vehicles to reverse into and out of carparking spaces, as staff generally arrive before children and leave after children have gone thereby eliminating pedestrian/vehicular conflict.

Controls - Traffic Impact

- 11.1.9 A traffic impact study may be required to showing peak traffic generation times, expected traffic numbers and any ameliorating impacts that are proposed.
- 11.1.10 Child care centres should preferably be located on sites which can accept traffic from various directions as opposed to sites within small subdivisions which are serviced by only one access road. In addition, sites located within close proximity to (but not directly on) distributor and collector roads are preferred as this allows easy access, and quick and efficient traffic dispersal without impacting greatly upon low traffic volume residential streets.

Controls - Landscaping

- 11.1.11 Landscaping controls are contained in [Chapter 3 - Topic 3.2](#). In addition to these controls the follow apply:
- 11.1.12 Any landscaping associated with the front entrance and car parking area of the centre can not impact on visibility and site lines.
- 11.1.13 Shade trees should be provided within external play areas.
- 11.1.14 All proposed landscaping shall be indicated on plans submitted with the development application. A detailed landscaped design, including planting specifications must be submitted to Council with the building application.

Controls - Building Design

- 11.1.15 In addition to any specialist requirements set out by the BCA, government agencies, best practice guidelines etc the following controls apply:

- 11.1.16 Pre-schools and child care centres should be designed to achieve an external appearance complimentary to the residential streetscape. Buildings should be of domestic character and minimise their visual impact.
- 11.1.17 As the relatively large area of hard stand is required in front of the building line the use of materials other than plain concrete or bitumen is preferred. Exposed aggregate concrete, coloured concrete, paving bricks, turf or combinations of these are acceptable alternatives.
- 11.1.18 Where an attached residence is proposed an adequate private outdoor recreation area, separate to the pre-school or child care centre outdoor play area, should be provided for the residents' own enjoyment. An area of at least 20 m² with a 4.0 metre minimum width should be provided.
- 11.1.19 Child care centres should be designed such that internal and external play areas maximise solar access.
- 11.1.20 Outdoor play areas should be orientated to the north or north east so as to maximise solar access throughout the major portion of the day.
- 11.1.21 Indoor play areas designed to take advantage of a sunny aspect are encouraged.
- 11.1.22 Development proposals should also be designed with regard to solar access into adjoining properties.
- 11.1.23 Developments which overly reduce the amount of sunlight received by neighbouring properties are discouraged. Similarly, the impact of overshadowing from adjoining properties should be considered at design stage.
- 11.1.24 To reduce the potential noise impact of pre-schools and child care centres, external play areas directly adjoining nearby dwellings should be avoided. Masonry construction of the facility, and reduction or elimination of windows within close proximity to boundaries, can assist in reducing noise transmission

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