



Case Study 4

New Child Care Centre in a Growth Centre Precinct

John and Jenny want to open a new child care centre in Oran Park, in the heart of the South West Growth Centre. They want to know which sites will permit a child care centre.

They have identified a number of possible sites and by checking the [Growth Centres website](#), they have discovered that these sites are all within the Oran Park Precinct, which has already been rezoned under the [Growth Centres State Environmental Planning Policy \(Growth Centres SEPP\)](#). This means they will need to follow the zoning rules and regulations set out in the Growth Centres SEPP rather than in the [Camden Local Environmental Plan \(Camden LEP\)](#).

What zones allow a child care centre in a Growth Centres Precinct?

Jenny and John have looked at the Growth Centres SEPP to determine which zones within a Growth Centres Precinct allows child care centres. As the business they want to set up will not be home-based child care, they have worked out that the relevant zones are:

- [Zone R1 General Residential](#)
- [Zone R3 Medium Density Residential](#)
- [Zone B1 Neighbourhood Centre](#)
- [Zone B2 Local Centre](#)
- [Zone B4 Mixed Use](#)
- [Zone B5 Business Development](#)
- [Zone IN1 General Industrial](#).

Are there any specific requirements for a child care centre?

Jenny and John have also looked at the Oran Park Development Control Plan (DCP) to understand what kind of sites and locations are considered suitable for child care centres.

The DCP generally states that the following land is not appropriate for child care centres:

- land that fronts onto an arterial road, sub-arterial road or transit boulevard
- land opposite T-intersections or on bends or in cul-de-sacs
- land that is liable to flooding, a risk of bushfires or has a history of contamination
- land that would require significant cut or fill
- land within proximity to high voltage power lines

The DCP also specifies minimum lot sizes for child care centre sites in Oran Park, including minimum lot widths and depths. The site needs to be large enough to provide the correct amount of indoor and outdoor play space per child (as regulated by the Department of Education and Communities), landscaping, and critically, the minimum adequate car parking at a rate of one space per staff member and one space per six children. There are also strict controls about signs in residential zones.

Jenny and John will now use this information to inform their decisions when choosing the right site for their proposed child care centre.



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They will find out more by visiting

- [Growth Centres website](#)
- [DA Guide](#)
- 'Site Selection' Fact Sheet

In addition to the usual plans and statement of environmental effects report (to be lodged with the DA), Council usually requires a number of extra specialist consultant's reports to assess the impacts of child care centres on surrounding properties. These include:

- Acoustic Impact Assessment
- Traffic Impact Assessment
- Salinity and Contamination Assessments