



PROPOSED CHILD CARE CENTRE

NO. 10 RUSSELL ROAD, MADELEY

This report has been prepared by Urbanista Town Planning on behalf of the landowners for the proposed development at 10 Russell Road, Madeley.

REV	AUTHOR	DATE	REVIEWED	DATE
A – DA lodgement	SD	13/07/23		

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1 INTRODUCTION

Urbanista Town Planning have been engaged to prepare and submit a Joint Development Assessment Panel (JDAP) application for a Child Care Centre at Russell Road, Madeley. The application is being submitted as an 'opt-in' JDAP application.

This report provides a detailed assessment of the proposal in accordance with the relevant state and local planning frameworks to comprehensively demonstrate the merit of the proposal, and its supportability in development approval.

The site is substantially larger than the surrounding lots and is proposed to be subdivided into three smaller freehold lots. The existing single house is proposed to be retained, with the northern side of the site to be subdivided into a 2,117m² lot which will accommodate the proposed Child Care Centre. The Child Care Centre is expected to provide an appropriate development scale and character to complement the residential character of the local area, whilst providing a critical and conveniently located service for the residents of the locality.



Perspective render of the proposed development

1.1 SUPPORTING DOCUMENTATION

To inform and support the design of the proposed development, additional supporting documents have been prepared and included in this submission, summarised below.

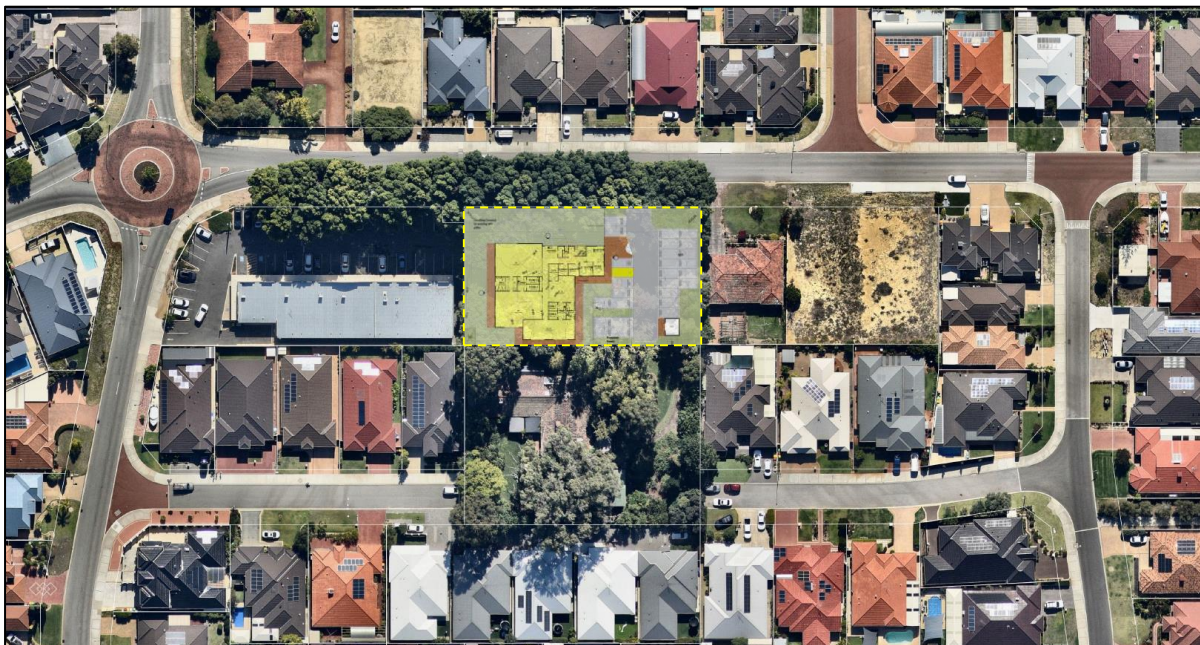
DOCUMENT	PREPARED BY	DATE
Acoustic Environmental Report	Herring Storer Acoustics	19/06/2023
Development plans	Meyer Shircore	12/06/2023
Landscape plans	Childscapes	23/06/2023
Transport Impact Statement	Uloth and Associates	26/06/2023
Waste Management Plan	Instant Waste	16/06/2023

2 DEVELOPMENT CONTEXT

2.1 DEVELOPMENT SITE

The proposed development will be the south-west portion of a larger lot which is intended for future residential development. The proposal will occupy 2,117m² of the total lot area of 4,876m² which equates to 43%. The future Child Care Centre site will include road access to the north (Russell Road), with the remainder of the site being accessed via Westbury Lane to the south.

The site is relatively flat and includes considerable canopy cover both internally and within the adjacent verge on Russell Street. To preserve the existing street trees the carpark has been arranged to maintain the existing crossover location. This results in the centre being located on the western side of the site, which unfortunately results in the unavoidable removal of a number of the existing on site trees.



Aerial image of site and surrounding lots (April 2023)

2.2 LOCAL CONTEXT

The site is located within a residential area primarily comprising single storey single houses, although adjoins a commercial development to the west, and the site itself is uncharacteristically large for its context.

The Child Care Centre will be within 200m of Madeley Primary School to the north-west, with Kingsway Christian College, Ashdale Primary School, and Ashdale Secondary College located just over 1km to the west. This enables more convenient, reduced travel time for families with multiple children who may be attending different facilities.

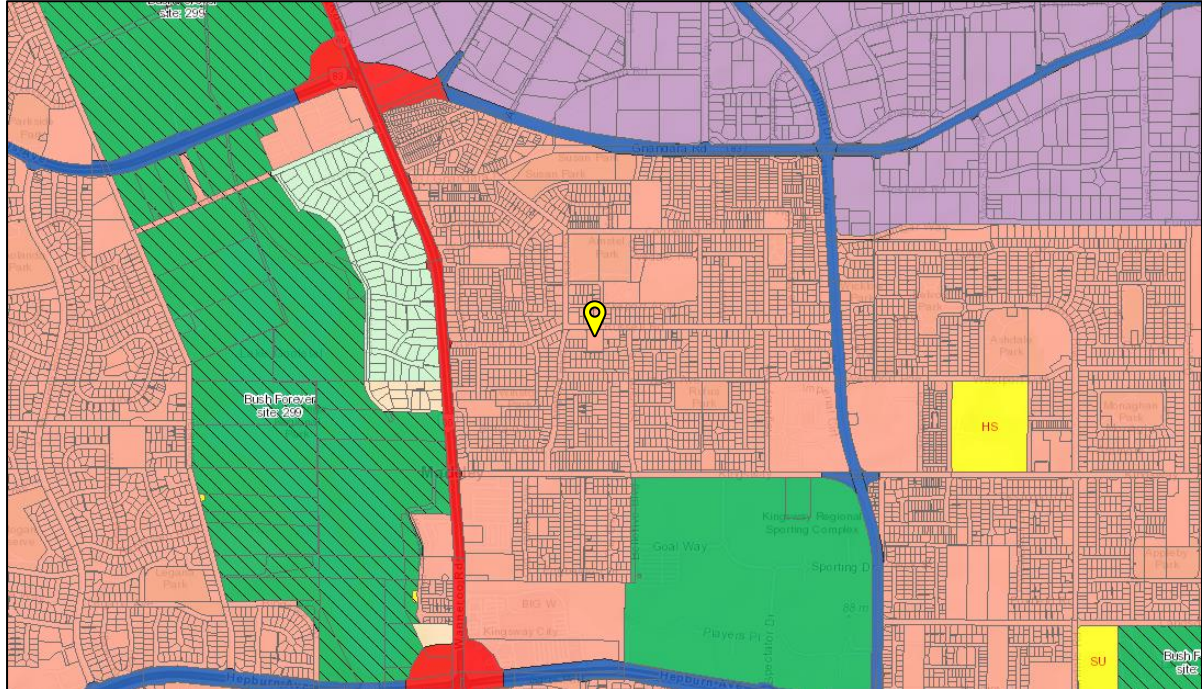
In addition to Madeley Plaza directly adjacent to the site, Kingsway City Shopping Centre is located 1km south of the site and a wide variety of services provided within the industrial area to the north-east. These facilities provide a convenient location for local services / grocery shopping after drop off / prior to pick up in a single trip.



Local context map

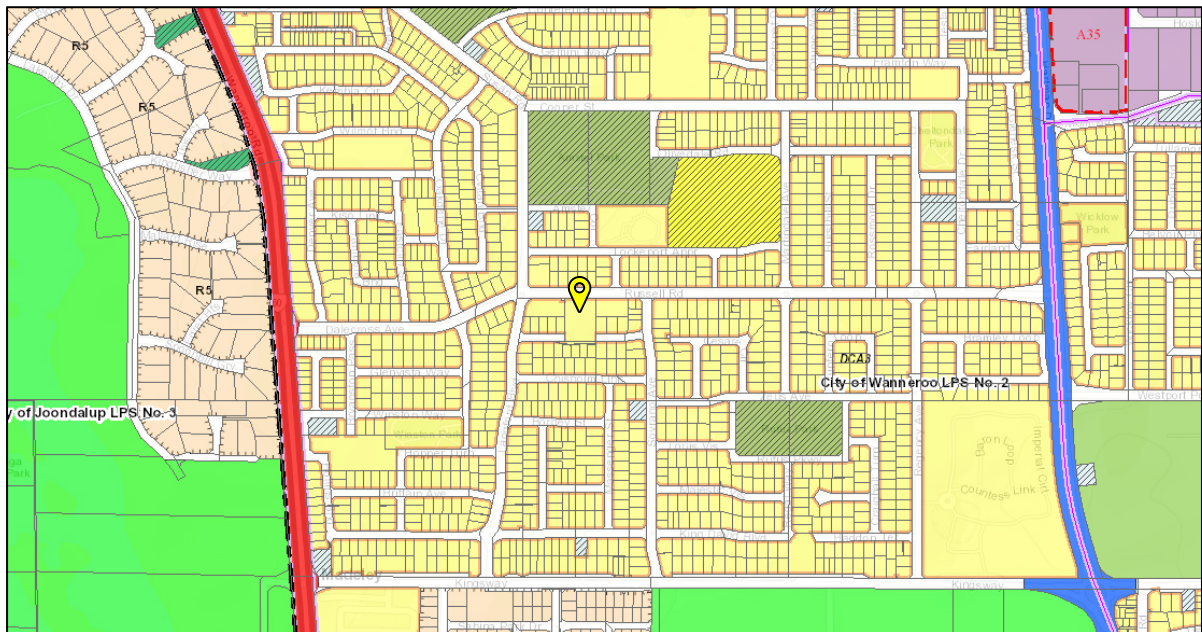
2.3 PLANNING CONTEXT

The development site and all surrounding lots are part of an Urban Zone under the Metropolitan Region Scheme (**MRS**). A Public Purposes – High School Reserve is located to the east (Ashdale Secondary College), and a Parks and Recreation Reserve (Kingsway Regional Sporting Complex) is located to the south-east.



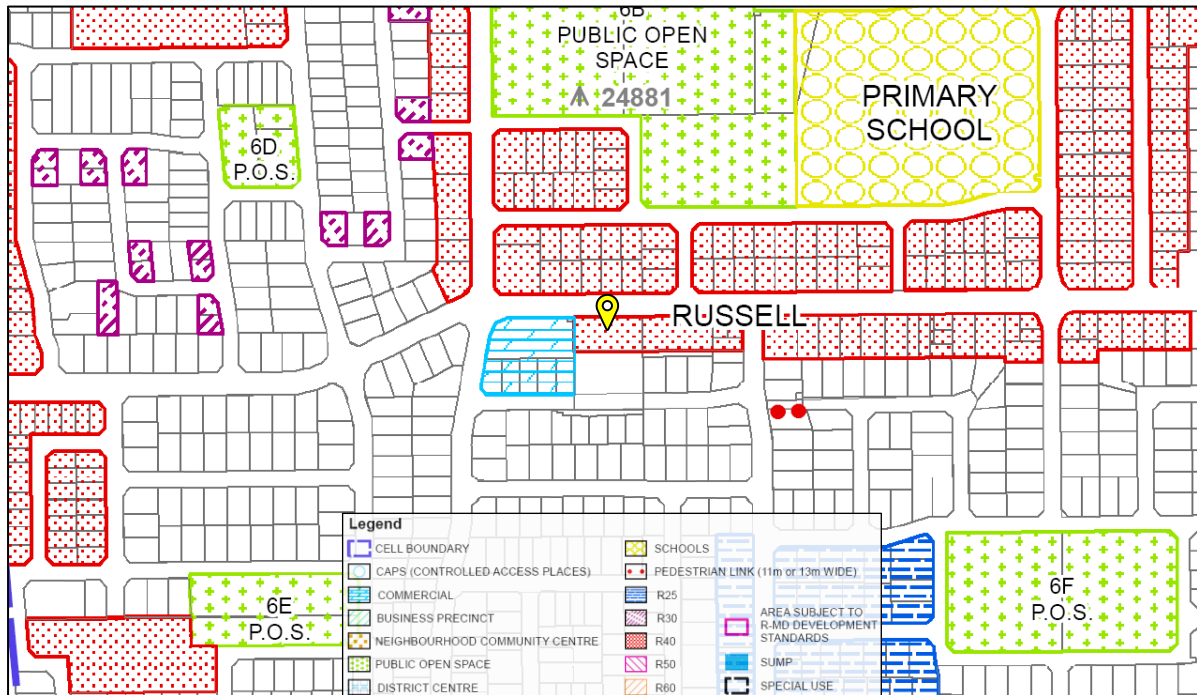
MRS map excerpt (DPLH 2023)

The City of Wanneroo Local Planning Scheme No. 2 (**LPS 3**) designates the site as an Urban Development Zone. All surrounding properties are also part of the Urban Development Zone. There are two nearby Environmental Conservation Reserves (Amstel Park to the north and Rufus Park to the south-east), and a Public Purposes Reserve to the north-east (Madeley Primary School).



LPS 2 map extract (DPLH 2023)

The site is also subject to the East Wanneroo Cell 6 Local Structure Plan (**LSP 8**) and is within the Residential Precinct, with a density code of R40. The sites to the north and east are also Residential R40, whilst the site to the west is designated commercial, reflecting the existing land use.



LSP 8 map extract (DPLH 2023)

3 THE PROPOSAL

The development application proposes construction of a single-storey child care centre comprising one nursery, one toddlers’ area, and two kindergartens, in addition to the associated outdoor play areas. The outdoor play areas and kindergartens have been oriented to the north (Russell Road) and west (Madeley Plaza) in order to minimise impacts to the adjacent residential properties.

Car parking will be located on the east side of the site, accessed via Russell Road from a single access point aligning with the existing crossover. This ensures minimum disturbance to the significant trees along Russell Road, and minimal impact to the existing streetscape. The carpark location also provides a buffer to the western adjoining residential property from the outdoor play areas.

The child care centre has been designed to provide a residential scale development with a modern aesthetic to ensure it is distinguishable from the adjacent residential developments. The building is single-storey and achieves appropriate setbacks to all future boundaries, and therefore will not have an imposing presence on the streetscape or adjacent properties. A summary of the proposed operation is provided below.

HOURS OF OPERATION		STAFF	CHILDREN
Monday to Friday	7.00am – 6.30pm*	Max on site: 15	Max on site: 92
Saturday	8.00am – 6.00pm*	Staff parking: 15 bays	0-2 years: 12
Sunday and public holidays	8.00am – 6.00pm*	Visitor parking: 10 bays	2-3 years: 20
*Staff on site 30 minutes prior to and after stated hours		(inc. 1 accessible bay)	3+ years: 60



Proposal in context of the surrounding lots

4 PLANNING FRAMEWORK

The statutory planning framework applicable to the development is outlined in the table below.

KEY STATUTORY PLANNING FRAMEWORK DOCUMENTS

1. City of Wanneroo Local Planning Scheme No. 2 (**LPS 2**)
2. East Wanneroo Cell 6 Local Structure Plan (**LSP 8**)
3. State Planning Policy 7 – Design of the Built Environment (**SPP 7**)
4. State Planning Policy 7.3 – Residential Design Codes Volume 1 Part C (**R-Codes**)
5. Local Planning Policy 6.2 – Child Care Centres (**LPP 6.2**)
6. Planning Bulletin 72: Child Care Centres (**PB 72**)
7. Draft Position Statement: Child Care Premises (**PSCCP**)

An assessment of the development against each of these documents is provided within the Planning Assessment and Justification section of the report.

5 PLANNING ASSESSMENT AND JUSTIFICATION

An assessment of the proposed development's performance against the relevant provisions of the planning framework is detailed in this section of the report.

5.1 CITY OF WANNEROO LOCAL PLANNING SCHEME NO. 2

Land use permissibility

The permissibility of uses in the Urban Development Zone is determined with regard to the provisions of the relevant Structure Plan, which in this instance is LPS 8. Land use permissibility is further discussed in section 5.1.1 below.

General development requirements

LPS 2 includes a range of general development requirements which apply to the site, the proposal has been considered against each of these requirements relevant to the development below.

4.7 Setbacks for Non Rural and Non Residential Development

4.7.1 *Subject to the provisions of Part 3 or as otherwise provided in this clause, non rural and non-residential buildings shall be set back as follows:*

- (a) *street boundary – 6 metres;*
- (b) *side and rear boundaries – Nil. Refer to 4.7.3 below.*

The child care centre is setback a minimum 8.96m from the street boundary.

4.7.2 *Where a lot has a boundary with two or more streets, the local government shall determine which of these streets may be considered secondary street boundaries. Setbacks to secondary street boundaries may be reduced by local government to 3 metres. **Not applicable.***

4.7.3 *Where a non-residential development is proposed to be located on a lot having a common boundary with a Residential Zoned lot, the side and rear setbacks shall not be less than:*

- (a) *3 metres for buildings of one storey; or*
- (b) *6 metres for buildings of two or more storeys.*

East (side): 24.61m

South (rear): 1.69m

The rear setback of the southern adjoining property is 5.25m, resulting in a building separation of 6.94m.

4.7 Setbacks for Non Rural and Non Residential Development

4.7.4 *That portion of a lot within 3 metres of the street alignment shall only be permitted to be used for a means of access and landscaping.*

The front 3m of the site is utilised only for access to the site and landscaping, with one visitor parking bay located 1.85m from the street alignment. Given the existing landscape density within the verge (to be retained) the visitor bay will have minimal if any visibility from the street.

4.7.5 *That portion of a lot between 3 metres of the street alignment and the building setback line shall only be permitted to be used for:*

- (a) *a means of access;*
- (b) *the loading and unloading of vehicles;*
- (c) *landscaping;*
- (d) *a trade display;*
- (e) *the daily parking of vehicles used by employees and customers of the development.*

No such area shall be used for the parking of vehicles displayed for sale or which are being wrecked or repaired or for the stacking or storage of materials, products or wastes.

The area between 3m and street alignment will only be utilised for access, parking, and landscaping.

4.7.6 *All buildings constructed on a lot adjoining a Right-of-Way shall be setback a minimum of 1.5 metres from the Right-of-Way, or in the case of a carport, garage or parking bay, such additional distance that local government may require to ensure adequate vehicular manoeuvring. **Not applicable.***

4.7.7 *All development on land abutting a road which is proposed to be widened shall be setback from the street alignment of the road as if the road had been widened as proposed. **Not applicable.***

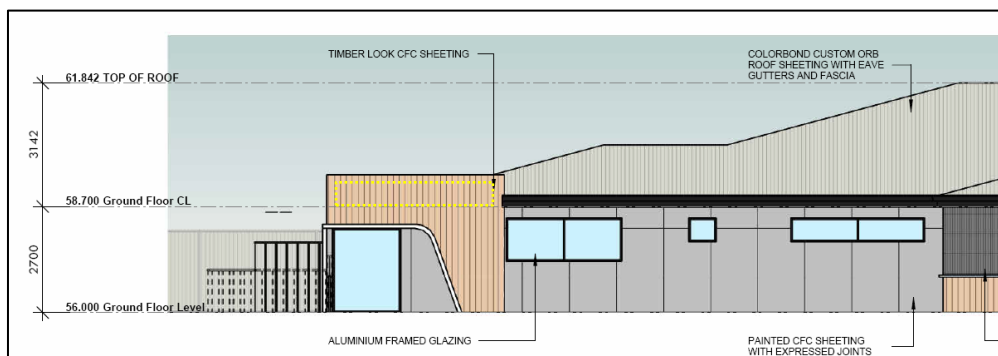
4.8 Building Facades for Non Rural and Non Residential Development

4.8.1 *The façade or facades of all non rural and non-residential development shall be of a high standard of architectural design and constructed in brick, masonry and/or plate glass or other approved material which in the opinion of local government would not adversely impact on the amenity or streetscape of the area. Where metal clad walls are approved by local government they shall have a factory applied paint finish.*

Russell Street façade includes a range of different colours and textures, including a prominent corner statement with concealed roof form. The façade will primarily be constructed with CFC sheeting, however include sections finished in timber look, painted sheets, and linear texture cladding.

4.8.2 *The facade or facades of all non rural and non-residential development shall have incorporated in their design, integrated panels for the purpose of signage placement.*

No signage has been indicated on the plans as the future operator is not yet confirmed and signage requirements will vary by operator. The façade includes areas which are capable of accommodating signage, in particular it is likely that signage will be constructed above the main entrance where the entry statement and concealed roof form is proposed. It is acknowledged that any future signage will need to comply with the City's signs local planning policy.



4.12 Service Areas and Access

Provision shall be made for service access to the rear of all taverns, hotels, motels, shops, showrooms, restaurants, takeaway food outlets, drive through takeaway food outlets and other commercial uses as required by the local government for the purpose of loading and unloading goods unless considered by the local government to be undesirable in a particular instance.

The site is not considered to require dedicated service vehicle areas, parking, or access. The only service vehicle attending the site on a regular basis is the waste collection vehicle, which can be accommodated within the car parking area as outlined in the Transport Impact Statement and Waste Management Plan.

4.13 Storage and Rubbish Accumulation

All storage, including the storage of accumulated rubbish, shall be confined to within a building, or a suitably enclosed area screened from its immediate surrounds and any adjacent public street or road by normal viewing by a wall not less than 1.8 metres in height constructed of brick, masonry or other approved material. All storage of accumulated rubbish shall be located in a position accessible to rubbish collection vehicles and where vehicular access and car parking will not be adversely affected.

Rubbish will be stored in the dedicated bin store, located adjacent the car parking area at the rear of the site. The bin store will be constructed of brick and fully enclosed to minimise odour and noise impacts.

4.14 Car Parking Standards

4.14.1 The number of on-site car parking bays to be provided for specified development shall be in accordance with Table 2. Where development is not specified in Table 2 the local government shall determine the parking standard. The local government may also determine that a general car parking standard shall apply irrespective of the development proposed in cases where it considers this to be appropriate.

Table 2 indicates the Child Care Centre parking requirement as follows:

Per local planning policy but not less than 5

Parking will be further considered in section 5.3.1 (Child Care Centre Local Planning Policy) of this report.

4.14.2 The design of off-street parking areas including parking for disabled shall be in accordance with Australian Standards AS 2890.1 or AS 2890.2 as amended from time to time. Car parking areas shall be constructed, marked, drained and thereafter maintained to the satisfaction of the local government.

All parking has been designed in accordance with AS2890 and will be constructed, marked, and drained in accordance with the approved plans.

4.16 Bicycle Parking and End of Trip Facilities

Local government may require the provision of bicycle parking and end of trip facilities such as showers, change rooms and lockers in commercial developments and other employment centres in accordance with Austroads' Guide to Engineering Practice Part 14: Bicycles.

All bicycle parking facilities will be provided in accordance with AS2890.2 which is considered to be the most up to date standard for bicycle parking.

4.17 Landscaping Requirements for Non Rural and Non Residential Development

4.17.1 *A minimum of 8% of the area of a development site shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. In addition, the road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the local government.*

The site will provide 38% site area as landscaping, with a significant portion of this space being deep soil areas. The verge is heavily landscaped and will be retained in its existing state to the extent possible, minor maintenance may be required.

4.17.2 *When a proposed development includes a car parking area abutting a street, an area no less than 3 metres wide within the lot along all street alignments shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. This landscaped area shall be included in the minimum 8% of the area of the total development site referred to in the previous subclause.*

The site includes car parking directly accessed from the street, although it is primarily oriented to the eastern lot boundary. A single visitor bay encroaches the 3m street setback area by 1.15m, however this will have minimal if any visual presence from the street due to the existing heavily vegetated verge adjacent the car bay.

4.17.3 *Landscaping shall be carried out and maintained on all those areas of a development site which are not approved for buildings, accessways, storage purposes or car parking. Alternatively, local government may require these areas to be screened from view of streets and other public places.*

All areas which are not paved for access have been landscaped as outlined in the landscape plans.

4.17.4 *Landscape areas shall be designed and located to improve the visual appeal of the development from the street and other public spaces and the standard of amenity for those using the development. The use of endemic trees and shrubs are encouraged.*

The proposal includes significant landscaping between the child care centre and the street as detailed in the landscape plan. It is unclear whether any development or landscaping on the site will have any substantial impact or contribution to the streetscape given the significant vegetation currently existing within the verge adjacent the site.

4.17.5 *Shade trees shall be planted and maintained in car parking areas designed within the wells at the rate of one tree for every four (4) car parking bays, to the local government's satisfaction.*

Four existing trees surrounding the proposed car parking area will be retained, and a further 11 trees will be planted around the car parking area (15 total). This equates to one tree per 2.3 car bays. It is acknowledged that due to the car parking layout with tandem bays and bays close to the centre entrance that it is not possible to provide shade to all car bays with the shade trees proposed.

4.18 Screening of Storage Areas

The owner of land on which there is stored, stacked or allowed to remain any materials which in local government's opinion detract from the amenity of the area shall completely screen the said materials from adjoining properties and from streets in a manner specified by and to the satisfaction of local government, by means of walls, fences, hedges or shrubs.

No materials will be stored outside of the buildings on site.

4.19 Screen Walls for Non Residential Development Abutting Residential Lots

Where a non-residential development is proposed to be located on a lot having a common boundary with a lot that is zoned or developed for residential purposes, a screen wall at least 1.8 metres in height and to a standard specified by the local government shall be provided along the common boundary of the two lots to protect the residential amenity.

All dividing fences will achieve a minimum 1.8m in height, in some sections the fence will be up to 2.1m (measured from the subject sites FGL) to manage noise impacts, as outlined in the acoustic report.

4.20 Minimum Lot Dimensions

Minimum lot sizes and frontages are not specifically set for the purposes of this Part. The extent of any development on any lot shall be dependent upon other development requirements. Notwithstanding the foregoing, the local government may establish policies outlining specific minimum lot dimensions for specific types of development where it considers that it is prudent to do so.

The subject site will be over 2,000m² which is more than double the minimum recommended area for Child Care Centres outlined in many metropolitan local government policies, and also by the Western Australian Planning Commission's Position Statements.

5.1.1 East Wanneroo Cell 6 Local Structure Plan

The structure plan provides the primary planning controls for the site given the land is within an Urban Development Zone. In particular LSP 8 provides for land use permissibility, whereby sites located within the Residential Precinct are assessed as a Residential Zone under Table 1 of LPS 2, whereby Child Care Centre is listed as a discretionary 'D' land use. The Residential Precinct has only one objectives, which is stated below:

To promote residential development whilst allowing for rural uses and development if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

Whilst a Child Care Centre is not residential development, having one located within a Residential Precinct is considered a positive factor which may promote residential development. The proposal does not compromise any existing residential development, but rather makes more efficient use of a site which is currently underdeveloped.

Child care is a critical service, currently in high demand with many centres at capacity and having waiting periods before new children can be accepted. The development of a new Child Care Centre takes the strain off of the existing local centres, whilst also providing a service which is conveniently located close to home.

The residential environment is considered ideal for child care, as it provides for a high amenity environment which is less exposed potential impacts. To ensure the centre does not impact on the residential precinct the site layout and operation has been thoroughly considered through the design phase, which included input from both traffic and noise consultants to ensure impacts are minimised.

Accordingly the land use is considered appropriate for the site, and which will also provide a buffer between the Residential Precinct and the Commercial Precinct to the west. LSP 8 is not considered to contain any development requirements relevant to the proposal, although to provide some guidance and ensure the development is consistent with the future vision for the site, consideration has been given to the built form requirements of the R-Codes under the R40 density code in section 5.2.2 of this report.

5.2 STATE PLANNING POLICIES

5.2.1 State Planning Policy 7 – Design of the Built Environment

This policy addresses design quality and built form outcomes in Western Australia. It seeks to deliver the broad economic, environmental, social, and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State. This is achieved through ten design principles which establish a definition of ‘good design’ that can inform the design, review, and decision-making processes for built environment proposals.

The proposal has been designed with the 10 design principles of SPP 7 in mind, and it is understood that as this is a JDAP application it will be referred to the City’s Design Review Panel for review as part of the application process. Accordingly the merits of the proposal considered against the 10 design principles will be presented at the Design Review Panel meeting.

5.2.2 State Planning Policy 7.3 – Residential Design Codes Vol. 1 Part C

Non-residential development within the Residential Precinct would generally be expected to be of a scale to buildings permitted under the nominated residential density. Accordingly, an assessment has been undertaken against the key built form requirements of the R-Codes applicable to the site to demonstrate that this has been achieved.

ELEMENT	DEEMED-TO-COMPLY (R40)	PROPOSED
Primary street setback	3.0m	8.96m
Lot boundary setback	1.0m	1.69m minimum (rear)
Site cover	65%	26%
Building height	Wall height: 7m	3.5m
Site works and retaining	1m or less: nil setback	No greater than 1m site works
Street surveillance	Addresses street with clearly definable entry point	The entry point addresses Russell Road, emphasised and clearly legible through the built form.
Street walls and fences	Visually permeable above 1.2m Max height 1.8m	Street fencing will be visually permeable above 1.5m (are recommended in acoustic report) All fencing within the street setback area no greater than 1.8m high (from verge level)

No notable variations have been identified, and therefore the proposed building is not considered likely to have any undue impacts on adjacent properties and is in accordance with residential built form outcomes for the area.

5.3 LOCAL PLANNING POLICIES

The City of Wanneroo has a range of local planning policies, including a policy specific to Child Care Centres. This is considered the only directly relevant policy to the proposal, however it is acknowledged that other policies such as the Design Review Panel policy and Advertising Signs policy also have relevance.

5.3.1 Local Planning Policy 6.2 – Child Care Centres

This policy provides for the most specific requirements relevant to the proposal, and includes three objectives as follows:

1. *To ensure Child Care Centres are located in an accessible and convenient location where it will not have a detrimental impact on the function and safety of the surrounding road network, minimises potential land use conflict, and will not result in the proliferation of on-street parking;*
2. *To ensure the development of Child Care Centres is site-responsive, integrates with its context and is in keeping with the character of the locality; and*
3. *To ensure that Child Care Centres are sited and designed to maintain visual and acoustic privacy.*

To ensure that proposals align to these objectives, LPP 6.2 includes a variety of development standards. The proposal has been considered against each of the development standards below.

1. Location

- 1.1 *Child Care Centres should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings.*

The child care centre site is located adjacent to the Madeley Plaze.

2. Design

- 2.1 *Building setbacks are set out in Clause 4.7 of DPS 2.*

Refer to section 5.1 of this report.

- 2.2 *Raised outdoor play areas and windows to activity rooms with a finished floor level greater than 0.5 metres above natural ground level are to be setback in accordance with Clause 5.4.1 Visual Privacy of State Planning Policy 3.1 Residential Design Codes, where the Child Care Centre is located abutting land which may accommodate residential development.*

The Child Care Centre is proposed as the FFL of 56.0, with outdoor play areas at a slightly lower level. In this respect the play areas will be slightly lower than the NGL at both side and the rear lot boundaries, with exception of a small section of the southern (rear) boundary where the existing brick paved path is located (refer to site survey). The rear boundary will be provided with a 2.1m high dividing fence as recommended in the acoustic report, which will ensure that visual privacy is fully maintained.

As the child care centre is proposed to be single storey all windows will be fully screened by the dividing fences around the site.

- 2.3 *Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses:*

- 2.3.1 *Outdoor play areas should ideally be located away from any adjoining residential development;*
- 2.3.2 *Where 2.3.1 cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries; and*
- 2.3.3 *Windows to activity rooms should be oriented away from any adjoining residential development.*

Outdoor play areas have been located to the north and west of the site (towards the Madeley Plaza and Russell Road) to minimise impacts. The younger children 0-2 and 2-3 which present lower noise impacts

2. Design

have been allocated the smaller play areas adjacent the southern boundary to reduce noise to the existing southern adjacent dwelling. A one meter buffer is not considered to provide any practical benefit in respect of noise mitigation, rather a 2.1m dividing fence will be erected to address noise impacts. Some landscaping has been incorporated adjacent the southern boundary which will reduce the likelihood of children interacting with the fence. Southern windows have been incorporated into the 2–3-year-old room to provide natural light, however only the eastern and western windows/doors will be openable.

3. Landscaping

3.1 *Landscaping requirements are set out in Clauses 4.7 and 4.17 of DPS 2.*

Refer to section 5.1 of this report.

3.2 *All adjacent verges are to be landscaped, reticulated and maintained for the duration of the development to discourage parking. Paving or sealing the verge is not permitted.*

The verge adjacent the subject site is heavily vegetated and is not proposed to be modified/disturbed which is considered the best possible outcome.

4. Street Walls and Fencing

4.1 *Fences within the front setback area on land where the R-Codes apply should be in accordance with Clause 5.2.4 Street Walls and Fences of the Residential Design Codes.*

5. Traffic, Access and Parking

5.1 *Child Care Centres should ideally be located on Neighbourhood Connector roads.*

The site is located on Russell Road, which provides a direct connection between Wanneroo Road to the west and Hartman Road to the east (both regional roads). It is unclear if this road is a 'neighbourhood connector road' however it is a distributor road as opposed to a local access road.

5.2 *Parking areas should be located in front of buildings or easily visible from the entrance to the site.*

The parking is located directly adjacent and visible from the single access point on Russell Road. To ensure minimal disturbance to the existing significant street trees, the existing access point is being retained.

5.3 *Disabled parking bays should be located in close proximity to the pedestrian entrance to the site.*

The accessible parking bay is located directly adjacent the centre entrance.

5.4 *Parking is to be provided on site at a rate of one parking bay for each staff member, in addition to the required number of bays as outlined in the table below.*

Children	Car bays required	
25 or less	5	
26-30	6	
31-38	7	
39-46	8	
47-54	9	
55 or more	9 bays plus 1 per 8 children accommodated in excess of 54	

The centre will include 15 staff (15 bays) and 92 children (13.75 bays) requiring a total of 29 car bays. A total of 15 staff car bays and 10 visitor bays has been proposed, resulting in a 4 visitor bay shortfall. The site is considered capable of accommodating an additional four car bays, although this will necessitate further removal of existing trees on site.

5. Traffic, Access and Parking

- 5.5 *Pedestrian access within the site is to be provided from the parking area to the entrance of the building and link into existing or future neighbourhood pedestrian or cycle networks.*

The pedestrian footpath is located on the opposite side of the road, and providing a dedicated pedestrian path would necessitate additional hardstand within the verge (effectively further widening the crossover). It is considered that the vast majority of pick up and drop off will be via private vehicle, and that foot traffic is capable of being accommodated within the parking aisle. If the City considers it necessary, it is considered possible to provide a dedicated pedestrian connection with the street, although this will necessitate additional hardstand on site and modification of the parking area which is likely to involve removal of additional trees on site.

6. Information to be Submitted with Applications

- 6.1 *An acoustic report is to be provided where the Child Care Centre is proposed within a residential zone, or where the City considers it has the potential to generate noise impacts which will affect the surrounding properties, or where the noise generated from surrounding land uses may affect the Child Care Centre. A noise management plan will also be required where identified by the acoustic report.*

An acoustic report has been prepared and included in submission of this application.

- 6.2 *A traffic impact statement is to be provided for all Child Care Centre applications unless a traffic impact assessment is required in accordance with the WAPC's Traffic Impact Assessment Guidelines.*

A traffic impact statement has been prepared and included in submission of this application.

- 6.3 *A landscaping plan is to be provided detailing the plant species, planting densities, location (including verges) and the area of landscaping provided on site.*

A landscape plan has been prepared and included in submission of this application.

- 6.4 *Written statement outlining the number of children proposed, age group breakdown, days and hours of operation, number of staff and suitability of the proposed site for a Child Care Centre.*

The written statement has been provided in section 3 of this report.

5.4 POSITION STATEMENTS

5.4.1 Planning Bulletin 72/2009: Child Care Centres

This planning bulletin is considered likely to be superseded by the draft position statement below, however as the currently adopted position from the WAPC has still been considered as part of this application.

The policy objectives include appropriate location of centres, minimising impacts both to and from the centre, and health and safety of the children. The key factors addressed by the bulletin are location, site characteristics, design of centres, traffic and noise impacts, and the need for child care centres.

Location

The site is located adjacent the Madeley Plaza and within close proximity to four local schools, resulting in considerable potential for joint trips and reduced travel time for people with children who may also be attending these schools.

Russell Road is a distributor road which connects directly with two regional roads (Wanneroo Road to the west and Hardman Road to the east) providing direct access to the site without routing through local access roads. The site does not include any of the characteristics listed as generally not suitable for child care under the bulletin.

Site Characteristics

The development site is more than double the 1,000m² recommended in the bulletin and provides a suitable landscaped setting around the building to accommodate the children's play areas. Whilst the natural topography of the area is slightly sloped, the existing development has modified the slope of the site to achieve a relatively flat layout for improved access. The vast majority of site works relate to cut, which also provides acoustical benefits and streetscape benefits of reduced acoustic fencing requirements to comply with noise targets. There are no known site contamination issues.

Design of Centres

The scale of the centre is residential in nature, the aesthetic presents both residential and commercial characteristics to achieves a design which is complementary to a residential setting (single-storey and pitched roof form) whilst still being clearly distinguishable from dwellings as a child care centre.

The parking area is directly visible from the street and located adjacent off of Russell Road. The outdoor play areas have been primarily located in the north and western sides, where the maximum separation from existing/future residential properties can be achieved.

Traffic and Noise Impacts

Both traffic and noise impacts have been considered thoroughly in the relevant associated reports included within this submission. All recommendations of both the traffic and noise assessments will be implemented.

Need for Child Care Premises

As part of the due diligence prior to preparing an application for development of a Child Care Centre, the owner has identified this area as having a shortfall in child care services. This is a key factor in determining the site for the development; it would not make economic sense to develop a child care centre in a location where demand for the service is low due to abundant existing offerings.

5.4.2 Draft Position Statement: Child Care Premises

The WAPC has released a draft Position Statement on Child Care Premises, covering many of the factors outlined above in the current planning bulletin. A fair extent of the document is of little relevance to this report as it outlines co-location of child care premises on scheme reserves or how child care premises should be managed by local government rather than advice for proponents.

The PSCCP states that convenient access is crucial for child care premises, as well as reiterating many of the factors considered under the planning bulletin. As these have already been addressed above it will not be repeated here, however it is noted that the location is within walkable distance of a large portion of the surrounding residential area, providing for convenient access which assists to promote more sustainable transport options.

In respect of additional recommendations, the PSCCP suggests that premises located on residential zoned land should locate outdoor play areas at the ground level and away from adjacent residential properties to potential for impact on amenity. The current design aligns with this principle and therefore aligns with the PSCCP.

At the current time the PSCCP can only be given due regard in consideration of this application.

6 CONCLUSION

The layout of the Child Care Centre has been designed with the key objective of minimising impact to the residential area in which it is located. The location of the site adjacent to a distributor road provides a route of access which minimises traffic flow through local access roads, and as the site adjoins a commercial development to the west also assists to buffer other residential sites from impacts of these premises.

The site topography assists in minimising impact to dwellings to the south and east, with the main outdoor play areas oriented to the north and west, and a large portion of the play areas adjacent this boundary cut below the natural level, reducing the need for extra high fencing to mitigate noise impacts. Being located in a residential setting provides a higher level of amenity for the children and enables convenient access for local residents.

Child care is an invaluable service to a considerable proportion of the local community, and this development will improve accessibility to this service whilst also creating local employment opportunities. We look forward to working with the City to refine the proposal and achieving a positive outcome through the JDAP.