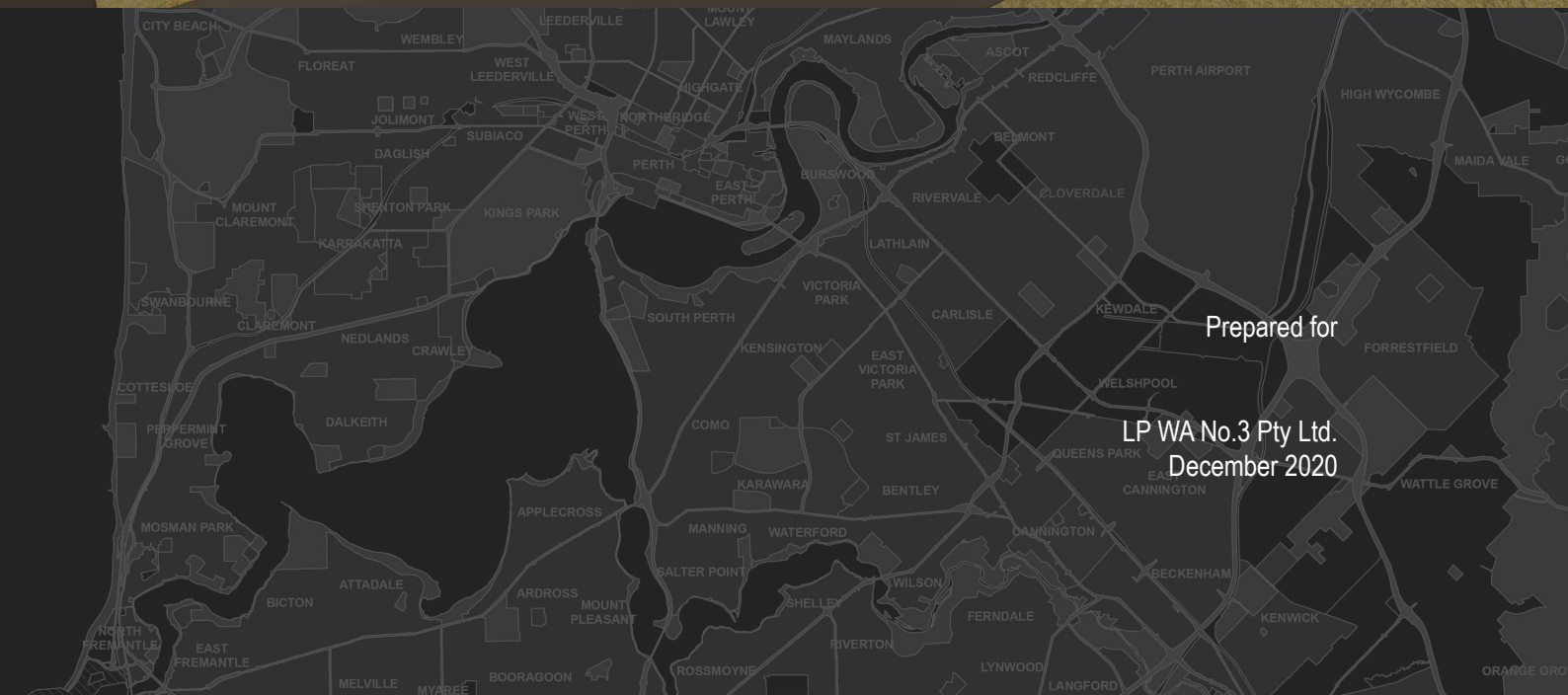


Proposed Child Care Centre Development Application

Lot 9008 (91) Ariane View and
Lots 321-325 (5-13) Castlemead Drive
Yanchep, WA

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING

PS



Prepared for

LP WA No.3 Pty Ltd.
December 2020

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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of LP WA No.3 Pty Ltd, the proponent of the proposed development at Lot 9008 (91) Ariane View and Lots 321-325 (5-13) Castlemead Drive, Yanchep (**subject site**). Planning Solutions has prepared the following report in support of an Application for Development Approval for a Child Care Centre at the subject site.

This report will discuss various matters pertinent to the proposal, including:

- Background.
- Site details.
- Proposed development.
- Town planning considerations.

The proposal involves the use and development of a child care centre on the subject site, which will accommodate a maximum of 94 children and 17 staff.

The proposed development seeks to establish an important community facility on the subject site, providing essential urban support services to the residents and workers of Yanchep and its surrounds. The proposed development will result in a substantial community benefit through the provision of essential child care services and the generation of local employment opportunities.

The centre is proposed on land that forms part of the emerging Stage 3 Vertex Estate in Yanchep, and has been specifically designed to respond to the emerging residential character of the area with an attractive, site responsive design and layout.

The proposed development is designed to a high architectural standard and has benefitted from the expert input of civil, traffic, and acoustic consultants. The development includes environmentally sustainable design features and encourages alternative modes of transport.

We respectfully request the Metro Outer JDAP grant approval to the proposed development.

1.2 Background

1.2.1 Pre-lodgement meeting with City of Wanneroo

Planning Solutions attended a pre-lodgement meeting with officers of the City of Wanneroo (**City**) on 9 November 2020.

The city's officers have no in principle objection to the proposed site being developed as a child care centre. The development of a child care centre is appropriate within the emerging residential area in the context of the locality.

The City has Local Planning Policy 2.3 Child Care Centres (**LPP**) which provides the general planning requirements for the development of these centres, in addition to the other local planning scheme and site specific planning requirements. It was acknowledged that in accordance with the LPP the ideal location for these facilities is in non-residential areas. It was acknowledged that this is a use capable of approval on the subject site and that it is common for these centres to be located adjacent to more major roads within residential areas. As part of the development application reporting, detailed justification will be provided to justify the proposed location and amenity.

It was agreed that the proposed development will not be required to be presented to a formal Design Review Panel (**DRP**) meeting prior to the lodgement of the development application. Due to the tight turnaround of the project we agreed that Planning Solutions would provide in progress elevations to the City as the plans are progressing.

The initial feedback received from the City has been considered in the finalisation of the development plans and application package.

1.2.2 Design Review Panel feedback

The proposed development plans were informally presented to the City's Design Review Panel (**DRP**) on 10 December 2020 with minutes/comments received on the 14 December 2020 (via email).

The proposal was well received with respect to the choice of building materials used to successfully reflect the coastal context, as well as the predominant northern orientation to maximise solar access of the outdoor play areas.

The **DRP** highlighted opportunities for improvement, including the legibility of the main building entry, minimisation of the visual impact of the carpark on the public domain, diversity in the use of materials, relocation of the bin storage area, and an altered orientation to better address the corner intersection.

Refer to **Appendix 1** for a copy of the **DRP** Minutes dated 14 December 2020

The **DRP** comments are addressed throughout this report and on the final set of development plans. A detailed response to the **DRP** minutes is provided within **Appendix 2**.

1.2.3 Subdivision application

An application for approval of freehold subdivision has been lodged with the WAPC on 23 December 2020, which seeks to create a single freehold lot that is the subject site. Specifically, the subdivision application proposes the subdivision of Lot 9008 Ariane View and amalgamation of the excised portion of Lot 9008 with Lots 321-325 Castlemead Drive, to create a single freehold lot. The purpose of the proposed subdivision is to allow for the proposed child care centre to be developed on site (if approved), in accordance with the National Construction Code fire separation requirements.

2 Site details

2.1 Land description

Refer to **Table 1** below for a description of the subject site.

Table 1 – Lot details

Lot No.	Deposited Plan	Volume	Folio	Address details	Area
Lot 321	419412	2992	318	5 Castlemead Drive, Yanchep	315m ²
Lot 322			319	7 Castlemead Drive, Yanchep	375m ²
Lot 323			320	9 Castlemead Drive, Yanchep	375m ²
Lot 324			321	11 Castlemead Drive, Yanchep	453m ²
Lot 325			322	13 Castlemead Drive, Yanchep	597m ²
Lot 9008			324	91 Ariane View, Yanchep	28.6372ha

The proprietor of the above-mentioned lots is Primewest (Yanchep Beach Road) Pty Ltd.

The encumbrances listed on the certificates of title for Lots 321-325 and Lot 9008 are listed in **Table 2** below.

Table 2: Certificate of Title Limitations, Interests, Encumbrances and Notifications

Land description	Notification on Title
Lots 321-325 on Deposited Plan 419412	Easement Benefit (right of carriageway) O545931 Notification (noise) O545932 Notification (fire management)
Lot 9008 on Deposited Plan 419412	Easement Benefit (right of carriageway) 3 x Easement Burdens to Water Corporation (sewerage) Easement Burden to City of Wanneroo (drainage)

There are no title encumbrances or easements that affect this subdivision application.

Refer **Appendix 3** for copies of the Certificates of Title and Deposited Plan for the subject site, as well as a copy of Deposited Plan 69318 that is referenced on the titles, relating to the easement benefit.

2.2 Location

2.2.1 Regional context

The subject site is within the City of Wanneroo (**City**), approximately 50km north-west of the Perth city centre, 2.3km east of Yanchep Beach, and 1km north east of the Yanchep Central Shopping Centre.

The subject site is bound by Castlemead Drive to the north and Spinnaker Boulevard to the east, which connects to Yanchep Beach Road to the south. Yanchep Beach Road is a key transport route which runs east-west through Yanchep and connects the site to Marmion Avenue to the west and Wanneroo Road to the east, which link the subject site to the wider Wanneroo locality and the metropolitan area, with multiple indirect linkages to the Mitchell Freeway to the south.

Bus services are provided along Yanchep Beach Road, connecting the subject site to Yanchep town centre and Butler Train Station to the south.

The subject site is located approximately 1.5km south of the future Yanchep Train Station, and approximately 300m east of the Yanchep Rail Extension reserve. Construction of the Metronet Yanchep Rail Extension project has commenced and is expected to be completed by 2022.

2.2.2 Local context, land use and topography

The subject site is within the Vertex Estate in the suburb of Yanchep, an emerging residential estate which has been cleared for new development.

The subject site is currently vacant except for a temporary building located in the eastern portion of the site, which is currently being used as the 'Vertex Land Sales Office'. The site adjoins public open space to the south and vacant residential zoned land to the west, and is located opposite vacant residential zoned land to the north and new residential development to the east.

The subject site is located in proximity to the following land uses/activities:

- Various commercial tenancies centred along Yanchep Beach Road, including 'Powerplay' gymnasium and 'Y.Hub Coworking' office building.
- Yanchep Veterinary Hospital located on Yanchep Beach Road (400m to the west).
- Yanchep Police Station (800m to the west)
- Yanchep Sports Club (1km to west)
- Yanchep Central Shopping Centre (1km to the south west).

The subject site fronts Castlemead Drive to the north, which is an approximately 6m wide, two-lane undivided road. The site also fronts Spinnaker Boulevard to the east, a single carriageway road with landscaped median strip, parking embayment, footpaths and bicycle lanes on both sides.

The topography of the site can be described as generally sloping down from west to east, with level differences across the site. The lowest point of the subject site is within the north eastern portion of the site, where the height is approximately 29.5m AHD. The highest point is along the western boundary of the site, where the height is approximately 33.58m AHD. Refer **Appendix 4**, Feature Survey prepared by BE Surveys.

Refer to **Figure 1**, Aerial photograph, and **Photographs 1 – 2** below depicting the subject site and surrounds.





Photograph 1: Aerial of subject site, viewed from a drone positioned south east of the site (looking north west)



Photograph 2: Aerial of subject site, viewed from a drone positioned north east of the site (looking south west)

3 Proposed development

The proposal involves the removal of the existing temporary sales office on Lot 9008 and development of child care centre with associated car parking, access, and landscaping.

The proposed child care centre building is proposed to be constructed on Lots 322-325 Castlemead Drive, and the proposed car parking area and associated landscaping is proposed on Lot 321 Castlemead and a minor portion of Lot 9008 Ariane View. The proposed child care centre is intended to create a distinct/recognisable community focal point providing essential services which are accessible to the surrounding residents.

The facility has been designed in a manner consistent with the prevailing residential character of the locality through the use of domestic styled materials and complementary design features. The domestic building form with a pitched roof, selected soft tones, materials and textures ensure the attractive built form of the facility sympathises with its context. The facility also incorporates various features of environmentally sustainable design, including:

- Floor-to-ceiling windows along all building elevations to maximise access to natural sunlight within internal activity rooms.
- Openable windows and doors on all building elevations to allow natural cross-ventilation, which capitalises on coastal winds from the south-west.
- The use of weatherboard cladding, timber and other sustainable materials.

The proposed centre will provide early learning / child care services for up to 94 children of the following age demographics:

- 12 places for children aged 6-15 months (Activity Room 1).
- 12 places for children aged 15-24 months (Activity Room 2).
- 20 places for children aged 2-3 years (Activity Room 3).
- 20 places for children aged 3-4 years (Activity Room 4).
- 30 places for children aged 4 years and over (Activity Room 5).

The centre is proposed to operate from 6:30am to 6:30pm, Monday to Friday, and will accommodate up to 17 staff.

Specifically, the proposed development comprises:

- A single storey child care centre building proposed on Lots 322-325, with the following setbacks:
 - 10.73 metres to Castlemead Drive
 - 39.5 metres from Spinnaker Boulevard
 - 5.64 metres from the western boundary, adjoining future residential development to the west.
 - 1.5 metres from the southern boundary, adjoining public open space to the south.
- The building façade is comprised of high quality materials including weatherboard cladding, timber posts and glazing. The materials and finishes are consistent with the style of residential development which exists in the locality. The built form is intended to be an attractive addition to the streetscape.
- A maximum building height of 7.3m to the top of the pitched roof. The eastern, southern and northern elevations all comprise gabled roof features to accentuate the building entrance points and frontages to the adjoining public realm.
- An enclosed outdoor play area in the north-west portions of the site, with a total area of 700m².
- An internal floor layout including the following components:
 - Entry foyer and reception desk.

- Kitchen and pantry store.
 - Office and staff rooms.
 - Laundry, toilet and end-of-trip facilities.
 - Atelier / art room.
 - Five group activity rooms and associated children's toilets, prep rooms and sleep rooms.
- Boundary fence along the perimeter of the subject site and outdoor play spaces, comprising various materials and design features.
- Substantial landscaping provided along street frontages and throughout the site, including shade trees, groundcover and verge planting.
- Two crossovers providing access to the onsite car parking area, comprising a 6.2m wide two-way crossover and 3m wide one-way crossover to Castlemead Drive. Access and egress have been configured to optimise the functionality and accessibility of the site for both visitors and staff.
- A 33 bay carpark situated on the western portion of the subject site, including one ACROD bay.
- Pedestrian access via an entrance foyer, accessible from the carpark.
- 6 x bicycle parking bays located within the car park adjacent to the main entrance to the building.
- Fully enclosed bin store located in the south eastern portion of the site. Waste bins will be wheeled out to the verge for kerbside waste collection, as required and based on the needs of the centre.

Refer to **Appendix 5** for the development plans, and **Appendix 6**, landscaping plan, depicting the proposal.

The proposal is supported by the following technical reports demonstrating its suitability:

- A Bushfire Management Plan prepared by Eco Logical Australia in accordance with *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*, demonstrating a BAL-Low rating where relevant exclusions are applied (refer **Appendix 7**).
- Transport Impact Statement prepared by Urbii traffic engineering consultant, demonstrating there will be minimal impacts on the surrounding road network arising from the proposal, and that the proposed access arrangements are satisfactory from a traffic engineering point of view (refer **Appendix 8**).
- Environmental Noise Assessment prepared by Lloyd George Acoustics demonstrating the proposal will comply with the *Environmental Protection (Noise) Regulations 1997* (refer **Appendix 9**).
- Stormwater Management Plans prepared by McDowall Affleck consulting engineers, including a stormwater catchment and drainage plan, levels plan and drainage details (refer **Appendix 10**).

4 Statutory planning framework

4.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (**MRS**). The proposed development is consistent with the MRS and may be approved accordingly.

4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The Western Australian Planning Commission's (**WAPC**) *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (**SPP3.7**) applies to all development located within designated 'bushfire prone areas'.

The subject site falls within a designated bushfire prone area pursuant to DFES mapping. Pursuant to SPP3.7, any proposed development application needs to be supported by an appropriate level of bushfire reporting.

A Bushfire Attack Level (**BAL**) Assessment has been undertaken by Eco Logical Australia consultants for the proposed child care centre development. The BAL Assessment identifies applicable exclusions, which results in the proposed development as having a rating of BAL-LOW. This means there is no requirement to address the bushfire protection criteria of the Guidelines for Planning in Bushfire Prone Areas v1.3. The exclusions and bushfire reporting exemptions are detailed in the appended Bushfire Management Plan (refer **Appendix 7**).

4.3 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (**SPP7**) is the lead policy that elevates the importance of design quality, and sets out the principles, processes and considerations which apply to the design of the built environment in Western Australia, across all levels of planning and development.

SPP7 establishes a set of ten (10) 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals.

Given the City of Wanneroo has a local planning policy that addresses a similar set of design principles, and to avoid duplication, the design principles have been addressed in **section 4.7** of this report below.

4.4 City of Wanneroo District Planning Scheme No. 2

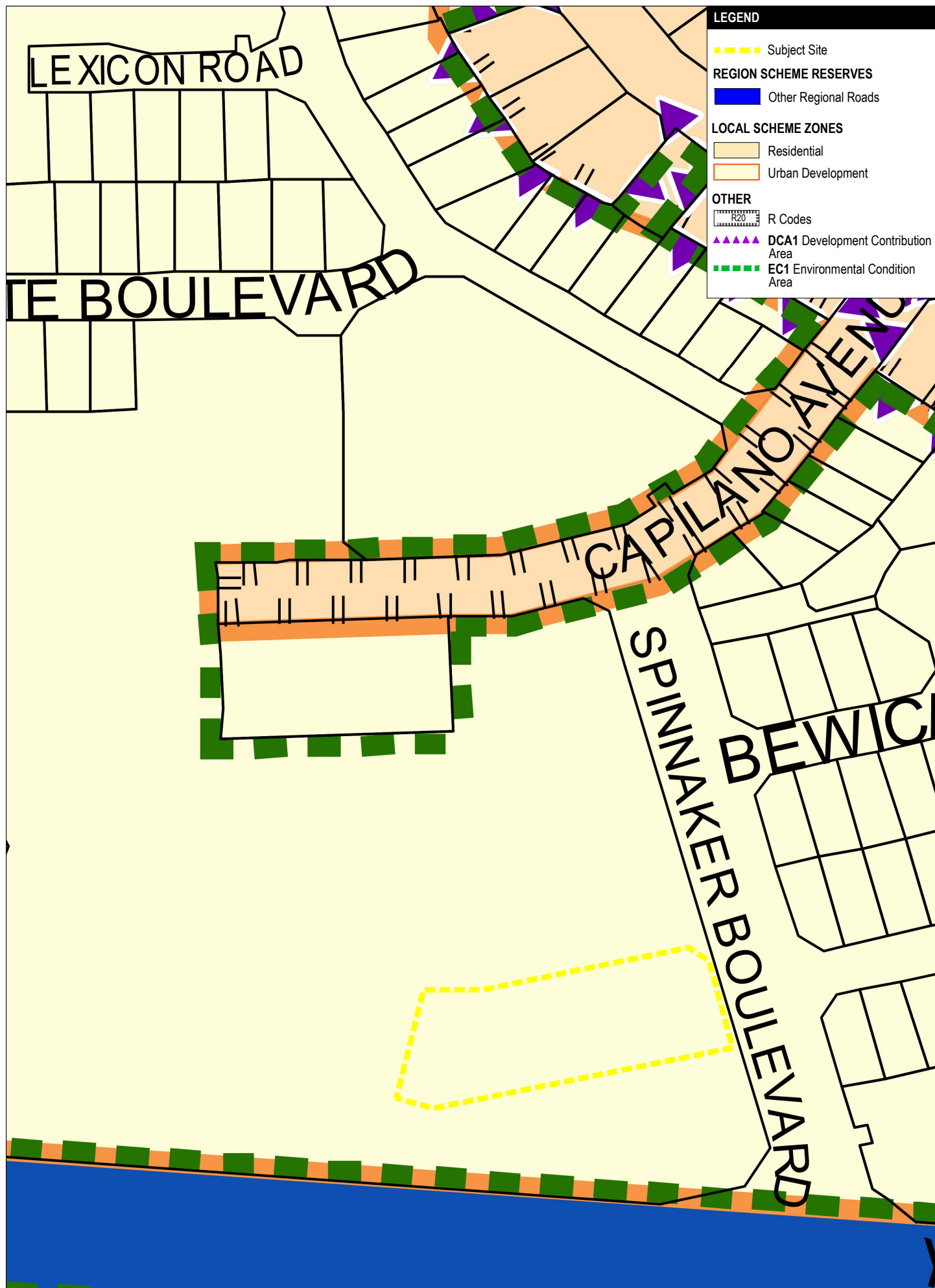
4.4.1 Zoning

The subject site is zoned 'Urban Development' under the provisions of the City's District Planning Scheme No. 2 (**DPS2**). Refer **Figure 2**, zoning map.

Clause 3.14 of DPS2 sets out the objectives of the Urban Development Zone, and states that no subdivision or other development should be commenced in an Urban Development zone until a Structure Plan has been prepared and adopted under the provisions of Part 4 of the deemed provisions.

Two approved structure plans apply to the subject site, being the Yanchep-Two Rocks District Structure Plan (**DSP**) and the Yanchep City Local Structure Plan No. 68 (**LSP**). The DSP provides the broad district level planning framework for the structure plan area, and sets the general basis for local structure plans over throughout the DSP area.

The LSP is addressed in the subsequent section of this report.



LEGEND

--- Subject Site

REGION SCHEME RESERVES

Other Regional Roads

LOCAL SCHEME ZONES

Residential

Urban Development

OTHER

R Codes

DCA1 Development Contribution Area

EC1 Environmental Condition Area



Yanchep City Local Structure Plan No. 68

In accordance with the LSP, the subject site is designated 'Residential' with an applicable density code of R20-R60 and falls within a 400m railway station catchment. Spinnaker Boulevard adjacent to the subject site is identified as a 'Neighbourhood Connector' Road (synonymous with Local Distributor under the State road hierarchy) in accordance with LSP.

Clause 5.4 of LSP sets out the 'Development Intent' for the Residential Zone, as follows:

The intent is that the residential development in the Yanchep City LSP area will be of a density mix and built form character appropriate to its status as a city centre catchment, whilst also respecting the site's environmental assets. The objective is to create an urban character more intensive and vibrant than that typically created in greenfield locations on the urban fringe, thereby achieving more sustainable outcomes across the triple bottom line.

- a) *The provisions, standards and requirements of this zone are in accordance with those applicable to the same zone as are included in the Scheme.*

The proposal is consistent with the development intent of the Residential zone for the following reasons:

- The proposal will deliver an essential community facility for the emerging structure plan area, where there is existing and clearly increasing demand. The estate is planned to provide for a minimum of 6,500 dwellings.
- The proposal will create positive social impacts through the provision of a key support service for the community, and through local employment creation.
- The facility is appropriately located at the corner of Spinnaker Boulevard and Castlemead Drive, where it will be easily accessible to the surrounding community.
- The proposed childcare building is purpose designed, with residential built form treatments and design elements which are intended to align with the intended character of the estate.
- The development is supported by an acoustic assessment which demonstrates compliant noise levels at all times, maintaining an acceptable level of residential amenity.

The relevant provisions, standards and requirements of the Residential zone under DPS2 are addressed below.

4.4.2 Zoning objectives

Pursuant to Clause 3.4 of DPS2, the objectives of the Residential zone are:

- a) *maintain the predominantly single residential character and amenity of established residential areas;*
b) *provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;*
c) *provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and*
d) *provide for compatible urban support services.*

The proposal will deliver an essential urban support service, which will provide for the placement of up to 94 children and the creation of approximately 17 local jobs. Additionally, the services offered by the centre will create positive economic and social outcomes for the families and local community.

The proposed early learning centre has been purposely designed to integrate with its residential setting. This is achieved through the use of domestic style materials and design features, resulting in a built form outcome which is sympathetic to existing and future buildings in the area. The proposed development is single storey in scale, and is designed in a manner which aligns with the R30 density coding applicable under the site-specific LDP.

The subject site is appropriately located at the corner of Castlemead Drive / Spinnaker Boulevard to maintain a high level of accessibility, and is within relatively close proximity to a range of compatible community services including a veterinary hospital and range of commercial properties along Yanchep Beach Road.

The proposed development is supported by expert technical reporting which demonstrates there is unlikely to be any detrimental impacts on the amenity of the locality. The proposed development adequately addresses traffic and noise impacts as demonstrated in **Appendices 8 and 9** respectively. The proposed development is therefore entirely compatible with its setting and is likely to result in a good planning outcome.

The proposed development is entirely consistent with the objectives of the Residential zone and warrants approval accordingly.

4.4.3 Land use permissibility

Pursuant to the provisions of Schedule 2 – Land Use Definitions of DPS2, the proposed development is classified 'Child Care Centre', defined as:

***child care centre** mean premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.*

In accordance with the Zoning Table of DPS2, the proposed Child Care Centre is a 'D' (discretionary) use in the Residential zone. This means the use is capable of approval on site, subject to the City exercising its discretion and granting approval.

The proposed Child Care Centre use is entirely appropriate and suitable for establishment on the subject site for the following reasons:

1. The proposed development will establish an important community facility and urban support service for the local community and workforce, providing essential early learning services for up to 94 children, create 17 jobs, and enhance employment opportunities for the surrounding communities.
2. The proposal will deliver an essential community facility for the emerging structure plan area, where there is existing and clearly increasing demand. The estate is planned to provide for a minimum of 6,500 dwellings.
3. The proposed development has been designed and configured to respond to the site context, and is supported by expert co-consultant reporting which demonstrates it is satisfactory from a traffic and noise impact perspective (refer **Appendices 8 and 9**).
4. The proposed centre responds to the residential character of the locality through the use of a pitched roof and soft tones, textures and domestic styled materials. The built form outcome is one which will enhance the subject site's presentation to Castlemead Drive and is intended to align with the built form character of the estate.
5. The development features significant landscaping treatments along site frontages, and will result in the establishment of ten new trees.

Owing to the above, the proposed child care centre development warrants support and approval.

Local Development Plan No. 14 – Stage 3 Vertex Estate

A Local Development Plan (**LDP**) has also been prepared for the Stage 3 Vertex Estate (and endorsed by the City), which applies to the subject site. Pursuant to the LDP, the subject site is designated 'Residential R30' and is bound by Public Open Space to the south. Refer **Figure 3** below, excerpt from the LDP.



Figure 3: Excerpt from City's LDP No. 14

The proposed development is consistent with the outcomes envisaged by the LDP for the following reasons:

- The development's single storey scale and domestic built form character is entirely consistent with the R30 density coding of the site, and will integrate with future residential development in the immediate area.
- The development is orientated toward Castlemead Drive, consistent with the LDP. The outdoor play area adjoins the road reserve to the north, which will create opportunities for passive surveillance and some interactivity with the street.
- The development will provide fencing along the southern boundary which is consistent with the LDP.

Owing to the above, the proposed child care centre development warrants support and approval.

4.4.4 Development Standards

Part 4 of DPS2 stipulates the general development standards and requirements for the subject site. Refer **Table 3** below for an assessment against the relevant provisions of Part 4.

Table 3 – Assessment against the development standards of DPS2.

Requirement	Comment	Complies
4.7 Setbacks for non rural and non residential development		
<p><u>Clause 4.7.1</u> 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:</p> <p>(a) street boundary - 6 metres;</p>	<p>The proposed child care building is set back:</p> <ul style="list-style-type: none"> • Minimum of 10.73m to Castlemead Drive. • 39.5m to Spinnaker Boulevard. • 1.5m to the southern boundary (public open space) • 5.64m to the western boundary (future residence) 	✓

Requirement	Comment	Complies
(b) side and rear boundaries - Nil.	The proposal is therefore compliant with the boundary setback requirements of DPS2.	
<p><u>Clause 4.7.2</u> 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.</p> <p>Setbacks to secondary street boundaries may be reduced by local government to 3 metres.</p>	The proposal is compliant with the street setback requirements.	✓
<p><u>Clause 4.7.3</u> 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:</p> <p>(a) 3 metres for buildings of one storey; or (b) 6 metres for buildings of two or more storeys.</p>	<p>The proposed development is single storey with the western boundary being shared with a residential zoned lot.</p> <p>The building setback is 5.64m, which is compliant.</p>	✓
<p><u>Clause 4.7.4</u> 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.</p>	<p>Predominantly, the portion of land within 3 metres of the street alignment is proposed to be utilised for landscaping, outdoor play, access and parking.</p> <p>However, a portion of this land will accommodate one small outdoor storeroom within the outdoor play area adjoining Castlemead Drive.</p> <p>This variation is acceptable for the following reasons:</p> <ul style="list-style-type: none"> The storeroom is designed into the boundary wall and will not be visible from the street. The outdoor storeroom will comprise a height that does not extend above the northern boundary fence. The exterior of the outdoor storeroom will be suitably treated to maintain an acceptable level of visual amenity. 	Discretion
<p><u>Clause 4.7.5</u> 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:</p> <p>(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.</p> <p>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.</p>	<p>The portion of the subject site between 3 metres of the street alignment and building setback line will be utilised for landscaping, access, car parking and outdoor play space. These aspects are broadly compliant with the intent of Clause 4.7.5.</p> <p>An outdoor store is located within this area, which is addressed in the previous section of this table.</p>	✓

Requirement	Comment	Complies
4.8 Building facades for non rural and non residential development		
<p><u>Clause 4.8.1</u> The facade 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.</p>	<p>The proposed building façade is constructed of high quality materials which have been deliberately selected to maintain congruity with the site's future residential context.</p> <p>Materials selected include:</p> <ul style="list-style-type: none"> • Weatherboard cladding • Timber posts and fascias • Painted CFCC with timber battens • Aluminium window frames • Colorbond roofing • Tubular steel fencing • Painted brick work 	✓
<p><u>Clause 4.8.2</u> 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.</p>	<p>The proposed signage is integrated into the façade of the proposed centre.</p>	✓
4.10 Visual truncations to vehicle accessways in the vicinity of streets and rights-of-way		
<p>No building, wall, fence, landscaping or other development greater than 0.6 metres in height measured from the natural ground level at the boundary shall be constructed or maintained within the sight line area stipulated in the Australian Standard for Off Street Parking AS2890.1 at the intersection of a vehicular access way and a street or right-of-way.</p>	<p>Landscaping adjoining the proposed vehicle crossovers to Castlemead Drive are understood to be compliant with sight line requirements. This matter can be addressed as a condition of planning approval.</p>	✓
4.13 Storage and rubbish accumulation		
<p>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.</p>	<p>The proposed development incorporates an independent bin storage area located in the south eastern portion of the site.</p> <p>Waste bins will be wheeled out to the verge for kerbside waste collection.</p>	✓
4.14 Car parking standards		
<p><u>Clause 4.14.1</u> 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.</p>	<p>Pursuant to Table 2, the required number of bays for the proposed development is set out in Local Planning Policy 2.3 (LPP 2.3).</p> <p>Pursuant to LPP 2.3, 31 bays are required. 33 bays are provided onsite which is compliant with policy requirements.</p>	✓

Requirement	Comment	Complies
4.17 Landscaping requirements for non rural and non residential development		
<p><u>Clause 4.17.1</u> 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.</p>	<p>A total of 310m² of landscaped areas are provided throughout the development, which equates to 11% of total site area. Landscaping will include a mix of mature trees, ground covers, and native species.</p> <p>The verge will be suitably landscaped with high quality planting.</p> <p>Refer Appendix 6 for a copy of the Landscaping Plan.</p>	✓
<p><u>Clause 4.17.2</u> 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.</p>	<p>A 3m wide landscaping strip is provided along all car park frontages with adjoining streets.</p>	✓
<p><u>Clause 4.17.5</u> 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.</p>	<p>8.25 trees are required based on 33 parking spaces.</p> <p>13 trees are proposed on site, plus an additional six trees within the verge of Castlemead Drive, which is far in excess of the City's minimum requirement.</p>	✓
4.19 Screen walls for non residential development abutting residential areas		
<p>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.</p>	<p>The proposed development incorporates an appropriate fence along the associated boundaries.</p> <p>The proposal is also supported by an Environmental Noise Assessment which demonstrates the child care centre will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> (refer Appendix 9).</p>	✓

Having regard to **Table 3** above, the proposal is generally consistent with the relevant development requirements of DPS2 and warrants approval accordingly.

4.4.5 Matters to be considered

Clause 67 of the Deemed Provisions sets out the matters for which due regard shall be given when considering an application for development approval. The relevant considerations are addressed in **Table 4** below.

Table 4 – Matters to be considered

Matter to be considered	Provided
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The aims and provisions of DPS2 addressed in this report.
(m) <i>the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	<p>Strong emphasis has been placed on the design of the building ensuring the built form responds to the prevailing residential and proposed residential character of the locality, whilst making a positive built form contribution to the streetscape.</p> <p>The proposed building incorporates domestic styled materials and design features including a pitched roof, soft tones, textures and materials to maintain a high level of congruence with the established residential character of the area. The proposed building is single storey, consistent with adjoining residential properties.</p> <p>The proposed parking area comprises substantial landscaping with an excess of shade trees to minimise/soften any perceived visual impacts. A landscape feature is also provided at the south-eastern corner of the car park to further mitigate any visual impacts.</p> <p>The end result is a child care facility which presents well to the surrounding locality and achieves a good design outcome. Overall, the scale, height, orientation and appearance of the development is consistent with the character of the locality.</p>
<p>(n) <i>the amenity of the locality including the following —</i></p> <p>(i) <i>environmental impacts of the development;</i></p> <p>(ii) <i>the character of the locality;</i></p> <p>(iii) <i>social impacts of the development;</i></p>	<p>As detailed above, the proposed development responds to the character of the area through a range of design features.</p> <p>It has been demonstrated in the Environmental Noise Assessment the proposal will not affect the amenity of the adjacent residential properties. In this regard, noise generated by the proposed development will comply at all times with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>There will be no detrimental social impact resulting from the proposed development. Conversely, the proposal will result in positive social impacts to the locality, through the creation of 17 jobs and provide essential early learning services for families, further enhancing opportunities for employment.</p>

Matter to be considered	Provided
(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	<p>The proposed development incorporates the following landscaping:</p> <ul style="list-style-type: none"> • 310m² of overall landscaped area, equating to approximately 11% of total site area, which complies with the DPS2 landscaping requirements. • The provision of native groundcover species throughout the development and adjacent verges. • 13 trees provided on site (including 11 trees within the car park), plus 6 trees in the verge of Castlemead Drive. • Landscaping is provided along the eastern and northern boundaries to soften the car parking and improve the entrance to the Vertex estate, with the wide landscaping strip along the Spinnaker Boulevard boundary to be attractively designed. <p>The proposed landscaping arrangements are considered to be more than adequate for the purpose of the proposal.</p>
(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	<p>This application is supported by a drainage plan and bushfire reporting, which address the relevant drainage and bushfire considerations and demonstrate the proposal is acceptable.</p> <p>Refer Appendix 7, bushfire management plan, and Appendix 10, stormwater management plans.</p>
(s) <i>the adequacy of —</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	<p>A Transport Impact Statement (TIS) has been prepared to address traffic/access considerations, confirming the proposed development is entirely suitable in this regard.</p> <p>Refer Appendix 8, TIS.</p>
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	<p>A TIS has been prepared demonstrating traffic generation associated with the proposal will have minimal impacts on the surrounding road network, including Yanchep Beach Road.</p>
(u) <i>the availability and adequacy for the development of the following —</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	<ol style="list-style-type: none"> Availability of transport options near the subject site is addressed in the supporting TIS (refer Appendix 8). The subject site has access to all the required utility services prior to commencement of development (ie. following subdivision conditions clearance). The details of the storage and collection of waste are provided within this report. The development is accessible to pedestrians and cyclists through provision of a pedestrian accessway from Castlemead Drive to the main entry; bicycle parking bays and end-of-trip facilities. One accessible car parking space has been provided for the proposed development. The child care centre has also includes end-of-trip facilities which have been designed for universal access.
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	<p>The proposed development will not result in the loss of a community service. Conversely, the proposed development intends to deliver a critically important community support service by way of essential child care and early learning services.</p>

Matter to be considered	Provided
(w) <i>the history of the site where the development is to be located;</i>	The subject site is currently vacant and located within an emerging residential estate, which was formerly vacant and comprising remnant vegetation.
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	<p>The proposed child care centre will provide full-time employment for up to 17 people, and provide essential early learning services for up to 94 children, meeting demand for such urban support services in the area. The facility will also enhance employment opportunities for residents in the wider locality through the provision of such services.</p> <p>In this respect, there is a clear and demonstrable positive social outcome resulting from this development.</p> <p>In addition, the application is supported by traffic and acoustic reporting, demonstrating the proposal will have no significant impact on the amenity of the surrounding area.</p>

4.5 Local Planning Policy 2.3 – Child Care Centres

Local Planning Policy 2.3 – Child Care Centres (LPP 2.3) provides provisions relating to the design, location and access of child care centres within the City. Refer **Table 5** below for an assessment of the proposed development against the relevant provisions of LPP 2.3.

Table 5 – Assessment against the provisions of LPP 2.3

Requirement	Comment	Complies
1 Location		
<p><u>Clause 1.1:</u> <i>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.</i></p>	<p>The land surrounding the subject site is currently vacant. However, the development site is located within an emerging residential estate, on land zoned Residential, which will likely be developed for residential purposes in future.</p> <p>While the child care centre is within proximity of future residential uses, the premises is appropriately located adjacent to key distributor roads and is designed to mitigate potential impacts to the residential amenity, including the mitigation of noise impacts through the site configuration and fencing design.</p> <p>Furthermore, an acoustic assessment has been conducted by a suitably qualified engineering consultancy in the form of an Environmental Noise Assessment, which found the proposed child care centre will comply with the noise regulations subject to the reporting recommendations.</p> <p>The proposed child care centre is appropriately located to provide an essential urban support service to the surrounding community</p>	Discretion
2 Design		
<p><u>Clause 2.1:</u> <i>Building setbacks are set out in Clause 4.7 of DPS 2.</i></p>	<p>The proposal is compliant with the boundary setback requirements of DPS2 (refer section 4.4.4 of this report above).</p>	✓

<p>Clause 2.2: <i>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.</i></p>	<p>NA – the outdoor play areas and windows of activity rooms will have a finished floor level that is lower than natural ground level. Retaining is provided along the western boundary adjoining possible future residential development.</p>	<p>NA</p>
<p>2.3 <i>Childcare Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses:</i> 2.3.1 <i>Outdoor play areas should ideally be located away from any adjoining residential development;</i> 2.3.2 <i>Where 2.3.1 cannot be met, the outdoor play areas are to have one metre buffer along all common boundaries; and</i> 2.3.3 <i>Windows to activity rooms should be oriented away from any adjoining residential development.</i></p>	<p>The outdoor play is primarily located adjacent to Castlemead Drive. A small portion of the outdoor area adjoins the proposed future residential development to the west (Lot 326) and has therefore been provided with a landscaping buffer along the western boundary to minimise any potential noise impacts on adjoining uses.</p> <p>The proposed design has sought to minimise the number of windows on the western elevation where possible.</p>	<p>✓</p>
<p>3 Landscaping</p>		
<p>Clause 3.1: <i>Landscaping requirements are set out in Clause 4.7 and 4.17 of TPS2.</i></p>	<p>Landscaping requirements have been addressed in sections 4.4.4 and 4.4.5 of this report.</p>	<p>✓</p>
<p>Clause 3.2: <i>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.</i></p>	<p>Adjacent verges are to be landscaped in accordance with this requirement.</p>	<p>✓</p>
<p>4 Street Walls and Fencing</p>		
<p>Clause 4.1: <i>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.</i></p>	<p>The proposed front fence comprises sections that are not visually permeable above 1.2m of natural ground level, inconsistent with the R-Codes deemed-to-comply provision.</p> <p>Notwithstanding, the fences within the front setback area is considered acceptable as comprising visually permeable major openings that will provide for an improved interface with the street and opportunities for passive surveillance. The front fence has been specifically designed to provide suitable visual interest whilst ensuring the suitable safety, operation and acoustic requirements for the child care centre premises, and includes various design features to improve its presentation to the street.</p> <p>The proposed front fence is therefore considered acceptable and warranting approval. Refer Appendix 5, development plans for details of the proposed fencing.</p>	<p>Discretion</p>
<p>5 Traffic, Access and Parking</p>		
<p>Clause 5.1: <i>Child Care Centres should ideally be located on Neighbourhood Connector roads.</i></p>	<p>The subject site is located on Spinnaker Boulevard which is identified as a 'neighbourhood connector' road under the provisions of the Yanchep City Local Structure Plan No. 68.</p>	<p>✓</p>

Clause 5.2: <i>Parking areas should be located in front of buildings or easily visible from the entrance to the site</i>	The parking area is located on the eastern portion of the site and easily visible from the entrance to the site on Castlemead Drive.	✓
Clause 5.3: <i>Disabled parking bays should be located in close proximity to the pedestrian entrance to the site.</i>	The disabled parking bay is located directly adjacent to the building, within close proximity of the entrance.	✓
Clause 5.4: <i>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.</i>	Pedestrian access within the site provides optimal connection from the parking area to the entrance of the building and links directly to the pedestrian network on Castlemead Drive.	✓

Having regard to **Table 5**, the proposed development is generally consistent with LPP 2.3 and warrants approval accordingly.

4.6 Local Planning Policy 4.6 – Signs

Local Planning Policy 4.6 – Signs (**LPP 4.6**) applies to proposals involving signage. The following signage is proposed as part of the child care centre:

- One 3.1m wide x 0.6m high fascia sign on the east elevation of the building
- One 3.1m wide x 0.8m high wall sign on the east elevation of the building
- One 3.1m wide x 0.6m high fascia sign on the north elevation of the building.

Refer **Table 6** below for an assessment of the proposed development against the relevant provisions of LPP 4.6.

Table 6 – Assessment against the provisions of LPP 4.6

Requirement	Comment	Complies
Wall signs		
Wall signs shall: <ul style="list-style-type: none"> • be limited to a maximum of one sign per tenancy, per street frontage • not extend laterally beyond either end of the wall or protrude above the top of the wall; • not exceed 25% in aggregate area on any one wall to a maximum of 8m²; and be integrated with the building design. • be integrated with the building design. 	Proposal comprises one (1) wall sign attached to the eastern elevation of the building, with an area of 1.86m ² . The wall sign does not exceed the maximum 25% wall area requirement, will not extend beyond the edges of the wall, and is integrated in the design of the building. The wall sign is therefore compliant with LPP 4.6.	✓
A Wall sign, if located within a Residential zone and attached to a building used predominantly for non residential purposes, shall: <ul style="list-style-type: none"> • be limited to a maximum of one sign per lot; • not exceed 1.2m² in area 	The proposed wall sign has an area of 1.86m ² in lieu of the maximum 1.2m ² area requirement. Notwithstanding, the proposed wall sign is considered acceptable for the following reasons: <ul style="list-style-type: none"> • The signage is complementary to the building design and simply comprises the child care centre logo and lettering. • The signage is not imposing or visually noticeable from the adjoining streetscapes, given its minimalistic nature and orientation to the car park. 	Discretion

	The signage therefore warrants discretion.	
Verandah Signs		
<p><i>Signs on the verandah fascia shall:</i></p> <ul style="list-style-type: none"> • not exceed 400mm in height; • not project beyond the edges of the verandah. 	<p>The proposal comprises two (2) fascia signs to be attached to the eastern and northern elevations of the building. Both signs have a height of 600mm in lieu of the maximum 400mm height requirement. Notwithstanding, the proposed fascia signs are considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> • The signage is complementary to the building design and simply comprises the child care centre logo and lettering. • The signage is not imposing on the streetscape, given its minimalistic nature. • The signage will not project beyond the edges of the verandah fascia. <p>The signage therefore warrants discretion.</p>	Discretion

Having regard to **Table 6**, the proposed signage is consistent with LPP 4.6 and warrants approval accordingly.

4.7 Local Planning Policy 4.23 – Design Review Panel

Local Planning Policy 4.23 – Design Review Panel (LPP 4.23) provides technical advice and recommendations on the design of planning proposals and includes a set of 11 design principles that proposed development is to address. Refer **Table 7** below for a brief design statement addressing the 11 design principles of LPP 4.23.

Table 7 – Design Principles Statement

Design Principle	Proposed Development Response
1. Context and character	<ul style="list-style-type: none"> • The proposed child care centre is located within the emerging eastern Yanchep area which is undergoing significant residential subdivision. The child care centre is located in proximity to existing and future residential land uses. • The locality is largely residential in context and character to the north east and largely undeveloped to the west and northwest. Development on Spinnaker Boulevard to the east comprises a mixture of single storey residential buildings. • The subject site is elevated with considerable difference in levels between the subject site and public open space to the south and the road reserve to the east. • The proposed facility has been designed with numerous domestic design features and integrates with its future suburban context, while maintaining a distinct community/institutional feel for individual character and identification purposes. The development maintains congruity with the scale and height of existing and future dwellings forming the locality.
2. Landscape quality	<ul style="list-style-type: none"> • The proposal will provide approximately 310m² of landscaped areas, at the western boundary of the site fronting the future adjoining residential development and its frontages to Castlemead Drive, Spinnaker Boulevard and Yanchep Beach Road. • In acknowledgement of the site's large frontages, the design response places a significant emphasis on presentation to the streetscape and provision of attractive, native vegetation. • Advanced trees are proposed adjacent to the car park, to provide attractive screening to the streetscape and shade for parked cars.

Design Principle	Proposed Development Response
3. Built form and scale	<ul style="list-style-type: none"> The proposed built form is consistent with and is sympathetic to its local context. The building height and scale of the child care centre building is consistent with built form of the developing locality. The single-storey scale responds to the prevailing heights in the area. The building is set back appropriately to ensure the development does not adversely impact on the locality. Potentially unsightly components such as bin store structures and loading areas are treated / reduce impacts on the streetscape. Landscaping at street edges further enhance presentation of the development. The entrance to the building is easily identifiable due to the building's orientation to the car park.
4. Functionality and build quality	<ul style="list-style-type: none"> Functionality is at the core of the proposed design, to ensure access, built form interface and appropriate exposure to the child care operator. The facility is designed in compliance with the National Childcare Regulations which require a baseline level of functionality and build quality to be achieved for child care facilities. The facility will be constructed to a high standard with quality materials which are intended to last the full life-cycle of the development and require minimal maintenance, allowing educators to focus on providing childcare services. Landscape planting will likely comprise of native species which are climatised to the area and suited to the soil types of Yanchep. The proposed crossovers to Castlemead Drive ensures the site results in a logical traffic flow of vehicles.
5. Sustainability	<ul style="list-style-type: none"> In terms of social and economic impact, the proposed child care premises is likely to result in significant net benefits as it will: <ul style="list-style-type: none"> Actively contribute to meeting the demand for childcare places in the area; Facilitate the establishment of a new business; and Create direct and indirect employment opportunities. From an environmental point of view, the building includes various design features which would reduce dependency on resources, including north-facing activity spaces, east-west facing windows and large openings providing cross-ventilation, high quality internal fixtures with longevity, etc. The proposed development contains landscaped areas to enable suitable planting of low, medium and higher scale plants/trees. This will aid providing greater shade to the car park and outdoor play area.
6. Amenity	<ul style="list-style-type: none"> The achievement of a high level of amenity for children, nearby residents, visitors and staff have been central to the design of the child care centre. Amenity for users has been enhanced through the provision of spacious internal rooms and outdoor play area, easy pedestrian access, accessible vehicle parking, high-quality landscaping and the location of the waste storage area within the car park (which is partly screened by landscaping). The amenity of the future neighbourhood has been considered through the use of a residential building design, a sympathetic scale of built form, various built form treatments and the use of landscaping to soften the interface. The development application will also supported by a range of expert consultant reports demonstrating the suitability of traffic / servicing and acoustic management arrangements to ensure the amenity of the locality is preserved and supported by the proposed development.

Design Principle	Proposed Development Response
7. Legibility	<ul style="list-style-type: none"> The proposed child care centre provides clear and legible vehicle access via two crossovers to Castlemead Drive, which directs staff and patrons to the car park. A defined pedestrian path offers pedestrian access from the street to the parking area and the entrance of the building to ensure universal ease of movement and safe navigation throughout the site. The entrance feature (gable) is a recognisable feature of the facility which will reinforce its role as a community focal point and draw patrons to the entry.
8. Safety	<ul style="list-style-type: none"> The facility will be constructed in accordance with regulatory standards which optimise safety and security for occupants. The child care centre will allow for passive surveillance to the streetscapes. The car park is of a suitable size and configuration, and is compliant with relevant Australian Standards to ensure safe and proper interaction between pedestrians and vehicles.
9. Community	<ul style="list-style-type: none"> The child care centre will be a community focal point. Local families will be likely to place their children in the centre, and are likely to interact on a daily basis as a result of this. The development will facilitate passive social interaction by providing services that will inherently result in passive social interaction. It is likely the community fabric will be strengthened as a result of the centre being established. There are also expected to be synergies with local schools, where families may have children attending the child care centre.
10. Aesthetics	<ul style="list-style-type: none"> The location of the child care centre addresses the site's corner location to Spinnaker Boulevard / Yanchep Beach Road intersection. The manner by which the finishes are provided to building facades offers visual relief and contributes positively to the streetscapes and enhances its presentation to the public realm. This will create an attractive and inviting place that contributes positively to the local character of the area. The potentially unsightly areas (i.e. bin stores) are given design attention through materiality and treatment to ensure they do not detract from the value of the locality.
11. Accessibility	<ul style="list-style-type: none"> All crossovers and accessways will comply with Australian Standards. The accessible parking bay is located closest to the building entrance for ease of accessibility. The proposed levels are generally flat and will allow optimal vehicle and pedestrian access.

Prior to lodgement of this application, the proposed concept plans were considered by the City's DRP. A response to the pre-lodgement feedback received from the DRP is provided in **Appendix 2** of this report.

5 Conclusion

This application seeks development approval for a Child Care Centre on the subject site. The proposed development is generally consistent with the relevant provisions and requirements of the City of Wanneroo's District Planning Scheme No. 2, as well as the applicable planning policies, and warrants approval for the following reasons:

1. The proposed development will provide increased community services and amenity to residents and workers of the surrounding locality.
2. The proposed development is site responsive, complementing the residential character of the locality and adjoining residential properties.
3. The proposed development is sustainably designed, incorporating substantial environmentally sustainable design features.
4. The design of the proposed development is of an appropriate bulk and scale, with high-quality, contemporary materials, resulting in a quality built form outcome.
5. The proposed development is situated in close proximity to open space and local places of employment, as well as having appropriate access to the surrounding locality via Yanchep Beach Road to the south.

The proposed development has substantial merit and warrants approval. We therefore respectfully request the Metro Outer Joint Development Assessment Panel grant approval to the application.