

Proposed Childcare Centre, Madeley

LOT 500 (NO. 67) KINGSWAY ROAD & LOT 501 (NO. 39) KING DAVID BOULEVARD, MADELEY

Planning Report

Project Ref: 1525



Proposed Childcare Centre, Madeley
LOT 500 (NO. 67) KINGSWAY ROAD / LOT 501 (NO. 39) KING DAVID BOULEVARD, MADELEY

Prepared for

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1.0 Introduction

Dynamic Planning and Developments acts on behalf of AGEM Commercial Pty Ltd, the contracted purchaser of Lot 500 (No. 67) Kingsway Road / Lot 501 (No. 39) King David Boulevard, Madeley (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for a proposed 'Child Care Centre' at the subject site. The planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal;
- Detailed assessment of the proposal against the relevant planning provisions applicable under the City of Wanneroo District Planning Scheme No. 2 (DPS No. 2) and any relevant Local Planning Policies; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the City of Wanneroo in making a recommendation on the proposed application:

- Certificate of Title pertaining to the subject site (**Appendix 1**);
- Relevant development plans (**Appendix 2**);
- A Traffic Impact Assessment (**Appendix 3**);
- An Environmental Noise Assessment (**Appendix 4**);
- Completed and signed City of Wanneroo Development Application Form, MRS Form 1 and DAP Form 1.

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval.



2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
500	69479	2766	500	67 Kingsway, Madeley
501	69479	2766	696	39 King David Boulevard, Madeley

The area of the subject site is 1,968m².

A copy of the Certificates of Title pertinent to the subject site is contained in **Appendix 1**.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the City of Wanneroo municipal area, within the suburb of Madeley, the subject site is within the East Wanneroo Structure Plan – Cell 6. The site is also in close proximity to a number of local schools including Kingsway Christian College (1km), Madeley Primary School (1km), Ashdale Secondary College (1.6km), Ashdale Primary School (2.1km) and Landsdale Primary School (3.9km) suggesting the site is well suited to accommodate a childcare premises.

The subject site is bound by Kingsway Road, Sovrano Ave and King David Boulevard and is currently vacant. Immediately to the east of the site is existing residential development. More broadly the site is in a residential precinct and is located in close proximity to the Kingsway City Shopping Centre and Reserve 28058 which is a large Public Open Space hosting a variety of sporting clubs.

Figures 1 and 2 illustrate the regional and local context, respectively.

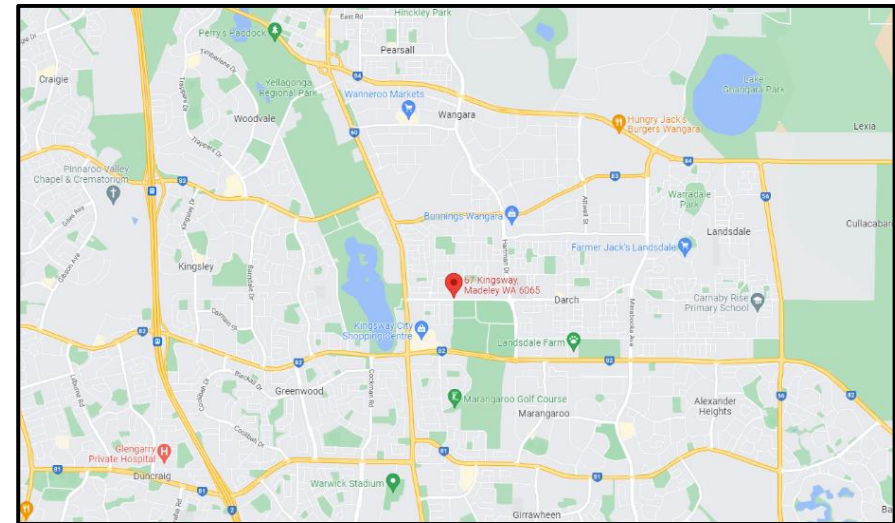


Figure 1 – Regional Context



Figure 2 – Local Context

3.0 Planning Framework

3.1 Metropolitan Region Scheme (MRS)

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Urban' MRS zoning applicable to the subject site.

3.2 City of Wanneroo District Planning Scheme No. 2 (DPS No. 2)

The site is zoned 'Urban Development' under the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

The purpose of the 'Urban Development' zone as per DPS 2 is as follows:

'To provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances. In considering applications for development and changes to residential density coding in areas near existing and proposed future railway stations the Council will have due regard to the desirability of higher residential densities, transit related development and good pedestrian and vehicular access to stations in order to promote public transport usage.'

The objectives of the 'Urban Development' zone are to:

- a) *designate land for future urban development;*
- b) *provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process;*

- c) *enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.*

In accordance with the 'Urban Development' zoning, the City of Wanneroo have adopted the 'East Wanneroo Cell 6 – Agreed Structure Plan No.8' (ASP8) which has been discussed below.

In addition to the applicable zoning, DPS 2 also defines the proposed 'Child Care Centre' land use as follows:

'Means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.'

As per the *Community Services (Child Care) Regulations 1988*, the definition of 'Child Care Centre' is as follows:

'Means premises specified in a licence or permit as premises in which a child care service may be provided.'

3.3 East Wanneroo Cell 6 – Agreed Structure Plan No. 8 (ASP8)

In accordance with the provisions of ASP8, the subject site is designated for 'Residential' development in accordance with an R40 density coding. Clause 4.1 of ASP8 states that the permissibility of land uses is to be in accordance with the 'Residential' zone as specified under DPS2.

Land use permissibility has been addressed in detail in Section 5.1 below.

Figure 3 and 4 below illustrates the subject site in the context of the land use zoning applicable under the provisions of DPS No. 2 and ASP8, respectively.

Proposed Childcare Centre, Madeley
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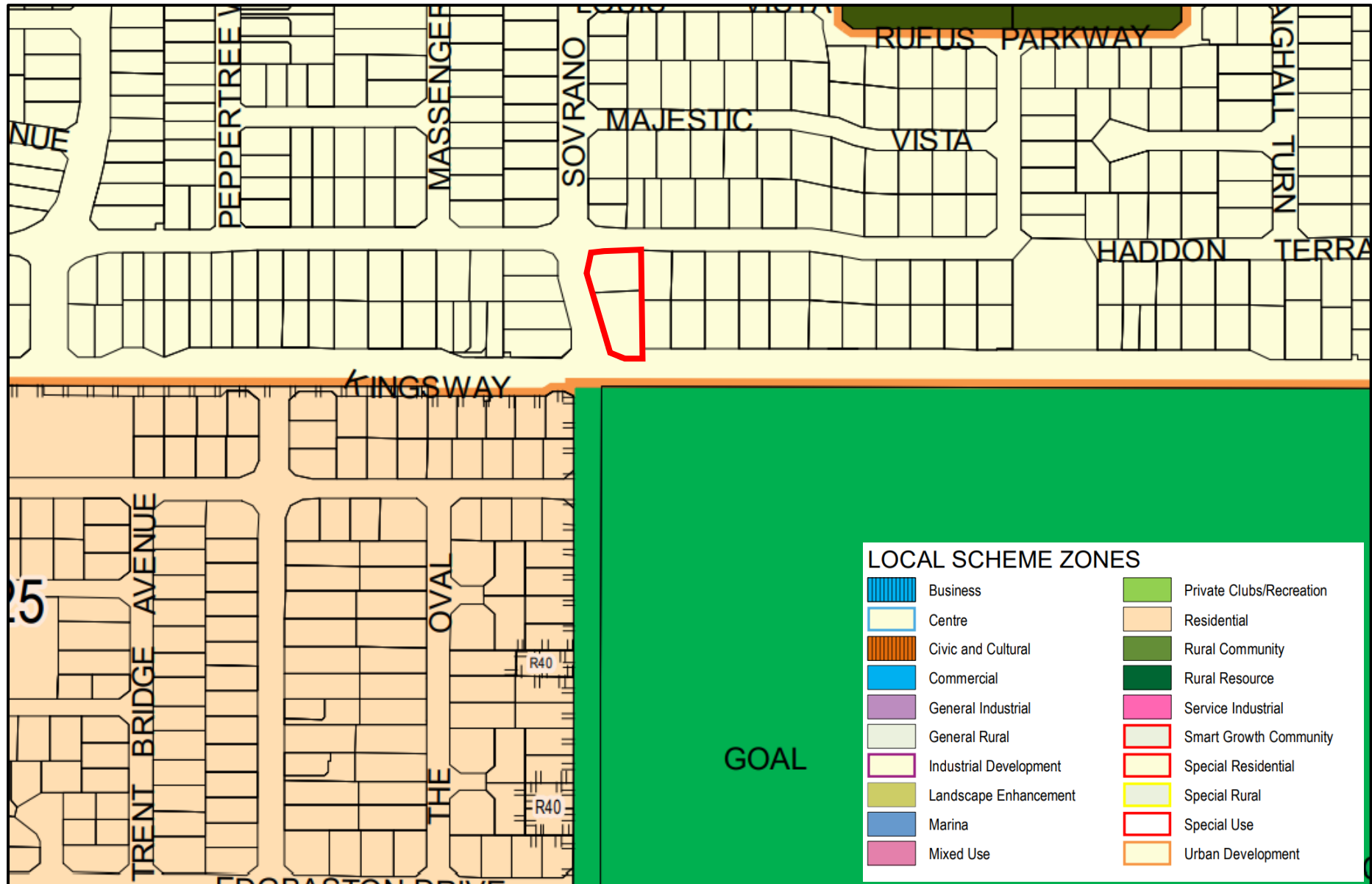


Figure 3 –DPS No. 2 Zoning

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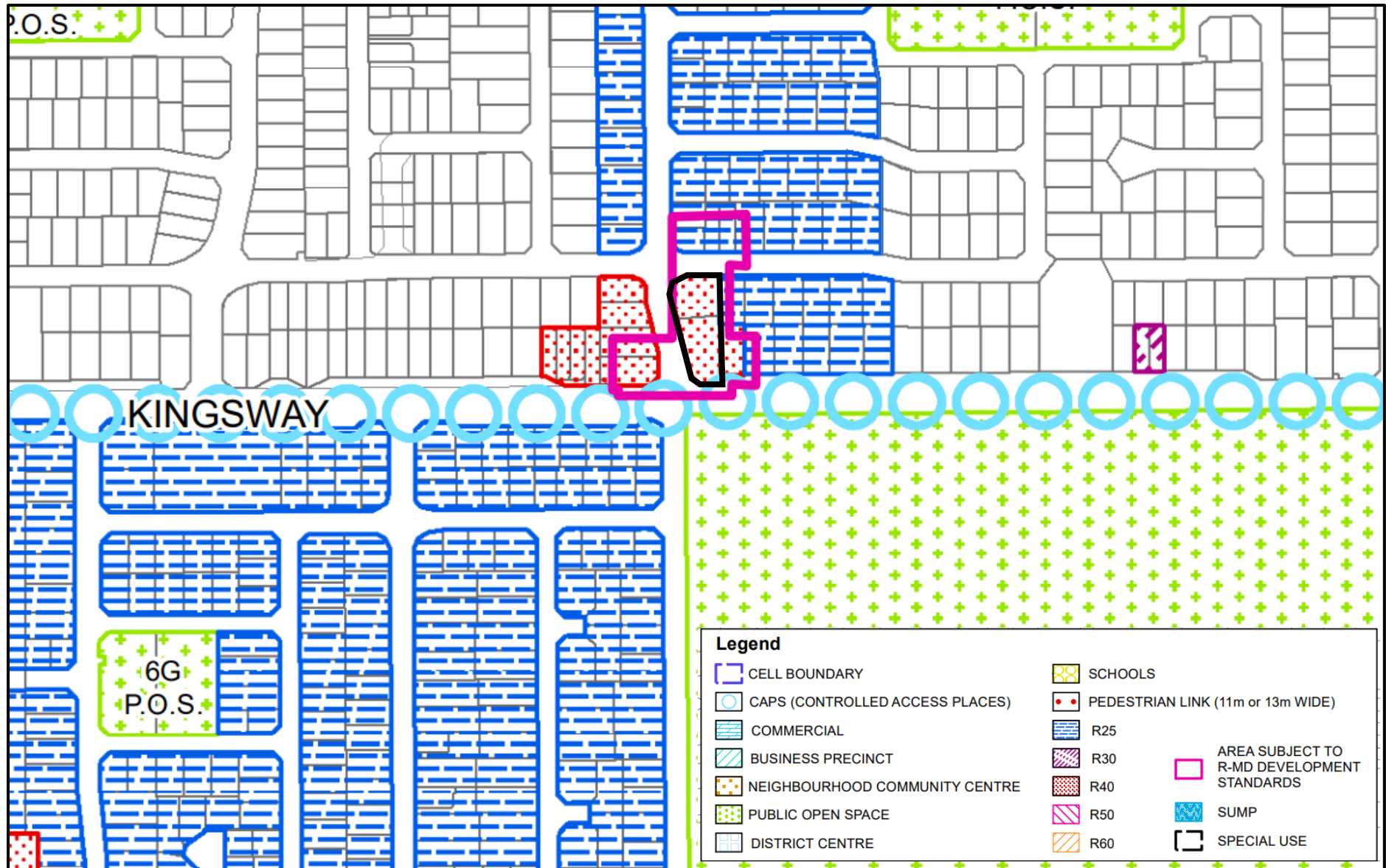


Figure 4 – ASP 8 Zoning Map

4.0 Proposal Details

The proposed development seeks approval for a 'Child Day Care Centre' at the subject site.

4.1 Development Details

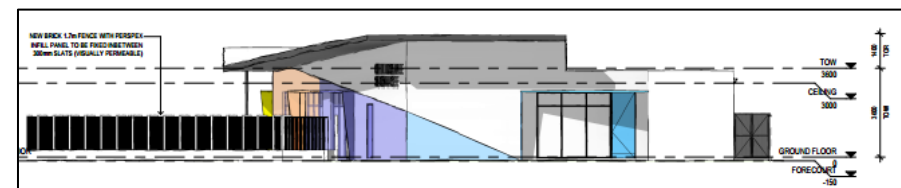
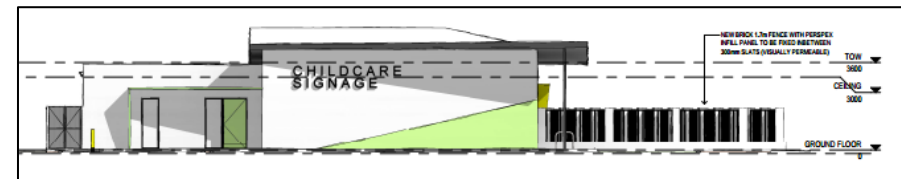
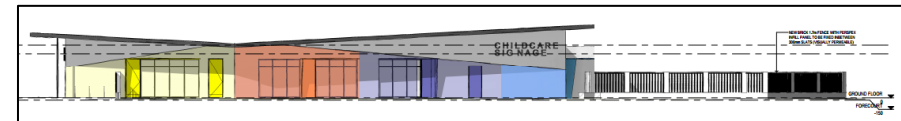
Key aspects of the proposed design have been summarised below:

- The Child Day Care Centre will include 585sqm of built form area and a total of 644sqm of outdoor play area with the primary access point from the car park which is accessed from King David Boulevard.
- A total of 21 car bays have been provided as part of the development.
- Access and egress is proposed from one (1) crossover to King David Boulevard with as much separation from the intersection with Sovrano Avenue as possible.
- Visually permeable fencing between the outdoor play area and Kingsway Road and Sovrano Avenue is proposed to encourage engagement with the streetscape.

4.2 Operational Details

- The Child Day Care Centre will operate with a capacity of 92 children with 13 staff working at the facility.
- The Child Day Care Centre will operate with operating hours of 6.30am to 6.30pm Monday to Friday.

The proposed development is considered to have appropriately considered the amenity of the adjoining residential development whilst also providing a necessary service for local residents to benefit from.



5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- City of Wanneroo District Planning Scheme No. 2 (DPS No. 2);
- Local Planning Policy 2.3 – Child Care Centres (LPP2.3); and
- Planning Bulletin 72/2009 – Child Care Centres.

The below sections will address the relevant land use permissibility and development requirements outlined in the abovementioned statutory planning documents.

5.1 Land Use Permissibility

In accordance with ASP 8, the land use permissibility for the 'Child Care Centre' land is assessed in accordance with the 'Residential' zone as detailed within Clause 3.2, Table 1 of the City of Wanneroo District Planning Scheme No. 2. In accordance with these provisions the proposed 'Child Care Centre' is a 'Discretionary (D)' land use meaning that approval is possible pending compliance with the applicable development requirements.

In exercising discretion, consideration of the 'Residential' zone objectives are warranted, these objectives 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 proposed land use is considered to be consistent with the objectives of the 'Residential' zone in the DPS2 as:

- The amenity of the surrounding residential population will not be compromised as a result of the proposed development as the Child Care Centre has been demonstrated to have no negative traffic or acoustic impacts.
- The site is in close proximity to a range of local schools which indicates a high level of demand for childcare services.
- The development constitutes a compatible urban support service for which the predominant function is to service the local community as the success of the development will rely heavily on the catchment area of the local residential community.
- It will provide an important community service that will allow the local resident population to work whilst their children are cared for.

In light the above the proposed 'Child Care Centre' land use warrants favourable consideration and subsequent approval.

5.2 Development Requirements

Development requirements applicable to the development are outlined in:

- District Planning Scheme No. 2;
- Local Planning Policy 2.3 – Child Care Centres (LPP2.3); and
- Planning Bulletin 72/2009 – Child Care Centres.

An assessment of the proposed developments compliance with the abovementioned documents has been provided below in following sections.

5.2.1 District Planning Scheme No. 2

Table 1 below provides an assessment of the proposal against the relevant requirements outlined in DPS 2. Where there are variations to the applicable requirements, these have been noted in red.

City of Wanneroo District Planning Scheme No. 2		Proposed Development Compliance
Clause 4.7 – Setbacks for Non-Rural and Non-Residential Development		
Clause 4.7.3 applies: Street Boundary: 6m Side Boundaries: 3m Rear Boundary: 3m	<ul style="list-style-type: none"> Setback to King David Boulevard – 20.5m Setback to Sovrano Avenue – 8.1m Setback to Kingsway – 19.4m Setback to side boundary – 1.5m 	<div>✓</div> <div>✓</div> <div>✓</div> <div>X</div>
Justification: Whilst the proposed application seeks to vary the site setback requirements, it is considered appropriate for approval as the development is very similar in scale to a residential development i.e. single storey built form and only 30% site coverage. With this in mind, given the limited bulk and scale impacts on adjoining development, the reduced setback is considered appropriate. Further, if the application was to be assessed against the requirements of the R-Codes the proposed application would comply with the relevant setback requirements.		
Clause 4.8 – Building Facades for Non-Rural and Non-Residential Development		
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 Council would not adversely impact on the amenity or streetscape of the area. Where metal clad walls are approved by Council, they shall have a factory applied paint finish.	The proposed Child Care Centre will incorporate brick or masonry building materials and the design is of a nature that is consistent in scale and design with the surrounding residential development and as such there will be no impacts on the amenity of the streetscape of the area generally.	✓
Clause 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.	Bin storage will occur in a designated storage area that will screen bins from view whilst also being easily accessed for employees at the Child Care Centre. Collection will occur from the street at a location agreed with the City of Wanneroo through a Waste Management Plan that will be implemented as a condition of approval.	✓
Clause 4.16 – Bicycle Parking and End of Trip Facilities		
Council may require the provision of bicycle parking and end of trip facilities such as showers, change rooms and lockers in commercial developments and other	Due to the nature of the proposal it is deemed that bicycle parking facilities would only be utilised by staff members. In accordance with LPP 2.3, car	✓

employment centres in accordance with Austroads' Guide to Engineering Practice Part 14: Bicycles.	parking is provided at 1 bay per staff member. Therefore, it is submitted that the likelihood of bicycle parking utilisation is low as staff are likely to either drive or use public transport, and parents would not utilise this form of transport.	
Clause 4.17 – Landscaping Requirements for Non-Rural and Non-Residential Development		
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 Council. In addition the road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the Council.	Inclusive of the outdoor play area, the landscaping of the site greatly exceeds 8%. We would accept a condition of planning approval that requires the landscaping of verge areas.	✓
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 Council. This landscaped area shall be included in the minimum 8% of the area of the total development site referred to in the previous subclause.	An area of 1.5m in width is maintained for landscaping abutting the street.	X
Landscaping shall be carried out and maintained on all those areas of a development site which are not approved for buildings, access ways, storage purposes or car parking. Alternatively, Council may require these areas to be screened from view of streets and other public places.	Landscaping is proposed to all areas that aren't being used as buildings, access ways, storage or car parking.	✓
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.	Landscaping has been designed in order to improve the appearance of the development whilst also mitigating against amenity impacts to adjoining development.	✓
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 Council's satisfaction.	Trees at a rate of 1 tree per 4 car bays has been provided with the exception of where parking abuts the building.	✓
Justification Whilst the required 3m landscaping strip along King David Boulevard has not been provided, this is considered entirely appropriate for approval as: <ul style="list-style-type: none"> • The requirement for a 3m landscaping strip is intended for commercial/industrial developments in commercial/industrial areas and not developments compatible with a residential setting. With this in mind the size of the lot is such that if a 3m landscaping setback was to be provided, the site would be constrained from a parking perspective which would worsen the existing parking shortfall. • Whilst the 3m landscaping strip has not been provided, the proposed development will include a large landscaped outdoor play area, as such the development will not be short of landscaping. • Whilst the landscaping strip has been reduced, sufficient area remains for the planting of trees which has been illustrated on the submitted landscaping plan. 		

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Clause 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 Council shall be provided along the common boundary of the two lots to protect the residential amenity.	Fencing of a minimum height of 1.8m will be implemented along the boundary shared with residential development.	✓

Table 1 – DPS No. 2 Assessment

5.2.2 Local Planning Policy 2.3 – Child Care Centres

LPP 2.3 has been prepared in order to guide appropriate development of child care centres within the City of Wanneroo. The policy sets out general development requirements and preferred design considerations to ensure consistency throughout the local government area. It is noted that car parking requirements for the development are guided via the provisions of LPP 2.3, in addition to the other general development standards provided. It is acknowledged that while requirements for Car Parking Standards are provided under Table 2 as per Clause 4.14 of DPS 2, assessment in this report will be carried out against the provisions of LPP 2.3.

The objectives of LPP 2.3 are detailed 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.*
3. *To ensure that Child Care Centres are sited and designed to maintain visual and acoustic privacy*

It is considered that the proposed 'Child Care Centre' development is consistent with the objectives of LPP 2.3 in that:

1. The proposed Child Care Centre is located in an accessible location with access available through King David Boulevard, the location enables the centre to be within a large residential catchment area with multiple schools in close proximity as demonstrated above. As per the Traffic Impact Statement prepared by Cardno, now Stantec, there will be no detrimental impact on the surrounding road network and despite a parking shortfall the extent of parking will accommodate the demand generated by the development.
2. The Child Care Centre compliance with the applicable provisions of DSP2 and LPP2.3 indicate that the proposed development is in keeping with the character of the locality and integrates within the local context, further considerable effort was made to ensure the amenity impacts on adjoining properties was mitigated.
3. The visual and acoustic privacy of adjoining residential dwellings is not negatively impacted by virtue of the premises being single storey and a Noise Management Plan being prepared illustrating compliance with the *Environmental Protection (Noise) Regulations 1997*.

Table 2 below provides an assessment of the proposal against the relevant requirements outlined in LPP 2.3. Where there are variations to the applicable requirements, these have been noted in red.

Local Planning Policy 2.3 – Child Care Centres		Proposed Development Compliance	
1. Location			
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.		<ul style="list-style-type: none"> The location of the proposed Child Care Centre has taken into account the lack of suitable service in the locality in contrast to the number of early and primary education facilities; 	✓

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	<ul style="list-style-type: none"> The site is in close proximity to a significant parks and recreation area on the southern side of Kingsway. The site is bound by three separate roads which buffer the development from adjoining residential properties. The development only shares a boundary with one existing residential property. 	
Design		
<ul style="list-style-type: none"> Building setbacks are set out in clause 4.7 of DPS2. 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. Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses: <ul style="list-style-type: none"> Outdoor play areas should ideally be located away from any adjoining residential development; Where the above cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries; and Windows to activity rooms should be oriented away from any adjoining residential development. 	<ul style="list-style-type: none"> Setbacks have been addressed in Table 1 above. There are no raised outdoor play areas or floor areas proposed. Outdoor play area has been located with as much separation to adjoining residential development as possible. The design of the outdoor play area can built in a 1m buffer to the vacant adjoining residential lot which could essentially be a continuation of the 1.5m landscaping buffer to the eastern boundary. The proposed activity rooms are orientated away from adjoining residential development. 	✓
Landscaping		
<ul style="list-style-type: none"> Landscaping requirements are set out in Clauses 4.7 and 4.17 of DPS 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. 	<ul style="list-style-type: none"> Landscaping requirements have been addressed in Table 1 above. Verge landscaping can be conditioned as part of the approval process. 	✓
Street Walls and Fencing		
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> There is no fencing along the primary street. Fencing to the other street boundaries effectively manage the security of the children whilst also trying to achieve some level of engagement with the streetscape. 	✓
Traffic, Access, and Parking		
<ul style="list-style-type: none"> Child Care Centres should ideally be located on Neighbourhood Connector roads. Parking areas should be located in front of buildings or easily visible from the entrance to the site. Disabled parking bays should be located in close proximity to the pedestrian entrance to the site. 	<ul style="list-style-type: none"> The proposed Child Care Centre is located on a Neighbourhood Connector road. The proposed parking area is located in front of the building. The disabled bay is located immediately adjacent to the pedestrian entry to the site. 	✓ ✓ ✓

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- 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.
- 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	

- Pedestrian paths within the development lead from the parking area to the building entry.
- The parking assessment for the proposed development has been addressed below:
 - 13 staff – 13 bays required.
 - 92 children – 14 bays required.
 - Total car bays required – 27 bays
 - **Total bays provided – 21 bays.**

✓

X

Justification

Whilst the proposal represents a seven (7) bay shortfall, the proposal is considered to operate

1. Traffic engineering advice supporting the proposal indicates that the average dwell time at childcare centres for parents is 6.8 minutes (RTA Guide to Traffic Engineering Developments) meaning that over a two hour pick up and drop off period, 1 bay could potentially accommodate 17 parents/vehicles which in theory means that only 6 pickup and drop off bays would be required to accommodate the proposed 92 children. Instead, we have 11 pick-up and drop-off bays which could accommodate up to 170 children in a two-hour pick up and drop off period.
2. Whilst it is acknowledged that the allocation of 11 pickup and drop off bays leaves a shortfall of three (3) bays for staff attending the site, the nature of the proposed childcare centre operation is that they have a rostered staff system with smaller staff numbers during the pickup and drop off periods (usually 8-10 max). Following the peak period of the morning drop off, additional staff arrive for the primary care periods in the middle of the day (usually 9am to 3pm), during this period the additional staff could utilise the vacant pick up and drop off bays. As these additional staff would vacate prior to the afternoon pick up period, all of the designated pickup and drop bays would be available for parents collecting children. This assumes that all 13 staff will drive to work which, given the availability of public transport, may not be the case.
3. The existence of public transport nodes in close proximity (Kingsway) to the subject site provides a highly convenient option to utilise public transport. In this regard it is submitted that staff members are likely to utilise public transport, therefore lessening the burden on the number of staff car parking bays to be provided.
4. In addition to public transport, the ability exists to support staff to frequent the site via bicycle which would further alleviate the staff parking demand at the site.
5. Due to the sites proximity to the adjoining Kingsway Reserve, there is an opportunity to specify that staff utilise the available public parking at this reserve instead of the bays on site should they not wish to catch public transport or ride their bike.

Table 2 – LPP 2.3 Assessment

5.2.3 Planning Bulletin 72/2009 – Child Care Centres

Table 3 below provides an assessment of the proposal against the relevant requirements outlined in Planning Bulletin 72/2009. Where there are variations to the applicable requirements, these have been noted in **red**.

Planning Bulletin 72/2009	Proposed Development Compliance	
Location of Childcare Centres		
Distributed strategically to provide the maximum benefit to the community it serves.	There is one other childcare premise within 1km of the site, however the premise is smaller in scale and the site is within a large residential catchment.	✓
Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities.	The facility is within 1.2k of Kingsway City Shopping Centre as well as being in close proximity to a number of local schools: <ul style="list-style-type: none">• Kingsway Christian College (1km)• Madeley Primary School (1km)• Ashdale Secondary College (1.6km)• Ashdale Primary School (2.1km)• Landsdale Primary School (3.9km)	✓
Located in areas where adjoining uses are compatible with a child care centre (includes considering all permissible uses under the zoning of adjoining properties).	The proposed land use is capable of approval and the development will include appropriate management of the amenity impacts on adjoining properties which indicates compatibility with the adjoining residential properties.	✓
Serviced by public transport.	The site is in close proximity to bus routes with a in close proximity to the site on Kingsway.	✓
Considered suitable from a traffic engineering/safety point of view.	Traffic Impact Statement has been prepared demonstrating the development is suitable from a traffic engineering perspective.	✓
Of sufficient size and dimension to accommodate the development without affecting the amenity of the area.	The property the subject of the application is 1,968qm in area which is sufficient to accommodate the proposed development. The scale of the development is not dissimilar to adjoining residential development being single storey and less than 30% site coverage.	✓
Childcare centres will generally not be suitable where: <ul style="list-style-type: none">• Soil contamination exceeds levels regarded by DEC and DOH as suitable for standard residential land uses.• Groundwater is to be abstracted for the irrigation of gardens and play area within the childcare centre and groundwater contamination exceeds 10x Australian drinking water criteria.• The service provided by the centre will have a demonstrable, adverse impact on the existing or planned level of childcare centre services enjoyed by the local community.	<ul style="list-style-type: none">• The area accommodates residential land uses and as such soil contamination is considered to not be an issue.• Ground water won't be abstracted for irrigation.• There will be no adverse impact on the surrounding childcare centres in the area due to the number of local schools in the area which suggests a high demand for childcare premises.• Access is not from a major road.• Access is provided from King David Boulevard – a local access street.	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>

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<ul style="list-style-type: none"> • Access is from a major road or in close proximity to a major intersection where there may be safety concerns. • Access is from a local access street which may impact on the amenity of the area due to traffic and parking. • The current use or any permissible use under the zoning of the adjoining premises produces unacceptable levels of noise, fumes or emissions or poses a potential hazard by reason of activities or materials stored on-site. • Noise produced by road, railways and aircraft are likely to have an adverse impact on the site. • The site is in a heavy industry area or in the buffer area of a heavy industry area. 	<ul style="list-style-type: none"> • None of the surrounding land uses will produce unacceptable noise, fumes or emissions or will present a hazard risk as they are primarily residential properties. • The acoustic report demonstrates that there will be no negative acoustic impacts from transport routes on the development. • The site is not located in an industry area, or a buffer area associated with industrial operations. 	✓ ✓ ✓ ✓
Site Characteristics		
Sites in a residential area should be greater than 1000sqm.	The site is 1,968sqm in area.	✓
Topography should be generally flat across the site.	The site is generally flat.	✓
Design of Centres		
Visual appearance should reflect the character of the area.	The childcare premises has been designed to be residential in bulk, scale and appearance to match surrounding development. Further, a context analysis has been completed to inform the building materials and colours used in the development.	✓
Parking areas should be located in front of the building.	The proposed parking has been located immediately in front of the building entrance.	✓
Outdoor play areas should be in a safe location on the site, and away from adjoining noise-sensitive premises.	The outdoor play areas are largely located away from the adjoining noise sensitive premises except for the portion to the south of the lot, which is located along the boundary abutting residential development. This area will be appropriately treated from an acoustic standpoint to ensure noise levels at the residential property do not exceed levels allowed under the <i>Environmental Protection (Noise) Regulations 1997</i> .	✓
Traffic Impacts		
A traffic impact statement/assessment should be prepared to address: <ul style="list-style-type: none"> • The site characteristics. • The proposal and its expected trip generation. • Parking requirements, including the design of parking areas, and any pick-up and drop-off facilities. • Existing traffic conditions and any future changes expected to the traffic conditions. 	Traffic Impact Statement has been prepared by Cardno, now Stantec.	✓

Proposed Childcare Centre, Madeley
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<ul style="list-style-type: none"> • Current road safety conditions, including a crash history in the locality. • The expected impact of the proposed development on the existing and future traffic conditions. 		
Noise Impacts		
<p>A noise impact assessment is required to address:</p> <ul style="list-style-type: none"> • Where a childcare centre is located adjacent to a noise-sensitive use, such as houses, retirement villages and nursing homes, the noise generating activities of the childcare centre, such as the outdoor play areas, parking areas and any plant and equipment, are to be located away from the noise sensitive use. • Where, due to design limitations or safety considerations, noise generating activities such as outdoor play areas are located close to noise-sensitive uses, appropriate noise mitigation is to be undertaken. • As there is now a considerable body of research that demonstrates the negative impact of inappropriate noise on child development, the design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve acceptable indoor noise levels. 	Acoustic Report has been prepared by Herring Storer.	✓

Table 4 – Planning Bulletin 72/2009 Assessment

6.0 Conclusion

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it delivers a development opportunity for the City of Wanneroo, its residents, working population and the associated government authorities that will improve the local population's access to services and amenities.

As considered in detail within the contents of the planning report, the proposal will deliver a built form outcome that respects the amenity of adjoining residential properties, ensures safe access and egress as well as enabling a use that will provide an important service for local residents.

As detailed in the assessment, the proposal has demonstrated that it is generally compliant with the relevant development requirements with any variations appropriately justified. On this basis, the support of the City of Wanneroo is warranted.

**Lot 500 (No. 67) Kingsway Road & Lot 501
(No. 39) King David Boulevard, Madeley**

Design Quality Statement – Proposed Child Care Centre

Project Ref: 1525
July 2022

Local Planning Policy 4.23 – Design Review Panel

In accordance with Local Planning Policy 4.23 (LPP4.23) the subject proposal is required to provide a Design Quality Statement addressing the 11 design principles included in LPP4.23. The table below provides an assessment of the proposed development against these design principles.

Design Principles	Design Quality Response Commentary
1. CONTEXT AND CHARACTER	
<p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</p> <p>The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.</p> <p>Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.</p> <p>Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.</p>	<ul style="list-style-type: none"> • The residentially dominant character which is applicable in Madeley has been reflected within the design of the Child Care Centre with regard to the bulk and scale of the development as well as the proposed colours and materials. • The design has responded to the existing topography of the subject site to ensure consistency with existing streetscape levels and adjoining development. • The proposed Child Care Centre has been designed to ensure the residential amenity of adjoining properties is protected with regard to noise and traffic. Further, the nature of the use is such that it will support the growing population by providing a service that allows parents to continue working whilst their children are cared for.

Design Principles	Design Quality Response Commentary
Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change	
2. LANDSCAPE QUALITY	
<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p> <p>Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.</p> <p>Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.</p> <p>Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social</p>	<ul style="list-style-type: none"> • The proposed landscaping is included as an integral part of the design of the development and has been used to frame the built form and also to improve the appearance of the development as viewed from the various streetscapes. • The selection of species includes a range of native plants which include both shrubs and trees. In general the selected species in combination with the choice of mulch over grass will ensure the development minimises its water usages. • Advanced trees are proposed adjacent to the car park, to provide attractive screening to the streetscape and shade for parked cars.

Design Principles	Design Quality Response Commentary
inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance	
3. BUILT FORM AND SCALE	
<p>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p> <p>Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.</p> <p>Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, maintains important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.</p>	<ul style="list-style-type: none"> • The building height and scale of the proposed Child Care Centre is consistent with built form of the existing locality. • The proposed built form is consistent with and is sympathetic to its local context with levels to maintain consistency with adjoining development and built form positioned to have any outdoor play areas located with as much separation to adjoining residential development as possible. • Potentially unsightly components such as the bin store have been strategically located to reduce impacts on the streetscape. • The proposed design has also carefully considered access to the site with the development orientation responding to the nominated access point.
4. FUNCTIONALITY AND BUILD QUALITY	
Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.	<ul style="list-style-type: none"> • 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.

Design Principles	Design Quality Response Commentary
<p>Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.</p> <p>Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.</p> <p>Good design accommodates required services in an integrated manner, without detriment to the overall design outcome</p>	<ul style="list-style-type: none"> • 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. • The proposed materials and colours included in the design are considered to be resilient from wear and tear whilst also remaining contemporary. In addition, the consistent use of materials and colours throughout the development will ensure alignment with the visual amenity of the existing streetscape. • Parking at the site has been allocated to both staff and parents to ensure a functional layout to best serve the needs of the development.
5. SUSTAINABILITY	
<p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</p> <p>Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating</p>	<p>It is expected that various detailed design measures at the building permit stage will incorporate elements such as energy saving appliances etc. However,</p> <ul style="list-style-type: none"> • At the development application stage, sustainability measures have been considered in the context of landscaping. In this regard the proposed native species will ensure the development minimises its water usage when operations commence. • In terms of social and economic impact, the proposed child care premises is likely to 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.

Design Principles	Design Quality Response Commentary
<p>and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.</p> <p>Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed. Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales</p>	<ul style="list-style-type: none"> Proposed materials aim to reduce thermal retention and mitigate against contribution of the development toward an urban heat island effect. Subsequently, the building remains cooler in summer and results in a reduction of electricity consumption associated with cooling.
6. AMENITY	
<p>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</p> <p>Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.</p>	<ul style="list-style-type: none"> Attaining a high level of amenity for children, nearby residents, visitors and staff have all been central to the design of the proposed Child Care Centre. The provision of expansive outdoor play areas and spacious internal areas has added to the overall amenity of the proposed Child Care Centre. The amenity of the 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 proposed Child Care Centre is 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 Principles	Design Quality Response Commentary
Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise	
7. LEGIBILITY	
<p>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</p> <p>Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.</p> <p>Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.</p> <p>Good design provides environments that are logical and intuitive, at the scale of building, site and precinct</p>	<ul style="list-style-type: none"> As previously conveyed ease of access and egress to and from the site as well as throughout the site has been a primary consideration as part of the design process. In this regard legible access points and movements throughout the site are critical. In addition to access, all entry points to the proposed Child Care Centre will be clearly visible.
8. SAFETY	

Design Principles	Design Quality Response Commentary
<p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p> <p>Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well lit, secure access points that are easily maintained and appropriate to the purpose of the development.</p> <p>Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.</p> <p>Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.</p>	<ul style="list-style-type: none"> • The design of the proposed Child Care Centre has been strategically prepared with consideration of safety for children, parents, staff and visitors. • The proposed Child Care Centre is to be constructed in accordance with the regulatory standards which ensure safety and security for occupants. • The design aspects of the proposed Child Care Centre mean that passive surveillance is facilitated to the streetscape. • The proposed car parking area is to be constructed in accordance with the relevant Australian Standards.
9. COMMUNITY	
<p>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</p> <p>Good design encourages social engagement and physical activity in an inclusive manner,</p>	<ul style="list-style-type: none"> • The proposed Child Care Centre is considered to provide a valuable service to the surrounding population. • Proposed within an existing residential neighbourhood, it is expected that the proposal will enhance community values in the area by offering a focal point for interaction between parents, staff and visitors.

Design Principles	Design Quality Response Commentary
<p>enabling stronger communities and improved public health outcomes.</p> <p>In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place</p>	<ul style="list-style-type: none"> It is expected that the proposed Child Care Centre will provide a well-needed service for the surrounding community who are likely to utilise the service considering proximity to multiple existing schools.
10. AESTHETICS	
<p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p> <p>Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.</p> <p>In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal</p>	<ul style="list-style-type: none"> The building design is contemporary yet exhibits prominent features and a mix of material selection to enhance the visual impact upon the surrounding locality. The colouring schedule and selection has been based on according with the existing residential character, to ensure that the building is appropriate and sympathetic to the visual appeal of the streetscape.
11. ACCESSIBILITY	
<p>Good design results in development which is accessible to people of all capabilities</p>	<ul style="list-style-type: none"> The proposed development incorporates ACROD accessibility parking as part of the design to ensure it is accessible by all patrons.