

2023

DEVELOPMENT APPLICATION



LOT 1022 (NO.150) ST ANDREWS DRIVE, YANCHEP

**PROPOSED CHILD CARE PREMISES
CITY OF WANNEROO**



Name	Position	Document Revision	Date
	Town Planner	Planning Report	15 October 2023

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1.0 INTRODUCTION

CF Town Planning & Development acts on behalf of Germano Designs and the landowners as their consultant town planners and hereby prepare the following report in support of an Application for Development Approval for the construction of a new child care premises on Lot 1022 (No.150) St Andrews Drive, Yanchep ('subject land').

This report provides details regarding the following:

- Site details;
- Proposed development
- Technical information from specialised consultants (i.e. acoustic report & traffic impact statement);
- Planning considerations; and
- Provision of justification in support of the proposed development, addressing the relevant planning framework.

In light of the above, we respectfully request the City of Wanneroo's favorable consideration and conditional approval of the application at their earliest possible convenience.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact [REDACTED]

1.1 List of Consultant Reports

The following consultant reports have been prepared in support of this development application:

- i) Traffic Impact Statement from KCTT;
- ii) Acoustic report from Herring Storer Acoustics;
- iii) Stormwater plan from VPE Consultants;
- iv) Bushfire Attack Level (BAL) report from WABCA Group; and
- v) Waste management plan (WMP) from CF Town Planning & Development.

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Planning & Development Consultants

2.0 BACKGROUND & PURPOSE

Lot 1022 is situated within the Yanchep locality, in close proximity to the future Yanchep Activity Centre and has been recently created as part of the subdivision of a large landholding. It should be noted that the subject land forms part of an area that is experiences further growth and development as part of the expansion of the Perth Metropolitan area.

Given the location of the subject land at the periphery of the Perth Metropolitan area and the early stage of the development of the Yanchep Activity Centre, there is limited access to infrastructure and key nodes to service the area (i.e. limited public transport services, absence of a commercial hub and limited community facilities). It should be noted that the future development of the Yanchep Activity Centre will include the construction of a train station along the northern corridor of Metronet. Notwithstanding this, the land comprises convenient access to the following:

- A regional road network (i.e. Yanchep Beach Road and Marmion Avenue);
- A primary school (i.e. Yanchep Rise Primary School);
- The future Yanchep Activity Centre;
- A large residential catchment comprising low and medium density type developments; and
- Various public open space reserves, including the adjoining golf course.

This application proposes to construct a new child care premises on the subject land to provide a vital service to the residents within the area, which currently lacks such services.

It is significant to note that the proposed child care premises has been designed to be mindful of the low density built form character of the area and to comprise a consistent bulk and scale associated with the club house on the adjoining golf course.

Accordingly, approval under the City of Wanneroo's current operative District Planning Scheme No.2 (DPS No.2) is hereby requested.

3.0 LAND DESCRIPTION

As previously mentioned, Lot 1022 on Deposited Plan 423831 on Certificate of Title Volume 4036, Folio 491.

The land is owned by MAC Homes (Sun City) Pty Ltd (see Appendix 1 – Certificate of Title).

4.0 LOCATION

The subject land is located centrally within the Yanchep locality adjoining the western side of the Sun City Country Club golf course, adjacent, the Yanchep Activity Centre and approximately 670 metres south-west of the new Yanchep train station currently under construction. The land is also located 1.2 kilometres north of Yanchep Beach Road and 1.6 kilometres east of Marmion Avenue (see Figure 1 – Location Plan).

As previously mentioned, the area comprises limited services and is located within an area that is experiencing growth (i.e. expansion of the Perth Urban Area). As part of this growth, the subject land will contain access to a large residential catchment and a future Activity Centre. Given this, the proposed child care premises on the subject land will provide a much needed service to the surrounding area.

The subject land is located within the municipality of the City of Wanneroo.

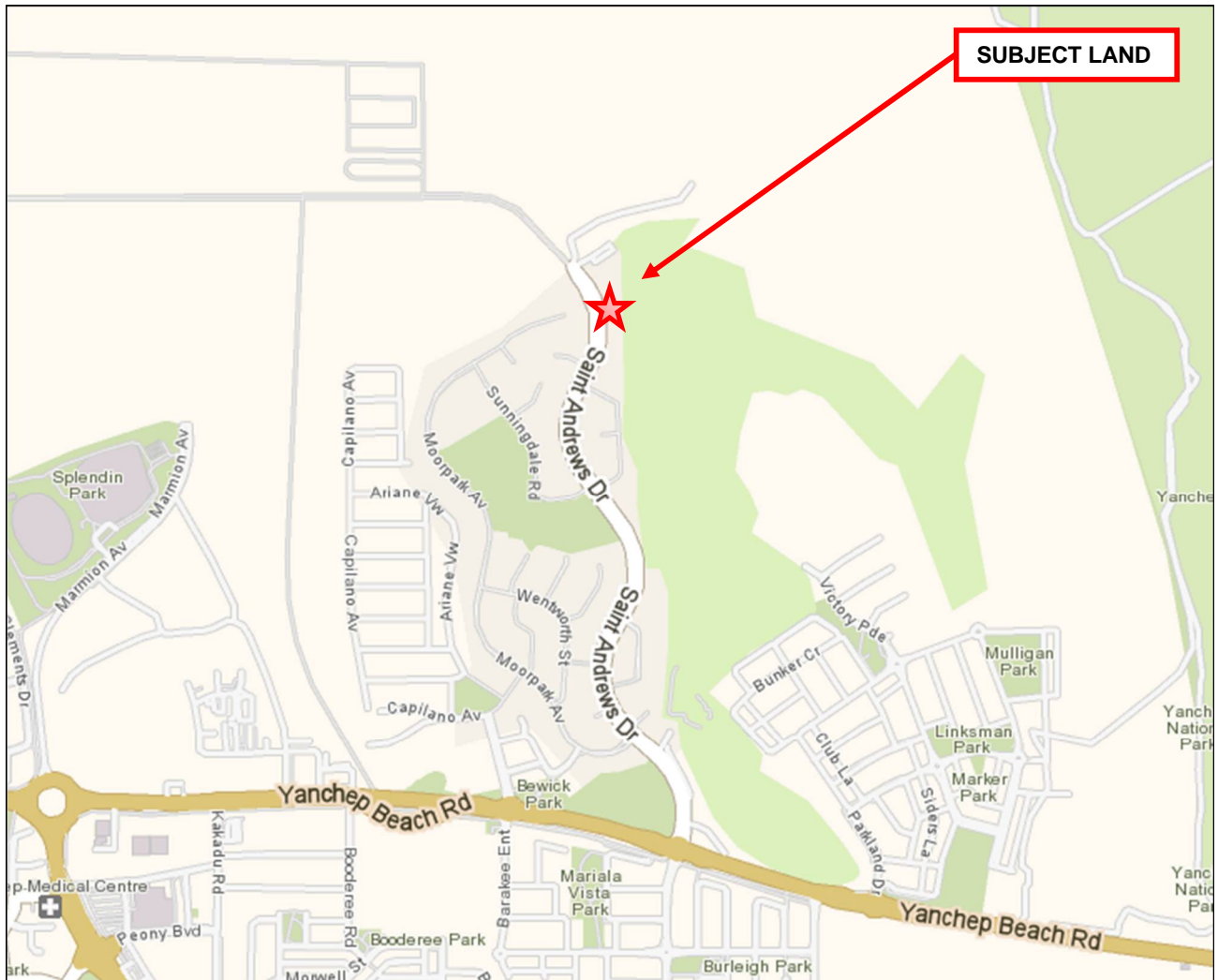


Figure 1 – Location Plan

5.0 PHYSICAL CHARACTERISTICS

5.1 Property Details

Lot 1022 is irregular in shape, comprises an area of 2,062m², has frontage to St Andrews Drive along the land's western lot boundary and a golf course along its eastern lot boundary.

The subject land comprises a fall in natural ground levels (NGL) from 37.04 metres along the land's

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northern lot boundary to 35.18 metres along the land's southern lot boundary, which represents a fall in NGL down/across the site of 1.86 metres (see Site Development Plan – Site Feature Survey). It should be noted that retaining walls have been constructed along the land's southern lot boundary with adjoining Lot 1021 as part of the subdivision works that also created Lot 1022.

Lot 1022 is currently vacant/unused land and does not comprise any physical improvements or vegetation as a result of the recent subdivision works to create the land (see Figure 2 – Aerial Site Plan). In addition, the verge area abutting the subject land does not comprise any street trees, with the adjoining northern property containing various large mature trees along the boundary with Lot 1022 that will provide shade over the proposed external play area (see Figure 2).



Figure 2 - Aerial Site Plan

5.2 Character of Locality

The subject land is located within the northern extremities of the Perth Metropolitan area, which is experiencing growth and expansion, along with a mixture of existing residential developments that form part of the older/established Yanchep area. Given this, the built within the area is mixed in terms of age and architectural style but is generally reflective as being residential in nature.

Given the growth of the area, there is a mixture of dwelling typology, which include single, grouped

and multiple dwellings. The scale of these residential developments are both single and two (2) storey (see Figure 3).



Figure 3 – Existing residential built form along St Andrews Drive.

Following an investigation of the area and a review of development activity, it is observed that new developments along St Andrews Drive includes a two (s) storey multiple dwelling development that comprises an outlook over the adjoining golf course reserve (see Figure 4). This adds to the diversity of housing within the area, which was historically single dwellings. Furthermore, the materiality of the area varying from the older face brick/pitch roof type development to a more modern use of materials (i.e. renders, stone cladding, skillion roofs etc.).



Figure 4 – The recently constructed residential development on the adjoining southern property is modern and comprises a good outlook over the adjoining golf course.

It should be recognized that given the land's proximity of the future Yanchep Activity Centre that the area will continue to undergo a significant change in character and built form that reflects greater intensification of development.

In addition to the residential development, the subject land abuts the Sun City Country Cub golf course and club house (see Figure 5).



Figure 5 – The adjoining golf course and club house.

As outlined earlier in this report, the subject land is currently vacant and the proposed child care premises will offer good connectivity and activation along the adjoining public road and adjoining golf course. The built form of the proposed building is modern, attractive, will provide an element of visual interest along when viewed from the public realm and will enhance the streetscape.

It is considered reasonable to conclude that the character of the locality and the local streetscapes within this part of the Yanchep locality is varied in terms of the built form and land uses and does not reflect any specific character or form. Furthermore, it is recognized that the area is currently in a transitional period of development to reflect the expanding urban area and nearby Activity Centre.

In light of the above, it is contended that the proposed construction of new child care premises on the subject land is consistent with the existing development emerging within the immediate area and is unlikely to have a negative impact on the existing character and amenity of the local streetscape.

5.3 Essential Services

The subject land is served by an extensive range of essential service infrastructure including power, water, reticulated sewerage, stormwater drainage, gas and telecommunications (see Figure 6).

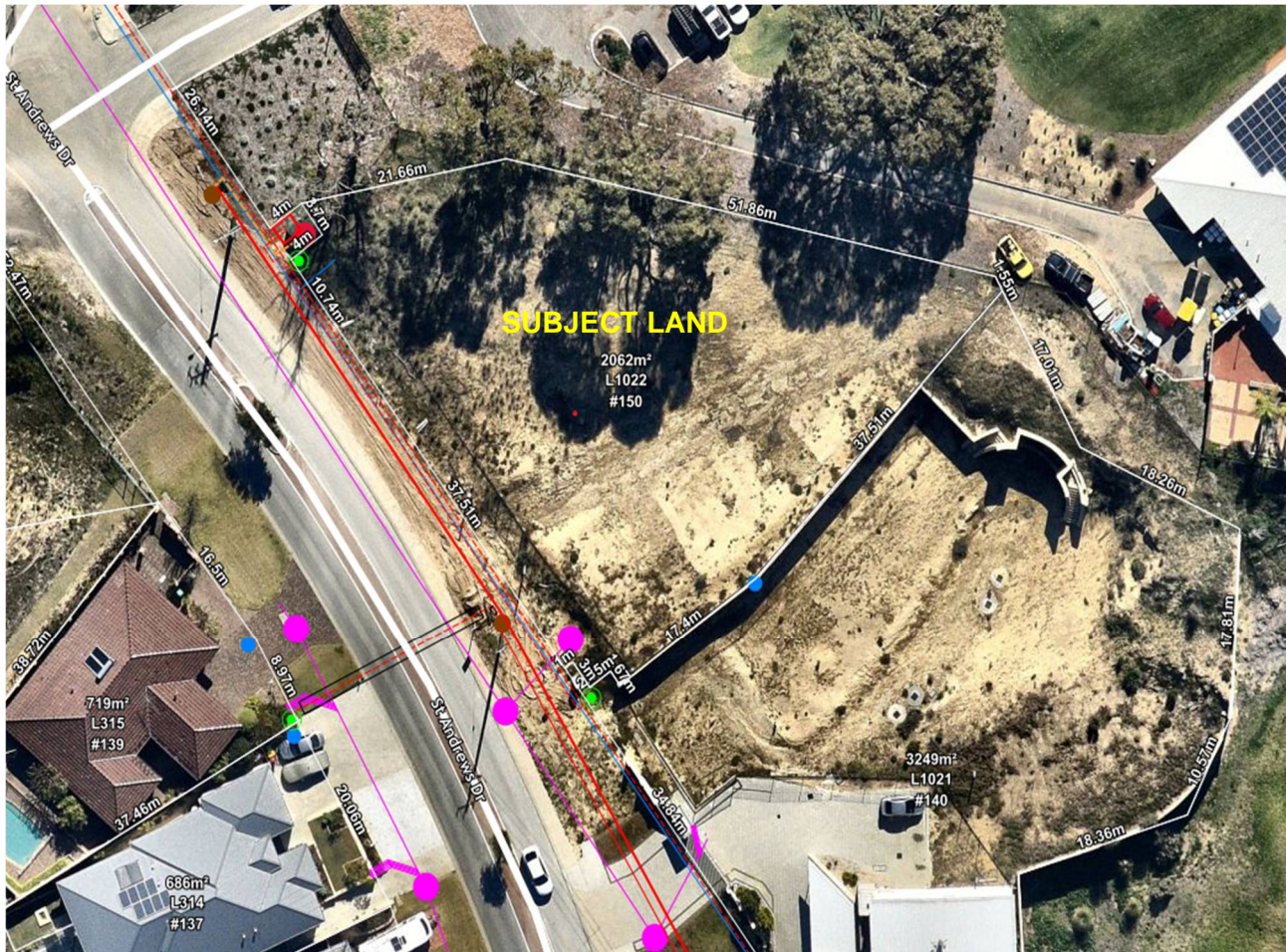


Figure 6 – The existing services in and around the subject land. Services include water, sewerage, electricity and telecommunications. The site is also well serviced with a pedestrian path network that provides good connection with the surrounding area (MNG Mapping).

Given the early stages of the development of this part of Yanchep, there is limited access to public transport. Notwithstanding this, the subject land is located approximately 670 metres south-east of the future Yanchep train station which is currently under construction (see Figure 7). It is envisaged that once the train station is completed that a more comprehensive bus network will become more available within the area.

In addition to the above, the area is supported by a good pedestrian path network which will enable local residents to walk to the proposed child care premises on the subject land. It is contended that the access to the pedestrian path network and the future train station will provide an alternative mode of transportation for staff and patrons to the child care premises to ca usage.

The subject land is well served by an efficient local and district road network with convenient access to the Yanchep Beach Road and Marmion Avenue.



Figure 7 – The proposed Yanchep train station (Metronet)

5.4 Existing Land Use

As previously mentioned, the subject land is currently vacant/unused and does not comprise any physical improvements as a result of the recent subdivision works.

Existing uses in the immediate locality are broadly described as follows:

- North: The vehicular entrance driveway for the Sun City Country Club golf course, with low density residential development (i.e. single dwellings) beyond;
- West: The St Andrews Drive road reserve with low density residential development (i.e. single dwellings beyond);
- East: The Sun City Country Club golf course; and
- South: medium density residential development (i.e. multiple dwellings) (see Figure 2 – Aerial Site Plan).

6.0 DEVELOPMENT PROPOSAL

This application seeks the City of Wanneroo's development approval for the construction of a new child care premises on the subject land to service the surrounding community and future Yanchep Activity Centre. The key details of the proposed works include the following:

- i) Construction of a new single storey building comprising a total floor area of 675.56m²;
- ii) Provision of an outdoor play area in support of the child care premises comprising an area of 672.99m². It should be noted that the prospective operators of the child care premises have yet

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to be confirmed and therefore a design layout of the playground area is not yet available at this early stage. Notwithstanding this, any future playground design will include shade structures and vegetation (trees) to provide protection from the elements over the playground area. Once an operator has been appointed, a playground plan will be prepared and lodged with the City of Wanneroo for review before completion of the development;

- iii) Construction of twenty one (23) on-site car parking bays and two (2) on-street car parking bays (i.e. a total of 25 bays) to support the proposed development on the land. Access for the on-site car parking bays will be via a new two-way crossover along the land's St Andrews Drive frontage;
- iv) Construction of a bin storage area to service the development. The bin store will be screened from the being visible from the public realm;
- v) Installation of landscaping (including mature trees and required deep soli zones) throughout the development. An indicative landscaping plan has been prepared for now, with a more comprehensive landscaping plan to be prepared by a qualified landscaping consultant and lodged with the City prior to the submission of a building permit; and
- vi) Construction of a visually permeable fence along the land's street frontage.

The external facade of the proposed new development will be constructed using high quality finishes (i.e. varying materials and colours) (see Figure 8). It is envisaged that the proposed development on the land will enhance the streetscape, will improve activation and the extent of passive surveillance over St Andrews Drive.



Figure 8 – The façades of the new building will adopt varying materials, colours and landscaping to provide an element of visual interest and articulation.

The proposed development will also comprise a defined entry along the land's St Andrews Drive frontage, with direct connection to the existing pedestrian path network within the adjoining road reserve. This will provide for connections between the child care premises and the residential area.

As previously mentioned, an operator has yet to be appointed for the child care premises. As such, there are no details of advertising signage. Any proposed signage (once an operator has been appointed) will therefore be the subject of a separate development application to be lodged with the City of Wanneroo if required.

Copies of the proposed site development plans and building elevation drawings are provided herewith for review and consideration by the City (see Appendix 2 – Site Development Plans).

Operating Details of Child Care Premises

The proposed child care premises will provide a much needed service to the local community and would support the employees of the nearby future Yanchep Activity Centre and the growing residential area. The proposed use is similar to other existing child care premises established in the Perth Metropolitan Area that are constructed within residential areas with good access to an efficient road network.

Details of the proposed child care premises use are summarized as follows:

- Operating hours for the child care premises will be Monday to Friday 6.30am to 7.00pm (the outdoor play will not be used before 7am);
- In addition to the above point, the 6.30am start time will cater for parents to drop children off on the way to work (in particular those parents that may work within the future Activity Centre). This will allow for the child care premises to provide a service to cater for working family members or the future residents within the estate or the employees of the various businesses that will be established within the Yanchep Activity Centre;
- The child care premises will be serviced by fifteen (15) staff members at any one given time; and
- The maximum number of children at any one given time is ninety two (92). This figure consists of the following breakdown:
 - 0 to 2 years – 12 children
 - 2 to 3 years - 40 children
 - 3 to 5 years - 40 children

7.0 STATUTORY CONSIDERATIONS

7.1 Metropolitan Region Scheme

The subject land is currently classified 'Urban' zone under the Metropolitan Region Scheme (MRS) (see Figure 9 – MRS Map). It should be noted that the zones and reservations prescribed by the MRS are broad categories only that are intentionally not precisely defined or limited in order to enable a flexible approach to town planning. The following definition is provided as a guide to its stated purpose/s in the MRS:

"Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

The proposed development and use of the land for child care premises purposes is considered to be consistent with the defined intent of its current 'Urban' zoning classification under the MRS and has scope to be approved.

In addition to the above, the subject land abuts land reserved as 'Private' (recreation) under the MRS and is located in close proximity to a large area zoned 'Central City' zone (i.e. Yanchep Activity Centre) under the MRS (i.e. future Yanchep Activity Centre).

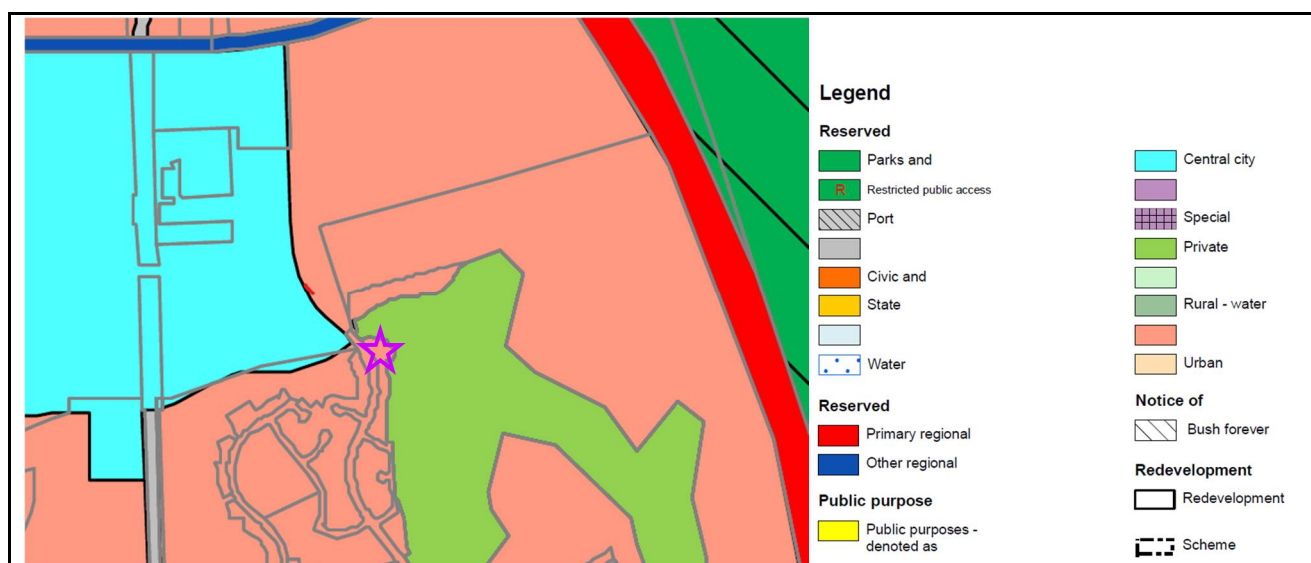


Figure 9 – MRS Map

7.2 City of Wanneroo District Planning Scheme No.2

The subject land is classified 'Residential' zone under the City of Wanneroo's current operative District Planning Scheme No.2 (DPS No.2) with a density coding of R40 (see Figure 10 – Scheme Map). Lot 1022 is also located within the Agreed Structure Plan Area No.43 entitled 'Yanchep-Two Rocks District Structure Plan No.73'.

In addition to the above, a Detailed Area Plan (DAP) entitled 'Sun City – Lot 122 (No.140) St Andrews Drive, Yanchep' has been prepared and includes the subject land. The DAP provides a number of development standards that is more reflective of a residential type development and not a child care premises.

Part No.6 of the City's DPS No.2 entitled 'Terms Referred to in Scheme' provides the definitions for the various uses that would apply to this application. Table 1 below provides an overview of the land use definition and permissibility within the zone, as prescribed under Table 1 ('Zoning Table') of DPS No.2, which will apply to the subject land:

Table 1– Land Use & Permissibility

LAND USE	DEFINITION	USE PERMISSIBILITY
Child Care Premises	<p><i>means premises where —</i></p> <p>a) <i>an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or</i></p> <p>b) <i>a child care service as defined in the Child Care Services Act 2007 section 4 is provided;</i></p>	<p><i>Discretionary ("D") use, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval</i></p>

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It is contended the proposed development and use of the land as depicted in this application falls comfortably within the aforementioned land use definition and permissibility prescribed in the City's DPS No.2'.

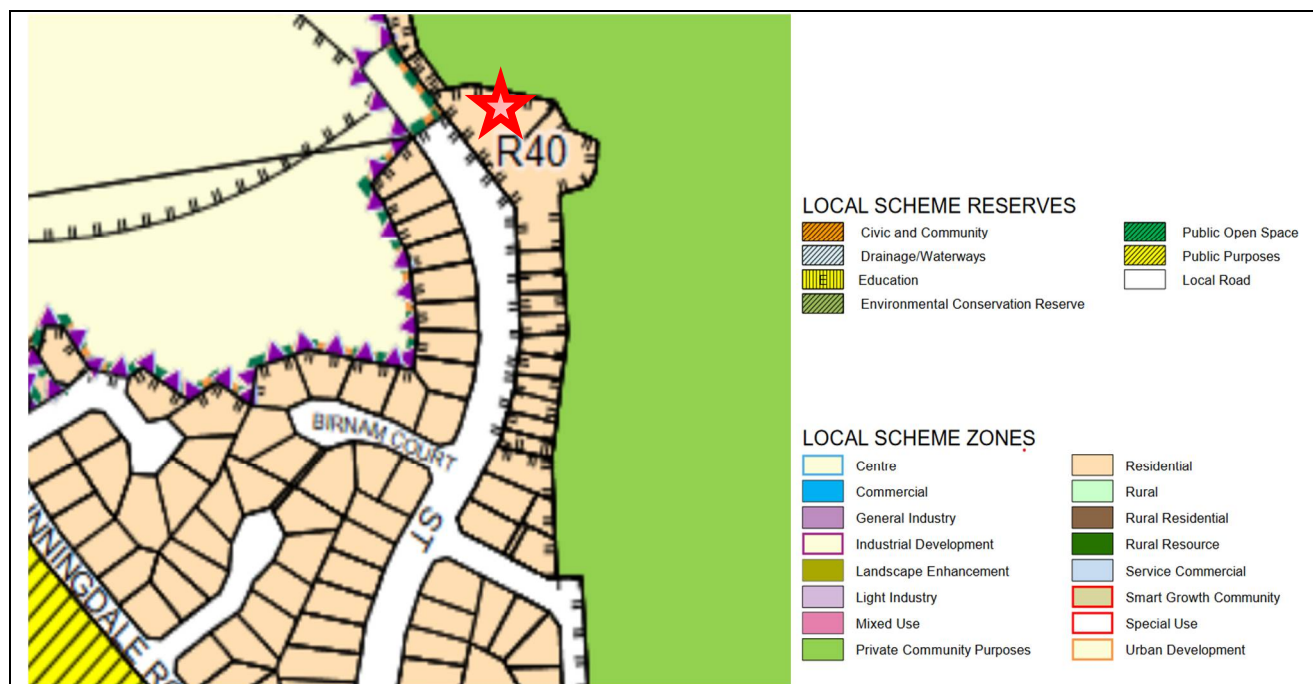


Figure 10 – City of Wanneroo DPS No.2 Scheme Map

The Stated objectives of the 'Residential' zone within the City's DPS No.2 is as follows:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

It is contended the proposed development and use of the subject land for the purpose of a 'Child Care Premises' is consistent with the objectives of the land's current 'Residential' zoning classification in DPS No.2 for the following reasons:

- It will provide a diversity of land uses within the zone and will service the nearby residential area and future Activity Centre;
- It will comprise a high quality design, built form that will enhance the local streetscape;
- It is consistent with other similar child care premises developments located within the residential area that services the community; and

- The proposed uses on the land will complement and is compatible with the existing/future residential developments within the immediate locality.

7.3 City of Wanneroo Local Planning Policy No.2.3 – 'Child Care Centres'

The purpose of the City of Wanneroo's Local Planning Policy No.2.3 is to guide developments of child care premises and ensure that they are appropriately located/designed to be safe and minimise land use conflicts.

The locational criteria prescribed within the Policy outlines that such uses should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings. The proposed new child care premises on the subject land is located abutting a large golf course and therefore reflects the locational criteria prescribed within the Policy.

In reviewing the Policy, the proposed child care premises on the subject land has been designed to have due regard to the developments standards prescribed within the Policy. This will be outlined further within this report under the section entitled 'Development Standards'. In assessing this application against the Policy, the following comments are provided to assist with the consideration of the application:

- The subject land is located abutting a large golf course and in close proximity to the future Yanchep Activity Centre;
- The subject land comprises adequate land area to accommodate the building, play areas and on-site car parking;
- The design of the proposed building is sympathetic to the existing residential developments within the immediate area, including the modern multiple dwelling development on the adjoining property;
- The proposed development addresses the various development standards in regard to setbacks, site coverage and building height. This will be outlined further within this report;
- Landscaping has been provided throughout the development to provide for sufficient canopy coverage, reduce the impact of heat generated and assist with enhancing the appearance of the development when viewed from the street; and
- The proposed development will comprise sufficient on-site car parking bays to accommodate the demand generated by the use.

As previously mentioned, the hours for the proposed child care premises on the subject land will be Monday to Friday 6.30am to 7.00pm. Justification in support of the additional operating hours is addressed further within this report under the section outlining Western Australian Planning Commission's (WAPC's) Planning Bulletin No.72/2009.

7.4 WAPC Planning Bulletin No.72/2009 - 'Child Care Centres'

The Western Australian Planning Commission's (WAPC's) Planning Bulletin No.72/2009 entitled 'Child Care Centres' provides guidance to decision makers, developers and the broader community regarding the various matters required to be considered when planning for the development and use of child care centres. The objectives of this Planning Bulletin are to:

- a) *locate child care centres appropriately in relation to their surrounding service area;*
- b) *minimise the impact a child care centre has on its surrounds, in particular on the amenity of existing residential areas;*
- c) *minimise the impact the surrounds may have on a child care centre; and*
- d) *consider the health and safety of children attending the child care centre within the confines of the planning system.*

It is contended that the proposed child care premises on the subject land is consistent with the objectives of Planning Bulletin No.72/2009 for the following reasons:

- i) It is well located in terms of access to a local and district road network to allow for improved access and minimizes any impacts on the surrounding residential area;
- ii) It is located adjacent the future Yanchep Activity Centre, which include a tram station and large commercial areas;
- iii) It will provide a much needed service in the Yanchep locality and will have significant benefits to the local community;
- iv) It will support the future growth (both commercial and residential development) within the immediate area;
- v) It is a community type use that is commonly located within close proximity and within residential areas;
- vi) The proposed development has been designed to comprise a layout that will ensure a safe environment for children attending the centre; and
- vii) The traffic movements generated by the centre will not be excessive and will not have a detrimental impact on the surrounding road network.

The application proposes that the operating hours for the child care centre will be Monday to Friday 6.30am to 7.00pm, which is contrary to the hours prescribed within the Bulletin. Justification in support of this non-compliant aspect is provided below.

Hours of Operation

The application proposes that the operating hours for the child care centre will be Monday to Friday 6.30am to 7.00pm in lieu of the prescribed operating hours stated within the Bulletin of 7.00am to 7.00pm on weekdays. As such the application proposes to operate 30 minutes more during the morning period on weekdays. The following justification has been provided in support of the addition operating hours for the City's consideration:

- i) The proposed extension to the operating hours (i.e. 30 minutes in the morning) is considered minor and will not have an adverse impact on the amenity of the immediate locality;
- ii) Whilst the centre will accommodate for working parents to drop children off before 7am, the play areas could be limited so as to not be used until after 7am to reduce any adverse impacts on the surrounding area;
- iii) The subject land is located within a growing residential area and within close proximity to the future Yanchep Activity Centre (i.e. employment node). The additional start time will cater for

parents working within the Activity Centre to drop children off on the way to work;

- iv) It is likely that the future commercial developments within the immediate area are likely to commence trade before 7am. Given this, the earlier starting time for the child care premises on the subject land will not adversely impact the amenity of the surround area;
- v) A review of previous decision made by various local governments and the Development Assessment Panels for similar developments has identified that the starting time of 6.30am has been supported where there is merit. Given the location of the subject land within close proximity to the Activity Centre and adjoining a golf course, it is contented that this application has merit; and
- vi) In addition to the above point, an acoustics report has been prepared by Herring Storer Acoustics in support of the application reviewing the noise generated by the child care premises commencing operation at 6.30am.

In light of the above, the proposed operating hours have merit and may therefore be supported.

7.5 State Planning Policy No.5.4 – ‘Road & Rail Noise’

The subject land is not located in close proximity to any key regional roads or railway lines (see Figure 11 - PlanWA). As such, the application does not need to address State Planning Policy No. 5.4 in terms of road and rail noise.

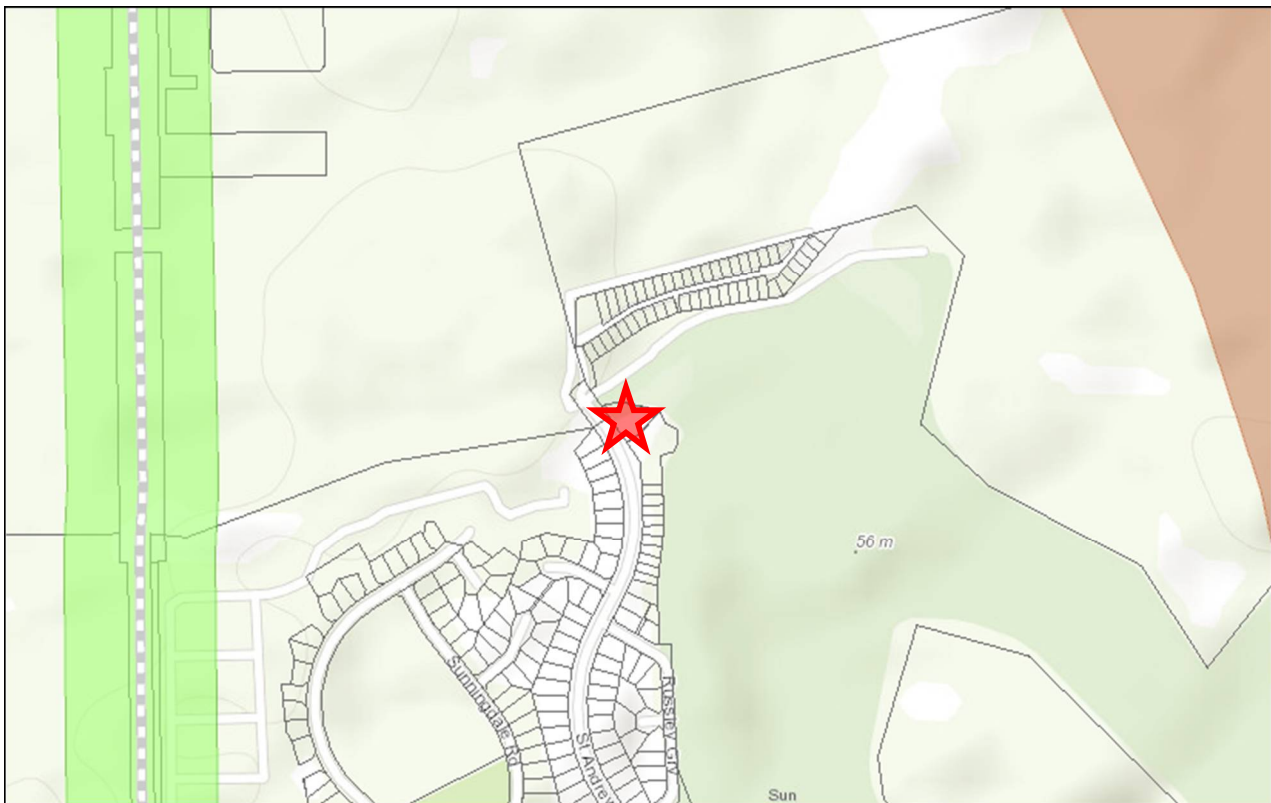


Figure 11 – Road Noise (PlanWA)

7.6 Bushfire Prone Areas

The subject land has been identified by the Department of Fire & Emergency Services (DFES) as being located within a designated 'bushfire prone area' (see Figure 12).

A Bushfire Attack Level (BAL) report has been prepared by WABCA in support of the application for the review and consideration by the City of Wanneroo. The report concludes that the Bushfire Attack Level is Low.

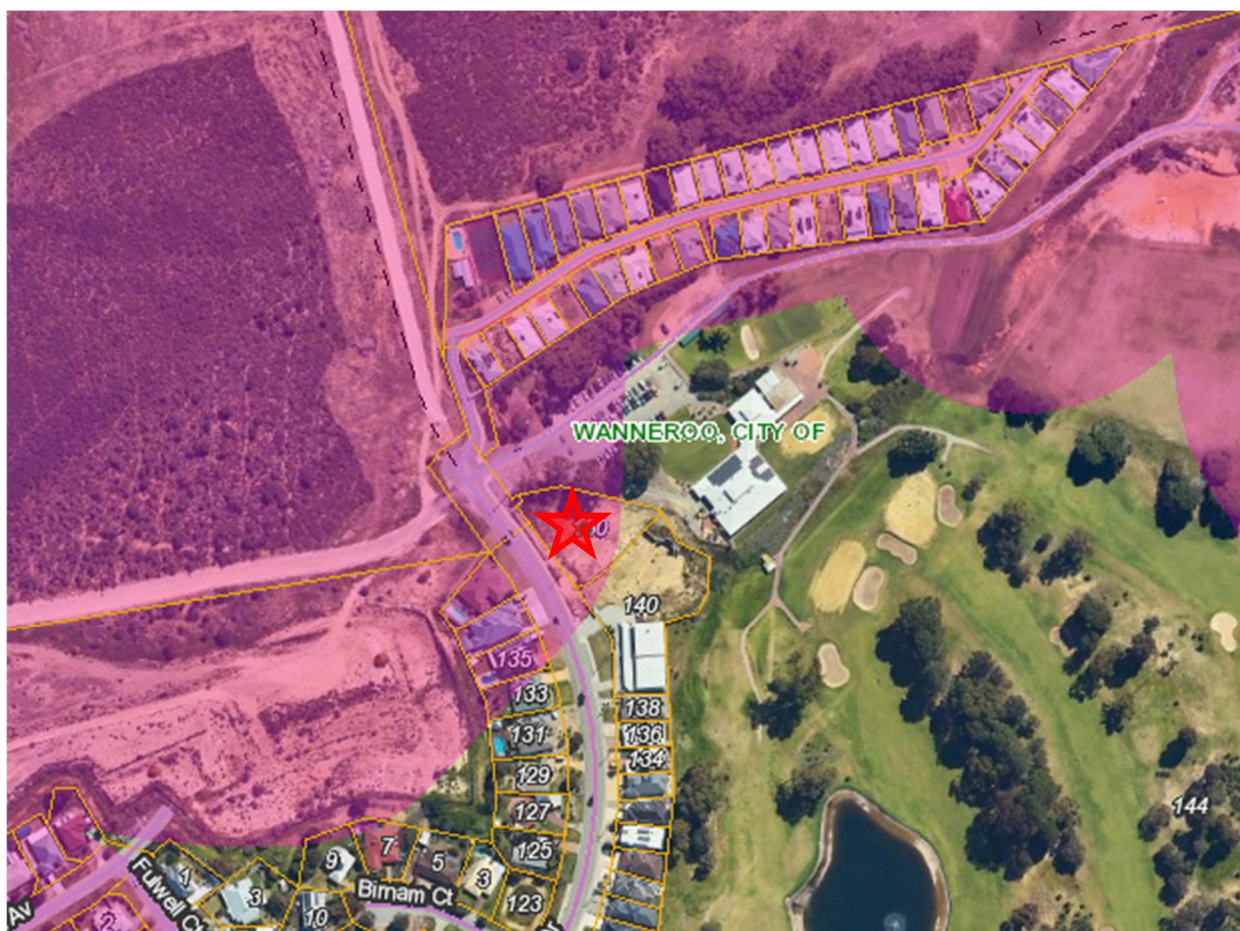


Figure 12 – DFES Bushfire Mapping

7.7 Contaminated Site Investigation

A search of the site under the contaminated sites register has revealed that the land does not have any contamination (see Figure 13). In addition, the subject land is not impacted by floods plains and/or Bush Forever site (Note: Contaminated sites are identified in purple);

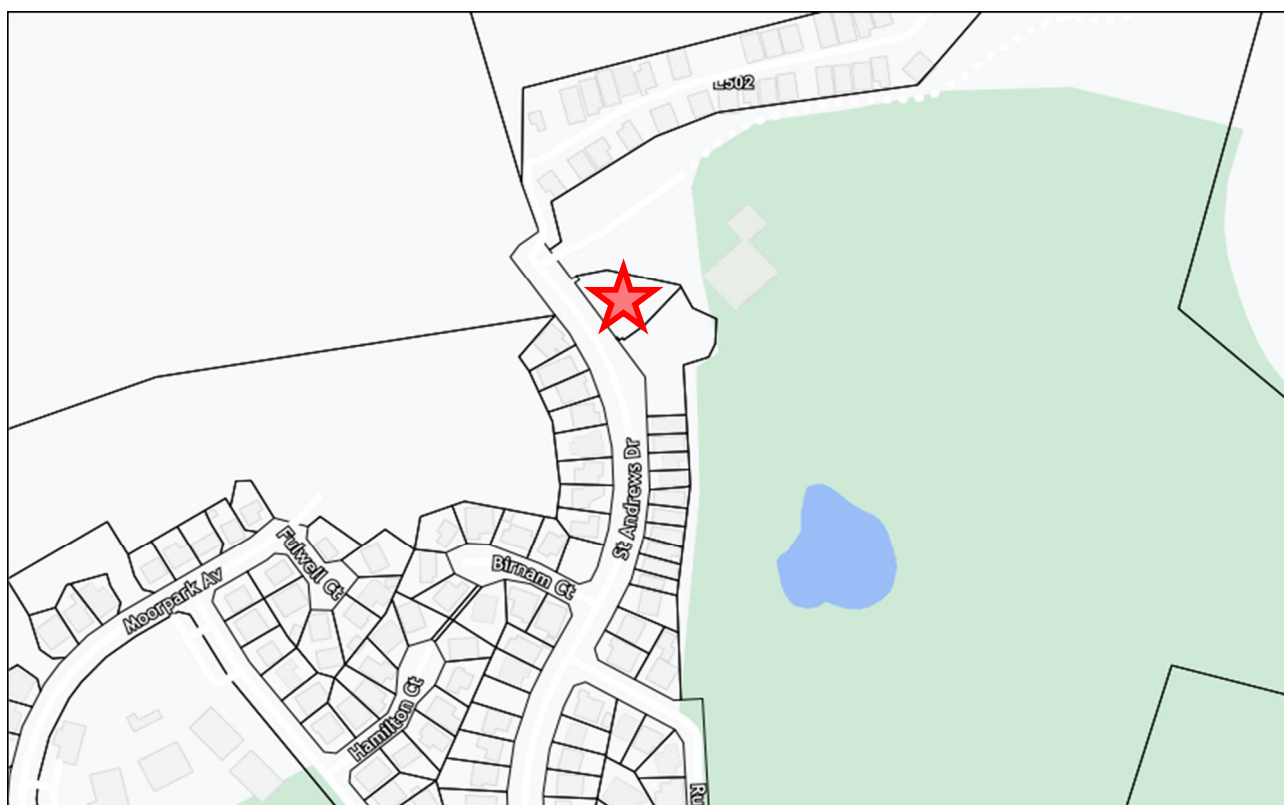


Figure 13 – Contaminated Site Mapping (MNG Mapping)

7.8 State Planning Policy No.7.0 - 'Design of Built Form Environment'

The following table provides responses to the 'design principles' outlined with the Western Australian Planning Commission's State Planning Policy No.7.0 for consideration by the City of Kwinana.

Table 2 – Design Principles

DESIGN PRINCIPLE	RESPONSE
<p><u>Context and character</u></p> <p><i>"Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place."</i></p>	<ul style="list-style-type: none"> A review of the immediate locality has identified that the character within this part of the Yanchep locality varies, with parts still be undeveloped. The mix of development is older low density residential development, with more recent medium density residential development and the large adjoining golf course (see Figure 3, 4 & 5). It is also recognised that the land is in close proximity to the future Yanchep Activity Centre, which will include more intense development in the near future. In light of the above, it is contended that the built form of the proposed child care premises on the subject land is consistent with the current built form within the immediate area and will reflect the future anticipated development of the Activity Centre. The proposed building has been designed to provide a modern appearance with the use of varying materials to harmonise with the nearby residential area and will reflect the future commercial development within the area.

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	<ul style="list-style-type: none"> The proposed development and land use will provide a vital and much needed service within this part of the Yanchep locality.
<p><u>Landscape quality</u></p> <p><i>“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.”</i></p>	<ul style="list-style-type: none"> A review of the subject land has revealed that there is no vegetation on the site due to the recent subdivision works. Given this, the proposed development will include the planting of new trees throughout the site. This is a far better outcome to the current situation on the land. The adjoining northern property (i.e. golf course) comprises a number of large mature trees along the boundary with Lot 1022, which will provide an element of shade over the proposed outdoor play area. The landscaping to be provided within primary street setback area will assist with softening the appearance of the development when viewed from the street and assist with on-site drainage. A variety of vegetation is proposed, ranging from shrubs to trees and sufficient space is allowed for trees to grow to a sufficient size to provide adequate tree canopy cover of the site for the benefit to the local community and the environment in general. This has been depicted within the indicative landscaping plan prepared in support of the application. The planting of trees within the car parking areas will assist with providing shade and reduce the extent of heat generated by the hardstand area. A landscaping plan and a playground plan will be prepared by a qualified consultant for the City’s review following the issuance of any development approval. The playground layout will reflect the requirements of the Child Care Services (Child Care) Regulations 2006. The landscaping will provide adequate deep soil zone to accommodate substantial tree growth, therefore allowing for adequate shading and the creation of a comfortable environment.
<p><u>Built Form and scale</u></p> <p><i>“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.”</i></p>	<ul style="list-style-type: none"> The proposed development comprises a varying front setback and the use of varying materials/colours along the front façade to limit any impacts the development may have on the streetscape and will not detract from the desired built form character of the streetscape along St Andrews Drive and the nearby residential streets. In addition to the above point, the development will locate openings (windows) overlooking the adjoining street and the main entry point to the front of the development. Furthermore, the outdoor play area will be located abutting the adjoining golf course. This will provide activation of the development along both the street and the golf course, assisting with improved passive surveillance of the street. Adequate separation has been provided between the building associated with the child care premises and any existing/future residential development of the surrounding properties. The proposed development will be of a single storey nature, which is common within the immediate area.
<p><u>Functionality and build quality</u></p> <p><i>“Good design meets the needs of users efficiently and</i></p>	<ul style="list-style-type: none"> The design of the child care premises is considered to be functional, with the internal layout being designed to meet the needs of the future operator and patrons (children).

<p><i>effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle."</i></p>	<ul style="list-style-type: none"> • In addition to the above point, the development has been designed to satisfy the statutory requirements for the child care centre (i.e. Child Care Services (Child Care) Regulations 2006), including the required internal and external area to accommodate the proposed number of children attending the venue. • The development will include the use of robust materials and construction methods that will comprise a long life cycle. • The development will comprise an entry point (pedestrian access path) that provides a clearly definable entry and a sense of place for the future patrons to the child care premises. This also allows for a link to the existing pedestrian network within the adjoining road reserve to encourage walking. • The landscaping provided within the external play area will assist with providing some shadowing of the development during the summer months (to provide protection from solar heating) and softening the appearance of the development when viewed from the public realm or the adjoining properties. This includes placing trees within the car parking area to provide shading.
<p><u>Sustainability</u></p> <p><i>"Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes."</i></p>	<ul style="list-style-type: none"> • The proposed development has been designed to obtain access to both natural light and ventilation (in particular the outdoor play areas), which will assist with reducing running costs of the child care premises. • The use of landscaping within the front setback area will assist with providing adequate shading during the hot summer months. The landscaping will also assist with filtering the sun during the summer periods. • Adequate landscaping will be provided to accord with water-sensitive design, provide natural shading during the summer months and provide adequate greenery to benefit the development. This includes the installation of new mature trees on the land to provide shading and reduce the 'heat island effect.' • The location of windows along the street facade of the building will provide for improved connectivity between the public and private realms that will assist with social interaction and good passive surveillance. • Large parts of the external play area will be located along the northern side of the development to obtain access to the northern winter sun. This will also allow for the winter sun to penetrate the internal active spaces of the building. • The proposed development on the subject land will also provide for improved connectivity and passive surveillance over the street and the adjoining golf course. • The proposed development will provide a vital community service within this part of the Yanchep locality and within close proximity to the future Yanchep Activity Centre. • The development have access to nearby pedestrian path network which will assist with reducing motor vehicle dependency and provide for alternative methods of transportation to motor vehicle usage. In addition, the future Yanchep train station will provide access to public transport and therefore also for another alternative means of transportation.
<p><u>Amenity</u></p> <p><i>"Good design optimises internal and external amenity for occupants, visitors and</i></p>	<ul style="list-style-type: none"> • The development has been designed to meet the needs of the operator and to achieve the requirements prescribed statutory requirements associated with the running of a child care premises.

<p><i>neighbours, contributing to living and working environments that are comfortable and productive.”</i></p>	<ul style="list-style-type: none"> • The design layout also include easy connection/access between the internal and external play areas for the children. In addition, the key administrative areas have been located so they do not adversely impact the children’s active spaces. • Windows have been provided along the front façade of the building to promote passive surveillance of the street. Furthermore, the building will have a good outlook over the vehicular access area and car parking. The windows will also allow for effective connectivity with the public realm. • The development has been designed to allow for easy access for both the staff and parents attending the development.
<p><u>Legibility</u></p> <p><i>“Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.”</i></p>	<ul style="list-style-type: none"> • The proposed development is legible in that it provides a defined entry point from the car parking area and along the street frontage of the development. • The development will comprise one (1) vehicular crossover that will provide a clear vehicle entry point for both staff and parents attending the child care premises. • The main entry into the development is located to allow for easy access, with the entry being directly from the car parking area and from the pedestrian path within the adjoining road reserve. This entry is easily distinguishable and provides designated access to one secure entry area. This design philosophy will allow for clear and easy access for parents during pick up and drop off times. • The development has been designed to establish clear definable area for pick up/drop off. This includes a clear entry point and designated car parking area to service the use. • The development will comprise a covered entry point that will provide protection from the elements.
<p><u>Safety</u></p> <p><i>“Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.”</i></p>	<ul style="list-style-type: none"> • The proposal provides multiple windows facing the street, the vehicle/pedestrian entrances to the building, the car parking area and the outdoor play areas. • The development will provide adequate security (i.e. security cameras, gates) to secure the centre after hours. • The location of windows from the child care premises over the car parking area will provide an element of passive surveillance during the day time period. • The child care premises has been designed to ensure that children will not have unsupervised access to the street. In addition, the entry foyer has been designed to ensure that parents pick up and drop of children in a safe environment and avoid the chances of a child walking into the car parking area or street without a parent. It should be noted that parents are required to sign in and out children. • The development has been designed to allow for all vehicles to entry the public street network in a forward gear. The vehicle access point comprises adequate visual sightlines to provide a safe pedestrian environment. • The development will include numerous windows and gates to avoid any opportunities for concealment or entrapment by intruders.
<p><u>Community</u></p> <p><i>“Good design responds to local community needs as well as the wider social context,</i></p>	<ul style="list-style-type: none"> • The proposed child care premises on the land will provide a vital service for working parents within the nearby future Activity Centre and will service the local residential population by providing a service within a walkable catchment.

<p><i>providing buildings and spaces that support a diverse range of people and facilitate social interaction."</i></p>	<ul style="list-style-type: none"> The development will also provide a service to the local residential community, which comprises varying demographics, including young families. The hours of operation for the child care premises will also cater for working parents that start work before 7.00am. The proposed development provides a number of windows which addresses the street to provide an active frontage and improved connectivity between both the private and public realms. This includes an outlook over the adjoining golf course.
<p><u>Aesthetics</u></p> <p><i>"Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses."</i></p>	<ul style="list-style-type: none"> Aesthetics of the proposed street facing facades includes the use of a variety of materials and renders, varied setbacks and windows of varying sizes. The proposed façade provides visual interest and an active frontage that provides a connection between the public and private realms. This includes a large front setback to reduce the overall impact on the street (i.e. along St Andrews Drive) in terms of bulk and scale. The design of the proposed development incorporates sufficient and safe pedestrian movements, whilst allowing for ease of access to various on-site facilities such as the bin storage area, administration areas and car parking. The proposed building is reflective of the scale of development within the immediate area and will not be out of character with its surroundings.

8.0 DEVELOPMENT STANDARDS

8.1 General Development Standards

The design of the proposed new child care premises on the subject land has been formulated with due regard for the relevant 'deemed to comply requirements' of the City of Wanneroo's current operative District Planning Scheme No.2 (DPS No.2) and all associated local planning policies. Any variations to the development standards will be addressed within this report.

Table 3 below provides an assessment of the proposed development to assist with the consideration of the application against the applied development standards:

Table 3 – Assessment Table

DEVELOPMENT COMPONENT	PRESCRIBED DEVELOPMENT STANDARDS	PROPOSED	COMPLIANCE
SETBACKS			
Primary street	(as per the R-Codes) Min – 1 metre Ave – 4 metres	Min – 4 metre Ave – Greater than 4 metres	Yes
Secondary street	Min – 1.0 metres	Not a corner lot	N/A
Side	As per the R-Codes	South – 2.976 metres (min) North -	Yes
Rear	As per the R-Codes	East – 1.597 metres	Yes

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GENERAL/OTHER			
Plot ratio	0.65 (1,340.3m ²)	0.32 (675.56m ²)	Yes
Open space	30% (618.6m ²)	67.23 (1,386.44m ²)	Yes
Front fencing	Visually permeable Max HT – 1.8m	<ul style="list-style-type: none"> Majority visually permeable Solid panels along the southern portion of the front fence Max height 4.1 metres in lieu of 1.8 metres. 	Does not comply: Refer to justification below.
Visual privacy	Element 5.4.1 C1.1 ('Visual privacy') of the R-Codes ('relevant 'cone of vision')	The proposed development is predominantly single storey and complies with the visual privacy provisions of the R-Codes (complies with 'cone of vision').	Yes
Storage/refuse areas	One bin store required, screened from the street	Screened bin store provided. Store is well setback from the street and screened.	Yes
Vehicle access/egress	Vehicles to return to street in a forward gear and from secondary street	All vehicles to return to local street network in a forward gear, with vehicular access being from the easement area as required.	Yes
Pedestrian access	Definable entry point from street, universal access.	The building comprises a definable entry point, provides pedestrian connection with foot path network along the street and along the internal vehicle easement area. In addition, universal access is provided.	Yes
Retaining walls & fill	As per the R-Codes (Element 5.3.7)	<ul style="list-style-type: none"> Fill within front setback area greater than 500mm from NGL (1.28m max) Fill up to southern side boundary greater than 500mm from NGL (1.28m) Retaining wall built up to southern boundary in lieu of a 1.5 metre setback. Less than 500mm 	Does not comply: Refer to justification below.
Overshadowing	35% permitted as per the R-Codes	5.96%	Yes

The following table provides written justification for those aspects of the proposed development on the subject land that does not meet the relevant 'deemed to comply requirements' of the planning framework.

Table 4 - Justification

DEVELOPMENT PROVISION	PROPOSED VARIATION TO 'DEEMED TO COMPLY REQUIREMENTS'	JUSTIFICATION
<p>R-Code Element 5.2.4 C4.1 – ‘Street walls and fences’</p> <p><i>P4 Front fences are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need:</i></p> <ul style="list-style-type: none"> • for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and • for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial. 	<p>The application proposes that the following aspects of the proposed development do not meet the ‘deemed to comply requirements’ of Element 5.2.4 C4.1 of the R-Codes:</p> <ol style="list-style-type: none"> A portion of the front fence within the front setback area will comprise an overall height of 4.1 metres in lieu of 1.8 metres; and A portion for the front fence (southern part) will comprise solid panels in lieu of visually permeable panels. 	<ol style="list-style-type: none"> The varying height of the front fence can be attributed to the slope in levels down the street and the fall in natural ground level across/down the site within the front setback area. It is noted that as part of the subdivision works to create Lot 1022, a retaining wall was constructed along the southern lot boundary of the subject land but was not continued to the front boundary. This resulted in an excess fall in levels within the front setback area. Given the above, this application proposes to extent the retaining wall along the southern boundary to the street. This has resulted in the height of the front fence (along the front boundary) to be greater than 1.8 metres from natural ground level (NGL). The matter regarding site works will be addressed further within this report. As such, the height of the front fence can be attributed to the excessive falls in NGLs within the front portion of the land (i.e. site constraint). The raised front setback area will provide a positive outcome on the street, as it will allow for a usable outdoor space for the child care premises. The purpose of the solid portion of front fencing along the southern part of the front boundary is to provide an element of protection between the child care premises and the residential development on the adjoining southern property. This fence will allow for visual privacy and acoustic protection. Despite the solid panels, a majority of the front fence is proposed to be visually permeable and will allow overlooking over the street from the child care premises. This provides for good passive surveillance and connectivity along the street. The extent of solid panels is considered to be minor and relates to approximately 7% of the front boundary. As such, it is concluded that the solid panels along the front fence will not have an adverse impact on the streetscape in terms of bulk and scale. The verge area abutting the subject land along St Andrews Drive comprises a maximum width of approximately 8.1 metres, which will assist with providing good separation between the front fence and the road pavement. Furthermore, the verge area could accommodate a new street trees to assist with enhancing the streetscape and providing additional canopy coverage. The proposed front fence will not result in any adverse impacts on the adjoining properties and/or obstruct the outlook of the adjoining properties over the street.

		<p>9. The proposed height of front fence and solid panels will not have an adverse impact on the visual sightlines associated with any driveways on the subject land and/or the adjoining properties.</p> <p>Having regard for the above it is contended that the inclusion of solid panels and the overall height of the front fence for the new child care premises on Lot 1022 will not have detrimental impact on the streetscape, will not undermine the character of the area and will not have an adverse impact on the adjoining properties. Furthermore, the proposal satisfies the 'design principles of Element 5.2.3 of the R-Codes</p>
<p>R-Code Element 5.3.7 C7.1, C7.2 & C7.3 – 'Site works'</p> <p><i>P7.1 Development considers and responds to natural features of the site which requires minimal excavation</i></p> <p><i>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</i></p> <p><i>7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1</i></p>	<p>The application proposes the following variations to the 'deemed to comply requirements' of Element 5.3.7 C7.1, C7.2 & C7.3 of the R-Codes:</p> <ul style="list-style-type: none"> i) Retaining wall/fill within the street setback areas being greater than 500mm (i.e. max of 1.28 metres) above natural ground level (NGL); ii) Retaining wall/fill along the southern side boundary comprising a maximum height of 1.28 metres above NGL in lieu of 500mm above NGL; and iii) The retaining wall along the southern side boundary comprising a nil setback in lieu of 1.5 metres. 	<ul style="list-style-type: none"> 1. The subject land is characterised by a fall in natural ground levels of 1.34 metres within the front setback along the south-western corner of the subject land. As outlined previously within this report, the need for a new retaining wall along front boundary and along the southern side boundary is a result of the subdivision works (that created Lot 1022) not constructing the retaining wall along the full length of the southern lot boundary of the subject land to the street. This resulted in an excess fall in levels within the front setback area. 2. In light of the above, the proposed retaining wall is required to secure the structural integrity of the site and to provide a more usable site. The additional area will be used as an outdoor play area for the child care premises. 3. Other than the minor portion within the south-western corner of the site, the proposed development complies with the site work requirements of the R-Codes. 4. The retaining wall will be appropriately engineered to ensure that the development on the subject land does not impact the adjoining property. Engineering details will be provided at building permit stage. 5. Despite the variation to the fill levels along the street frontages, it is contended that the retaining walls will not have any adverse impacts on the streetscape in terms of bulk and scale. It should be noted that the retaining wall heights vary and that landscaping has been included within the verge area to soften any impact the development may have on the streetscape. 6. The location of the retaining wall along the boundaries will assist with providing for the effective use of all available space and the creation of adequate/usable space. 7. The proposed development on the subject land, along with the retaining walls, meet the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes. In addition, the extent of retaining walls will not adversely impact access to light and ventilation for the existing dwellings on the adjoining properties. 8. The immediate area contains undulating topography with

		<p>excessive fall in levels. An observation of the area has identified that it is not uncommon for retaining walls to be constructed along the street boundaries that a higher than 500mm above natural ground level. As such, the proposal will not be out of character with other developments in the immediate area.</p> <p>9. That portion of the retaining wall/fill to be build up to the southern side boundary will abut a vacant/unused portion of adjoining 1021 (No.140) St Andrews Drive (see Figure 2 – Aerial Site Plan). Given this observation, it is contended that the retaining wall/fill will not have an adverse impact on any sensitive habitable spaces associated with the existing residential development located on the southern part of adjoining Lot 1021.</p> <p>Having regard for the above it is contended that the proposed retaining wall and fill excavation to be built up to the southern side boundary and within the street setback areas of the subject land satisfies the ‘design principles criteria’ of Element 5.3.7 of the R-Codes, is a result of the constraints of the land, will assist with providing a level/usable site, will not have a detrimental impact on the adjoining properties or local streetscape and may therefore be approved by the City.</p>
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8.2 On-site Car Parking & Access

The application proposed the construction of twenty three (23) on-site car parking bays and two (2) on-street car parking bays within St Andrews Drive road reserve (i.e. a total of 25 car parking bays). Furthermore, vehicular access is proposed from one (1) two-way crossover along the land's St Andrews Drive frontage.

The following car parking calculations are provided to assist the City of Wanneroo's assessment of the application and have been formulated with due regard for the parking standards prescribed under Clause 5.4 of the City of Wanneroo's Local Planning Policy No.2.3 entitled Child Care Centres'

Table 5 – Car Parking Calculations

LAND USE	PRESCRIBED PARKING STANDARD	No. OF PERSONS OR FLOOR AREA	PARKING BAYS REQUIRED
Child Care Premises	9 bays plus 1 per 8 children accommodated in excess of 54	82 children	13.6 bays
	1 bay per staff	15 staff	15 bays
Total number of on-site parking bays required for the child care premises			29 bays
Total number of on-site parking bays provided (including 2 on-street parking bays)			25 bays
Total on-site car parking shortfall			4 bay

As demonstrated by the above table, the proposed child care premises will result in an on-site car parking shortfall of four (4) car parking bays. The proposed variation to the City's on-site parking requirements is justified on the following grounds:

- i) The shortfall of four (4) on-site car parking bays is considered minor and is unlikely to have any detrimental impacts upon the existing amenity, character, functionality and safety of the immediate locality;
- ii) Given the land's location in close proximity to a future public transport network (i.e. future Yanchep train station) and an Activity Centre, it could be argued that some parents may undertake multiple tasks and attend the nearby commercial uses (when constructed in the future) whilst dropping off/picking up children. This results in a lesser demand for car parking;
- iii) The subject land is located within an established residential area which comprises a comprehensive pedestrian path network. Given this, it is contended that some parents may walk to the child care premises to drop & pick up children (i.e. walkable catchment);
- iv) The twenty three (23) on-site car parking bays and two (2) on-street bays (total of 25 car parking bays) will adequately service the needs of the proposed child care premises on the land;
- v) Access to the future Yanchep train station within the nearby Activity Centre will provide future patrons and staff of the child care premises with an alternative mode of transportation to private car usage and help alleviate some demand for on-site car parking;
- vi) A traffic impact statement (TIS) has been prepared by KCTT Consulting Engineers in support of the application. The TIS has reviewed the car parking shortfall and provides the following conclusions:
 - *The capacity of the childcare centre is 92 children. It is highly unlikely that the childcare centre would always operate at the maximum legal capacity.*
 - *The peak time for childcare centres is typically a 2-hour period. The average length of stay, as stated in NSW RTA - Guide to Traffic Generating Developments, is 6.8 minutes. Even assuming conservative 10 minutes average length of stay, the actual arrivals/departure rate of parents with vehicles is likely to be spread throughout the 2-hour peak time. The AM peak is likely to be the peak development period as most parents drop off their children before going to work, whereas the PM peak tends to be more spread out with pick up times depending on when parents' become available.*
 - *It is expected that staff would possibly cycle/walk to work.*
 - *Adolescent staff will be dropped off.*
 - *It is expected that some of patrons may be residents of the surrounding area since there are no other childcare centres within walking distance.*
- vii) The payment of a cash-in-lieu contribution for the parking shortfall is considered unnecessary in this particular instance given that the proposed development will comprise adequate car parking to satisfy the parking demand likely to be generated by the use of the land and accessibility to public transport and on-street car parking.

In light of the above justification, there is merit and scope for the City of Wanneroo to support the proposed minor shortfall in car parking proposed for the new child care premises on the subject land.

9.0 CONSULTANT REPORTS

9.1 Acoustics Report

An acoustic report has been prepared in support of the application by 'Herring Storer Acoustics' (see copy attached herewith). The report has undertaken an assessment of the noise emissions generated by the proposed development and the potential impact that noise may have on the adjoining and surrounding residential properties.

The acoustics report provides a number of recommendations for the proposed development and concludes that the proposed development is capable of operating without having any detrimental impacts on the surrounding residential properties.'

In light of the above, the acoustic report provide the following conclusion:

- i) *Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level for the day period.*
- ii) *The air conditioning condensing units, being located on the northern façade outside the reception / staff room, would also comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at the neighbouring residences. However, to achieve compliance during the night period, the air conditioning condensing units need to be installed with "low noise" night modes which reduce noise levels by a minimum of 6 dB(A).*
- iii) *It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would comply at all times.*
- iv) *Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 for the proposed hours of operation, with the inclusion of the following:*
 - 1. *Although the proposed facility would open before 7 am (i.e. during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level.*
 - 2. *The fencing to the north, as shown on Figure 5.1 in Section 5 - Modelling can be permeable / open type fencing. We note that for this development, colourbond is an acceptable fencing material.*
 - 3. *The air conditioning condensing units located on the northern façade, outside the reception / staff room. However, to achieve compliance during the night period, the air conditioning condensing units are to be installed with "low noise" night modes which reduce noise emission by a minimum of 6 dB(A).*
 - 4. *As the air conditioning has not been design at this stage, it is recommended that the design be reviewed / assessed to ensure compliance with the Environmental Protection (Noise) Regulations 1997 are achieved and mitigation measures are as required for the final design.*

In light of the above, it is concluded that the design and location of the proposed development on the land is suitable and can be managed in terms of noise generation.

9.2 Traffic Impact Statement

A Traffic Impact Statement has been prepared by 'KCTT' in support of this application (see copy attached herewith). The Traffic Impact Statement (TIS) comprises the following conclusions in terms of the proposed development on the subject land:

- i) *With the additional 402 daily vehicular trips, 74 vehicle trips in the AM peak and 64 vehicle trips in the PM peak the proposed development would have a moderate impact on the surrounding road network, per WAPC classification.*
- ii) *KCTT believe surrounding road network can accommodate additional traffic from the proposed development. In summary KCTT believe that the proposed development will not have a negative impact on the surrounding road network.*

In light of the above, it is concluded that the design and location of the proposed development on the land is suitable in terms of traffic movement and generation.

9.3 Waste Management

A waste management plan (WMP) has been prepared by 'CF Town Planning & Development' in support of this application (see copy attached herewith). The proposed waste collection for the development will be undertaken on-site using a private contractor, servicing the site once per week per waste stream (i.e. two collections per week).

The WMP concludes that sufficient measures are proposed to ensure that the development can adequately be serviced in terms of waste disposal & collection.

10.0 SUMMARY OF JUSTIFICATIONS

Having regard for all of the above, it is contended the proposed construction of a new child care premises on Lot 1022 (No.150) St Andrews Drive, Yanchep is suitable and capable of being approved by the City of Kwinana for the following reasons:

- It is consistent with the general objectives of the land's current 'Urban' zoning classification under the Metropolitan Region Scheme.
- The City of Wanneroo has the discretion to grant approval for a child care premises use on land classified 'Residential' zone under the City of Wanneroo's current operative District Planning Scheme No.2.
- The proposed development is consistent with the stated objectives the WAPC Planning Bulletin No.72/2008 entitled 'Child Care Centres'.
- The proposed development is generally compliant with the various standards and requirements prescribed in the City of Wanneroo's District Planning Scheme No.2 and any relevant local planning policies. Where a variation has been sought, the proposed development has addressed the 'design principles criteria' of the relevant planning framework.
- The proposed development will improve the streetscape and levels of passive surveillance along adjoining road network.
- The proposed child care premises will provide a much needed service within the immediate locality and will have significant benefits to the local community.
- The proposed development on the subject land is well serviced by a comprehensive pedestrian path network that will provide access for staff and patrons to the child care premises.
- The proposed development use on the land will not generate excessive traffic volumes and will not have a detrimental impact on the surrounding road network, given the land's easy access to a comprehensive regional road network. Furthermore, there is sufficient parking available on the subject land to service the demand likely to be generated by the proposed development.
- The proposed development will improve the streetscape and levels of passive surveillance along St Andrews Drive and the adjoining golf course.
- The proposed child care premises will provide a much needed service within a rapidly growing residential area and will have significant benefits for the local community, along with the nearby future Yanchep Activity Centre.
- The new development on the subject land will not compromise the existing character, amenity or compatibility of land usage in the immediate locality or give rise to any land use conflicts.

11.0 CONCLUSION

The proposed child care premises on the subject land will provide a much needed service within this part of the Yanchep locality, which is currently being further developed to accommodate residential development. In addition, the child care premises will cater for the demand for such a service within the locality and will assist with fostering the future growth of the Yanchep area and the nearby Yanchep Activity Centre.

The proposed development has been designed to have due regard for the existing/anticipated built form and character within the immediate locality whilst providing a safe environment for the future patrons of the premises. Furthermore, the development is consistent in terms of bulk and scale to other low and medium residential developments within the area.

In light of the above information and justifications, we respectfully request the City of Wanneroo's favorable consideration and conditional approval of the application to construct a new child care premises on Lot 1022 (No.150) St Andres Drive, Yanchep in accordance with the plans prepared in support of this application at the City's earliest possible convenience.



15 October 2023

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APPENDIX 1 – RECORD OF CERTIFICATE OF TITLE

		REGISTER NUMBER 1022/DP423831	
WESTERN	AUSTRALIA	DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A
RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893		VOLUME 4036	FOLIO 491

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1022 ON DEPOSITED PLAN 423831

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MAC HOMES (SUN CITY) PTY LTD OF LEVEL 1 22 GIBBERD ROAD BALCATTA WA 6021
(AF P498256) REGISTERED 8/6/2023

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- *EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 1466/1928
- *P545438 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 8/6/2023.
- *P498211 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 8/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----


STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP423831
 PREVIOUS TITLE: 4036-491
 PROPERTY STREET ADDRESS: 150 ST ANDREWS DR, YANCHEP.
 LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING P498211

LANDGATE COPY OF ORIGINAL NOT TO SCALE 12/06/2023 11:12 AM Request number: 65205287


 www.landgate.wa.gov.au

APPENDIX 2 – SITE DEVELOPMENT PLANS

MAC HOMES

Address:Lot 1022 (#150) St Andrews Drive, YANCHEP

Childcare Centre

Job Number: 21109

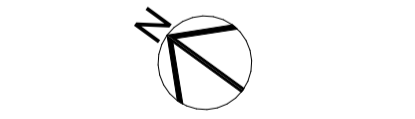
Drawing No	Description
01	Cover Sheet
02	3D
03	Existing Site Survey
04	Site Plan
05	Context Plan
06	Floor Plan
07	Elevations
08	Roof Plan





009	Planner Comments	10.10.23
008	Hydraulic	23.08.23
007	Planning Drawings	31.07.23
006	Sketch	28.07.22
005	Sketch	24.02.22
004	Sketch	27.02.22
003	Sketch	11.02.22
002	Sketch	20.01.22
001	Concept Design	19.01.22

Revision/Description Date



Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHAP

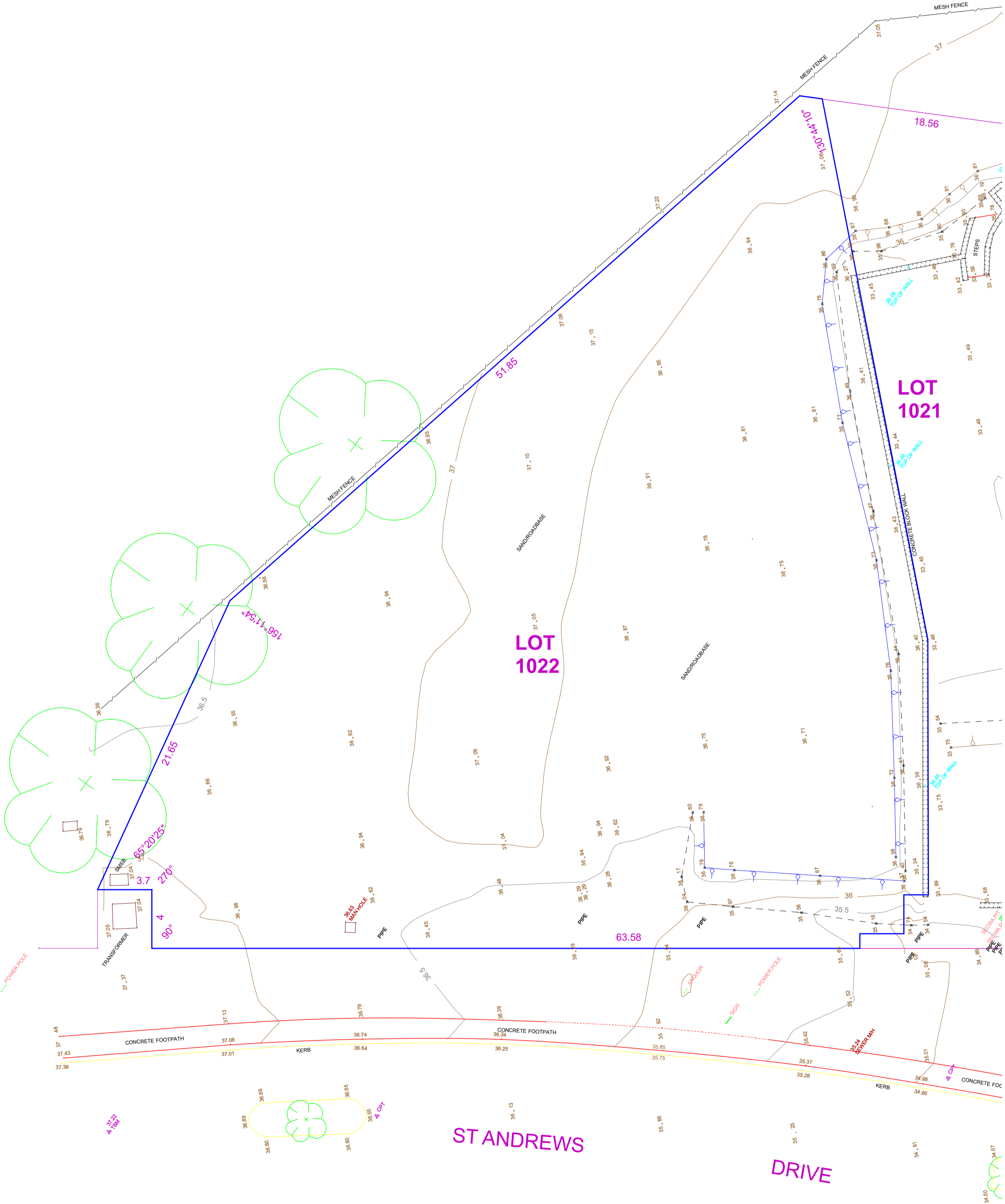
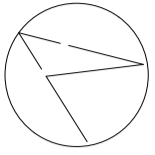
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3D

Scale: 1:1.82 Sheet Size: A1

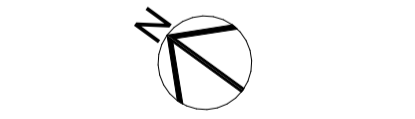
Project No: 21109 Revision Number: 8.00

Drawing No.: 02 of 08

CHECK CERTIFICATE OF TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS, ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS OR FENCES.
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN
POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES AND WALLS.
INFORMATION SHOWN ON THIS PLAN IS CURRENT AT THE DATE SHOWN.
ROSS McLOUGHLIN SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT
HAVE OCCURRED AFTER THIS DATE TO SITE LEVELS, FEATURES OR BUILDINGS.
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS
AND ARE SUBJECT TO FIELD SURVEY.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING
ANY SITE WORKS OR CONSTRUCTION.



009	Planner Comments	10.10.23
008	Hydraulic	23.08.23
007	Planning Drawings	31.07.23
006	Sketch	28.07.22
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003	Sketch	11.02.22
002	Sketch	20.01.22
001	Concept Design	19.01.22
Revision	Description	Date



Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHEP

Drawing Title:
Existing Site Survey

Scale:	Sheet Size:
1:200	A1
Project No:	Revision Number:
21109	8.00

Drawing No.:
03 of 08

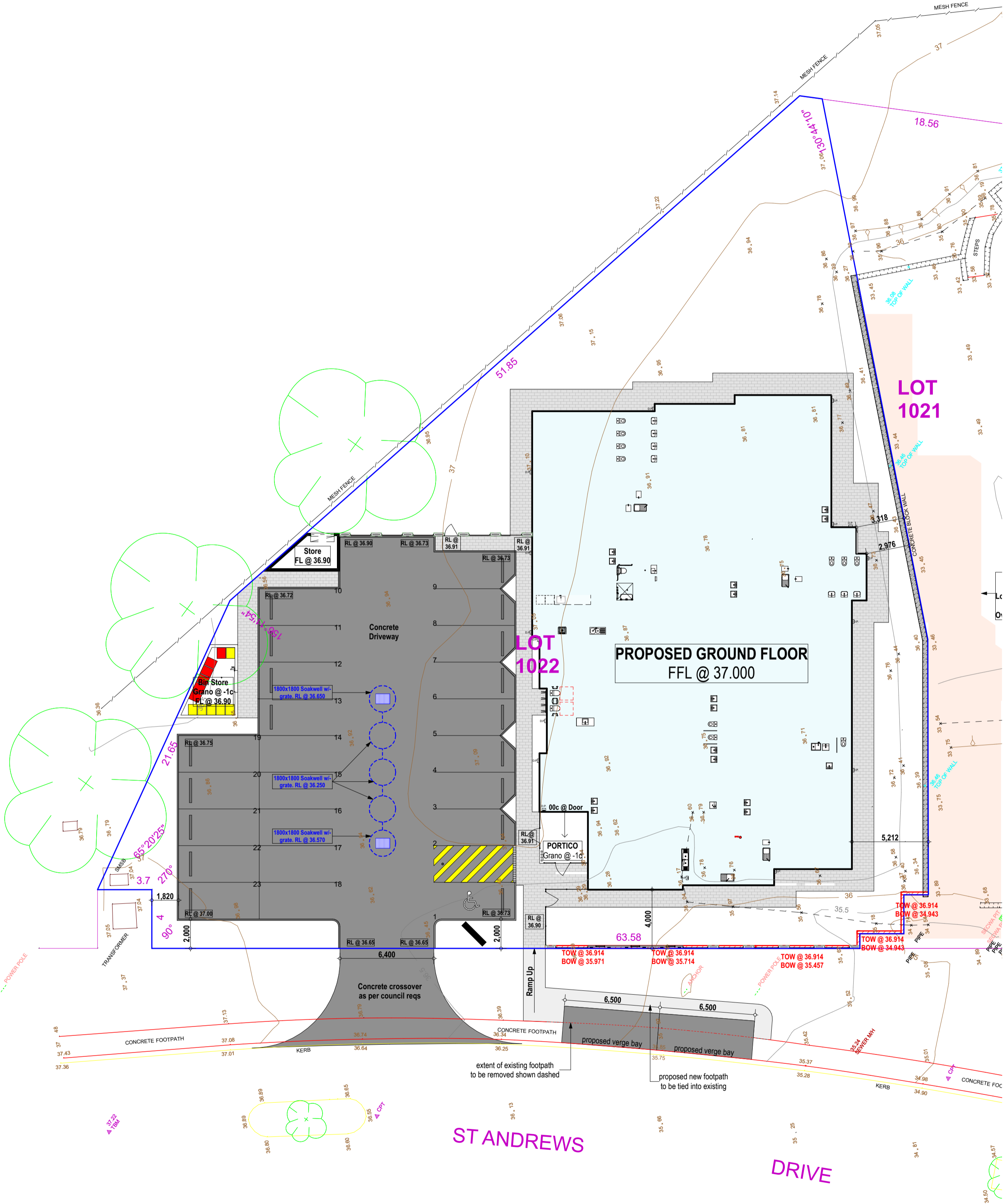
ROSS McLOUGHLIN
CONSULTING SURVEYOR
JOONDALUP, UNIT 1, 9 MERCER LANE
LANCELIN, 4 SALVATORE CRESCENT
MOBILE 0419 255 999
EMAIL rossmac@inet.net.au

LOT 1020 (No.150) ST ANDREWS DRIVE - YANCHEP

SITE PLAN - STRATA LOT 9

SCALE: 1:200 @ A1 SIZE	LOCAL AUTHORITY: CTY OF WANNEROO	SURVEYOR: RAM
DATE: 24.7.2019	PLAN: LOT 9 ON STRATA PLAN 70720	DRAWN: RAM
DATUM: AHD	AREA: 4138m ²	SDR FILE: YP5

CHECK CERTIFICATE OF TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS, ETC.
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144 St Andrews Dr. Yanchep

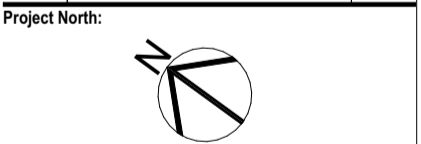


Residential - St Andrews Drive



Yanchep Rise Primary School

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001	Concept Design	19.01.22
Revision	Description	Date



Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHEP

Drawing Title:
Context Plan

Scale:	Sheet Size:	A1
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Project No:	Revision Number:	8.00
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Drawing No.:
05 of 08

Child / Room Calculations

Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	40.73m ²	3
Activity 2	2-3	20	64.73m ²	4
Activity 3	2-3	20	65.06m ²	4
Activity 4	3+	20	66.29m ²	2
Activity 5	3+	20	65.39m ²	2
Piazza			36.06m ²	(total 15 staff)

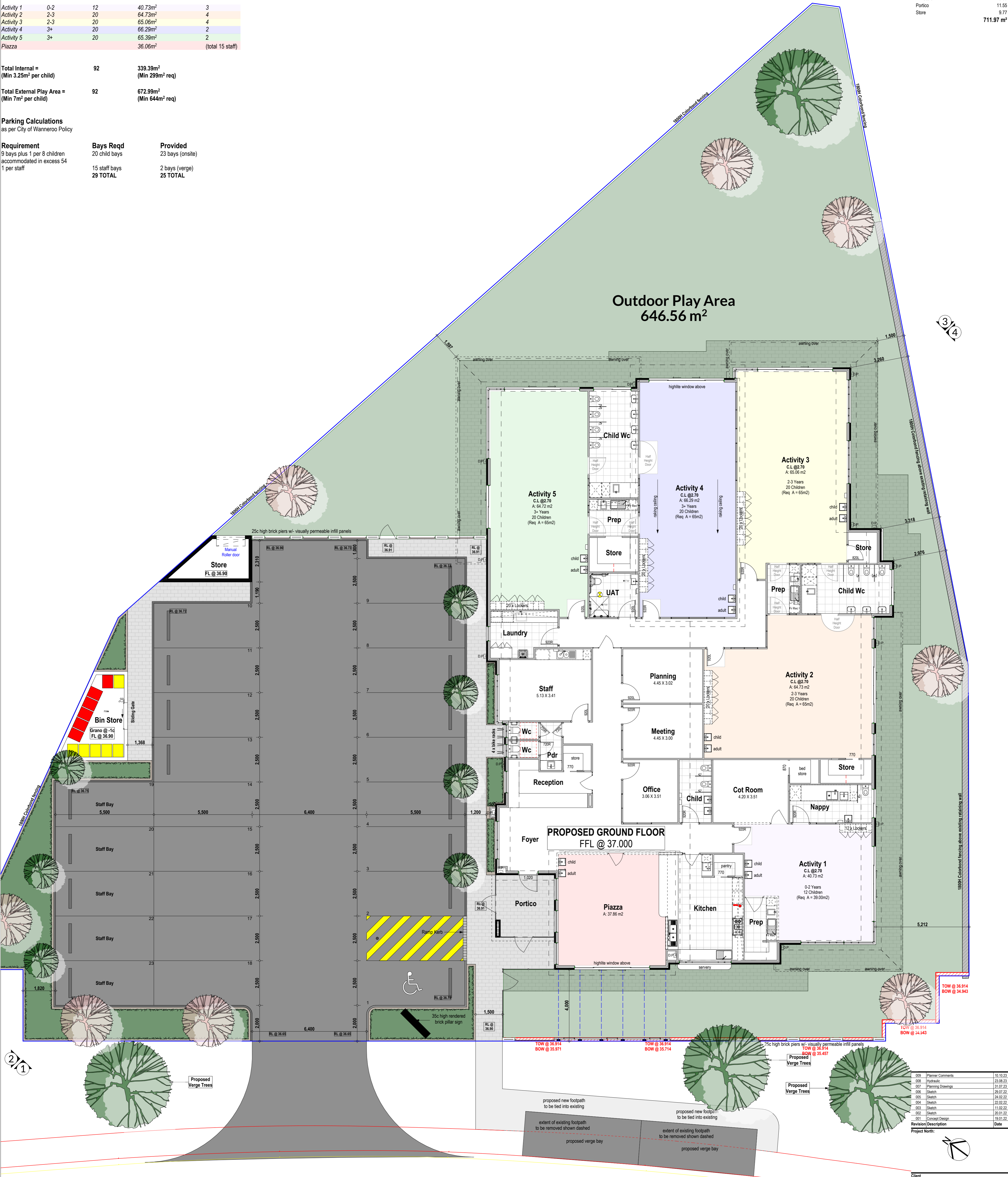
Total Internal = 92 339.39m²
(Min 3.25m² per child)
(Min 299m² req)

Total External Play Area = 92 672.99m²
(Min 7m² per child)
(Min 644m² req)

Parking Calculations
as per City of Wanneroo Policy

Requirement	Bays Reqd	Provided
9 bays plus 1 per 8 children accommodated in excess 54 1 per staff	20 child bays	23 bays (onsite)
	15 staff bays	2 bays (verge)
	29 TOTAL	25 TOTAL

Ground Floor	
Childcare Centre	675.56
Bin Store	15.09
Portico	11.55
Store	9.77
711.97 m ²	



Revision	Description	Date
001	Planner Comments	10/10/23
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005	Sketch	24/02/22
006	Sketch	22/02/22
007	Sketch	11/02/22
008	Sketch	20/01/22
009	Concept Design	19/01/22

Project North:

Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHEP

Drawing Title
Floor Plan

Scale: 1:100, 1:1 A1

Project No: 21109 Revision Number: 8.00

Drawing No.: 06 of 08



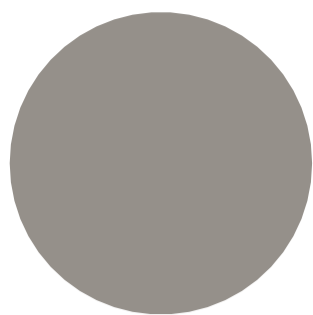
Unit: 3/1 Mulgill Road, Malaga WA 6009
(08) 8248 8392 germandodesigns.com.au

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Material & Colour Schedule



Acrylic Render
Dulux "Mt Aspiring"



Acrylic Render
Dulux "Champignon"



Face Brick
Midland Brick Recycled



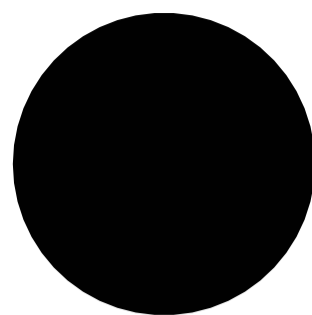
Vertical Cladding
"Axon Cladding"



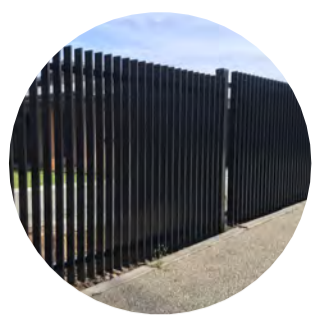
Colorbond Roof
"Monument"



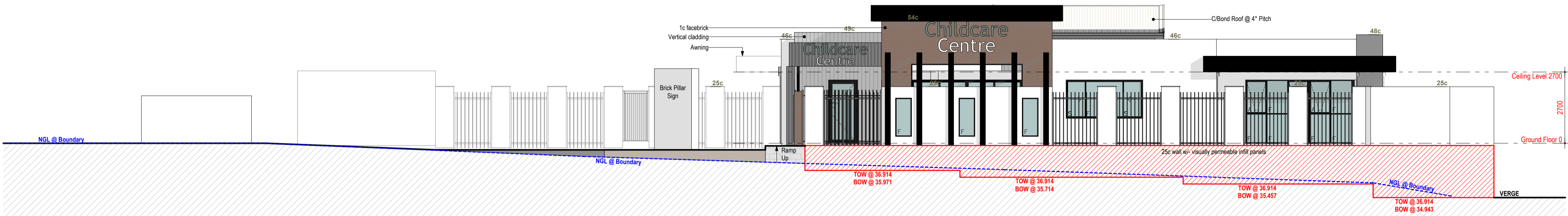
Window Frames
"Marble Black Satin"



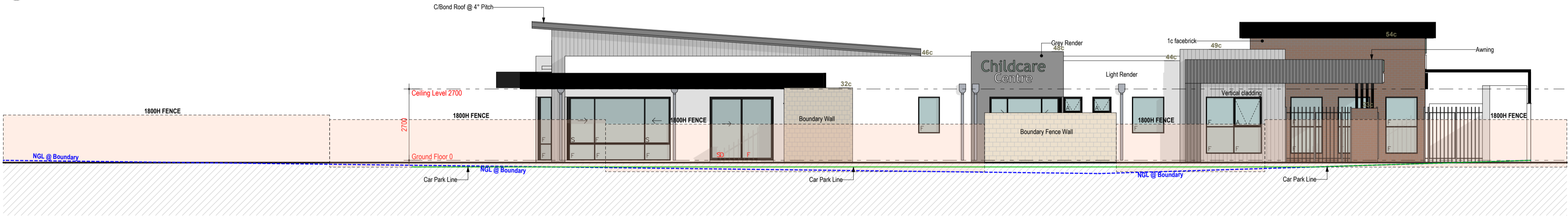
Awning
Dulux "Mt Aspiring"



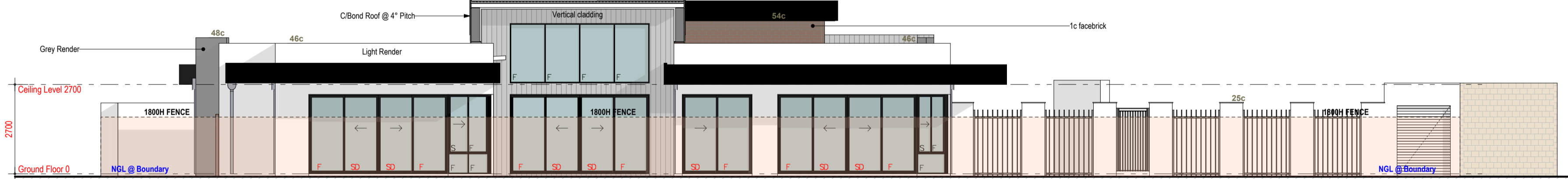
P/Coated Fence



1 West Elevation
1:100



1 North Elevation
1:100



1 East Elevation
1:100



1 South Elevation
1:100

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Project North:



Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHAP

Drawing Title:
Elevations

Scale:
1:100

Sheet Size:
A1

Project No:
21109

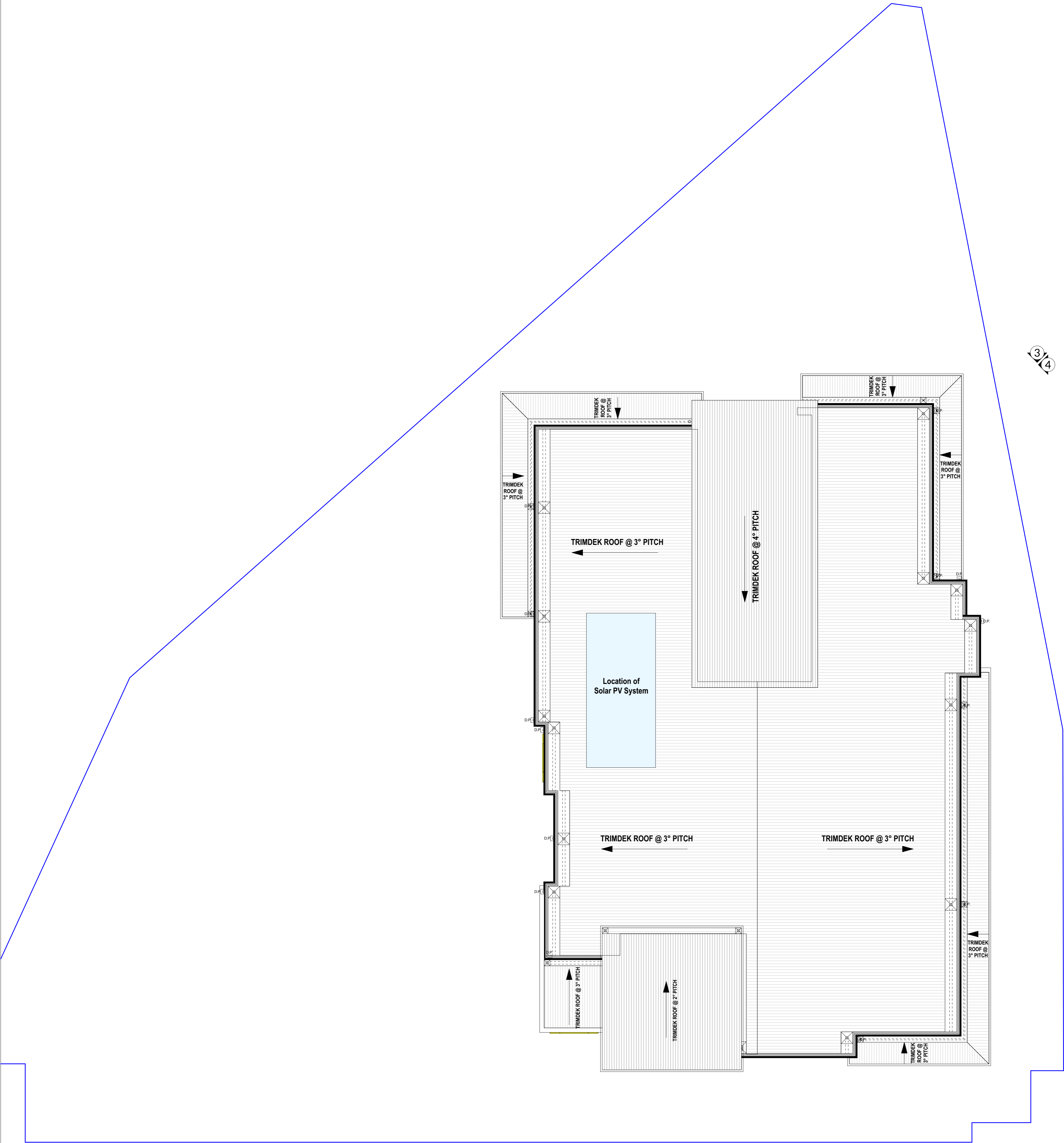
Revision Number:
8.00

Drawing No.:
07 of 08



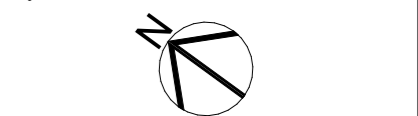
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Revision	Description	Date
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Client
MAC HOMES

Project Name
Childcare Centre

Project Address
Lot 1022 (#150) St Andrews Drive,
YANCHEP

Drawing Title
Roof Plan

Scale: 1:100	Sheet Size: A1
Project No: 21109	Revision Number: 8.00

Drawing No.:
08 of 08



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