



21 July 2020

7 Orchard Avenue  
Armadale  
Western Australia 6992

To the Planning Officer

**36 JULL STREET, ARMADALE ALTERATIONS FOR NEW USE  
- DETAILS OF PROPOSAL FOR THE DEVELOPMENT APPROVAL APPLICATION**

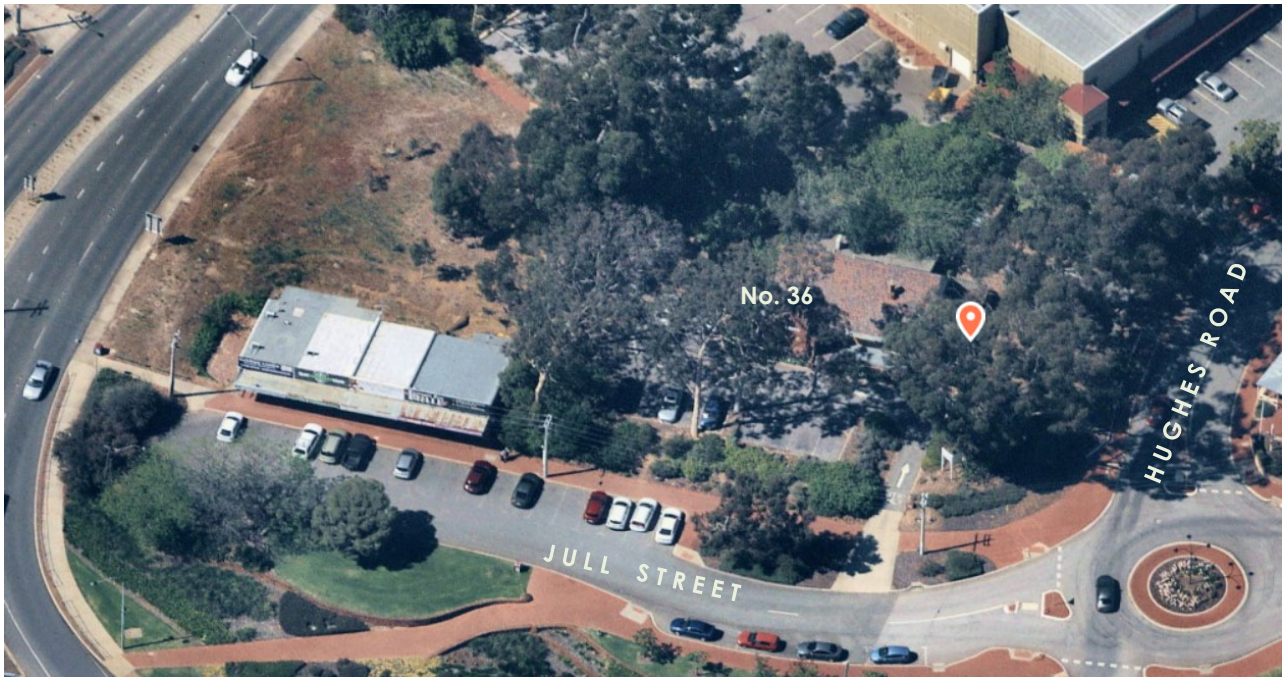
This letter accompanies the drawings and documents for the Development Approval Application for the redevelopment of No. 36 Jull Street, Armadale into a Child Care facility. It defines the ways that the proposal meets the objectives of the City's Town Planning Scheme No. 4 *Policy 3.2 Child Care Premises and Family Day Care*.

**4.1 LOCATION CRITERIA**

- The physical address of the property is Lot 30, No. 36 Jull Street Armadale. The new Child Care facility would be located at the edge of the commercial centre of Armadale less than a kilometre (walking distance) from the shopping centre, restaurants, train station and primary school.
- The main entry will be off Hughes Street (Local Distributor) and exit on Jull Street (Access Road). Traffic on these roads will not be adversely affected by the activities of the Child Care centre users
- The site is not in a residential zone so with capacity for more than 50 children nearby properties which are predominantly commercial use will not be affected.

**4.2 SITE REQUIREMENTS**

- The site has access to sewer line and will not require on-site effluent disposal
- The combined site area of Lot 99 and Lot 33 is 2322sqm. There is provision of plenty of outdoor space to the addition to the existing building with play areas situated to the east and south of the building
- Minimum setbacks are generous with 9.3 metres off Hughes road to the west and 5.9 metres at the rear of the site.
- 11 carpark spaces are available on site and 23 off street carparks off Jull Street; this includes an ACROD bay in accordance with AS1428.1 in close proximity to the entry.



23 off-street carpark spaces available off Jull Street including 11 car bays on the site  
Courtesy: Nearmap

#### 4.3 CARPARKING AND TRAFFIC MANAGEMENT

- The configuration of traffic movement in to and out of the site has been altered with primary access off Hughes Street and exit on to Jull Street.
- For manoeuvrability into the site access Jull Street is the exit because it is down the slope and allows cars to leave the site in a forward motion.
- A pick-up area is provided to the north of the building where onsite carparking is available.

#### 4.4 BUILDING DESIGN AND SITE LAYOUT

- The existing building is single storey and was originally a dwelling which has been converted to commercial use. It has face brick walls and timber cladding to the high gables the building which are being retained. The proposed extension is of similar scale with single storey profile and pitched roofs. The scale and design is appropriate for the new use of the building as a Child Care centre and it complements the existing 1950s traditional Inter-War Old English style building by being legible as a later addition through material choice and subtle changes in profile such as lower roof pitch.
- Fencing has been provided to delineate public and secure areas. The use of metal picket fencing with a minimum height of 1.2metres high between outdoor play spaces and 1500mm high adjacent to public areas provides the visual cue and link to each area. Self-closing hinges and child-safe latches will on the gates will provide a level of security and safety.
- The existing building has an east-west orientation which is adopted by the additions which span on either side of the building and on the rear, retaining the prominent façade and architectural features of the original dwelling.
- The recycling of the existing building is a sustainable outcome. By retaining many of the internal walls, windows, floors and ceilings, the new Child Care benefits from the adoption of these architectural details and having an interesting aesthetic blend of old and contemporary architectural features.



- Passive solar design principles have been employed in the design:
  - concrete slabs to the additions for thermal mass,
  - maximisation of solar heat gain with large glazed windows facing north,
  - shading to windows facing east where visual access is required for supervision and interaction with the outdoor play areas,
  - smaller sized windows facing west to reduce solar heat gain and loss,
  - insulation to external walls and ceilings to minimise seasonal excessive heat gain or loss.
- Building setbacks far exceed Residential Design Codes with the building centrally located on the highest portion of the site, and outdoor play spaces to the side and rear (*Refer 4.2 Site Requirements*).

#### 4.5 CONDITIONS ON HOURS OF OPERATION AND NOISE EMISSIONS

- The proposed Child Care centre has the capacity for 24 hour care.
- The number of children to be cared for is approximately 80 children.
- For the families requiring long day care there drop offs from 6am will be able to be facilitated and pickups up to 7pm.
- The Child Care Premises will not have a negative impact on the amenity of the adjoining properties with respect to noise as these are commercial properties with service vehicles and customers accessing the businesses and generating their own level of noise.

The proposed Child Care centre development has been carefully considered and designed, and it will be a unique offering in the Armadale town city centre.

Yours sincerely,

Dinah Mujati  
Director  
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