

Development Application Proposed Child Care Centre

Lots 84 and 87 (16 and 30) Anstey Road
Forrestdale, WA

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING



Prepared for
Ladybug Four Pty Ltd ATF the Ladybug Investment Trust Four and
Ladybug Five Pty Ltd ATF the Ladybug Investment Trust Five
December 2020

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Job number	6507	
Client	Ladybug Four Pty Ltd ATF the Ladybug Investment Trust Four and Ladybug Five Pty Ltd ATF the Ladybug Investment Trust Five	
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Document control

Revision number	File name	Document date
Rev 0	200930 6507 DA Report - Forrestdale	30 October 2020
Rev 1	201222 6507 DA Report – Forrestdale (Rev 1)	22 December 2020

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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Ladybug Four Pty Ltd ATF the Ladybug Investment Trust Four and Ladybug Five Pty Ltd ATF the Ladybug Investment Trust Five, the proponent of the development of Lot 84 and 87 (16 and 30) Anstey Road, Forrestdale (**subject site**).

Planning Solutions has prepared the following report in support of a proposed child care centre on the subject site. The child care centre is predominantly proposed on Lot 87 (30) Anstey Road, Forrestdale, whilst access and some parking will be constructed on Lot 84 (16) Anstey Road, Forrestdale. This report will discuss various issues pertinent to the proposal, including:

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

The proposal involves the use and development of a child care centre which will provide for the care and early education of up to 92 children. The proposed development is suitably located within the emerging Forrestdale growth area, where it will be highly accessible to the local community.

The proposal will establish an essential community facility on the subject site which will cater for the existing and emerging demand of the Forrestdale locality. The subject site is appropriately located in a developing residential area, with a prescribed density of R30 in accordance with the recently endorsed Anstey Keane Urban Development Precinct East Structure Plan (**Anstey Structure Plan**).

We respectfully request the Metro Outer Joint Development Assessment Panel (**MOJDAP**) grant approval to the proposed child care centre.

1.2 Background

1.2.1 Meetings with local authority

Consultation and pre-lodgement engagement occurred with the City of Armadale (**City**) with respect to the proposed development. Planning Solutions and the proponent attended meetings with the City on 23 March 2020 and 7 September 2020. The City's feedback was given due consideration in finalising the proposal.

2 Site details

2.1 Land description

The land subject of this application comprises two separate land parcels. Refer to **Table 1** below for the lot details and a description of the subject site.

Table 1 – Lot details

Lot	Diagram	Volume	Folio	Registered Proprietor	Area (m ²)
84	39662	513	141A	Carmela Indriolo	9,097
87	42601	1320	222	Lee Robyn Dunning	4,855
Total area (approximately)					13,952

No encumbrances or notifications are listed on the Certificates of Title.

Refer to **Appendix 1** for copies of the Certificates of Title and Diagrams.

2.2 Location

2.2.1 Regional context

The subject site is located in the municipality of the City of Armadale (**City**) and is approximately 21km south-east of the Perth city centre, approximately 7km west of the Armadale strategic metropolitan centre and 7.5km east of the Cockburn secondary centre. Anstey Road connects the subject site to Armadale Road, a major east-west arterial road which provides a connection to Nicholson Road and Tonkin Highway (offering linkages to the wider south metro area).

The nearest bus stops are located 100m south of the subject site on Armadale Road. Bus service 519 runs along Armadale Road on weekdays and travels through Piara Waters.

2.2.2 Local context, land use and topography

The subject site forms part of a future urban precinct (Anstey Keane East). The precinct contains land which is currently undergoing subdivision and development in accordance with recently established local structure plans. Once subdivision and development are complete in accordance with structure planning, the development site will be generally surrounded by low-medium density residential development, a primary school, industrial uses and parks. This emerging precinct will form part of the wider Forrestdale locality.

The wider locality is characterised by low density residential development, community recreational facilities, educational establishments, and rural pursuits. The subject site is located approximately 460m north of Skeet Memorial Park and Forrestdale Lake and is bounded by Anstey Road to the north, and residential properties to the east, south and west. The subject site is located within the Anstey Keane Urban Development Precinct - East Structure Plan (**Anstey Structure Plan**) area. We note the following existing complementary uses / activities in proximity to the subject site:

- Forrestdale Hall and Community Kindergarten located approximately 340m south-west of the subject site.
- Forrestdale Sporting Association located approximately 400m south-west of the subject site.
- St John Bosco College located approximately 800m west of the subject site.
- Seadragonz Swim School located 780m east of the subject site.
- Forrestdale Primary School located 980m south-east of the subject site.

At the time of preparing this report, no early learning services are provided in the portion of the emerging Forrestdale area bound by Anstey Road, Armadale Road and Keane Road. The nearest childcare centres are located more than 1.5km from the subject site.

The subject site currently contains a single house, two sheds and some vegetation. In terms of topography, the site's levels rise gently from approximately 24.38m AHD (north-east), to a maximum of 25.59m AHD (south-west). The lowest point is the south-east corner of the subject site on Lot 87 which reaches a minimum of 24.15m AHD.

Refer to **Appendix 2** for the Feature Survey, **Figure 1** for an aerial photograph and **Photographs 1 – 6** depicting the subject site and surrounds.



LEGEND
 ■■■■ Subject Site



Photograph 1 – View of neighbouring site, looking south-east.



Photograph 2 – View of neighbouring site from Anstey Road, looking south.



Photograph 3 – View of neighbouring site from Anstey Road, facing south-east.



Photograph 4 – View of subject site (Lot 87) from Anstey Road, looking south-east.



Photograph 5 – View of subject site (Lot 84) from Anstey Road, looking south-east.



Photograph 6 – View of subject site (Lot 84) from Anstey Road, looking south.

3 Proposed development

The proposal involves the development of a single-storey early learning centre with associated parking, access, signage and landscaping on the lots forming the subject site. As part of this, existing structures on Lot 87 (30) Anstey Road will be demolished and removed.

The proposed facility will provide early learning services for up to 92 children, with 17 full-time/permanent educator staff and 2 administration. The centre will contribute to the provision of needed early learning services intended to meet the established and growing childcare needs of the emerging Forrestdale locality – noting the closest childcare centre is more than 1.5km away and separated by Anstey Road and Monticello Parkway.

The centre features a future responsive residential style architectural design allowing it to integrate with the likely domestic character of the local area and contribute positively to the future streetscape in which it will be located. The facility has been designed with suitable architectural, acoustic, bushfire and traffic input. The facility is anticipated to co-exist with existing adjoining properties and integrate with the future community.

The centre is proposed to operate between 6.30am and 6:30pm Monday to Friday. The proposed centre will cater for up to 92 children, of the following demographics:

- 12 places for children aged 0-2 years (Activity Room 1).
- 40 places for children aged 2-3 years (Activity Rooms 2A and 2B).
- 40 places for children aged 3 years and over (Activity Rooms 3A and 3B).

The proposed development comprises the following elements:

- A single storey building designed in a sympathetic manner to the surrounding context, incorporating the following built form characteristics:
 - Pitched roof form to provide visual interest, integrate with surrounding residences.
 - A mix of rendered and face brick façade of varying muted colours and tones which allow the centre to assume a residential design style.
 - Substantial glazing framed by aluminium along the north-west, south-west and south-east.
 - Dark grey rendered pillars with a pitched roof above frame the entry to the centre, creating a legible statement.
 - Sensitively placed signage above the entry which is consistent in colour and design as the remainder of the building.
 - Built form along the shared boundary with Lot 86, which allows the centre to physically buffer the outdoor play area from future residents.
- The following setbacks:
 - Anstey Road – 27.5m
 - South-east property boundary – 90 – 97m
 - South-west property boundary – 90 – 124m (to Lot 84 boundary)
 - North-east property boundary – 0 – 2.6m
- An internal floor layout comprising of:
 - Reception desk and entrance foyer.
 - Staff areas including office and staff room.
 - Drying court, kitchen, laundry, passage, 2 x storerooms and comms/store room.

- Five group activity rooms and associated children's 2 x bathroom, cots room, 2 x store/prep rooms, nappy room, and sleeping room for children aged 0-3+.
- One outdoor play area surrounding the entire centre (644m²).
- A 6m-wide crossover to Anstey Road, which provides full movement access to the car parking area.
- Twenty seven car parking bays, including one ACROD bay.
- Two bicycle racks on the north-eastern side of the centre entrance.
- 2.24m-high bin store incorporated within the outdoor play area and behind the front setback line.
- A 1m – 6.4m-wide landscaping strip along the development site's Anstey Road frontage to provide visual relief and greenery for the car park interface.
- Fencing along the south-western, south-eastern and north-eastern boundaries in accordance with the acoustic recommendations (detailed further below within this report).
- A 4m wide x 0.9m high wall sign, 2.35m above natural ground level on the north-west elevation of the centre fronting Anstey Road.
- A functional outdoor play area which is suitably designed and positioned to access sunlight, ventilation whilst minimising impacts to current and future neighbouring properties.

Refer to **Appendix 3** for the development plans depicting the proposed development.

3.1 Earthworks / drainage

The proposed facility features a responsive earthworks design which works with the existing constraints of the land and minimises impacts on adjoining properties, whilst considering the planned levels of adjoining properties to the north-east.

The proposed child care centre building positioned at the northern portion of Lot 87, and will comprise an FFL of 25 which is understood to an acceptable flood level based on the locality's local water management strategy.

The finished level of the car park is 24.8 – 24.9, which corresponds with the existing levels at the proposed entry point to the car park and allows a compliant crossover transition from Anstey Road to the carpark for vehicles. The outdoor play area is designed with an RL of 24.935 which requires approximately 0.5m-0.7m of fill.

Based on subdivision plans provided by the estate developer, the north-east adjoining property will be approximately 1m above the subject site. Retaining will be provided along north-east site boundary, as part of the earthworks solution.

Perceptible retaining along the north-eastern boundary will generally be less than 0.5m, as demonstrated on the development plans. A portion of the childcare building has a nil setback to the north-eastern boundary, and offers a retaining function whilst also being an integral part of the building.

The subject site forms part of an area subject of a local water management strategy prepared by JDSI consulting engineers. The proposed site levels have been altered to align with the requirements of the water management strategy.

3.2 Access, parking and traffic management

The proposed development has been assessed by a suitably qualified traffic engineer and has been designed in a manner that maximises the safe and efficient ingress and egress of vehicles to the site, as well as overall manoeuvrability within the internal parking area.

Vehicles are proposed to access the child care centre via the single proposed full movement crossover from Anstey Road, which is located centrally within the car park.

27 on-site parking bays (including 1 accessible bay) are proposed as part of this development application, with proposed bay and aisle dimensions consistent with Australian Standards.

The proposed vehicle access arrangements result in a safe and coordinated traffic flow for vehicles, with the access and internal parking area being designed to maximise the efficient circulation of vehicles through the site. Vehicles will ingress the site from Anstey Road and navigate to either a visitor or staff parking bay. Vehicles can then reverse and egress to Anstey Road in a forward gear.

Up to 69 traffic movements associated with the proposed child care centre are expected during the peak hour period in morning. Pick up times in the afternoon are expected to generate less trips. The volume of traffic movements is considered low and is expected to have a negligible impact on the operation of the existing and surrounding road network.

The proposed child care centre is considered entirely acceptable from an access, parking and traffic management perspective. Refer to **Appendix 4** for a copy of the Transport Impact Assessment prepared by Transcore and to section 4.3.3 for a parking assessment.

3.3 Noise management

As the development is located in proximity to existing and future residential dwellings, an Environmental Noise Assessment has been conducted by a suitably qualified acoustic consultant. The assessment considers the noise impacts / sources associated with the noise of children, mechanical plant and car park use. The noise emissions from these items were assessed against the prescribed standards of the *Environmental Protection (Noise) Regulations 1997* by way of noise modelling.

The assessment demonstrates the proposal will comply with the *Environmental Protection (Noise) Regulations 1997* during the respective periods, subject to the following recommendations:

- *It is recommended therefore that car parking in the two proposed bays nearest to the boundary are reserved for Staff only, and specifically those staff arriving after 7.00 am. All other bays can be used at any time.*
- *All external mechanical plant designs are to be reviewed by a qualified acoustical consultant during detailed design, when plant selections and locations become known. Notwithstanding, the following mitigation measures should be considered:*
 - *Kitchen exhaust/supply fans recommended that these be designed as inline type fans, which could be installed with attenuators or diverted ducting, rather than externally mounted plant. If possible exhausts/openings should be positioned on the side of the roof ridge that faces away from residences.*
 - *Selection of external plant (condenser units) to be programmed in such a way that sound power levels of units are no more than 60 dB(A). Alternatively, the condensers are not to operate until after 7.00 am by way of a timer system.*
 - *Condenser units are to be floor mounted with anti-vibration mounts and with no rigid anchors or connections to the proposed masonry noise wall behind. The 25-course wall may need be increased to 28c (approximate 2.4m) based on assumed sound power levels, and as this is a relatively enclosed area, absorptive materials will need to be utilised in this drying yard (e.g. absorptive panels on walls, artificial turf/tiles on floor) to reduce reflected noise.*

The above measures can be applied to the development by way of a suitably worded condition of planning approval.

Importantly, allowances have been made for noise barriers along the south-western, south-eastern and north-eastern property boundaries and outdoor play areas (refer to the development plans at **Appendix 3**). The specifications of these barriers may be reduced when the ultimate development scenario of surrounding residences is known. This can be reviewed by a qualified acoustic consultant during the detailed design stage.

Refer to **Appendix 5** for a copy of the Environmental Noise Assessment prepared by Lloyd George Acoustics.

3.4 Waste management

The proposed development provides a 2.24m-high brick bin store adjacent to the car park. Waste collection is likely to occur by a private contractor.

The frequency of waste collection would be dependent upon the needs of the centre and would be addressed between the operator and private contractor.

The TIS at **Appendix 4** provides swept path plans depicting the satisfactory movement of a 8.8m waste collection vehicle through the car park. Waste collection would typically occur when the facility is closed or outside of peak operating hours, allowing optimal use of the car park by a service vehicle and ensuring waste collection does not interfere with the operation of the centre.

4 Statutory Planning Framework

4.1 Metropolitan Region Scheme

The development site is zoned Urban under the provisions of the Metropolitan Region Scheme (MRS). The proposed development is entirely consistent with the objectives of the Urban zone and may be approved accordingly.

4.2 State Planning Policies

4.2.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The development site is within an area identified as 'bushfire prone' under the Department of Fire and Emergency Services (DFES) bushfire prone mapping system. The relevant provisions and requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)* therefore apply to the proposal.

A Bushfire Management Plan (BMP) has been prepared in support of the proposed development to demonstrate it meets the relevant requirements of SPP3.7. Having regard to the classification of a child care centre as 'vulnerable' land use, a Bushfire Emergency Evacuation Plan (BEEP) has also been prepared in support of the proposal.

A Bushfire Attack Level (BAL) of BAL-Low was identified for the development site, with the BMP concluding that the bushfire protection requirements outlined in the BMP provide an adequate standard of bushfire protection for the proposed upgrades in accordance with the relevant State Bushfire Protection Guidelines.

The BMP and BEEP prepared by Envision Bushfire Protection demonstrate an adequate standard of bushfire protection for the development, and the proposal is therefore consistent with SPP3.7.

Refer **Appendix 6** for a copy of the BMP and BEEP.

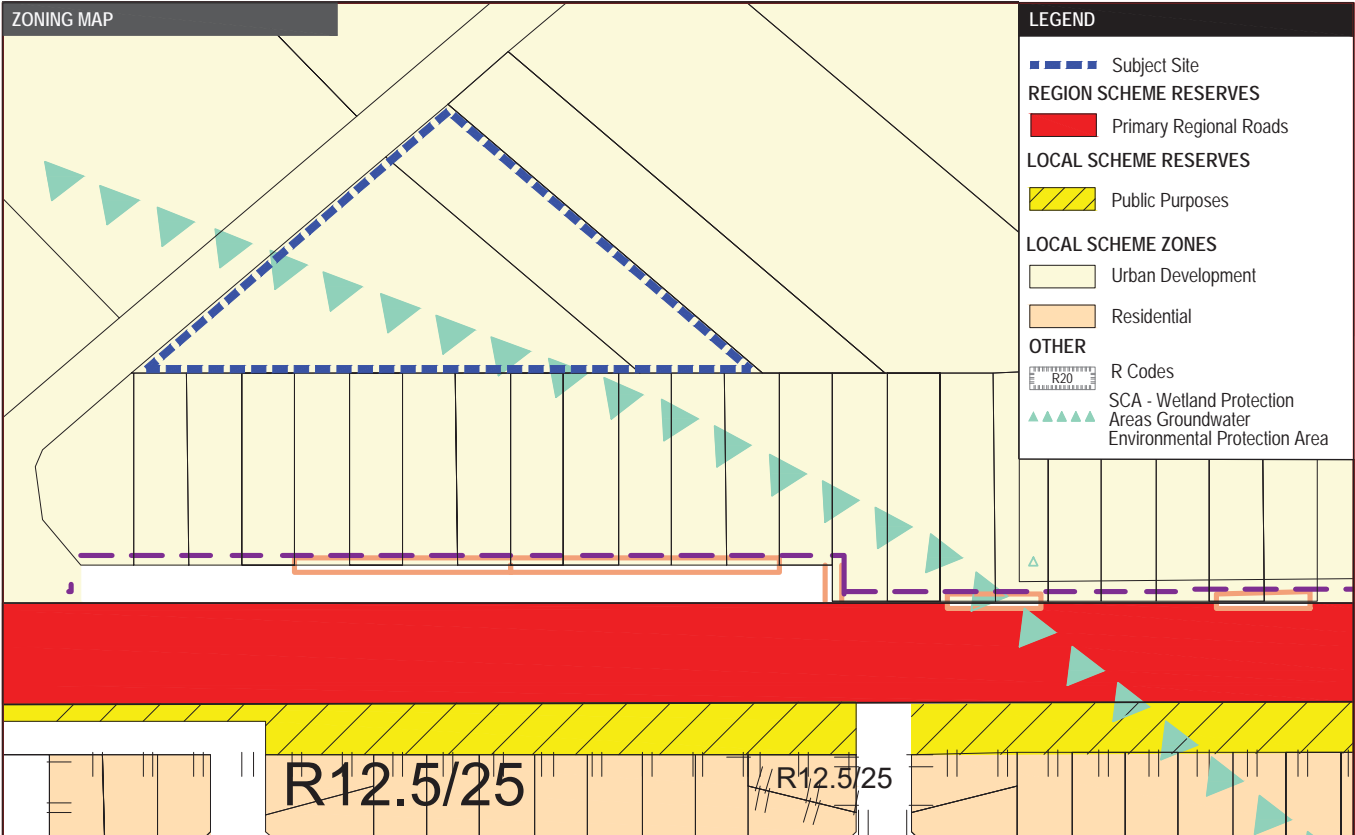
4.3 City of Armadale Town Planning Scheme No. 4

4.3.1 Zoning

The development site is zoned 'Urban Development' under the provisions of the City of Armadale's (City) Town Planning Scheme No. 4 (TPS4). Pursuant to Clause 3.2.10 of TPS4, the objectives of the Urban Development zone are:

- a) *To provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive Structure Plan which is able to respond to changing circumstances throughout the developmental stages of the area.*
- b) *To promote the sustainable development of new urban communities in accordance with the social, environmental and economic goals of the local government of Armadale.*

In accordance with the above, as well as Schedule 8 – Development Area No. 51 (DA51) of TPS4, the Anstey Keane Urban Development Precinct East Structure Plan (**Anstey Structure Plan**) applies to the development site, which designates the site a Residential R30 classification. Refer to **Figure 2 Zoning Maps**. The Structure Plan is addressed in further detail in **Section 4.4** of this report below.



4.3.2 Land Use and Permissibility

The proposal involves the use and development of a child care centre on the development site, for the placement of up to 92 children. Pursuant to the provisions of Schedule 1 – Definitions of TPS4, the proposed development is classified 'Child Care Premises,' defined as:

Child Care Premises mean premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care.

Pursuant to *Table 1 - Zoning Table* of TPS4, the Child Care Premises land use is an 'A' use within the Residential zone. The use is therefore capable of being approved, subject to discretion and mandatory public advertising.

The proposed child care centre premises use is entirely appropriate and suitable for establishment on the development site for the following reasons:

1. The proposed development will provide an important community facility which will contribute to meeting the emerging demand of the Forrestdale community, which does not contain any child care facilities within the future residential area bounded by Anstey Road, Keane Road and Armadale Road.
2. The development site is suitably located on Anstey Road which allows the facility to be highly visible and accessible to people accessing the developing residential area, with full movement access to Armadale Road by virtue of a roundabout.
3. The proposed development features sound access arrangements which are supported by a traffic report, demonstrating the facility will integrate with the surrounding road network.
4. The proposed development is supported by an acoustic assessment which demonstrates it can co-exist harmoniously with existing and future residences in accordance with statutory requirements.
5. The proposed centre responds to the character of the locality through the use of façades incorporating a range of materials and colours which provide a residential built form outcome.
6. The facility is designed to a high standard, offering a high level of amenity for children through immersive outdoor play areas and generous internal spaces.

The proposed use is demonstrated to be suitable for the site and warrants approval accordingly.

4.3.3 Development Standards

Parts 4 and 4A of TPS4 stipulate general development standards and requirements for Residential zoned land respectively. The majority of the TPS4 provisions are not applicable to the proposed development, with the exception of car parking standards which are addressed below.

Clause 4A.1.1 Pursuant to Schedule 7A, the required parking rate for a Child Care Premises is 1 space per every 8 children, plus one space per employee.

A total of 27 visitor and staff spaces (including one ACROD bay) are included in the proposed development.

The proposed centre will cater for up to 92 children and 17 full time staff, requiring a total of 29 car parking bays under clause 4A.1.1 of TPS4.

The proposed car parking arrangements will meet the expected demand of the facility for the following reasons:

- Parents/carers do not attend the site at the same time during pick-up and drop-off periods. This usually occurs during a staggered AM and PM period (typically three hours in each period), meaning parking bays have a high turnover – this is strengthened by the fact that pick-ups and drop-offs are usually quick, as there is no reason for parents to remain onsite for longer than necessary. Based on previous assessments, the average length-of-stay is approximately 6-7 minutes. Therefore, it can be anticipated that at least some visitor bays would be available at all times.
- The use of public transport as a means of accessing the proposed child care premises is considered a viable and attractive option for staff. The nearest bus stops are located 100m south of the subject site on Armadale Road. Bus service 519 runs along Armadale Road on weekdays and travels through Piara Waters.
- Alternate modes of transport are encouraged - the facility provides sufficient area for 4 bicycles in front of the building.
- It is likely that most staff would originate from the local area, and therefore would be more inclined to utilise alternative modes of transport or car pooling to attend the premises.

4.3.4 Matters to be considered.

Clause 67 of the Deemed Provisions sets out the matters for which due regard shall be given when considering an application for development approval. The relevant considerations are addressed in **Table 2** below.

Table 2 – Matters to be considered

Matter to be considered	Provided
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The aims and provisions of TPS4 are considered in section 4.3 of this report.
<i>(c) any approved State planning policy;</i>	Refer section 4.2 of this report.
<i>(g) any local planning policy for the Scheme area;</i>	Refer section 4.5 of this report.
<i>(h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	The Anstey Keane Urban Development Precinct – East Structure Plan is outlined in section 4.4 of this report.
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	<p>Strong emphasis has been placed on the design of the building ensuring the built form responds to the future residential character of the locality.</p> <p>The proposed building utilises attractive façades with varying colours and materials, and will present appropriately to the fronting streets.</p> <p>The building is single storey, consistent with the scale of surrounding and future residential properties.</p> <p>Overall, the scale, height, orientation and appearance of the development is consistent with the character of the locality.</p>
<p><i>(n) the amenity of the locality including the following –</i></p> <p><i>(i) environmental impacts of the development;</i></p> <p><i>(ii) the character of the locality;</i></p> <p><i>(iii) social impacts of the development;</i></p>	<p>As detailed above, the proposed development responds to the character of the area by providing façades of varying materials and colours. The built form character of the facility integrates with the prevailing domestic design style in the immediate area. The future area will comprise a future residential character once the outcomes of the Anstey Structure Plan are realised.</p> <p>It has been demonstrated in the Environmental Noise Assessment the proposal will not affect the amenity of the adjacent residential properties. In this regard, noise generated by the proposed development will comply at all times with the <i>Environmental Protection (Noise) Regulations 1997</i>. Refer Appendix 5 subject to mitigation measures which can be enforced through a condition of planning approval.</p> <p>There will be no detrimental social impact resulting from the proposed development. Conversely, the proposal will positively contribute to the locality, through the creation of 17 jobs and provide essential child care services for families which will indirectly contribute to further local employment opportunities.</p>

Matter to be considered	Provided
(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	The proposed development incorporates a significant landscaped area, including landscaped buffers between the carpark, fronting road, and outdoor play areas. A detailed landscape plan detailing planting arrangement can be provided at detailed design stage, in accordance with a condition of planning approval.
(s) <i>the adequacy of –</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	A TIS has been prepared to address access and egress to and from the development site, including deliveries and parking. Refer section 3.1 of this report and Appendix 4 . The bin storage area has been appropriately located to allow easy access for collection by service vehicles.
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	A TIS has been prepared demonstrating traffic generation associated with the proposal will have minimal impacts on the surrounding road network, including Anstey Road and Armadale Road. Refer section 3.1 of this report and Appendix 4 .
(u) <i>the availability and adequacy for the development of the following –</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	Availability of transport options near the development site is considered in the TIS prepared for the proposed development – refer Appendix 4 . The details of the storage and collection of waste are provided in section 3.3 of this report. One accessible car parking space has been provided for the proposed development.
(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	The proposed development will not result in the loss of a community service. Conversely, the proposed development will contribute to the delivery of a critically important community service which is lacking in the immediate area and will service the needs of the emerging community.
(w) <i>the history of the site where the development is to be located;</i>	N/A
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	It is noted the proposed development will provide full-time employment for up to 17 people, and provide care and early learning services for up to 92 children, increasing employment opportunities for residents in the Forrestdale locality. In this respect, there is a positive social outcome resulting from this development.
(z) <i>any other planning consideration the local government considers appropriate.</i>	No other planning considerations have been identified.

Having regard to **Table 2** above, the proposal addresses matters to be given due regard as set out in the deemed provisions. The proposal therefore warrants approval accordingly.

4.4 Anstey Keane Urban Development Precinct – East Structure Plan

Development of the development site is subject to the provisions of the Anstey Keane Urban Development Precinct – East Structure Plan (**Anstey Structure Plan**). See **Figure 2**, Zoning Maps. The development site is within the south-west portion of the Structure Plan Area. No specific provisions of the Structure Plan relate to the proposed development.

The Structure Plan identifies the development site as 'Residential R30' (refer to **Figure 2** zoning map) which is intended to correspond with the Residential zone of TPS4. Pursuant to Clause 3.2.1 of TPS4, the objectives of the Residential zone are:

- a) *To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.*
- b) *To provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.*
- c) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

This application proposes a childcare centre on the development site. The content of this report and its appendices demonstrates that the proposed child care centre is entirely compatible with the surrounding area, with respect to built form design, traffic, bushfire and acoustic matters.

Importantly, the proposal will provide a necessary service to the emerging Forrestdale locality, for which there is a high demand and future need. The childcare facility will offer a benefit to the residents and workers of Forrestdale and its surrounds. This further assists in the development of Forrestdale as an efficient and sustainable area which offers a range of community facilities to its population in a convenient, accessible location.

4.5 Local Planning Policies

4.5.1 Local Planning Policy 2.9 Landscaping

Local Planning Policy 2.9 – Landscaping (**LPP 2.9**) provides applicants with guidance and requirements on landscaping design and appropriate tree/plant selection. Clause 4.3 outlines that *"developments shall be landscaped and maintained in accordance with Town Planning Scheme No. 4 and the City's landscaping guidelines. Each guideline outlines detailed design principles relating to species selection, layout and installation requirements"*.

The proposed development includes a 137m² landscaped buffer between the car parking area and front lot boundary, a 43m² landscaped buffer between the playground and south-western carpark area, and a total of 647.9m² of landscaped outdoor play area. Species selection will be informed by the City's landscaping guidelines when a landscaping plan is prepared at detailed design stage. This can be addressed as a suitably worded condition of planning approval.

4.5.2 Local Planning Policy 3.2 Child Care Premises and Family Day Care

Local Planning Policy 3.2 – Child Care Premises and Family Day Care (**LPP 3.2**) provides provisions relating to the design, location and access of child care centres within the City. Refer **Table 4** below for an assessment of the proposed development against the relevant provisions of LPP 3.2.

Table 4 – Assessment against the provisions of LPP 3.2

Requirement	Comment	Complies
4.1 Location Criteria		
<p><u>Clause 4.1.1</u> <i>Sites in close proximity to community facilities, local centres, schools and public transport networks are a preferred location for new Child Care Premises.</i></p>	<p>The development site is located within the emerging Forrestdale locality, with Forrestdale Primary School located approximately 980m south-east of the development site.</p> <p>Bus stops are located along Armadale Road, providing good public transport connectivity to the site.</p>	✓
<p><u>Clause 4.1.2</u> <i>Child Care Premises should not be located so to adversely affect the level of service provided by a road or create road safety concerns, to the City's satisfaction.</i></p>	<p>The proposed development fronts and has access to, Anstey Road. A TIS has been prepared and is appended in Appendix 3.</p> <p>Pursuant to the TIS, there are no adverse impacts to Anstey Road from the proposed development and there is excellent accessibility to the site via Armadale Road.</p>	✓
<p><u>Clause 4.1.3</u> <i>Larger Child Care Premises (considered those which accommodate more than 50 children) are not generally considered suitable in Residential zones. Where such facilities are proposed in Residential zones they will only be supported where:</i></p> <p>a) <i>The proposal will not have a significant detrimental impact to the residential amenity of adjoining and nearby properties;</i></p> <p>b) <i>Arrangements will be in place to manage the use of outdoor areas to minimise any impacts on the residential amenity of adjoining and nearby properties;</i></p> <p>c) <i>Traffic generated from the facility will not detrimentally affect the level of service provided by the local road system;</i></p> <p>d) <i>The site has certain attributes to distinguish it as possibly being acceptable in a Residential zone (such as the site being surrounded by roads and/or reserves, the land being in excess of 1000m² in size or there being non-residential land uses or zones on one or more sides); and</i></p> <p>e) <i>Other relevant requirements are complied with.</i></p>	<p>The proposed development will cater for up to 92 children. It is considered that this centre is appropriate on the site, which contains a Residential designation, for the following reasons:</p> <ul style="list-style-type: none"> • The facility is designed and treated to a high standard and will contribute positively to the locality from a visual amenity point of view. • The development is supported by an acoustic assessment demonstrating compliance with statutory requirements at all times. • A traffic report has been prepared demonstrating the proposed development will not result in detrimental impacts to the local road network. • The development site comprises a significant land area of 13,952m². • The development site is strategically located where it is visible and highly accessible due to its proximity to Armadale Road. • The proposed development is generally compliant with the relevant requirements of the applicable planning framework. 	✓
4.2 Site Requirements		

Requirement	Comment	Complies
<p><u>Clause 4.2.1</u> <i>Sites with access to reticulated sewer are preferred unless the land's capability and suitability for on-site effluent disposal is demonstrated to the City's satisfaction and/or the Health Department.</i></p>	<p>The proposed development will have access to reticulated sewer and will be connected appropriately.</p>	✓
<p><u>Clause 4.2.2</u> <i>Sites shall be of sufficient size to accommodate parking and access requirements, servicing infrastructure, landscaping, outdoor play areas and setbacks to adjoining properties to the satisfaction of the City.</i></p>	<p>The development site comprises 2,775m² in area.</p> <p>The design of the proposed centre has responded to the large site area providing a large outdoor play space, landscaping, and generous floor area and group room sizes.</p> <p>All carparking and access is generally consistent with the relevant provisions of TPS4. Justification provided in section 4.3.3 of this report.</p>	Discretion required
<p><u>Clause 4.2.3</u> <i>Regular shaped sites in excess of 1000m² are preferred, as these sites generally enable accommodation of required facilities and appropriate setbacks/buffers between the Child Care Premises and adjoining properties.</i></p>	<p>The development site is approximately 2,775m² in area and is of a regular shape, enabling the provision of required facilities and buffers to adjoining properties.</p>	✓
<p><u>Clause 4.2.4</u> <i>For sites that are on roads which are part of the Road Freight Network, a transport noise assessment in accordance with the guidelines of the WAPC State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (or standards which supersede it) shall be undertaken. Any noise amelioration measures recommended in the noise assessment report shall be incorporated into the development at the appropriate stages as determined by the City.</i></p>	<p>The noise mitigation packages discussed in State Planning Policy 5.4 Road and Rail Transport Noise (SPP5.4) can be implemented if required.</p> <p>Refer Appendix 5 for a copy of the Acoustic Report.</p>	Discretion required
<p>4.3 Car Parking and Traffic Management</p>		
<p><u>Clause 4.3.1</u> <i>The City may require the submission of a traffic impact assessment certified by an appropriately qualified traffic engineer in order to determine the level and impact of traffic generated, impact on off-site and on-site car parking and appropriate means of addressing such impacts.</i></p>	<p>A TIS has been prepared and is appended at Appendix 4.</p>	✓
<p><u>Clause 4.3.2</u> <i>Car parking and vehicular access requirements shall be consistent with the Town Planning Scheme.</i></p>	<p>As detailed earlier in this report, the on-paper parking shortfall of 2 car parking bays is considered acceptable. Justification is provided in section 4.3.3 of this report.</p>	Discretion required
<p><u>Clause 4.3.3</u> <i>Pick up and set down facilities shall be provided.</i></p>	<p>No pick up/set down facilities are provided, however significant car parking is provided on site to cater for the needs of the development. Visitor spaces are suitably configured to allow high turnover and manoeuvrability out of the site.</p>	Discretion required

Requirement	Comment	Complies
<p><u>Clause 4.3.4</u> <i>Car parking areas shall be landscaped to the satisfaction of the City.</i></p>	<p>Car parking areas are adequately landscaped including a landscaped buffer between the car parking areas and Anstey Road / the south-western adjoining property.</p>	✓
<p><u>Clause 4.3.5</u> <i>Site selection, layout and vehicle access points shall provide for safe and efficient traffic movement and have regard for the impact of traffic on the local road system.</i></p>	<p>Access is proposed via a full-movement crossover to Anstey Road.</p> <p>As demonstrated in section 3.1 of this report, the proposed access arrangements will not have a significant impact to the efficient and safe movement of vehicles along the local road network.</p>	✓
<p><u>Clause 4.3.6</u> <i>For sites with more than one street frontage, access shall be provided from the lowest order road unless otherwise required and/or approved by the City.</i></p>	<p>Subject site has frontage to one street only.</p>	N/A
<p><u>Clause 4.3.7</u> <i>All vehicles shall be able to leave the site in a forward gear.</i></p>	<p>The carpark and access leg have been designed to ensure vehicles can enter and exit the development site in forward gear.</p>	✓
<p>4.4 Building Design and Site Layout</p>		
<p><u>Clause 4.4.1</u> <i>The scale and design of new buildings shall be consistent with the character of the existing or desired streetscape in the locality.</i></p>	<p>Strong emphasis has been placed on the design of the building, ensuring the built form responds to the future residential character of the locality.</p> <p>The proposed building incorporates a visually appealing with the use of muted tones, textures and materials.</p> <p>The building is single storey, consistent with surrounding residential properties.</p> <p>Overall, the scale, height, orientation and appearance of the development is consistent with the streetscape of the locality.</p>	✓
<p><u>Clause 4.4.2</u> <i>Fencing of a suitable height and materials shall provide a safe, screened and secure site which also achieves a high standard of streetscape amenity. Boundary fencing separating play areas from adjoining residential properties shall be constructed of materials that will reduce noise impacts where appropriate.</i></p>	<p>A 1.8 metre high fence will be generally provided along boundaries, except where the supporting acoustic assessment requires different fencing to achieve compliance with assigned noise levels.</p>	✓
<p><u>Clause 4.4.3</u> <i>Designs shall be able to demonstrate the use of passive solar design principles and provide shaded outdoor play areas to protect children from the dangers of prolonged sun exposure.</i></p>	<p>The outdoor space is designed and appropriately sized to offer a high level of amenity. The outdoor spaces surround the south-east and south-west sides of the centre where shading will be provided. The locations and extent of shading structures will be confirmed at the detailed design stage of the development</p>	✓

Requirement	Comment	Complies
<p><u>Clause 4.4.4</u> <i>Within Residential zones and on land adjoining a residential use, building setbacks shall be provided to the minimum requirements of the Residential Design Codes (all openings of a Child Care Premises are to be regarded as "major openings" under the Residential Design Codes for assessment purposes).</i></p>	<p>The development site is zoned Residential R30, and adjoins residential uses to its north-east boundary.</p> <p>Future Lot 86 will be finished to a level of 24.50m AHD, and the north-eastern side of the proposed development will not exceed a building height greater than 3.5m. In accordance with Table 2b of the <i>Residential Design Codes</i>, the required boundary setback is 1.5m. Boundary walls are permitted for a two-thirds the length of the balance of the lot boundary behind the front setback.</p>	✓
4.5 Conditions on Hours of Operation and Noise Emissions		
<p><u>Clause 4.5.1</u> <i>Operating hours shall consider the need to protect residential amenity where applicable. This may require the City to impose additional conditions on Child Care Premises where non-standard operating hours are proposed (Standard Hours: 7am and 7pm excluding Sundays and Public Holidays).</i></p>	<p>The proposed child care centre will operate between 06.30 and 18.30 Monday to Friday. These operational hours are considered by the acoustic assessment and demonstrated to be appropriate.</p>	✓
<p><u>Clause 4.5.2</u> <i>Where the potential exists for a Child Care Premises to have an impact on the amenity of adjoining property with respect to noise, the City may require the submission of a report by an appropriately qualified acoustic consultant in order to determine the level of noise emission and ways to address such emissions.</i></p>	<p>An Environmental Noise Assessment, has been prepared (refer Appendix 5) demonstrating the proposal will comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, subject to the implementation of mitigation measures.</p>	✓

Having regard to **Table 3**, the proposed development is entirely consistent with LPP 3.2 and warrants approval accordingly.

4.5.3 Local Planning Policy 4.2 Advertisements (Signage)

Local Planning Policy 4.2 – Advertisements (Signage) (LPP 4.2) sets out various policy requirements for signage proposed within the City.

The child care centre includes the following sign:

- One 0.9m H x 4m L tenancy logo above the entrance to the child care centre (north-western elevation).

An assessment of the proposed signage against LPP4.2 is provided within **Table 5** below.

Table 5 – Assessment against the provisions of LPP 4.2

Requirement	Comment	Compliance
Horizontal Sign <i>a sign affixed or painted on a building or structure where its largest horizontal dimension exceeds its vertical dimension</i>		
<i>Maximum height: 1.5m</i>	The proposed sign measures 0.9m in height.	✓

Requirement	Comment	Compliance
<i>Maximum width: 300mm (the proposed width shall not encroach public areas or road reserves in an adverse manner.</i>	Proposed sign is flush against wall of the proposed centre.	✓
<i>Maximum length: 5.0m</i>	Proposed sign measures 4m in length.	✓
<i>Minimum Clearance to Ground Level: 2.4m</i>	Proposed sign measures 2.35m to ground level. The variation is very minor and the sign does not protrude over an area where pedestrians movements will occur.	Discretion required

Having regard to **Table 5** above, the proposed signage is consistent with LPP4.2 and warrants approval accordingly.

5 Conclusion

This application seeks approval for a 92 place child care centre on the development site. This report and its appendices demonstrate the proposed development is consistent with the City's local planning framework and is therefore acceptable.

The proposal warrants approval for the following reasons:

1. The proposed child care facility will provide a necessary service to residents and workers of the emerging Forrestdale locality, meeting an established and growing need for such services.
2. The proposed child care facility is site responsive complementing the surrounding residential character of the locality and integrating with adjoining proposed and existing residential properties.
3. The proposed child care facility is of an appropriate scale, with high-quality materials, built form and articulation.
4. The proposal is supported by substantial co-consultant and expert input demonstrating its suitability from a design, traffic, bushfire and acoustic point of view.
5. The proposed development is situated in proximity to Forrestdale Primary School as well as having appropriate access to the wider locality via Anstey Road and Armadale Road.
6. This report demonstrates that the development is significantly compliant with the requirements of the planning framework and has substantial merit for approval.

Having regard to the above, we respectfully request the proposal be considered on its merits and the Metro Outer Joint Development Assessment Panel grant approval.

Appendix 1 Certificates of Title and Diagrams

WESTERN



AUSTRALIA

REGISTER NUMBER	
84/D39662	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
3	4/4/2007

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **513** FOLIO **141A**

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 84 ON DIAGRAM 39662

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

CARMELA INDRIOLO OF 16 ANSTEY ROAD, FORRESTDALE

(ND K112170) REGISTERED 7/3/2007

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

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: 513-141A (84/D39662)
 PREVIOUS TITLE: 1295-862
 PROPERTY STREET ADDRESS: 16 ANSTEY RD, FORRESTDALE.
 LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

WESTERN



AUSTRALIA

REGISTER NUMBER	
87/D42601	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
3	28/10/2013

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1320** FOLIO **222**

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 87 ON DIAGRAM 42601

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LEE ROBYN DUNNING OF 30 ANSTEY ROAD, FORRESTDALE

(ND M353233) REGISTERED 26/7/2013

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

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.

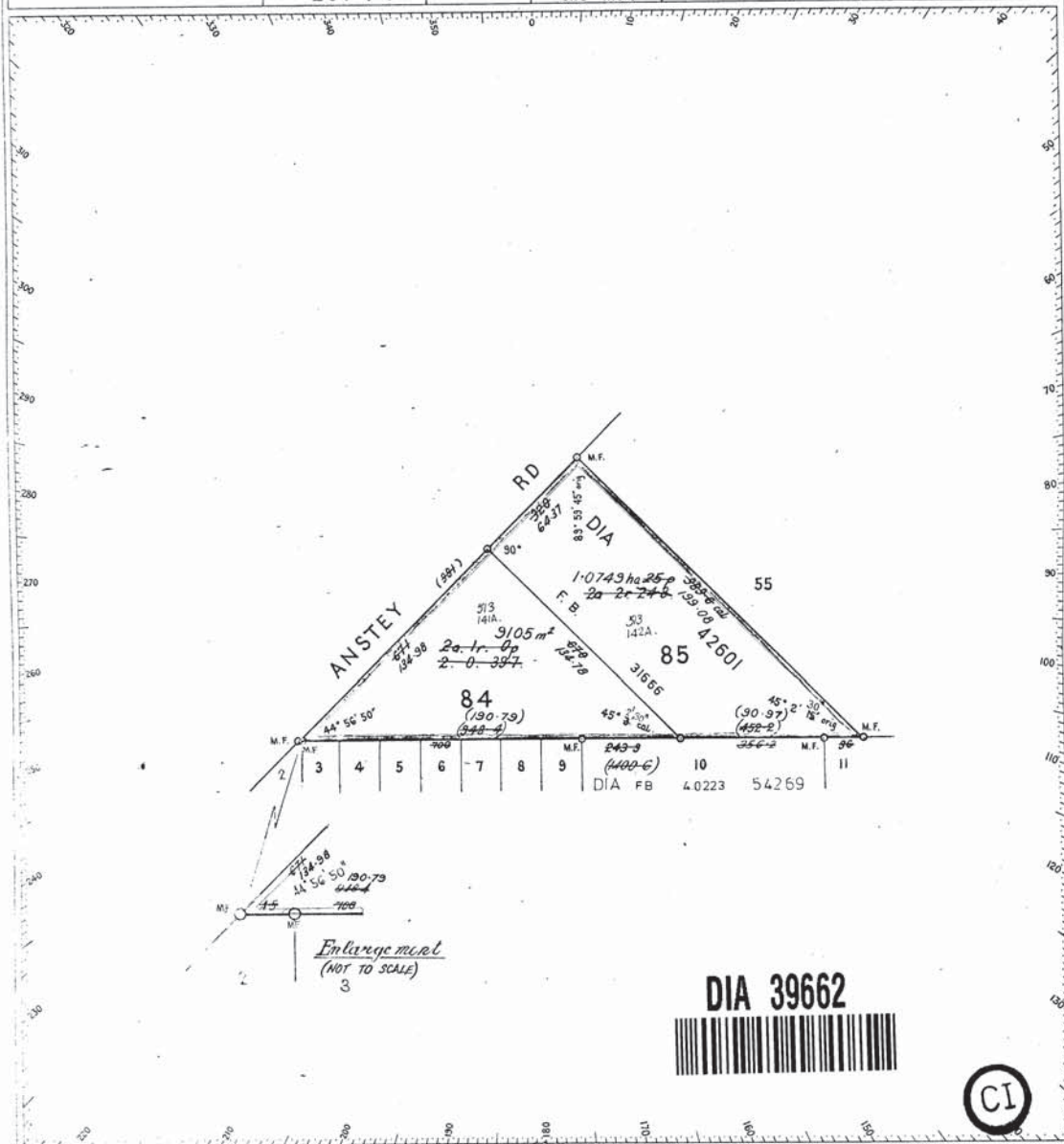
-----END OF CERTIFICATE OF TITLE-----

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: 1320-222 (87/D42601)
PREVIOUS TITLE: 513-142A
PROPERTY STREET ADDRESS: 30 ANSTEY RD, FORRESTDALE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
JANDAKOT	LOT 56 OF AA LOT 74	29194	1:2376 3 Chains to one inch	Vol. 1205 Fol. 862.	A. R. P. A. 3. 25. TOTAL



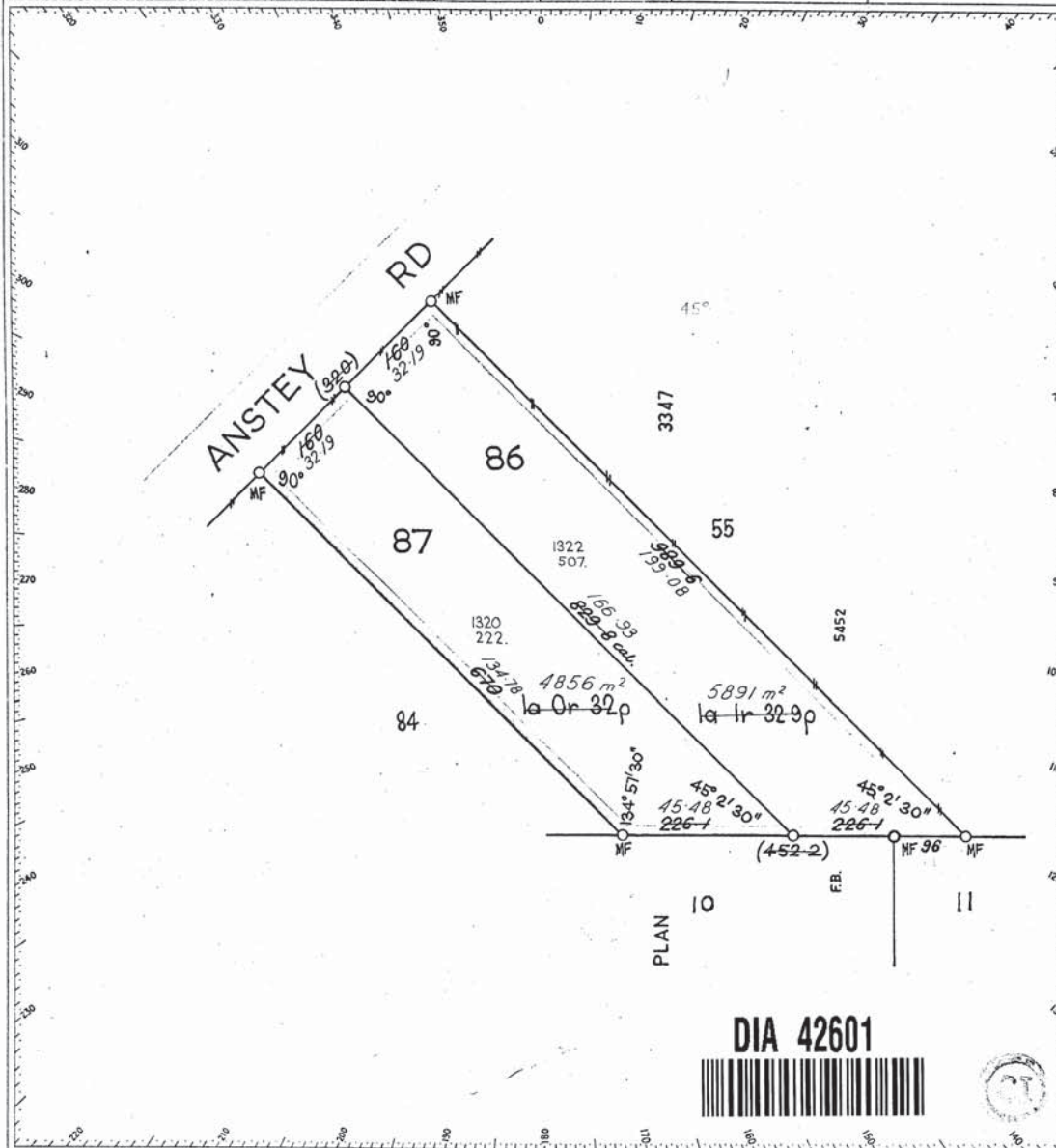
DIA 39662



<p>CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally or by my own personal supervision, inspection and field work, in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p>		<p>Approved by Town Planning Board</p> <p>30905 T.P. 30905</p> <p><i>[Signature]</i> Chairman</p>	
<p>Date _____</p> <p>Licensed Surveyor. IN LENZ.</p>		<p>Date 26. 1. 1970</p>	
<p>Approved <i>[Signature]</i> Inspector of Plans and Surveys</p>	<p>On Plan 3347 Diagram _____ Index Plan 8555 PERTH 5000 07.02</p>	<p>Registered 76.00 160985 23.170</p>	<p>Diagram No. 39662</p>

29734/9/66-2M-0 CRT VIA 18318

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
JANDAKOT	Lot 85 of A.A. Lot 74	31666	1: 1267 160 links Chains to one-inch	Vol. 513. Fol. 142A	A. R. P. 2 2 24.9



DIA 42601



<p align="center">CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p align="right"> Licensed Surveyor. </p> <p>Date <u>16/10/71</u></p>		<p align="right">Approved by Town Planning Board <u>30205</u></p> <table border="1"> <tr> <td>FILE</td> <td>30205</td> <td>DRG. NO.</td> <td></td> </tr> <tr> <td>DATE</td> <td>5 NOV 1971</td> <td>COPY NO.</td> <td></td> </tr> </table> <p align="right"> Chairman </p> <p>Date _____</p>		FILE	30205	DRG. NO.		DATE	5 NOV 1971	COPY NO.	
FILE	30205	DRG. NO.									
DATE	5 NOV 1971	COPY NO.									
<p>Approved <u>G. E. Campbell</u> Inspector of Plans and Surveys</p> <p>Examined <u>W. H. K. M. 27/1/71</u> Date <u>21.12.71</u></p>	<p>On _____</p> <p>Plan _____</p> <p>Diagram <u>39662</u></p> <p>Index Plan <u>8555</u></p> <p align="right">PERTH 5000 07.02.</p>	<p>Registered <u>15074</u></p> <p>FEE PAID <u>16.00</u></p> <p><u>16.11.71</u></p>	<p>Diagram No. 42601</p>								

3171/71/16-240 Docket Dia. 18318