
ARAG Deputation
DA-2020-08
Proposed Child
Care Premises at
2C Matheson
Road, Applecross

City of Melville Council Meeting

Tuesday, 16 February 2021

Tonight's Deputation

- Ellen Metlitzky
2D Matheson Road
Home adjacent to 2C Matheson Road
 - Jatinda Ahuja
14 Cunningham Street
Home opposite 2C Matheson Road
- Represent a much wider group of local residents who have contributed to this process via their input, research, hard work getting petitions signed, and raising funds for the engagement of legal advice.
 - Small deputation of 2 people on behalf of all of the other residents to raise our objections and explain our concerns

Concern and Request for RAR to be Amended

The COM has adopted a range of local planning policies to provide a consistent approach to the way in which certain types of planning applications and forms of development are assessed and determined by the City.

The proposed development does not comply with or adhere to a number of important local planning policies.

- Whilst the residents welcome the recommendation of the RAR (released on 9 February 2021), that the JDAP application be refused, there are a number of significant omissions from the RAR and issues which do not appear to have been addressed
- There are a multitude of instances in this DA that do not comply with COM policy, which have simply not been addressed in the RAR
- An example of this is the non-compliance of the proposed development with the COM's own Car Parking Policy
- Policies like this are in place for a reason and should be complied with or the policy needs to change
- While the affected and interested residents have complied with the lodgement of their objections by the due date and are ready to present at tonight's Council meeting, we respectfully suggest and request that the RAR be reconsidered for amendment to address the number of other ways in which COM Policy has not been complied with or met





ARAG

Applecross Residents Action Group

4 January 2021



ARAG

- Live within 50 metres
- 100% residential
- Come together, united and organized
- Number of meetings
- Met with Councilors to understand process
- Individual objections
- 2 petitions – signed by 62 and 85
- Engaged Karen Browne, Partner at Hopgood Ganim



What the?

- 100% residential area
- Dangerous 3-way intersection
- Existing traffic issues
- Access
- Fit for purpose
- Parking
- Safety
- R40
- Impractical
- This cannot work!



Reasons for the objection

1. Amenity and character of the location
2. Car parking and safety
3. Traffic and safety
4. Waste management
5. Noise nuisance
6. Signage

Report from Hopgood Ganim covers each of these points in detail and a copy has been sent to all Councilors.

Amenity & Character



The COM, through its Local Planning Scheme and Local Planning Policies, place significant importance on the preservation of the character and amenity of existing residential zones



Policies aim to ensure that developments enhance the character and amenity of existing residential areas



2C Matheson Road is zoned RESIDENTIAL and classed as 'A' use. The proposed development and its purpose is not permitted in this zone unless the COM exercises its discretion and grants a change of use for the land



A Childcare Centre within a residential zone should be and preferred site characteristics are – located close to or abutting shopping centres, workplaces, schools, community facilities, public open space and civic facilities. The proposed development DOES NOT meet any of these preferred site characteristics

Car Parking & Safety

- The development proposes 16 car bays with 14 in a tandem arrangement with obstructing pillars
- Whilst meeting requirements, at peak hours, such as pick up and drop off times, this arrangement allows for a capacity of 82 people – 67 children and 15 staff. This does not even take into account the number of parents or crying tired siblings in the mix
- Dropping children off or collecting them from daycare is not a drive by type situation as anyone who is a parent will attest to. At peak drop off and pick up times, the turn-over of bays will be slow. This will be further exacerbated by the single lane driveway entry/exit of the proposed development
- This will result in parking overflow on the surrounding streets, causing congestion both for residents trying to enter or exit their own properties, but more importantly creating additional congestion at what is already a significantly dangerous 3-way intersection and at times unmanageable choke point
- In reality, there is already limited legal street parking on Matheson Road with a median strip, multiple driveways due to subdivisions, a busy bus stop and an Australia Post collection box

Traffic & Safety

- The Transport Impact Statement projects an increase of 298 vehicular trips per day and 54 during peak traffic hours
- What is not taken into consideration is the impact both in terms of safety and congestion, of this traffic volume on Canning Highway and Matheson Road
- The DA fails to take into consideration that Transperth bus 158 turns off Canning Highway, down Cunningham and onto Matheson every 30 minutes
- This intersection is already used excessively in peak times by Canning Highway traffic, using Matheson Road as an attempt to bypass traffic along Canning Highway. This issue is already one which creates a problem for residents attempting to exit their own driveways at peak times
- The health and safety concerns regarding the appropriateness of the nature of a child care centre at this location surely bears a mention! External play area 3 of the proposed development, is adjacent to Canning Highway with 35,000 vehicles passing each day within 2 – 3 metres, generating in excess of 10 kg of tyre dust per km, containing heavy metals such as lead and zinc

Waste Management

- The DA proposes that the site will generate 642.5 litres of general waste and 642.5 litres of recyclable waste each week, with the COM to collect this waste
- The COM FOGO waste collection system allows for the collection of general waste on alternate weeks
- Waste would therefore need to be stockpiled, with festering waste resulting in unpleasant odours and the attraction of vermin, posing and health risk to the children, residents and the wider community



Noise Nuisance



The EA Report indicates that noise levels anticipated from the proposed development would be moderate



In reality, there will be a significant increase in noise levels due to stop/start traffic, open and closing of car doors and the general noise of 67 children



This noise is different and the increased noise and will be constant, ongoing, beginning early in the day and all year round



Signage

- The DA does not include an advertising or signage strategy
- Rather, the DA states, “a signage strategy will be submitted pursuant to a condition of development approval”
- Residents are concerned that any signage would be not be in keeping with the purely residential tone of the neighbourhood; would detract from the leafy green tree lined street on which we live and would therefore be obtrusive

Some things
to really think
about ...

Safety Concerns

Who is responsible?

Who is benefiting?

1. There is a history of serious accidents and incidents at or around the intersection of the proposed development
2. Noise attenuation (for the children), is not possible in an open playground with the proximity to Canning Highway
3. Exposure to toxic fumes, tyre dust, air pollution etc.
4. Drop off and pick up – an accident waiting to happen

Summary

- The proposed development DOES NOT comply or FAILS TO CONFORM to at least 8 objectives of the COM planning policies
- The “preferred site characteristic” of a childcare centre in a residential zone, is one located close to or abutting shopping centres, workplaces, schools, community facilities, public open space and civic facilities – this site does not meet any of these characteristics
- The proposed development is inappropriate for the site and will:
 - Adversely affect the amenity and character of the area
 - Result in significant increased traffic and congestion affecting the residents and Canning Highway
 - Result in overflow parking on Matheson Road and Cunningham Street
 - Post a risk to public safety and residents
 - Adversely affect the health of the children
 - Create unpleasant waste odour and attract vermin

Conclusion

- **2C Matheson Road is the wrong location for this development – it is commercial in nature and not suited to a purely residential area, with NONE of the preferred site characteristics**
- **The COM’s Local Planning Policy on Child Minding Centres and Family Day Care is clearly not met by this application and does not account for a development of this magnitude . The policy is intended for – as the name suggests “Child Minding Centres or Family Day Care”, not a 2 story, \$2 million, 67 child child-care centre in the middle of a residential zone!**
- **ARAG and its members strongly request that the Councilors of the COM abide by the recommendation of the RAR and OPPOSE this DA**
- **In accordance with Local Planning Policy & Decision Making, the COM invited community consultation on this development and 35 individual submissions were submitted objecting to the proposal**
- **The local residents and land-owners OPPOSE this DA**

suburban area

Also found in: [Thesaurus](#), [Financial](#), [Encyclopedia](#), [Wikipedia](#).

Thesaurus Legend:  Synonyms  Related Words  Antonyms

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Noun 1. **suburban area** - a residential district located on the outskirts of a city

 [suburb](#), [suburbia](#)

 [residential area](#), [residential district](#), [community](#) - a district where people live; occupied primarily by private residences

