

Our Ref: CGC-33(3)

22 July 2022

Attention: Beryl Foster, Planning Officer c/- Beryl.Foster@melville.wa.gov.au

Dear Beryl

### **38 POINT WALTER ROAD, BICTON – CHILD CARE PREMISES**

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This letter provides a summation of what has taken place post-lodgement in relation to the child care proposal for the subject land.

Prefacing the following content, the process has been productive for the purposes of delivering a land use and development that sits appropriately in the context. As mentioned in the development application submission, there is high demand for child care in Bicton due to a lack of existing premises. The disparity between supply and demand in the area is significant.

The proposed development will serve the local community.

#### **POST LODGEMENT**

- Waste Management Plan prepared and submitted to the City 1<sup>st</sup> April 2022.
- Site Plan amended, motorcycle bay included (submitted 6<sup>th</sup> May 2022).
- Noise discussed, with notional condition regarding management submitted (6<sup>th</sup> May 2022).
- Concerns raised in relation to traffic (arising in response to consultation) investigated by Jon Riley, traffic consultant. Concern around View Street and parking associated with Bicton Primary School investigated. Official response provided 17<sup>th</sup> June 2022.
- Site Plan amended, eight (8) bays identified for peak period drop-off/pick-up, submitted 17<sup>th</sup> June 2022 (based on advice of traffic consultant).
- 1<sup>st</sup> July 2022. City advised (Engineering) access not supported in proposed location. Communications ensued. Recommended plan be 'flipped' to north side.

**22 JULY 2022**

Submitted to the City of Melville: -

- Amended plans and elevations, including: -
  - Access and parking on the north side of the proposed child care premises as recommended by the City of Melville;
  - The inclusion of an additional parking bay, increasing from 16 to 17 on-site bays;
  - Nine (9) parking bays set aside for peak period drop-off/pick-up (previously 8);
  - Loss of two (2) child care placements;
  - The loss of child care placements relates to a loss of outdoor play area associated with the retention of the large tree in the south-west corner of the property (a priority throughout). The tree needs to be fenced in accordance with child care regulations i.e. preventing it from becoming a climbing hazard;
- Amended landscape plan;
- Traffic Impact Statement addendum; and
- An acoustic report addendum.

The last 3 items are informed by the amended plans and elevations.

## **CONCLUSION**

The child care proposal responds to the demand for a much needed service for use by the community of Bicton.

The proposal was well-conceived, the City's advice considered via a thorough pre-lodgement process commencing in October 2021. After lodgement, the proposal has been further refined following consultation and the City's input.

This package of information is now presented enabling the RAR to be finalised and the application determined by the Metro Inner-South Joint Development Assessment Panel.

Yours sincerely

**MW URBAN**



**Tony Watson**

Att Amended Plans and Elevations, Amended Landscape Plan, Traffic and Acoustic Addendums