

# BATEMAN CHILD CARE PREMISES

NO.1 ISLIP COURT & NO. 2A & 2B BROADHURST CRESCENT, BATEMAN



PROJECT REF: 1474



**Prepared for**

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## 1.0 Introduction

Dynamic Planning and Developments acts on behalf of St Clarence Investments Pty Ltd, the registered proprietor of Lot 5 (No.1) Islip Court and Lot 1 (No 2A & 2B) Broadhurst Crescent, Bateman (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for a proposed 'Child Care Premises' at the subject site. The planning report contains the following pertinent details of the proposal deemed to be relevant as part of considering the merits of the application:

- Details of the proposal;
- Detailed assessment of the proposal against the relevant planning provisions applicable under the City of Melville Local Planning Scheme No. 6 (LPS No. 6) and any relevant Local Planning Policies; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the City of Melville in making a recommendation on the proposed application:

- Certificate of Title (**Appendix 1**);
- Relevant development plans (**Appendix 2**);
- A Traffic Impact Assessment (**Appendix 3**);
- An Environmental Noise Assessment (**Appendix 4**);
- Landscaping Plan (**Appendix 5**);
- Waste Management Plan (**Appendix 6**);
- Completed and signed City of Melville Development Application Form, MRS Form 1 and DAP Form 1.

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval from the Metro Inner South Joint Development Assessment Panel (JDAP).



## 2.0 Site Details

### 2.1 Legal Description

The subject site is made up of two (2) separate freehold lots which are legally described as:

Lot	Plan	Volume	Folio	Street Address
5	12741	1527	270	1 Islip Court Bateman
1	18850	1583	759	2A – 2B Broadhurst Crescent

The area of the subject site is 1,755m<sup>2</sup>.

A copy of the Certificates of Title pertinent to the subject site is contained in **Appendix 1**.

### 2.2 Locational and Land Use Context

#### 2.2.1 Regional and Local Context

The subject site is located within the City of Melville municipal area, approximately 14.6km south of the Perth Central Business District. The site is also in close proximity to a number of local schools including Corpus Christi College (800m), Winthrop Primary School (1.6km), Bateman Primary School (1.3km) and Bull Creek Primary School (2.4km) suggesting the site is well suited to accommodating a childcare premises. Other notable land uses in the vicinity are Murdoch University, Fiona Stanley Hospital, Winthrop Village, Bull Creek Shopping Centre and the Kardinya Park Shopping Centre.

The subject site is located on the corner of Islip Court and Broadhurst Crescent as well as the corner of Broadhurst Crescent and Marsengo Road. The site is currently occupied by three (3) residential dwelling with the development at 2a and 2b Broadhurst Crescent existing in a duplex arrangement. It is intended that the proposed development will frame the street corner and assist in activating the surrounding streetscape. To the north of the site is Corpus Christi College with a range of residential development to the south, east and west.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

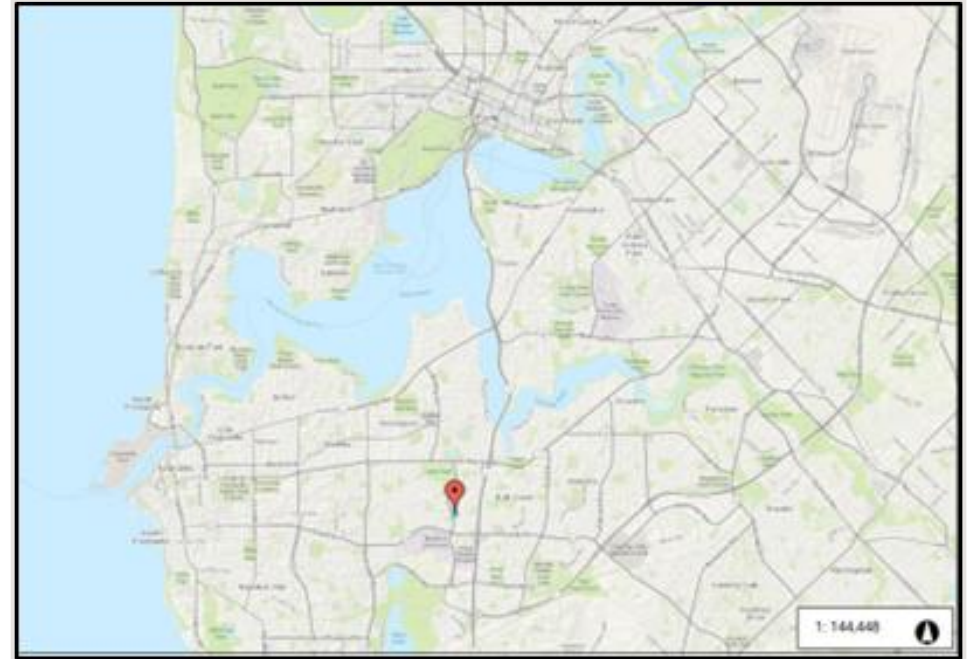


Figure 1 – Regional Context



Figure 2 – Local Context

### 3.0 Planning Framework

#### 3.1 Metropolitan Region Scheme (MRS)

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Urban' MRS zoning applicable to the subject site.

#### 3.2 City of Melville Local Planning Scheme No. 6 (LPS No. 6)

##### 3.2.1 Zoning

The subject site is zoned 'Residential' under the provisions of LPS No. 6. The objective of the 'Residential' zone is outlined in Table 2 of LPS No. 6 and has been summarised below:

- 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 to promote sustainable residential development.**
- To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.

Detailed assessment of the proposal against the provisions LPS No. 6 and any relevant Local Planning Policies is further covered under Section 5.0 of this planning report.

Figure 3 illustrates the subject site in the context of the land use zoning applicable under the provisions of LPS No. 6.

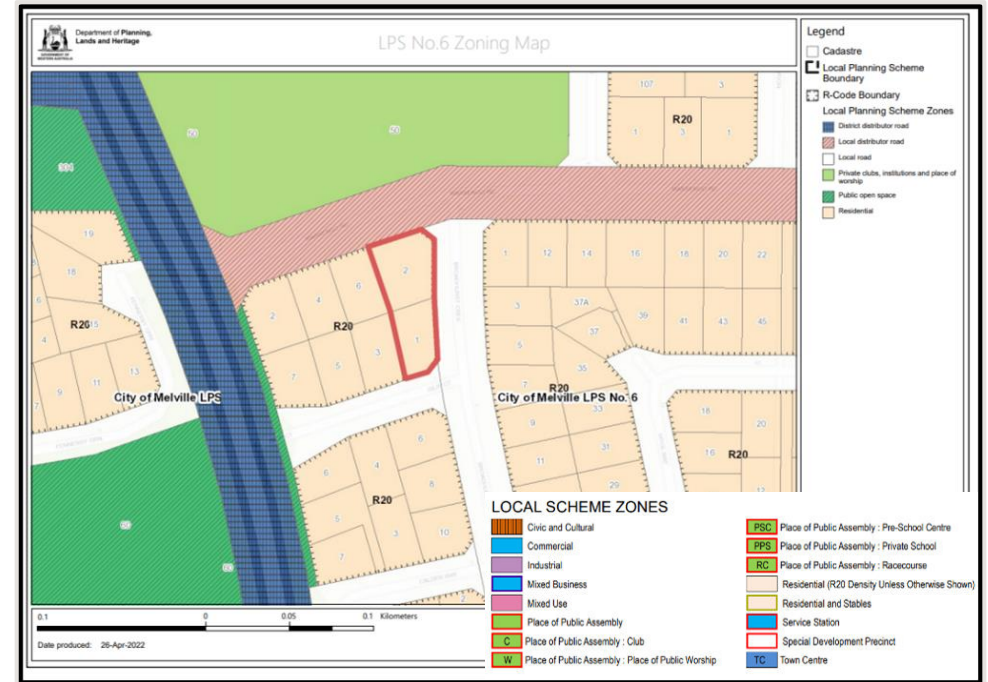


Figure 3 –LPS No. 6 Zoning Map

##### 3.2.2 Land Use Permissibility

The permissibility of land uses is determined by Table 3 – Zoning Table within the LPS No. 6. Table 3 specifies the land uses capable of approval within the 'Residential' zone. Land use permissibility is further discussed under Section 5.0 as part of the detailed assessment against the provisions of the LPS No. 6.

## 4.0 Proposal Details

The proposed development seeks approval for a 'Child Care Premises' at the subject site. The proposal will cater for a maximum of 82 children and 17 staff.

### 4.1 Development Details

Key aspects of the proposed design are detailed below:

- The Child Care Premises will include 574sqm of built form area and a total of 591sqm of outdoor play area.
- Primary access will be via an internal open air parking area which provides parking for 16 car bays.
- A further 5 on-street parking bays are provided on Broadhurst Crescent.
- Considerable landscaping both on the site and within the verge area with additional shade trees and the retention of the 11 existing shade trees along the northern boundary which has been provided to enhance the public realm.
- Further streetscape and amenity improvements are proposed through provision upgrades to the existing path network and the provision of seating with public art.
- A separate bin store has been provided within the north-western edge of the internal car parking area, which will be screened from the street with collection to occur from the Broadhurst Crescent verge area.
- A 3m landscaping strip along the western boundary is proposed to ensure the residential amenity to the properties to the west is protected.
- Ingress and egress are proposed from one (1) crossover to Broadhurst Crescent, limited to left-in left-out movements.
- The existing bus stop on Broadhurst Crescent will be closed as liaison with PTA confirmed it is surplus to their needs.

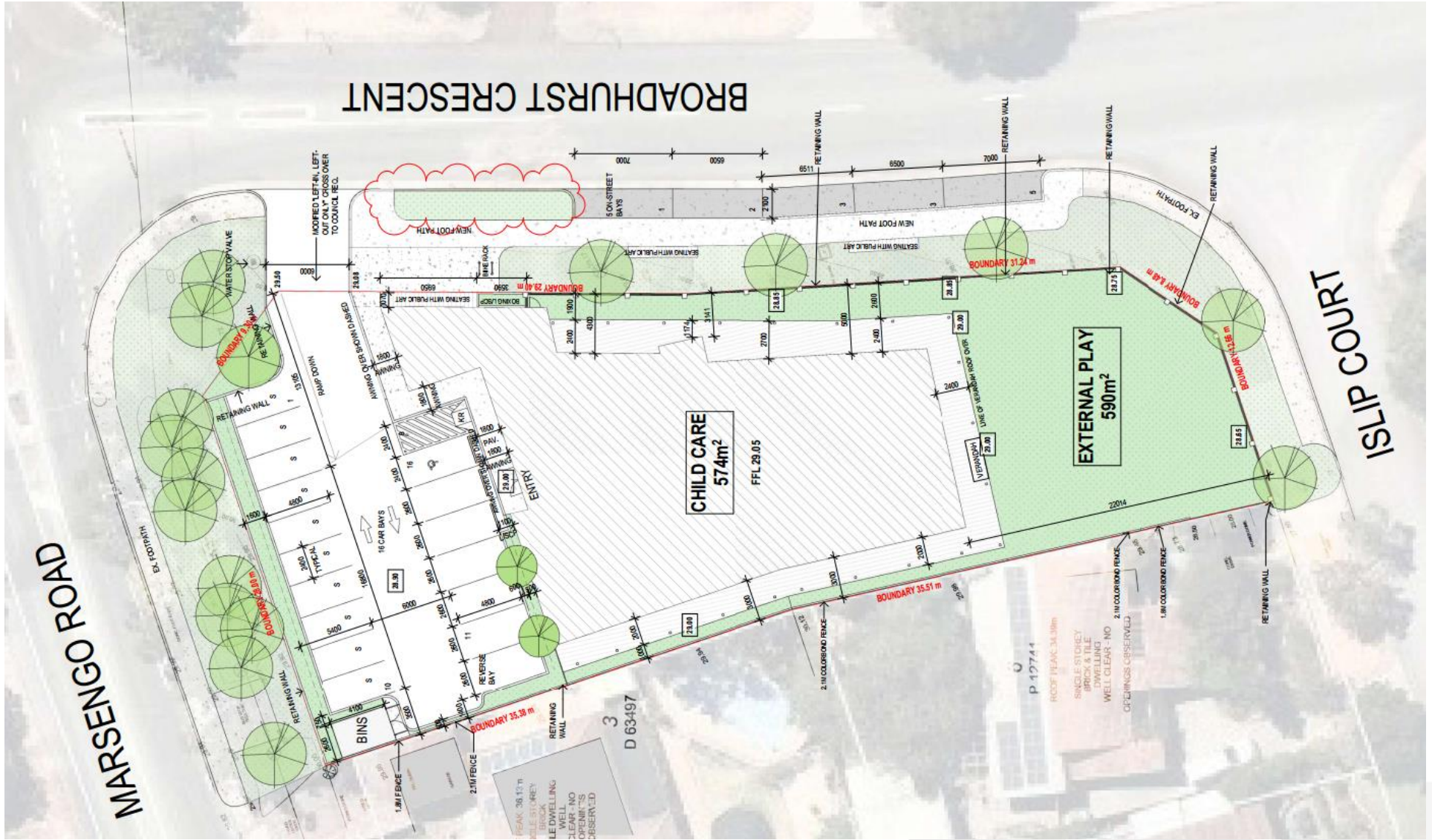
### 4.2 Operational Details

- The Child Care Premises will operate with a capacity of 82 children with 17 staff working at the facility.
- The Child Day Care Centre will operate with operating hours of 7.00am to 7.00pm Monday to Friday.

The proposed development is considered to have appropriately considered the amenity of the adjoining residential development whilst also providing a necessary service for local residents to benefit from.



Figure 4 – Broadhurst Crescent Perspective



## 5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- City of Melville Local Planning Scheme No. 6 (LPS No. 6);
- Local Planning Policy 1.12 – Child Care Premise and Child Family Day Care;
- Local Planning Policy 1.6 – Car Parking and Access;
- Local Planning Policy 2.2 – Outdoor Advertisements and Signage; and
- Planning Bulletin 72/2009 – Child Care Centres.

The below sections will address the relevant land use permissibility and development requirements outlined in the abovementioned statutory planning documents.

### 5.1 Land Use Permissibility

The proposed development includes a 'Child Care Premises' land use which is defined in LPS No. 6 as:

*Child Care Premises* – means premises where:

- a) An education and care service as defined in the Education and Care Services National law (Western Australia) section 5(1), other land a family day care service as defined in that section, is provided; or
- b) A child care service as defined in the Child Care Services Act 2007 section 4 is provided.

As noted in Section 2.0 above, the relevant land use permissibility is detailed within Table 3 of LPS No. 6. In accordance with these provisions, the proposed Child Care Premises is a 'Discretionary (A)' land uses meaning that approval is possible pending compliance with the applicable development requirements and also advertising to adjoining properties. Further, it is considered that the proposed land use is consistent with the objectives of the 'Residential' zone and appropriate within its context as:

- The site is in close proximity to Murdoch University and Fiona Stanley Hospital in addition to multiple other local centres, schools and parks/recreation reserves.
- The site is in close proximity to a range of public transport options.
- The amenity of the surrounding residential population will not be compromised as a result of the proposed development; and
- The facility will provide an important service to the local residential population by providing care to children whilst parents are working.

In light the above the proposed 'Child Care Premises' warrants favourable consideration and support.

## 5.2 Development Requirements

The relevant development requirements pertaining to the proposed development are outlined in:

- Local Planning Policy 1.12 – Child Care Premise and Child Family Day Care;
- Local Planning Policy 1.6 – Car Parking and Access;
- Local Planning Policy 2.2 – Outdoor Advertisements and Signage; and
- Planning Bulletin 72/2009 – Child Care Centres.

An assessment of the proposed developments compliance with the abovementioned documents has been provided below in following sections.



### 5.2.1 Local Planning Policy 1.12 – Child Care Premises and Child Family Day Care

Table 1 below provides an assessment of the proposal against the relevant requirements outlined in LPP 1.12. Where there are variations to the applicable requirements, these have been noted in red.

Local Planning Policy 1.12 – Child Care Premises and Child Family Day Care	Proposed Development Compliance	
<b>Childcare Premises Locational Criteria</b>		
<b>Preferred site characteristics are:</b>		
Corner sites - to improve the ability for access and to limit the impacts upon adjoining residential properties.	The proposed development is located on a corner site.	✓
Within a walkable catchment, of activity centres, workplaces, schools, community facilities, public open space and civic facilities.	The proposed development is within a walkable catchment (<800m) of Corpus Christi College, Bert Jeffrey Park, George Welby Park Playground and within an extended catchment (<1.5km) of Bateman Primary School, Murdoch University, Fiona Stanley Hospital and Winthrop Village.	✓
Well served by footpaths, dual access paths and public transport.	The subject site is well serviced via footpaths on Broadhurst Crescent, with the following bus route 505 passing the proposed development. Additionally, the 510 & 511 service Murdoch Drive located nearby.	✓
Of adequate size to provide suitable areas of play space (both indoor and outdoor) and parking.	Site area of 1,755sqm providing 570sqm of internal play areas and 588sqm of outdoor play area. Providing 6.7sqm per child internally and 7sqm per child externally.	✓
Located on Local Distributor and District Distributor Roads;	The northern corner of the subject site is located along Marsengo Road a Local Distributor Road.	✓
<b>Undesirable site characteristics are:</b>		
Sites within cul-de-sacs.	Site is not located within a cul-de-sac.	✓
Sites with battleaxe access leg (or similar) configuration or shared access.	Site does not have a battleaxe access leg (or similar) configuration or any form of shared access.	✓
Sites located on the following Primary Distributor roads, Canning Highway, Leach Highway and South Street, in order to minimise the potential for harmful traffic fumes, excessive noise levels and road safety risks impacting	Site is not located on the following Primary Distributor Roads, Canning Highway, Leach Highway and South Street.	✓

<p>on the health of children, staff and visitors to the child care centre and surrounding road users.</p>		
<p><b>Childcare Premises Development Requirements</b></p>		
<p>Where a Child Care Premises is proposed within a Residential zone, the design and resultant built form will be assessed against the relevant provisions of LPS6, the R-Codes (for open space, setbacks, visual privacy and overshadowing) and local planning policies. This will ensure such development is compatible with the residential character of the area.</p>	<p>The proposed development provides built form that has:</p> <ul style="list-style-type: none"> <li>• Greater than 50% open space.</li> <li>• Setbacks to the street and adjoining properties that comply with the provisions of the R-Codes.</li> <li>• Being single storey there are no visual privacy or overshadowing variations applicable.</li> </ul>	<p>✓</p>
<p>Fencing along the primary and secondary street (if applicable) should be of permeable design in accordance with the R-Codes and Local Planning Policy. Solid fencing portions will be assessed on their individual merit taking into account the need for noise mitigation and security.</p>	<p>The proposal has partially permeable fencing along Broadhurst Crescent and Islip Court, however this sits atop retaining walls required to manage the sloping topography of the site.</p>	<p>✓</p>
<p>Where a Child Care Premises is proposed to be located adjacent to residential property(s), an acoustic impact assessment shall be requested to demonstrate that the proposal will satisfy the relevant noise regulations.</p>	<p>The Environmental Noise Assessment prepared by Herring Storer Acoustics has determined the proposal is compliant with the requirements of the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>	<p>✓</p>
<p>Outdoor playing spaces should be sited to minimise any adverse noise impact towards occupiers of adjoining residential properties.</p>	<p>Attempts to separate the outdoor play area from adjoining residential properties have been made with only one residential property located in close proximity and this is setback in accordance with the R-Codes.</p>	<p>✓</p>
<p>A landscaping plan detailing all hard and soft landscaping, including shade structures shall be provided with a development application.</p>	<p>A Landscaping Plan has been prepared as apart of the development application (<b>Appendix 5</b>).</p>	
<p>Car parking shall be provided in accordance with Local Planning Policy LPP1.6 Car Parking and Access.</p> <p>Parking areas must be sited and designed to allow vehicles to enter and exit in forward gear.</p>	<p>The proposed development is compliant with Local Planning Policy LPP1.6 Car Parking and Access. The parking area will allow all vehicles to enter and exit in forward gear.</p>	<p>✓</p>
<p>Planning applications for new Child Care Premises, and those that propose to increase numbers within existing child care premises by more than 10 additional children, must be accompanied by a Transport Statement prepared by a suitably qualified and experienced traffic engineer. Proposals will not be supported if the form, function and safety of the surrounding road network is deemed to be compromised.</p>	<p>Transport Impact statement prepared by Urbii (<b>Appendix 3</b>) on behalf of St Clarence Investments Pty Ltd confirms that the proposed development would have insignificant impacts and the findings are supportive of the proposed development.</p>	<p>✓</p>

<p>Where a Child Care Premises is located adjacent to a property used for residential purposes, the hours of operation of the premises may be limited to 7am to 7pm Monday to Friday and 8am to 7pm during weekends. Note: The limit on hours of operation does not prevent staff attendance outside of the operating times.</p>	<p>The operating hours are 7am to 7pm Monday to Friday</p>	<p>✓</p>
<p>The City's requirements for advertising and signage are outlined in Local Planning Policy LPP2.2 Outdoor Advertising and Signage.</p>	<p>The proposed development is compliant with the City of Melville Local Planning Policy LPP 2.2 Outdoor Advertising and Signage.</p>	<p>✓</p>

**Table 1 – LPP 1.12 Assessment**

### 5.2.2 Local Planning Policy 1.6 – Car Parking and Access

Table 2 below provides an assessment of the proposal against the relevant requirements outlined in Local Planning Policy 1.6. Where there are variations to the applicable requirements, these have been noted in red.

Local Planning Policy 1.6 – Car Parking and Access	Proposed Development Compliance
<b>Car Parking Requirements</b>	
One bay per 10 children, plus 0.5 bays per staff member, and drop-off and pick-up area to the satisfaction of the Council.	Total Children: 84 Total Staff: 17 Total Required Bays: 16.9 = 17 Bays Total Provided Bays: 21 Bays Drop-Off and Pick-Up area: Can be satisfied by on street parking
<b>Motorcycle/scooter Parking Requirements</b>	
Where 15 or more car parking bays are provided on a development site, motorcycle / scooter parking bays are required to be provided.  Where motorcycle / scooter parking bays are required, one of the car parking bays required can be replaced for each of the two motorcycle / scooter bays.  Car Bays required – Number of Motorcycle/Scooter parking bays required <ul style="list-style-type: none"> <li>• 0-14 – 0</li> <li>• 15-29 – 2</li> <li>• 30-44 – 4</li> <li>• 45-59 – 6</li> <li>• 60-74 – 8</li> <li>• 75-89 – 10</li> <li>• 90+ - at the discretion of the City</li> </ul>	Total Motorcycle/Scooter Bays required: 2 Total Motorcycle/Scooter Bays provided: 0  It is not considered reasonable for patrons accessing a childcare to drop off and pick up children on a motorbike or scooter. However, if necessary parking bays can be converted to scooter/motorcycle parking.
<b>Bicycle Parking</b>	
A minimum of two bicycle parking facilities are to be provided on a subject site unless a greater number is specified  Child Minding Centres: 2 per 10 car parking bays	Total Bicycle Parking Facilities required: 2 Total Bicycle Parking Facilities provided: 2

**Table 2 – LPP 1.6 Assessment**

### 5.2.3 Local Planning Policy 2.2 – Outdoor Advertisements and Signage

Table 3 below provides an assessment of the proposal against the relevant requirements outlined in Local Planning Policy 2.2. Where there are variations to the applicable requirements, these have been noted in red.

Local Planning Policy 2.2 – Outdoor Advertising and Signage	Proposed Development Compliance	
<b>Assessment Criteria:</b>		
The content of commercial signage shall be limited to: A. The name of the business/es trading from the property; B. Trademark or logo of the business/es operating from the property; C. Contact details of the business/es operating from the property; D. Details of the business/es carried out on the property; E. Details of goods sold on the property.	The content of any signage will be limited to the following: A. The name of the business trading from the property. B. The logo of the Childcare centre. C. The contact details for the Childcare centre. D. The details of the Childcare operation. E. The Details of the service provided.	✓
Where located on or adjacent to a thoroughfare, projecting signs and under awning signs shall provide a minimum clearance of 2.75m above ground level.	Any signage located on or adjacent to a thoroughfare will provide a minimum clearance of 2.75m above ground level.	✓
Third party advertising is not permitted.	The proposed signage will only relate to the childcare operator.	✓
Illuminated signage (except safety signs) must be static and not move, flash, rotate or reflect.	There will be no illuminated signage.	✓
Signage must be located such that traffic and pedestrian safety is not compromised.	All signage will be located as such that traffic and pedestrian safety is not compromised.	✓
Signage shall be sited and displayed to safeguard the architectural integrity of the building to which it is attached.	Signage will be sited and displayed appropriately to safeguard the architectural integrity of the proposed development.	✓
<b>Commercial Properties within the Residential zone:</b>		
A. No more than one sign per street frontage; B. Signage shall not exceed a maximum height of 1.8m above ground level; C. Signage shall be sited appropriately and not obscure vehicle and pedestrian sightlines; D. Individual signage shall not exceed 1m <sup>2</sup> in area; and E. No illumination is permitted.	A. The proposed development will exhibit one sign per street frontage. B. Shall not exceed a height of 1.8m above ground level. C. Pedestrian and vehicle sightlines will not be obscured. D. Signage will not exceed 1sqm of area E. No signage will be illuminated.	✓

**Table 3 – LPP 2.2 Assessment**

### 5.2.4 Planning Bulletin 72/2009 – Child Care Centres

Table 4 below provides an assessment of the proposal against the relevant requirements outlined in Planning Bulletin 72/2009. Where there are variations to the applicable requirements, these have been noted in red.

Planning Bulletin 72/2009	Proposed Development Compliance	
<b>Location of Childcare Centres</b>		
Distributed strategically to provide the maximum benefit to the community it serves.	There are a limited number of childcare facilities in the surrounding area but with a growing residential community means increased demand for childcare centres. There is one other childcare premises within 1.0km the site within what is large residential catchment.	✓
Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities.	The proposed development is within a walkable catchment (<800m) of Corpus Christi College, Bert Jeffrey Park, George Welby Park Playground and within an extended catchment (<1.5km) of Bateman Primary School, Murdoch University, Fiona Stanley Hospital and Winthrop Village.	✓
Located in areas where adjoining uses are compatible with a child care centre (includes considering all permissible uses under the zoning of adjoining properties).	The site, whilst located in a 'Residential' zone directly north lies Corpus Christi College. The proposed land use is capable of approval and the site meets the locational criteria applicable under the State and Local planning framework.	✓
Serviced by public transport.	The subject site is well serviced via footpaths on Broadhurst Crescent, with the following bus route 505 directly passing the proposed development. Additionally, the 510 & 511 service Murdoch Drive located nearby.	✓
Considered suitable from a traffic engineering/safety point of view.	Traffic Impact Statement has been prepared demonstrating the development is suitable from a traffic engineering perspective.	✓
Of sufficient size and dimension to accommodate the development without affecting the amenity of the area.	The property the subject of the application is 1,755sqm in area which is sufficient to accommodate the proposed development.	✓
Childcare centres will generally not be suitable where: <ul style="list-style-type: none"> <li>• Soil contamination exceeds levels regarded by DEC and DOH as suitable for standard residential land uses.</li> <li>• Groundwater is to be abstracted for the irrigation of gardens and play area within the childcare centre and groundwater contamination exceeds 10x Australian drinking water criteria.</li> </ul>	<ul style="list-style-type: none"> <li>• The area accommodates residential land uses and as such soil contamination is considered to not be an issue.</li> <li>• Ground water won't be abstracted for irrigation.</li> <li>• There will be no adverse impact on the surrounding childcare centres in the area due to the number of local</li> </ul>	 ✓ ✓ ✓

<ul style="list-style-type: none"> <li>• The service provided by the centre will have a demonstrable, adverse impact on the existing or planned level of childcare centre services enjoyed by the local community.</li> <li>• Access is from a major road or in close proximity to a major intersection where there may be safety concerns.</li> <li>• Access is from a local access street which may impact on the amenity of the area due to traffic and parking.</li> <li>• The current use or any permissible use under the zoning of the adjoining premises produces unacceptable levels of noise, fumes or emissions or poses a potential hazard by reason of activities or materials stored on-site.</li> <li>• Noise produced by road, railways and aircraft are likely to have an adverse impact on the site.</li> <li>• The site is in a heavy industry area or in the buffer area of a heavy industry area.</li> </ul>	<p>schools in the area which equates to demand for childcare premises.</p> <ul style="list-style-type: none"> <li>• Access is not from a major road.</li> <li>• None of the surrounding land uses will produce unacceptable noise, fumes or emissions or will present a hazard risk as they are primarily residential properties.</li> <li>• The acoustic report demonstrates that there will be no negative acoustic impacts from transport routes on the development.</li> <li>• The site is not located in an industry area, or a buffer area associated with industrial operations.</li> </ul>	<p>✓ ✓ ✓ ✓ ✓</p>
<b>Site Characteristics</b>		
Sites in a residential area should be greater than 1000sqm.	The site is 1,755sqm in area.	✓
Topography should be generally flat across the site.	The developments retaining and engineering will ensure that the site will be generally be flat.	✓
<b>Design of Centres</b>		
Visual appearance should reflect the character of the area.	The design of the facility has been informed by an analysis of the local neighbourhood in terms of materials and built form and as such it is considered to be consistent with the character of the area.	✓
Parking areas should be located in front of the building.	The proposed parking has been located immediately in front of the building entrance.	✓
Outdoor play areas should be in a safe location on the site, and away from adjoining noise-sensitive premises.	The separation of the outdoor play area from adjoining residential properties have been made with only one residential property located in close proximity and this is setback in accordance with the R-Codes. However, this area will be appropriately treated from an acoustic standpoint to ensure noise levels at the residential property do not exceed levels allowed under the <i>Environmental Protection (Noise) Regulations 1997</i> .	✓
<b>Traffic Impacts</b>		
A traffic impact statement/assessment should be prepared to address: <ul style="list-style-type: none"> <li>• The site characteristics.</li> </ul>	Traffic Impact Statement has been prepared by Urbii.	✓

<ul style="list-style-type: none"> <li>• The proposal and its expected trip generation.</li> <li>• Parking requirements, including the design of parking areas, and any pick-up and drop-off facilities.</li> <li>• Existing traffic conditions and any future changes expected to the traffic conditions.</li> <li>• Current road safety conditions, including a crash history in the locality.</li> <li>• The expected impact of the proposed development on the existing and future traffic conditions.</li> </ul>		
<p><b>Noise Impacts</b></p>		
<p>A noise impact assessment is required to address:</p> <ul style="list-style-type: none"> <li>• Where a childcare centre is located adjacent to a noise-sensitive use, such as houses, retirement villages and nursing homes, the noise generating activities of the childcare centre, such as the outdoor play areas, parking areas and any plant and equipment, are to be located away from the noise sensitive use.</li> <li>• Where, due to design limitations or safety considerations, noise generating activities such as outdoor play areas are located close to noise-sensitive uses, appropriate noise mitigation is to be undertaken.</li> <li>• As there is now a considerable body of research that demonstrates the negative impact of inappropriate noise on child development, the design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve acceptable indoor noise levels.</li> </ul>	<p>Acoustic Report has been prepared by Herring Storer.</p>	<p>✓</p>

**Table 4 – Planning Bulletin 72/2009 Assessment**

## **6.0 Conclusion**

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it delivers a development opportunity for the City of Melville, its residents, and working population will improve the local population's access to service and amenities.

As considered in detail within the contents of the planning report, the proposal will deliver a functional built form outcome that aligns with the objectives of the Residential zone and will limit any amenity impacts to adjoining landowners.

As detailed in the assessment, the proposal has demonstrated that it is generally compliant with the relevant development requirements with any variations appropriately justified. On this basis, the support of the City of Melville and approval by the Metro Inner South JDAP is warranted.