

**P21/3939 – DAP CALL UP – PROPOSED CHILD CARE CENTRE PREMISES – NO. 15  
(LOT 557) WILLCOCK STREET, ARDROSS (REC) (ATTACHMENT)**

Ward : Central Ward  
 Category : Operational  
 Application Number : DAP-2021-6  
 Property : No. 15 (Lot 557) Willcock Street, Ardross  
 Proposal : Proposed Child Care Centre Premises  
 Applicant : David Mariona, Harley Dykstra Pty Ltd  
 Owner : Gama Holdings Pty Ltd  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Previous Items : Not Applicable  
 Responsible Officer : Mark Scarfone  
 Acting Manager Statutory Planning

**AUTHORITY / DISCRETION**

**DEFINITION**

|                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Advocacy       | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | Executive      | <i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | Legislative    | <i>Includes adopting local laws, town planning schemes &amp; policies.</i>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | Review         | <i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input checked="" type="checkbox"/> | Information    | <b><i>For the Council/Committee to note.</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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**P21/3939 – DAP CALL UP – PROPOSED CHILD CARE CENTRE PREMISES – NO. 15 (LOT 557) WILLCOCK STREET, ARDROSS (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- This Responsible Authority Report (RAR) is referred to the Council for information in accordance with Local Planning Policy 1.1, having been called up by Cr Sandford.
- Approval is sought for a child care centre premises at No. 15 (Lot 557) Willcock Street, Ardross. The cost of the development is \$2.03 million and therefore, the applicant has opted-in for the application to be determined by the Metro Inner South Joint Development Assessment Panel.
- The application is for the demolition of the existing development on site and the construction of a two storey Child Care Centre Premises located at 15 Willcock Street, Ardross.
- The building is designed, with a landscaped verge area, nil setbacks to the street and side boundaries and vehicle access from Petrossian Lane at the rear as per the development controls set out in the Riseley Activity Centre Structure Plan
- The centre will include three indoor activity rooms and two outdoor play areas provided along with facilities and amenities for the building;
- The Child Care Centre has been designed to accommodate 62 children and 10 staff members of the following age demographics;
  - 12 places for children aged 0-2 years;
  - 20 places for children aged 2-3 years; and
  - 30 places for children aged 3-5 years.
- The operating hours of the centre are between 6:30 am and 6:30 pm Monday to Friday, with no outdoor play before 7:00 am.
- 11 on-site car bays (including one ACROD bay) have been provided. Four of these bays are reserved for staff and the remaining seven for visitors.
- The proposed development has been assessed against the provisions of Local Planning Scheme No.6 (LPS6), Local Planning Policy 1.12 Child Minding Centres and Family Day Cares (LPP1.12), as well as a number of local and state planning policies.
- The RAR has been prepared by officers and is required to be submitted to the JDAP under the *Planning and Development (Development Assessment Panel) Regulations 2011* by midday 22 July 2021.
- The proposal was the subject of public consultation in accordance with LPP 1.1: Planning Process and Decision Making.
- During the advertising period 22 individual written submissions were received – all expressing concerns.
- The recommendation of the RAR is that the JDAP approve the proposal subject to planning conditions outlined in the attached RAR report to the JDAP.
- A copy of the Council resolution will be forwarded to the JDAP as an attachment to the RAR.

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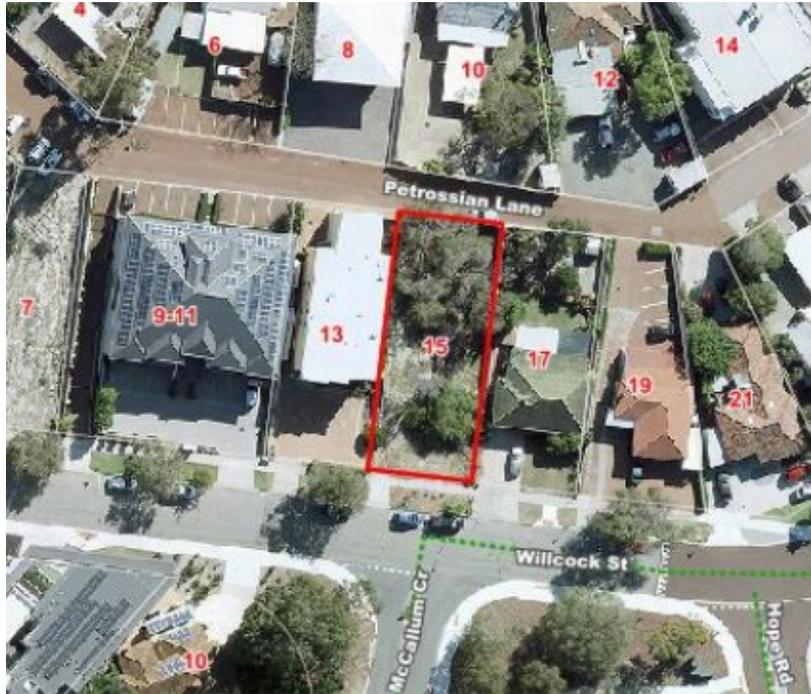


Figure 1 - Aerial photograph of subject site.

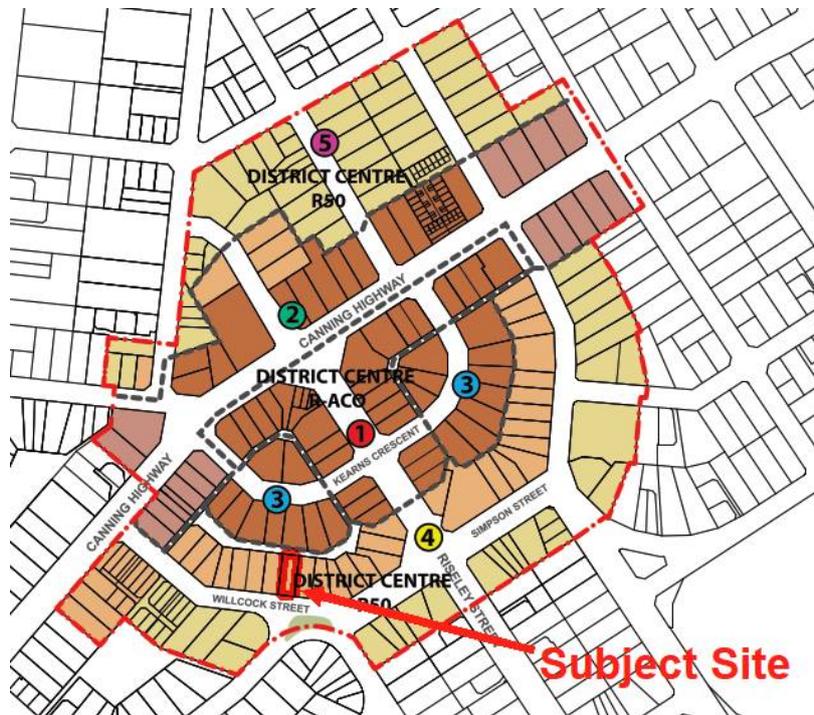


Figure 2 – Riseley Centre Structure Plan Precinct Map.

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**P21/3939 – DAP CALL UP – PROPOSED CHILD CARE CENTRE PREMISES – NO. 15  
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|                       |   |                                                                  |
|-----------------------|---|------------------------------------------------------------------|
| MRS Zoning            | : | Urban                                                            |
| LPS Zoning            | : | Centre C2 'RAC-0'                                                |
| Structure Plan Zoning | : | Riseley Centre Structure Plan 'Precinct 4'<br>Transitional Frame |
| R-Code                | : | N/A                                                              |
| Use Type              | : | Residential                                                      |
| Use Class             | : | Permitted                                                        |

**Site Details**

|                                      |   |                                                                                                                        |
|--------------------------------------|---|------------------------------------------------------------------------------------------------------------------------|
| Lot Area                             | : | 647sqm                                                                                                                 |
| Street Tree(s)                       | : | Two verge trees, one to be retained, the other<br>removed and replaced as per the City's <i>CP-029<br/>Tree Policy</i> |
| Street Furniture (drainage pits etc) | : | Footpath                                                                                                               |
| Site Details                         | : | Refer to Figure 1 above                                                                                                |

**DETAIL**

Development approval is sought from the Metro Inner-South JDAP for a two-storey Child Care Centre Premises.

Refer to the attached RAR for details of the development proposed by this application.

[3939 Responsible Authority Report 15 Willcock Street Ardross](#)

[3939 Attachment 1 Planning Report](#)

[3939 Attachment 2 Development Plans](#)

[3939 Attachment 3 Transport Impact Statement](#)

[3939 Attachment 4 SPP 5.4 Acoustic Report](#)

[3939 Attachment 5 Mechanical Plant Noise and Outdoor Play Areas Acoustics Report](#)

[3939 Attachment 6 Design Review Statement](#)

[3939 Attachment 7 Waste Management Plan](#)

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**21/3939 – DAP CALL UP – PROPOSED CHILD CARE CENTRE PREMISES – NO. 15  
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Refer to the RAR attached to this report.

**STATUTORY AND LEGAL IMPLICATIONS**

The cost of the development requires that it be determined by the JDAP. As required by the *Planning and Development (Development Assessment Panel) Regulations* the City has prepared a responsible authority report which outlines the relevant issues to assist the JDAP in making its determination.

**FINANCIAL IMPLICATIONS**

None applicable.

**STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are not considered to be strategic, risk or environmental management implications associated with this application.

**POLICY IMPLICATIONS**

Policy implications are outlined within the RAR attached to this report.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

The recommendation of this report is for Council to endorse the recommendation in the RAR for the JDAP to approve the application.

Council may resolve not to endorse the recommendation within the RAR, however reasons should be provided in the usual manner to inform the members of the JDAP.

The minutes of the Council decision and reasons in support of that decision will be attached to the RAR and forwarded to the JDAP for its consideration.

Where Council wishes to provide a deputation to the JDAP in support of a resolution, a nominated Elected Member on behalf of Council may request to make a deputation at the JDAP meeting. The authorisation to grant a request to make a deputation rests with the Presiding Member of the JDAP.

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**OFFICER RECOMMENDATION (3939)**

**APPROVAL**

**That the Metro Inner-South Joint Development Assessment Panel be advised that the Council of the City of Melville endorses the recommendation of the Responsible Authority Report to APPROVE the application for the proposed Child Care Centre Premises at No. 15 (Lot 557) Willcock Street, Ardross.**