

Ravenswood Childcare Centre Proposal

Lot 977 Nancarrow Way, Ravenswood



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Context and character

- Vacant corner allotment at the intersection of Jolly Rambler Boulevard, Nancarrow Way and Jones Lane within an established residential area of the Shire of Murray.
- Prominent location adjacent to a local roundabout, with multiple street frontages providing high visibility and accessibility.
- Surrounding development consists of low-density residential dwellings, predominantly single storey, with pitched roofs, consistent setbacks and landscaped verges.
- Streetscape exhibits a cohesive suburban character, supported by footpaths, street trees and residential-scale built form.
- Site adjoins public open space and retained vegetation to the north and west, providing a landscaped buffer and transition to the natural environment.
- Corner location and limited sensitive residential interfaces reduce potential amenity impacts.
- Proximity to the local road network supports suitability for a community-based use, such as a childcare centre.
- A low-scale childcare centre can be appropriately integrated through building scale, setbacks, articulation, acoustic treatment and landscaping.
- The site context supports development that is compatible with the residential character and aligned with the Shire of Murray Local Planning Scheme



Built form and scale

- The development is designed as a single-story childcare facility, maintaining a low-scale built form consistent with the surrounding residential context.
- Building height, bulk and massing are moderated through pitched roof forms and articulated façades, reducing visual impact when viewed from the street and adjoining properties.
- Variations in rooflines and wall planes break down the overall building mass and reinforce a residential-scale appearance.
- The building is sited to respect established street setbacks and to provide appropriate separation from neighboring residential lots.
- The built form responds to the site's corner location and open space interface, presenting well-articulated elevations to all public frontages.
- The proposed built form has been designed to reflect a residential character, ensuring the development integrates respectfully with the surrounding local context. The architectural expression is intentionally simple and understated, allowing the playscape and landscaping elements to become the primary visual focus of the site. This approach supports a softer streetscape presence while enhancing the quality and functionality of the outdoor environments.

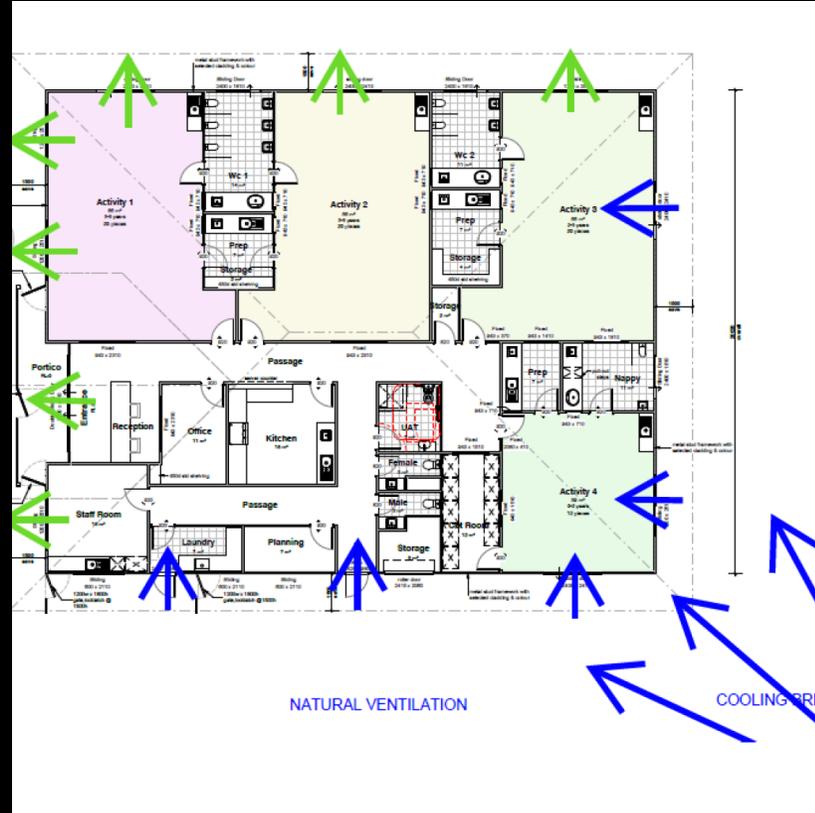


Functionality and build quality

- The development provides a functional and efficient layout that supports the operational needs of a childcare centre.
- Building design promotes safe movement for children, staff and visitors, with clear separation between play areas, pedestrian paths and vehicle circulation.
- Durable, low-maintenance materials are proposed to ensure long-term performance and build quality.
- The design incorporates appropriate acoustic, safety and environmental measures to protect user comfort and residential amenity.
- The proposal demonstrates a high standard of design and construction consistent with the objectives of the Local Planning Scheme.



Sustainability



- The building is oriented to maximize natural light and ventilation, reducing reliance on artificial lighting and mechanical cooling.
- Shading elements and roof design are incorporated to improve thermal performance.
- Water-efficient fixtures and drought-tolerant landscaping are proposed to minimize water consumption.
- Durable materials are selected to support long-term environmental performance and reduced maintenance.
- The development supports sustainable outcomes consistent with the objectives of the Local Planning Scheme.

Water Efficiency

All water fixtures are to be WELS rated as per below table.

FIXTURE	WELS RATING
Tapware	5 Stars
Water Closets	4 Stars
Shower heads	3 Stars

Waterwise irrigation will be installed as part of a water saving initiative.

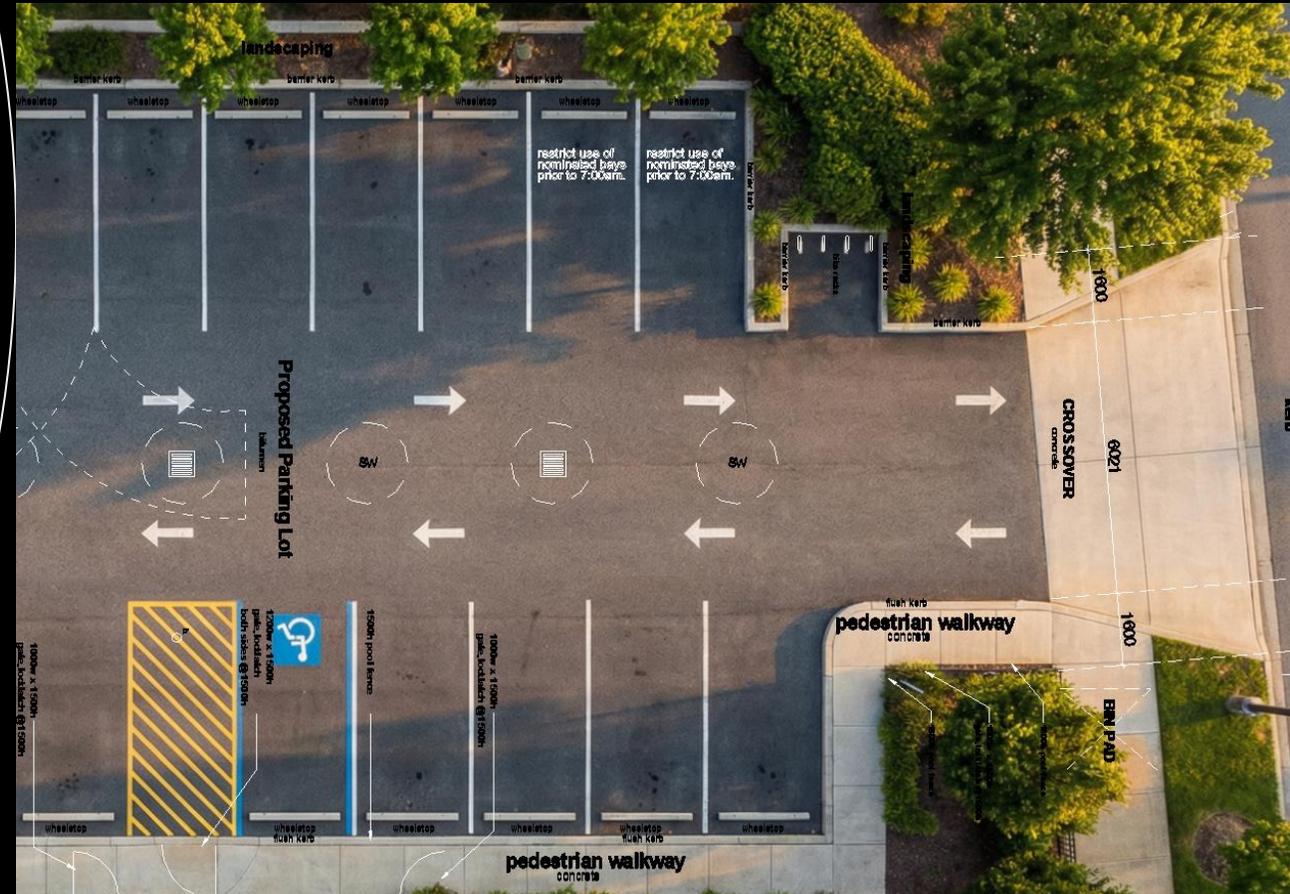
Amenity

- The design protects the amenity of adjoining residential properties through appropriate setbacks, building orientation and articulation.
- Acoustic measures are incorporated to manage noise associated with childcare activities.
- Outdoor play areas are located and designed to minimize noise and visual impacts on nearby dwellings.
- Landscaping and screening are provided to enhance privacy and soften visual impacts.
- The development maintains a high level of amenity for both users of the facility and the surrounding neighborhood.



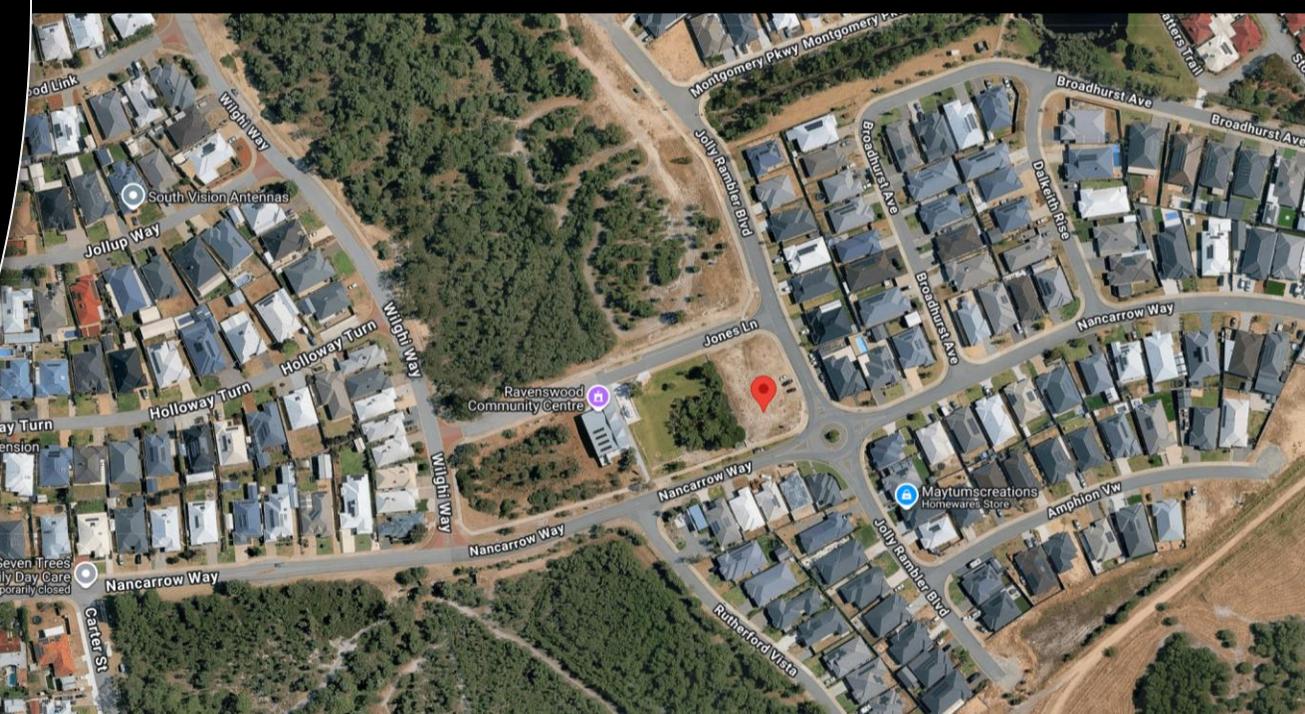
Legibility

- The development provides a clear and identifiable main entry that is easily visible from the street.
- Pedestrian access paths are direct, safe and intuitive, linking car parking areas to the building entrance.
- Building form and signage support easy wayfinding for visitors and first-time users.
- The site layout clearly distinguishes between pedestrian, vehicle and service areas.
- The overall design promotes a logical and user-friendly arrangement appropriate for a childcare facility.



Community

- The childcare centre provides a valuable local community facility that supports families within the surrounding residential area.
- The development contributes to social infrastructure and improves access to early learning services.
- The design presents an active and welcoming interface to the street, reinforcing community presence.
- The use is compatible with the residential context and enhances neighborhood functionality.
- The proposal aligns with the objectives of the Local Planning Scheme by supporting community wellbeing.



Aesthetics

- Single-storey, low-scale built form

- Pitched roof forms and articulated massing

- Clear distinction between building elements

- Neutral, natural material palette

- Perimeter fencing and screening integrated

- Windows and openings for surveillance

- Clean line design focus



Safety

- Kerb and verge separating the motor gate and pedestrian path from the entrance for cars
- Public Safety: Design elements minimize risks to the public, including adequate lighting, clear signage, and separation of pedestrian and vehicular traffic where applicable.
- Building Safety: All structures comply with the Building Code of Australia (BCA) requirements for fire safety, structural integrity, and accessibility.
- Landscaping and Open Space: Play areas, pathways, and communal spaces are designed to reduce hazards, with appropriate surfacing, fencing, and sightlines to ensure safe use.
- 1,5m pool fence are provided at the entrance for extra safety.

