

26 March 2026

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Chief Executive Officer
Shire of Murray

Attention: Greg Delahunty, Manager – Planning and Environmental Services
Email: pandsadmin@murray.wa.gov.au; gregory.delahunty@murray.wa.gov.au

Dear Sir/Madam

**RE: DAP FORM 1 - DEVELOPMENT APPLICATION – PLANNING SUBMISSION
PROPOSED CHILD CARE CENTRE, LOT 977 NANCARROW WAY, RAVENSWOOD**

PLAN., in association with IQ Premium Homes Pty Ltd (IQPHPL), acts as the Applicant on behalf of Acquwest Investments Pty Ltd (Acquwest), which has entered into a contract to purchase the subject land from DJM Ravenswood Pty Ltd, the registered owner.

This planning submission accompanies and supports the *Development Assessment Panel (DAP)* Form 1 Application for a Child Care Centre on the vacant Lot 977 Nancarrow Way, Ravenswood (**subject land**).

This Application was lodged under DAP Form 1 with the Shire on 4 March 2026. It is understood that the Shire intends to advertise the proposal from 31 March to 14 April 2026.

This submission provides the planning justification for the Child Care Centre proposal, demonstrating consistency with the relevant planning framework and addressing land use, design, access and parking, amenity and community benefit considerations.

LOT PARTICULARS AND LOCAL CONTEXT

The subject land is Lot 977 Nancarrow Way, Ravenswood, created as part of the Ravenswood Green residential estate. It is described on Certificate of Title Volume 2932, Folio 546 as Lot 977 on Deposited Plan 411195, with a total area of 1619m².

The land addresses the southeastern corner of the roundabout-controlled intersection of Jolly Rambler Boulevard and Nancarrow Way. The street and boundary interfaces include:

Primary frontage:	24.84 metres to Nancarrow Way (southeast).
secondary frontage:	37.93 metres to Jolly Rambler Boulevard (northeast).
Rear boundary:	25.20 metres to Jones Lane (northwest).
Side boundary:	45.51 metres to POS Reserve 52545 (southwest).

The land is currently vacant and bounded by a constructed road network. its physical characteristics of the land are illustrated below at **FIGURE 1**.

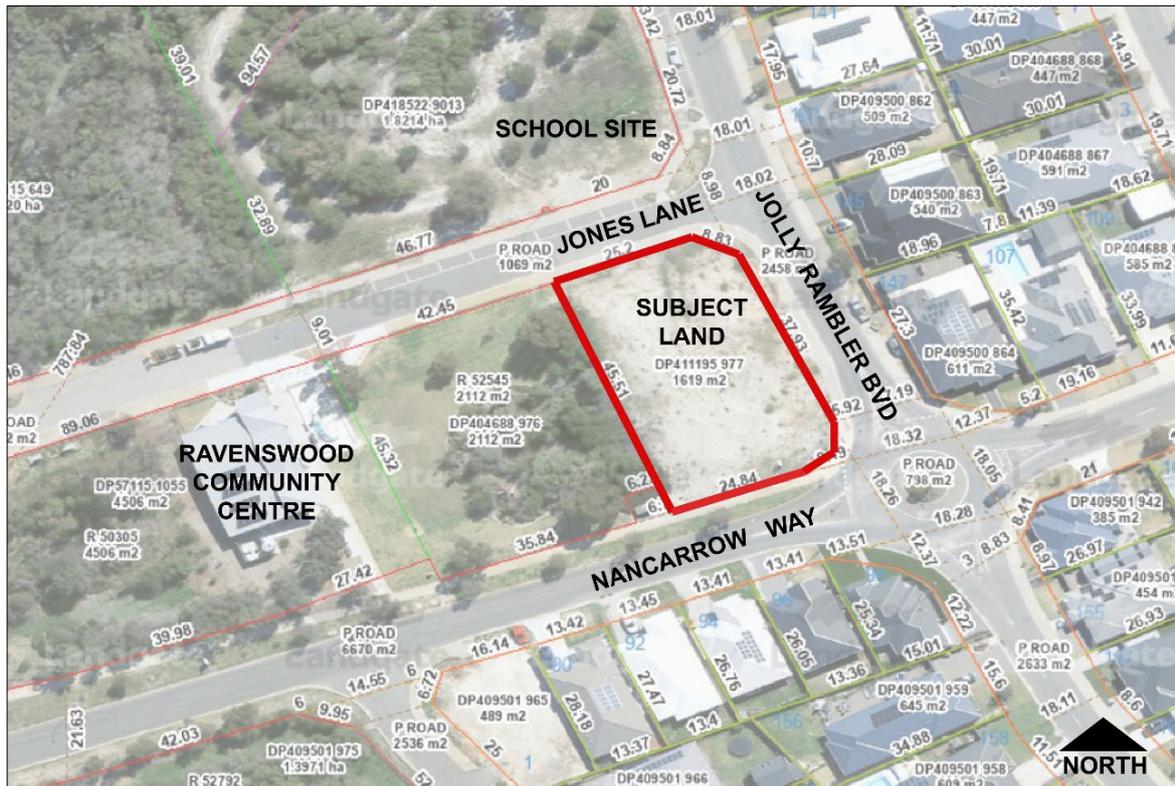


FIGURE 1: Location Plan

(source: Landgate 2026)

Land to the north of Jones Lane is identified for ceding to the Crown to facilitate the development of the Ravenswood Primary School site, which is to be transferred to the *Department of Education (DoEd)* through the formal acquisition process. The immediate locality has experienced substantial residential growth in recent years within the school catchment area of the DoEd. With Ravenswood Green largely built out and the adjoining residential estates being substantially progressed and further developing in the short term.

The demand for convenient, locally accessible child care services to support the residential community is increasing in this location. The site's corner exposure, multiple frontages, separation from nearby dwellings by roads and public open space, and its direct outlook to the future primary school collectively make it well suited for this child care centre. The lot size and configuration readily accommodates an appropriately designed centre, which provides a high quality and respectful response to access, parking, urban design and amenity considerations.

SUMMARY OF DEVELOPMENT PROPOSAL

Pre-lodgement process

The design has undergone a detailed pre-lodgement process with the Shire, including submission of an initial set of drawings for review and preliminary feedback.

As part of this preliminary review process, detailed discussions were held with the Shire in regard to the design of the building and the need to address the bushfire management requirements. These discussions included the Applicant, Acquwest and Bushfire Prone Planning and resulted in a preliminary agreement being reached on the design layout and required setbacks.

The plans were subsequently refined in response to the Shire's requests and the formal Application has been lodged together with the supporting technical documentation.

Submitted drawings, prepared by IQ Construction, include:

1. Contour and features Survey prepared by Cottage Surveys
2. Existing and Proposed Site Plan
3. Parking Layout Plan
4. Landscaping Plan
5. Stormwater Plan
6. Floor Plan
7. Elevations
8. Fencing Elevations
9. Sections

Supporting technical documentation

The submitted drawings are supported the following suite of **technical documentation**:

1. Traffic Impact Statement, Transcore
2. Bushfire Management Plan and Bushfire Emergency Plan, Bushfire Prone Planning
3. Sustainable Design Report, Greenhive Eco
4. Environmental Acoustic Assessment, Herring Storer Acoustics
5. Stormwater Drainage Design, SJR Civil Consulting Pty Ltd
6. Site Classification Report, Lalli Consulting Engineers
7. Retaining Wall Inspection, Lalli Consulting Engineers

Summary of the development proposal:

1. The centre proposes a building footprint of 490m², an external playscape area of 505m², a bin store and dry Lane area of 30m², and additional landscaping areas.
2. The centre is designed to accommodate a total of 72 children and 11 staff members.
3. The hours of operation are Monday to Friday between 6:30am to 6:30pm. The outdoor playspace is to be restricted from use until 7:00am to comply with the Environmental Acoustic Assessment.
4. The single storey design responds to the surrounding streetscape and residential context.
5. The building is designed with substantial setbacks to both Nancarrow Way and Jolly Rambler Boulevard to ensure the development appropriately responds to the residential dwellings on the opposite sides of these local roads.
6. The articulated main entry and varied pitched roof form provides a clear visual indicator leading to the main glazed entrance doors and reception area.
7. Street activation is achieved along all frontages while maintaining child safety and privacy through a coordinated built form and fencing design response. The building and fencing

interfaces appropriately address the adjoining public open space, the residential dwelling frontages to Jolly Rambler Boulevard and Nancarrow Way, and the future school site to the north of Jones Lane.

8. Landscaping includes the planting of medium height trees are provided along the northwestern frontage to Jones Lane to assist in softening and providing shade over the parking area.
9. The parking layout plan proposes a total of 18 car bays with a designated reversing bay area. The bays are allocated for visitor and staff use. The number of car bays, vehicle access and overall design of the car park is supported by the Traffic Impact Statement.
10. Vehicle access to the parking area is provided at Jolly Rambler Boulevard to minimise conflicts with the other frontages.
11. The main entrance is orientated northwest towards Jones Lane and the parking area, with a clearly defined pedestrian pathway extending across the building length and connecting to the existing footpath on Jolly Rambler Boulevard.

Internal layout and operations

12. The design provides a legible, robust layout with a main entrance, reception, and a central corridor to all activity rooms, each with direct access to the external playspace.
13. The internal spaces are configured to meet the national child care regulatory requirements for age groupings and room areas:

- | | |
|-------------------------|---|
| Activity Rooms 1 and 2: | 40 children within the 3-5 age group across two (2) rooms of equal sized 66m ² floor space, with connecting toilet facilities (14m ²) and shared preparation (7m ²) and storage (2m ²) spaces. |
| Activity Room 3: | 20 children within the 2-3 age group within one (1) room of 66m ² floor space, with adjoining spaces designed for toilets (11m ²), and preparation (7m ²) and storage room (4m ²). |
| Activity Room 4: | 12 children within the 0-2 age group within one room of 66m ² floor space, with adjoining spaces for the cot room of 12m ² , changing room of 11m ² , and preparation room of 7m ² . |

14. The remaining internal area accommodates the kitchen, staff amenities and storage, supporting efficient daily operations.

Servicing and waste:

15. The bin store is screened from public view and provides secure internal access for staff during the day. External access to this bin store is also provided directly to and from the

car park to enable the bins to be delivered and returned to the designated bin pad on Jolly Rambler Boulevard for weekly collection using the pathway designed along the length of the building to connect to the existing footpath.

16. All other services will access the parking area for delivery and collection purposes.

Safety, privacy and interface:

17. The fencing elevations and floor plans demonstrate high levels of security and privacy for the children while maintaining passive surveillance and an active relationship to the frontages, through glazing, articulation and design.

STATE AND LOCAL PLANNING FRAMEWORK

The land is zoned ‘Urban’ in the *Metropolitan Region Scheme* and ‘Special Development’ in the Shire’s *Local Planning Scheme No. 4 (LPS 4)*.

The submitted package includes a presentation document which provides responses to each of the 10 design principles of the WAPC *State Planning Policy 7.0 – Design of the Built Environment*. The following **TABLE 1** provides additional planning responses to those submitted to address each design principle.

TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0	
<p>1. Context and character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>The single-storey building with significant setbacks to the primary and secondary street frontages and an articulated pitched roof reflects the urban character of Ravenswood Green whilst ensuring a suitable frontage towards Jones Lane and the future school site.</p> <p>The child care centre presents active, landscaped frontages to Nancarrow Way, Jolly Rambler Boulevard, and Jones Lane, and appropriately responds to the adjoining public open space.</p> <p>The corner siting and entrance façade provide an appropriate and complementary local service to the community, in connection with the future primary school, existing public open space and adjacent Ravenswood Community Centre, whilst maintaining a respectful domestic scale and utilising building materials to retain consistency with the residential locality.</p>
<p>2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>The landscape strategy involves tree planting around the periphery of the land to soften the built form, provide shade for the parking area, and to improve overall amenity by filtering views of the parked vehicles from Jones Lane. The tree planting and soft landscaping is to extend to the playscape areas, which is to be designed in coordination with the overall nature based play area at Building Permit Application stage. The planting shown in the Landscape Plan and that to be designed for the play space area is to be water-wise, with the species selected for durability, shade, and low allergen potential.</p>

TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0

<p>3. Built form and scale <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The massing is broken into residentially scaled components with clear entry articulation and roof form variation to reduce bulk.</p> <p>The single-storey height is compatible with surrounding dwellings and the community centre and provides a sensitive transition to the future school site.</p> <p>Street setbacks and building orientation reinforce the established pattern of development and maintain sightlines at the roundabout.</p> <p>No adverse overshadowing or overlooking impact arises due to height, separation by roads, and fencing design.</p>
<p>4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p>	<p>The design provides a legible layout with a central corridor, direct connections from each activity room to amenities and the external playspace area, and a prominent, weather-protected main entry oriented to the car park.</p> <p>18 on-site bays with a reversing bay area are provided to support staff parking needs and an efficient pick-up/drop-off management system. The back-of-house functions (kitchen, staff amenities, storage, bin store) are logically arranged for safe operations.</p>
<p>5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>The Sustainable Design Report outlines passive design measures (orientation, shading, daylighting, cross-ventilation) and efficient services/fixtures to reduce operational energy and water demand.</p> <p>Roof forms and generous eaves assist in heat reduction; materials are durable and low-maintenance.</p> <p>The Stormwater Layout provides for on-site management of local rainfall conditions.</p> <p>Provision is made for future solar PV readiness and bicycle parking for staff.</p>
<p>6. Amenity <i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p>	<p>Internal amenity is optimised through access to sunlight, outlook, cross-ventilation, and direct playspace access from each room.</p> <p>The Environmental Acoustic Assessment confirms compliance with the Regulations based on the opening hours being within the day time period, noting that the outdoor playspace and staff car bays 10 and 11 are to be restricted from use before 7:00 am. This assessment further confirms compliance for the visually permeable fencing treatments and the location of the mechanical plant within the dry court and bin store space, which is considered appropriate to manage noise at nearby receivers.</p> <p>External amenity is enhanced by offering increased opportunities for passive surveillance, pedestrian paths and additional planting of mature trees.</p> <p>The single storey height and selection of building materials minimises visual impact and preserves neighbourhood amenity.</p>

TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0

<p>7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>	<p>The building addresses the street frontages at the corner of the lot, improving visibility from multiple approaches, while fencing maintains a suitable level of passive surveillance without compromising safety.</p> <p>Wayfinding is reinforced by glazing, a pedestrian path, an entry canopy, signage, and landscape cues.</p> <p>The entrance is clear and intuitive, with a direct pedestrian path leading from the car park to the visually prominent, sheltered main entrance glazed doors leading to the reception desk.</p>
<p>8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>CPTED principles have informed the layout, with active frontages providing passive surveillance; sightlines at the corner being protected; entries and paths having clear definition.</p> <p>The site is bound by streets reducing issues created by blind interfaces.</p> <p>The fencing elevations provide secure perimeters, child-safe gates, and controlled access points.</p> <p>Parking and pedestrian movements are separated by a defined walkway.</p> <p>Vehicular access is limited to Jolly Rambler Boulevard to minimise traffic movement conflicts.</p> <p>Bushfire risk is addressed through the Bushfire Management Plan and a Bushfire Emergency Plan, including a defined asset protection zone (APZ) and building construction requirements.</p>
<p>9. Community <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p>	<p>The centre responds to local demand from a rapidly growing residential catchment and is strategically located opposite the future primary school, public open space and the community centre. It provides opportunities for local employment, supports workforce participation for families, and offers an inclusive service designed to accommodate a range of ages, with pram-friendly access and equitable facilities.</p>
<p>10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>	<p>A high-quality colour palette comprising of neutral colour tones and textures and durable cladding to create a welcoming, residential scaled centre.</p> <p>The roof articulation, entrance canopy, generous eaves, and landscaping create depth and visual interest to all three (3) street frontages.</p> <p>The design successfully balances the need to visually articulate the presence of the local child care service at this corner intersection whilst ensuring it is residential in character to suit the neighbourhood and the use.</p>

STATE PLANNING POLICIES

State Planning Policy 2.9 – Water

The land is subject to SPP 2.9, being within the Peel-Harvey Coastal Catchment, with drainage towards and within other estuary catchments on the Swan Coastal Plains. The land forms part of the Ravenswood Green residential estate where subdivision has proceeded under an approved *Local Water Management Strategy* and a comprehensive *Urban Water Management Plan*. These documents establish the stormwater, groundwater and water quality objectives across the wider area to ensure development does not adversely impact receiving environments.

This proposed development incorporates an integrated water-sensitive urban design approach comprising of on-site retention and infiltration via a series of soakwells within the car park, landscape infiltration areas to provide for quality water treatments, hydraulic capacity to meet the design criteria for frequent and major storm events, and will involve operational management to ensure ongoing performance.

In combination with the approved estate water management framework, the proposed measures illustrated on the Stormwater Layout Plan satisfy the SPP 2.9 performance outcomes for stormwater quality and quantity, with the development not expected to adversely impact downstream estuarine environments.

State Planning Policy 3.7 – Bushfire

The land is identified as bushfire prone in the Bushfire Prone Mapping prepared by *Department of Fire and Emergency Services (DFES)*.

As the proposed child care centre is classified as a vulnerable land use under SPP 3.7, a *Bushfire Management Plan (BMP)* and *Bushfire Emergency Plan (BEP)* have been prepared and submitted to the Shire as part of this Application. It is understood that the proposal has been referred to DFES for comment.

The development layout and setbacks achieve compliance at the BAL 29 rating, with building construction to meet the relevant AS 3959 requirements. An Asset Protection Zone is also identified in the BMP to the dimensions and standards specified in SPP 3.7 and ongoing maintenance responsibilities defined. In addition, two way vehicle access to the site and reticulated water hydrants are provided, as required.

The BEP sets out the triggers for early evacuation, the roles and responsibilities, communication requirements, and staff training, which are specifically tailored to respond to the child care centre use.

These measures as set out in the submitted documents were discussed and agreed with the Shire during the pre-lodgement process and achieve compliance under SPP 3.7.

LOCAL PLANNING SCHEME NO. 4 (LPS 4)

The land use is specifically defined as 'Child Care Premises' in LPS 4. At Table I – Zoning Table of LPS 4, a 'Child Care Premises' is identified as a discretionary ('AA') use within the applicable 'Special Development' zone in LPS 4. Accordingly, the proposal is able to be approved where it satisfies the objectives of the 'Special Development' zone and relevant state and local planning policies.

Special Development Zone – Objectives and Structure Plan

The objectives of this zone are described at clause 6.8 of LPS 4 as requiring subdivision and development to comply 'in principle' with an endorsed *Outline Development Plan/Local Structure Plan (ODP/LSP)* Map and any relevant special provisions detailed at *Schedule 7 – Special Development Zone* of LPS 4.

The WAPC endorsed *Ravenswood East ODP/LSP Map* identifies the land as suitable for 'Local Centre' development. There are no relevant special provisions relating to the subject land in relation to its land use or development.

'Local Centre' is not a defined land use classification under LPS 4. It is a land use classification however which indicates an intent for local, community serving activities. A 'Child Care Premises' is a local centre compatible use as it is a local convenience community based service. Having regard for the LPS 4 as the statutory instrument and the ODP/LSP Map as a guiding document, the proposed 'Child Care Premises' on this land is considered a suitable and discretionary land use capable of approval in the 'Special Development' zone.

LOCAL PLANNING POLICIES

The development is designed to accord with the following Local Planning Policies:

LPP General Development Provisions, Building Setbacks, Car Parking Standards (2018)

This LPP refers to the proposed use as a 'Day Care Centre' and identifies the following minimum standards.

Table 2 – Building Setbacks:

Min. setback to the street (Nancarrow Way and Jolly Rambler Boulevard): 7.5 metres

This setback applies to Jolly Rambler Boulevard and Nancarrow Way, and is considered to also be a relevant consideration for Jones Lane. Although, technically Nancarrow Way is the primary frontage, Jolly Rambler Boulevard is the secondary frontage, the POS is the side boundary, and Jones Lane is the rear boundary.

The southeastern corner of the building is setback 7.892 metres and 7.380 metres at its interface to the roundabout intersection of Jolly Rambler Boulevard and Nancarrow Way. The average of the corner setback of the building is 7.636 metres.

The building has a varied setback to Nancarrow Way from the south eastern corner to the south western corner ranges from 7.38m to 6.77m. The building setback is similarly varied along the

Jolly Rambler Boulevard frontage ranging from the south eastern corner of the building with its setback of 7.89m to 5.78m at its northern eastern most corner adjacent to the pedestrian and vehicle entrance to the land.

These building street setbacks to the primary and secondary frontages have been considered by the Shire during the pre-lodgement process and it is understood that the varied setback approach is supported given it is more than sufficient to address this requirement and is site-responsive and respectful to the location.

Min. setback to the side boundary (POS): 3.0 metres

The southern side boundary setback to the public open space reserve ranges between 4.76m and 6.0m, which is more than sufficient to satisfy this minimum side boundary setback requirement and is consistent with the requirements of the Bushfire Management Plan.

Min. setback to the rear setback (Jones Lane): 7.5m

The building is setback 18.3m to the rear boundary to Jones Lane accommodating the parking area, boundary landscaping, and the main entrance to the building, which is more than sufficient to satisfy the rear boundary setback requirement.

Table 3 - Car Parking Requirements

Day Care Centre - 2 plus 1 per staff member.

The proposed centre will employ 11 staff, which suggests that a total of 13 car bays are required. A total of 18 car bays and 4 bike racks are provided in the proposed car park, which is more than sufficient to meet this requirement. A different and higher parking ratio requirement is provided in the Shire's LPP - Child Care Services, which is considered below.

LPP Child Care Services (April 2022)

The proposed child care centre is generally compliant with the overarching objectives and locational and design requirements as described in the LPP. Planning responses to each of the LPP requirements is provided below.

4.1 Location

- (i) within or within convenient walking distance (400m/5 minutes) of commercial, recreation or community nodes and education facilities (e.g. local parks and playground facilities, schools and kindergartens, etc.).***

The child care centre is located adjacent to public open space and the Ravenswood Community Centre, and opposite the future primary school to be developed to the north of Jones Lane.

- (ii) areas where adjoining uses are compatible with a Child Day Care Centre (considering all permissible uses under the zoning of adjoining properties).**

The centre is compatible with the established residential, public open space reserve, community centre, and adjoining future primary school site uses of the Special Development zone and aligns with the principles of the endorsed ODP/LSP Map.

- (iii.) serviced by public transport.**

The residential area is serviced by public transport with the Transperth bus services (600 and 605) running along Nancarrow Way with the nearest bus stop located 500m to the west on Nancarrow Way.

- (iv.) considered suitable from a traffic engineering/safety perspective.**

The Traffic Impact Statement confirms the suitability of the land, development and vehicle access arrangement for the child care service.

- (v.) of sufficient size and dimension to accommodate the development without unreasonably affecting the amenity of the area.**

The land is of sufficient size and dimensions and ideally positioned for the provision of the child care service.

4.2 Site Characteristics

The child care centre meets the site characteristics as described at cl. 4.2 of the LPP and referenced below.

- (i.) Sites selected for Child Day Care Centres should be of sufficient size and suitable shape to accommodate the development, including all buildings and structures, parking for staff and parents, outdoor play areas and landscaping.**

The lot size and shape is ideally suited for a child care development, with its ability to respond to the multiple lot boundaries and provide a low impact much needed community service for the existing and growing residential population of this locality. The parking, landscaping and playscape areas are designed to comply with the relevant requirements and regulations.

- (ii.) Sites in residential areas should have a regular shape, with a sufficient lot size to provide the opportunity for design aimed at minimising the impact on surrounding properties. Desirably a minimum lot area of 1,000m² and effective frontage of 20 metres width would be available.**

The land area is greater than 1000m², with primary and secondary frontages of 24.84 metres and 37.93 metres respectively, and is appropriately surrounded by road and public open space. This ensures a suitable separation distance between the centre and nearby residential properties to minimise any perceived adverse amenity impact.

4.3 Design

(a) Building Appearance

- (i.) ***The visual appearance of the development should reflect the character of the area, enhance its amenity with a welcoming and inviting appearance from the street.***

The visual aesthetics of the built form sensitively responds to the established single storey residential character of the location and ensures the building addresses all street frontages to welcome and invite the community to utilise the service, whilst ensuring the safety of the children.

- (ii.) ***The development should be designed having regard to any adopted design guidelines, built form/streetscape policies or other development requirements applicable to the site under the planning framework.***

The development is designed to ensure compliance with the relevant planning framework, as demonstrated through this submission.

- (iii.) ***Development within or adjacent to residential areas should reflect a residential appearance, character and proportions of the local area. Particular regard should be given to roof form and style, external colours, finishes and materials and orientation of building openings, that is sympathetic to surrounding development.***

The development incorporates residentially scaled components with a clear entry and roof form variation to reduce bulk. The single-storey height is compatible with surrounding dwellings and the nearby community centre and will provide for a sensitive transition to the future school site. Street setbacks, building orientation, and neutral external colour tones and choice of durable building materials ensures that the development is respectful and compatible with the surrounding environs.

- (iv.) ***In commercial areas, parking should be sleeved behind buildings away from the street and public view. Front doors and entries are to be designed to be legible and accessible from the street.***

The centre is not proposed within a commercial area. This requirement is therefore not applicable.

(b) Street Walls and Fencing

- (i.) ***Fencing and walls visible from the street should be suitably designed to provide appropriate access, privacy, safety and security, whilst maintaining adequate levels of passive surveillance (i.e. 'open style' and visually permeable fencing) and have a visually interesting appearance.***

The fencing elevations are high quality and visually interesting. The visual permeable fencing was considered by the Shire during the pre-lodgement process and viewed as providing an appropriate

amount of activation between the public and private realms, whilst ensuring the safety of the children.

- (ii.) Areas of solid walls or screening visible from the street should be of high-quality materials and be articulated/visually interesting. Soft landscaping should also be used to reduce the visual dominance of solid portions of walls or fences and soften their appearance from the street.**

The fencing design includes limestone retaining walls to a height of 1.2m, with piers and alternating sections of solid and visually permeable infill to the street frontages and landscaping along the perimeter of the parking area to Jones Lane. The fencing to the POS is to consist of 1.2m solid boundary Colorbond fencing panels and visually permeable infill panels to a height of 1.8m. The fencing design is considered high quality and visually interesting, as required.

- (iii.) Front fences to Child Day Care Centres should comply with the residential street fencing requirements of the R-Codes as far as possible and be constructed of appropriate materials that complement the development and respect the amenity of the streetscape and surrounding residential properties.**

The fencing design is compliant with the fencing requirements of the R Codes, providing for visual permeability above 1.2m in height.

(c) Landscaping

- (i.) Where car parking is provided between the building and street alignment(s) a minimum 1.5-metre-wide landscaping strip to be established and thereafter maintained along the street alignment(s).**

A 1.5m wide landscaping strip including the planting of five (5) mature trees and other plantings is designed along the Jones Lane boundary to soften the visibility of the cars parked in the parking area.

- (ii.) The development is to be designed to retain and conserve existing mature trees on the site as well as existing Shire verge trees.**

The lot is devoid of trees. This requirement is therefore not applicable to the development proposal.

- (iii.) Car parking areas to be landscaped and provided with shade trees at a minimum rate of 1 tree per 4 car parking bays.**

The five (5) mature shade trees proposed to be planted along the northern boundary of the parking area meets this requirement.

4.4 Carparking and vehicle access

(a) Onsite Car Parking

Parking is to be provided on site at a rate of one (1) parking bay for each staff member, in addition to the number of children, which is based on the ratio of 55 or more being calculated at a rate of 9 bays plus 1 per 8 children accommodated in excess of 54.

Based on this guiding provision of the LPP, the centre is calculated at requiring a total of 22.25 bays.

The actual parking demand and provision is assessed by Transcore as being less than this requirement. The parking analysis determines the required number of parking bays being 17 bays which is sufficient to meet the actual demand for this use based the NSW *Guide to Traffic Generating Developments*. Transcore concludes that the development should provide 11 bays of staff and 6 bays for pickup/drop to meet parking demand for the use. The analysis further proposes that eight (8) bays could be assigned for drop off/pick up use to ensure a robust parking arrangement for the centre.

The parking design illustrated in the plans adopts the robust management approach proposing a total of 18 bays, with ten (10) car bays designated for staff use and eight (8) bays for parent parking during drop off/pick up times. Approval for the development in accordance with the site-specific analysis presented in the Traffic Impact Statement is respectfully sought.

(b) Traffic Generation

- (i.) *Development should only be permitted where it does not negatively impact the function or safety of the adjacent roads or cause undue conflict through the generation of traffic or demand for parking.***

The Traffic Impact Statement confirms that the traffic increase from the centre would be significantly less than the critical threshold of 100 vehicles per hour and therefore it does not require further assessment.

- (ii.) *In assessing an application for a new or expanded Child Day Care Centres, in addition to considering matters such as traffic volumes, road capacity and road safety from a technical engineering perspective, the Shire will have also regard to these matters from a residential amenity perspective.***

The traffic generated by the child care centre use on this land in the context of its location will not have any impact on the residential amenity of this location. It is proposed on a corner lot on the main distributor road networks of Nancarrow Way and Jolly Rambler Boulevard. This lot has always been identified for a local goods and service activity and the traffic therefore generated by such a use on land which has an appropriate buffer to the residential properties meets with anticipated traffic generated by such a service activity.

4.5 Noise considerations

(a) General Design and Layout Considerations

- (i.) *Where a Child Day Care Centre is located adjacent to a noise-sensitive use, such as residential dwellings, retirement villages and nursing homes, the noise-generating activities of the centre, such as the outdoor play areas, parking areas and any service areas, plant and equipment, are to be located away from the noise-sensitive use.***

The child care centre is supported by an Environmental Acoustic Assessment report which confirms that the predicted noise levels of the use will be compliant with the regulations.

- (ii.) *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.***

The Environmental Acoustic Assessment requires the use of the playspace area to be restricted to after 7:00am.

- (iii.) *The design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve accepted indoor noise limits.***

The design and construction of the building will ensure compliance with the regulations.

(b) Hours of Operation

The hours of operation of a Child Day Care Centre should be limited to between the hours of 7am and 7pm Monday to Saturday, and 9am to 5pm on Sunday, unless otherwise agreed to by the Shire.

The hours of operation are Monday to Friday between 6:30am to 6:30pm. The outdoor playspace will only be utilised from 7:00am, in accordance with the Environmental Noise Assessment, ensuring compliance with the relevant acoustic criteria and minimising any impacts on nearby properties.

The 6:30am opening time is sought to provide operational flexibility for parents and carers, enabling timely drop off of children prior to standard working hours and facilitating arrival at their place of employment without delay.

CONCLUSION

The proposed child care centre is compliant with the objectives and requirements of the planning framework and represents a well-located, sensitively designed community facility that will meet the needs of the existing and growing local population without unreasonably impacting local amenity.

The single storey residentially scaled built form, varied roofscape, neutral materials palette and clear, legible entry ensure a high-quality presentation that is sympathetic to the local character and addresses each street frontage.

The proposal delivers 18 on-site bays (10 staff and 8 parent), satisfying the site-specific demand and providing contingency. The TIS confirms the development will generate traffic volumes well below the 100 vehicles per hour threshold, with safe access and no adverse effects on the local road network or residential amenity.

The proposed operating hours of 6:30 am–6:30 pm Monday to Friday provide important flexibility for working families while maintaining acoustic compliance (no outdoor play before 7:00 am) and minimising potential amenity impacts.

The proposal is compliant with site planning, design, parking and acoustic objectives and will deliver an essential local community service to this residential locality.

Accordingly, we respectfully seek the Shire's support and the approval of DAP with reasonable conditions attached.

We trust that the information is sufficient in detail for staff to continue with their assessment of this Application. However, should staff have any queries regarding the development proposal, the writer is available on [0414 384 972](tel:0414384972) or clare@planwa.au.

Yours sincerely


Clare McLean
Director