



02/05/2026

# Proposed Childcare Centre

Lot 977 Nancarrow Way,  
Ravenswood.



Dwayne Ballast  
IQ CONSTRUCTION

10 Feb. 26

Shire of Murray  
1915 Pinjarra Road, Pinjarra WA 6208

ATTN: Gregory Delahunty

RE: PLANNING APPLICATION FOR CHILDCARE FACILITIES

Dear Greg

This submission has been prepared in support of a Development Application for a proposed childcare centre at Lot 977 Nanacarrow Way, Ravenswood. The application seeks approval for a purpose-built childcare facility designed to accommodate up to 72 children.

The proposal has been assessed against the relevant provisions of the Shire of Murray Local Planning Scheme and applicable Local Planning Policies. The accompanying plans and supporting documentation demonstrate that the development has been designed to respond appropriately to the site context, surrounding development, and operational requirements of a childcare facility.

This report addresses the key planning considerations associated with the proposal, including site context, setbacks, built form, parking and access, environmental considerations, and overall suitability of the development.

### [Site Context and Setbacks](#)

The subject site is located at Lot 977 Nanacarrow Way, Ravenswood, within an urban area that contains a mix of residential development and community-related uses. The site has frontage to Jolly Rambler Boulevard and Jones Lane and is capable of accommodating the proposed development without adverse impacts on surrounding properties.

The proposed childcare centre has been designed having regard to the applicable provisions of the Shire of Murray Local Planning Scheme and relevant Local Planning Policies. Building setbacks are provided in accordance with the relevant standards and are shown on the attached Site Plan. The setbacks ensure adequate separation from adjoining boundaries, maintain streetscape consistency, and provide sufficient space for landscaping, pedestrian movement, and service access.

Boundary treatments and landscaped setback areas are incorporated to mitigate visual bulk and to maintain the amenity of adjoining properties and the public domain.

### Landscape

Landscaping has been considered as part of this application. For clarity, landscaping in this application refers to landscaping outside of the playscape area for the children, and playscape refers to the area we are required to provide as part of the Education and Care Regulatory Unit requirements. Playscape areas are typically designed at permit stage due to the commercial nature of childcare centres, and as such, do not form part of this application. The proposed landscaping surrounding the carpark areas enhances the existing streetscape and reinforces the green residential character. Planting and buffer areas soften the built form, provide screening, and maintain visual amenity, while integrated outdoor play spaces deliver shade and a high-quality environment. Appropriate species have been recommended to comply and suit longevity of the landscaped areas. Overall, the proposal contributes positively to neighbourhood character and the public realm.

### External Features

The development comprises a single-storey built form with articulated roof forms and façade treatments that are compatible with the surrounding built environment. The scale and presentation of the building are considered appropriate for the site and its context. The style and architecture has been designed intentionally in a simplistic and residential home style to ensure the centre ties in and blends with the neighbourhood.

Outdoor play areas are located within the site in a manner that ensures safety, supervision, and separation from vehicular areas. These areas are securely fenced and oriented to maximise usability while minimising potential amenity impacts on neighbouring properties.

Pedestrian access to the building is clearly defined from the parking area to the main entrance. Service areas, including waste storage, are located away from the primary frontage and are screened to reduce visual and operational impacts.

### Parking and Vehicular Access

A Transport Impact Statement has been prepared in support of the proposed 72-place childcare centre at Lot 977, Nancarrow Way, Ravenswood and forms part of this application, refer to attachments for the statement.

The development provides 18 on-site car parking bays, which are considered sufficient to accommodate anticipated staff and parent demand. Additional on-street parking is available along Jones Lane, if required. Site access is proposed via a full-movement crossover to Jolly Rambler Boulevard, located north of Nancarrow Way.

Traffic generation associated with the proposal is expected to be low and will not significantly impact the surrounding road network. Sightline assessments confirm that relevant requirements for stopping and

intersection sight distances are satisfied, and a review of the 2020–2024 crash history identified no recorded crashes in the vicinity of the site, including at the nearby intersection of Jones Lane and Jolly Rambler Boulevard.

Waste collection will occur from a dedicated bin pad located on the verge of Jolly Rambler Boulevard, with collection undertaken from the street on designated days. Other service and delivery vehicles will utilise the on-site car park outside peak drop-off and pick-up periods.

Overall, the Transport Impact Statement supports the proposal, confirming that parking provision, vehicular access, servicing arrangements and road safety considerations are appropriate for the scale and nature of the development.

### Proposed Development

The proposal is for a purpose-built childcare centre with a maximum capacity of 72 children. The internal layout has been designed to meet operational and regulatory requirements associated with childcare facilities.

Activity rooms are arranged to provide direct access to outdoor play areas, supporting functional operation and supervision. Supporting spaces, including administration, staff facilities, kitchen, storage, and amenities, are appropriately located to ensure efficient daily operation of the centre.

The scale, bulk, and use of the development are considered compatible with the surrounding area and consistent with the intended community function of the site. We have considered the types of materials that are currently being used in surrounding buildings (both commercial and residential) and incorporated where possible.

Part of our considerations also involved the retention of storm water on site. The soil profile has been assessed and SJR Civil has provided advice on the requirements to manage and maintain stormwater on site. These reports have been attached as part of this submission and their recommendations incorporated into the drawing sets for your review.

### Environmental Factors and Sustainability

A Sustainable Design Report has been prepared by Greenhive for the proposed Class 9B childcare centre at Lot 977 Nancarrow Way, Ravenswood (Shire of Murray; NCC 2022 Climate Zone 5), dated 23 February 2026 (Ref: 26-033) and based on the drawing set Rev 3 (21.01.2026). The report identifies and prescribes a range of ESD initiatives intended to support the Development Application and deliver improved environmental performance through renewable energy integration, passive design, and efficient building systems. The design incorporates energy-efficient measures including effective insulation, LED lighting, efficient heating and cooling provisions, and a passive design approach emphasising high levels of daylight, natural ventilation, and shading via 1500 mm eaves to reduce summer heat gain while supporting winter solar access.

Water efficiency is addressed through WELS-rated fixtures (5-star tapware, 4-star WCs and 3-star shower heads) and waterwise irrigation, and a pragmatic hot water strategy is proposed using a high-efficiency electric hot water unit for primary demand with a small under-bench electric unit to minimise distribution losses. The report also outlines measures supporting occupant health and amenity (including compliant ventilation/exhaust, low-VOC finishes and thermal/visual comfort strategies), reduced embodied energy via steel framing and durable design, as well as transport initiatives including end-of-trip facilities and secure bicycle parking. Landscaping using native, climate-resilient species and additional shade trees is also identified as a net improvement to the currently vacant site, contributing to biodiversity and microclimate benefits.

### Acoustic

An Environmental Acoustic Assessment has been prepared by Herring Storer Acoustics for the proposed child care centre at Lot 997 Nancarrow Way, Ravenswood, dated 17 February 2026 (Report Ref: 36025-1-26049; Job No: 26049), assessing operational noise emissions against the requirements of the Environmental Protection (Noise) Regulations 1997 (WA). The assessment considers noise from children playing within the external play areas, from mechanical plant and also reviews on-site vehicle-related noise for completeness (noting that noise from motor vehicles on the bitumised area is generally exempt under the Regulations). Noise modelling was undertaken using SoundPlan in accordance with DWER worst-case propagation conditions, with surrounding receivers identified as nearby residences and the Ravenswood Community Centre (R1–R4) and an influencing factor of 0 dB adopted.

The report concludes the proposal is capable of complying with the Regulations for the proposed operating hours, subject to specific management and design measures being implemented. These measures include limiting use of the outdoor play area to the day period (i.e. after 7:00am), providing an 1800 mm acoustic boundary fence/barrier around the outdoor play area generally as shown in Appendix A (including solid infill to any visually permeable fencing sections to achieve the required acoustic performance), locating mechanical plant within the drying court as indicated on the plans (with a further compliance review recommended once final plant selections are confirmed), and restricting the two nominated northern car bays prior to 7:00am to ensure compliance for car door noise outside the day period. The report also recommends operational best practice measures to minimise noise impacts, including avoiding amplified music outdoors and favouring soft finishes within external play areas.

To support the acoustic fencing requirements, an inspection has been done on the existing retaining walls and advice provided by our structural engineer on how to ensure the proposed boundary fencing will be structurally sound and enable us to meet the acoustic conditions.

## Bushfire

Bushfire risk has been addressed through a Bushfire Management Plan (Bushfire Prone Planning, V1.0 dated 16 February 2026) prepared in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines (November 2024). The site is within a designated Bushfire Prone Area (Area 2) and the proposed childcare centre is a vulnerable land use (Class 9b). The BMP demonstrates compliance with the Bushfire Protection Criteria (Elements 2–4), including achieving an indicative BAL-29 outcome supported by an agreed 6 m vegetation management strip on adjoining Shire reserve land (Lot 976), an onsite Landscape Management Plan, compliant access/egress arrangements with evacuation signage, and reticulated water supply with a hydrant located directly opposite the site on Nancarrow Way. A site-specific Bushfire Emergency Plan will also be prepared/implemented for operations.

Please refer to attachments appended to this submission for additional details and information relating to the proposal and the solutions we have recommended to meet the DA requirements.

If any further information is required, please don't hesitate to contact me directly

Kind Regards

A handwritten signature in blue ink, appearing to read 'Dwayne Ballast', with a long horizontal flourish extending to the right.

Dwayne Ballast

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