PART C – CITY OF ROCKINGHAM

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lot 1181 (No.2) Daintree Street, Baldivis – Proposed Child Care Premises – DAP/24/02797

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part C – Item 3.1 – LOT 1181 (No.2) DAINTREE STREET, BALDIVIS – PROPOSED CHILD CARE PREMISES

Form 1 - Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Outer Development Assessment Panel	
Local Government Area:	City of Rockingham	
Applicant:	Urbis	
Owner:	Baldivis Developments Pty Ltd	
Value of Development:	$2.8 million	
Responsible Authority:	City of Rockingham	
Authorising Officer:	Mr Peter Ricci, Director Planning and Development Services	
LG Reference:	DD020.2024.00000373.001	
DAP File No:	DAP/24/02797	
Application Received Date:	12 November 2024	
Report Due Date:	31 March 2025	
Application Statutory Process Timeframe:	+90 Days with Applicant consent	
Attachment(s):	1. Determination Plans 2. Original Development Application 3. Additional Information Received 4. Schedule of Submissions	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer Development Assessment Panel (**MODAP**) resolves to:

Refuse DAP Application reference DAP/24/02797 and accompanying plans in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of clause 68(2)(c) of the deemed provisions of the City of Rockingham Town Planning Scheme No.2, subject to reasons as follows:

Reasons

1. The Application fails to demonstrate compliance with both the former State Planning Policy 3.7 - Planning in Bushfire Prone Areas and the current State Planning Policy 3.7 - Bushfire, as the Applicants Bushfire Management Plan incorrectly classifies vegetation within 'Plot 2 - Baldivis Tramway Reserve'. This misclassification underestimates the bushfire risk, potentially placing the development within a Bushfire Attack Level (BAL-40) area, posing an unacceptable threat to life and property.

2. The Application is inconsistent with the Restrictive Covenant over the site which states:

   "*Pursuant to section 129BA of the Transfer of Land Act 1893 (WA), the Owner, for itself and is successors in title, hereby covenants with the City that no habitable buildings are to be built on Lot 1181 within areas determined by the City of Rockingham as BAL-40 or BAL-Flame Zone.*"

3. The Application fails to comply with the on-site car parking requirements of the City of Rockingham Town Planning Scheme No.2 and the applicant has not adequately justified the car parking shortfall.

4. The proposed development, accommodating up to 112 children and 22 staff, exceeds the development capacity of the site, resulting in an over-intensification of land use. The scale of the proposal is not adequately supported by the available on-site parking, leading to a likely increased over-reliance of parking within the public realm and potential adverse impacts on the surrounding area.

5. The Application fails to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997, particularly in relation to potential noise impacts on future residential development at Lot 9033 Morwell Loop, Baldivis.

Background:

East Baldivis Local Structure Plan

The subject site forms part of the East Baldivis Local Structure Plan (**LSP**) for the 'Baldivis Parks' Estate, which was initially endorsed by the Western Australian Planning Commission (**WAPC**) in February 2014. In October 2021, WAPC approved 'Amendment No.4' to the LSP, which in part, changed the designation of the subject site from 'Residential R60' to 'Commercial' for the purpose of allowing a local (shopping) centre.

'Baldivis Parks' 'Local Centre' Local Development Plan

The Baldivis 'Local Centre' Local Development Plan (**LDP**) was approved by the City of Rockingham (**City**) in July 2023, which extends over the development site. An excerpt of the LDP is provided below.

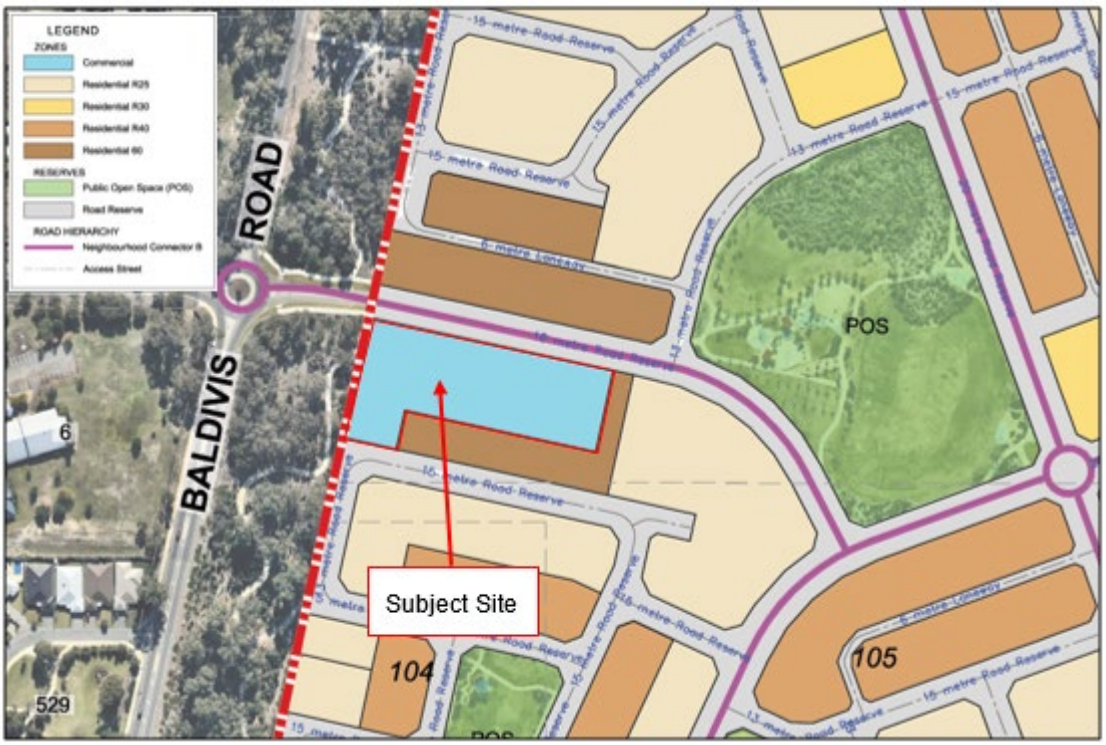
The approved LDP designates the western portion of the lot for the purpose of a CCP. The balance of the site is intended to accommodate commercial development with reciprocal access and parking arrangement between the CPP and commercial development. A total of 17 future residential lots adjoin the development site, which are also identified through the LSP. Development over the balance of the site will be the subject of a separate application(s).

During the assessment of the LDP, the City sought clarification from the applicant to ensure that a CCP over this portion of the site can be accommodated within an area rated Bushfire Attack Level (BAL-29) or lower as the City sought to incorporate the BAL rating into the plan. The applicant, however, declined to address this matter at the LDP stage, and instead, assured the City that development on the site could achieve the required BAL-29 rating and committed to providing a BAL contour map at the Development Application stage.

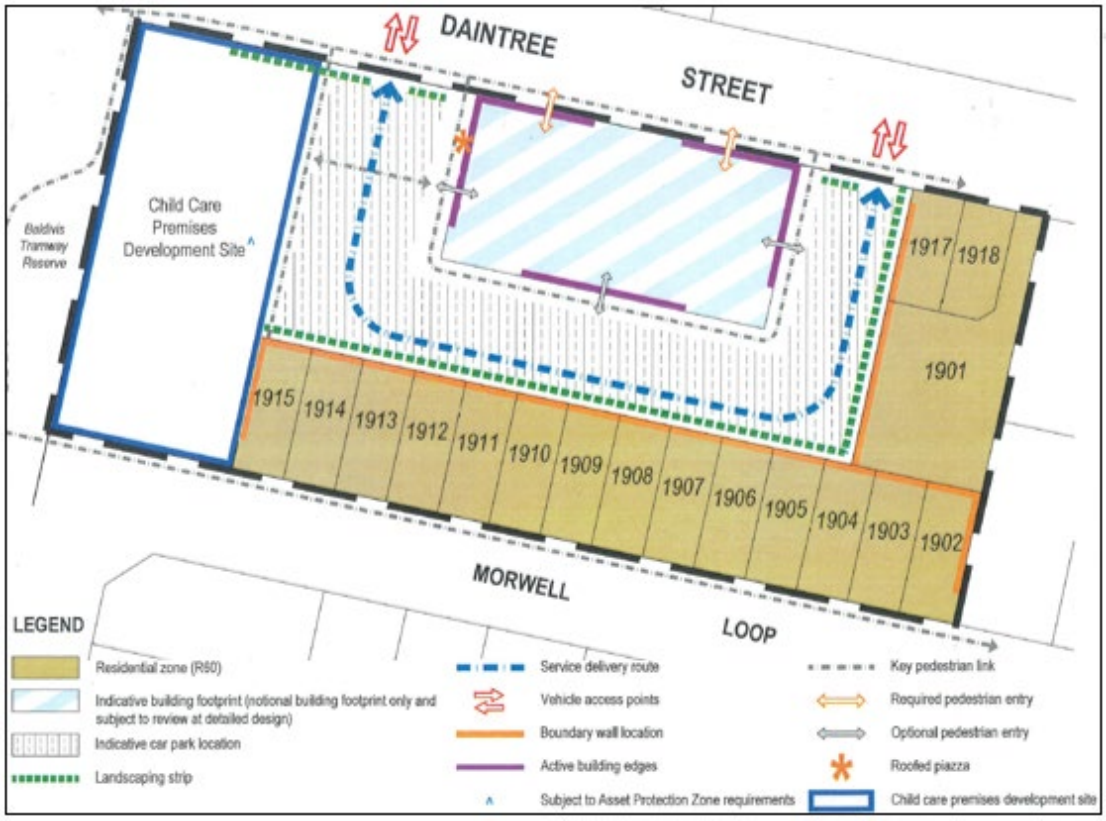
Site Context

The subject site is situated in a suburban context and is bounded by Daintree Street to the north and Morwell Loop to the south. Land north of Daintree Street is designated 'Residential R60', while land to the south of Morwell Loop is designated 'Residential R25' under the approved LSP. The 'Baldivis Tramway Reserve' abuts the subject site immediately to the west.

The 'development site' is located within the western portion of Lot 1181 as demonstrated in the 'Baldivis Parks' 'Local Centre' Local Development Plan Map Extract.



1. East Baldivis Local Structure Plan Map Extract



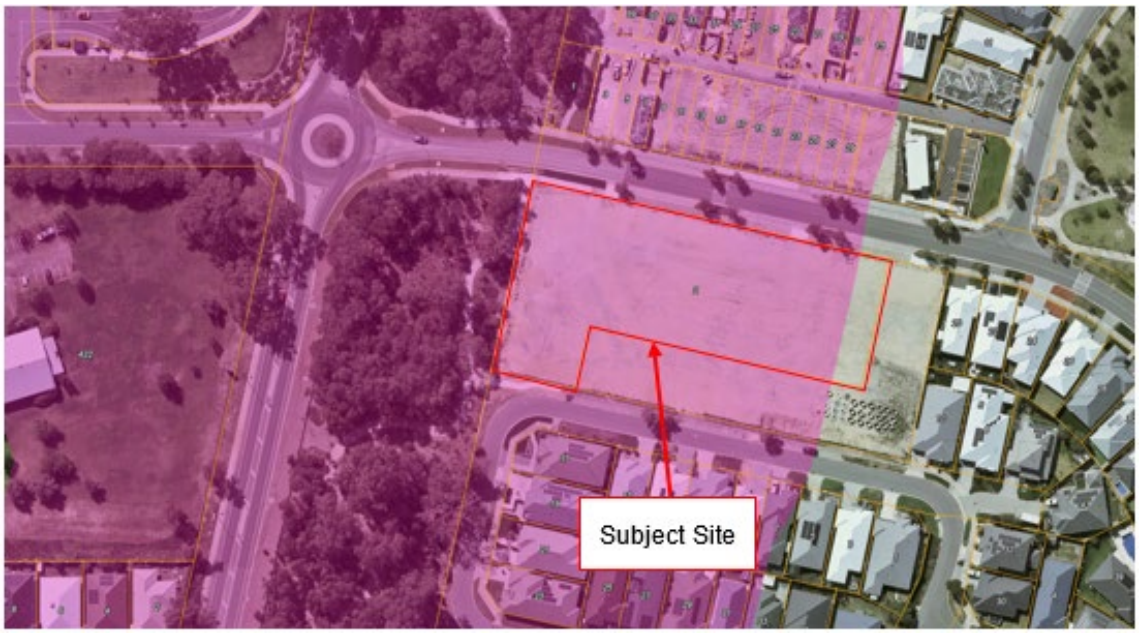
2. ‘Baldivis Parks’ ‘Local Centre' Local Development Plan Map Extract

Previous Subdivision

The ‘subject site’ and the adjoining Lot 9033 Morewell Loop, forms a part of an 18 lot subdivision approval issued by the WAPC on 8 March 2022, creating one (1) ‘Commercial’ lot and 17 ‘Residential R60’ lots. To date, clearance has been issued, for the creation of one (1) ‘Commercial’ lot, being the subject site, and one (1) ‘Balance Residential' lot, being Lot 9033 Morewell Loop. The subdivision approval for the creation of the remaining 17 ‘Residential’ lots is valid until 8 March 2026.

Bushfire Prone Mapping

The ‘development site’ is located within an area designated 'Bushfire Prone - Area 2' (Rural) as determined by the Fire and Emergency Services Commissioner (Figure 3 refers).



3. Map of Bushfire Prone Areas (Area 2)

The aforementioned subdivision application was supported by a 'Bushfire Management Plan' (**BMP**) prepared in accordance with the former *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (**SPP3.7)** and *Guidelines for Planning in Bushfire Prone Areas Version 1.3*.

At the subdivision clearance stage, an amended Bushfire Attack Level (**BAL**) Assessment was provided assessing the vegetation under the amended *Guidelines for Planning in Bushfire Prone Areas Version 1.4 (Version 1.4 Guidelines)*. The BAL Assessment was valid for a period of 12 months, expiring 7 February 2024. An assessment under the amended Version 1.4 Guidelines resulted in changes to the vegetation classification within the 'Baldivis Tramway Reserve' from 'Class B Woodland' to 'Class A Forest'.

The reclassification of vegetation to 'Class A Forest' under Version 1.4 Guidelines, resulted in the BAL-40 area extending 18 meters into the development site from the western boundary of the site. At the time of clearance, the Applicant advised that the site covers a land area of 5,494m², enabling future development to be accommodated outside the BAL-40 area.

In November 2024, the WAPC implemented *State Planning Policy 3.7 - Bushfire* and associated *Planning for Bushfire Guidelines* (**2024 Guidelines**), which replaced the previous 2015 version of SPP3.7 and Version 1.4 Guidelines.

Throughout the subdivision history over the subject land, the planning framework relating to bushfire requirements and associated guidelines has changed. This has influenced vegetation classification within the Baldivis Tramway Reserve, and as a consequence the BAL ratings over the subject site, which is detailed later in the 'Planning Assessment' section of this Report.

<u>Encumbrances</u>
As a condition of the aforementioned subdivision, a 'Restrictive Covenant' has been placed on the Certificate of Title for the subject land as follows:

"Pursuant to section 129BA of the Transfer of Land Act 1893 (WA), the Owner, for itself and is successors in title, hereby covenants with the City that no habitable buildings are to be built on Lot 1181 within areas determined by the City of Rockingham as BAL-40 or BAL-Flame Zone."



4. Aerial Photograph

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone	Urban
Local Planning Scheme	Town Planning Scheme No.2
Local Planning Scheme Zone	Development
Structure Plan	Baldivis Parks Local Structure Plan
Structure Plan - Land Use Designation	Commercial
Use Class and permissibility:	Child Care Premises Discretionary 'D'
Lot Size:	5,494m²
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Details of the proposal are summarised as follows:

- A single storey CCP building and an outdoor play area to the west of the building;
- The CCP will accommodate up to 22 staff [18 full time and four (4) part-time] and up to 112 children across the following age groups:
  - 0-2 years (32 places);
  - 2-3 years (40 places);
  - 3-4 years (20 places); and
  - 4-5 years (20 places);
- The proposed hours of operation are 6:30am and 6:30pm, Monday to Friday. The CCP will be closed on Saturdays, Sundays and Public Holidays;
- A total of 21 on-site car parking bays are proposed on site;
- Two (2) existing on-street parking bays are intended to be removed to accommodate a 6.6m wide crossover to access the site via Daintree Street;
- A bin storage area is proposed toward the rear of the development site;
- Proposed fencing comprises the following:
  - A 1.8 meter high timber paling acoustic fence to the Daintree Street and Morwell Loop road reserves; and

- A 1.8 meter high colorbond fence adjoining the 'Baldivis Tramway Reserve' to the west of the development site is shown on the site plan, however, the elevation drawings show a 1.8 metre high 'open style' fence; and

- Signage is proposed on the northern and eastern elevations of the building.

The following technical reports and supporting material accompanied the DAP application:

- Development Application Report;
- Development Plans;
- Transport Impact Statement (**TIS**);
- Environmental Acoustic Assessment (**EAA**);
- Bushfire Management Plan (**BMP**) and Bushfire Emergency Evacuation Plan (**BEEP**);
- Waste Management Plan; and
- Landscape Plan.

Post Lodgement Engagement with the Applicant
The application was assessed and a number of design and operational considerations were raised with the applicant as part of a 'request for further information' (**RFI**) process.

The key issues of relevance to this Report are summarised as follows in the context of the RFI:

- Request to amend the vegetation classification of 'Plot 2' within the Tramway Reserve of the BMP from 'Class B Woodland' to 'Class A Forest' to be continuous with the vegetation classification surrounding within the Baldivis Tramway Reserve;

- Update the EAA to assess the impact on all residential lots (existing and future) including the undeveloped residential lots over Lot 9033 Morwell Loop and identify likely acoustic attenuation treatments as necessary; and

- Provide detailed justification in relation to the significant car parking shortfall presented on site, including the provision of a Car Parking Management Plan (or similar), which assess the impact on parking demand as a 'performance based' solution.

The Applicant submitted Amended Plans and other documentation on 13 February 2025, which addressed some of the concerns raised by the City, however, the key issues (raised above) by the City were not adequately addressed.

On 19 February 2025, the Applicant was informed that further information was necessary for a comprehensive assessment of the application, however, the request was declined.

Legislation and Policy:

Legislation
- Planning and Development Act 2005;
- Planning and Development (Development Assessment Panels) Regulations 2011;
- Planning and Development (Local Planning Schemes) Regulations 2015;

- Metropolitan Region Scheme;
- City of Rockingham Town Planning Scheme; and
- Environmental Protection (Noise) Regulations 1997.

State Government Policies
- State Planning Policy 4.2 - Activity Centres
- State Planning Policy 7.0 - Design of the Built Environment;
- State Planning Policy 3.7 - Bushfire; and
- State Planning Policy 3.7 - Planning in Bushfire Prone Areas (former)

Structure Plan
- Baldivis Parks Local Structure Plan.

Local Development Plan
- Baldivis Parks Local Centre Local Development Plan.

Local Policies
- Local Planning Policy 3.3.1 - Control of Advertisements;
- Local Planning Policy 3.3.5 - Child Care Premises;
- Local Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities; and
- Local Planning Policy 3.3.27 - Community Consultation for Development Applications.

Other
- Australian Standard 3959:2018 - Construction of Buildings in Bushfire-prone Areas; and
- City of Rockingham Baldivis Tramway Master Plan.

Consultation:

Public Consultation
This application was advertised for public comment for a period of 17 days, between 27 November and 13 December 2024, in accordance with Clause 64, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and *Local Planning Policy No.3.3.27 - Community Consultation for Development Applications*.

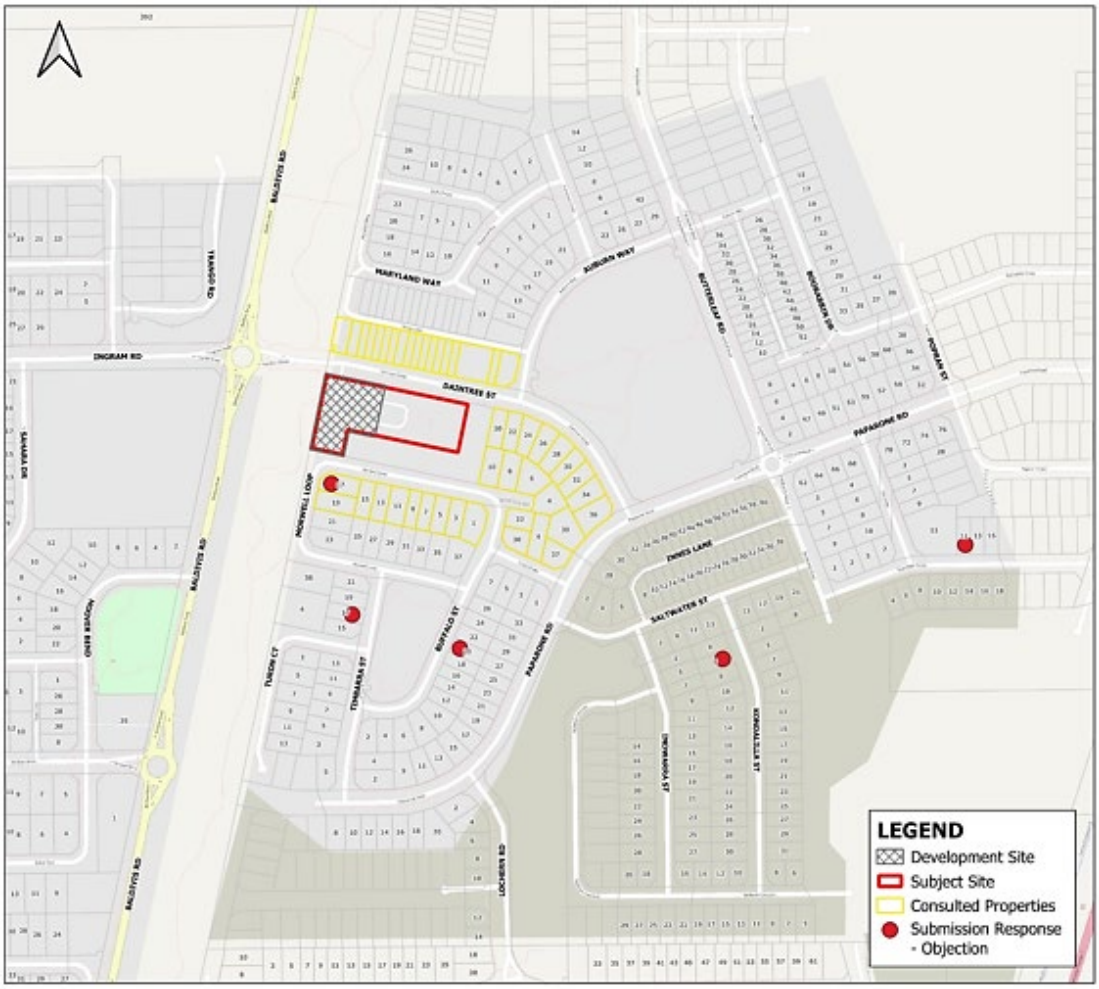
Advertising was carried out as follows:

- Written correspondence was sent to all owners and occupiers of properties within the vicinity of the subject site (per Consultation Plan below);

- The application was made available for public inspection at the City's Administration Offices and published on the City's website for the duration of the consultation period; and

- Two (2) notification signs were erected on the subject site, one fronting Daintree Street and the other fronting Morwell Loop, for the duration of the consultation period.

A total of five (5) submissions were received at the conclusion of the advertising period as illustrated in the Consultation Plan. All submissions were in objection to the proposal.



5. Consultation Plan

The objections have been summarised in the Table below, including the applicant's and the City's responses to the matters raised.

1. Car Parking and Traffic
Submission: Concern raised regarding the provision of parking and the removal of on street parking bays, resulting in fewer bays available for use in association with adjoining residential properties. Concern raised in relation to the amount of traffic generated by the proposal creating congestion within the area.
Applicant's Response: *"A TIS has been prepared by PTG Transport which has addressed traffic within the area. The traffic generation assessment indicates that the proposed development is expected to generate approximately 90 and 91 vehicles trips (two-way) during the AM and PM peak respectively. The expected traffic generation is unlikely to result in any noteworthy impact to the road network in the vicinity of the site. Based on the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic generation at such levels is considered to have a negligible impact on network operation.*

1. Car Parking and Traffic (cont…)
The TIS states that the use of car parking bays along Daintree Street (and Morwell Loop) will only be required until the additional on-site car parking is provided for stage 2 of the proposal. *The proposal does not involve the removal of the bus stop and residents will still have access to car parking bays, furthermore, these residents will also have access to their own parking within their property.* *No alternatives are proposed or required for public transport. Sufficient parking is made available across the site and on-street for visitors wishing to access the Child Care Premises."*
City's Comment: The City has assessed the 'TIS' and determined the additional traffic generated by the proposal can be accommodated within the surrounding road network. The City's car parking assessment is contained in the 'Planning Assessment' section of this Report.
2. Amenity
Submission: Amenity related concerns were raised with respect to: 1. The appropriateness of the use in the area; 2. The number of Child Care Premises within the area; and 3. The Design of the facility incorporating minimal green elements and a large footprint designated for car parking.
Applicant's Response: *"The Baldivis Parks Local Centre Local Development Plan allows for the provision of a 'Child Care Premises' at the subject site, provided that it meets the relevant development standards.* *Furthermore, a Child Care Premises is considered a 'D' use in accordance with LPS 2. A 'D' use under LPS 2 means that the use is permitted at the discretion of the local government by granting development approval. There is no minimum or maximum number of Child Care Premises' within the City's Town Planning Scheme No.2, and it is a critical community service that is responding to a clearly measured demand and supporting families.* *The proposed design has addressed the '10 principles of good design' in accordance with State Planning Policy 7.0 - Design of the Built Environment. The design is of a high quality and will not detract from the amenity of the surrounding residential character."*
City's Comment: The land is designated 'Commercial' under the approved LSP and the location of the CCP is consistent with the approved LDP for the site. A CCP is a 'Discretionary' (D) land use within the 'Commercial' zone under TPS2, meaning that the land use is not permitted unless the Local Government has exercised its discretion by granting Development Approval.

2. Amenity (cont…)
There is a CCP approved and operating on the corner of Ingram Road and Matterhorn Road, approximately 200m west of the subject site, west of Baldivis Road. There are currently no other CCP's on the eastern side of Baldivis Road, within 1km of the subject land. The City has reviewed the design of the development and notes it is generally consistent with the provisions of the LDP.

A copy of the public submission responses are included in Attachment 4 to this Report.

Referrals/Consultation with Government/Service Agencies

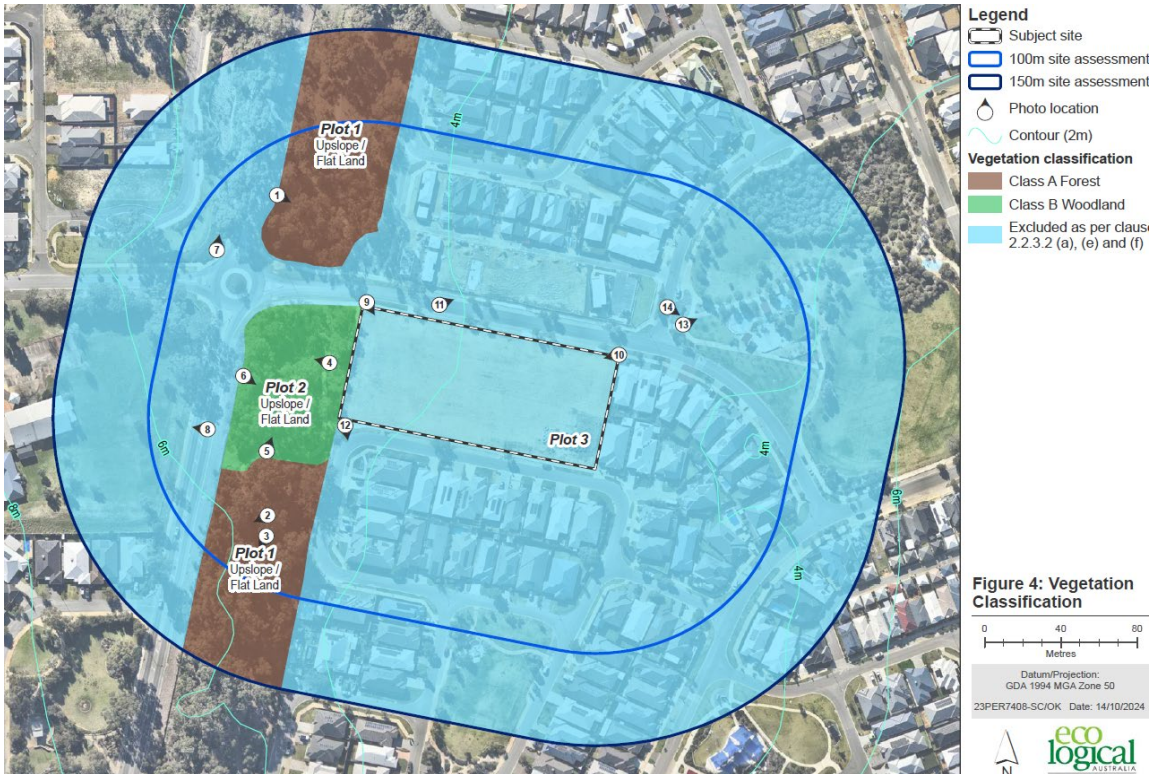
The application was referred to the Department of Fire and Emergency Services (**DFES**) for comment. Advice from DFES, and the applicant's response to comments made by DFES, are summarised below. A full copy of the DFES submission forms part of Attachment 4 and the Applicant's response is contained in Attachment 3.

In summary, DFES do not agree with the vegetation classification of 'Class B Woodland' provided within 'Plot 2' of the BMP, west of the subject site within the Baldivis Tramway. DFES considers that, based on the information and photographic evidence provided within the BMP, the correct vegetation classification should be 'Class A Forrest', consistent with 'Plot 1' classification which forms a part of the Baldivis Tramway Reserve (Figure 6 refers).

A summary of the Applicant's response is as follows:

"*Vegetation within the Baldivis Tramway has historically been classified as Class B Woodland under AS 3959-2009. Consultation with the City of Rockingham in 2023 identified that no revegetation involving tree planting is planned within the Tramway. Thus, the Class B Woodland classification is still deemed appropriate for this area, particularly given the narrow, linear nature of the Tramway containing paths, areas of low fuel etc. Please refer to the BAL Assessment Report for Stage 18 Baldivis Parks, Baldivis (ELA 2023).*"

The City considers that DFES has correctly identified the vegetation type within 'Plot 2' of the Tramway Reserve. The bushfire implications (due to the difference in opinion) are discussed in further detail under the 'Planning Assessment' section of the Report.



6. Vegetation Classification BMP Excerpt

Design Review Panel Advice

Not applicable

Swan Valley Planning

Not applicable.

Other Advice

Not applicable

Planning Assessment:

This proposal has been assessed against the relevant legislative requirements of the Scheme, State and Local Planning Policies, as outlined in the 'Legislation and Policy' section of this Report.

The relevant matters are discussed in detail below.

Bushfire

The revised SPP3.7 and associated 2024 Guidelines were published on 24 September 2024 and became operational for applications lodged with decision makers from 18 November 2024. As this application was submitted to the DAP prior to 18 November 2024, the application can be assessed in accordance with SPP3.7 (2015) and Version 1.4 Guidelines, whilst giving due regard to the revised Policy. DFES has provided advice regarding the same.

Former SPP3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The objectives of SPP3.7 were to:

- *"Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.*

- *Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.*

- *Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.*

- *Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change."*

As the subject site is designated 'Bushfire Prone - Area 2' (Rural) and the proposed land use is classified as a 'vulnerable land use', the Applicant had submitted a BMP and a BEEP in support of the application, as per the requirements of SPP3.7.

The application was referred to DFES where a concern was raised regarding the classification of the Baldivis Tramway reserve as 'Class B Woodland' (Figure 6 refers), indicating the need to be classified as 'Class A Forest' based on information and photographic evidence provided and the future intent of vegetation within this area.

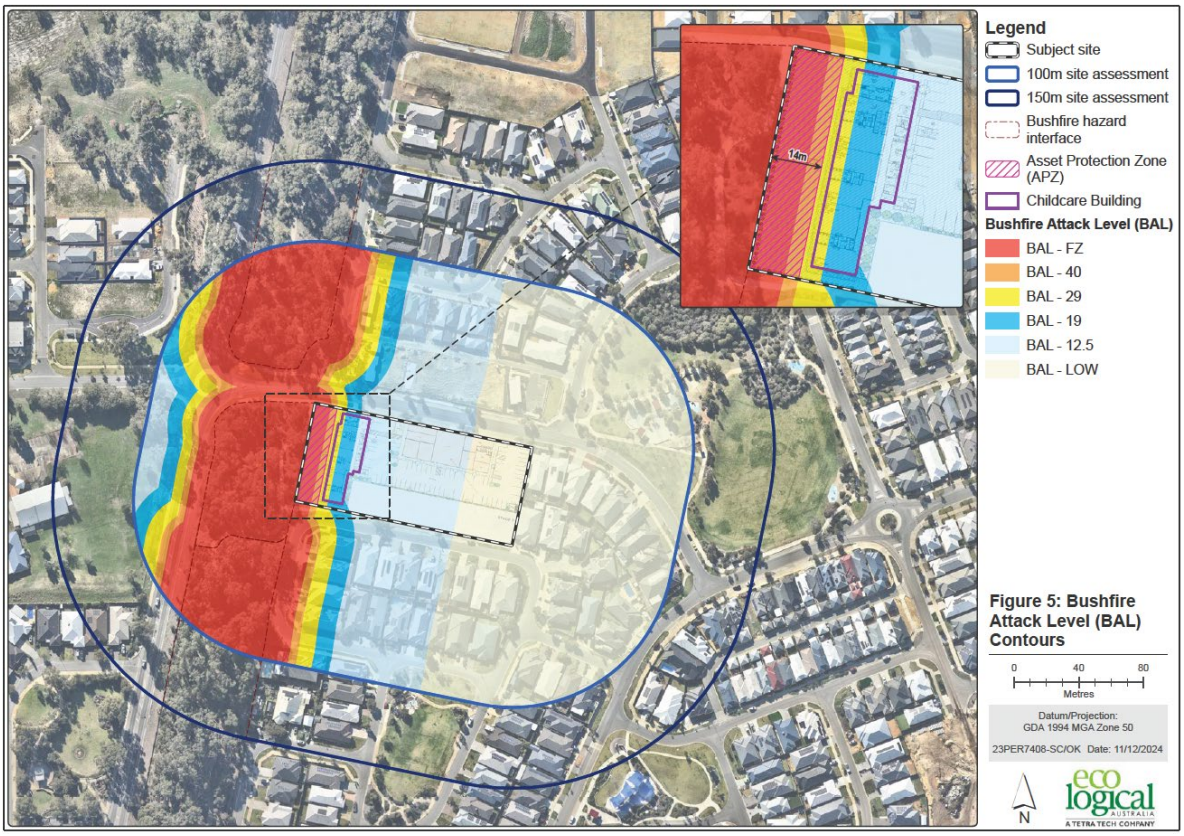
The applicant provided a technical note prepared by a Bushfire Consultant in order to justify the classification of Plot 2 as 'Class B Woodlands' based on two (2) key aspects as follows:

- Consultation with the City of Rockingham in 2023 identified that no revegetation involving tree planting is planned within the Tramway; and

- Vegetation within the Baldivis Tramway has historically been classified as Class B Woodland under *Australian Standard Construction of Buildings in Bushfire Prone Areas 3959-2009 (***AS3959:2009***).*

Firstly, while the City has no immediate plans for revegetation via tree planting within this section of the Tramway Reserve, this does not discount for any natural regeneration that is likely to occur over the lifetime of this development. The Tramway Reserve is managed as per the 'City of Rockingham Baldivis Tramway Master Plan' (**BTMP**) adopted in June 2014, which identifies this area of the Reserve as a 'primary pedestrian access point'. The Management Objective for 'primary pedestrian access points' is to focus revegetation of native species in these areas.

In accordance with Version 1.4 Guidelines, "*consideration should be given to the bushfire threat posed by the vegetation in its mature state*." Similarly, in the current 2024 Guidelines, "*bushfire practitioners should ensure the vegetation classification reflects the future mature state of vegetation present*." Despite no immediate plans for active revegetation, the BTMP identifies this area for potential revegetation in the future with a focus for natural regeneration to occur, resulting in the future mature state of vegetation within this portion of the reserve being identified as 'Class 'A' Forest', consistent with the surrounding vegetation within the Reserve.



7. BAL Contour Map Extract from Applicants BMP

Additionally, the bushfire framework has evolved since the adoption of the LSP, including amendments to the Australian Standard 3959 in 2018. Therefore historical approvals cannot be relied upon to justify vegetation classification under the current SPP3.7 and 2024 Guidelines. Under the current 2024 Guidelines "*The manager/owner of the land adjoining the subject site are under no obligation to maintain vegetation in a low threat state*". Maintaining the Tramway to a 'Class B Woodland' state, will require ongoing commitment and management by the City, which is not supported.

City staff had undertaken a site visit to assess the vegetation in question and the potential for regenerative growth. On the basis of the assessment and under the provisions of SPP3.7, the vegetation within the Baldivis Tramway Reserve was observed to accommodate mature trees, approximately 30m high, dominated by various eucalyptus species, with an understorey comprising of immature regenerative growth and small shrubs (see Figure 8).

On this basis, having regard to future growth and regeneration, Plot 2 is entirely consistent with a 'Class 'A' Forest' classification, and continuous with the classification of Plot 1 within the BMP.

Given that the City determines this vegetation to be classed as 'Class A Forest', the BAL ratings on the site will be substantially impacted, resulting in the development being located in a BAL-40 zone, which is not permitted under the 'Restrictive Covenant' over the lot and does not comply with SPP3.7 for bushfire separation to protect life and property.

Furthermore, given the proposal is a vulnerable land use, accommodating up to 112 children and 22 staff, locating this premise in a BAL-40 area fails to comply with the objectives of SPP3.7. Specifically this development fails to reduce the threat of bushfire to vulnerable children.

The Development Application therefore does not comply with the following objectives of SPP3.7:

- *"Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.*

- *Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.*

- *Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change."*



Facing West within the Baldivis Tramway Reserve



Daintree Street Facing South Into the Baldivis Tramway Reserve



Development Site overlooking the Baldivis Tramway Reserve



Facing South within the Baldivis Tramway Reserve

8. Vegetation within Tramway Reserve (Plot 2)

Local Planning Policy No.3.3.5 - Child Care Premises (LPP3.3.5)
The purpose of LPP3.3.5 is to set out the objectives and policy provisions which the City shall have due regard to in the assessment and determination of applications for Development Approval for the establishment of Child Care Premises.

The objectives of LPP3.3.5 are as follows:

- "*To promote the orderly and proper development of land by making suitable provisions relating to the location and design of Child Care Premises;*
- *To secure the amenity of the locality by ensuring that Child Care Premises are consistent with the scale and character of the immediate area;*
- *To ensure that appropriate and flexibly child care facilities are provided to accommodate the needs of the children and their carers; and*
- *To consider the health and safety of children attending the Chile Care Premises within the confines of the planning system."*

The proposed development has been assessed against the objective and policy requirements of LPP3.3.5. The proposal fails to comply with sections 4.3 'Car Parking', and 4.4 'Noise Impacts', of LPP3.3.5.

A parking assessment of the proposal is further detailed in the 'Planning Assessment' section of this Report.

The applicant has provided an EAA in support of the application. The report assesses the impact of noise on all existing residences in close proximity to the development, however, fails to address the impact of noise on future residential development, which will likely comprise of 17 lots over Lot 9033 Morewell Loop, directly south of the CPP.

The EAA is incomplete and the City has a concern regarding the potential noise generated from the development impacting the planned residential lots. Furthermore, no acoustic attenuation treatments have been recommended to suggest how the proposed CCP complies with the *Environmental Protection (Noise) Regulations 1997* in this regard.

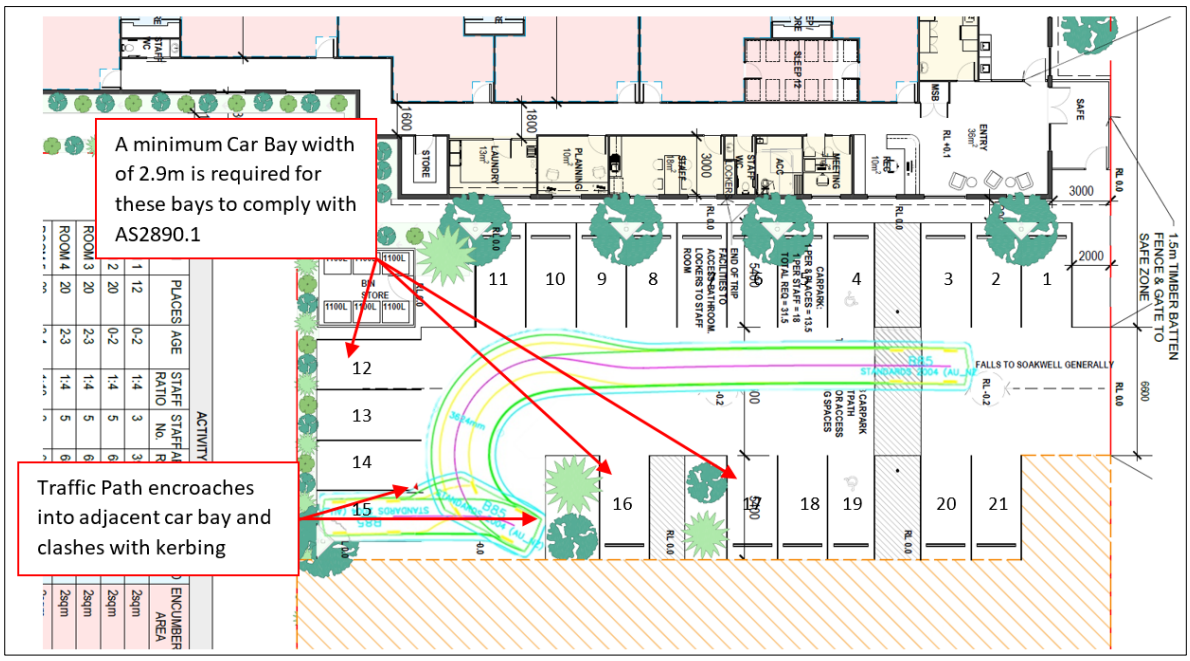
Having regard to the matters raised above, the proposed CPP is not compliant with LPP3.5.

Town Planning Scheme No.2 - Section 4.15 Carparking
Pursuant to Clause 4.15.1.3, car parking for a CCP within the 'Commercial' zone under TPS2, is to be provided in accordance with Table 4 of TPS2. The following table shows the calculation for the proposal:

Land Use	**TPS2 Requirement**	**Proposed Staff and Children**	**Bays Required**
Child Care Premises	1 bay per 8 children	112 children	14
	1 per employee	18 employees (full time)	18
		Total Required	32
		Total Bays provided on-site	21
		Total Usable Bays	19
		Shortfall	**13 Bays**

A TIS has been provided in support of the application addressing parking provisions. The TIS provides justification for the shortfall in parking indicating 27 on-street car parking bays are located within proximity to the development site to address the shortfall. Further justification indicates that additional onsite parking will be provided through 'Stage 2' of the commercial development presenting an opportunity for a reciprocal parking arrangement.

The City has undertaken an assessment of the parking arrangements and determined three (3) bays do not comply with the width requirements of Australian Standard 2890.1 and one (1) bay does not achieve the required manoeuvrability (per Figure 9). Therefore these bays cannot be included as part of the assessment resulting in 19 bays being the total provision. This equates to an overall parking shortfall of 13 bays, being 40% of the applicable parking requirement.



9. Car Parking Areas of Non-Compliance

The provision of 19 bays on-site for 18 full-time staff and a maximum of 22 staff means that, at a simplistic level there appears to be a lack of on-site visitor parking, with a significant reliance upon visitor parking to be accommodated off-site within the public realm (i.e. on-street bays).

The City requested that the applicant provide a Parking Management Plan to provide additional justification regarding the shortfall of parking on-site and how parking would be managed, having regard to:

- The hourly parking demand throughout the day;
- Number of staff on-site at each hour; and
- Estimated drop-off frequency and duration of stay made by visitors.

As an alternative, the applicant was requested to consider reducing the intensity of the use by reducing the number of children and staff proposed on site, in order to reduce the parking shortfall under TPS2.

The applicant declined to provide any additional justification in support of the parking shortfall.

In accordance with cl 4.15.3 of TPS2 '*parking bays required to be provided under the Scheme in relation to any use or development shall be provided on the site of such use or development.'*

The City does not support the reliance of car parking on the public realm and no additional justification has been provided by the applicant to support the shortfall.

Environmental Protection (Noise) Regulations 1997
Following the assessment of the applicant's EAA, it is considered that the development does not address acoustic impacts on future residential lots and therefore compliance with the *Environmental Protection (Noise) Regulations 1997* could not be verified. Therefore the proposal is considered to be incomplete and deemed not to comply with the *Environmental Protection (Noise) Regulations 1997* until a complete assessment has been made on all current and future residential lots in proximity to the development site.

Conclusion:

The proposed CCP has been the subject of assessment in accordance with TPS2, the approved LDP and the State and Local Planning Policy framework, having regard to the comments received from the community and DFES.

The application remains unresolved, with respect to bushfire, noise and car parking provision.

Bushfire
The City does not agree with the vegetation classifications in the BMP prepared by the applicant, dated 12 November 2024. The amended vegetation classification will result in the CCP being located in a BAL-40 area. The siting of the CCP, being a vulnerable land use under SPP3.7, results in an intensification of the land and an increase to the threat of bushfire and safety to lives and buildings.

Additionally, a 'Restrictive Covenant' over the site prohibits development within a BAL-40 area.

Noise
Concerning the EAA, the report is incomplete as it fails to address the potential noise impact on future residential lots directly south of the development site. It is unclear whether compliance can be maintained with the *Environmental Protection (Noise) Regulations 1997*.

Car Parking
Regarding the City's car parking assessment, the proposal lacks a robust justification for the on-site parking shortfall. It is overly reliant on public realm parking to support a private commercial development which is considered inappropriate.

Additionally, the proposed intensity of the development, accommodating 112 children and 22 staff, exceeds what the site can reasonably accommodate. The scale and intensity of operations is far greater than what is appropriate for the CPP footprint, as designated under the LDP.

It is therefore recommended that MODAP refuse the application.

PRELIMINARY

Rev	Amendment	Date
-	-	-



ARCH DRAWING SCHEDULE

No.	Sheet Name
DA00	FRONT COVER DRAWING SCHEDULE
DA01	SITE PLAN
DA02	CHILDCARE PROPOSED GROUND FLOOR
DA03	CHILDCARE PROPOSED ROOF PLAN
DA04	CHILDCARE BUILDING ELEVATIONS
DA05	CHILDCARE BUILDING ELEVATIONS
DA06	3D CONCEPT IMAGES

ON ARCHITECTURE

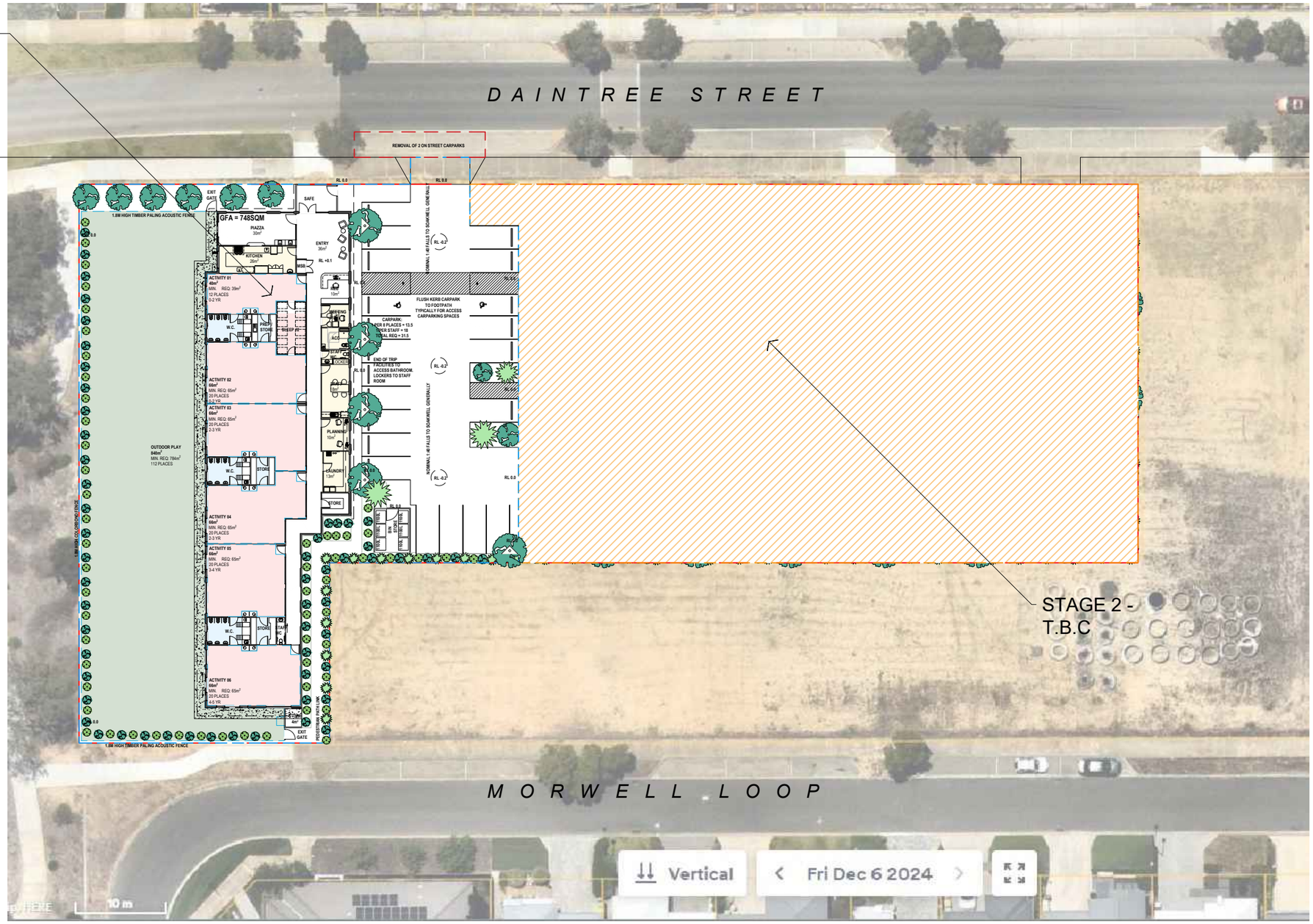
Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
COVER

Scale	As indicated	Drawn	MD		
Client	-				
Date	13/02/2025				
Job No.	202300080				
Dwg No.	**DA00**		Rev:	-	A3 SHEET

PRELIMINARY

Rev	Amendment	Date
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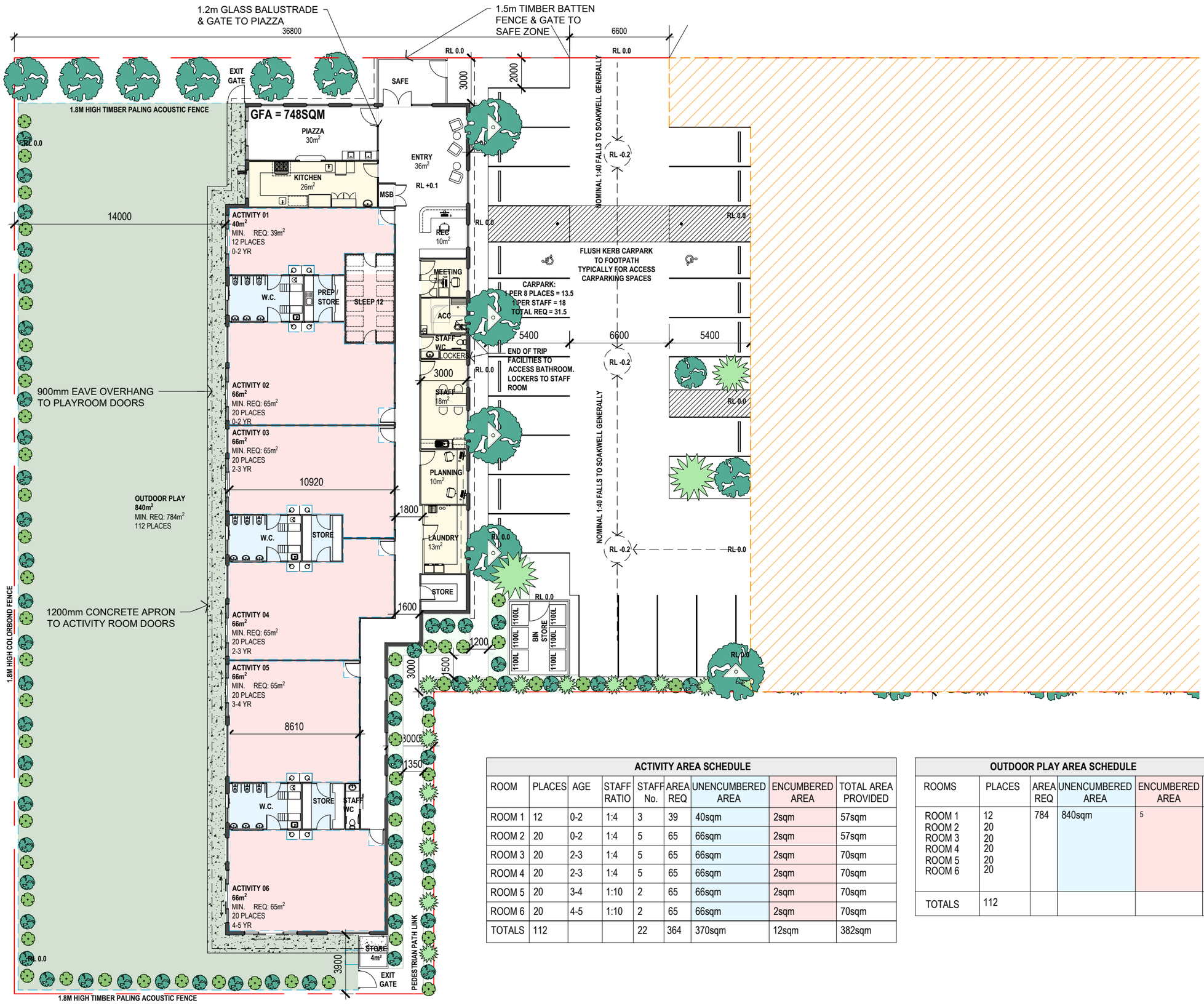
SITE PLAN
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ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
SITE PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA01**		Rev: -	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

ACTIVITY AREA SCHEDULE

ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39	40sqm	2sqm	57sqm
ROOM 2	20	0-2	1:4	5	65	66sqm	2sqm	57sqm
ROOM 3	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 4	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 5	20	3-4	1:10	2	65	66sqm	2sqm	70sqm
ROOM 6	20	4-5	1:10	2	65	66sqm	2sqm	70sqm
TOTALS	112			22	364	370sqm	12sqm	382sqm

OUTDOOR PLAY AREA SCHEDULE

ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM 5 ROOM 6	12 20 20 20 20 20	784	840sqm	5	845sqm
TOTALS	112				

PRELIMINARY

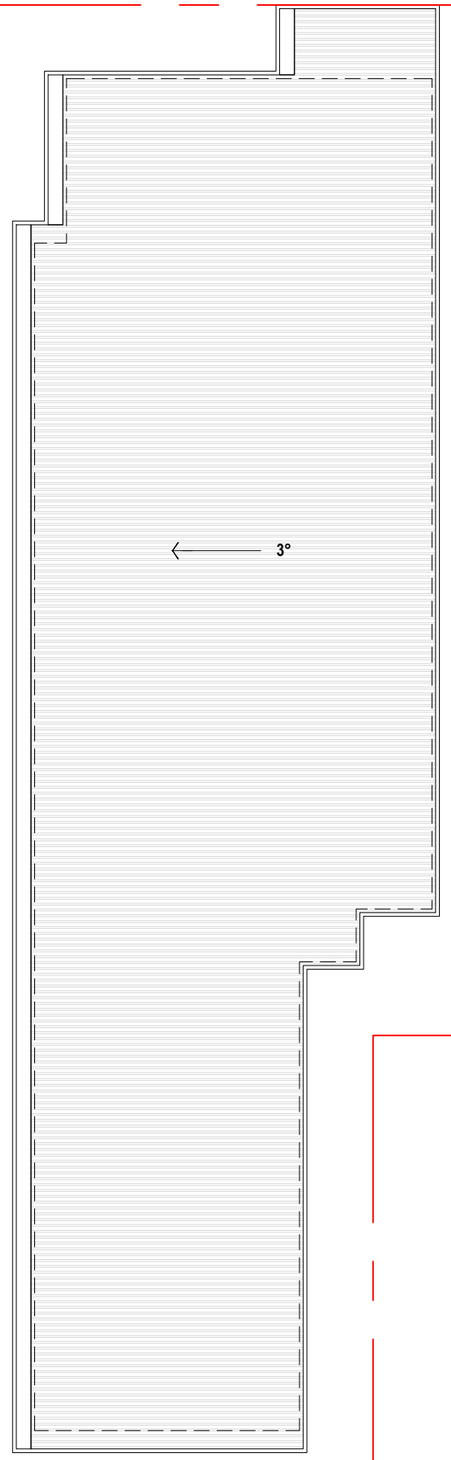
Rev	Amendment	Date
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ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED GROUND FLOOR

Scale	As indicated	Drawn	MD	
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA02**	Rev:	-	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

PRELIMINARY

Rev	Amendment	Date
-	-	-

ON ARCHITECTURE

Project

PROPOSED CCC

Baldivis, Western Australia

Drawing

CHILDCARE PROPOSED ROOF PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA03**		Rev: -	A3 SHEET



CCC NORTH ELEVATION

1:200



CCC EAST ELEVATION

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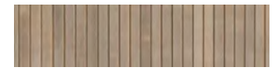
PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

02 TIMBER LOOK AXON CLADDING, OR SIMILAR



03 CFC SHEET / FLASHING, OR SIMILAR - PAINTED TO OPERATOR'S COLOUR SCHEME



04 COLORBOND FRAMING FLASHING & CAPPING - MONUMENT, OR SIMILAR



05 OPEN FENCING TIMBER LOOK ALUMINIUM BATT FENCING/ SCREEN



06 COLORBOND 'SURFMIST' TRIMDEK ROOF SHEETING, OR SIMILAR



07 AXON CLADDING - MONUMENT, OR SIMILAR

08 AXON CLADDING - SURFMIST, OR SIMILAR

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED ELEVATIONS

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA04**	Rev:	- A3 SHEET



CCC SOUTH ELEVATION

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CCC WEST ELEVATION

1:200

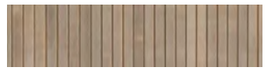
PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

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07 AXON CLADDING - MONUMENT, OR SIMILAR

08 AXON CLADDING - SURFMIST, OR SIMILAR

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED ELEVATIONS

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA05**	Rev:	- A3 SHEET

PRELIMINARY

Rev	Amendment	Date
-	-	-







CONCEPT IMAGES

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CONCEPT IMAGES

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA10**	Rev:	- A3 SHEET

URBIS

CHILD CARE PREMISES

No. 2 (Lot 1181) Daintree Street, Baldivis

Prepared for

OREANA PROPERTY

12th November 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Tim Dawkins
Senior Consultants	Cameron Sturges & Rachel Tu
Consultant	Luke Mifsud
Project Code	P0040062
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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1. INTRODUCTION

1.1. PROJECT OVERVIEW

Urbis, on behalf of Orena Property, is pleased to submit this development application to the City of Rockingham (**the City**). This application seeks approval for the development of a Child Care Premises located on lot 1181 (No. 2), Daintree Street, Baldivis (**subject site**).

The proposed development is to be completed in two stages, with approval specifically being sought under this application for the stage 1 works - being the Child Care Premises and associated parking areas. This report considers the planning context of the proposed development and provides an assessment of the application against the relevant State and local planning framework, finding a Child Care Premises as an appropriate outcome that should be granted development approval.

The application is supported by various supporting technical studies to ensure compliance with the planning framework. Please find enclosed the following:

- Certificate of Title (**Appendix A**);
- Development Plans (**Appendix B**);
- Landscaping Plans (**Appendix C**);
- Transport Impact Statement (**Appendix D**);
- Environmental Acoustic Assessment **(Appendix E);**
- Bushfire Management Plan and Bushfire Emergency Evacuation Plan (**Appendix F**);
- Waste Management Plan (**Appendix G**); and
- Subdivision Decision Letter (**Appendix H**).

1.2. BACKGROUND

Urbis and Oreana undertook a pre-lodgement meeting with the City in September 2023. It was recommended to Urbis that the proposed Child Care Premises was not required for Design Review. The following technical reports were recommended to form part of a development application:

- Transport Impact Assessment;
- Waste Management Plan;
- Acoustic Report;
- Landscaping Plan; and
- BAL assessment, Bushfire Management Plan and Bushfire Emergency Evacuation Plan.

In terms of design, it was recommended to increase the awning depth towards Daintree Street, include open style fencing to the western and northern boundaries, ensure active frontages to Daintree Street and to consider the location of Western Power and fire safety infrastructure.

Accordingly, these recommendations have been incorporated into the overall design and further discussed within this report.

2. SITE DETAILS

The following section outlines the regional and local context, site description and lot details in relation to the subject site.

2.1. REGIONAL AND LOCAL CONTEXT

The subject site is located within the City of Rockingham local government area, and within the suburb of Baldivis. More broadly, the subject site is located approximately 40km south of the Perth CBD and 9km southeast of the Rockingham City Centre. The suburb of Baldivis comprises a strong suburban character featuring a combination of residential dwellings, parks, bushland, shops, schools and other various amenities.

Within the immediate vicinity, the subject site is enveloped by a mixture of residential (R25) dwellings, parks, bushland and recreational facilities. More broadly, the subject site is also located 600m west of the Kwinana Freeway 3.3km southeast of Lake Cooloongup, 4km northeast of Lake Walyungup, 2.7km east of Mandurah Road and 2.1km north of the Stockland Baldivis Shopping Centre.

Refer to **Table 1,** below, for an overview of surrounding land uses.

Table 1 Overview of Context

Cadastral Point	**Immediately Adjacent**	**Structure Plan / LPS Zoning**	**Further Surrounds**	**Structure Plan / LPS Zoning**
North	Daintree Street	Local Road Reserve	Residential / Park	R60 then R25
East	Residential	R25	Residential / Park	R25, R40, Public Open Space.
South	Morwell Loop	Local Road Reserve	Residential / Park	R25, R40 Public Open Space
West	Baldivis Reserve	Parks and Recreation	Baldivis Road, Residential	Local Road Reserve (Future Distributor), R30

Refer to **Figure 1** and **Figure 2** below for an overview of the regional and local context of the subject site.

Figure 1 Regional Context

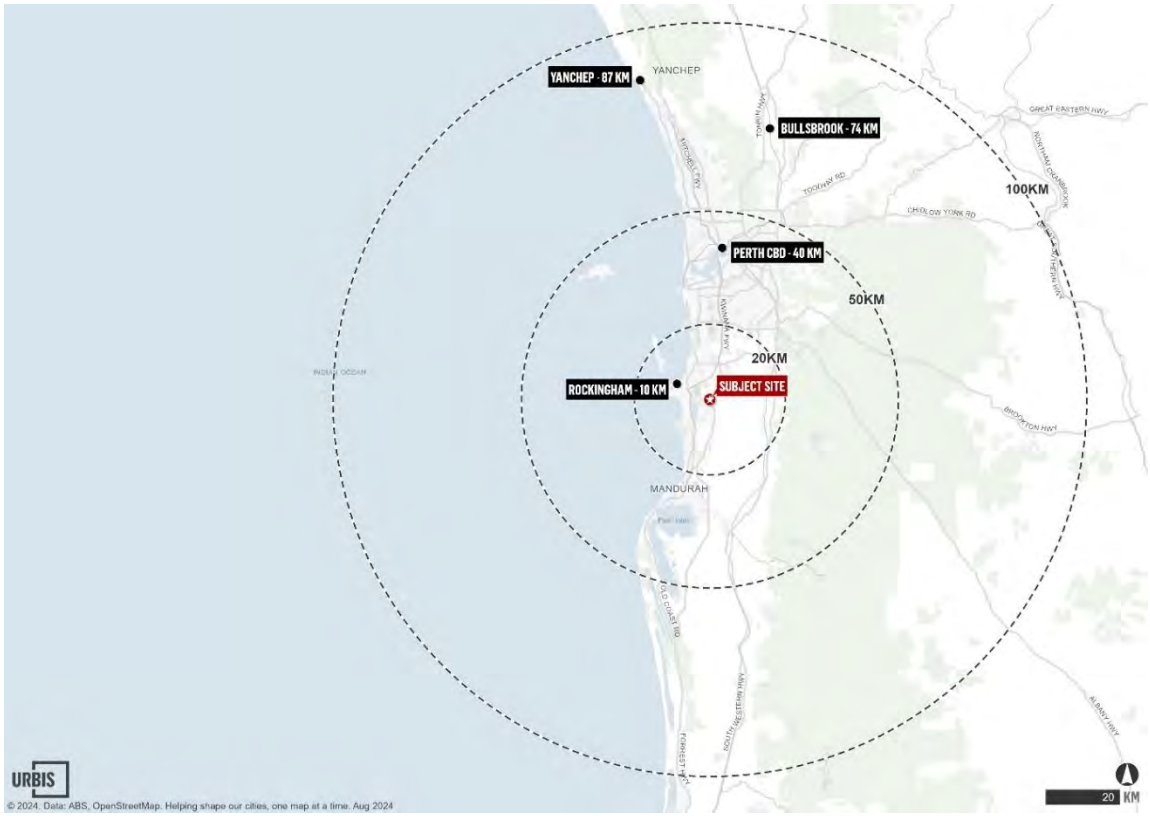


Figure 2 Local Context



2.2. SITE DESCRIPTION

The subject lot is currently vacant, bounded to the north by Daintree Street and to the south by Morwell Loop. Bushland is located immediately to the west of the subject site, known as the Baldivis Tramway Reserve, and residential dwellings are situated to the south and east. The subject site is an 'L' shaped lot, measuring approximately 117.5m on the northern boundary, 62m on its western boundary 42m on its easternmost boundary and 90m on the longest portion of the southern boundary. The total area of the subject site is 5,494sq.m.

The subject site was previously used as a larger rural-residential lot prior to subdivision construction commencing in the area in 2014. The site was more recently used as a sales centre for land packages in the surrounding area until November 2022 and has remained vacant since then.

Refer to **Figure 3,** below, for an aerial of the subject site.

Figure 3 Subject Site Aerial



2.3. LOT DETAILS

The subject site is located at Lot 1181 (No. 2) Daintree Street, Baldivis, with the lot particulars described in Table 2, below. A copy of the Certificate of Title applicable to the subject site is attached at **Appendix A**.

The site received subdivision approval from the WAPC (ref: 161766) on 8th March 2022. A Copy of the subdivision approval is included at **Appendix H.**

Refer to **Figure 4** for the cadastral map of the subject site.

Figure 4 Cadastral map of Subject Site



Table 2 Lot Particulars

Lot No.	Plan/Diagram	Volume	Folio	Area (ha)	Proprietor	Legal Address
1181	P424281	4032	843	0.5494	Baldivis Developments Pty Ltd	2 Daintree Street, Baldivis 6171

3. PROPOSED DEVELOPMENT

This section provides an overview of the proposed Child Care Premises, operational details and key specialist inputs.

3.1. DEVELOPMENT OVERVIEW

This application seeks development approval for a Childcare premises. Refer to **Table 3**, below, for a breakdown of the key elements of the proposal. The development plans for the proposed Child Care Premises proposal is attached at **Appendix B**. Refer **Figure 5** for an impression of the proposed Child Care Premises.

Table 3 Proposed Development

Component		Area / Dimensions	Description
Child Care Premises (Building)			
Total Building Area		748sq.m Gross Floor Area (**GFA**)	Foyer (office, reception, laundry, staff room, piazza, administration, meeting room, kitchen) 6 education rooms, sleep rooms, toilet facilities and prep rooms. Store/utilities Internal store
	Activity Areas	364sq.m GFA	2 Activity Areas – 52sq.m GFA 4 Activity Areas – 65sq.m GFA
	Sleep Area	18.6sq.m GFA	1 Sleep area shared between 2 activity areas (0–2-year-olds). Resting 12 beds.
	Bathrooms / Prep Areas	Children Bathrooms - 42.6 sq.m GFA Staff Bathrooms – 13.3 sq.m GFA	Children Bathrooms x 3 – 3 Toilets each Staff Bathrooms x 2 – Two toilets provided + shower (inclusive of accessible bathroom).
	Prep / Store Areas	31sq.m GFA	
	Office / Staff Rooms	35sq.m GFA	Staff Breakroom with kitchenette, and two offices.
	Kitchen	26sq.m GFA	
	Laundry	13sq.m GFA	
	Reception / Walkways / ‘Piazza’	151sq.m GFA	Reception – Approx 10sq.m GFA Piazza – 30sq.m GFA

Component		Area / Dimensions	Description
			Entry + Walkways – 111sq.m GFA
Childcare Exterior			
Exterior Area			Outdoor Play Area General Landscaping and Safe Area, Waste Areas External store
	Play Areas	900sq.m GFA	
	Storage	4sq.m	
	Safe Area (Entrance)	12.6sq.m GFA	Fenced area
	Bin Store	18.8sq.m GFA	6 x 1100 litre bins
Car parking bays			27 on street bays and 20 off-street bays (47 total)
Access and Egress			Via Daintree Street

Figure 5 Proposed Child Care Premises



3.2. OPERATIONAL DETAILS

The operational details of the proposed Child Care Premises are outlined below:

- Hours of operation are between 6:30am and 6:30pm, Monday to Friday. The Child Care Premises is closed Saturday, Sunday and Public Holidays.

- Accommodate a maximum of 112 children on-site at any one time (i.e. 32 children between the ages of 0 and 2, 40 children between the ages of 2 and 3, 20 children between the ages of 3 and 4 and 20 children that are between the ages of 4 and 5).
- Include a typical peak presence of 22 staff members on-site at any one time.

3.3. SPECIALIST INPUTS

A summary of the key technical inputs for the proposal are outlined in **Table 4**, below.

Table 4 Specialist Inputs

Input	**Note**
Landscaping **Prepared by F&C**	A Landscaping plan has been provided by Faulkner and Chapman to assist with the design of the proposed Child Care Premises. The Landscape Plan provides specific details in relation to the following: ▪ Key plant species; ▪ Details of permeable turf; ▪ Tree planting detail; ▪ Shrub planting detail; ▪ Locations of specific plants; and ▪ Sand pit and shade sail locations. Refer to **Appendix C** for Landscape Concept Plan
Access and Transport **Prepared by PTG**	PTG have provided a Traffic Impact Statement (**TIS**) to assist with the development application. The TIS concluded the following: ▪ The site is well accessible by public transport service, with a bus stop in front of the development site. ▪ The traffic generation assessment indicates that the proposed development is expected to generate approximately 90 and 91 vehicles trips (two-way) during the AM and PM peak respectively. The expected traffic generation is unlikely to result in any noteworthy impact to the road network in the vicinity of the Site. Based on the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic generation at such levels is considered to have a negligible impact on network operation. ▪ The proposed car parking provision of 20 car bays on-site is short by 13 parking bays. However, future stages will provide the remaining parking facilities to the ultimate development on the site. Up to 27 on street parking bays are also available surrounding the site. Refer to **Appendix D** for the TIS.

Input	Note
Environmental Acoustic Assessment **Prepared by Herring Storer**	Herring Storer were engaged to assist with providing an Environmental Acoustic Assessment (**EAA**) for the proposed Child Care Premises. The EAA made the following conclusions: ▪ Noise received at the neighbouring residences from the outdoor play area would comply during the day period, thus, outdoor play would be limited to the day period (ie – after 7am). ▪ Noise received at the neighbouring residences from the mechanical plant would comply at all hours, when barriered. ▪ Noise received at the neighbouring residences from noise associated with vehicles would also comply at all hours. ▪ Noise emissions from the proposed development would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following: 1. For the outdoor play area, a 2000mm high wall to the north and south as shown in Appendix A would be required. For childcares, colorbond is a suitable material, however any other material with an equivalent or greater surface density may be used. 2. Mechanical plant would need to be barriered by a barrier at least 500mm above the top of the plant for childcare mechanical plant. 3. The three northmost car bays would be required to be restricted during the “Night Period” as shown in Appendix A of the EAA Refer **Appendix E** for the EAA.
Bushfire Management Plan and Bushfire Emergency Evacuation Plan **Prepared by EcoLogical**	A Bushfire Management Plan (**BMP**) and Bushfire Emergency Evacuation Plan (**BEEP**) were prepared by EcoLogical to support the proposed Child Care Premises. The subject site ranges from BAL-LOW on the eastern boundary to BAL-FZ (flame zone) on the western boundary where the outdoor play area is located. **Bushfire Management Plan** The BMP has made the following conclusions: ▪ An Asset Protection Zone (**APZ**) of 14m is established between the Child Care building and the western boundary of the subject site, abutting the Baldivis Tramway Reserve.

Input	Note
	▪ All landscaped areas within the subject site will be maintained to a low threat standard as per clause 2.2.3.2(f) of AS 3959: 2018 or in accordance with Standards for Asset Protection Zones ▪ Child Care Premises is to be located outside of areas subject to BAL-FZ and BAL-40. It is noted that the easternmost portion of the Child Care Premises is located within a BAL-29 area, and as such, it is recommended that the Child Care Premises be constructed to BAL-29 standards. The proposed development is consistent with the aim and objectives of State Planning Policy 3.7 - Planning in Bushfire Prone Areas (**SPP 3.7**) and associated guidelines and is recommended for approval. **Bushfire Emergency Evacuation Plan** A BEEP has been prepared to outline procedures for both evacuation off-site and on-site shelter-in-place to enhance the protection of occupants from the threat of a bushfire. The BEEP provides key information such as: ▪ Bushfire emergency response summary; ▪ Site risk analysis; ▪ Bushfire management measures; ▪ Emergency response procedure; ▪ Key responsible personnel; ▪ Emergency contacts; ▪ Bushfire preparation actions prior to and during bushfire season; ▪ Bushfire monitoring; ▪ Recovery; and ▪ Key recommendations. It is noted that the BEEP will be further updated prior to occupancy of the Child Care Premises. The BMP and BEEP area attached at **Appendix F.**
Waste Management Plan **Prepared by Melbourne Sustainability Consultants**	A Waste Management Plan (**WMP**) has been prepared by Melbourne Sustainability Consultants to support the proposed development. The proposed development has been assessed against the WALGA Commercial and Industrial Waste Management Plan Guidelines and the WA Government Online Waste Generation Calculator. Based on the general waste and recycling calculations, the waste generation of the proposed development will be 917L per week of garbage and recycling.

Input	Note
	The bin size required for the garbage and recycling is 1,100L for two (2) bins. These bins will be collected once per week by a private contractor. Collection hours will be in accordance with EPA and the City of Rockingham's requirements to minimise any traffic disturbance for staff or visitors entering or exiting the site. The WMP is attached at **Appendix G.**

4. PLANNING ASSESSMENT

This section describes and confirms the proposal's alignment with the key planning framework.

4.1. KEY STRATEGIC AND STATE PLANNING DOCUMENTS

Table 5 Key Strategic and State Planning Documents

Document	Relevant Provisions/Objectives	Assessment
Perth and Peel @ 3.5 million	Perth and Peel @ 3.5 Million provides guidance for the future development of the metropolitan region to facilitate an increase in population to 3.5 million people.	The proposal supports the Perth and Peel @3.5 million framework and is consistent with the goal of concentrating future development within existing urban areas. Furthermore, the Baldivis area has been identified as a key area of future urban development within the South Metropolitan sub-region and the provision of childcare premises within this area will assist with local employment, supporting family and childcare needs and providing an essential community service.
Metropolitan Region Scheme (MRS)	The subject land is wholly zoned 'Urban' in the metropolitan areas key statutory land use planning document. An extract of the MRS map is provided at **Figure 6**.	The proposed development is consistent with the 'Urban' MRS zoning as it provides an essential service to its surrounding residential catchment.
State Planning Policy 3.7 – Planning in Bushfire Prone Areas	SPP 3.7 directs how land use should address bushfire risk management in Western Australia. The site is identified as bushfire prone, therefore this policy is applicable.	The proposed development has provided a Bushfire Management Plan and Bushfire Emergency Evacuation Plan to demonstrate that effective bushfire planning measures have been considered in accordance with SPP 3.7. Refer to **Appendix F** for the BMP and BEEP.
Draft Position Statement 2022 – Child Care Premises	The Draft Position Statement for Child Care Premises (**the Draft Position Statement**) was released by DPLH in 2022. The draft position statement updates the *Planning Bulletin 72 Child Care Centres* (August 2009) and aims to provide decision-makers, proponents and the community with a consistent	The proposed Child Care premises is consistent with the Draft Position Statement as: ▪ It is located close to Sheoak Grove Primary School; ▪ Ensures that any noise impact from the proposed development

Document	Relevant Provisions/Objectives	Assessment
	policy approach to planning for child care premises in Western Australia.	is minimised (refer EAA – **Appendix E);** and ▪ Is appropriately located away from any external negative impact such as a service station and heavy vehicle traffic.

Figure 6 MRS Zoning



4.2. STATE PLANNING POLICY 7.0 – DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy 7.0 – Design of the Built Environment (**SPP 7.0**) guides the quality design of the built environment in Western Australia. SPP 7.0 is based on the 10 'design principles', which the proposed Child Care Premises has considered and incorporated into the overall design. **Table 6**, below, provides an assessment against SPP 7.0.

Table 6 Assessment against 10 Design Principles of SPP 7.0

Design Principle	Response
1. Context and Character	The proposed development is consistent with the surrounding residential character as its overall design is subordinate to the contemporary residential dwellings located in proximity to the subject site. Furthermore, the design has considered its surrounding environment through proposing adequate lot boundary setbacks, minimising height and bulk, further ensuring that the amenity of the surrounding residential properties is not impacted.
2. Landscape Quality	High quality landscape design is provided as part of the proposed development, which forms part of the front, side and rear boundaries. A Landscape Plan has been provided as part of this development application, attached at **Appendix C**.
3. Built form and Scale	The built form and scale of the proposed development has responded to the surrounding residential character. The single-storey Child Care Premises does not provide any excessive bulk or mass which would greatly impact the amenity of adjoining residential properties. The design is modest, articulate and consistent with its surrounds.
4. Functionality and build quality	The proposed development has incorporated a range of high-quality materials into the design. Furthermore, the design is appropriate for the use of a Child Care Premises, with functional internal and external space.
5. Sustainability	The proposed Child Care Premises has been designed to maximise its exposure to solar orientation. The outdoor area facing towards the eastern boundary has been appropriately designed to ensure maximum daylight and sunlight, particularly in the afternoon. The design of the building has included windows on all elevations to further capitalise on the solar exposure.
6. Amenity	The proposed Child Care premises offers a variety of internal and external spaces for Children and Staff, catering to the needs of the facility. The design of the rooms has been considered and are adequately sized, comfortable and have good access to daylight and natural ventilation. Furthermore, the proposed Child Care Premises has been designed to meet the requirements of the *Environmental Protection (Noise) Regulations 1997.*
7. Legibility	The entrance to the building is easily defined from Daintree Street and external signage clearly indicates the location of the Child Care Premises.
8. Safety	The proposed development incorporates windows which face towards the street, car park and the neighbouring reserve which indicates strong passive surveillance for the Child Care Premises.

Design Principle	Response
9. Community	Given the demand for Child Care facilities in the area and the concentration of nearby families with young children, the proposed Child Care Premises provides a much-needed service for the Baldivis community.
10. Aesthetics	High quality design has ensured that the proposed Child Care Premises is consistent with the architectural merit of the surrounding area, and furthermore, provides an array of colours and materials which provide a strong design outcome.

4.3. LOCAL PLANNING FRAMEWORK

The following section provides an assessment against the City's Local Planning Scheme No.2 (**LPS 2**).

4.3.1. City of Rockingham Local Planning Scheme No. 2

4.3.1.1. Land Use Definition

The City's LPS 2 applies to the subject site and is the primary statutory document for controlling land use and development across the City. In accordance with LPS 2, the land use applicable to the proposed development is a 'Child Care Premises'. The proposed development is consistent with the 'Child Care Premises' definition which is defined under LPS 2 as:

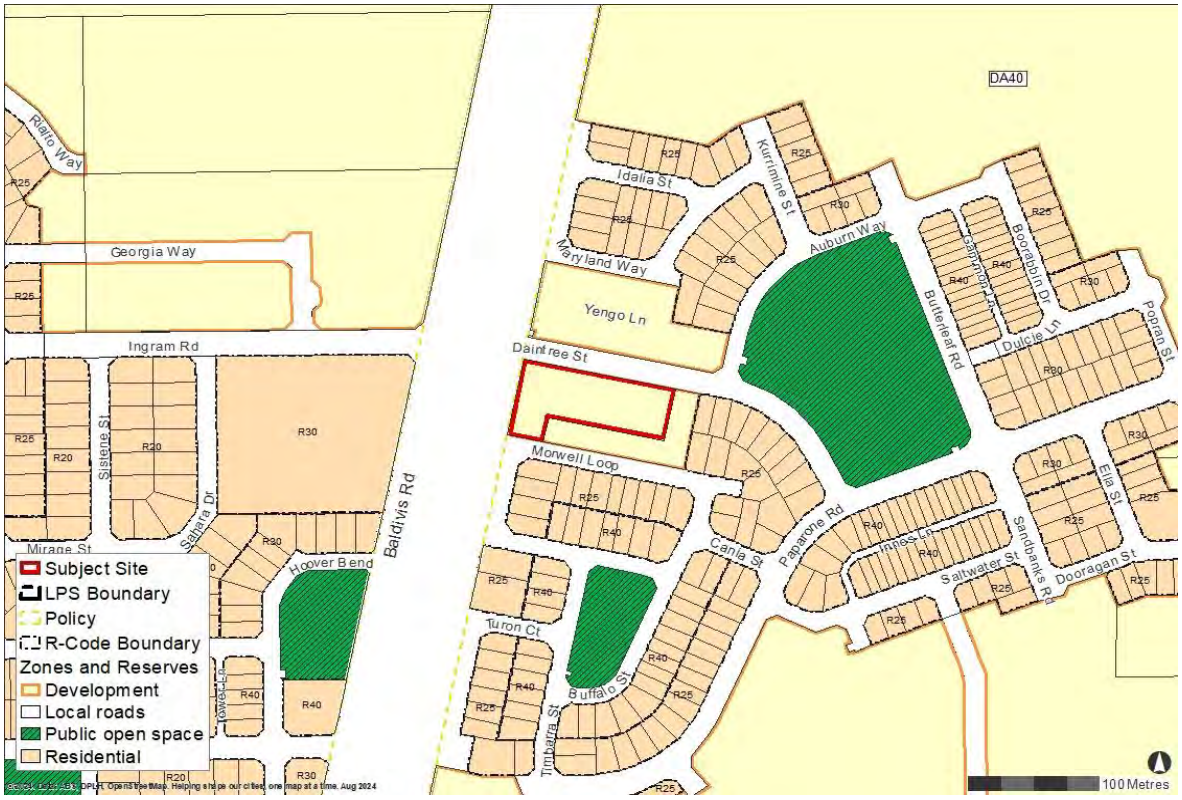
(a) An education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or

(b) A child care service as defined in the Child Care Services Act 2007 section 4 is provided.

4.3.1.2. Zoning

The site is zoned 'Development Area - DA40' as shown in **Figure 7**, below.

Figure 7 LPS Map



The purpose of the development area zone is:

(c) To identify areas requiring comprehensive planning prior to subdivision and development; and

(d) To coordinate subdivision, land use and development in areas requiring comprehensive planning.

All development and subdivision within the Development zone is subject to the provisions of Clause 27 of LPS 2, wherein use class permissibility of land within the zone will be determined in accordance with the provisions and zoning assigned within an applicable Structure Plan or Local Development Plan.

The proposed development forms part of the East Baldivis Local Structure Plan – Baldivis Parks (**EBLSP**) The provisions of the structure plan are identified within **section 4.4** of this report.

More specifically, the EBLSP identifies the subject site as being zoned 'Commercial'. The definition of the 'Commercial' Zone is:

> *"To provide for the development of District, Neighbourhood and Local shopping facilities to cater for the present and future residents of the City consistent with the local government's Local Commercial Strategy and supported by any other Plan or Policy that the local government from time to time may adopt as a guide for the future development within the Zone"*.

As outlined in **Section 4.5** of this report, the subject site is located within the Baldivis Parks Local Centre – Local Development Plan (**LDP**). The Baldivis Parks Local Centre will provide local shopping facilities for the present and future residents of the City and is supported by the City's LDP, which further identifies a portion of the subject site for a 'Child Care Premises Development Site'.

4.3.1.3. Land Use Permissibility

A 'Child Care Premises' is considered a 'D' use in accordance with the Commercial zone, under the LPS 2 zoning table.

A 'D' use under LPS 2 means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

For the reasons outlined above and within this report, the proposed Child Care Premises is entirely suitable for approval as it is:

- Consistent with the Local and State Planning Framework;
- The proposed Child Care Premises will provide an essential service to the wider Baldivis Community through employment and early learning for children;
- The proposed development has been designed to integrate with its surrounding residential character and provides a high-quality design outcome; and
- The proposal includes features such as landscaping, passive surveillance and car parking to enhance the local streetscape and surrounding residential area.

4.3.1.4. General Development Requirements

Part 4 of LPS 2 refers to the General Development Requirements for the Commercial zone. With the exception of Car Parking, the general development requirements outlined for the Commercial zone are addressed in the assessment against the LDP and in the City's Local Planning Policies, further addressed in **Section 4.2.4** and **Section 4.3** of this report.

4.3.2. Baldivis (East) District Structure Plan

The Baldivis East District Structure Plan (**BEDSP**) was conditionally approved by the City of Rockingham Council on 25 February 2014.

The BEDSP provides a development framework which sets out development principles for the urban development of the BEDSP area, a broad physical layout of land uses, public transport, road layout, schools, open space, and major infrastructure. The BEDSP also provides the basis on which more detailed Local Structure Plans can be produced.

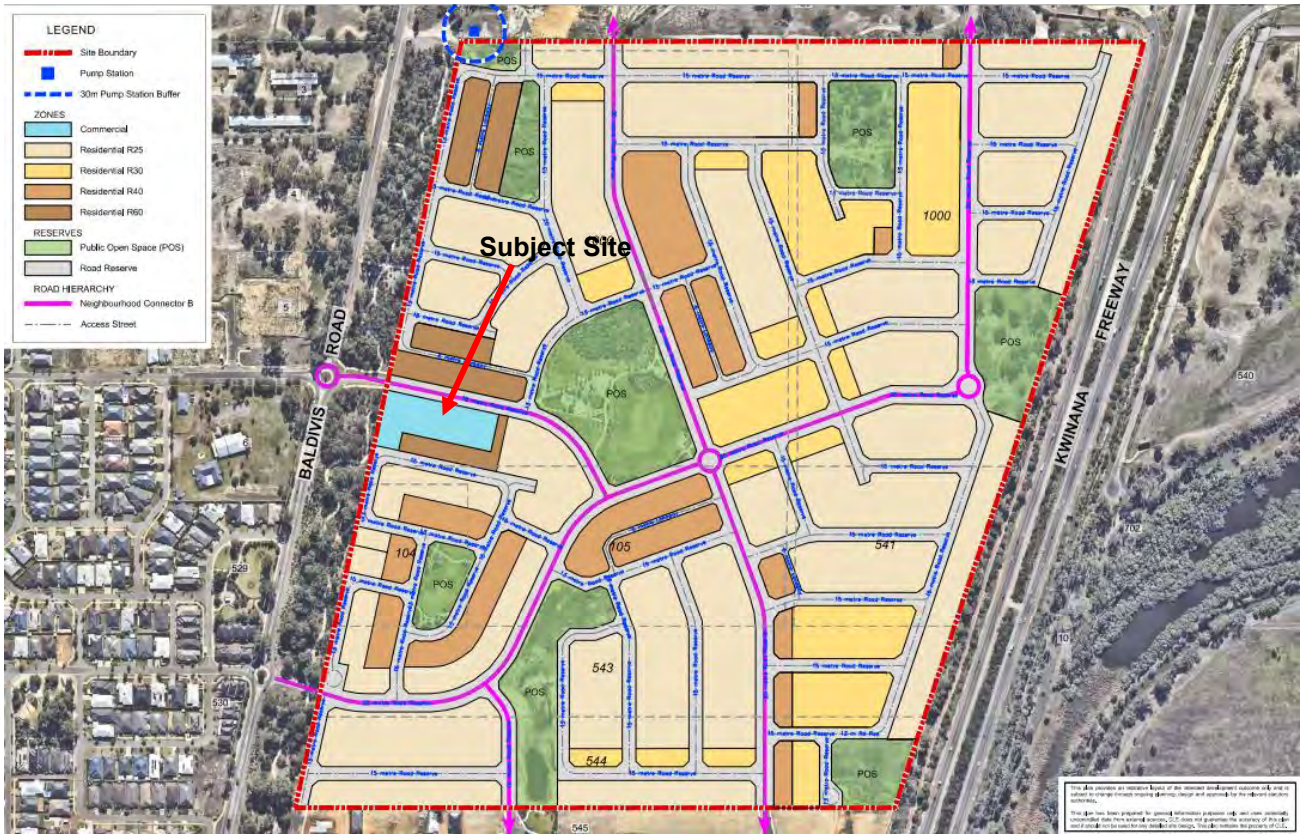
It is acknowledged that under the BEDSP, the subject site is zoned for residential purposes, however, as outlined in **Section 4.4** and **Section 4.5** of this report, the East Baldivis Local Structure Plan and Baldivis

Parks Local Centre – Local Development Plan allow for 'Commercial' zoning with the land use of a Child Care Premises.

4.3.3. East Baldivis Local Structure Plan (Baldivis Parks)

The EBLSP was endorsed by the WAPC on 21st February 2014 and recently received endorsement for Amendment No.5 on 10th May 2023. The purpose of the EBLSP is to guide the subdivision and development of approximately 59 hectares of land between Kwinana Freeway and Baldivis Road, further highlighted in **Figure 8**, below. Ultimately, the EBLSP will create a framework for the future urban development of over 995 lots which will ultimately house a new community comprising around 2,700 residents.

Figure 8 EBLSP Area



In accordance with the EBLSP, the subject site is zoned 'Commercial'.

Given the Commercial zone of the subject site under the EBLSP, a Local Development Plan (**LDP**) is required**.** The relevant LDP for the subject site is the Baldivis Parks Local Centre Development Plan (**BPLDP**) and is further explained in **section 4.4.**

4.3.4. Baldivis Parks Local Centre - Local Development Plan

The LDP was approved in July 2023, and proposes various development standards for future residential and commercial development within the LDP area. This is further detailed in **Figure 9**, below.

Figure 9 Baldivis Parks Local Centre – LDP



The relevant provisions relating to the subject site are detailed in **Table 7,** below.

It is noted that points 1-3 of the LDP apply to Residential Development Standards only and do not form part of this proposal.

Table 7 Baldivis Parks Local Centre LDP Assessment

Relevant Development Standard		Comment	Compliance
Development Standards (Commercial)			
<u>Street Interface</u>			
4.	All buildings must provide passive surveillance of adjacent street reserves by means of an active frontage.	The proposed Child Care Premises provides north facing windows which face outwards to Daintree Street, creating passive surveillance and an active frontage.	✓
5.	Delivery, loading and storage areas must be located and screened to minimise noise impacts and the visual impact on the public realm.	All storage and waste areas have been screened from public view and thus, there is no visual impact on the public realm. Any potential noise impacts from the proposed Child Care Premises have been deemed to comply with the *Environmental Protection (Noise) Regulations 1997.*	✓

Relevant Development Standard		Comment	Compliance
		An Environmental Acoustic Assessment has been attached. Refer **Appendix E**.	
6.	Street elevations to be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular interest given to ground floor level.	The design clearly shows articulation and visual interest through varying heights, different building materials, windows, and various colour schemes. Windows and doors have been located to break up large wall surfaces which creates more rhythm when observing the façade. Furthermore, this section of the building creates a presentable and welcoming entrance which further enhances the attractiveness of the design. The combination of timber axon cladding, white colour brick and other materials draws further interest to the façade.	✓
Active Building Edges - *Where identified, active building edges shall:*			
7.	Have a continuous frontage with a minimum building façade height of 4.5m and an average height of 5.5m. An average height calculations is to be provided with the development application	Active building edges do not apply to this development.	N/A
8.	Comprise a minimum of 60% glazing for the length of the ground floor facade	Active building edges do not apply to this development.	N/A
9.	Provide continuous pedestrian shelter over the adjoining footpath	Active building edges do not apply to this development.	N/A
Other Building Facades			
10.	With the exception of 'Active Building Edges', building facades should avoid blank walls to enhance visual presentation through the use of features such as glazing (where conducive to the floor plan and use), alternative colours, finishes and textures and/or intrusions and extrusions in the wall.	The design of the Child Care Premises ensures that there are no blank walls, ensuring that the visual presentation of the building remains prominent and well defined. Features such as glazing, alternative colours, finishes and textures have been included to create visual interest to the design. The overall design of the façade and building reflects the contemporary nature of the surrounding residential environment	✓

Relevant Development Standard		Comment	Compliance
		and, as such, is considered appropriate for its location and surrounding context.	
Vehicle Access			
11.	Intersection treatments for vehicle access points to the Local Centre are to be provided in accordance with the LDP.	Intersection treatments for vehicle access points have been provided on the development plans in accordance with the areas specified within the LDP.	✓
Landscaping			
12.	Landscaping strips a minimum of 2.0m wide are to be provided within the property boundary in the general locations depicted on the LDP.	The proposed landscaping strip has extended beyond the length of the indicative area proposed in the LDP, and the additional width is required for the outdoor play area for the Child Care Premises. Furthermore, the landscaping provided within the landscaping strip is of a high quality, includes trees which provide canopy coverage such as Willow Myrtle and Kings Park Bottlebrush which will be visible from the street. Refer to **Appendix C** for Landscaping Plans.	Variation sought
Pedestrian Access			
13.	Footpaths adjacent to 'Active Building Edges' are to have a minimum width of 4.5m in order to accommodate alfresco dining opportunities and pedestrian movement. A reduction to 3.5m wide may be considered where alfresco dining is not proposed or contemplated by the specific land use.	The Active Building Edges do not form part of this proposal.	N/A
14.	Pedestrian access points to building entries are to be provided in the locations identified on this LDP.	The pedestrian access points to building entries are not applicable to the Child Care Premises.	N/A
Lighting			
15.	All proposed lighting must be designed, constructed and installed in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.	Noted. Further details of lighting will be provided at the building permit stage and will be designed in accordance with AS/NZS 4282:2019.	N/A

4.4. LOCAL PLANNING POLICIES

This section provides an assessment against the City's applicable Local Planning Policies.

4.4.1. Planning Policy No.3.3.5 - Child Care Premises

The City's Local Planning Policy 3.3.5 (**LPP 3.3.5**) applies to the proposed development of Child Care Premises across the City. The purpose LPP 3.3.5 is to set out the objectives and policy provisions which the City shall have due regard to in the assessment and determination of applications for Development Approval for the establishment of Child Care Premises.

The objectives of LPP 3.3.5 and the responses are outlined in **Table 8**, below.

Table 8 LPP 3.3.5 Objectives

Objective	**Response**
To promote the orderly and proper development of land by making suitable provisions relating to the location and design of Child Care Premises	The location of the proposed Child Care Premises has been carefully designed and planned through the development of the Baldivis Parks Local Centre LDP (refer **Section 4.5**). As such, the proposed Child Care Premises is located in proximity to a residential area, providing an essential service to the broader Baldivis community.
To secure the amenity of the locality by ensuring that Child Care Premises are consistent with the scale and character of the immediate area	The proposed Child Care Premises is consistent with the scale and character of the immediate area through its thoughtful design which is subordinate to the scale and character to neighbouring properties. Furthermore, the design is responsive to the residential character and has been appropriately setback from residential properties. The design is modest and does not add any excessive bulk or scale to the site that would substantially impact the amenity of nearby properties.
To ensure that appropriate and flexible child care facilities are provided to accommodate the needs of the children and their carers; and	The Child Care Premises is an essential service to the surrounding community and the benefits provided from the development will aid in satisfying the needs of children and carers.
To consider the health and safety of children attending the Child Care Premises within the confines of the planning system.	The proposed development has been designed specifically to consider the health and safety of children attending the Child Care Premises, within the confines of the planning system and as outlined within this report.

An assessment against the provisions of LPP 3.3.5 are further outlined in

Table 9, below.

Table 9 Assessment against provisions of LPP 3.3.5.

Item	Provision	Comment	Compliance
It is important that Child Care Premises are appropriately located to meet the needs of children and their families. It is also important in limiting the impact a Child Care Premises may have on surrounding activities and vice versa. This may be achieved by locating Child Care Premises on sites that are:			
Location	Distributed strategically to provide maximum benefit to the community it serves;	The subject site has been strategically selected for the development of a Child Care Premises to provide maximum benefit to the local community. Furthermore, the Baldivis Parks Local Centre LDP allows for the provision of a Child Care Premises to be developed at the subject site.	✓
	Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities	The subject site is within easy walking distance nearby commercial, recreation or community nodes and education facilities such as: ▪ Daintree Street Park; ▪ The Family Tree Baldivis; ▪ Baldivis Primary School; and ▪ Stargate Shopping Centre. Furthermore, the site benefits from the surrounding existing footpath network.	✓
	Located in areas where adjoining uses are compatible with a Child Care Premises (includes considering all permissible uses under the zoning of adjoining properties)	The proposed Child Care Premises is located in an area where adjoining uses are compatible with a Child Care Premises such as a ‘Heath Studio’, ‘Office’ and ‘Shop’.	✓
	Serviced by public transport (where available)	The 569 bus route bus stop is located on Daintree Street, directly across from the proposed Child Care Premises, allowing	✓

Item	Provision	Comment	Compliance
		public transport users ease of access to the subject site.	
	Considered suitable from a traffic engineering/safety point of view; and	The proposed Child Care Premises is considered suitable from a traffic engineering/safety point of view. The proposed Child Care Premises, with reasonably low traffic generation, is unlikely to result in any material impact to the traffic safety for road networks in the vicinity of the subject site. Refer to **Appendix D** for Transport Impact Statement.	✓
	Of sufficient size and dimension to accommodate the development without affecting the amenity of the area.	The subject site is 5,494sq.m. and is well sized to accommodate for the development of a Child Care Premises. The total area of the Child Care development is 1,668sq.m.	✓
Child Care Premises generally would not be suitable where:			
	Soil contamination exceeds the levels regarded by the Department of Water, Environment and Regulation (DWER) and the Department of Health as suitable for standard residential land uses with accessible soils as published in guideline 'Assessment and Management of Contaminated Sites – Contaminated Sites Guidelines' (Department of Environmental Regulation 2014);	A search of the DWER database indicates that there is no soil contamination present at the subject site.	✓
	Groundwater is to be abstracted for the irrigation of gardens and play area within the Child Care Premises and groundwater contamination exceeds 10 x Australian drinking water criteria in accordance with the 'Contaminated Sites Ground and Surface Water Chemical Screening Guidelines' (Department of Health 2014);	Groundwater will not be abstracted for the irrigation of gardens and play area within the childcare premises. Groundwater contamination will not exceed 10x the Australian drinking water criteria in accordance with the 'Contaminated Sited Ground and	✓

Item	Provision	Comment	Compliance
		Surface Water Chemical Screening Guidelines'.	
	The service provided by the Centre will have a demonstrable adverse impact on the existing or planned level of Child Care Premises enjoyed by the local community;	The Child Care service provided is strongly demanded by the Baldivis community. Accordingly, there is no demonstrable adverse impact on the existing or planned level of Child Care Premises enjoyed by the local community	✓
	Access is from a major road or in close proximity to a major intersection where there may be safety concerns;	The subject site is not located near a major road or a major intersection with safety concerns. Refer to **Appendix D** for Transport Impact Statement.	✓
	Access is from a local access street which may impact on the amenity of the area due to traffic and parking;	Access to the subject site is via Daintree Street. A total of 27 on-street car parking bays are provided on Daintree Street and Morwell Loop which is considered sufficient for this location. 20 car parking bays are provided on-site and additional car parking will be provided for future development stages. As such, there will be little impact on the area with respect to car parking. A Transport Impact Statement has been provided at **Appendix D**	✓
	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;	The primary surrounding land uses are residential in nature and are only used for those purposes. A such, there is no perceived impact of unacceptable levels of noise, fumes or emissions. The current use/adjoining premises do not pose a potential hazard by reason of activities stored on site.	✓

Item	Provision	Comment	Compliance
	Noise produced by roads, railways and aircraft are likely to have an adverse impact on the site; and/or	The subject site is not located near any major roads, railways or airports. Furthermore, the subject site is not identified as being located within an area impacted by State Planning Policy 5.1 - Land use planning in the vicinity of Perth Airport or State Planning Policy 5.4 - Road and Rail Noise. As such, there is no perceived impact of noise produced by roads, railways and/or aircraft which would have an adverse impact on the proposed Child Care premises.	✓
	The site is in a heavy industry area or in the buffer area of a heavy industry area.	The subject site is not located within a heavy industry area or in the buffer of a heavy industry area. The subject site has been carefully selected and is located in an area surrounded by residential development	✓
Site Characteristics	Sites selected for Child Care Premises should be of sufficient size and suitable shape to accommodate the development, including all buildings and structure, parking for staff and parents, outdoor play areas and landscaping, as determined by the City. As a general rule, sites in a residential area should be of regular shape and greater than 1000m2 in size. A maximum site coverage of 50% will apply to any proposal to prevent the over-development of any lot. The topography of the site should be considered, as steep slopes may affect access to the facility, noise transfer and methods of noise mitigation.	The proposed Child Care Premises is consistent with the Site Characteristics for the following reasons: ▪ The subject site is of a sufficient size to allow for the development of a Child Care Premises. The total site area is 5,494sq.m. and the total area of the proposed Child Care Premises t is 1,668sq.m. This includes outdoor play areas and landscaping. Sufficient space for parking is located both on-street and on-site. ▪ The proposed Child Care Premises is located on a site greater than 1000sq.m. and does not	✓

Item	Provision	Comment	Compliance
	Sites selected for Child Care Premises should also be assessed to determine their potential for soil and groundwater contamination. Section 6 of the Department of Water, Environment and Regulation (DWER) 'Contaminated Sites and the 'Land Use Planning Process' (April 2006) guideline sets out a useful methodology to assist local government in carrying out such assessments.	exceed the 50% site coverage. ▪ The subject site is flat. ▪ A review of DWER's Contaminated Sites database has indicated that the subject site has not been identified as contaminated.	
Car Parking	An application for Development Approval shall make provision for parking bays in accordance with the standards and requirements of Clause 4.15 and Table Nos.2 and 3 of Town Planning Scheme No.2. In Table No.2 and No.3 (dealing with all zones, except the Waterfront Village Zone), one carparking bay for each employee and one carparking bay for every eight children is required. Parking areas should be located in front of the building. If this is not possible, parking areas should be clearly visibly and easily accessible from the entry to the site. In addition, landscaping may be required on-site to screen car parking areas from the street and the Child Care Premises from adjoining residences in order to maintain the amenity of the locality.	The proposed Child Care Premises has made provision for car parking bays in accordance with Clause 4.15 and Tables 2 and 3 of the City's LPS 2. As such 32 bays are required. The proposed Child Care Premises provides a total of 20 on-site bays (with some bays delivered at a future stage) and 27 existing on street parking bays (47 total bays). The car parking bays are provided in front of the Child Care Premises and are easily identifiable when accessed from Daintree Street. Landscaping is proposed on the south/southeastern boundary to screen car parking areas from adjoining residential dwellings.	✓
Traffic Impacts	A Traffic Impact Statement/Assessment will be required where, in the opinion of the Manager, Statutory Planning, a proposed Child Care Premises has the potential to impact on the functionality and amenity of an area and may create or exacerbate unsafe conditions for children and	A Traffic Impact Statement has been provided and attached at **Appendix D.** In summary, the proposed Child Care Premises with reasonably low traffic generation is unlikely to result in any material impact to the traffic safety for road networks in the vicinity of the Site.	✓

Item	Provision	Comment	Compliance
	families using the premises, or for pedestrian or road users.		
Noise Impacts	A Noise Impact Assessment may be required for the development of a Child Care Premises. The objectives should be to limit the noise impact of the Child Care Premises on adjacent properties, and also limit any noise impact from external sources on the Child Care Premises. This may be achieved either by physical separation, design and layout of the premises or by implementing noise-mitigation measures, such as acoustic treatments to buildings. Although each application will need to be assessed on its individual merit, the following basic principles apply: Where a Child Care Premises is located adjacent to a noise sensitive use, such as houses, retirement village and nursing homes, the noise-generation activities of the Child Care Premises, such as the outdoor play areas, parking areas and any plant equipment, are to be located away from the noise sensitive use; 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; and The design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve accepted indoor noise limits.	An Environmental Acoustic Assessment has been provided as part of this development application and is attached at **Appendix E.** In Conclusion, the EAA found that: ▪ Noise received at the neighbouring residences from the outdoor play area would comply during the day period, thus, outdoor play would be limited to the day period (i.e. – after 7am). ▪ Noise received at the neighbouring residences from the mechanical plant would comply at all hours, when barriered. ▪ Noise received at the neighbouring residences from noise associated with vehicles would also comply at all hours.	✓

Item	Provision	Comment	Compliance
Design Considerations	The appearance of a Child Care Premises must be consistent with the scale and character of the locality. In this regard, where the development is located in a residential area, the built-form should lend itself to domestic (residential) architecture. Setbacks to side and rear boundaries and the orientation of openings to indoor play areas should minimum any impact on adjoining properties. Outdoor play areas are to be located so as to limit their impact on the amenity of adjoining properties, whilst taking advantage of a passive solar orientation wherever possible. Measures should be taken to ensure that play areas are large enough and of such dimensions to be useful as play areas, and side setbacks and leftover building areas are not desirable for the purpose. Where a play area is located in the front setback area, fencing of the area should be of predominantly open construction to provide a safe playing area without closing the site in, casting shadows on the play area, or adversely affecting the residential streetscape. Landscaping will be required along the frontage of the development to a standard equal to that required or provided for on adjacent properties. Landscaping should not include potentially hazardous heights and potentially toxic plants.	The design of the proposed Child Care Premises has been largely influenced by the surrounding residential properties and further reflects contemporary domestic architecture seen in the Baldivis area. Materials used in the design include brick, timber cladding and Colorbond framing, all of which can be seen in the surrounding neighbourhood. Furthermore, the built-form is modest and there is no excessive bulk or scale resulting from the proposed development that would impact neighbouring residential dwellings. There is a buffer between the residential dwellings located to the South on Morwell Loop (southern side) and landscaping to the residential lots bordering the subject site to the north of Morwell Loop. Moreover, setbacks to rear and side boundaries, as well as the orientation of openings to indoor play areas all face eastwards to Baldivis Tramway Reserve, away from any view from residential dwellings. The outdoor play area is approximately 900sq.m., located to the western side of the proposed Child Care Premises and takes maximum advantage of the passive solar orientation. The size of the outdoor play area is deemed adequate and is not required for leftover building areas. Landscaping is provided along the front setback and does not include hazardous heights or potentially toxic plants. For further landscaping details, refer to **Appendix C.**	✓

Item	Provision	Comment	Compliance
Hours of Operation	For Child Care Premises in Residential areas, hours of operation will be restricted to 6:30am to 7:00pm, unless otherwise agreed to by the Council.	The proposed hours of operation for the Child Care Premises are: 6:30am to 6:30pm.	✓
Advertising Signs	Any proposed advertising sign must accord with the provisions of clause 5.3 of Town Planning Scheme No.2. Furthermore, a Sign Licence application is required to be submitted to Building Services, pursuant to the Council's Signs, Hoardings and Bill Posting Local-Law.	The proposed Child Care Premises includes Advertising Signage. An assessment against the City's Local Planning Policy 3.3.1 – Control of Advertisements has been made (refer **Section 4.6.3**)	✓
Need for Child Care Premises	Where, in the opinion of the Manager, Statutory Planning, a proposed Child Care Premises may have an adverse impact on the level of service to the community by similar existing or approved facilities, the proponent will be required to provide further information in regard to the level existing services in the locality, proximity to other Child Care Premises, population catchments for the proposed Child Care Premises and the number of primary schools and kindergartens in the locality, in relation to the development of the proposed new facility.	The location of the proposed Child Care Premises at the subject site has been carefully selected through the adoption of a Local Development Plan, endorsed by the City and further outlined in **Section 4.5.** As such, there is no adverse impact on the level of service to the community as the proposed Child Care Premises is an essential service for the surrounding community.	✓

4.4.2. Planning Policy 3.3.1 – Control of Advertisements

The City's Local Planning Policy – Control of Advertisements (LPP 3.3.1) provides the standards for advertising signage within the LPS 2 area.

Table 10, below, provides an assessment of the proposed Child Care Premises against LPP 3.3.1, section 4.3 - Assessment Criteria in determining a development application for advertising.

Table 10 Assessment against LPP 3.3.1

Provision	Response	Compliance
In determining a Development Application for advertising, in addition to consideration of the objectives of this policy and the provisions of Clause 67 of the Deemed Provisions, the Local Government shall have regard to the following matters:		
Advertisements is not to be, in the opinion of the Local Government, objectionable, dangerous or offensive	The advertisement is for a Chid Care Premises and does not contain any objectionable, dangerous or offensive material	✓
Advertisements are to be appropriate to the locality in terms of the number of advertisements, size, prominence, visual impact, colour, content and relevance to the property upon which it is located	Each sign is located on separate facades of the proposed development and are not located close together. The proposed signage is consistent with the them of the Child Care Premises and enhances a positive visual impact within its immediate location.	✓
Advertisements shall be commensurate to the size of the buildings/structures on the lot and in the immediate locality and be complementary to its surrounds;	The proposed signage does not dominate the size of the building and is appropriate in terms of its size. The signage does not detract from the visual amenity of the surrounding residential character.	✓
High quality third party advertisements will only be supported where the advertisement: (a) Relates to Government, sporting or community organisations; (b) Provides direction to a location that the Local Government deem is necessary or appropriate to have off site directional signage; or (c) Is part of a contractual arrangement with the City and in accordance with an adopted Strategy, such as an illuminated sign, bin or bus shelter advertising;	Does not form part of this application.	N/A

Provision	Response	Compliance
In determining a Development Application for advertising, in addition to consideration of the objectives of this policy and the provisions of Clause 67 of the Deemed Provisions, the Local Government shall have regard to the following matters:		
Illuminated advertising shall be designed to comply with the relevant Australian Standard regarding the control of the obtrusive effects of outdoor lighting and designed to minimise light overspill and impacts of lighting particularly to nearby residential properties	The proposed sign is not illuminated and as such this provision does not apply to the proposal.	N/A
If deemed required by the Local Government, digital signage shall be accompanied by a lighting impact assessment and a road safety assessment and such reports given due consideration in determining the application to ensure that amenity and traffic safety is not adversely impacted;	The proposed sign is not digital and as such this provision does not apply to the proposal.	N/A
Where the advertisement is located on a heritage protected place, the applicant is to demonstrate that the advertisement does not unreasonably detract from the architectural and setting characteristics of the heritage protected place; and	The proposed sign is not located on a heritage place.	N/A
Signage shall not have undue adverse impact on: ▪ the amenity of the locality, including residential and/or rural amenity; ▪ the visual amenity and/or character of the locality; ▪ other advertisements; ▪ pedestrian or vehicle safety; or ▪ other land uses	The proposed signage is subordinate to the proposed Child Care Centre and does not present any adverse impact on the surrounding residential dwellings, traffic or pedestrian safety.	✓

5. CONCLUSION

This report demonstrates the overall merit of the proposal in the context of the applicable planning framework and principles of good design. The proposed land use and building design will make a significant contribution to the Baldivis community.

The proposed development is consistent with the relevant planning requirements. The proposal is therefore capable and worthy of development approval. We respectfully request the application is approved subject to fair and reasonable conditions.

Urbis and the Project Team look forward to working with the City of Rockingham for a robust and timely assessment of this application.

DISCLAIMER

This report is dated 12 November 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Oreana Property **(Instructing Party)** for the purpose of Development Application **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CERTIFICATE OF TITLE

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
4032	**843**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1181 ON DEPOSITED PLAN 424281

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BALDIVIS DEVELOPMENTS PTY LTD OF 2 DAINTREE STREET BALDIVIS WA 6171
(T P539338) REGISTERED 5/5/2023

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. P480562 RESTRICTIVE COVENANT TO CITY OF ROCKINGHAM REGISTERED 14/3/2023.
2. P480563 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 14/3/2023.
3. P480564 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 14/3/2023.
4. P539339 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 5/5/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP424281
PREVIOUS TITLE:	4024-711
PROPERTY STREET ADDRESS:	2 DAINTREE ST, BALDIVIS.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ROCKINGHAM

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/11/2024 05:13 PM Request number: 67391971

Landgate
www.landgate.wa.gov.au

APPENDIX B DEVELOPMENT PLANS







PRELIMINARY

Rev	Amendment	Date
-	-	-

ARCH DRAWING SCHEDULE

No.	Sheet Name
DA00	FRONT COVER DRAWING SCHEDULE
DA01	SITE PLAN
DA02	CHILDCARE PROPOSED GROUND FLOOR
DA03	CHILDCARE PROPOSED ROOF PLAN
DA04	CHILDCARE BUILDING ELEVATIONS
DA05	CHILDCARE BUILDING ELEVATIONS

ON ARCHITECTURE

Project

CCC DEVELOPMENT

Baldivis, Western Australia

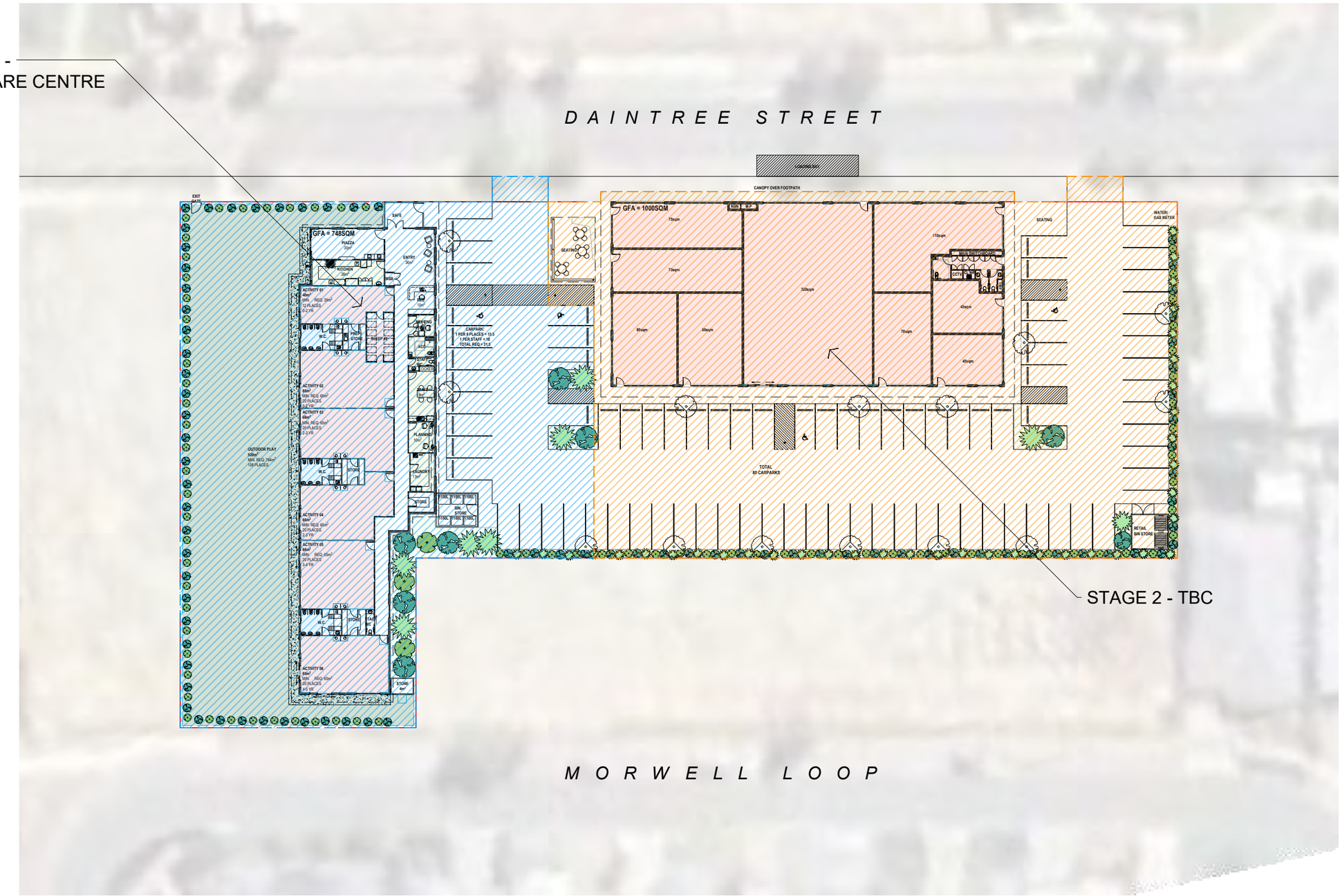
Drawing

COVER

Scale	As indicated	Drawn	MD
Client	-		
Date	21/08/2024		
Job No.	202300080		
Dwg No.	**DA00**	Rev:	- A3 SHEET

PRELIMINARY

Rev	Amendment	Date
-	-	-



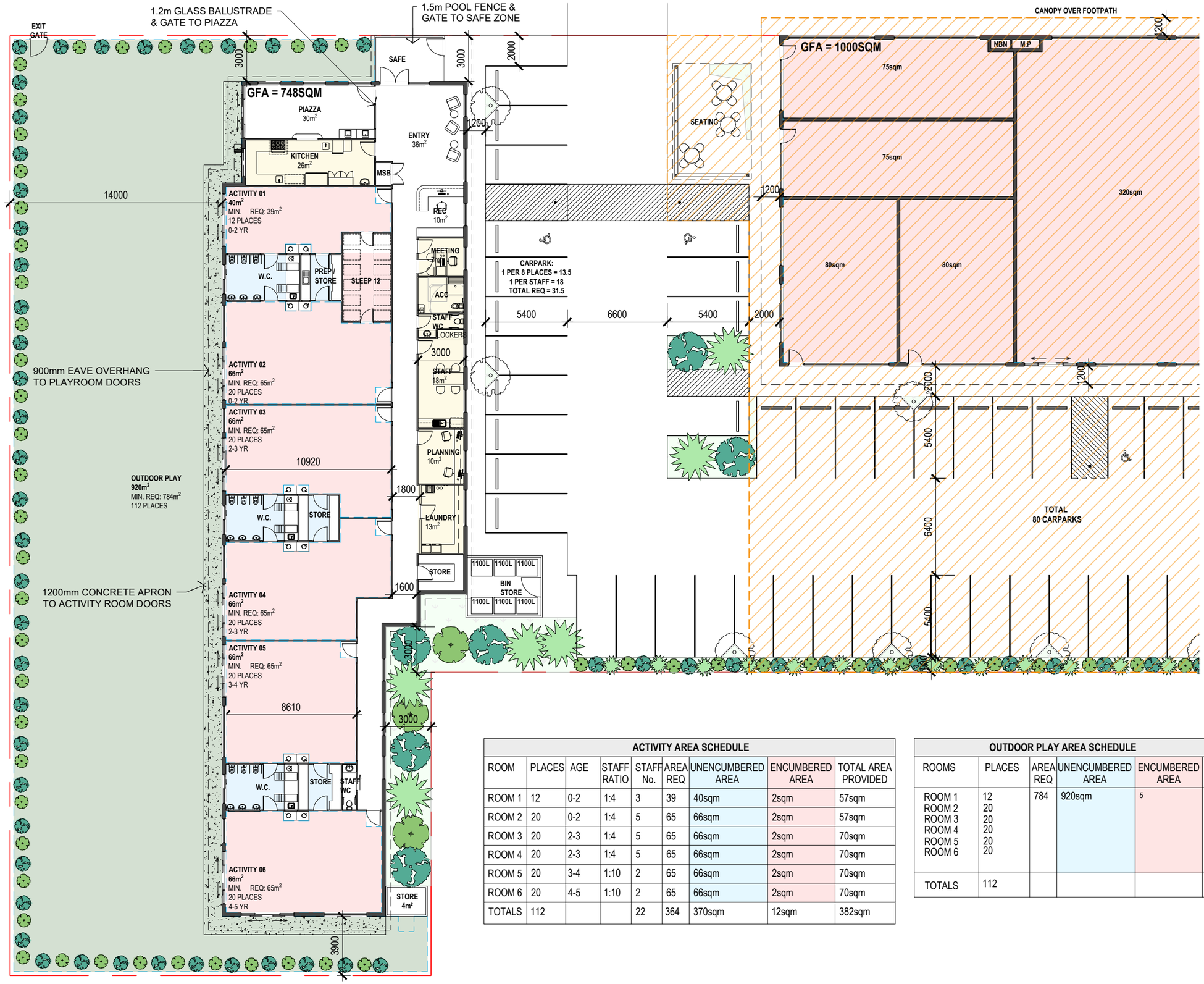
SITE PLAN
1:400

ON ARCHITECTURE

Project
CCC DEVELOPMENT
Baldivis, Western Australia

Drawing
SITE PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	21/08/2024			
Job No.	202300080			
Dwg No.	**DA01**		Rev: -	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

ACTIVITY AREA SCHEDULE

ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39	40sqm	2sqm	57sqm
ROOM 2	20	0-2	1:4	5	65	66sqm	2sqm	57sqm
ROOM 3	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 4	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 5	20	3-4	1:10	2	65	66sqm	2sqm	70sqm
ROOM 6	20	4-5	1:10	2	65	66sqm	2sqm	70sqm
TOTALS	112			22	364	370sqm	12sqm	382sqm

OUTDOOR PLAY AREA SCHEDULE

ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM 5 ROOM 6	12 20 20 20 20 20	784	920sqm	5	904sqm
TOTALS	112				

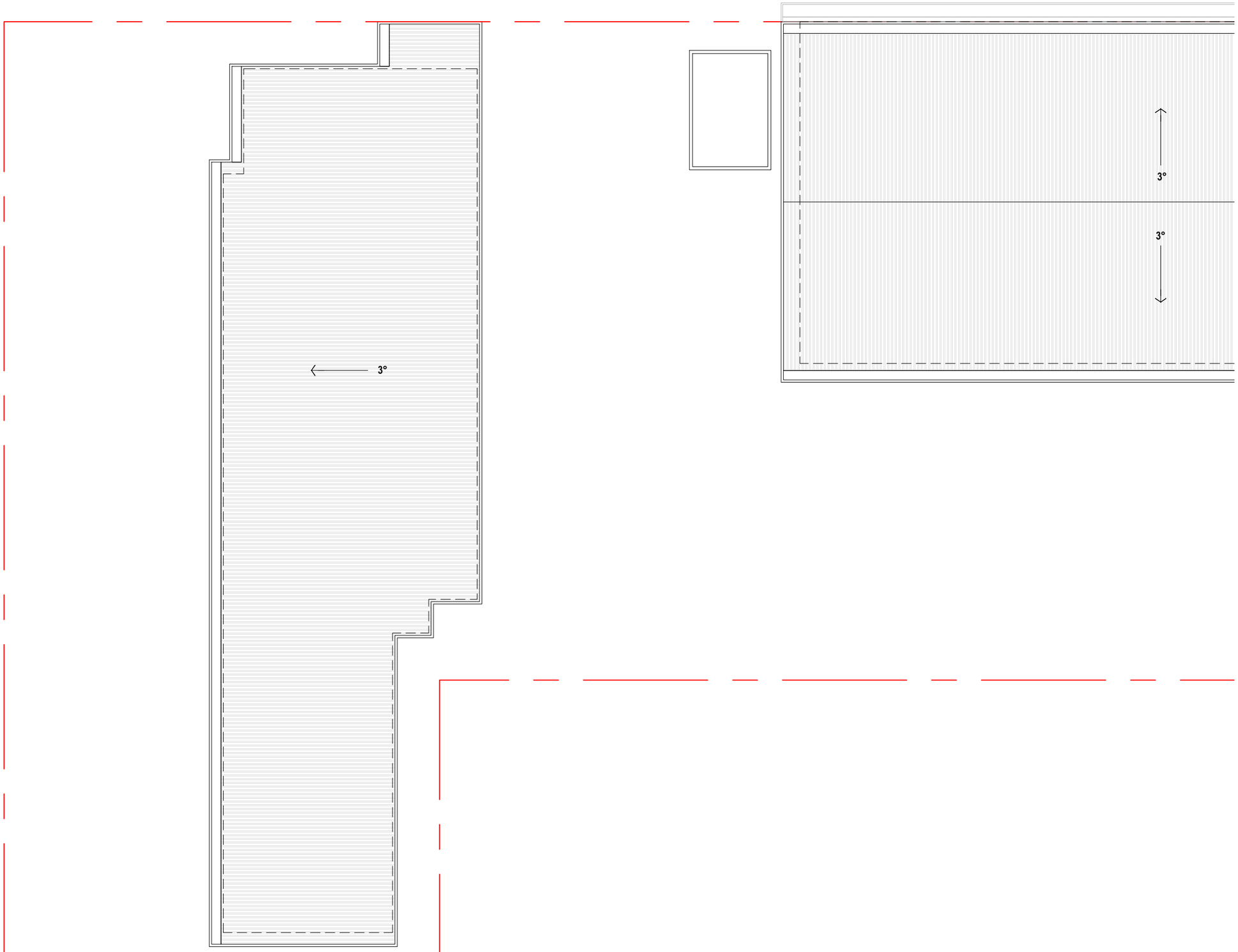
PRELIMINARY

Rev	Amendment	Date
-	-	-

Project
CCC DEVELOPMENT
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED GROUND FLOOR

Scale	As indicated	Drawn	MD	
Client	-			
Date	21/08/2024			
Job No.	202300080			
Dwg No.	**DA02**		Rev: -	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

PRELIMINARY

Rev	Amendment	Date
-	-	-

ON ARCHITECTURE

Project

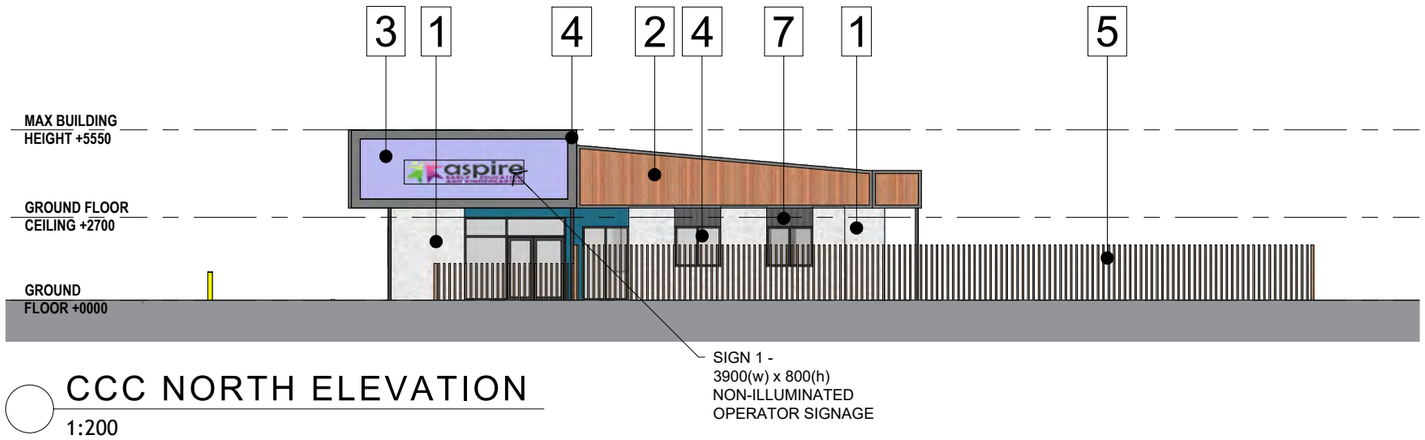
CCC DEVELOPMENT

Baldivis, Western Australia

Drawing

CHILDCARE PROPOSED ROOF PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	21/08/2024			
Job No.	202300080			
Dwg No.	**DA03**		Rev: -	A3 SHEET



CCC NORTH ELEVATION

1:200



CCC EAST ELEVATION

1:200

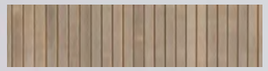
PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

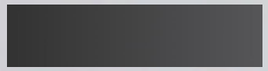
02 TIMBER LOOK AXON CLADDING, OR SIMILAR



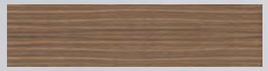
03 CFC SHEET / FLASHING, OR SIMILAR - PAINTED TO OPERATOR'S COLOUR SCHEME



04 COLORBOND FRAMING FLASHING & CAPPING - MONUMENT, OR SIMILAR



05 OPEN FENCING TIMBER LOOK ALUMINIUM BATT FENCING/ SCREEN



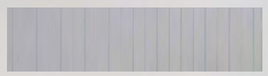
06 COLORBOND 'SURFMIST' TRIMDEK ROOF SHEETING, OR SIMILAR



07 AXON CLADDING - MONUMENT, OR SIMILAR



08 AXON CLADDING - SURFMIST, OR SIMILAR



ON ARCHITECTURE

Project

CCC DEVELOPMENT

Baldivis, Western Australia

Drawing

CHILDCARE PROPOSED ELEVATIONS

Scale	As indicated	Drawn	MD
Client	-		
Date	21/08/2024		
Job No.	202300080		
Dwg No.	**DA04**	Rev:	- A3 SHEET



CCC SOUTH ELEVATION

1:200



CCC WEST ELEVATION

1:200

PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

02 TIMBER LOOK AXON CLADDING, OR SIMILAR

03 CFC SHEET / FLASHING, OR SIMILAR - PAINTED TO OPERATOR'S COLOUR SCHEME

04 COLORBOND FRAMING FLASHING & CAPPING - MONUMENT, OR SIMILAR

05 OPEN FENCING TIMBER LOOK ALUMINIUM BATT FENCING/ SCREEN

06 COLORBOND 'SURFMIST' TRIMDEK ROOF SHEETING, OR SIMILAR

07 AXON CLADDING - MONUMENT, OR SIMILAR

08 AXON CLADDING - SURFMIST, OR SIMILAR

ON ARCHITECTURE

Project

CCC DEVELOPMENT

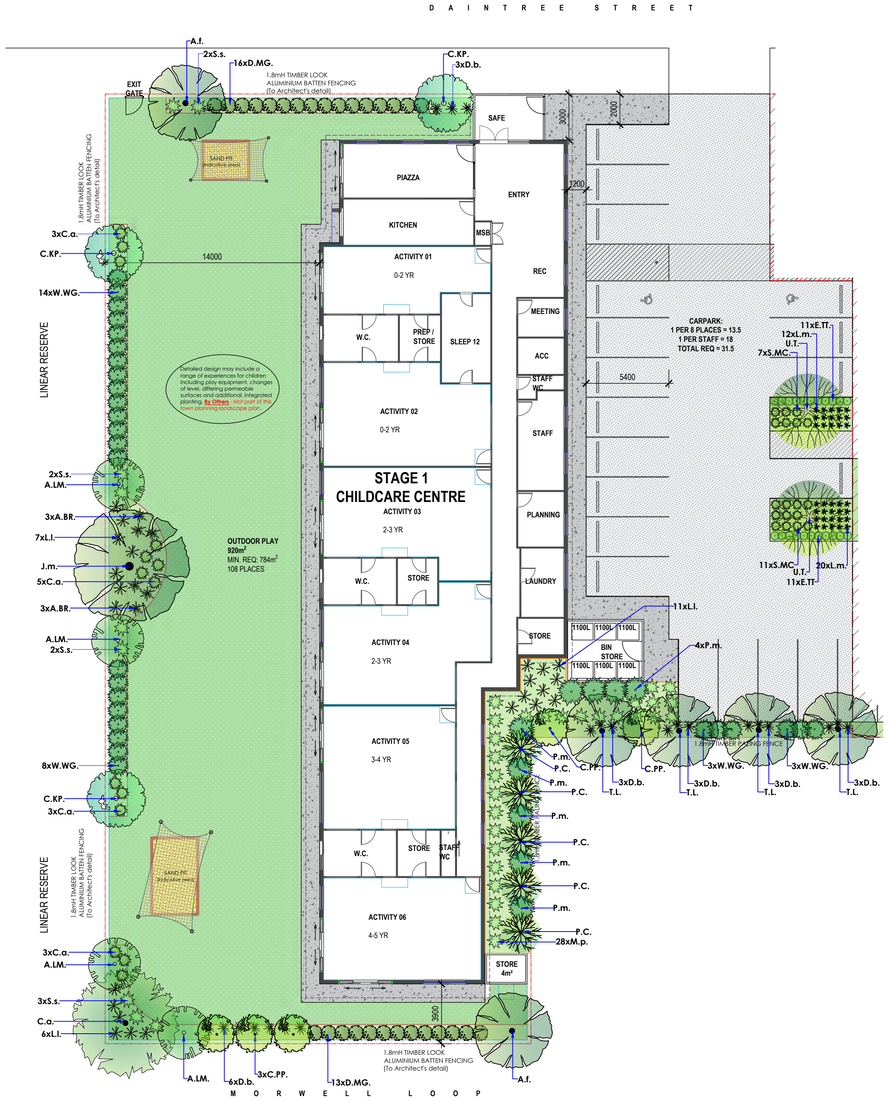
Baldivis, Western Australia

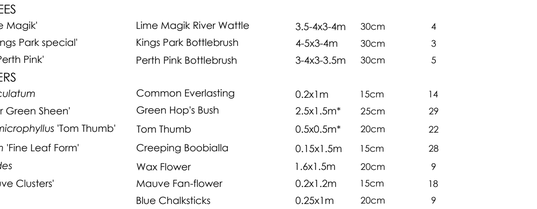
Drawing

CHILDCARE PROPOSED ELEVATIONS

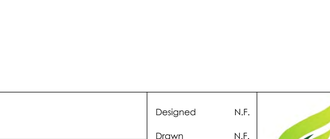
Scale	As indicated	Drawn	MD
Client	-		
Date	21/08/2024		
Job No.	202300080		
Dwg No.	**DA05**	Rev:	- A3 SHEET

APPENDIX C LANDSCAPING PLANS





TYPICAL SECTION OF SANDPIT
(NOT TO SCALE)



TYPICAL DETAIL OF PERMEABLE SYNTHETIC TURF
(SCALE 1:20)

LANDSCAPE LEGEND

- CANOPY TREES
- LARGE SHRUBS/SMALL TREES
- SHRUBS & GROUNDCOVERS
- ACCENT PLANTS
- MULCHED GARDEN BEDS
- PERMEABLE SYNTHETIC TURF SURFACE (Indicative area and locations only)
- SAND PIT (Indicative area and location only)
- ASHPHALT OR CONCRETE HARDSTAND PAVING (To Architect's/Engineer's details)
- CONCRETE PAVING (To Architect's/Engineer's details)
- SHADE SAIL (Indicative size and location only)
- TREATED PINE TIMBER GARDEN BED EDGING (30x80mm)

ESTABLISHMENT & MAINTENANCE NOTES

1. The site is to be cleared of all debris and builders rubble.
2. All weed species on site shall be eradicated.
3. SOILS : Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/clay mix with added compost, should be added to a minimum depth of about 200mm. (Burdetts G/S - 9789 8266).
4. PLANTING:
- Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect/Designer. Specific plant species and cultivars have been selected for their size, and form and other cultivars might not be suitable for the specified location.
- All plant stock shall be checked by Contractor and must be healthy and disease free.
- Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled, to top of root ball. Avoid excessive compaction of soil.
- All plants must be thoroughly hand watered just after planting.
- All trees must comply with Australian Standard *AS2303:2018 - Tree Stock for Landscape Use.*
- All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.
- FERTILIZER: Slow release fertiliser, suitable for mixed plant species (eg: 9-month osmocote), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.

5. MULCH: All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'pine bark/euca mulch' blend. Except within child play areas where mulch to be min 80mm depth course grade 'soft fall' pine bark mulch.
6. IRRIGATION : An automated 20mm PVC irrigation system to be installed to all garden bed areas. Typically use 'Netafilm Scapeline' 2lph non pressure compensating 13mm 'Trickle Tube' irrigation system @ 300mm centres for garden beds (or similar).
15. DRIVEWAY/CARPARK : To be TO Architects / Engineer's details.
16. GARDEN EDGING: Garden bed / lawn / path edging to be 30x80mm treated pine edging held in place with hardwood pegs and galvanised screw. Edging to be finished flush with synthetic lawn level.
17. SYNTHETIC TURF: All synthetic turf to be laid on a permeable base of min 100mm depth 'No-Fines' compacted crushed rock over 50mm depth 'Crusher Dust' setting bed as per manufacturers installation specifications. 'Softfall' rubber matting to be installed below synthetic turf where it encroaches on any fall spaces for playground equipment.
18. MAINTENANCE : The Landscape Contractor should provide a minimum 24 month establishment maintenance program. Which would include the following :
- Regular weed control in garden beds and inside tree guards
- Replenishment of mulch annually for the first two years of a planting
- Replacement of dead plants (with the same approved species) to stop weed invasion on exposed ground
- The removal and recycling of tree guards/stakes when the plants are established and have grown beyond the protection of the guards.
- Accent plants to be pruned of old leaves only. Allow natural shape to develop. Maintain at sizes no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs as hedges to be maintained at size nominated in plant key.

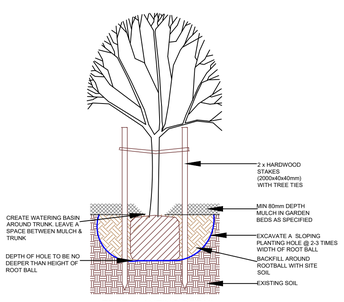
GENERAL NOTES

1. The Landscape Contractor must refer to architects / engineering drawings for all hard surfacing & paving driveway details.
2. This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
3. There are no existing trees within the subject site. The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
4. The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
5. The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
6. Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.
7. The Landscape Contractor must confirm all plant quantities prior to ordering.
8. Faulkner & Chapman accepts no responsibility for establishment or maintenance of the landscaping proposed on the Landscape Plan.
9. This plan is intended for Town Planning purposes only. Proposed outdoor play spaces are subject to future detail design and in accordance with all relevant Australian Standards, including, but not limited to; *AS4685 (2004) Playground Equipment & AS/NZS4422(1996) Playground Surfacing.* Detailed design may include a range of experiences for children, including play equipment, differing permeable surfaces, changes of level and additional, integrated planting.

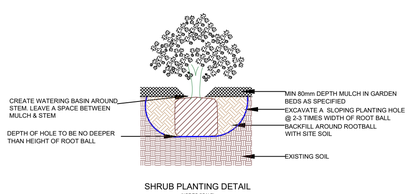
PLANT KEY

Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Planted Height	No. Req
CANOPY TREES					
A.f.	*Agonis flexuosa*	Willow Myrtle	8-10x6-8m	40cm/1.5m	2
C.a.	*Cupaniopsis anacaroides*	Tuckeroo	8-10x7-9m	50cm/2m	1
J.m.	*Jacaranda mimosifolia*	Jacaranda	8-10x7-9m	50cm/2m	1
P.C.	*Pyrus calleryana* 'Chanticleer'	Chanticleer Pear	9-11x3-4m	40cm/1.5m	5
T.L.	*Tristaniopsis laurina* 'Luscious'	Luscious Kanooka	8-9x5-6m	50cm/2m	4
U.T.	*Ulmus parvifolia* 'Todd'	Upright Chines Elm	8-10x5-6m	50cm/2m	2
LARGE SHRUBS/SMALL TREES					
A.LM.	*Acacia cognata* 'Lime Magik'	Lime Magik River Wattle	3.5-4x3-4m	30cm	4
C.KP.	*Callistemon citrinus* 'Kings Park special'	Kings Park Bottlebrush	4-5x3-4m	30cm	3
C.PP.	*Callistemon salignus* 'Perth Pink'	Perth Pink Bottlebrush	3-4x3-3.5m	30cm	5
SHRUBS & GROUNDCOVERS					
C.a.	*Chrysocephalum apiculatum*	Common Everlasting	0.2x1m	15cm	14
D.MG.	*Dodonaea viscosa* 'Mr Green Sheen'	Green Hop's Bush	2.5x1.5m*	25cm	29
E.TT.	*Euonymus japonicus microphyllus* 'Tom Thumb'	Tom Thumb	0.5x0.5m*	20cm	22
M.p.	*Myoporum parvifolium* 'Fine Leaf Form'	Creeping Boobialla	0.15x1.5m	15cm	28
P.m.	*Philotheca myoporoides*	Wax Flower	1.6x1.5m	20cm	9
S.MC.	*Scaevola albida* 'Mauve Clusters'	Mauve Fan-flower	0.2x1.2m	15cm	18
S.s.	*Senecio serpens*	Blue Chalksticks	0.25x1m	20cm	9
W.WG.	*Westringia fruticosa* 'Wyngabbie Gem'	Native Rosemary	1.8x1.5m*	20cm	28
ACCENT PLANTS					
A.BR.	*Anigozanthus flavidus* 'Big Red'	Red Kangaroo Paw	0.6x0.6m	20cm	6
D.b.	*Dianella brevicaulis*	Coast Flax Lily	0.5x0.5m	15cm	21
L.m.	*Liriope muscari*	Turf Lily	0.3x0.4m	15cm	32
L.l.	*Lomandra longifolia*	Spiny-headed Mat-rush	0.8x1m	15cm	24

* Maintain at approximately the size noted in this plant key.



TREE PLANTING DETAIL
(NOT TO SCALE)



SHRUB PLANTING DETAIL
(NOT TO SCALE)

0 1 2 3 4 5 10metres

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Rev Description Date By App.

Project Name: Proposed Childcare Centre 2 Daintree Street, Baldivis, WA

Drawing Title: LANDSCAPE PLAN

Client: Oreana

Designed N.F.
Drawn N.F.
Approved G.C.
Date 12/11/2024

Faulkner & Chapman
landscape design
10 Maysbury Avenue, Brighton, Vic, 3186
mb: 0417 381 304
e-mail: faulknerchapman@outlook.com
Landscape Architecture and Horticultural Consultancy
Members of The Australian Institute of landscape Architects, Landscape Industries Association of Victoria

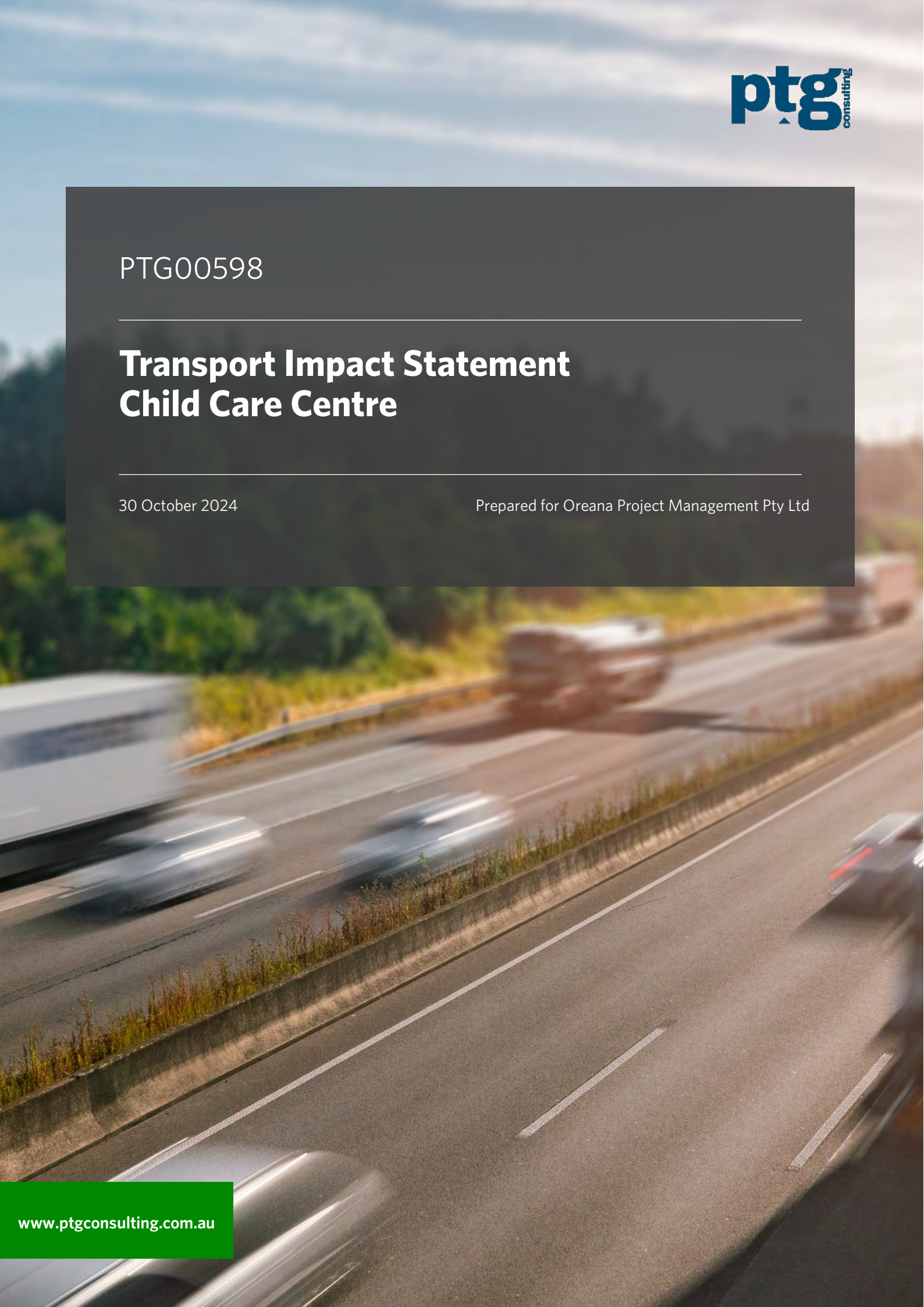
Scale: 1:200 @ A1

Project Ref.: 2DaintreeLP

Rev.

Drawing Ref.: C:\USERS\GREGG\ONEDRIVE\LANDSCAPE PLANS 2024\2DAINTREELP.DWG

APPENDIX D TRANSPORT IMPACT STATEMENT



PTG00598

Transport Impact Statement
Child Care Centre

30 October 2024

Prepared for Oreana Project Management Pty Ltd

www.ptgconsulting.com.au

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REPORT DETAILS

Unique Document Identification

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Client	Oreana Project Management Pty Ltd

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Revision Details

Revision No.	Date	Comments	Prepared By	Approved By
A	30/10/2024	For issue	CDR	SJL

1 INTRODUCTION

1.1 Background

PTG Consulting (PTG) has been commissioned by Oreana Project Management Pty Ltd to prepare a Transport Impact Statement (TIS) for the proposed childcare centre located at 2 Daintree Street, Baldivis.

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4– Individual Developments (2016) and the TIS Checklist is included at Appendix A.

Specifically, this report aims to assess the operations of the proposed development internally and its connections to the adjacent road network, with a focus on traffic volumes, access and accessibility.

This report also outlines the requirements and opportunities associated with traffic and transport within the development, referencing relevant Council and WAPC policies and guidelines as well as best-practice planning within Western Australia.

2 PROPOSED DEVELOPMENT

2.1 Site Location

The site is located at 2 Daintree Street, Baldivis as shown in Figure 1.

Figure 1 - Site Location



Source: Landgate (2024)

2.2 Existing Land Uses

The site is currently vacant.

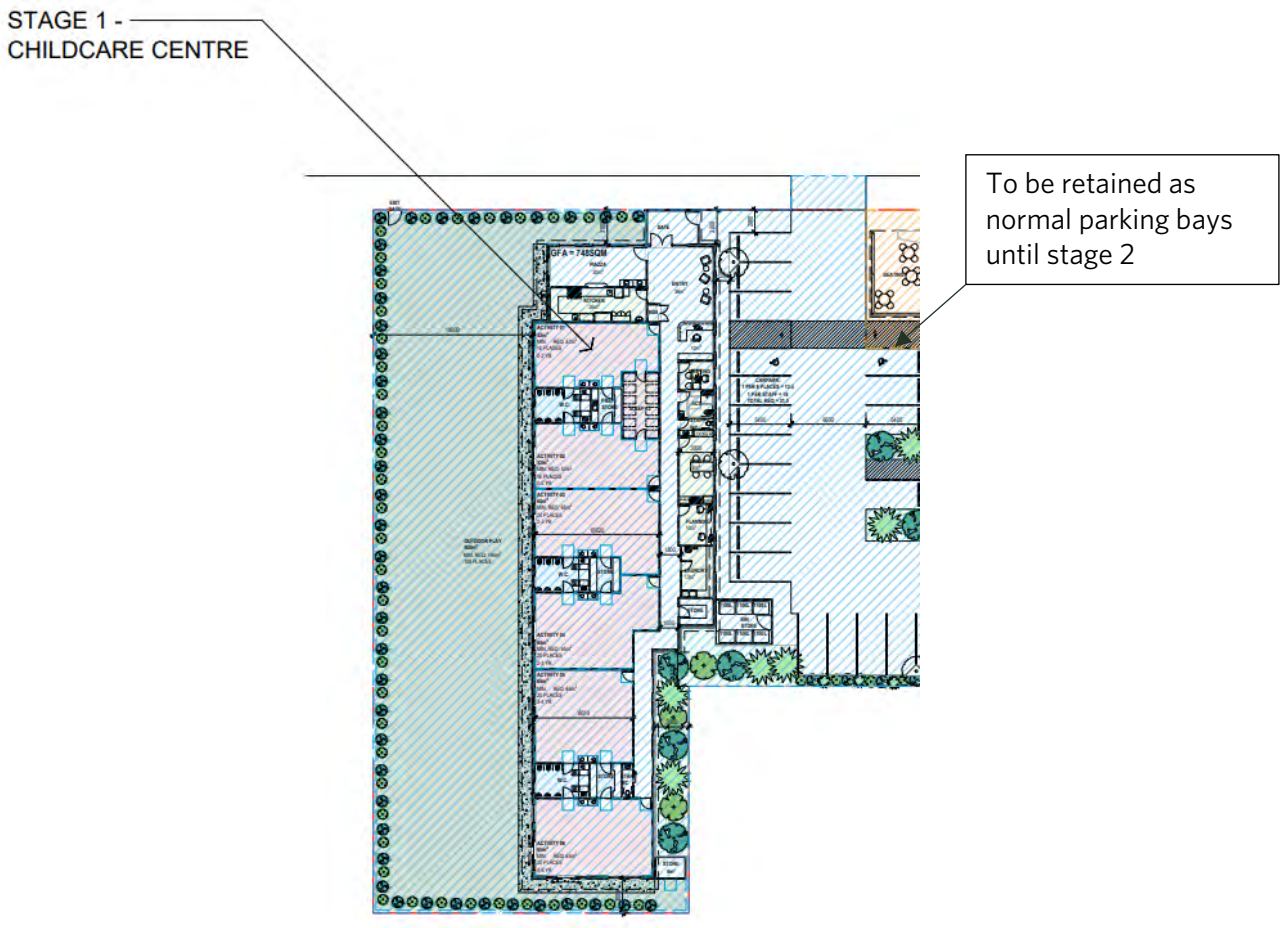
2.3 Proposed Land Use

The proposed stage 1 development consists of the following:

- A childcare centre accommodating a maximum of 112 children and 18 staff members.
- 17 standard on-site parking bays and 2 ACROD bays (though only one ACROD bay will be formally marked until stage 2 is complete – allowing 19 standard parking bays during stage 1). There is also 18 existing on street parking bays adjacent to the site on Daintree Street and a further 9 bays on Morwell Loop.

The Site masterplan is shown in **Figure 2** and locations of on street parking shown in **Figure 3**.

Figure 2 – Site Masterplan



Source: ON Architecture (2024)

Figure 3 - On Street Parking Locations

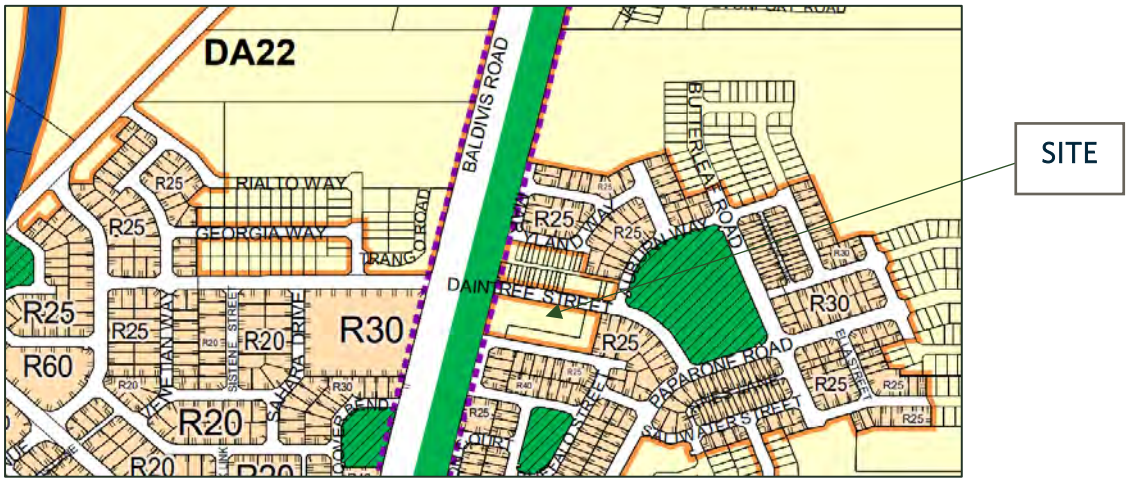


Source: Landgate (2024)

2.4 Context with Surrounds

The City of Rockingham's Town Planning Scheme No.2 characterises the Site as "Development" as shown in **Figure 3**. Under this scheme, the surrounding land uses consists of residential zone and public open space.

Figure 4 – Town Planning Scheme No.2 Zoning



Source: City of Rockingham Town Planning Scheme No.2

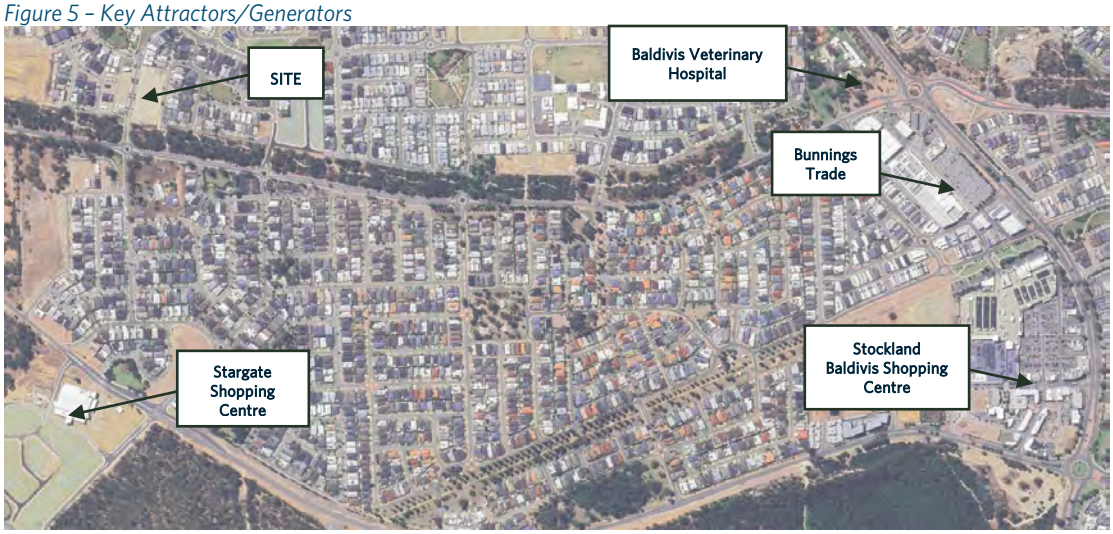


Major attractors and generator within the surrounding area of the Site are listed below:

- Stargate Shopping Centre (Baldivis)
- Baldivis Veterinary Hospital
- Bunnings Trade
- Stockland Baldivis Shopping Centre

Figure 5 illustrates the major attractors/generators within the surrounding area of the Site.

Figure 5 – Key Attractors/Generators



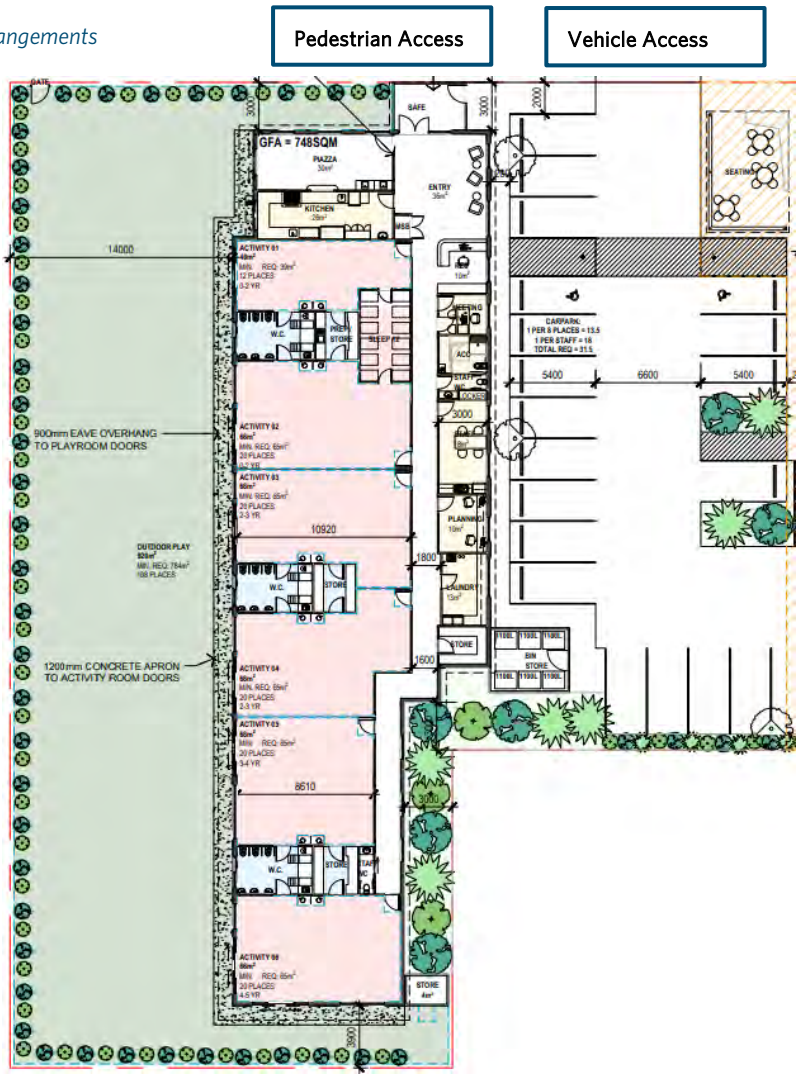
Source: Landgate (2024)

3 VEHICULAR ACCESS AND PARKING

3.1 Access Arrangements

The proposed vehicle access, along with the pedestrian access, is located along Daintree Street as shown in **Figure 6**.

Figure 6 – Access Arrangements



The site access is located approximately 100meters (centre to centre) from the intersection of Baldivis Road/Daintree Street/ Ingram Road which exceeds the requirements for access and intersection spacing as laid out within 'AS/NZS 2890.1 – Off Street Parking'

3.2 Parking Provision

The statutory car parking requirement is set out in the Rockingham Town Planning Scheme No. 2 for the proposed development (childcare). The on-site car parking provision of the proposed development (stage 1) falls short of the statutory requirements by 12 bays. However, only a portion of the lot area is initially being developed, with further car parking being proposed as part of the developments second stage. Until the additional on-site car parking is provided, the site could be supplemented by the 27 on street parking bays immediately adjacent to the site on Daintree Street and Morwell Loop.

A summary of the parking requirements and provision of the proposed development is shown in **Table 1**.

Table 1 –Car Parking Provision

Land Use	Car Parking Requirements		Car Parking Provision
Child Minding Premises	1 bay per employee and 1 bay per 8 children	32	19 standard on-site bays, 1 ACROD
			Up to 27 on street bays
		32 bays	20 bays on site (47 bays in total)

4 SERVICE VEHICLES (NON-RESIDENTIAL)

4.1 Access Arrangements

Initially, the waste generated by the development is proposed to be collected on-street along Daintree Street, as per the existing waste collection schedule. The location of the bin store is shown in **Figure 7**.

During bin collection days, bins will be brought out and placed along Daintree Street for pick up and returned to the bin store when emptied.

Once the site is fully developed, the ability for waste pickup to occur on site will be provided with the expected car park extension to the east and second cross over allowing entry and exit from the site in a forward gear.

Figure 7 - Bin Store Location



4.2 On/Off-Site Loading Facilities

Deliveries are expected via vans or small delivery vehicles that can utilise either the on-site parking bays or on-street bays during off peak times.

5 HOURS OF OPERATION

The hours of operation will be from 6:30am to 6:30pm (Monday to Friday). It is anticipated that the busiest time will be when the parents drop off and pick up their kids are before/after 9:00am and 4:00pm peaks.

6 TRAFFIC VOLUMES

6.1 Development - Daily or Peak Traffic Volumes

The traffic generation rates used to calculate the traffic generated by the proposed development were sourced from the *Institute of Transport Engineers (ITE) Trip Generation Manual 11th Edition* and from the WAPC Transport Impact Assessment Guideline Volume 5.

Table 2 shows the trip generation rates for the proposed land uses, Table 3 shows the directional distribution and Table 4 shows the total traffic generated by the Site.

Table 2 – Trip Generation Rates

Land Use	Source	Yield	AM Peak	PM Peak
Child Care Centre	ITE 565	112 students	0.79 trips per child	0.81 trips per child

Table 3 – Trip Distribution

Land Use	AM Peak		PM Peak	
	IN	OUT	IN	OUT
Child Care Centre	53%	47%	47%	53%

Table 4 – Trip Generation Summary

Land Use	AM Peak		PM Peak	
	IN	OUT	IN	OUT
Child Care Centre	47	42	43	49

The proposed childcare centre is estimated to generate 90 trips during the AM peak period and 91 trips during the PM peak period on weekdays, with no traffic on weekends. This represents 11.3% of the existing peak hour traffic on Daintree Street at the Baldivis Road/Daintree Street/Ingram Road intersection. However, since the majority of trips to the childcare centre would likely already exist on the network (parents dropping off and picking up children on their way to and from work or other origins/destinations), the development is likely to contribute significantly lower than an additional 10% new trips to the local road network. According to the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic at low levels is considered to have a negligible impact on network operation.

Additionally, given the flexibility regarding when children can be dropped off and picked up, parents can completely avoid busy network peaks if desired.

6.2 Type of Vehicles

Based on the proposed land use, the main type of vehicles will be private cars accessing the development.

7 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

7.1 Existing Road Network and Traffic Management

The road network within Western Australia is defined by Main Roads WA Road Hierarchy which describes the function, characteristic and management of each type of road. A description of each road type as per Main Roads WA Road Hierarchy criteria is summarised in **Table 5** below.

Table 5 – Road Hierarchy Description

Road Type	Description
Primary Distributors	Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads Western Australia.
District Distributor A	Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.
District Distributor B	Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.
Regional Distributor	Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.
Local Distributor (Urban)	Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. Urban Local Distributor roads are managed by local government.
Local Distributor (Rural)	Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. Rural Local Distributor roads are managed by local government.
Access Roads	Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Figure 8 shows the road hierarchy network and **Table 6** provides a summary of the road characteristics of surrounding road network.

Figure 8 – Road Hierarchy



Source: Main Roads Road Information Mapping

Table 6 – Surrounding Network Road Hierarchy

Road Name	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Road Pavement Width (m)	Speed Limit
Baldivis Road	Regional Distributor	Local Government	2	1	11	70km/hr
Daintree Steet	Access Road	Local Government	2	2	7.4	50km/hr
Ingram Street	Access Road	Local Government	2	1	7.4	50km/h

7.2 Existing Intersection

The nearest intersection, Baldivis Road / Daintree Street / Ingram Street roundabout, is approximately 100m west from the site.

8 PUBLIC TRANSPORT ACCESS

8.1 Existing Public Transport Services

Only a single Transperth service operates within the surrounding area, which is Bus Route 569. This route is located at the frontage of the site and connects to Warnbro Station on the Mandurah Railway Line, approximately 7 km away.

Another Transperth service, Bus Route 568, is available approximately 850m from the site. This bus service is an option during weekends, as Bus Route 569 does not operate on weekends and public holidays. Of course, the Childcare is not expected to operate on weekends.

Figure 8 shows the surrounding are bus routes and bus stops including the service frequency summarised in **Table 7**.

Figure 9 – Existing Bus Routes and Stops



Source: Transperth

Table 7 – Bus Service Routes and Frequencies

Bus Route	Route Description	Service Frequencies		
		Weekdays	*Saturdays*	*Sundays & Public Holidays*
569	Daintree St Before Baldivis Rd	15 services per day	No service	1 service during school holiday
568	Eighty Rd After Amazon Dr	21 services per day	12 services per day	11 services per day

8.2 Nearest Bus Stops/ Train Stations

Bus Route 569 bus stop is located approximately 40m from the entrance to the development structure.

8.3 Pedestrian/Cycle Links to Bus Stops/ Train Station

Bus Route 569 bus stop is located approximately 40m from the entrance to the development structure and is accessible from a direct footpath link. Good off road cycling routes directly to the train station or freeway PSP are also available to the site via Baldivis Road and Safety Bay Road.

9 PEDESTRIAN AND CYCLING FACILITIES

9.1 Existing Pedestrian/Cycle Networks

While there is no updated cycling/pedestrian path map available showing the subdivision containing the site, there is a pedestrian path on both side of Daintree Street, a north/south path within the Baldivis Tramway reserve and a path on the western side of Baldivis Road.

9.2 Proposed Pedestrian/ Cycle Facilities within Development

There is no proposed pedestrian and cycle facilities within the development other than that required to provide access to the facilities.

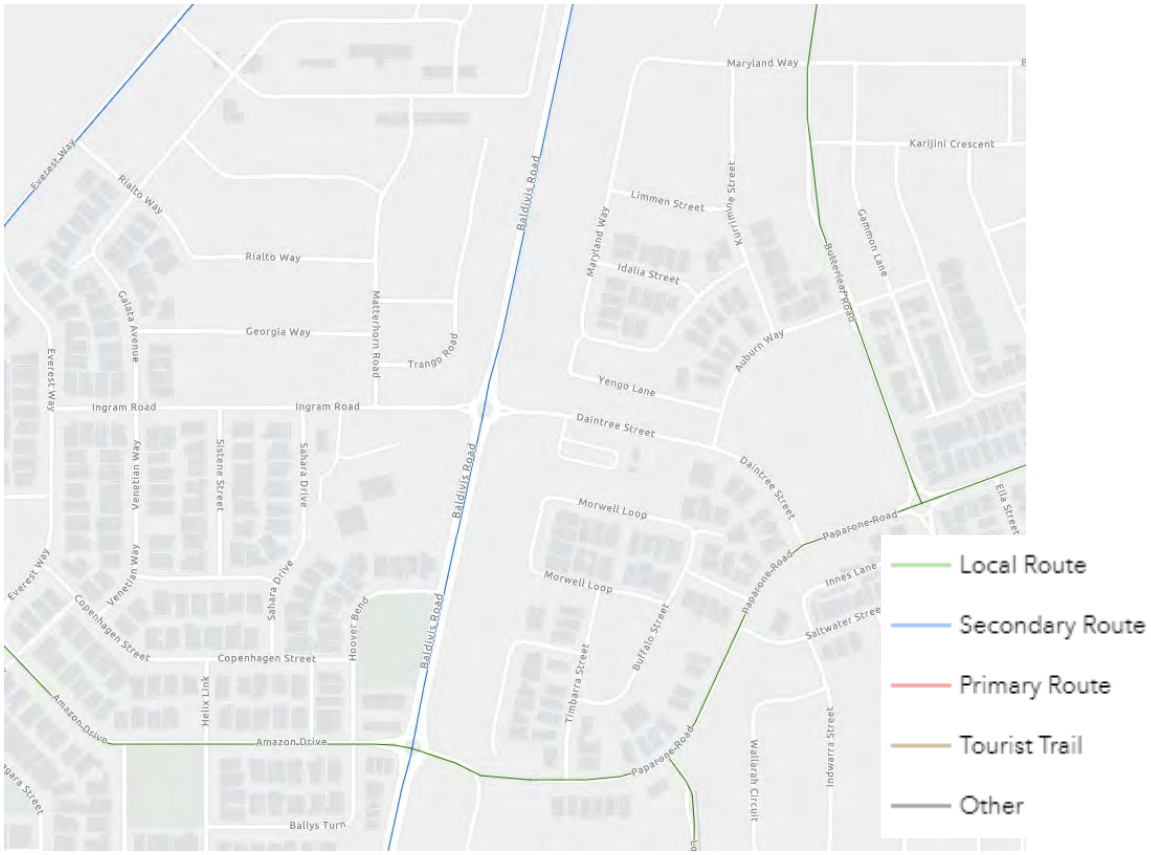
9.3 Existing Pedestrian/ Cycle Facilities on the Surrounding Roads

There is a pedestrian path on both side of Daintree Street, a north/south path within the Baldivis Tramway reserve and a path on the western side of Baldivis Road.

9.4 Proposals to Improve Pedestrian/Cycle Access

Figure 10 shows the Department of Transport's aspirational future cycling network within the Perth metro region. The map shows that Baldivis Road is proposed to be a Secondary Route.

Figure 10 - Long Term Cycle Network

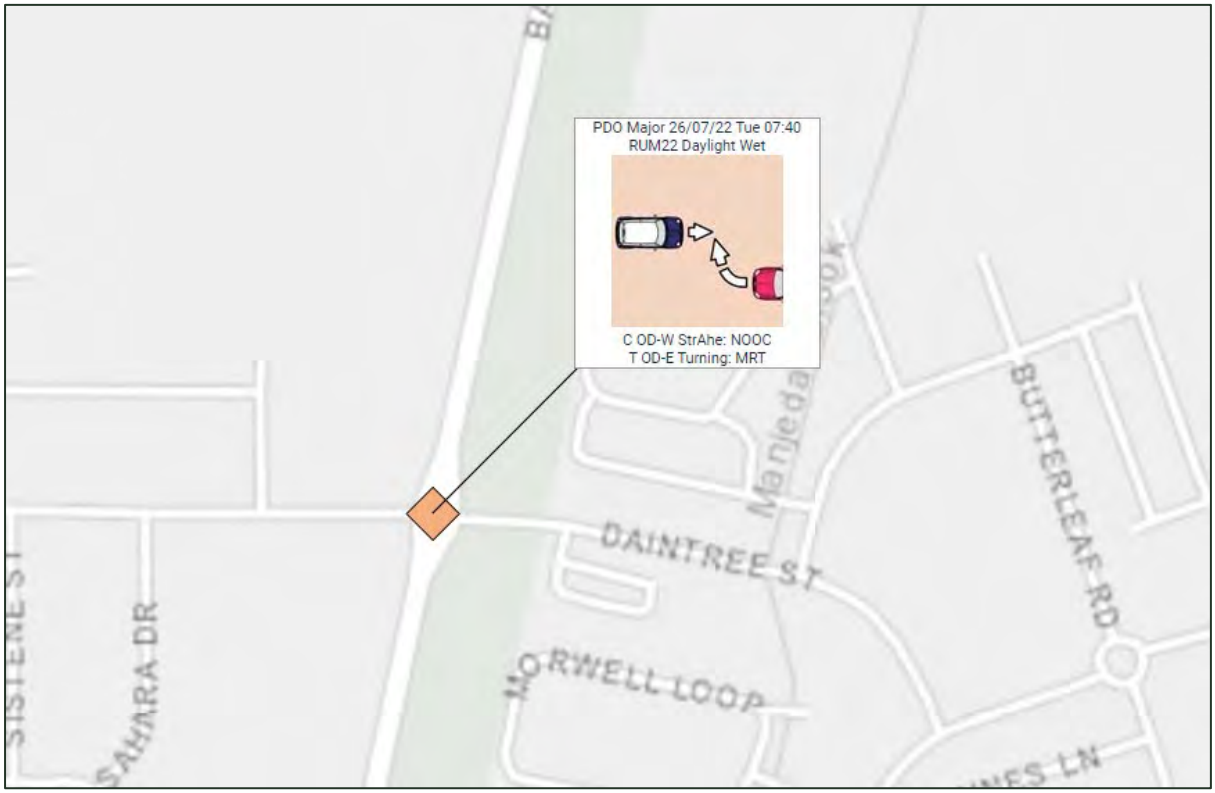


10 SITE SPECIFIC ISSUES

A review of the existing crash data from Main Roads WA Traffic Map for the period between 1st January 2019 to 31 December 2023 was conducted for Baldivis Road and Daintree Street Intersection. As shown, there is only 1 recorded crash at the Baldivis Road / Daintree Street / Ingram Road intersection.

The crash location is illustrated in **Figure 11** and the crash details summarised in **Table 8**.

Figure 11 – Crash Location



Source: Main Roads WA Traffic Map

Table 8 – Baldivis Road/ Daintree Street Intersection

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Right Turn Thru	-	-	-	1	-	1
	0	0	0	1	0	1

There were no casualty crashes recorded with only a single crash in the previous 5-years period. Considering the relatively high traffic volume at the intersection, the proposed development with the low additional traffic generation is unlikely to result in any material impact to the overall traffic safety of adjacent road networks.

11 SUMMARY AND CONCLUSIONS

This report has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016); the checklist is included at Appendix A.

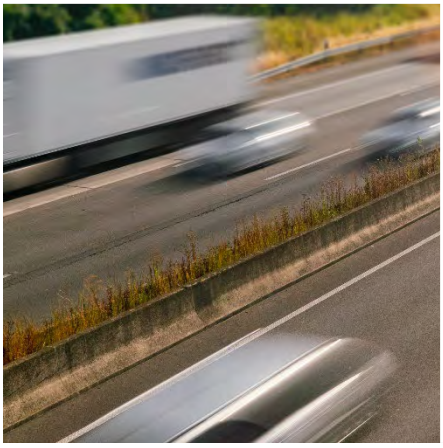
The following conclusions can be drawn from this TIS:

- The site is well accessible by public transport service, with a bus stop in front of the development site.
- The site benefits from the surrounding existing footpath network.
- The traffic generation assessment indicates that the proposed development is expected to generate approximately 90 and 91 vehicles trips (two-way) during the AM and PM peak respectively. The expected traffic generation is unlikely to result in any noteworthy impact to the road network in the vicinity of the Site. Based on the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic generation at such levels is considered to have a negligible impact on network operation.
- The proposed car parking provision of 20 car bays on-site is short by 13 parking bays. However, future stages will provide the remaining parking facilities to the ultimate development on the site. Up to 27 on street parking bays are also available surrounding the site.
- Overall, the number of crashes recorded in the surrounding road network is low. The proposed childcare development with reasonably low traffic generation is unlikely to result in any material impact to the traffic safety for road networks in the vicinity of the Site.



Appendix A

WAPC CHECKLIST FOR INDIVIDUAL DEVELOPMENT - TRANSPORT IMPACT STATEMENT





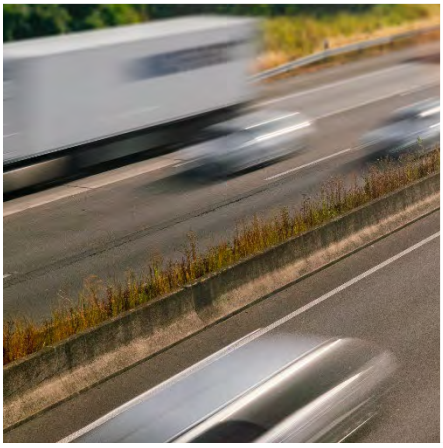
APPENDIX A – WAPC CHECKLIST

Item	Status	Comments/Proposal
Proposed Development	**Section 2**	
proposed land uses	Section 2.3	
existing land uses	Section 2.2	
context with surrounds	Section 2.4	
Vehicular access and parking	**Section 3**	
access arrangements	Section 3.1	
public, private, disabled parking set down/pick up	Section 3.2	
Service vehicles (non-residential)	**Section 4**	
access arrangements	Section 4.1	
on/off-site loading facilities	Section 4.2	
Hours of Operation	**Section 5**	
Traffic volumes and vehicle types	**Section 6**	
daily or peak traffic volumes	Section 6.1	
type of vehicles (eg cars, trucks)	Section 6.2	
Traffic management on frontage streets	**Section 7**	
Public transport access	**Section 8**	
nearest bus/train routes	Section 8.1	
nearest bus stops/train stations	Section 8.2	
pedestrian/cycle links to bus stops/ train station	Section 8.3	
Pedestrian and Cycle access/facilities	**Section 9**	
existing pedestrian and cycle networks	Section 9.1	
existing pedestrian and cycle facilities within the development	Section 9.2	
existing cycle facilities on surrounding roads	Section 9.3	
proposals to improve pedestrian/ cycle access	Section 9.4	
Site specific issues	**Section 10**	
Summary	**Section 11**	

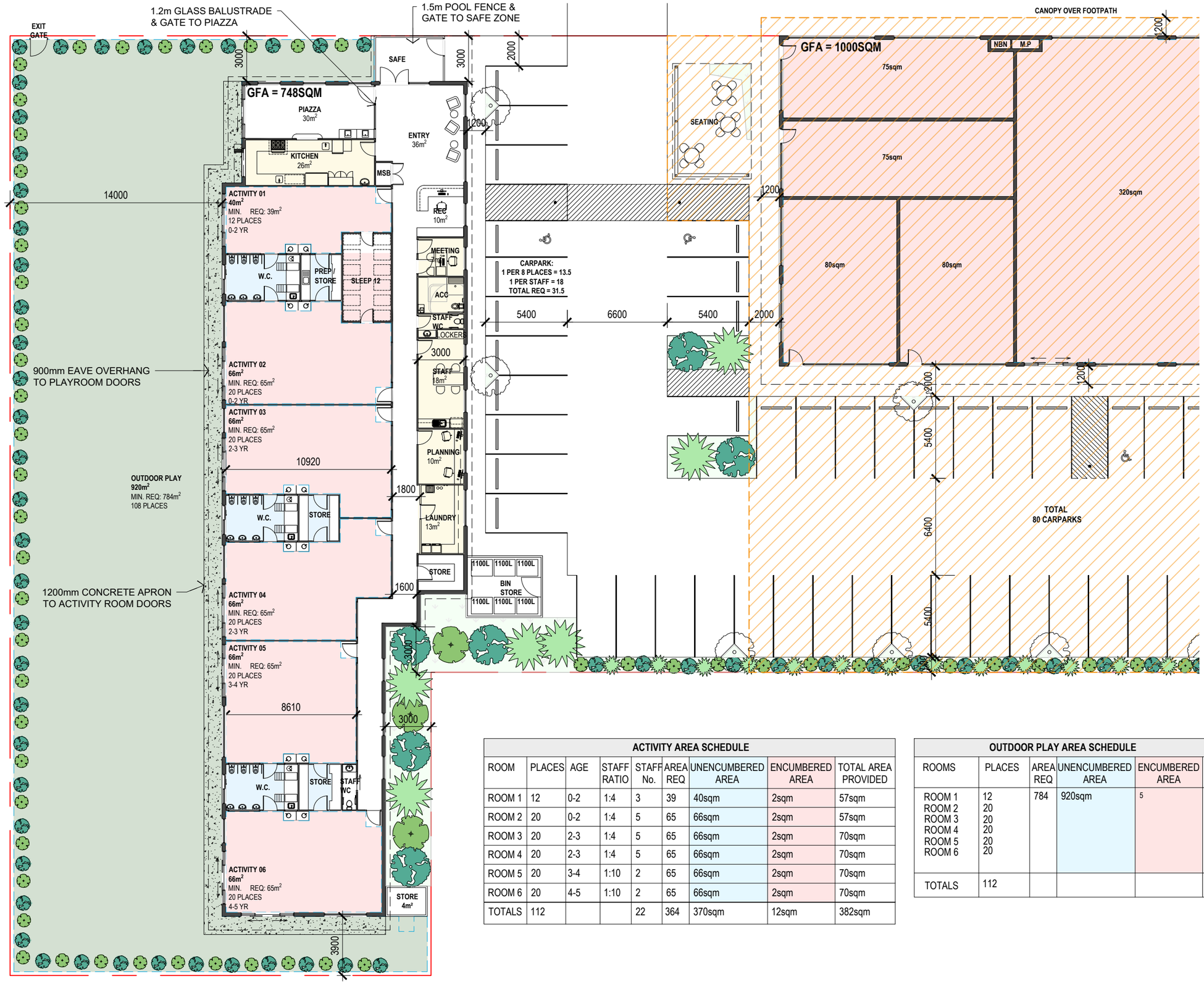


Appendix B

SITE PLANS







CHILDCARE GROUND FLOOR PLAN

1:250

ACTIVITY AREA SCHEDULE

ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39	40sqm	2sqm	57sqm
ROOM 2	20	0-2	1:4	5	65	66sqm	2sqm	57sqm
ROOM 3	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 4	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 5	20	3-4	1:10	2	65	66sqm	2sqm	70sqm
ROOM 6	20	4-5	1:10	2	65	66sqm	2sqm	70sqm
TOTALS	112			22	364	370sqm	12sqm	382sqm

OUTDOOR PLAY AREA SCHEDULE

ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM 5 ROOM 6	12 20 20 20 20 20	784	920sqm	5	904sqm
TOTALS	112				

PRELIMINARY

Rev	Amendment	Date
-	-	-

ON ARCHITECTURE

Project
CCC & RETAIL DEVELOPMENT
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED GROUND FLOOR

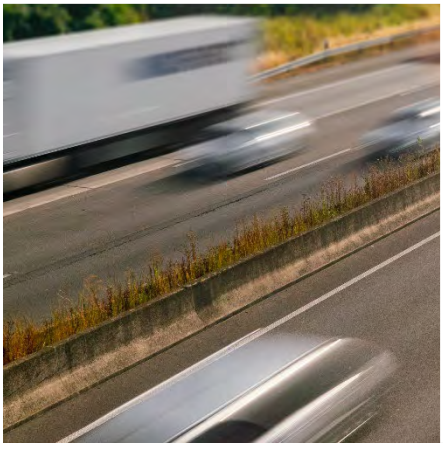
Scale	As indicated	Drawn	MD	
Client	-			
Date	21/08/2024			
Job No.	202300080			
Dwg No.	**DA02**		Rev: -	A3 SHEET

N



Appendix C

SWEPT PATHS





1200

SEATING

IN

1200

80sqm

2000

IG

ERS

4910

920 2800

B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

STANDARDS 2004 (AU_NZ)

B85

1100L 1100L 1100L

BIN STORE

1100L 1100L 1100L

1200

SEATING

OUT

1200

80sqm

2000

IG

ERS

4910

920 2800

B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

1100L 1100L 1100L

BIN STORE

1100L 1100L 1100L

R85

STANDARDS 2004 (AU_NZ)

3624mm

B85

STANDARDS 2004 (AU_NZ)

B85

STANDARDS 2004 (AU_NZ)







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APPENDIX E ENVIRONMENTAL ACOUSTIC ASSESSMENT

PROPOSED CHILDCARE CENTRE
2 DAINTREE STREET
BALDIVIS

ENVIRONMENTAL ACOUSTIC ASSESSMENT

AUGUST 2024

OUR REFERENCE: 33113-2-24261

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
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DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT

PROPOSED CHILD CARE CENTRE
BALDIVIS

Job No: 24261

Document Reference: 33113-2-24261

FOR

URBIS

DOCUMENT INFORMATION			
Author:	Geoff Harris	**Checked By:**	Tim Reynolds
Date of Issue:	1 August 2024		

REVISION HISTORY

Revision	Description	Date	Author	Checked
1	Original Issue	01/08/24	GH	TR
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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

CONTENTS

1.	INTRODUCTION	1
2.	SUMMARY	1
3.	CRITERIA	2
4.	PROPOSAL	4
5.	MODELLING	4
6.	ASSESSMENT	5
7.	CONCLUSION	8

APPENDICIES

A	PLANS

1. INTRODUCTION

Herring Storer Acoustics were commissioned by Urbis to undertake an acoustic assessment of noise emissions associated with the proposed child care to be located at 2 Daintree Street, Baldivis.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997.* This report considers noise emissions from:

- Children playing within the outside play areas of the centre.

- Mechanical Plant

We note that from information received from DWER, the bitumised area would be considered as a road, thus noise relating to motor vehicles is exempt from the *Environmental Protection (Noise) Regulations 1997*. We note that these noise sources are rarely critical in the determination of compliance. However, as requested by council and for completeness, they have been included in the assessment, for information purposes only.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Noise received at the neighbouring residences from the outdoor play areas would comply with the requirements of the *Environmental Protections (Noise) Regulations 1997*, provided outdoor play is limited to the day period (ie after 7am).

Noise from the mechanical services has also been assessed to comply with the relevant criteria given the implementation of a barrier. However, as the design of the mechanical services has not been undertaken at this stage of the project, it is recommended that the mechanical services design be reviewed for compliance with the Regulatory requirements.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors is not strictly exempt from the Regulations. Noise received at the existing neighbouring residences from these noise sources would comply with the Regulatory requirements, at all times given the conditions listed below.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level.

2 For the outdoor play area, a 2000mm high wall to the north and south as shown in Appendix A would be required. For childcares, colorbond is a suitable material, however any other material with an equivalent or greater surface density may be used.

3 Mechanical plant associated with the childcare would need to be barriered by a barrier at least 500mm above the top of the plant.

4 The three northmost carbays would be need restricted during the "Night" Period as shown in Appendix A.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial Premises	All Hours	60	75	80
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

Under the Regulations, a highly sensitive area means that area (if any) of noise sensitive premises comprising –

(a) A building, or a part of a building, on the premises that is used for a noise sensitive purpose; and

(b) Any other part of the premises within 15 m of that building or that part of the building.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;

(b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where **tonality** is present	Where **modulation** is present	Where **impulsiveness** is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The neighbouring locations have been identified as

- R1 – Residents North of Daintree Street
- R2 – Residents East of the Development on Daintree Street
- R3 – Residents South of Morwell Loop
- R4 – Residents East of Baldivis Road, South of Ingram Road
- R5 – Residents East of Baldivis Road, North of Ingram Road

Locations R1 to R5 would have an influencing factor of +2 dB due to being within 15% commercial in the inner and 5% commercial in the outer circle.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
R1-R5	0700 - 1900 hours Monday to Saturday (Day)	47	57	67
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	42	52	67
	1900 - 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	37	47	57

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would likely between 0630 and 1800 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for 112 children.

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be intended to be used until after 7am.

Similarly, mechanical plant would possibly operate all hours of the day.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Environment Regulation *"Draft Guidance on Environmental Noise for Prescribed Premises"*. These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1, as well as plans and contours provide by the client.

TABLE 5.1 – SOUND POWER LEVELS

Item	Sound Power Level, dB(A)
Children Playing	<24 months 78 (per 10 children) Between 24 and 36 months 85 (per 10 children) >36 months 87 (per 10 children)
Car Moving in Car Park	79
Car Starting	85
Door Closing	87
Kitchen/Bathroom Exhaust (2x)	74 each
Childcare Air conditioning condensing Unit (4x)	71 each

Notes:

1 Acoustic modelling of outdoor play noise was made, based on 112 children within the outdoor play area (ie worst case scenario) broken down as follows:

0-2 years – 32 places
2-3 years – 40 places
3-4 years – 20 places
4+ years – 20 places

2 The noise level for the mechanical plant has been based on the sound power levels used for previous assessment of child care centres. From other studies, we understand that the noise associated with the condensing units would be conservative.

3 For this child care centre, the mechanical plant units have been considered roof mounted with a barrier at least 500mm above top of units.

4 For the outdoor play area, a 2000mm high barrier to the north and south has been implemented.

5 To determine the restriction to the parking, a point noise source was located in each car bay.

6 Modelling shows that noise received at the neighbouring residences from car doors closing would comply with the assigned noise level for the day period.

7 To achieve complained with the night period, the three northmost carbays would need to be restricted.

8 Calculations were undertaken for the receivers at 1.5 metres above the ground level.

9 Noise modelling was undertaken to a number of different receiver locations for each of the neighbouring residences. However, to simplify the assessment, only the noise level in the worst case location (ie highest noise level), have been listed.

6. ASSESSMENT

The tables below show the assessment of noise emissions of concern from the operation. Standard building construction will be sufficient to ensure that noise from inside the building will meet the regulations.

The resultant noise levels at the neighbouring residence from children playing outdoors and mechanical plant are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics, however mechanical plant emissions would be considered tonal and attract a +5 dB(A) Penalty. Noise emissions from outdoor play needs to comply with the assigned L_{A10} noise levels.

TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA
OUTDOOR PLAY AREAS AND MECHANICAL PLANT

Neighbouring Premises	Calculated Noise Level (dB(A))	
	Children Playing	Mechanical Plant
R1 Residential	45	24 (29)
R2 Residential	23	19 (24)
R3 Residential	42	27 (32)
R4 Residential	31	18 (23)
R5 Residential	29	16 (21)

( ) Includes +5 dB(A) penalty for tonality

With regards to noise associated with cars within the parking area, resultant noise levels are tabulated in Tables 6.2 and 6.3. It is noted that noise emissions from a moving car being an L_{A1} noise level, with noise emissions from cars starting and doors closing being an L_{Amax} noise level.

Based on the definitions of tonality, noise emissions from car movements and car starts, being an L_{A1} and L_{AMax} respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10dB penalty has been included in the assessment.

TABLE 6.2 - ACOUSTIC MODELLING RESULTS L_{A1} CRITERIA
CAR MOVING

Neighbouring Premises	Calculated Noise Level (dB(A))
R1 Residential	47
R2 Residential	36
R3 Residential	32
R4 Residential	12
R5 Residential	23

TABLE 6.3 - ACOUSTIC MODELLING RESULTS L_{Amax} CRITERIA
CAR STARTING / DOOR CLOSING

Neighbouring Premises	Calculated Noise Level (dB(A))			
	Car Start		Car Door	
	Day Period	Night Period	Day Period	Night Period
R1 Residential	48	46	49 [59]	47 [57]
R2 Residential	41	41	41 [51]	41 [51]
R3 Residential	39	39	39 [49]	39 [49]
R4 Residential	23	23	23 [33]	23 [33]
R5 Residential	28	16	27 [37]	15 [25]

[ ] Includes +10 dB(A) penalty for impulsiveness.

Tables 6.4 to 6.10 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

TABLE 6.4 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS
OUTDOOR PLAY (DAY PERIOD)

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	45	47	Complies
R2 Residential	23	47	Complies
R3 Residential	42	47	Complies
R4 Residential	31	47	Complies
R5 Residential	29	47	Complies

TABLE 6.5 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS MECHANICAL PLANT

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	29	37	Complies
R2 Residential	24	37	Complies
R3 Residential	32	37	Complies
R4 Residential	23	37	Complies
R5 Residential	21	37	Complies

TABLE 6.6 – ASSESSMENT OF L_{A1} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR MOVEMENTS

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	47	47	Complies
R2 Residential	36	47	Complies
R3 Residential	32	47	Complies
R4 Residential	12	47	Complies
R5 Residential	23	47	Complies

TABLE 6.7 – ASSESSMENT OF L_{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR STARTING

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	48	67	Complies
R2 Residential	41	67	Complies
R3 Residential	39	67	Complies
R4 Residential	23	67	Complies
R5 Residential	28	67	Complies

TABLE 6.8 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR START

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	46	57	Complies
R2 Residential	41	57	Complies
R3 Residential	39	57	Complies
R4 Residential	23	57	Complies
R5 Residential	16	57	Complies

TABLE 6.9 – ASSESSMENT OF L_{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR DOOR

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	59	67	Complies
R2 Residential	51	67	Complies
R3 Residential	49	67	Complies
R4 Residential	33	67	Complies
R5 Residential	37	67	Complies

TABLE 6.10 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR DOOR

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	57	57	Complies
R2 Residential	51	57	Complies
R3 Residential	49	57	Complies
R4 Residential	33	57	Complies
R5 Residential	25	57	Complies

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply during the day period, thus, outdoor play would be limited to the day period (ie – after 7am).

Noise received at the neighbouring residences from the mechanical plant would comply at all hours, when barriered.

Noise received at the neighbouring residences from noise associated with vehicles would also comply at all hours.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

1 For the outdoor play area, a 2000mm high wall to the north and south as shown in Appendix A would be required. For childcares, colorbond is a suitable material, however any other material with an equivalent or greater surface density may be used.

2 Mechanical plant would need to be barriered by a barrier at least 500mm above the top of the plant for childcare mechanical plant.

3 The three northmost carbays would be required to be restricted during the “Night Period” as shown in Appendix A

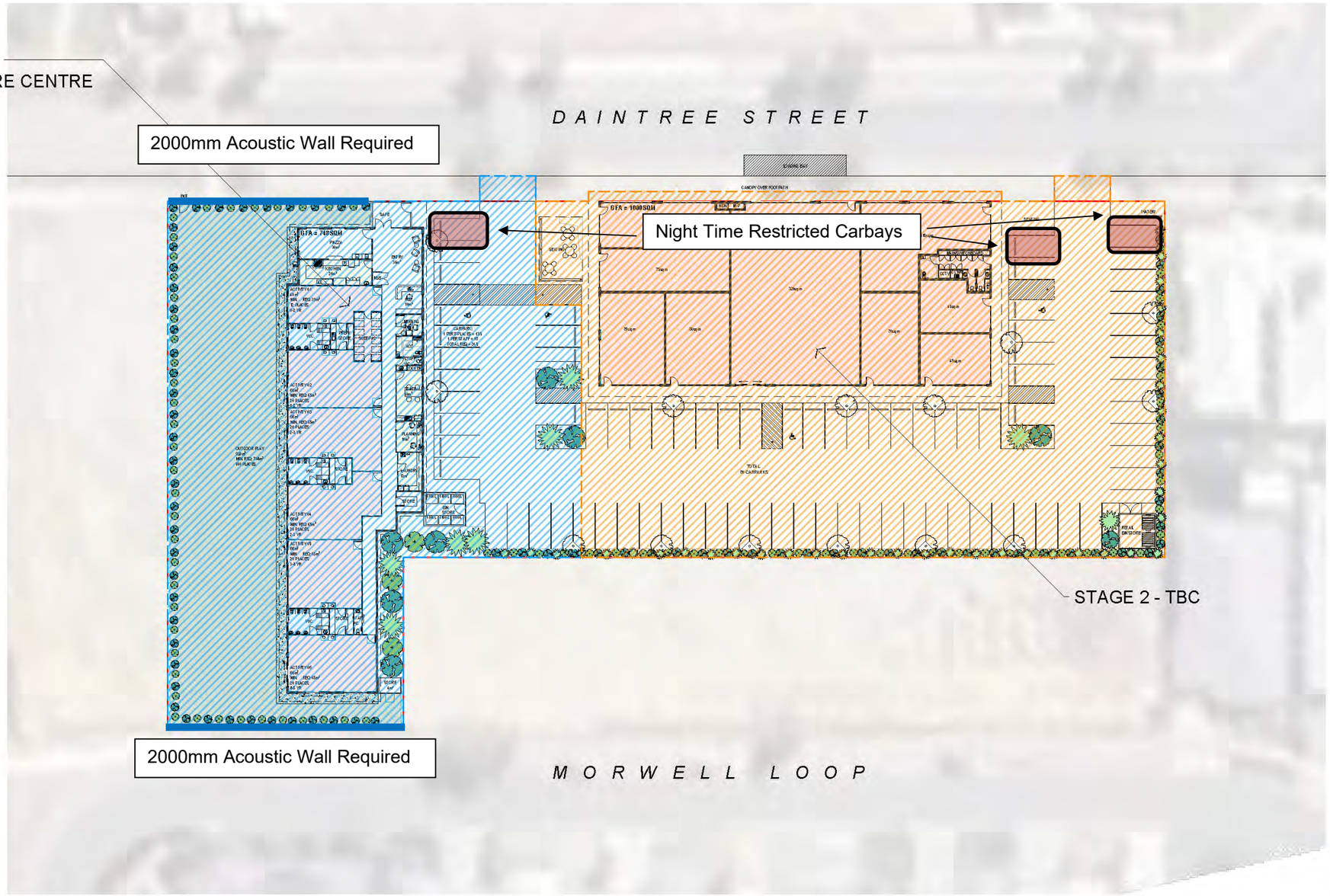
Finally, it is recommended to adopt best practices in managing a child care centre to reduce noise, including but not limited to no music to be played outside, and favouring soft finishes in the outdoor play area.

APPENDIX A

PLANS

PRELIMINARY

Rev	Amendment	Date
-	-	-



SITE PLAN
1:400

ON ARCHITECTURE

Project
CCC DEVELOPMENT
Baldivis, Western Australia

Drawing
SITE PLAN

Scale	As indicated	Drawn	MD
Client	-		
Date	21/08/2024		
Job No.	202300080		
Dwg No.	**DA01**	Rev.	-

A3 SHEET

APPENDIX F BUSHFIRE MANAGEMENT PLAN AND BUSHFIRE EMERGENCY EVACUATION PLAN

Bushfire Management Plan:
Development Application: 2 Daintree Street, Baldivis

Oreana Project Management Pty Ltd

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

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DOCUMENT TRACKING

Project Name	Bushfire Management Plan: Development Application: 2 Daintree Street, Baldivis
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Status	Final
Version Number	v3
Last saved on	12 November 2024

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Template 2.8.1

Version control	
Version	**Purpose**
v1	Draft – Submission to client
v2	Final – Submission to client following feedback
v3	Final – Submission to client following feedback

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1. Introduction

1.1 Proposal details

Eco Logical Australia (ELA) was commissioned by Oreana Project Management Pty Ltd to prepare a Bushfire Management Plan (BMP) to support a development application for 2 Daintree Street, Baldivis (hereafter referred to as the subject site, Figure 1). The proposed development is for a new childcare centre and a future second stage development (Stage 2) within the subject site as indicated in Figure 2.

The subject site is within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES 2021; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; Western Australian Planning Commission (WAPC) 2015) and reporting to accompany submission of the development application in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC 2021).

The subject site is located in the City of Rockingham and is zoned 'Development' under the Town Planning Scheme (TPS) and 'Urban' under the Metropolitan Region Scheme (MRS). The subject site is clear of vegetation to allow for the construction of a new childcare centre building and Stage 2. The subject site is adjacent to Baldivis Tramway Reserve to the west with residential properties lots north, east and south.

This assessment has been prepared by Lee Galer (FPAA BPAD Level 2 Certified Practitioner No. BPAD55096) with quality assurance undertaken by Eva Cronin (FPAA BPAD Level 2 Certified Practitioner No. BPAD45482) and Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802).

1.2 Purpose and application of the plan

The primary purpose of this BMP is to act as a technical supporting document to inform planning assessment. This BMP is also designed to provide guidance on how to plan for and manage the bushfire risk to the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.

The proposed land use within the subject site is categorised as a vulnerable land use due to the activities planned on site (i.e. childcare centre) and the definitions within the Guidelines. A Bushfire Emergency Evacuation Plan (BEEP) is required to be submitted with the development application of the childcare centre and will be required to be updated and maintained prior to the occupancy. This BMP and BEEP are to be used in conjunction with one another to ensure that the intent of SPP 3.7 is achieved.

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1.3 Environmental considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

An Asset Protection Zone (APZ) of 14 metres will be installed between the childcare centre building and western boundary of the subject site. This APZ is to be managed in perpetuity in a low fuel state as depicted in Figure 5 and Figure 6 and to the conditions as detailed in Appendix B. All other future landscaping within the lease hold boundary is to be maintained to a low threat standard as per clause 2.2.3.2(f) of AS 3959: 2018.

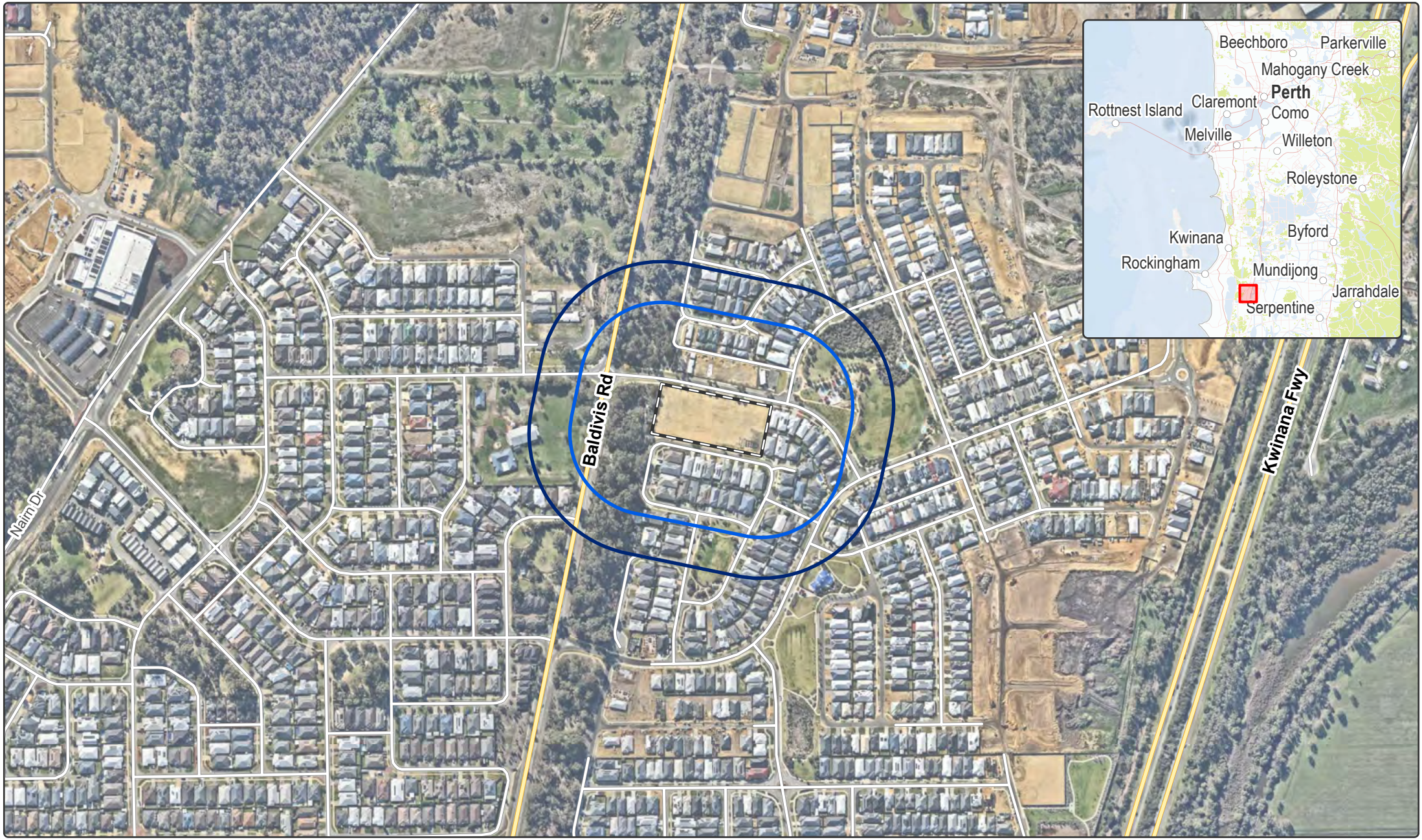


Figure 1: Site Overview

Subject site
100m site assessment
150m site assessment

N

0 50 100 200
Metres

Datum/Projection:
GDA 1994 MGA Zone 50

23PER7408-OK Date: 1/11/2024

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Figure 2: Site Plan

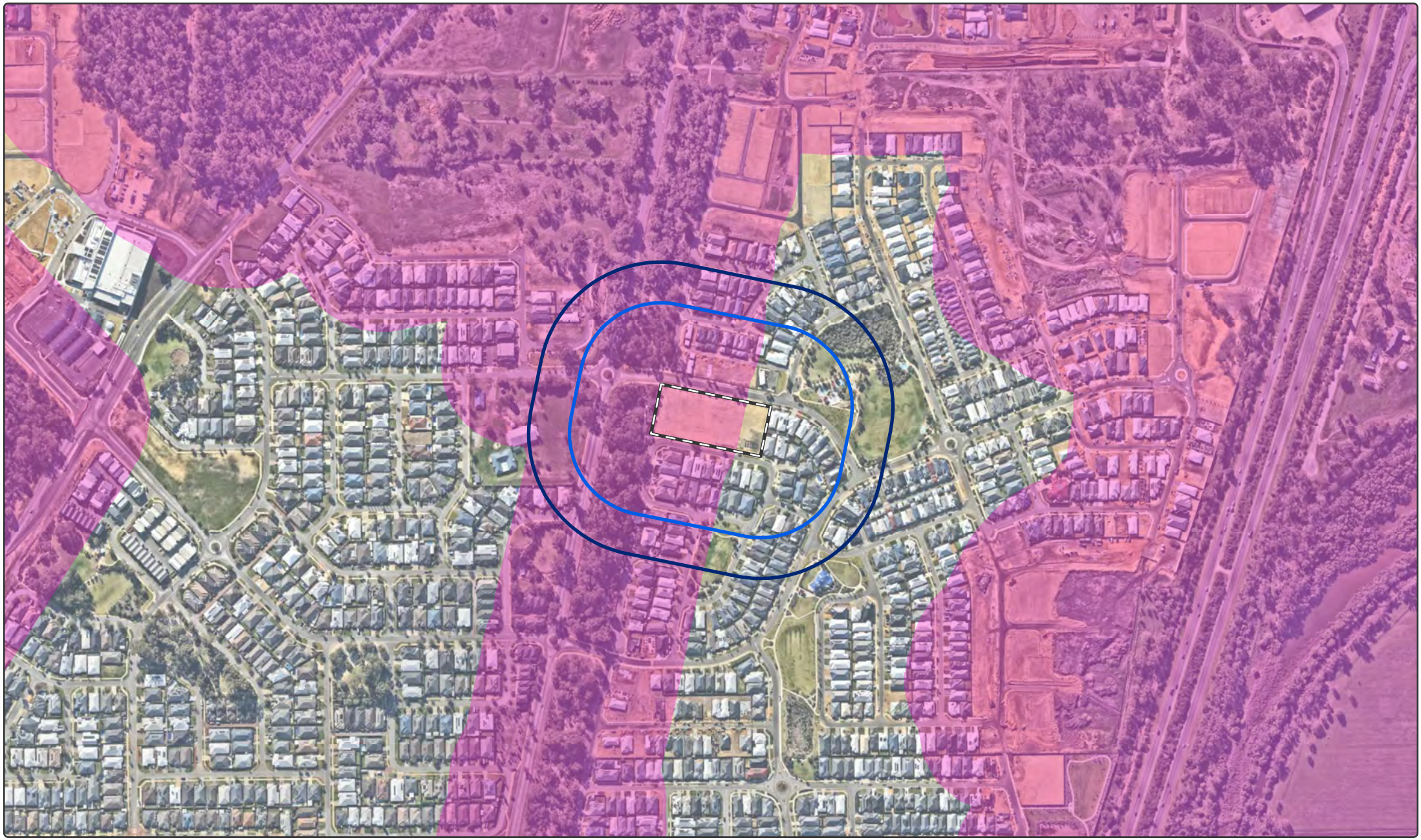


Figure 3: Bushfire Prone Areas

Subject site
100m site assessment
150m site assessment
Bushfire Prone Mapping (DFES 2021)

N

0 50 100 200
Metres

Datum/Projection:
GDA 1994 MGA Zone 50

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2. Bushfire assessment results

2.1 Bushfire assessment inputs

The following section is a consideration of spatial bushfire risk and has been used to inform the bushfire assessment in this report.

2.1.1 Fire Danger Index

A blanket Fire Danger Index (FDI) rating of FDI 80 is adopted for Western Australia, as outlined in Australian Standard *AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (SA 2018) and endorsed by Australasian Fire and Emergency Service Authorities Council (AFAC).

2.1.2 Vegetation classification and slope under vegetation

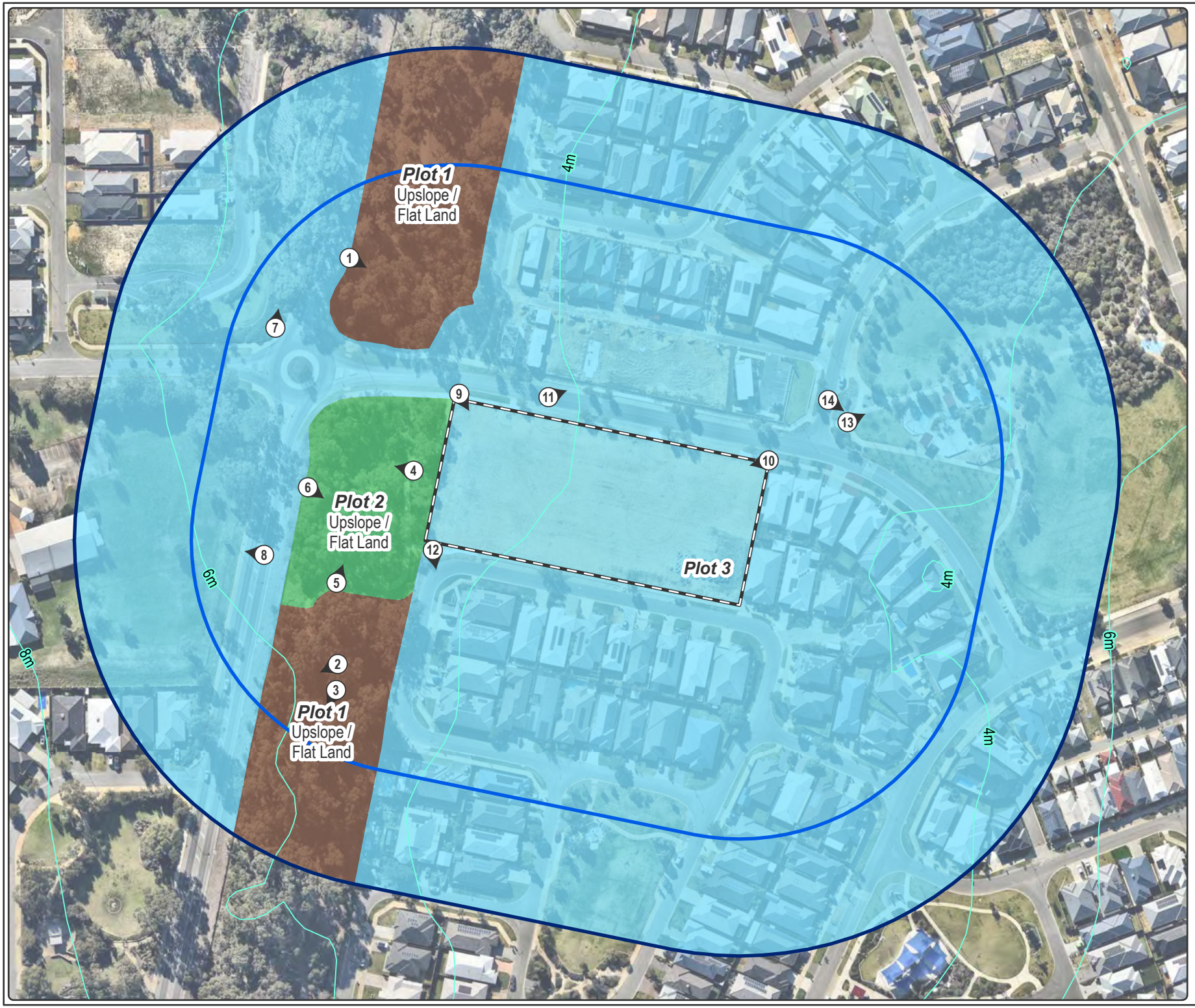
Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed in accordance with the Guidelines and *AS 3959: 2018* with regard given to the *Visual guide for bushfire risk assessment in Western Australia* (DoP 2016). Site assessment was undertaken on 19 August 2024.

The classified vegetation and effective slope for the proposed development from each of the identified vegetation plots are identified below in Table 1 and Figure 4.

Table 1: Classified vegetation as per AS 3959: 2018T

Plot	Vegetation Classification	Effective Slope
1	Class A Forest	All upslopes and flat land (0 degrees)
2	Class B Woodland	All upslopes and flat land (0 degrees)
3	Excluded AS 3959-2018 2.2.3.2 (e, f)	-

Photographs relating to each area and vegetation type are included in Appendix A.



Legend

- Subject site
- 100m site assessment
- 150m site assessment
- Photo location
- Contour (2m)

Vegetation classification

- Class A Forest
- Class B Woodland
- Excluded as per clause 2.2.3.2 (a), (e) and (f)

Figure 4: Vegetation Classification

0 40 80
Metres

Datum/Projection:
GDA 1994 MGA Zone 50

23PER7408-SC/OK Date: 14/10/2024

N

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2.2 Bushfire assessment outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 2.1.

2.2.1 BAL assessment

All land located within 100 m of the classified vegetation depicted in Figure 4 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- Fire Danger Index (FDI) rating;
- Vegetation class;
- Slope under classified vegetation; and
- Distance between proposed development area and the classified vegetation.

Based on the identified BAL, construction requirements for proposed buildings can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

2.2.2 Method 1 BAL assessment

Table 2 and Figure 5 display the Method 1 BAL assessment that has been completed for the proposed development in accordance with AS 3959: 2018 methodology.

Table 2: Method 1 BAL calculation (BAL contours)

Plot	Vegetation Classification	Effective Slope	Separation distances required				
			BAL FZ	BAL 40	BAL 29	BAL 19	BAL 12.5
1	Class A Forest	All upslopes and flat land (0 degrees)	<16	16-<21	21-<31	31-<42	42-<100
2	Class B Woodland	All upslopes and flat land (0 degrees)	<10	10-<14	14-<20	20-<29	29-<100
3	Excluded AS 3959-2018 2.2.3.2 (a, e, f)	-	No separation distances required – BAL-LOW				

Based on the site assessment inputs and BAL assessment, the proposed childcare centre within the subject site has a BAL rating of BAL-29 and proposed Stage 2 has a BAL rating of BAL-12.5.

The Guidelines state:

> *The bushfire construction requirements of the Building Code of Australia only apply to certain types of residential buildings (being Class 1, 2 or 3 buildings and/or Class 10a buildings or decks associated with a Class 1, 2 or 3 building) in designated bushfire prone areas. As such, AS 3959 does not apply to all buildings. Only vulnerable or high-risk land uses that fall within the relevant classes of buildings as set out in the Building Code of Australia will be required to comply with the bushfire construction requirements of the Building Code of Australia. As such, the planning process focuses on the location and siting of vulnerable and high-risk land uses rather than the application of bushfire construction requirements.*

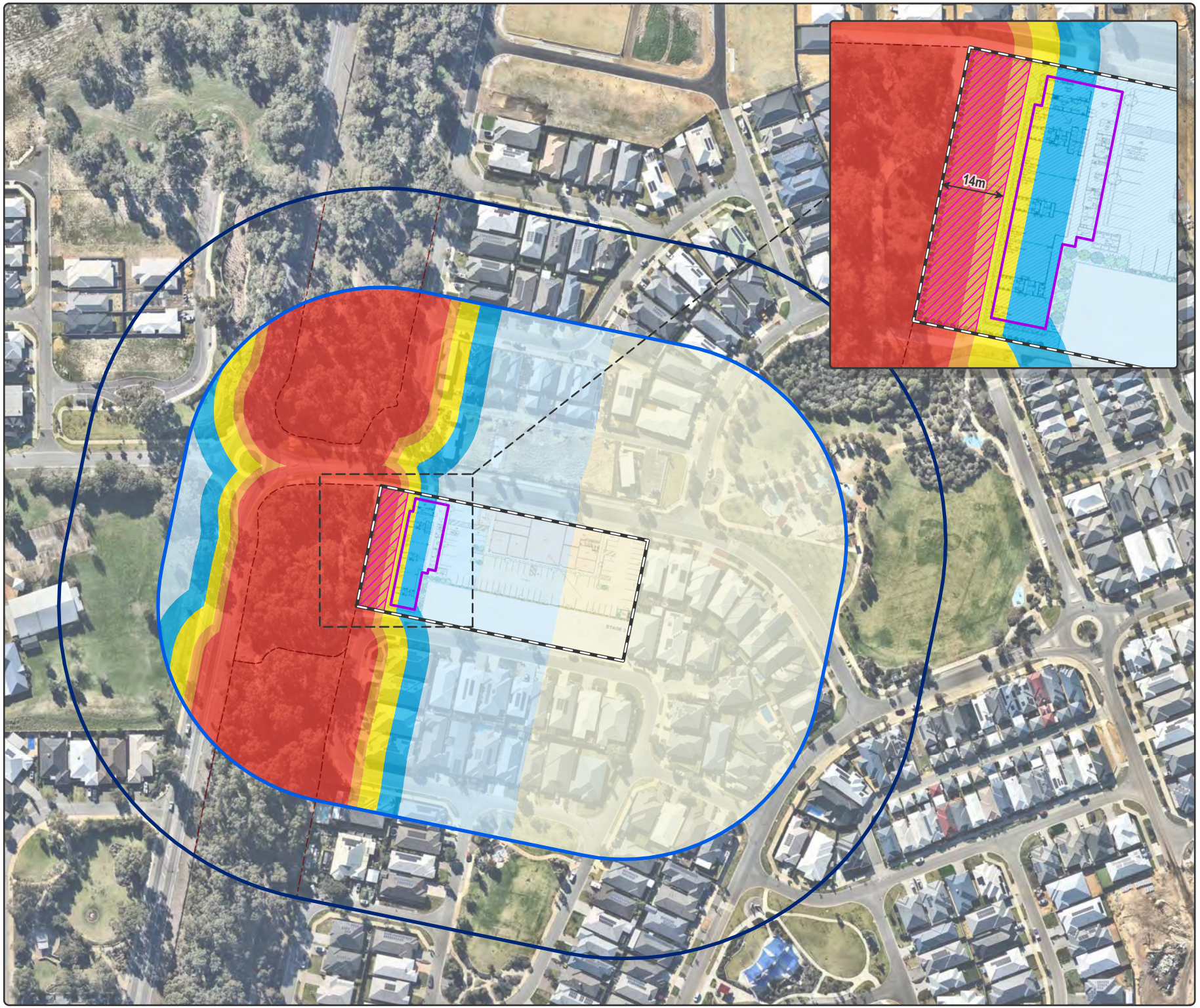
As neither the proposed childcare centre nor Stage 2 are Class 1, 2 or 3 buildings and/or Class 10a buildings or deck associated with a Class 1, 2 or 3 building, construction to AS 3959: 2018 is not required for this proposal. However, given the vulnerable nature of the development, ELA recommends that the childcare centre be constructed to BAL-29 standards.

Table 3: BAL rating for proposed buildings post development

		Vegetation most affecting BAL rating		
Proposed building/asset	**Plot**	**Vegetation classification**	**Separation distance (m)**	**BAL rating**
Childcare centre	2	Class B Woodland	14 m	BAL-29
Stage 2	2	Class B Woodland	50 m	BAL-12.5

2.3 Identification of issues arising from the BAL assessment

Should there be any changes in development design or vegetation/hazard extent that requires a modified bushfire management response, then the above BAL ratings will need to be reassessed for the affected areas and documented in a brief addendum to this BMP.



Legend

- Subject site
- 100m site assessment
- 150m site assessment
- Bushfire hazard interface
- Asset Protection Zone (APZ)
- Childcare Building

Bushfire Attack Level (BAL)

- BAL - FZ
- BAL - 40
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - LOW

Figure 5: Bushfire Attack Level (BAL) Contours

0 40 80

Metres

Datum/Projection:
GDA 1994 MGA Zone 50

23PER7408-SC/OK Date: 11/12/2024

N

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3. Assessment against the Bushfire Protection Criteria

3.1 Compliance

The proposed development is required to comply with policy measures 6.2, 6.5 and 6.6 of SPP 3.7 and the Guidelines. Implementation of this BMP is expected to meet objectives 5.1-5.4 of SPP 3.7.

In response to the above requirements of SPP 3.7 and the Guidelines, bushfire risk management measures, as outlined, have been devised for the proposed development in accordance with Guideline acceptable solutions to meet compliance with bushfire protection criteria.

Table 4 outlines the Acceptable Solutions (AS) that are relevant to the proposal and summaries how the intent of each Bushfire Protection Criteria has been achieved. No Performance Solutions (PS) have been proposed for this proposal. These management measures are depicted in Figure 6 where relevant.

Table 4: Summary of solutions used to achieve bushfire protection criteria

Bushfire Protection Criteria	AS	PS	N/A	Comment
Element 1: Location **A1.1 Development location**	☒	☐	☐	The development within the subject site will be located in an area subject to BAL ratings of ≤BAL-29 (Figure 5). *The proposed development is considered compliant with A1.1.*
Element 2: Siting and design of development **A2.1 Asset Protection Zone (APZ)**	☒	☐	☐	The proposed development has an APZ sufficient for the potential radiant heat flux to not exceed 29kW/m^2 and will be managed in accordance with the requirements of '*Standards for Asset Protection Zones*' (WAPC 2021; Appendix B). The APZ can be contained within the boundaries of the lot as shown in Figure 5 and Figure 6 and is to be managed in perpetuity in a low fuel state as per Standard for APZs (Appendix B). *The proposed development is considered to be compliant with A2.1.*
Element 3: Vehicular access **A3.1 Public Roads**	☒	☐	☐	The subject site is accessed via Daintree Street which is an existing public road. No new public or private roads are proposed. The Guidelines do not prescribe values for the trafficable (carriageway/pavement) width of public roads as they should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area. ELA are not traffic/civil engineers so cannot comment on whether these existing roads comply with Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area. ELAs assessment, however, has identified that the roads surrounding the

Bushfire Protection Criteria	AS	PS	N/A	Comment
				development are bitumen with estimated width of the sealed surface achieving a minimum width of 6 m and therefore consider the existing road network would provide suitable access and egress for the community and emergency services personnel in the event of a bushfire. Vehicular access technical requirements in accordance with the Guidelines are detailed in Appendix C. *The proposed development is considered to be compliant with A3.1.*
A3.2a Multiple access routes	☒	☐	☐	Multiple access routes are provided to the subject site with access and egress provided via Daintree Street in east and west directions to access the suitable destinations (Figure 6). *The proposed development area is considered to be compliant with A3.2a.*
A3.2b Emergency Access way	☐	☐	☒	*No Emergency Access Ways are required or proposed.* *A3.2b is not applicable to this proposed development.*
A3.3 Through-roads	☐	☐	☒	Acceptable Solution A3.3 applies to the strategic planning proposal, structure plan or subdivision application stage of the planning process. This proposal involves a development application within the subject site. *A3.3 is not applicable to this proposed development.*
A3.4a Perimeter roads	☐	☐	☒	Acceptable Solution A3.4a applies to the strategic planning proposal, structure plan or subdivision application stage of the planning process. This proposal involves a development application within the subject site. *A3.4a is not applicable to this proposed development.*
A3.4b Fire service access route	☐	☐	☒	Acceptable Solution A3.4b applies to the strategic planning proposal, structure plan or subdivision application stage of the planning process. This proposal involves a development application within the subject site. *A3.4b is not applicable to this proposed development.*
A3.5 Battle-axe access legs	☐	☐	☒	Acceptable Solution A3.5 applies to the structure plan or subdivision application stage of the planning process. This proposal involves a development application within the subject site. *A3.5 is not applicable to this proposed development.*
A3.6 Private driveways	☐	☐	☒	A new driveway is proposed within this development.

Bushfire Protection Criteria	AS	PS	N/A	Comment
				The proposed development area has access and egress via Daintree Street. The speed limit is less than 70kpm/h, the subject site has access to reticulated water and the distance between the most external part of the development and the public road is less than 70m in length. This proposed development is therefore not required to comply with technical requirements for private driveways. *A3.6 is not applicable to this proposed development.*
A4.2 Provision of water for firefighting purposes	☒	☐	☐	Existing reticulated water is present within the area and the subject site is connected to this water supply. Hydrants are located on Morwell Loop and Daintree Street as depicted in (Figure 6). ELA assumes the surrounding network of hydrants meet Water Corporation design Standard DS 63 and LGA specifications given they are established and within the Perth metropolitan area. The proposed development is considered to be compliant with A4.2.
Element 5: Vulnerable tourism land uses	☐	☐	☒	This development application is not considered vulnerable tourism land use. *Element 5 is not applicable to this proposed development.*

NOTE – AS- ACCEPTABLE SOLUTION, PS- PERFORMANCE SOLUTION, N/A- NOT APPLICABLE

3.2 Additional Bushfire Requirements

Due to the vulnerable nature of the proposed childcare centre land use, a Bushfire Emergency Evacuation Plan (BEEP) will be developed in line with *A Guide to developing a Bushfire Emergency Evacuation Plan* (WAPC, 2019*).* This BMP and BEEP are to be used in conjunction with one another to ensure that the intent of SPP 3.7 is achieved.

All landscaped areas within the subject site will be maintained to a low threat standard as per clause 2.2.3.2(f) of AS 3959: 2018 or in accordance with Standards for Asset Protection Zones (Appendix B).

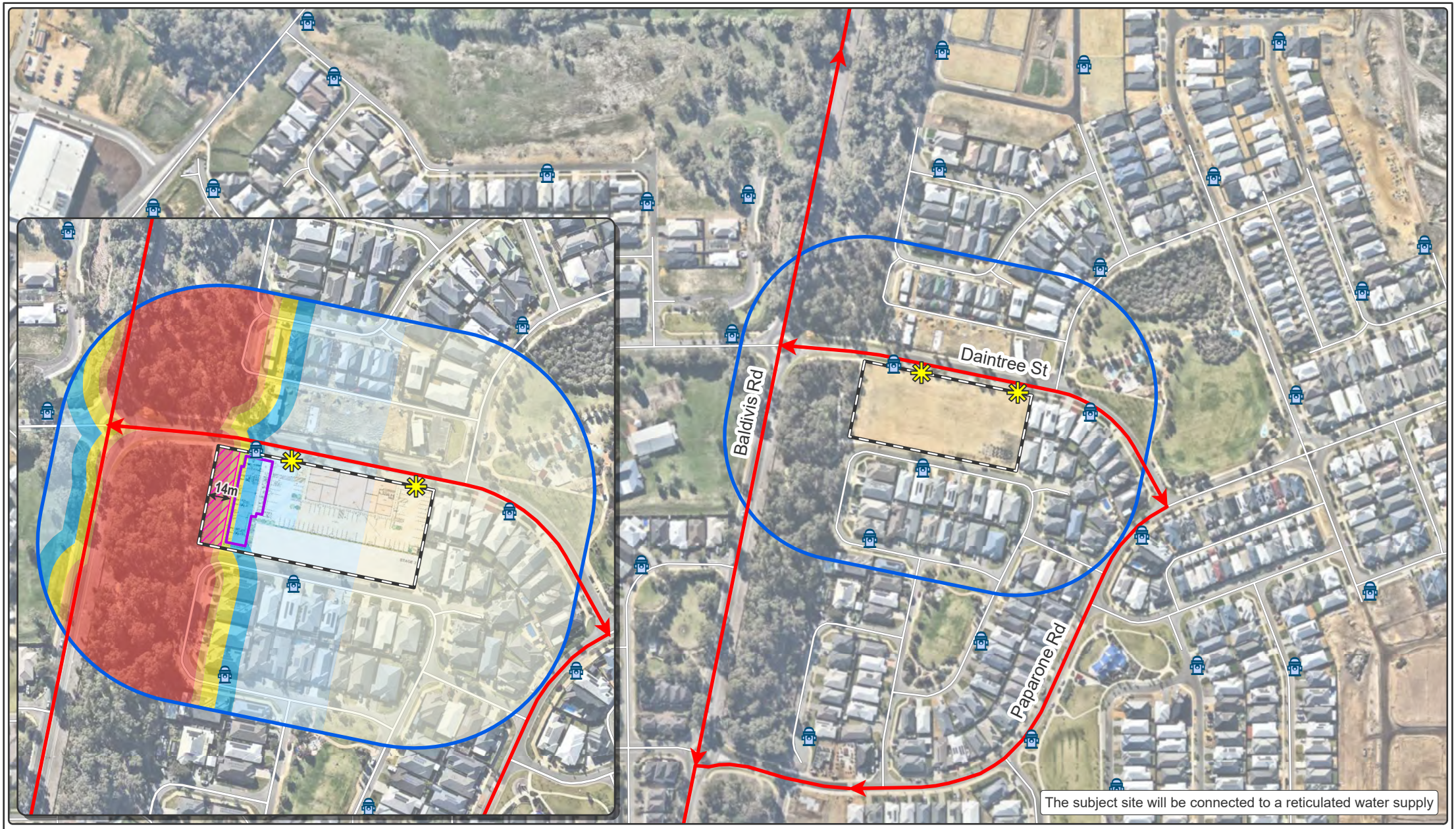


Figure 6: Spatial representation of the bushfire management strategies

- Subject site
- 100m site assessment
- Lot boundary
- Asset Protection Zone (APZ)
- Childcare Building
- Hydrant
- Access point
- Access / egress route

Bushfire Attack Level (BAL)

- BAL - FZ
- BAL - 40
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - LOW

0 70 140
Metres

Datum/Projection:
GDA 1994 MGA Zone 50
23PER7408-OK Date: 11/12/2024

N

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4. Implementation and enforcement

Implementation of the BMP applies to the developer, future owners within the subject site and the local government to ensure bushfire management measures are adopted and implemented on an ongoing basis. A summary of the bushfire management measures described in Section 3, as well as a works program, is provided in Table 5. These measures will be implemented to ensure the ongoing protection of life and property assets is achieved. Timing and responsibilities are also defined to assist with implementation of each measure.

Table 5: Proposed work program

No	Bushfire management measure	Responsibility
Prior to occupancy		
1	Ensure Section 70A Notification on Title advising the site is located within a Bushfire Prone Area and subject to the BMP and BEEP.	City of Rockingham
2	Ensure proposed buildings are located outside of areas subject to BAL-FZ and BAL-40 as per the design in Figure 2, Figure 5 & Figure 6.	Developer
3	Ensure all landscaped areas (outside of the APZ area) are maintained to a low threat standard as per Clause 2.2.3.2 (f) of AS 3959: 2018.	Developer / Owner
4	Ensure APZ is implemented and maintained as per Figure 5, Figure 6 and Appendix B	Developer/ Owner
5	Construct childcare centre building to BAL-29 standards as per AS 3959: 2018.	Builder
6	Prepare and maintain Bushfire Emergency Evacuation Plan for the Childcare Centre to comply with *A guide to developing a Bushfire Emergency Evacuation Plan (WAPC, 2019).*	Developer / Owner
Ongoing management		
7	Maintain APZ shown in Figure 5 & Figure 6 to the standard in the Guidelines and maintain landscaped areas to a low threat standard as per Clause 2.2.3.2 (f).	Owner
8	Review the BEEP prepared for the development on an annual basis and update details/procedures as required.	Owner/Operator

5. Conclusion

In the author's professional opinion, the bushfire protection requirements listed in this assessment provide an adequate standard of bushfire protection for the proposed development. As such, the proposed development is consistent with the aim and objectives of SPP 3.7 and associated guidelines and is recommended for approval.

6. References

Department of Fire and Emergency Services (DFES), 2021, *Map of Bush Fire Prone Areas, [Online]*, Government of Western Australia, available from: ArcGIS Web Application (slip.wa.gov.au)

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Appendix A – Classified Vegetation Photos

Plot	1	Classification or Exclusion Clause	Class A Forest

Photo Point 1

The trees in this portion of vegetation are less than 20 m high with a foliage cover less than 70%. The area is dominated by Eucalypts.

This plot generally lacks the mid shrub layer typical of Class A Forest classification. However, due to density of foliage cover being greater than 30% as well as the presence of saplings, grasses and leaf litter, a worst case scenario classification has been applied to this plot.

Slope under vegetation was assessed as upslope/flat land.



Plot	1	Classification or Exclusion Clause	Class A Forest

Photo Point 2

The trees in this portion of vegetation are less than 20 m high with a foliage cover less than 70%. The area is dominated by Eucalypts and has small trees.

This plot generally lacks the mid shrub layer typical of Class A Forest classification. However, due to density of foliage cover being greater than 30% as well as the presence of saplings, grasses and leaf litter, a worst case scenario classification has been applied to this plot.

Slope under vegetation was assessed as upslope/flat land.



Plot	2	Classification or Exclusion Clause	Class A Forest

Photo Point 3

The trees in this portion of vegetation are less than 20 m high with a foliage cover less than 70%. The area is dominated by Eucalypts and has small trees.

This plot generally lacks the mid shrub layer typical of Class A Forest classification. However, due to density of foliage cover being greater than 30% as well as the presence of saplings, grasses and leaf litter, a worst case scenario classification has been applied to this plot.

Slope under vegetation was assessed as upslope/flat land.



Plot	2	Classification or Exclusion Clause	Class B Woodland

Photo Point 4

The trees within this plot are less than 20 m in height with a foliage cover less than 30%. The area is significantly more sparse than Plot 1 with Eucalypts and a grassy understorey throughout. This vegetation was considered mature at the time of assessment and regrowth to Class A Forest was not considered likely.

Slope under vegetation was assessed as upslope/ flat land.



Plot	2	Classification or Exclusion Clause	Class B Woodland

Photo Point 5

The trees within this plot are less than 20 m in height with a foliage cover less than 30%. The area is significantly more sparse than Plot 1 with Eucalypts and a grassy understorey throughout. This vegetation was considered mature at the time of assessment and regrowth to Class A Forest was not considered likely.

Slope under vegetation was assessed as upslope/ flat land.



Plot	2	Classification or Exclusion Clause	Class B Woodland

Photo Point 6

The trees within this plot are less than 20 m in height with a foliage cover less than 30%. The area is significantly more sparse than Plot 1 with Eucalypts and a grassy understorey throughout. This vegetation was considered mature at the time of assessment and regrowth to Class A Forest was not considered likely.

Slope under vegetation was assessed as upslope/ flat land.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 7

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018. This is an area of low threat, maintained vegetation, roads and buildings.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, (f)

Photo Point 8

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018. This is an area of low threat, maintained vegetation, roads and buildings.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 9

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018.

This image shows the subject site, which is an area of low threat, maintained vegetation.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 10

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018.

This image shows the subject site, which is an area of low threat, maintained vegetation.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 11

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018. This is an area of low threat, maintained vegetation, roads and buildings.

This image shows Daintree road, adjacent to the subject site.



Plot	3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 12

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018. This is an area of low threat, maintained vegetation, roads and buildings.

This image shows Morwell Loop, the adjacent to the subject site.



Plot 3	Classification or Exclusion Clause	Excluded AS 3959-2018 2.2.3.2 (e, f)

Photo Point 13

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018.

This is an area of low threat, maintained vegetation, paths and play equipment set within Daintree Street Park.



Photo Point 14

This plot has been excluded under Clause 2.2.3.2 (e) and (f) of AS 3959: 2018.

This is an area of low threat, maintained vegetation, paths and play equipment set within Daintree Street Park.



Appendix B – Standards for Asset Protection Zones

The following standards have been extracted from the *Guidelines for Planning in Bushfire Prone Areas v 1.4* (WAPC 2021).

Every habitable building is to be surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

a. Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL-29) in all circumstances.

b. Location: the APZ should be contained solely within the boundaries of the lot on which a building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes).

c. Management: the APZ is managed in accordance with the requirements of '*Standards for Asset Protection Zones*' (below):

- Fences within the APZ:
  - Should be constructed from non-combustible materials or bushfire-resisting timber referenced in Appendix F of AS 3959.
- Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness):
  - Should be managed and removed on a regular basis to maintain a low threat state;
  - Should be maintained at <2 tonnes per hectare (on average); and
  - Mulches should be non-combustible (e.g. stone, gravel or crushed mineral earth) or wood mulch >6 millimetres in thickness.
- Trees (>6 metres in height):
  - Trunks at maturity should be a minimum distance of six metres from all elevations of the building;
  - Branches at maturity should not touch or overhand a building or powerline;
  - Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation;
  - Canopy cover within the APZ should be <15 per cent of the total APZ area; and
  - Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

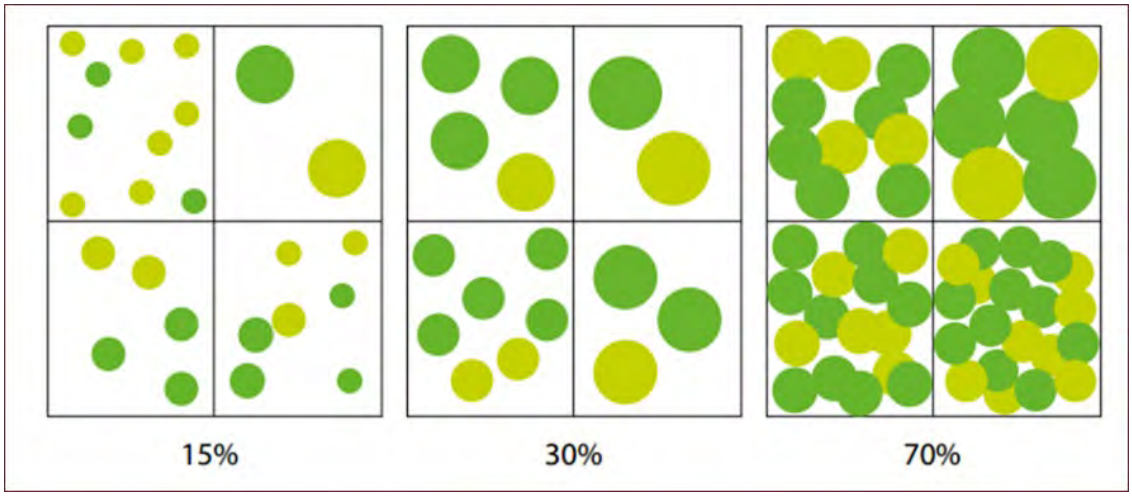


Figure 7: Illustrated tree canopy cover projection (WAPC 2021)

- Shrub and scrub 0.5 metres to six metres in height (shrub or scrub >6 metres in height are to be treated as trees):
  - Should not be located under trees or within three metres of buildings;
  - Should not be planted in clumps >5 square metres in area; and
  - Clumps should be separated from each other and any exposed window or door by at least 10 metres.
- Ground covers <0.5 metres in height (ground covers >0.5 metres in height are to be treated as shrubs):
  - Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above; and
  - Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
- Grass:
  - Grass should be maintained at a height of 100 millimetres or less, at all times; and
  - Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
- Defendable space:
  - Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
- LP Gas Cylinders:
  - Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building;
  - The pressure relief valve should point away from the house;
  - No flammable material within six metres from the front of the valve; and
  - Must site on a firm, level and non-combustible base and be secured to a solid structure.

Additional notes

The Asset Protection Zone (APZ) is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level. Hazard separation in the form of using subdivision design elements or excluded and low threat vegetation adjacent to the lot may be used to reduce the dimensions of the APZ within the lot.

The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.

Plant flammability, landscaping design and maintenance should also be considered for trees, shrub, scrub and ground covers with the APZ. Please refer to explanatory notes 'E2 Managing an Asset Protection Zone (APZ) to a low threat state,' 'E2 Landscaping and design of an asset protection zone,' and 'E2 Plant flammability' in the Guidelines for further information relating to APZ standards.

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Appendix C - Vehicular access technical requirements (WAPC 2021)

Technical requirements	Public road	Emergency access way[1]	Fire service access route[1]	Battle-axe and private driveways[2]
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (m)	N/A	6	6	6
Minimum vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum grade unsealed road[3]	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road[3]	As outlined in the IPWEA Subdivision Guidelines	1:7 (14.3%)		
Maximum average grade sealed road	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Minimum inner radius of road curves (m)	As outlined in the IPWEA Subdivision Guidelines	8.5		

[1] To have crossfalls between 3 and 6 %.

[2] Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

[3] Dips must have no more than a 1 in 8 (12.5% -7.1 degree) entry and exit angle



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Bushfire Emergency Evacuation Plan Development Application: 2 Daintree Street, Baldivis

Oreana Project Management Pty Ltd

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IN CASE OF A BUSHFIRE EMERGENCY, FOLLOW THE EVACUATION PLAN POSTER LOCATED IN APPENDIX A WHICH SHOULD ALSO BE PLACED IN PROMINENT STAFF LOCATIONS

THIS REPORT IS TO SUPPORT THE PLANNING APPROVAL PROCESS AND SUPPORTING DETAIL TO THE EVACUATION PLAN POSTER

THIS PLAN MUST BE UPDATED PRIOR TO OCCUPANCY, AND UPDATED ANNUALLY THEREAFTER

NB: ANY DIRECT AND SPECIFIC EMERGENCY RESPONSE MESSAGES REGARDING THIS SITE FROM DFES OR OTHER EMERGENCY PERSONNEL WILL OVERRIDE THE ACTIONS DETAILED IN THIS BEEP

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DOCUMENT TRACKING

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Approved by	Eva Cronin (BPAD Level 2 – 45482)
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Template 2.8.1

Version control		
Version	**Purpose**	**Date**
v1	Draft – Submission to client	5 November 2024
v2	Draft – Submission to client	12 November 2024
v3	Draft – Submission to client	12 November 2024

DRAFT - UPDATE PRIOR TO OCCUPANCY

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1. Overview

This Bushfire Emergency Evacuation Plan (BEEP) is for a proposed Childcare Centre at 2 Daintree Street, Baldivis within the City of Rockingham, and has been designed to assist management to protect life and property in the event of a bushfire. The Childcare Centre is Stage 1 of the development; Stage 2 will follow in future.

This plan was developed in line with '*A Guide to Developing a Bushfire Emergency Evacuation Plan*' (WAPC 2019) to support the Development Application to construct a new Childcare Centre.

Some items are highlighted in yellow which comprise items To Be Confirmed (TBC) as the required information was not available at the time this plan was developed. It is critical that this plan be updated with all required information prior to the occupation of the Childcare Centre.

This plan assumes that the Bushfire Management Plan (BMP) prepared for the Childcare Centre has been implemented, including construction recommendations to achieve a Bushfire Attack Level (BAL) of BAL-29 for the on-site-shelter-in-place.

This plan outlines procedures for both evacuation off-site and on-site shelter-in-place to enhance the protection of occupants from the threat of a bushfire.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

1.1 Bushfire emergency response summary

The primary bushfire management action is:

EARLY CLOSURE OF THE FACILITY UNDER EXTREME (FBI≥75 and on advice by DFES) and CATASTROPHIC (i.e. FBI 100+) FIRE DANGER RATINGS

The primary action to follow in a bushfire emergency is to:

EVACUATE OFF-SITE (ONLY IF TIME PERMITS), OR AS OTHERWISE ADVISED BY EMERGENCY SERVICES). TIME REQUIRED TO EVACUATE OFF-SITE IS AS FOLLOWS:
*** BALDIVIS SPORTS COMPLEX (PRIMARY OFF-SITE EVACUATION REFUGE): 100 MINUTES**
*** DAINTREE STREET PARK (SECONDARY OFF-SITE EVACUATION REFUGE): 70 MINUTES**

The secondary action to follow in a bushfire emergency is to:

SHELTER-IN-PLACE

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Table 1: Facility Details

Facility information	Detail
Name of facility:	TBC
Address:	2 Daintree Street, Baldivis
Facility phone number:	TBC
Name of Facility Manager:	TBC
Facility Manager phone number:	TBC
Type of facility:	Childcare Centre
Number of buildings:	1
Gardener/Caretaker on-site:	TBC
Total number of people* on-site:	Children: 112
	Staff: 23
	Visitors: 7
	TOTAL: 142
	NB: total inclusive of 112 occupants with support needs.
Description of support needs:	The Childcare Centre will be caring for young children aged 0 months to 5 years that require on going supervision. Staff onsite are trained and are familiar with the requirements to care for these children.

* NB: hereafter all people on-site will collectively be known as 'occupants' unless it is important to distinguish between them otherwise.

1.2 Site risk analysis

In consideration of the bushfire risk to the site and occupants' characteristics, the following points in Table 2 were considered in determining the bushfire emergency response procedures for the facility.

Table 2: Site risk analysis

Risk	Detail
Vegetation	Within the facility, all landscaped areas within the subject site will be maintained to a low threat standard as per clause 2.2.3.2(f) of AS 3959: 2018, or in accordance with Standards for Asset Protection Zones (APZ). Vegetation that poses the greatest bushfire threat from outside the facility is associated with the tramway reserve vegetation located to the west, which comprises Class B Woodland and Class A Forest.
Bushfire hazard separation	The Class B Woodland located adjacent to the site is separated from the Childcare Centre by a 14 m-wide outdoor play area that will be managed to APZ standards. Adjoining the Class B Woodland to the south, is Class A Forest. The Class A forest to the north-west of the facility is separated from the facility by Daintree Street.
Potential ignition sources	Potential ignition sources are possible via vehicle accidents (including car park), electrical faults, cigarette butts, lightning strikes and illegally lit fires.

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Risk	Detail
Firefighting resources	Onsite resources: TBC e.g. fire extinguishers, fire blankets, fire hose reel in the Childcare Centre. The nearest career fire brigade (Rockingham) is located 9 km away, with an estimated 10 minute travel time to the facility. The nearest volunteer fire brigade (Baldivis) is 5 km away, with an estimated 7 to 8 minute travel time to the facility.
Site access/egress	Access/egress to/from the Childcare centre is available via Daintree Street. Daintree Street connects to Baldivis Road in the west, as well as Paparone Road in the east, which in turn also connects back to Baldivis Road further south. From Baldivis Road, travel is available in multiple directions. When Stage 2 of the complex is developed, there will be an additional access/egress point to the lot.
Evacuation considerations	It is possible that impacts could be expected before occupants have had the opportunity to undertake safe evacuation off-site (i.e. bushfire scenarios which occur with limited warning and result in insufficient time to evacuate before bushfire attack is experienced). In this case, on-site refuge is to be sought.
Personnel characteristics	Children ages 0 months to 5 years will be at the Childcare Centre. Time for evacuation will need to consider the need for transportation off-site and the time taken to coordinate and mobilise the children.

1.3 Bushfire management measures

Given the possibility for a bushfire scenario to affect the facility, a range of bushfire risk management measures have been/are proposed, which include:

- BAL-29 construction of the Childcare Centre with BAL-29 exposure, and an Asset Protection Zone (APZ) placed over the outdoor play area.
- Vegetation excludable under Clause 2.2.3.2 (f) of AS 3959:2018 being planted in garden beds as well as that bordering the facility.
- A Bushfire Emergency Evacuation Plan that:
  - Mandates closure of the site based on the highest Australian Fire Danger Rating (AFDR)/Fire Behaviour (FBI) ratings.
  - Identifies clear triggers and actions with the primary action being evacuation off-site (should time permit) and the secondary action being to shelter on-site.

1.4 Assumptions

1.4.1 Off-site evacuation timing

It is always safer to evacuate off-site, but only if there is enough time to do so. There are two off-site evacuation refuges:

- Primary off-site evacuation refuge (Baldivis Sports Complex).
- Alternate off-site evacuation refuge (Daintree Street Park).

Baldivis Sports Complex is the preferred off-site evacuation refuge; however, this requires the use of buses to transport occupants which results in a greater total evacuation time (100 minutes). Should

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there not be enough time to reach the Baldivis Sports Complex, Daintree Street Park can be utilised (70 minutes evacuation time).

1.4.1.1 Primary off-site evacuation

Allow for a total of **100 minutes** to assemble occupants and travel to the Baldivis Sports Complex in Baldivis. This is a conservative estimate that allows for fire detection, pre-movement, movement and evacuation as per the *Australian Fire Engineering Guidelines* (ABCB, 2021).

Action	Timing
Receipt of notification and determination of emergency response (i.e. evacuate or shelter-in-place):	10 minutes
Time for assembly and mobilisation of all occupants at the assembly area and to inform of the emergency response being undertaken:	10 minutes
Time to leave the assembly area and depart the Childcare Centre: • NB: timing factors in bus arrival, time to load passengers*, traffic congestion to get off-site.	30 minutes
Time to travel to off-site evacuation refuge (Baldivis Sports Complex, Baldivis), approximately 6 km to the south-west: • NB: timing factors in one trip with two buses*, time to unload passengers.	15 minutes
Total time to notify, assemble and mobilise, and travel to off-site evacuation refuge:	65 minutes
Adding a safety factor of 1.5 to the total time to load and travel results in total off-site evacuation time to the Baldivis Sports Complex of:	**100 minutes**[1]

*This estimate has been based on:

- A total of one bus trip with two buses (assumed 100-seat capacity each bus) between the Childcare Centre and the Baldivis Sports Complex to transport 142 occupants (112 students, 23 employees, 7 visitors):

NB: In a rapid onset bushfire scenario where there is not enough time to evacuate (i.e. 105 minutes), the safest option is to remain on-site.

[1] Rounded up to the nearest 5 minutes.

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1.4.1.2 Alternate off-site evacuation

Allow for a total of **70 minutes** to assemble occupants and travel to the Daintree Street Park in Baldivis. This is a conservative estimate that allows for fire detection, pre-movement, movement and evacuation as per the *Australian Fire Engineering Guidelines* (ABCB, 2021).

Action	Timing
Receipt of notification and determination of emergency response (i.e. evacuate or shelter-in-place):	10 minutes
Time for assembly and mobilisation of all occupants at the assembly area and to inform of the emergency response being undertaken:	10 minutes
Time to leave the assembly area and depart the Childcare Centre:	5 minutes
Time to travel by foot to alternate off-site evacuation refuge (Daintree Street Park, Baldivis), approximately 250 m to the east: • NB: timing factors in multiple trips*	20 minutes
Total time to notify, assemble and mobilise, and travel to off-site evacuation refuge:	45 minutes
Adding a safety factor of 1.5 to the total time to travel results in total off-site evacuation time to Daintree Street Reserve of:	**70 minutes**[2]

*This estimate has been based on:

- A total of three trips on foot between the Childcare Centre and the Daintree Street Park to transport 142 occupants (112 students, 23 employees, 7 visitors):
  - The three trips will comprise:
    - Journey to Daintree Street Park (3 x 5 mins).
    - Journey back (of some staff) to the Childcare Centre (2 x 2 mins[3]).
    - NB: 3 trips have been accounted for as it is assumed children 0 months to 2 years will need to be carried, while children 2 years and above can walk, with supervision. There will not be enough staff to do this in one trip (i.e. 32 children 0 months to 2 years vs 23 staff), and staff will need to supervise children who are walking and those at the Daintree Street Park.

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[2] Rounded up to the nearest 5 minutes.

[3] There would only be two trips back to the Childcare Centre and these trips would comprise adults, so travel time is reduced.

1.4.2 Shelter-in-place rationale

Shelter in-place may be required in the following instances:

- There is not enough time to evacuate.
- There are difficulties arranging a suitable mode of transport for all occupants.
- There has been a Watch and Act alert issued with fire in the tramway reserve vegetation, or other evacuation routes are blocked.
- An Emergency Warning alert has been issued.

The **primary shelter-in-place location** is the **Childcare Centre (specifically Activity 01 room, Activity 02 room and the entry to the facility)**.

The on-site shelter-in-place location has been determined to be a suitable on-site safe location based on the following:

- The Childcare Centre building will be built to a BAL-29 standard in line with AS 3959:2018.
- Has an APZ sufficient to ensure the maximum radiant heat flux exposure of the building will be ≤29 kW/m^2.
- Is a building that has a room with two exits.
- It can accommodate the required number of people (142):
    - Combined floor space of the Activity 01 room, Activity 02 room and entry to the childcare centre = 142 m^2.
    - While the exact useable floor space is yet to be determined, the Activity 01 room, Activity 02 room and the entry to the childcare centre is likely to be able to accommodate 112 children and 30 adults. WAPC (2021) refers to 1 m^2 per person, however, children will occupy much less space than adults and the minimum floor area requirements in the Design and Construction of Community Bushfire Refuges Handbook (ABCB 2014) is 0.75 m^2 per person.
- The childcare centre is in proximity to a public road and is easily accessible by emergency services through the use of the internal site access roads/carpark.

1.4.3 Bus contractor

A bus contractor will be required to transport the children to the primary off-site evacuation facility. Arrangements will need to be made with the chosen bus contractor that they can be immediately available if required. This will involve making an agreement with the bus contractor, and checking this agreement still stands prior to the onset of the bushfire season each year.

1.5 Limitations:

- Visitors may not be familiar with the site/area.
- In times of stressful situations such as bushfire emergency response, people's behaviour, in particular children's, can be erratic.
- Traffic conditions in a bushfire emergency may impact on the time required (and safety) of the evacuation to the Baldivis Sports Complex in Baldivis.
- Smoke and heat from a bushfire (particularly in a rapid-onset event) may limit the ability for evacuation to the Baldivis Sports Complex in Baldivis.

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1.6 Emergency Response Procedure

Based on the above analysis, the following actions are recommended:

1. The primary bushfire management action is **EARLY CLOSURE OF THE FACILITY UNDER EXTREME (FBI≥75 AND ON ADVICE BY DFES) and CATASTROPHIC FIRE DANGER RATINGS.**
2. The primary action to follow in a bushfire emergency is **EVACUATE OFF-SITE (ONLY IF TIME PERMITS), OR AS OTHERWISE ADVISED BY EMERGENCY SERVICES. TIME REQUIRED TO EVACUATE OFF-SITE IS AS FOLLOWS:**
   - **Baldivis Sports Complex (primary off-site evacuation refuge): 100 minutes.**
   - **Daintree Street Park (secondary off-site evacuation refuge): 70 minutes.**
3. The secondary action to follow in a bushfire emergency is **SHELTER-IN-PLACE.**

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

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2. Emergency Control Organisation: Responsibilities

Table 3 outlines responsibilities for implementing the emergency procedures in the event of a bushfire. These responsibilities align with *AS 3745: 2010 Planning for Emergencies in Facilities* (Standards Australia 2010). These positions are collectively known as the Emergency Control Organisation. All staff in Emergency Control Organisation responsibilities should be appropriately trained and able to act up one position if required e.g. Wardens to act as Deputy Chief Warden, Deputy Chief Warden to act as Chief Warden.

Note: the Emergency Control Organisation has the authority to give instructions according to actions in this BEEP in the event of a bushfire emergency. This authority is intended to ensure that, during an emergency situation, life safety takes precedence over asset protection, environmental considerations, production operations and business continuity (Standards Australia 2010).

NB Any direct and specific emergency response instructions regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

Table 3: Staff requirements in event of bushfire emergency

Position	Building/area of Responsibility	Responsibility
Chief Warden	Whole Facility	Ensure DFES has been contacted (000). Upon receiving information on the presence of a bushfire threat, make the decision to evacuate or shelter-in-place (as guided by this Bushfire Emergency Evacuation Plan and/or DFES [000]). Announce via PA system, that occupants are to assemble at the assembly area. Once assembled, announce the emergency response (i.e. evacuate/shelter-in-place). Facilitate the emergency response plan (i.e. off-site evacuation or shelter-in-place) and monitor progress of evacuation/shelter-in-place. Ensure that wardens are advised of the situation, and delegate responsibilities as required. Inform DFES that evacuation or on-site shelter in place has been executed and whether there are any persons unaccounted for/injured. If DFES attend the facility, brief DFES re: occupant composition, status of bushfire response and, thereafter, act on the senior officer's instructions. Execute any other actions as considered to be necessary or as directed by DFES/other Emergency Services.
Deputy Chief Warden	Whole Facility	Facilitate the emergency response plan (i.e. off-site evacuation or shelter-in-place) and monitor progress of evacuation/shelter-in-place. Collect Visitors sign in book/daily child attendance records. Collect hard copies of the Bushfire Emergency Evacuation Plan and distribute to the ECO. In the event of evacuation: • Deputy Chief Warden to conduct sweep of buildings to ensure no personnel remain in buildings. Direct personnel as appropriate.

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Position	Building/area of Responsibility	Responsibility
		• At the same time as undertaking the sweep of the building, ensure all doors and windows of buildings are closed, particularly fire doors and smoke doors (only if time permits). • Account for all occupants at the assembly point, on the bus (if evacuating to the primary off-site evacuation refuge) and at the off-site evacuation refuge. In the event of shelter-in-place: • Deputy Chief Warden to conduct sweep of buildings to ensure no personnel remain in buildings, with the exception of the on-site refuge shelter. Direct personnel as appropriate. • At the same time as undertaking the sweep of the building, ensure all doors and windows of buildings are closed, particularly fire doors and smoke. • Account for all occupants. Confirm with the chief warden that deputy chief warden responsibilities have been executed or confirm with a senior officer of DFES/other attending Emergency Services if the chief warden is not contactable.
Wardens	Whole facility	Facilitate the emergency response plan (i.e. off-site evacuation or shelter-in-place) and monitor progress of evacuation/shelter-in-place. In the event of evacuation: • Ensure the orderly evacuation of occupants. • Irrigation system enabled if impact of fire imminent (only if safe to do so). In the event of shelter-in-place: • Ensure the orderly flow of occupants to the shelter-in-place. • Ensure all flammable material and equipment are moved away from windows, doors and air-conditioner units. • Prior to the bushfire approaching, evaporative air conditioners (where installed in buildings) can be run to wet the filter pads. They should be switched off when smoke or ash is nearby, but water can still be run over the filter with the fan off. • Irrigation system enabled if impact of fire imminent (only if safe to do so). • Wardens to observe exterior fire situation from inside the shelter-in-place building and inform Chief Warden of conditions (including fire front approaching or having passed). • Wardens (in pairs) to check the roof cavity for embers and inform Chief Warden if a fire occurs. Co-opt persons as required to assist a warden during an emergency. Assist occupants with disabilities. Confirm with the chief warden that warden responsibilities have been executed or confirm with a senior officer of DFES/other attending Emergency Services if the chief warden is not contactable. Execute duties as directed by the chief warden or deputy chief warden.

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Position	Building/area of Responsibility	Responsibility
Communications Officer	Communications with affected parties	Confirm with the chief warden that DFES has been notified (000) of the emergency response and are updated once the emergency response has been executed (i.e. evacuation or shelter-in-place). Transmit instructions and information as required. In the event of evacuation, contact the off-site evacuation refuge facility to inform of occupants' imminent arrival. Sending of automated text messages to emergency contacts advising: • That a bushfire emergency is taking place and the emergency response action being taken (evacuation or shelter-in-place) and advise them not to come to the facility. • Arrival at off-site evacuation refuge facility, or shelter-in-place. • Provision of other progress updates as required. Execute duties as directed by the chief warden. Confirm with the chief warden that communications officer responsibilities have been executed or confirm with a senior officer of DFES/other attending Emergency Services if the chief warden is not contactable.
Traffic Warden	Transportation	Contacting Bus Contractor re: need for bus transportation to off-site evacuation refuge facility (if required). Coordinating the loading of occupants onto buses, based on risk factors (age, health condition etc.). Direct traffic out of the facility. Execute duties as directed by the chief warden. Confirm with the chief warden that traffic warden responsibilities have been executed or confirm with a senior officer of DFES/other attending Emergency Services if the chief warden is not contactable.
First Aid Personnel	Injured persons	Attending to persons requiring first aid assistance, and engaging emergency services if required. Confirm status of occupants with the chief warden or confirm with a senior officer of DFES/other attending Emergency Services if the chief warden is not contactable.
Gardener/ Landscaper/ Caretaker	Outside grounds	Maintenance of landscaping as per Section 4 of this BEEP.
Bus Contractor	Transportation	Transportation of all occupants via bus, to the Baldivis Sports Complex (or other location as advised by DFES).

NB:

The positions/responsibilities of Communications Officer, Traffic Warden and First Aid Personnel can be amalgamated into other positions (e.g. Warden). If these positions are amalgamated, it is critical that the responsibilities associated with these amalgamated positions are still performed.

It is the Facility Manager's (or delegate's) responsibility to ensure implementation and management of APZs throughout the year as per Section 4 of this BEEP.

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AS 3745:2010 indicates members of the ECO be identifiable with coloured apparel (be it a helmet/cap/vest) according to the following:

- Chief Warden: White.
- Deputy Chief Warden: White.
- Warden: Red.
- Communications Officer: White.
- First Aid Officer: Green, with a white cross.

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3. Emergency Contacts

3.1 Emergency External Contacts/Information Resources

Table 4: Emergency External Contacts/Information Resources

Name of organisation	Office/Contact	Contact details
PRIMARY EMERGENCY CONTACTS/INFORMATION RESOURCES		
Fire, Police, Ambulance	Emergency, and to report a fire	000
Emergency WA	Emergency information: • Australian Fire Danger Ratings. • Total Fire Bans. • Alerts and warnings. • Road closures. • Evacuation centre closures.	www.emergency.wa.gov.au
Department of Fire & Emergency Services	Bushfire information: • Bushfire information and planning. • Information on Australian Fire Danger Ratings, Total Fire Bans, Alerts and Warnings.	www.dfes.wa.gov.au www.facebook.com/dfeswa 13 33 37 (13 DFES) (Recorded information)
State Emergency Service (SES)	Emergency assistance	132 500
SECONDARY EMERGENCY CONTACTS/INFORMATION RESOURCES		
Bureau of Meteorology (BoM)	Webpage: • Australian Fire Danger Ratings/Fire Behaviour Index. • Weather forecasts.	http://www.bom.gov.au/ 1300 659 213 (Recorded information should webpage not be accessible)
ABC Radio	Bushfire alerts, warnings and information	Live to Air Information (ABC): 720 AM https://www.abc.net.au/emergency
Baldivis Sports Complex	Evacuation centre and emergency management	(08) 9591 0840
Mobile Phone/Service WA	Bushfire warning alerts	https://www.wa.gov.au/organisation/government-of-western-australia/servicewa-app-support https://www.wa.gov.au/government/publications/servicewa-app-emergency-was-bushfire-warning-notifications
Main Roads WA	Road conditions/closures	138 138 www.mainroads.wa.gov.au
Rockingham General Hospital	Emergency admissions	(08) 9599 4000

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Name of organisation	Office/Contact	Contact details
Police Station (local)	Rockingham Police Station	(08) 9528 8000
City of Rockingham	Harvest and Vehicle Movement Bans	(08) 9528 0333 (24 hours) https://rockingham.wa.gov.au/

3.2 Emergency Internal Contacts

Table 5: Emergency Internal Contacts

Position	Name	Phone number
Reception	TBC	TBC
Facility Manager	TBC	TBC
Chief Warden	TBC	TBC
Deputy Chief Warden	TBC	TBC
Wardens	TBC	TBC
Communications Officer	TBC	TBC
Traffic Warden	TBC	TBC
Gardener/Landscaper/Caretaker	TBC	TBC
Bus Contractor	TBC	TBC

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4. Bushfire Preparedness

4.1 Bushfire preparedness

The following actions are to be undertaken by the Childcare Centre at the specified times.

4.1.1 Ongoing actions (year-round)

1. Maintenance check of on-site hydrant access and vehicle access is to be undertaken all year round.
2. Ensure the landscaped grounds are maintained all year round to the requirements of *Standards for Asset Protection Zones* (WAPC 2021; Appendix 4, Schedule 1) with a particular focus prior to November of each year:
    - **Fences within the APZ:**
        - Should be constructed from non-combustible materials or bushfire-resisting timber referenced in Appendix F of AS 3959.
    - **Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness):**
        - Should be managed and removed on a regular basis to maintain a low threat state.
        - Should be maintained at <2 tonnes per hectare (on average).
        - Mulches should be non-combustible (e.g. stone, gravel or crushed mineral earth) or wood mulch >6 millimetres in thickness.
    - **Trees (>6 metres in height):**
        - Trunks at maturity should be a minimum distance of six metres from all elevations of the building.
        - Branches at maturity should not touch or overhand a building or powerline.
        - Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.
        - Canopy cover within the APZ should be <15 per cent of the total APZ area.
        - Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.
    - **Shrub and scrub 0.5 metres to six metres in height (shrub or scrub >6 metres in height are to be treated as trees):**
        - Should not be located under trees or within three metres of buildings.
        - Should not be planted in clumps >5 square metres in area.
        - Clumps should be separated from each other and any exposed window or door by at least 10 metres.
    - **Ground covers <0.5 metres in height (ground covers >0.5 metres in height are to be treated as shrubs):**
        - Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.
        - Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.

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- **Grass:**
  - Grass should be maintained at a height of 100 millimetres or less, at all times.
  - Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
- **Defendable space:**
  - Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
- **LP Gas Cylinders:**
  - Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.
  - The pressure relief valve should point away from the house.
  - No flammable material within six metres from the front of the valve; and
  - Must site on a firm, level and non-combustible base and be secured to a solid structure.

Information additional to that provided above is available on the DFES website including the '*The Homeowner's Bushfire Survival Manual*'[4] and the '*Bushfire Preparedness Toolkit*'[5] published by DFES.

4.1.2 Actions immediately prior to the bushfire season

The bushfire season typically runs from: October to April (southern WA).

Refer to City of Rockingham Firebreak Notice for the bushfire season dates. Note, these dates will vary subject to local climatic conditions.

- Review BEEP annually to ensure details, procedures and contact phone numbers are correct and up to date.
  - Ensure the nominated on-site refuge and off-site evacuation refuge facility are still a viable and safe option, including the evacuation route to the off-site evacuation refuge facility.
  - Confirm with off-site evacuation refuge facility/City of Rockingham that it is still able to be used during a bushfire emergency.
  - Confirm with the Bus Contractor that transportation will be available if required.
- Ensure staff are informed, trained and familiar with the procedures laid out in the BEEP.
- Place current version of BEEP poster plan (Appendix A) throughout the facility in visible location(s).

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[4] https://uploads-ssl.webflow.com/60e2792443b87e449110e8f1/60e2a193c4447934c9beaf40_DFES_Bushfire-Homeowners_Survival_Manual.pdf.

[5] https://publications.dfes.wa.gov.au/publications/bushfire-preparedness-toolkit.

- Contact with Bus Contractor(s) to be made prior to November annually with commitment to provide bus transport in the event of emergency evacuation for up to 142 occupants. Bus contractor(s) to be placed on standby for possible evacuation (e.g. 2x min 100 seat capacity) when AFDR is forecast to be Extreme or higher.
- Ensure occupants have their essential items (for example, medication, bag etc.) ready for evacuation.
- Ensure adequate levels of drinking water are available in the designated on-site refuge in case of emergency.
- Ensure any firefighting equipment (fire hose reels, fire extinguishers, fire blankets, sprinklers, smoke alarms, emergency lighting etc.) has been inspected/serviced as required under the relevant Australian Standards.
- Ensure no hazards are present (e.g. rubbish piles) that could contribute to increased fire intensity.
- Ensure property access is kept clear and easily trafficable.
- Ensure first aid kits and other emergency resources are current, serviceable and accessible.
- Ensure roof and gutters are free from leaf litter and debris.
- Ensure an emergency evacuation kit (including first aid kit) has been prepared and is easily accessible by volunteers/staff.

4.1.3 Ongoing actions during the bushfire season (daily)

NB: Refer to City of Rockingham Bushfire Notice for bushfire season dates.

- Should any information in the BEEP change, this is to be updated and communicated to all relevant personnel (this includes contact details of the emergency management team).
- Daily checks:
  - Check the AFDR and FBI ratings as per the matrix (refer to Section 5.1, 5.3) and ensure compliance with facility closure when the AFDR/FBI conditions are met.
  - For Total Fire Ban alerts, check the Emergency WA website and ensure compliance.
  - For any harvest and vehicle movement bans, check the City of Rockingham webpage and ensure compliance (Refer to Section 5.2).
  - Check the Bushfire IO app and conduct visual assessments for bushfires at regular intervals.
- Brief all staff when fire warnings are issued by DFES for the locality.
- Occupants are to be informed of evacuation/shelter-in-place plans in the event of a bushfire.
- Inspect the premises to ensure:
  - No flammable materials are stored adjacent to buildings.
  - Ensure defendable spaces around buildings and assembly points are maintained.
  - APZs are managed accordingly (refer to Section 4.1.1).
  - Landscaped areas are maintained in a low threat state.
  - Ensure vehicular access ways are clear, as well as access to firefighting equipment.
  - Ensure all gas cylinders are positioned with the pressure relief valve facing away from the building.
  - Ensure there are no gas cylinders in proximity to the on-site shelter-in-place.
- Maintain compliance with the City of Rockingham's annual Firebreak Control Notice issued under section 33 of the *Bush Fires Act 1954*.

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5. Pre-emptive bushfire monitoring procedures and Australian warning system alerts

These pre-emptive bushfire monitoring procedures should be conducted daily during the City of Rockingham bushfire season. A summary has been provided in Table 6.

5.1 Australian Fire Danger Rating System

Additional critical preparedness actions are to be undertaken under certain Australian Fire Danger Ratings (AFDRs) and/or Total Fire Bans as detailed below.

The AFDR (Figure 1) indicates how dangerous a fire would be if it started and provides information so that action can be taken to protect lives from the potentially dangerous impacts of bushfires. An AFDR of 'Catastrophic' or 'Extreme' means that if a bushfire starts, it is likely to be so intense that even well-prepared, well-constructed and actively defended homes may not survive. Under these conditions, DFES advice is to evacuate in the days or hours before a bushfire might threaten in order to increase the chances of survival. During the Bushfire Danger Period the forecast AFDR for the following day is typically released around 4pm but can be changed as weather conditions unfold. The current and predicted AFDR, for the following day, are available via the Emergency WA[6] and BoM websites[7]. Refer to Appendix B for additional AFDR information.

The Fire Danger Rating determined for a district on any given day is underpinned by the Fire Behaviour Index (FBI). The FBI is a scale of potential fire behaviour (ranging from 0 to 100+) that has been developed using the latest fire science (Figure 2).

The AFDR and associated FBI can be found on the BoM website[7] (District = Swan Coastal South).

On Extreme (FBI≥75 and on advice by DFES) and Catastrophic AFDRs, the Childcare Centre will be closed with all occupants/affected persons (e.g. parents/guardians/family) notified in advance (refer to Table 6).

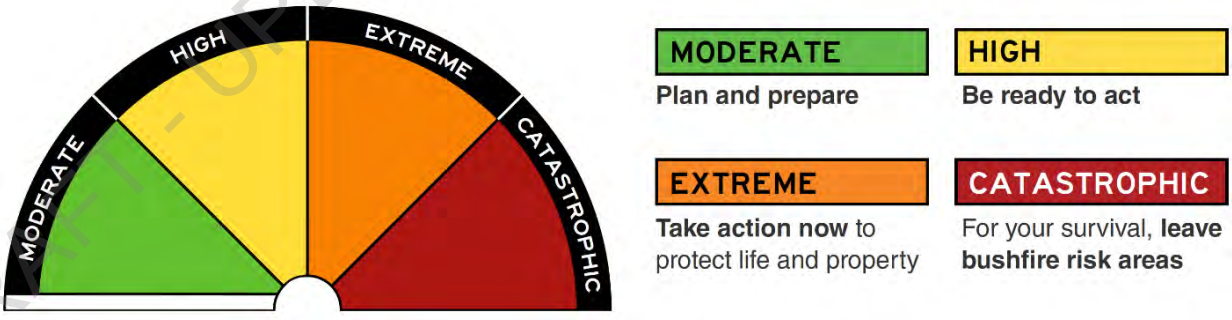


Figure 1: Australian Fire Danger Rating System

[6] https://www.emergency.wa.gov.au/#firedangerratings.

[7] http://www.bom.gov.au/wa/forecasts/fire-danger-ratings.shtml.

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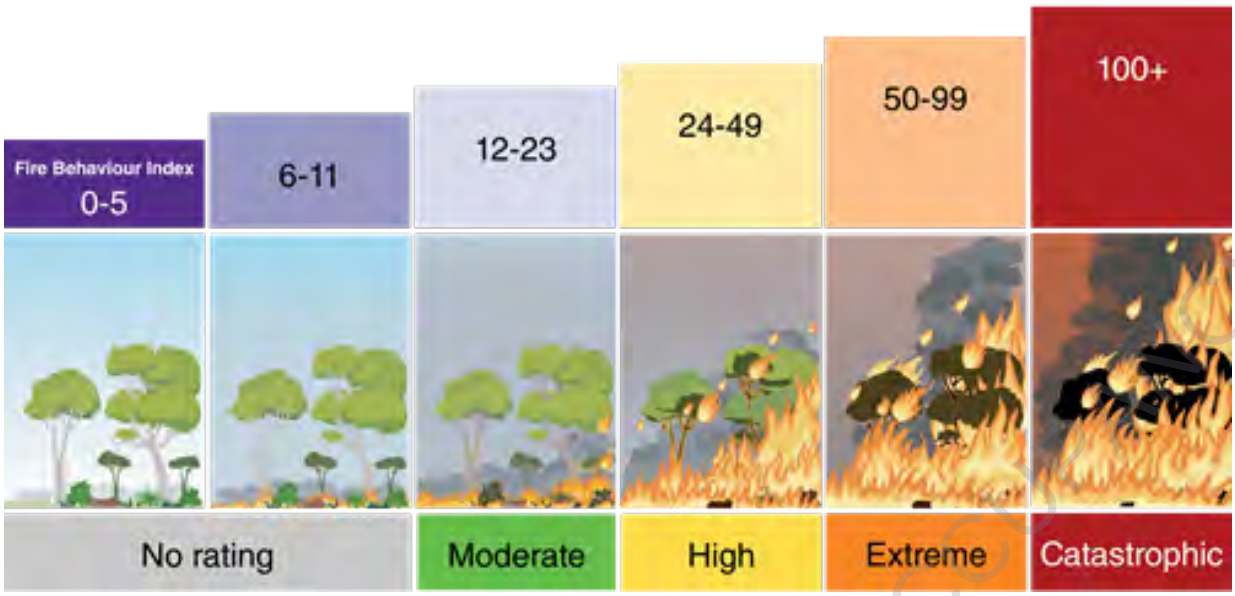


Figure 2: Fire Behaviour Index (top), noting the link with the Australian Fire Danger Ratings (below)

5.2 Total fire bans and harvest and vehicle movement bans

DFES have the ability to put in place Total Fire Bans (TFB) based on the predicted extreme fire weather for any part of a day, or where firefighting resources are already limited. A TFB restricts any activity that could start a fire. TFB information are announced the day before, or on the day, and usually last 24 hours. The TFB is announced via:

- Emergency WA website[8].
- TFB hotline 1800 709 355.
- DFES Information line 133 337.
- DFES Facebook page.
- ABC local radio.

In addition to a TFB, the City of Rockingham has the ability to put in place, Harvest and Vehicle Movement Bans (HVMBs) based on predicted heightened fire weather conditions for any part of a day. Landowners and occupiers are responsible for checking if bans are in place prior to undertaking any activities that may be prohibited during the ban. The HVMB is communicated via:

- The City of Rockingham webpage[9].
- The City of Rockingham Facebook[10] page.
- ABC local radio at 12:00 pm – 1:00 pm.

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[8] https://www.emergency.wa.gov.au/.

[9] https://rockingham.wa.gov.au/your-services/fire-and-emergencies/current-fire-warnings-and-advice.

[10] https://www.facebook.com/CityofRockingham/.

5.3 Bushfire monitoring actions

The Bushfire Preparedness Matrix in Table 6 provides a guide of monitoring actions to be completed during the bushfire season to allow situational awareness of potential bushfires and indicates at what rating (AFDR/FBI) the facility should be closed. This preparedness matrix and other supporting information is also contained within the BEEP poster provided in Appendix A.

Table 6: Bushfire preparedness matrix – monitoring of information sources according to Australian Fire Danger Rating

<table>
<tr><th rowspan="2">ACTION</th><th colspan="5">AUSTRALIAN FIRE DANGER RATING</th></tr>
<tr><th>NO RATING</th><th>MODERATE</th><th>HIGH</th><th>EXTREME</th><th>CATASTROPHIC</th></tr>
<tr><td>Chief Warden (or delegate) to monitor Emergency WA, ABC Radio or ‘Bushfire IO’ app for fire incidents, and to conduct a visual assessment</td><td></td><td>Min. 1 pm</td><td>Min. 1 pm, 3 pm</td><td>Min. 9 am, 11 am, 1 pm, 3 pm (or more frequently if fire event in locality); and
Facility closure when FBI ≥75 and on advice from DFES</td><td rowspan="2">Facility closure</td></tr>
<tr><td>Complete building preparedness checks</td><td></td><td></td><td>By 10 am</td><td>By 8 am; and
Facility closure when FBI≥75 and on advice from DFES</td></tr>
<tr><td>Additional controls – Total Fire Ban/ Harvest and Vehicle Movement Bans</td><td colspan="5">In the event of a Total Fire Ban being declared for the area in which the facility is located, the Chief Warden (or delegate) should check the Emergency WA website (https://www.emergency.wa.gov.au/) at 9 am, 11 am, 1 pm, 3 pm (or more frequently if fire event in locality).
For Harvest and Vehicle Movement Bans, check via ABC local radio at 12:00pm – 1:00pm or the City of Rockingham webpage (refer to Section 5.2).</td></tr>
</table>

5.4 Australian warning system

There are three warning system levels for bushfire (Figure 3). The warning level icons and colours change to reflect the level of threat, as well as the action required to remain safe. These alerts are issued once firefighters have arrived at the scene and determined the level of threat. These are the triggers on which bushfire emergency response for the Childcare Centre is based (refer to Table 9 for the emergency response process according to these bushfire warning system levels).

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Figure 3: Australian warning system

Refer to Appendix B for a summary of the Australian Warning System. For more detailed information, refer to https://www.dfes.wa.gov.au/hazard-information/warning-systems/australian-warning-system#warning-levels-and-action-statements.

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6. Emergency Response Procedures

The primary bushfire management action is **EARLY CLOSURE OF THE CHILDCARE CENTRE UNDER EXTREME (FBI≥75 AND ON ADVICE BY DFES) and CATASTROPHIC FIRE DANGER RATINGS.**

Procedures for evacuation and shelter-in-place are below.

It is possible that impacts could be expected before occupants have had the opportunity to undertake safe evacuation off-site (i.e. bushfire scenarios which occur with limited warning and result in insufficient time to evacuate before bushfire attack is experienced). In this case, on-site refuge is to be sought. It is also possible that off-site evacuation may take longer than expected due to a variety of reasons such as transportation not being readily available, or multiple trips needing to be made. This may mean that some occupants are transported off-site, while the remainder need to shelter-in-place.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override these procedures.

6.1 Assembly area

Once a DFES alert has been received, or a fire has been spotted, occupants are to be assembled at the assembly area.

The designated **assembly area** is: **Activity 01 room, Activity 02 room and Entry to the Childcare Centre**

The purpose of the on-site assembly point is to assemble all occupants so they:

- Can be accounted for.
- Are informed of the situation.
- Understand the process for the proposed course of emergency response (evacuation or shelter-in place) depending upon the alerts issued by DFES.

6.2 Primary bushfire emergency action: EVACUATION

The primary action in the event of a bushfire impacting the Childcare Centre is to **EVACUATE OFF-SITE (ONLY IF TIME PERMITS), OR AS OTHERWISE ADVISED BY EMERGENCY SERVICES. TIME REQUIRED TO EVACUATE OFF-SITE IS AS FOLLOWS:**

- **Baldivis Sports Complex (primary-off-site evacuation refuge): 100 minutes.**
- **Daintree Street Park (secondary off-site evacuation refuge): 70 minutes.**

The Baldivis Sports Complex in Baldivis, approximately 6 km to the south-west has been chosen as the recommended primary off-site evacuation refuge facility based on being identified as a primary evacuation centre for the City of Rockingham. The City of Rockingham Local Emergency Management Arrangements Plan was being revised at the time of report preparation; however, the Baldivis Sports Complex will be included in the list of suitable evacuation facilities (Emergency Coordinator, City of Rockingham pers. comm. 7 October 2024). It is important to note, however, that the location of

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community evacuation centres may change subject to fire behaviour and fire weather conditions at the time of a bushfire incident.

An alternate off-site evacuation refuge has been chosen in the event there is not sufficient time to travel to the Baldivis Sports Complex. The secondary off-site evacuation refuge is Daintree Street Park located 250 m east of the Childcare Centre. While the older children can walk to the park, multiple trips will have to be made with the younger children.

6.2.1 Evacuation triggers

In the event of a bushfire occurring within the area, the trigger to enact **EVACUATION PROCEDURES OCCURS WHEN DFES ISSUE A WATCH & ACT ALERT FOR THE AREA IN WHICH THE CHILDCARE CENTRE IS LOCATED, REQUIRED TRANSPORTATION IS AVAILABLE AND THE FIRE:**

- **IS NOT WITHIN VEGETATION ADJACENT TO ANY OF THE EVACUATION ROUTE(S) REQUIRED TO GET TO THE CHOSEN OFF-SITE EVACUATION REFUGE AND TRAVEL VIA AT LEAST ONE OF THESE ROUTES IS SAFE (CONFIRM ROAD CLOSURES AND CONDITIONS DIRECTLY WITH DFES OR THROUGH THE EMERGENCY WA WEBSITE[11]); AND**
- **BUSHFIRE ARRIVAL TIME (OR AS OTHERWISE ADVISED BY EMERGENCY SERVICES) IS GREATER THAN:**
  - **100 MINUTES FOR EVACUATION TO BALDIVIS SPORTS COMPLEX (PRIMARY OFF-SITE EVACUATION REFUGE).**
  - **70 MINUTES FOR EVACUATION TO DAINTREE STREET PARK (SECONDARY OFF-SITE EVACUATION REFUGE).**

On the issue of this alert, the relevant actions in Table 9 are to be undertaken.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override these procedures.

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[11] https://www.emergency.wa.gov.au/.

6.2.2 Primary off-site evacuation refuge facility and transportation details

Transport and directions to be utilised in the event of an evacuation being conducted to the primary off-site evacuation refuge facility are detailed in Table 7 and in Appendix A.

Table 7: Primary off-site evacuation refuge facility details

Evacuation Detail	Description
Name and address of venue	Baldivis Sports Complex 531 Eighty Rd, Baldivis WA 6171
Nearest cross street	Kendall Boulevard and Eighty Road, Baldivis WA6171
Venue phone number	(08) 9591 0840
Primary route to location[1]	Turn left (west) on Daintree Street (travel 140 m) Turn left (south) onto Baldivis Road (travel 2 km) At the roundabout, turn right (west) onto Safety Bay Road (travel 1.1 km) At the roundabout, turn left (south) onto Nairn Drive (travel 1.4 km) At the roundabout turn right (west) onto Wise Meander (travel 230 m) At the roundabout turn left (south-west) onto Kendall Boulevard (1 km) At the roundabout turn left (south) onto Eighty Road (travel 160 m) Turn right (west) into the Baldivis Sports Complex (~6 km, 10 mins)
Primary alternate route to location	Turn left (west) on Daintree Street (travel 140 m) Turn left (south) onto Baldivis Road (travel 300 m) At the roundabout, turn right (west) onto Amazon Drive (travel 700 m) At the t-junction, turn left (south-west) onto Nairn Drive (travel 850 m) At the roundabout, turn right (south-west) onto Eighty Road (travel 1.1 km) At the t-junction, turn left (south-east) onto Safety Bay Road (travel 150 m) Turn right (south-west) onto Eighty Road (travel 2.6 km) Turn right (west) into the Baldivis Sports Complex (~6 km, 10 mins)
Number of vehicles required	Buses: 2 buses, to accommodate 142 occupants Private vehicles: staff may be able to drive private vehicles to the evacuation facility
Estimated travelling time to destination via primary route	~10 mins

1 The primary route avoids vegetated areas and so is therefore the preferred route.

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6.2.3 Alternate off-site evacuation refuge facility and transportation details

Should the primary off-site evacuation refuge facility not be suitable, transport and directions to be utilised in the event of an evacuation being conducted to the alternate off-site evacuation refuge facility are detailed in Table 8 and in Appendix A.

Table 8: Alternate off-site evacuation refuge facility details

Evacuation Detail	Description
Name and address of venue	Daintree Street Park, Baldivis NB: occupants are to stay in the southern portion of the park away from the native vegetation
Nearest cross street	Auburn Way and Daintree Street
Venue phone number	N/A
Primary route to location	Access on foot Exit Childcare Centre and cross Daintree Street Walk approximately 125 m to Auburn Way Cross over Auburn Way and enter Daintree Street Park Walk approximately 85 m past buildings on the left (~250 m, 5 mins for one trip)
Secondary route to location	N/A
Number of vehicles required	Nil
Estimated travelling time to destination	~20 mins (accounting for three trips)

6.2.4 Transportation loading procedure (Baldivis Sports Complex)

Where off-site evacuation to the Baldivis Sports Complex is a viable option (i.e. there is sufficient time to evacuate, there is no fire in vegetation adjacent to emergency evacuation routes, and suitable transportation is available), it is to occur as follows (or otherwise if advised by emergency services):

- All occupants are to assemble at the assembly area ready for transport, with youngest children to leave first as well as those with special needs such as those with breathing difficulties, mobility issues etc.
- Primary off-site evacuation refuge: all occupants are to relocate via bus to the primary off-site evacuation refuge facility – being the Baldivis Sports Complex in Baldivis, or unless otherwise advised by emergency services. NB: Some staff may evacuate via their own private vehicles, but some staff be required to evacuate via bus in order to supervise (this should be arranged ahead of time).
- Alternate off-site evacuation refuge is Daintree Street Park in Baldivis. This is to be used should there not be sufficient time to evacuate to the Baldivis Sports Complex.

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6.3 Secondary bushfire emergency action: SHELTER-IN-PLACE

In the event of bushfire impacting the Childcare Centre and there has been insufficient time to safely evacuate the occupants, all occupants will be required to **SHELTER-IN-PLACE**.

The **on-site shelter-in-place** location is the **Childcare Centre**.

All occupants, when instructed by the Chief Warden (or delegate), are to assemble at the on-site shelter-in-place. This will accommodate all occupants.

6.3.1 Shelter-in-place triggers

In the event of a bushfire occurring within the area, the trigger to enact **SHELTER-IN-PLACE PROCEDURES OCCURS WHEN DFES ISSUE:**

- **A WATCH & ACT ALERT FOR THE AREA IN WHICH THE CHILDCARE CENTRE IS LOCATED AND THE FIRE IS WITHIN VEGETATION ADJACENT TO THE EVACUATION ROUTE(S) AND TRAVEL VIA BOTH ROUTES IS NOT SAFE (CONFIRM ROAD CLOSURES AND CONDITIONS DIRECTLY WITH DFES OR THROUGH THE EMERGENCY WA WEBSITE[12]); OR**
- **A WATCH AND ACT ALERT WHEN THE BUSHFIRE ARRIVAL TIME (OR AS OTHERWISE ADVISED BY EMERGENCY SERVICES) IS LESS THAN:**
  - **100 MINUTES FOR EVACUATION TO BALDIVIS SPORTS COMPLEX (PRIMARY OFF-SITE EVACUATION REFUGE).**
  - **70 MINUTES FOR EVACUATION TO DAINTREE STREET PARK (SECONDARY OFF-SITE EVACUATION REFUGE); OR;**
- **THERE ARE DIFFICULTIES ARRANGING A SUITABLE MODE OF TRANSPORT FOR ALL OCCUPANTS; OR**
- **AN EMERGENCY WARNING ALERT FOR THE AREA IN WHICH THE CHILDCARE CENTRE IS LOCATED.**

On the issue of these alerts, the relevant actions in Table 9 are to be undertaken.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override these procedures.

6.4 Bushfire emergency triggers and associated actions

The decision to monitor/evacuate/shelter-in-place is determined according to:

- The bushfire warning system levels.
- Whether travel via the access/egress routes are possible, and if the required transportation is available.
- The distance from the fire front vs the time required to evacuate.

[12] https://www.emergency.wa.gov.au/.

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Table 9 details the actions associated with each bushfire warning system level.

Off-site evacuation is always safer, provided adequate time is available to complete it safely. Confirm with Lead Agency (DFES or other Emergency Service) prior to evacuating and follow all directions. Sheltering in place is a last resort option, where there is inadequate time to evacuate the site safely or safe routes for evacuation are not available.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

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Table 9: Warning System Levels and associated bushfire emergency response actions

Alert* & Description	Action
Initial Action	• If a fire is spotted, report immediately to 000 and then to the Chief Warden. • Determine what alert applies (Advice, Watch and Act or Emergency Warning). • If the alert is 'Watch and Act' or 'Emergency Warning', Chief Warden to request information from DFES regarding bushfire time to arrival, accessibility of evacuation route(s) and if off-site evacuation to either the Baldivis Sports Complex, or Daintree Street Park should be undertaken accounting for the time required to evacuate (i.e. 100 minutes, and 70 minutes, respectively). Should this information not be forthcoming, Chief Warden to make the decision to evacuate or shelter-in-place based on available information. • Refer below for actions according to the alert and emergency response actions.
Advice  A fire has started but there is no immediate threat to lives or homes. Be aware and keep up to date.	• Chief Warden to inform all occupants of potential bushfire threat via PA system, but activities may continue. • Traffic Warden to arrange for Bus Contractor to be on stand-by if required. • Communications Officer to inform emergency contacts of the bushfire threat via automated text system and advise them not to attend the facility. • Chief Warden to continually monitor DFES alerts via Emergency WA website for change in conditions and advice and prepare for evacuation.
Watch and Act  There is a possible threat to lives or homes. You need to leave or get ready to defend – do not wait and see.	**EVACUATE** TRIGGERS: WATCH AND ACT **WITH NO FIRE** IN VEGETATION ADJACENT TO EVACUATION ROUTE(S) TO THE CHOSEN OFF-SITE EVACUATION REFUGE, REQUIRED TRANSPORTATION IS AVAILABLE AND THERE IS SUFFICIENT TIME TO EVACUATE • If the advice/decision is to evacuate, commence executing the following actions under **EVACUATE**. If the decision is to shelter-in-place, execute the actions under **SHELTER-IN PLACE** (below). • Chief Warden to inform all occupants to assemble at the assembly area via PA system. Once all are accounted for by the Deputy Chief Warden, announce the bushfire emergency response (i.e. evacuate off-site or shelter-in-place). PRIOR TO EVACUATING OFF-SITE: • Deputy Chief Warden to: • Collect visitors sign in book/child attendance roll. • Conduct sweep of buildings to ensure no personnel remain in buildings. Direct personnel as required. • Ensure all doors and windows of buildings are closed, particularly fire doors and smoke doors (only if time permits). • Account for all occupants at the assembly area, and on the bus. • Collect hard copies of the Bushfire Emergency Evacuation Plan and distribute to members of the ECO.

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Alert* & Description	Action
	• Wardens to: • Facilitate the orderly evacuation of occupants. • Enable irrigation system. • Assist occupants with disabilities. • Traffic Warden: • To engage Bus Contractor. • Coordinate loading of occupants onto buses, based on risk. • Direct traffic out of the facility. • Communications Officer: • Confirm with Chief Warden that DFES has been notified (000). • Contact off-site evacuation refuge facility to inform of occupants' imminent arrival. • Send required text messages to emergency contacts, including advising them not to come to the facility. • Bus Contractor: • Transportation of occupants to off-site evacuation refuge facility. UPON ARRIVAL AT THE OFF-SITE EVACUATION REFUGE FACILITY: • Chief Warden: • Inform DFES that evacuation has been executed and whether there are any persons unaccounted for/injured. • Continue to monitor DFES alerts for change in conditions and advice. • Deputy Chief Warden: • To account for all occupants. • Wardens: • Assist occupants with disabilities. • Communications Officer: • Send required text messages to emergency contacts. • Traffic Warden: • Unloading occupants and directing to the evacuation facility. **SHELTER-IN-PLACE** TRIGGERS: WATCH AND ACT **WITH FIRE** IN VEGETATION ADJACENT TO EVACUATION ROUTES AND/OR THERE ISN'T SUFFICIENT TIME TO EVACUATE, OR REQUIRED TRANSPORTATION IS NOT AVAILABLE • If the advice/decision is to shelter-in-place, execute the following actions under **SHELTER-IN-PLACE**. If the decision is to evacuate, execute the actions under **EVACUATE** (above). • Chief Warden:

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Alert* & Description	Action
	• To inform all occupants to assemble at the assembly area via PA system. Once all are accounted for by the Deputy Chief Warden, announce the bushfire emergency response (i.e. evacuate off-site or shelter-in-place). • Inform DFES that shelter-in-place has been enacted and whether there are any persons accounted for/injured. • Continue to monitor DFES alerts for change in conditions and advice. • Deputy Chief Warden to: • Collect visitors sign in book/child attendance roll. • Conduct sweep of buildings to ensure no personnel remain in buildings, with the exception of the on-site refuge shelter. Direct personnel as appropriate. • Ensure all doors and windows of buildings are closed, particularly fire doors and smoke doors. • Account for all occupants at the assembly area/shelter-in-place. • Collect hard copies of the Bushfire Emergency Evacuation Plan and distribute to members of the ECO. • Wardens to: • Facilitate the orderly movement of occupants to the assembly area/shelter-in-place. • Instruct occupants to take shelter in a room with two exits, and furthest from the direction of fire approach. • Ensure all flammable material and equipment are moved away from windows, doors and air-conditioner units. • Enable irrigation system. • Prior to the bushfire approaching, evaporative air conditioners (where installed in buildings) can be run to wet the filter pads. They should be switched off when smoke or ash is nearby, but water can still be run over the filter with the fan off. • Wet towels and place at the foot of doors to limit smoke ingress. • Wardens to observe exterior fire situation from inside the shelter-in-place building and inform Chief Warden of conditions (including fire front approaching or having passed). • Wardens (in pairs) to check the roof cavity for embers and inform Chief Warden if a fire occurs. • Assist occupants with disabilities. • Traffic Warden: • Advise Bus Contractor that transportation services are not required. • Communications Officer: • Confirm with Chief Warden that DFES has been notified (000). • Send required text messages to emergency contacts, including advising them not to come to the facility. ONCE THE FIRE FRONT HAS PASSED: • Chief Warden to contact DFES (000) for advice. • Communications Officer to contact emergency contacts via automated text system but advise not to come to the facility until DFES advise it is safe.

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Alert* & Description	Action
Emergency Warning  There is a threat to lives or homes. You are in danger and need to take immediate action to survive.	• If the advice/decision is to shelter-in-place, execute the following actions below. If the decision is to evacuate, execute the actions under **EVACUATE of the Watch and Act alert (**above). • Chief Warden: • To inform all occupants to assemble at the assembly area via PA system. Once all are accounted for by the Deputy Chief Warden, announce the bushfire emergency response (i.e. shelter-in-place). • Inform DFES that shelter-in-place has been enacted and whether there are any persons accounted for/injured. • Continue to monitor DFES alerts for change in conditions and advice. • Deputy Chief Warden to: • Collect visitors sign in book/child attendance roll. • Conduct sweep of buildings to ensure no personnel remain in buildings, with the exception of the on-site refuge shelter. Direct personnel as appropriate. • Ensure all doors and windows of buildings are closed, particularly fire doors and smoke doors. This is critical for the shelter-in-place building, but is only to be undertaken for other buildings if time permits. • Account for all occupants at the assembly area/shelter-in-place. • Collect hard copies of the Bushfire Emergency Evacuation Plan and distribute to members of the ECO. • Wardens to: • Facilitate the orderly movement of occupants to the assembly area/shelter-in-place. • Instruct occupants to take shelter in a room with two exits and furthest from the direction of fire approach. • Ensure all flammable material and equipment are moved away from windows, doors and air-conditioner units. • Prior to the bushfire approaching, evaporative air conditioners (where installed in buildings) can be run to wet the filter pads. They should be switched off when smoke or ash is nearby, but water can still be run over the filter with the fan off. • Wet towels and place at the foot of doors to limit smoke ingress. • Enable irrigation system. • Wardens to observe exterior fire situation from inside the shelter-in-place building and inform Chief Warden of conditions (including fire front approaching or having passed). • Wardens (in pairs) to check the roof cavity for embers and inform Chief Warden if a fire occurs. • Assist occupants with disabilities. • Traffic Warden: • Advise Bus Contractor that transportation services are not required. • Communications Officer: • Confirm with Chief Warden that DFES has been notified (000). • Send required text messages to emergency contacts, including advising them not to come to the facility.

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Alert* & Description	Action
	ONCE THE FIRE FRONT HAS PASSED: • Chief Warden to contact DFES (000) for advice. • Communications Officer to contact emergency contacts via automated text system but advise not to come to the facility until DFES advise it is safe.

* Should an alert be downgraded, or upgraded, undertake the relevant tasks specific to the updated alert.

NB: Any direct and specific emergency response messages regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

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7. Recovery

Following a bushfire emergency event impacting on the Childcare Centre, the following actions should be undertaken:

- Ensure the safety of all people and seek medical assistance for those requiring it.
- Follow the directions of emergency services personnel at all times.
- If off-site evacuation occurred, no person should re-enter the facility until it is deemed safe to do so (this may be advised by emergency services and power/gas supply technicians).
- Occupants to only access the site under the direction of DFES.
- Personnel are to be accounted for on their return.
- Inform the police/emergency service of the return of persons to the Childcare Centre.
- Decision to be made as to whether to reopen Childcare Centre, or for it to remain closed.
- Counselling support to be provided to all occupants.
- Review the Bushfire Emergency Evacuation Plan for effectiveness, make note of weaknesses and amend as necessary to account for lessons learned.

NB: This BEEP document should be reviewed and updated, at a minimum, every two years to account for changes in climate and to incorporate learnings from fires in the area.

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8. Key Recommendations

1. Bushfire Emergency Evacuation Plan poster found in Appendix A to be displayed around the facility.
2. A suitable bus contractor to be arranged to be available for immediate transportation if required. Availability to be confirmed prior to the onset of the bushfire season, each year.
3. Members of the ECO are to be appropriately trained.
4. Members of the ECO are to be familiar with the Emergency WA webpage (Australian Fire Danger Ratings, Total Fire Bans, bushfire alerts, road closures) and Main Roads WA webpage (road closures).
5. If not in place already, consider the use of an automated text system to alert emergency contacts in the case of an emergency.
6. An emergency response drill with both scenarios (i.e. evacuation and shelter-in-place) should be conducted once a year with all occupants (as per AS 3745: 2010 *Planning for Emergencies in Facilities* (Standards Australia 2010).
7. Six hard copies of this Bushfire Emergency Evacuation Plan should be kept at the assembly area/on-site shelter in place refuge.
8. The BEEP should be reviewed:
    a. Annually to ensure the procedural details are correct e.g. off-site evacuation refuge facility is still available for use, internal and external contact phone numbers/webpages are correct and up to date and information regarding Australian Fire Danger Ratings and Australian warning system alerts are still current.
    b. At a minimum, every two years to account more broadly for changes in climate and to incorporate learnings from fires in the area. Technical changes to the BEEP should be undertaken by a suitably qualified person.

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9. References

Australian Building Codes Board (ABCB). 2014. *Design and Construction of Community Bushfire Refuges. Information Handbook*.

Australian Building Codes Board (ABCB). 2021. *Australian Fire Engineering Guidelines*.

Standards Australia. 2010. *AS 3745: 2010 Planning for Emergencies in Facilities*.

Western Australian Planning Commission (WAPC). 2019. *A Guide to Developing a Bushfire Emergency Evacuation Plan, October 2019.*

Western Australian Planning Commission (WAPC). 2021. *Guidelines for Planning in Bushfire Prone Areas Version 1.4* (including appendices).

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Appendix A : Bushfire Emergency Evacuation Plan Poster

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1. Location details

Facility type:

- Childcare Facility in land zoned as "Development"

Location:

- 2 Daintree Street, Baldivis, Western Australia

Infrastructure:

- Childcare centre comprising activity areas, meeting rooms, kitchen/laundry facilities, outdoor play area and car parking bays

Occupation (maximum number of people):

- 142 people

Access:

- Internal driveway access from Daintree Street

Fire Weather Forecast Area:

- Swan Coastal South

2. Communications

Mobile:

- Mobile reception is available; however, mobile communications can become unreliable during bushfire/emergency events due to the volume of usage

Radio:

- Live to Air Information (ABC): 720 AM

Internet Sites:

- Bushfire Preparation – DFES Bushfire Prepare
- Emergency WA – www.emergency.wa.gov.au
- DFES on Facebook - www.facebook.com/dfeswa
- Bureau of Meteorology - http://www.bom.gov.au/
- Bushfire IO app - https://bushfire.io/

3. Contacts

Fire, Police, Ambulance	000
Facility Manager	TBC
Chief Warden	TBC
DFES (Emergency Information)	13 33 37
Baldivis Sports Complex	9591 0840
SES (Emergency Assistance)	132 500
WA Police	000
WA Ambulance	000
Rockingham General Hospital	9599 4000
Bureau of Meteorology (BoM)	1300 659 213 (recorded information)

4.Monitoring Bushfire Conditions

The Bushfire Preparedness Matrix provides a guide of monitoring actions to be completed during the Bushfire Danger Period to allow situational awareness of potential bushfires. Additional preparedness procedures to be enacted at certain periods of the year are provided in the BEEP report.

The Australian Fire Danger Rating (AFDR) indicates the potential level of danger should a bushfire start, providing information so that action can be taken to protect lives from the potentially dangerous impacts of bushfires. During the Bushfire Danger Period (1 November–14 May), the forecast AFDR for the following day is typically released around 4pm but can be changed as weather conditions unfold. The current and predicted AFDR, for the following day, are available via the DFES and BoM websites.



On Extreme (FBI≥75 and on advice by DFES) and Catastrophic AFDRs, the Childcare Centre will be closed.

Both predicted and current AFDR (and Fire Behaviour Index [FBI]) are available from the DFES and BoM websites.

A 'Total Fire Ban' (known as TFB) is a separate declaration (i.e. a particular day or part thereof may have both 'Extreme' or 'Catastrophic' AFDR and a TFB. Harvest and vehicle movement bans may also be implemented by the City of Rockingham.

BUSHFIRE PREPAREDNESS MATRIX

ACTION	NO RATING	MODERATE	HIGH	EXTREME	CATASTROPHIC
Chief Warden or delegate to perform daily check (after 4pm) on the DFES and BoM websites to determine the Australian Fire Danger Rating (AFDR) for the following day and the weekly prediction. Update employees and parent/guardians if there is a likelihood of the site being closed to due to Extreme (FBI ≥75)/Catastrophic Fire Danger Rating.					
Chief Warden or delegate to monitor Emergency WA or DFES website, ABC Radio or 'Bushfire IO' app for fire incidents, and to conduct a visual assessment		Min. 1pm	Min. 1pm, 3pm	Min. 9am, 11am, 1pm, 3pm (or more frequently if fire event in locality); and **Facility closure when FBI ≥75 and on advice from DFES**	**Facility closure**
Complete building preparedness checks			By 10am	By 8am; and **Facility closure when FBI ≥75 and on advice from DFES**	
Additional Controls – Total Fire Ban/Harvest and Vehicle Movement Bans	In the event of a Total Fire Ban being declared for the area in which the facility is located, the Chief Warden or delegate should check the Emergency WA website (https://www.emergency.wa.gov.au/) at 9am, 11am, 1pm, 3pm (more frequently if fire in locality) For Harvest and Vehicle Movement Bans, check via ABC local radio on 720AM at 12:00 pm – 1:00 pm, or the City of Rockingham webpage.				

5. Evacuation triggers

The primary evacuation option is to **Evacuate Off-Site.**

A decision to evacuate off-site is to be determined by:

- Instructions from Police, DFES, other Emergency Services, or the Chief Warden the Childcare Centre.

1. If off-site evacuation is a viable option, the recommended **primary off-site evacuation refuge** is the **Baldivis Sports Complex in Baldivis**, located approximately 6 km to the south-west.
   - **Minimum time for evacuation to the primary off-site evacuation refuge (with two bus trips) is 100 minutes***.
2. Should there not be enough time to evacuate to the Baldivis Sports Complex, the **alternate off-site evacuation refuge is Daintree Street Park.**
   - **Minimum time for evacuation to the alternate off-site evacuation refuge is 70 minutes*.**
3. If there is insufficient time to safely evacuate off-site, the **Shelter-In-Place procedures shall be enacted**.

* Rounded up to nearest 5 minutes.

SEE DFES ALERTS (OVERLEAF) FOR TRIGGERS AND ACTIONS

6. Evacuation Procedures

Actions for off-site evacuation and shelter-in-place have been aligned to triggers associated with bushfire warnings (refer to figure and table on the following pages).

Any direct and specific evacuation messages regarding this site from DFES or other emergency personnel will override these procedures.

Bushfire Warning Notification

- Emergency WA website, SMS or the 'Bushfire IO' App (for smartphones) will provide initial notification of a fire and evacuation instructions.
- DFES, Police (or other incident personnel) may also attempt to notify the Childcare Centre.
- The Childcare Centre is also responsible to ensure any employees, children and visitors are aware that a fire warning has been issued.

Off-site evacuation

- Off-site evacuation is always safer, provided adequate time is available to complete it safely. Confirm with Lead Agency (DFES or other Emergency Service) prior to evacuating and follow all directions.
- Off-site evacuation is to occur by buses to the nominated off-site evacuation refuge at the Baldivis Sports Complex in Baldivis, or if there is not enough time to evacuate to the Baldivis Sports Complex, the alternate off-site evacuation refuge is Daintree Street Park via foot.
- Evacuation well in advance of a fire's predicted arrival time is safer than remaining on-site.

On-site refuge: shelter-in-place

- Evacuating to the nominated on-site shelter in place may be required where it is not possible to evacuate to the off-site refuge.
- The on-site shelter in place is Activity 01 room, Activity 02 room and the entry to the Childcare centre.
- The on-site shelter in place building has been built to BAL-29 construction standards and the combined area of the nominated shelter-in-place rooms is 142 m^2, which is sufficient to accommodate up to 142 people (assuming a minimum of 1 m^2 per person).

7. Occupant's welfare during shelter-in-place and off-site evacuation refuge

- The Chief Warden and Accredited First Aid Officers nominated will be in charge of personnel welfare. Serious medical needs will require emergency response via 000.

8. Building Preparedness Checks

- Include such tasks as ensuring reduced fuel loads around buildings, routine maintenance is up to date including cleaning of gutters, fire breaks are in place, and static water supply is available (where relevant).
- Checklists on tasks for completion before the fire season is provided within the Childcare Centre's Bushfire Emergency Evacuation Plan.
- Detailed information and checklists are available on the DFES website including the 'The Homeowner's Bushfire Survival Manual' and the 'Fire Chat Bushfire Preparedness Toolkit' published by DFES.

9. What to do if caught in a bushfire

The following provide current guidelines* on what to do if caught in a bushfire in a building or on foot. Each requires a different response involving critical decisions for your survival.

Outside your building

- Ensure you drink plenty of water, so you do not dehydrate.
- Block your downpipes, (a sock full of sand/soil will help) and fill your gutters with water.
- Move flammable items such as outdoor furniture, doormats.
- Gas cylinders should have the valve facing away from the building.
- Do not stand on the roof with a hose. In bush fires, often more people are injured by falling from roofs than suffering burns.
- Patrol the outside of the building, putting out any embers and spot fires that may start. An ember or spark can reach your home hours before the fire front arrives.
- Just before the fire arrives, wet down timber decks and gardens close to the building.
- Move any firefighting equipment to a place where it will not get burnt.

Inside your building

- Continue to drink water so you do not dehydrate.
- Close doors, windows, vents, blinds and curtains to prevent flames, smoke and embers from entering.
- Put tape across the inside of the windows so they stay in place if they break.
- Shut off gas at the meter or bottle.
- Move furniture away from the windows to prevent any embers that enter the building from igniting.
- Fill sinks, bath and buckets with water for putting out any fires that may start inside.
- Place wet towels around window and door edges to stop smoke and embers from entering.
- Put a ladder next to the access hole to the roof space so you can check for spot fires.

During the fire

- When the fire arrives, go inside to protect you from the radiant heat.
- Ensure you have torches ready as it is likely to become completely dark and you will not be able to see.
- Patrol the inside of the building, including the roof space for sparks and embers.
- Remember – if your life is at risk, call Triple Zero (000) immediately.

After the fire

- Once the fire has passed, you may need to patrol the property for hours. Go outside and put out any part of the building which is alight.
- An ember or spark from a fire can impact on a house many hours after the main fire front has passed and small spot fires can quickly get out of control.

What to do if caught in a bushfire ON FOOT/ IN VEHICLE

- Try to move on to bare or burnt ground at least 100 m from where fire is likely to burn, if this is not feasible find the largest bare or burnt ground possible.
- Do not run uphill or away from the fire unless you know a safe refuge is able to be reached before the fire arrives. Try and position yourself downhill of the on-coming fire.
- Move across the slope out of the path of the fire front and work your way downslope towards the back of the fire or onto burnt ground.
- Do not attempt to run through flames unless you can see clearly behind them. This generally means that the flames are less than 1 metre high and less than 1 to 2 metres deep at the back or on the flanks of the fire.
- Lulls in the fire often result in the flames in these parts being low enough to step or run through to the burnt ground beyond.
- When conditions become severe use every possible means to protect yourself from radiation. On bare ground cover yourself, use wheel ruts, depressions, large rocks or logs to give protection.
- Take refuge in ponds, running streams or culverts, but behind solid objects such a rock.
- Remain calm and do not run blindly from the fire. If you become exhausted, you are much more prone to heat stroke and you may easily overlook a safe refuge. Consider an alternative course of action.

* adapted from NSW RFS bushfire training modules.

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Bushfire Emergency Evacuation Plan

- Subject site
- Access point
- Shelter-in-place
- Primary off-site evacuation refuge (Baldivis Sports Complex)
- Primary evacuation route
- Primary alternate evacuation route
- Secondary off-site evacuation refuge (Daintree Street Park)
- Secondary evacuation route
- Do not enter
- Occupants must stay in this area

0 170 340 680
Metres

Datum/Projection:
GDA 1994 MGA Zone 50

23PER7408-ML Date: 11/12/2024

N

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A TETRA TECH COMPANY

WARNING SYSTEM LEVELS AND ASSOCIATED BUSHFIRE EMERGENCY RESPONSE ACTIONS (SUMMARY)

Alert* & Description	Action
Initial Action	• If a fire is spotted, report immediately to 000 and then to the Chief Warden. • Determine which alert applies (Advice, Watch and Act or Emergency Warning). • If the alert is 'Watch and Act' or 'Emergency Warning', Chief Warden to request information from DFES regarding bushfire time to arrival, accessibility of evacuation route(s) and if off-site evacuation to either the Baldivis Sports Complex, or Daintree Street Park should be undertaken accounting for the time required to evacuate (i.e. 100 minutes, and 70 minutes, respectively). Should this information not be forthcoming, Chief Warden to make the decision to evacuate or shelter-in-place based on available information.
Advice 	• Chief Warden to inform all occupants of potential bushfire threat, but activities may continue. • Arrange for Bus Contractor to be on stand-by if required. • Inform emergency contacts of the bushfire threat but advise not to attend the facility. • Continue to monitor DFES alerts via Emergency WA website for change in conditions/advice and prepare for evacuation/shelter-in-place.
Watch and Act 	**EVACUATION TRIGGERED –NO FIRE IN VEGETATION ADJACENT TO EVACUATION ROUTE(S) TO OFF-SITE REFUGE, REQUIRED TRANSPORTATION IS AVAILABLE AND THERE IS SUFFICIENT TIME TO EVACUATE.** • Assemble occupants at assembly area, account for all occupants and announce evacuation response. • Sweep building to ensure no personnel remain in buildings and ensure all doors/windows are closed. • Bus company contacted and all occupants accounted for on bus. • Contact off-site evacuation refuge facility to advise of imminent arrival and contact emergency contacts but advise not to come to the facility. • Upon arrival at evacuation centre, account for all occupants, continue to monitor DFES for alerts/change in conditions, advise DFES evacuation is complete and contact emergency contacts but advise not to come to the facility until confirmed. **SHELTER-IN-PLACE TRIGGERED - FIRE IN VEGETATION ADJACENT TO EVACUATION ROUTES AND/OR THERE ISN'T SUFFICIENT TIME TO EVACUATE, OR REQUIRED TRANSPORTATION IS NOT AVAILABLE** • Assemble occupants at assembly area, account for all occupants and announce evacuation response. • Sweep building to ensure no personnel remain in buildings (with the exception of the shelter-in-place rooms) and ensure all doors/windows are closed. • Account for all occupants in the shelter-in-place rooms, inform DFES shelter-in-place has been enacted, contact emergency contacts but advise not to attend the facility, advise bus contractor transport not required. • Continue monitoring DFES for alerts and change in conditions. • Shelter furthest from fire front, move all flammable material away from vulnerable parts of the building (i.e. windows and doors), enable irrigation system, turn off evaporative air conditioners, limit smoke ingress via placing wet towels at the foot of doors. • Wardens to observe exterior fire situation from inside the shelter-in-place building, check roof cavity for embers (visual check from manhole). • Once the fire front has passed, contact DFES for advice, contact emergency contacts but advise not to attend the facility until confirmed safe to do so.
Emergency Warning 	**EVACUATION TRIGGERED – ONLY UPON ADVICE FROM DFES** • Assemble occupants at assembly area, account for all occupants and announce evacuation response. • Sweep building to ensure no personnel remain in buildings and ensure all doors/windows are closed. • Bus company contacted and all occupants accounted for on bus. • Contact off-site evacuation refuge facility to advise of imminent arrival and contact emergency contacts but advise not to come to the facility. • Upon arrival at evacuation centre, account for all occupants, continue to monitor DFES for alerts/change in conditions, advise DFES evacuation is complete and contact emergency contacts but advise not to come to the facility until confirmed. **SHELTER-IN-PLACE TRIGGERED – UPON ADVICE FROM DFES OR IN SITUATIONS WHERE NO SPECIFIC ADVICE FROM DFES HAS BEEN PROVIDED** • Assemble occupants at assembly area, account for all occupants and announce evacuation response. • Sweep building to ensure no personnel remain in buildings (with the exception of the shelter-in-place rooms) and ensure all doors/windows are closed. • Account for all occupants in the shelter-in-place rooms, inform DFES shelter-in-place has been enacted, contact emergency contacts but advise not to attend the facility, advise bus contractor transport not required. • Continue monitoring DFES for alerts and change in conditions. • Shelter furthest from fire front, move all flammable material away from vulnerable parts of the building (i.e. windows and doors), enable irrigation system, turn off evaporative air conditioners, limit smoke ingress via placing wet towels at the foot of doors. • Wardens to observe exterior fire situation from inside the shelter-in-place building, check roof cavity for embers (visual check from manhole). • Once the fire front has passed, contact DFES for advice, contact emergency contacts but advise not to attend the facility until confirmed safe to do so.

Should an alert be downgraded, or upgraded, undertake the relevant tasks specific to the updated alert.

NB: Any direct and specific evacuation messages regarding this site from DFES or other emergency personnel will override the actions detailed in this BEEP.

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Appendix B : DFES Fire Danger Rating and Warning Systems

1 Australian Fire Danger Ratings System

The Fire Danger Ratings describe the potential danger level you could face if a bushfire starts, while the Bushfire Warnings System provides information about what to do during a bushfire.

Fire Danger Ratings provide you with important information so you can take action to protect yourself and others from the potentially dangerous impacts of bushfires.

Before a bushfire



Fire Danger Rating	Fire behaviour	Action required
Moderate Plan and prepare	Most fires can be controlled	Stay up to date and be alert for fires in your area
High Be ready to act	Fires can be dangerous	Decide what you will do if a fire starts
Extreme Take action now to protect life and property	Fires will spread quickly and be extremely dangerous	Put your bushfire plan into action (see pages 11 and 17)
Catastrophic For your survival, leave bushfire risk areas	If a fire starts and takes hold, lives are likely to be lost	Homes cannot withstand fires in these conditions. Stay safe by going to a safer location early in the morning or the night before.

When there is minimal risk, Fire Danger Ratings will be set to **'No Rating'**. At this level, fires are not expected to spread in a fast or life-threatening way.

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2 Australian Warning System – Bushfire

During a bushfire, emergency services will issue a warning if the fire is impacting, or likely to impact the community.

There are three levels of warning. These change to reflect the increasing risk to your life or property, and the decreasing amount of time you have until the fire arrives.

During a bushfire

EMERGENCY WARNING

An out of control fire is approaching fast. There is a threat to lives and homes and you need to take immediate action to survive.

You must seek shelter or leave now if it is safe to do so.

WATCH AND ACT

If your plan is to leave, leave now. If your plan is to stay, get ready to actively defend.

Only stay and defend if you are mentally and physically prepared.

ADVICE

A fire has started but there is no immediate threat to lives or homes. Stay alert and watch for signs of fire.

Be aware and keep up to date.

Don't wait for a text message or a knock on the door. Make your own decision on when to leave.

Stay informed at emergency.wa.gov.au

Emergency WA is the primary and most up to date source of emergency information for:

- Current warnings
- Fire Danger Ratings
- Total Fire Bans

See back cover for other information sources.

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APPENDIX G WASTE MANAGEMENT PLAN

Waste Management Plan

2 Daintree Street, Baldivis

20th September 2024

Admin@msconsultants.com.au

Melbourne Sustainability Consultants.

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Document History

Version	Date	Status	Author	Approved
0	20/09/2024	First Issue	DM	JO

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Executive Summary

This executive summary outlines the key points of the operational Waste Management Plan for the proposed Childcare development located at 2 Daintree Street, Baldivis. The complete report must be thoroughly reviewed prior to implementing the operational waste management plan.

The proposed development is the construction a single storey childcare with associated car park.

Waste will be collected via a private contractor with the following frequency and bin quantity:

Waste Type	Bin quantity	Collection Frequency	Waste Contractor
Garbage	1 x 1,100L	1 time/week	Private Contractor
Recycling	1 x 1,100L	1 time/week	Private Contractor

Collections will be undertaken onsite from the car park. A MRV collection vehicle (8.8m long) or smaller will be used for collection. Collection vehicles will enter and exit the site in a forward direction via the entrances.

The collection vehicle will prop adjacent to the waste storage area. Private contractor will collect bins directly from the waste storage and return them immediately once empty. Collection will occur outside of drop off or peak traffic hours to be able to manoeuvre within car park using empty car spaces.

Building management will ensure sufficient access is provided for private contractor during collection times. Bins will not be stored outside of the title boundary or presented to kerb for collection at any time.

Occasionally, as a result of shifts in legislative obligations, modifications in the development's requirements (such as changes in waste generation rates, volume, or distribution), or unforeseen operational challenges, it becomes the responsibility of Building Management to coordinate the required revisions to this Waste Management Plan.

1. Introduction

a. Proposed Development

The site is located at 2 Daintree Street, Baldivis within the City of Rockingham local authority. The site is provided with entrances via Daintree Street.

The proposed development will be single storey with the following development summary:

Commercial	
Type	**Area**
Child Rooms	382m^2

b. Local Waste Standards and Limitations

The following relevant guidelines and standards have been considered while preparing this operational waste management:

- WALGA – Commercial and Industrial Waste Management Plan Guidelines
- Government of Western Australia Online Waste Generation Calculator.

This report does not cover waste management during the construction and fit-out stages of the development.

2. Waste Generation Assessment

a. General Waste and Recycling

Government of Western Australia Online Waste Generation Calculator specifies waste generation rates. Based on the online tool, the rates for general rubbish, FOGO and recycling are as follows:

General Waste Rates

- Childcare – 240L/100m^2 of floor area /Week

Recycling Waste Rates

- Childcare – 240L/100m^2 of floor area /Week

b. Waste Generation

Based on the rates above, the total waste generation for the proposed development will be as follows:

Space	Area (m^2)	Garbage (L/week)	Recycling (L/Week)
Child Rooms	382	917L	917L
TOTAL		**917L**	**917L**

c. Other Waste

In addition to the waste streams described above, the development will generate hard waste and e-waste.

The private contractor will provide hard waste collection. The method and frequency of collection will be confirmed once the private contractor is engaged.

E-Waste is banned from landfill. Occupants will be required to dispose of their E-waste at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You at* *https://recyclingnearyou.com.au/electrical*.

3. Waste Systems & Storage

a. Bin Quantity and Size

Based on the waste generation listed in section 2c, the following bins and collection frequency will be required for the proposed development:

Stream	Weekly Waste (L/Week)	Bin Size	Qty	Collection Frequency (times per week)	Contractor
Garbage	917	1,100L	1	1	Private
Recycling	917	1,100L	1	1	Private

The proposed bin dimensions are as follows (from SULO):

- 1,100L bins - Height 1.33m, Width 1.24m, Depth 1.07m for footprint of 1.32m^2/bin.

b. Bin Storage Requirements

Bin Storage Location and Size

Based on the number of bins listed in section 3a, the total footprint of the bins will be 2.64m^2. The proposed bin storage area located on ground floor will be sufficient to store all bins and allow space for manoeuvring. The proposed bin storage allows easy access for users as well as easy transfer of bins to the collection point. See screenshot below of the proposed bin storage:

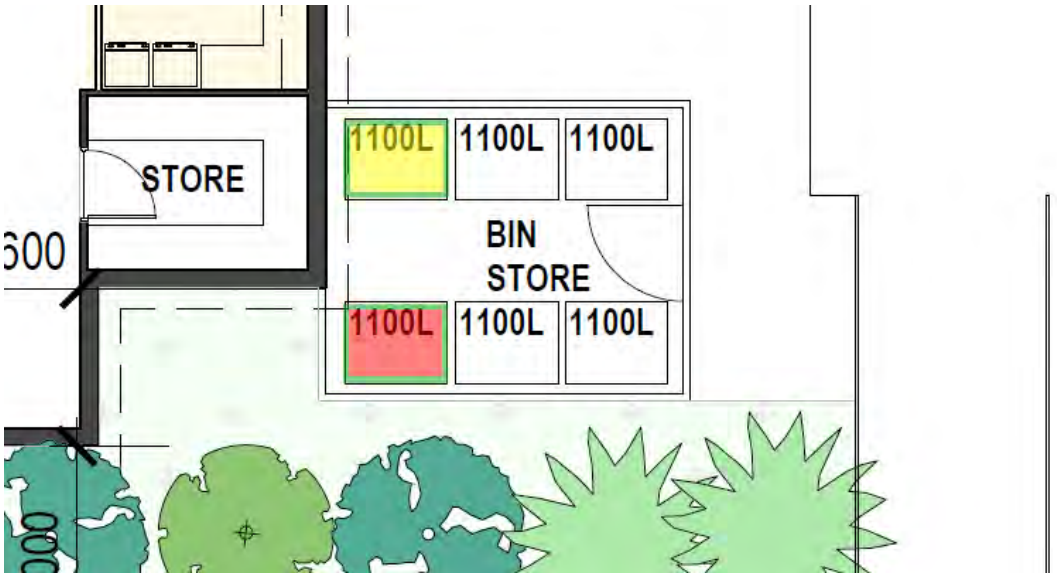


Figure 1: Potential Waste storage.

The bin storage room will be appropriately enclosed to ensure that the visual amenities are not compromised.

Bin Washing

The staff/cleaner will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

A bin wash area will be provided near or within the storage area. The bin washing area will include a tap, hose as well as drainage of all wastewater directly to the sewer.

Alternatively, a private contractor could be engaged to perform bin washing services on regular basis. All waste water should be retain by the contractor and transported offsite to not impact local drainage.

Ventilation

The storage area is outdoor and thus naturally ventilated which will help reduce odours related to the waste.

Noise

To minimise the disturbance to residents during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours 6:00am to 6:00pm, Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours 7:00am to 6:00pm, Monday to Saturday.
- Compaction should only be carried out while on the move.
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance
- Noisy verbal communication between operators should be avoided where possible.

c. Bin Colour and Signage

All bins will be provided by the private contractor. Any replacement or repair of bins will need to be arranged with them. The below bin colours are specified by Australian Standard AS4123.72006:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.

These colours are recommendations only and it should be noted that private collection contractors often provide their own bins for collection. However, colour coding will be required to ensure bins are distinguishable reducing risks of contamination between streams.

Bins (on bin lid) and bin storage area will also include clear signage in line with industry standards. See an example of signage:



d. Internal Waste System

Adequate internal storage spaces will be provided within the childcare to enable the separation of waste (garbage, recycling). Bin will not be larger than 60L to allow for easy manual handling.

4. Waste Collection and Methodology

The private collection is proposed for the development as the collection will occur from within the site. The private collection will be provided at the expense of the owner of the land.

The collection will be made directly from the car park. The private waste contractor will enter the car park and roll out the bins from the storage to the truck and put the bins back in the storage area once empty. The truck will then manoeuvre within the car park to exit the site in a forward direction.

The building manager/ cleaner/ staff will therefore need to ensure that the private contractors have access to the bin store on collection day. The collection will require separate truck for each waste stream.

As collection of the bins is to be made within the site, it is proposed that an MRV truck (8.8m in length) or smaller be used.

The collection will occur outside of drop off hour or peak traffic hour.

Collection hours will be in accordance with EPA and the Rockingham City Council's requirements, to minimise any traffic disturbance for staff or visitors entering or exiting the site. Collection of each waste stream will occur weekly.

5. Communication Strategy

Building Management has the obligation to ensure that all individuals utilising the waste systems are adequately informed about the waste management system in place for the development, including precise instructions on where and how to appropriately dispose of each type of waste. It is strongly advised that this Waste Management Plan be electronically distributed to all tenants.

The waste collection contractor(s) will be responsible for providing educational resources to familiarise all waste system users with the development's waste management system. They will also offer guidance to ensure that each waste stream is properly separated and disposed of, with utmost care, aiming to minimize landfill waste and reduce the contamination of recyclable materials.

Building management will be responsible for coordinating any necessary waste management plan revision to address any unforeseen operational issues, legislative changes etc.

6. Contact Information

The below table included a list of contractors and waste related equipment supplied. This list is non-exhaustive and there is no obligation to use any of the services listed in the table. MSC does not provide any insurance or endorsements regarding services or goods provided by these contractor/suppliers.

Service	Contractor Name	Phone	Website
Waste Contractor	iDump	1300 443 867	www.idump.com.au
	WasteWise Environmental	1300 550 408	www.wastewise.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Veolia	132 955	www.veolia.com
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com/en/waste/
Bin Supplier	Sulo Australia	1300 364 388	www.sulo.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental	1300 800 621	www.wbcm-aust.com.au

APPENDIX H SUBDIVISION DECISION LETTER

Your Ref : 3236-44

Everett Bennett Pty Ltd
P O Box 796
SUBIACO WA 6904

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 161766

Planning and Development Act 2005

Applicant	:	Everett Bennett Pty Ltd P O Box 796 SUBIACO WA 6904
Owner	:	Bonvest Pty Ltd 1/24 Outram Street WEST PERTH WA 6005
Application Receipt	:	6 December 2021

Lot Number	:	9015
Diagram / Plan	:	DP 412126
Location	:	-
C/T Volume/Folio	:	4002/119
Street Address	:	Lot 9015 Baldivis Road, Baldivis
Local Government	:	City of Rockingham

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **06 December 2021** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **08 March 2026** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled. The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. The landowner/applicant contributing towards development infrastructure provisions pursuant to the City of Rockingham Town Planning Scheme No.2. (Local Government)

2. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on the proposed lot(s) at the time of subdivision approval being demolished and materials removed from the lot(s). (Local Government)

3. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

    a) lots can accommodate their intended use; and
    b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)

4. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Local Water Management Strategy. (Local Government)

5. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

6. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development and in the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government).

7. Information is to be provided to demonstrate that the measures contained in Section 4; Table 5 of the bushfire management plan prepared by Eco Logical Australia Pty Ltd, dated the 16 November 2021 have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)

8. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

   Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

   The notification is to state as follows:

   "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)

9. A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-Flame Zone.

   A restrictive covenant to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land within areas that have been assessed as BAL-40 or BAL-Flame Zone.

   Notice of this restriction is to be included on the diagram or plan of survey (deposited plan).

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

The restrictive covenant is to state as follows:

"No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone". (Local Government)

10. Local Development Plan(s) being prepared and approved, in accordance with the approved structure plan applicable to the land, for commercial and residential lots shown on the plan dated 06 December 2021 (attached) that address the following:

    a) Built form in respect of bulk, height, and scale;
    b) Building orientation and interface with the public realm;
    c) Implementation of CPTED principles;
    d) Landscaping;
    e) Location of commercial and residential buildings;
    f) Movement network design;
    g) Pedestrian circulation;
    h) Minimisation of and/or treatment of blank walls where proposed;
    i) Provision for end-of-trip facilities;
    j) Provision of a residential interface to established lots on the eastern boundary of the commercial zone. (Local Government)

11. The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Local Development Plan are advised in writing that Local Development Plan provisions apply (Local Government).

12. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area to the satisfaction of the Western Australian Planning Commission. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

13. A 4.24 metre (3.0m by 3.0m) truncation is to be provided at the point where the battle-axe access leg joins the effective area of the proposed Grouped Housing Site (Local Government)

14. A 2.12 metre (1.5m by 1.5m) truncation is to be provided at the at the point where the access leg of the proposed Grouped Housing Site meets Daintree Street road reserve. (Local Government)

15. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificates of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

    'This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases.' (Western Australian Planning Commission)

16. Arrangements being made to the satisfaction of the Western Australian Planning Commission for the preparation and implementation of a Mosquito Management Plan in accordance with the requirements of the East Baldivis Local Structure Plan. (Local Government)

17. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)

18. Arrangements being made with the Water Corporation for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Water Corporation)

19. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)

20. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. In regard to Condition 2, a demolition permit may be required to be obtained from the local government prior to the commencement of demolition works.

2. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

3. In regard to Condition 10 it is acknowledged that the applicant may wish to prepare either a combined LDP for the whole site or separate LDPs for the Commercial site and Residential R60 lots.

4. In regard to Conditions 12-14, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.

5. In regard to Conditions 17 and 18, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

6. In regard to Condition 19, Western Power provides only one underground point of electricity supply per freehold lot.

7. Department of Water and Environmental Regulation advises that Acid Sulfate Soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to low risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works:https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines.

8. The City of Rockingham recommends that if any existing street trees are required to be removed to accommodate the proposed subdivision and driveway access, such trees should be transplanted into new locations as street trees for the proposed residential development along Morwell Loop.

9. The City of Rockingham advises that the applicant is responsible for protecting any existing City streetscape assets along Daintree Street and Morwell Loop during the course of the project. If any damage is caused to the existing assets (identified to be retained), such damage must be rectified to the satisfaction of the Manager Land and Development Infrastructure. The City recommends that a photographic dilapidation report is undertaken by the applicant, to record the current condition of these assets.

Ms Sam Fagan
Secretary
Western Australian Planning Commission
8 March 2022

Enquiries : Lilia Palermo (Ph 9586 4687)

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Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www. dplh.wa.gov.au
ABN 35 482 341 493

URBIS

LEVEL 8
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

13 February 2025

David Banovic
Coordinator Statutory Planning (DAP & Planning Reform)
City of Rockingham
PO Box 2142
Rockingham DC WA 6967
Via Email – David.Banovic@rockingham.wa.gov.au

Dear David,

D24/277895 – PROPOSED CHILD CARE PREMISES – LOT 1181 (NO.2) DAINTREE STREET, BALDIVIS – RESPONSE TO RFI REQUEST

We thank the City of Rockingham (**the City**) for their work to date in assessing D24/277895 (**the proposal**). This letter provides a formal, consolidated response to the various comments raised and various other matters, specifically:

1. Matters raised by the City's Planning Department via the Request for Further Information (**RFI**) dated 16 December 2024;
2. Matters raised following the City's Public Advertising period.

Consideration of these comments has resulted in a set of modified development application plans and relevant supporting technical information, which are included as attachments to this letter and explained in the below subsections. This letter responds to the above succinctly, and is supported by the following attachments:

- Updated Development Plan Set (**Appendix A**);
- Response Table – RFI Comments (**Appendix B**);
- Response Table – Public Submissions (**Appendix C**);
- Swept Path Analysis (**Appendix D**);
- Updated Landscape Plan (**Appendix E**);
- Updated Noise Management Plan (**Appendix F**);
- Response to DFES comments (**Appendix G**); and
- Updated Waste Management Plan (**Appendix H**).

Overall, we are confident that the responses provided, along with the modified proposal presented within the attached, addresses the key matters articulated by the City and community.

We look forward to working further with the City on this proposal. Should any further information or discussion be required to assist in the completion of the Responsible Authority Report (**RAR**), please do not hesitate to contact me on the details below.

Yours sincerely,



Tim Dawkins
Director
08 9346 0511
tdawkins@urbis.com.au

APPENDIX A UPDATED PLANS

PRELIMINARY

Rev	Amendment	Date
-	-	-



ARCH DRAWING SCHEDULE

No.	Sheet Name
DA00	FRONT COVER DRAWING SCHEDULE
DA01	SITE PLAN
DA02	CHILDCARE PROPOSED GROUND FLOOR
DA03	CHILDCARE PROPOSED ROOF PLAN
DA04	CHILDCARE BUILDING ELEVATIONS
DA05	CHILDCARE BUILDING ELEVATIONS
DA06	3D CONCEPT IMAGES

ON ARCHITECTURE

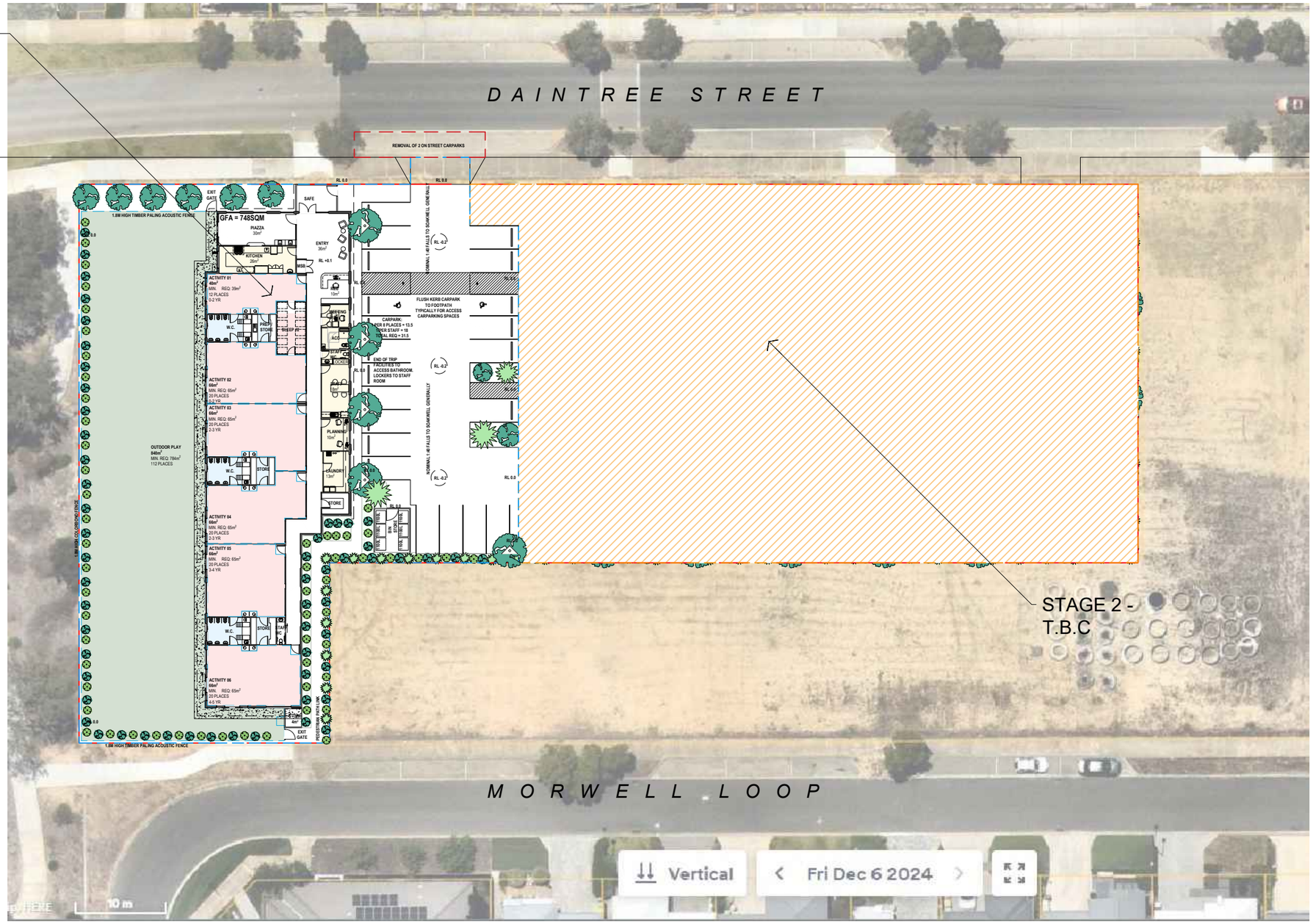
Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
COVER

Scale	As indicated	Drawn	MD		
Client	-				
Date	13/02/2025				
Job No.	202300080				
Dwg No.	**DA00**		Rev:	-	A3 SHEET

PRELIMINARY

Rev	Amendment	Date
-	-	-



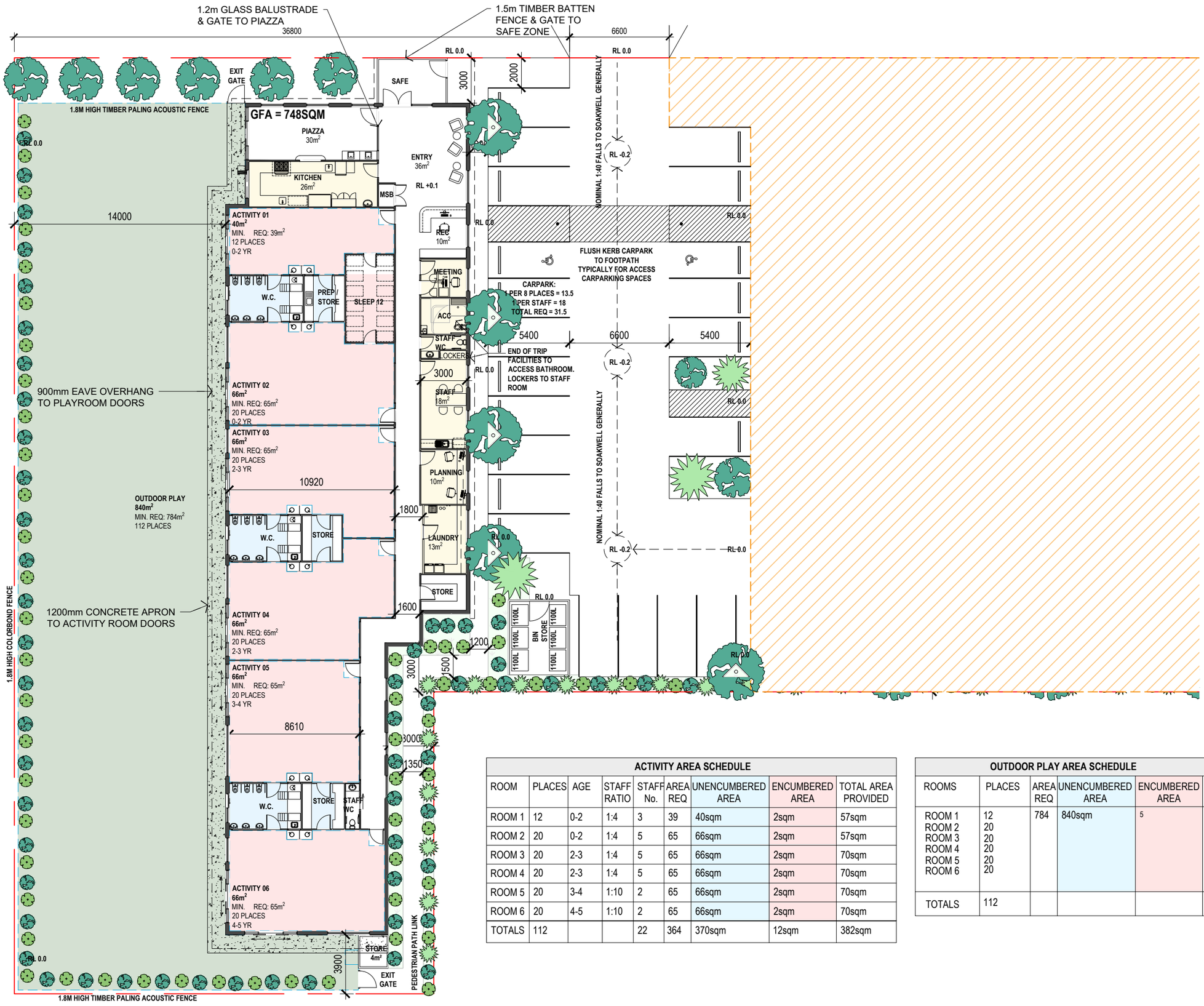
SITE PLAN
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ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
SITE PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA01**		Rev: -	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

ACTIVITY AREA SCHEDULE

ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39	40sqm	2sqm	57sqm
ROOM 2	20	0-2	1:4	5	65	66sqm	2sqm	57sqm
ROOM 3	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 4	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 5	20	3-4	1:10	2	65	66sqm	2sqm	70sqm
ROOM 6	20	4-5	1:10	2	65	66sqm	2sqm	70sqm
TOTALS	112			22	364	370sqm	12sqm	382sqm

OUTDOOR PLAY AREA SCHEDULE

ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM 5 ROOM 6	12 20 20 20 20 20	784	840sqm	5	845sqm
TOTALS	112				

PRELIMINARY

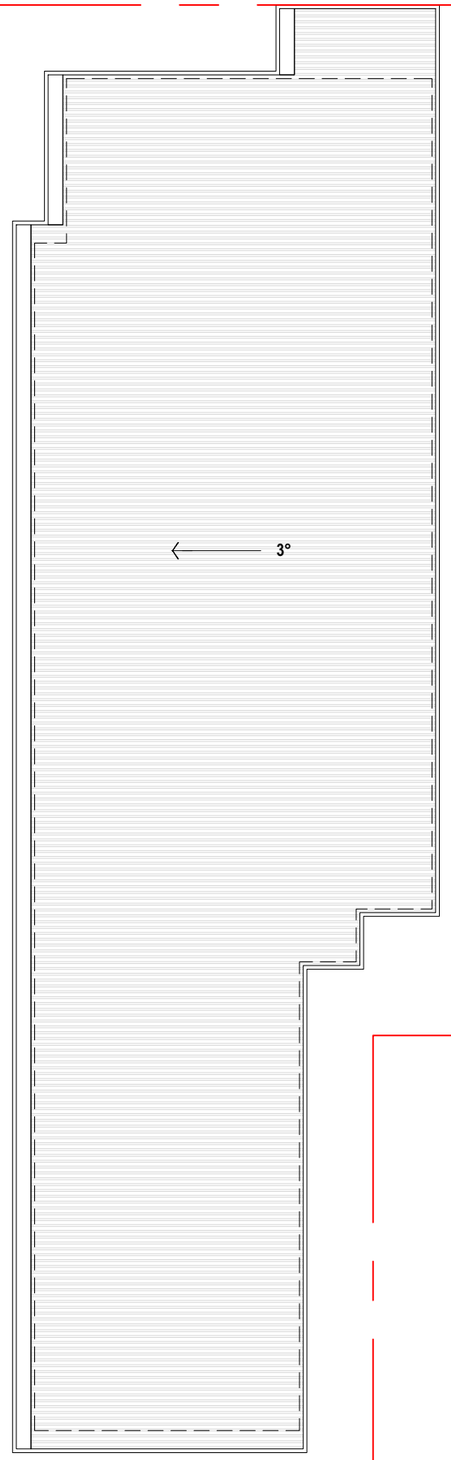
Rev	Amendment	Date
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ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED GROUND FLOOR

Scale	As indicated	Drawn	MD	
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA02**	Rev:	-	A3 SHEET



CHILDCARE GROUND FLOOR PLAN

1:250

PRELIMINARY

Rev	Amendment	Date
-	-	-

ON ARCHITECTURE

Project

PROPOSED CCC

Baldivis, Western Australia

Drawing

CHILDCARE PROPOSED ROOF PLAN

Scale	As indicated	Drawn	MD	N
Client	-			
Date	13/02/2025			
Job No.	202300080			
Dwg No.	**DA03**		Rev: -	A3 SHEET



CCC NORTH ELEVATION

1:200



CCC EAST ELEVATION

1:200

PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

02 TIMBER LOOK AXON CLADDING, OR SIMILAR

03 CFC SHEET / FLASHING, OR SIMILAR - PAINTED TO OPERATOR'S COLOUR SCHEME

04 COLORBOND FRAMING FLASHING & CAPPING - MONUMENT, OR SIMILAR

05 OPEN FENCING TIMBER LOOK ALUMINIUM BATT FENCING/ SCREEN

06 COLORBOND 'SURFMIST' TRIMDEK ROOF SHEETING, OR SIMILAR

07 AXON CLADDING - MONUMENT, OR SIMILAR

08 AXON CLADDING - SURFMIST, OR SIMILAR

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED ELEVATIONS

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA04**	Rev:	- A3 SHEET



CCC SOUTH ELEVATION

1:200



CCC WEST ELEVATION

1:200

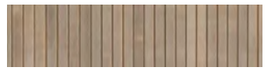
PRELIMINARY

Rev	Amendment	Date
-	-	-

MATERIALS LEGEND

01 PGH WHITE COLOUR STANDARD BRICK, OR SIMILAR

02 TIMBER LOOK AXON CLADDING, OR SIMILAR



03 CFC SHEET / FLASHING, OR SIMILAR - PAINTED TO OPERATOR'S COLOUR SCHEME



04 COLORBOND FRAMING FLASHING & CAPPING - MONUMENT, OR SIMILAR



05 OPEN FENCING TIMBER LOOK ALUMINIUM BATT FENCING/ SCREEN



06 COLORBOND 'SURFMIST' TRIMDEK ROOF SHEETING, OR SIMILAR



07 AXON CLADDING - MONUMENT, OR SIMILAR

08 AXON CLADDING - SURFMIST, OR SIMILAR

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED ELEVATIONS

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA05**	Rev:	- A3 SHEET

PRELIMINARY

Rev	Amendment	Date
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CONCEPT IMAGES

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CONCEPT IMAGES

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA10**	Rev:	- A3 SHEET

URBIS

APPENDIX B RESPONSE TO CITY RFI COMMENTS

City Comments	Project Team Response
Waste Management Plan *An updated Waste Management Report will be required:*	
Estimated waste generation is not consistent with the WA calculator (Waste Calculator), which indicates 1376L of general waste generated for a two-bin system	Waste Management Plan has been updated to reflect the WA Calculator of 1,376L.
Waste pick-ups to be between the hours of 7am and 7pm. ▪ For pickups outside of 7am to 7pm a Noise Management Plan for early collection is to be provided and sub-sequentially approved.	Noted.
Discrepancy between Waste Management Plan & Transport Impact Statement, please clarify and amended. ▪ Waste management plan indicates that at “phase 1” bins will be picks up from the carpark of the childcare, outside peak hours. ▪ The Transport Impact Statement states the bins are to be collected on the kerbside of Daintree street. For the first stage of development moving to the bin area in the second stage.	Waste collection will occur from within the site. The private collection will be provided at the expense of the landowner. As such, the Waste Management Plan and Traffic Impact Statement have been updated accordingly.
The waste bin area must have a waste point that drains direct to sewer and there must be a hose connection for bin cleaning in the bin area.	Noted.

City Comments	Project Team Response
The report only assesses the first phase of development. Can this report be broadened to assess the second phase of development to look at collection of bins with the new carpark layout?	Stage 2 does not form part of this development application. Once stage 2 of the development is lodged another Waste Management Plan will be submitted that will inform the new waste collection arrangements.
Waste Service Vehicles:	
Swept path analysis is required for commercial vehicles servicing the whole site (i.e. including Stage 2 and not just for the Child Care Premises). Preliminary swept path analysis suggests that the vehicle crossover and internal parking aisles/circulating roadway would not be able to accommodate for a Medium Rigid Vehicle (MRV, 8.8m in length).	Collections will be undertaken onsite from the stage 1 car park via a private contractor. A low-profile waste collection vehicle (SRV - 6.4 metre length) or similar will be used. The collection vehicle will enter and exit the car park in a forward direction via the carpark entrance. Swept paths have been provided and attached at **Appendix D.** Waste collection will occur during the day on weekends when the Child Care Premises is closed and car park empty.
The proposed waste collection will block internal traffic flow as well as vehicle movement in/out of the carpark and surrounding parking bays. Additional justification/remodelling is required to ensure that waste service vehicles do not inhibit vehicle movement in the carpark.	Waste collection will occur during the day on weekends when the Child Care Premises is closed and car park empty.
Given the Proposed hours are from 6:30am-630pm it may not be reasonable to assume that the carpark will be empty when service vehicles are on site.	Waste collection will occur during the day on weekends when Child Care Premises is closed and car park empty.

City Comments	Project Team Response
Additional information required regarding how hard waste and e-waste is to be collected from site such that a complete assessment can be made (e.g. size of the commercial vehicles, loading areas, etc.).	There is no expectation that any significant amounts of hard waste or e-waste will be generated by the site. Anything that does need disposal will be organised by staff as there will be limited space within the site to store this type of waste over the longer term.
The Waste Management Plan is to consider scenarios assessing the full development of the site AND the scenario when only Stage 1 works have been completed (i.e. if waste could not be collected on-site).	Stage 2 does not form part of this application and therefore it is only necessary to address the proposed Stage 1 works. As mentioned above, once stage 2 of the development is lodged, another Waste Management Plan will be submitted.
The Transport Impact Statement (TIS) suggests that waste collection is to be completed on site. The location for loading area is required to be shown on the plans.	Waste collection will occur during the day on weekends when the Child Care Premises is closed and car park empty.
Confirm the maximum size/type/class of delivery vehicles	It is proposed that a Mini Rear Loader or similar vehicle is used for the collection. Mini Rear Loaders are approximately 2.08m high, 6.35m long and 1.7m wide.
Noise Management Plan *An updated Noise Management Plan (NMP) will be required:*	
An updated NMP will be required which shows the mechanical services location and the noise associated with the equipment is to be assessed.	Please word this as a condition that requires a further acoustic assessment once placement and selection has been finalised.

City Comments	Project Team Response
There is no acoustic mapping provided. Mapping should indicate the residential properties which have been considered in the report (R1 to R5). With associated sound levels mapped.	**Appendix B** demonstrates the point source and residential properties that have been considered.
All the plant equipment is to be listed and showing their corresponding sound pressure levels. ▪ As such the conclusion section will need to be updated to reflect changes.	Please word this as a condition. The Environmental Acoustic Assessment provides allowance for 4 exhausts and 4 condensing units on the roof as stated in the report with SWL present in Table 5.1.
Scope of the assessment to be defined and why has there been no recommendations for the south portion of the site?	A 1.8m acoustic wall has been included in the plans for the southern portion of the outdoor play area.
The noise management plan suggests a solid acoustic fence to be provided along the interface with Daintree Street, however the plans show a baton timber look aluminium screen.	Plans have been amended to show a 1.8m high timber paling acoustic fence on the northern and southern elevations.
Please note that the City will not support a 2m solid fence across the frontage of development along Daintree Street and considers that the fencing could be setback off the boundary in line with the building to reduce impact, with landscaping to front to soften the fence.	The plans show a 1.8m high fence to the frontage facing Daintree Street. It includes landscaping to the front to soften the fence.

City Comments	Project Team Response
Food Business Registration	
The development is to comply with the *Food Act 2007.* The business is to apply for a Food Business registration, at the building application phase.	Noted. A Food Business registration will be submitted at the building application phase.
Engineering	
The site plan does not include the works required within Daintree Street. This is required to assess the impact the proposed access location has on the existing infrastructure. It is anticipated that existing car embayment's will need to be removed to accommodate the crossover. There is also an existing street light in the crossover location. Engineering Drawings are required to demonstrate how this will be addressed.	Updated plans show works required within Daintree street, including the removal of 2 on-street car parking bays with a flush kerb carpark to the footpath. The amended plans show that the proposed crossover will not impact any streetlight within this location.
Updated plans are required to show assets and works to occur in the road reserve including car bays, footpaths, infrastructure and crossovers.	Amended plans show assets and works to occur in the road reserve, including the removal of 2 car parking bays.
General Traffic Concerns	
The proposed development only provides information regarding Stage 1 of the proposed development therefore a complete assessment could not be made (i.e. assessment of Stage 2 (even though indicative) is required). This is to ensure that the development can be assessed as a whole and that no	Only the Childcare development is proposed as part of stage 1 as the second stage does not form part of the scope of works for this development application.

City Comments	Project Team Response
compromises will need to be made on a solution for the future stages of development.	
Kerb ramp is required for universal bays and the purpose of wheeling the bins into the parking aisle	Graded ramps will be provided and will be included within the detailed construction designs. Please propose a suitably worded condition for the kerb ramp.
No information has been provided regarding the gradients of the car park/site	Grades will be checked and provided within the detailed construction designs; however, it is noted that the site has already been earth worked and is essentially flat and unlikely to require a graded carpark beyond that required for drainage purposes.
The TIS indicates that only 18 staff is proposed, contradicting the report proposing 22 staff members.	There is a total of 22 staff expected across the day, however, due to different shift and change over periods a maximum of 18 staff are expected to be on site at any given time during the peak parking activity periods.
Car Parking	
The application suggests that 32 car parking bays are required. The report indicates that a total of 22 staff and 112 children is proposed. Therefore in accordance with the parking requirements Scheme (1 bay per employee + 1 bay per 8 children) a total of 36 bays are required.	More than 36 bays are available when including on street parking around the site.

City Comments	Project Team Response
The report indicates that a total of 20 parking bays is provided on site, indicating that additional bays will be provided in the future stages of development. Additional justification notes that 27 on-street car parking bays are available on Daintree Street and Morewell loop.	Noted. 22 car parking bays have now been provided on-site.
The City notes that additional bays provided in future stages of the development cannot support the development proposed, given the additional parking will be required as part of Stage 2 development.	There is likely to be significant levels of reciprocity between the parking demands for stages 1 and 2. For likely stage 2 businesses such as real-estate agents, hair dressers and retail, they are unlikely to be open and operating during the AM and PM peaks for the childcare, as typically, children are dropped off by parents before they begin work and picked up after they have finished work. Peak parking activity for the stage 2 businesses will be most likely during the day when the childcare activity will be at its quietest.
No pedestrian links have been provided from the development site to access on-street parking in Morwell loop, and therefore these bays can't be included in the parking calculation.	A pedestrian linkage has been added to the rear of the site, please refer to the amended plans at **Appendix A.**
While it is noted that some bays in Daintree Street can be used, these bays do not adequately account for the short fall of bays onsite, especially noted that these bays also support the existing adjoining residential land uses.	The on-street bays are available for residential uses but would typically be used by visitors to residents. This activity would peak during weekends and late evenings, and these times would not significantly overlap with the activity of the

City Comments	Project Team Response
Furthermore to account for appropriate sight lines, it is noted that a number of on street bays may be required to be removed. (see Figure 1).	childcare, which is not even open on weekends. For the provision of the crossover, 2 bays would be lost to accommodate access and sight lines.
The report states that 20 parking bays will be available on site however the plans only show a total of 18 bays that would comply with the relevant Australian parking standards. Please provide additional justification or amend the proposal to ensure parking provided onsite will be adequate and comply with the requirements of the Scheme.	The 22 bays would be made up of 20 bays plus 2 ACROD baysht. As only a single accessible bay would be required for stage 1, it is intended to leave the 2nd ACROD and shared space bay unmarked so to use the area for parking. Once stage 2 is built, the ACROD bay configuration would be added (line marked and bollard installed) as part of the stage 2 works.
The City's Local Planning Policy 3.3.14 – *Bicycle Parking and End-of-Trip Facilities* requires that 0.05 short term bays per visitor and 0.1 long term bays per staff member be provided. With 112 children (allowing 112 visitors) and 22 staff, a total of 6 short-term and 3 long-term parking bays area required to be provided on site. In addition to the above, one shower and change room is required to be provided on site as an end-of-trip facility.	End of trip facilities are provided within the staff spaces, with a shower located in the accessible bathroom. Bike parking is provided next to and on the wall of the bin store. Noting that if staff and parents ride to the site, this will reduce the demand for vehicle parking.
Additional car bay width required for those located directly adjacent to landscaping items to conform to AS2890.1. Please also ensure that the gradients shall be designed in accordance with AS2890.	Only mulch or low ground covers will be used in landscaping areas where the parking envelope encroaches. As per AS2890.1 2.4.1 (b) no walls, fences, columns or trees will be located where door opening will be restricted.
Landscaping	

City Comments	Project Team Response
No landscaping has been provided on the bend of Morewell Loop (Figure 2). The City's preference for verges is to be irrigated turf with feature trees. It will be the responsibility of the applicant to maintain adjoining verges. Please show the existing and proposed treatment to all verge areas in both Daintree Street and Morewell Loop	As this is outside of the subject lot, landscaping within the adjoining verges has not been proposed. Should the City require landscaping for the Morwell Loop verge, please provide a suitably worded condition.
Landscape plans do not indicate where crossover to carpark is located. There are existing trees/ turf to the Daintree Street verges that may need to be removed. Applicant to provide an updated landscape plan indicating the crossover / entry to the carpark and how the crossover affects the existing verge treatments.	Landscape plans have been updated to reflect crossover to carpark.
Shade trees to be provided in the carpark at the rate of 1 tree per 4 bays. It is recommended that at least two trees to be placed along the building for maximum shade benefit.	Plans have been updated to reflect shade trees at a rate of 1 tree per 4 bays.
It is recommended that the "Treated Pine" garden edging does not contain arsenic products or is changed to a metal edging.	Noted.
Bushfire	

City Comments	Project Team Response
The tramway vegetation adjacent to the proposed childcare centre has been classified as “Woodland” in the bushfire management plan whereas the remainder of the tramway is classified as “Class A Forest”. This is inconsistent with the objectives of the Baldivis Tramway Management Plan which outlines rehabilitation actions for the Tramway. As per the Guidelines for Planning in Bushfire Prone Areas “bushfire practitioners should ensure the vegetation classification reflects the future mature state of vegetation present.” The City are not supportive of a bushfire management plan which requires the management of the tramway to reduce the effectiveness of the revegetation in order to meet BAL requirements.	Vegetation within the Baldivis Tramway has historically been classified as Class B Woodland under AS 3959-2009. Consultation with the City of Rockingham in 2023 identified that no revegetation involving tree planting is planned within the Tramway. Thus, the Class B Woodland classification is still deemed appropriate for this area, particularly given the narrow, linear nature of the Tramway containing paths, areas of low fuel etc. Please refer to the Bushfire Attack Level (BAL) Assessment Report for Stage 18 Baldivis Parks, Baldivis (ELA 2023). Refer to **Appendix G** for a response to DFES comments.
The bushfire management plan should be updated to identify the vegetation in the tramway appropriately	ELA believe the assessment within BMP v3 (ELA 2024a) is accurate for the BAL assessment based on ELA consultant experience, training and BPAD accreditation. ELA is confident in our vegetation classifications and believe that no changes are required to the BMP. Based on the acceptance of the vegetation classification as outlined above, no updates to the BMP are required.
General Comments	
Floor Plan Areas – Unencumbered vs Encumbered areas – colours used in relation to drawings. Please clarify these calculations	Unencumbered and Encumbered areas clearly correspond between the provided schedules and plans.

City Comments	Project Team Response
The 1.5m pool fence/gate into the development is not supported and requires an improved design response due to its proximity to the street.	A 1.5m timber batten fence and gate have been included in the amended plans.
The City recommends reducing the overall child numbers in the context of car park availability.	The proposed Child Care premises is designed to accommodate a maximum of 112 children on-site at any one time. Access has been provided between the rear (southern side) of the subject site to Morwell Loop and justification has been provided to support car parking availability.

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APPENDIX C RESPONSE TO PUBLIC SUBMISSIONS

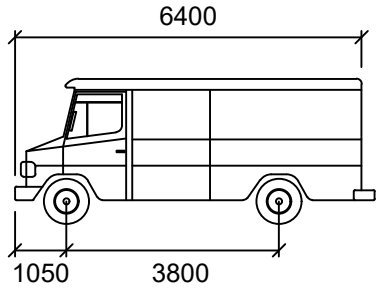
Public Submissions	Project Team Response
Submission No.1	
"I do not support a child care facility here, given there is one across the road in the other estate near the church, plus multiple other child care centres around Baldivis."	The Baldivis Parks Local Centre Local Development Plan allows for the provision of a 'Child Care Premises' at the subject site, provided that it meets the relevant development standards. Furthermore, a Child Care Premises is considered a 'D' use in accordance with LPS 2. A 'D' use under LPS 2 means that the use is permitted at the discretion of the local government by granting development approval. There is no minimum or maximum number of Child Care Premises' within the City's Town Planning Scheme No.2, and it is a critical community service that is responding to a clearly measured demand and supporting families.
Submission No.2	
"I object to this proposal it is poorly designed looks like it will devalue every property around its proximity. It has cheap and nasty written all over it no greenery just asphalt slab with a crap build on top, no consideration for traffic. look around Baldivis and all you see is well thought out areas for families to enjoy. Build a better designed area I might reconsider. But it's a NO from me."	The proposed design has addressed the '10 principles of good design' in accordance with State Planning Policy 7.0 – Design of the Built Environment. The design is of a high quality and will not detract from the amenity of the surrounding residential character. Furthermore, a TIS has been prepared by PTG Transport which has addressed traffic within the area.

Public Submissions	Project Team Response
	The traffic generation assessment indicates that the proposed development is expected to generate approximately 90 and 91 vehicles trips (two-way) during the AM and PM peak respectively. The expected traffic generation is unlikely to result in any noteworthy impact to the road network in the vicinity of the Site. Based on the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic generation at such levels is considered to have a negligible impact on network operation.
Submission No.3	
"The transport impact statement highlights that they will be using all parking bays on Daintree St. Going by the numbers given the bus stop is being removed and residents will no longer have accessible visitor bays. What alternatives is the shire giving for public transport and visitors."	The TIS states that the use of car parking bays along Daintree Street (and Morwell Loop) will only be required until the additional on-site car parking is provided for stage 2 of the proposal. The proposal does not involve the removal of the bus stop and residents will still have access to car parking bays, furthermore, these residents will also have access to their own parking within their property. No alternatives are proposed or required for public transport. Sufficient parking is made available across the site and on-street for visitors wishing to access the Child Care Premises.

Public Submissions	Project Team Response
Submission No.4	
"We don't need a childcare here in this estate. All it will do is block traffic into the estate like the traffic jams in other estates."	According to the TIS prepared by PTG Transport, the traffic generation assessment indicates that the proposed development is expected to generate approximately 90 and 91 vehicles trips (two-way) during the AM and PM peak respectively. The expected traffic generation is unlikely to result in any noteworthy impact to the road network in the vicinity of the Site. Based on the WA Planning Commission Transport Impact Assessment Guidelines, additional traffic generation at such levels is considered to have a negligible impact on network operation.
Submission No.5	
"As A resident near this project, We are not agree/ happy with this Proposal as We already have 3 Day cares near our community which is more than enough. When we bought house there was not even thought of that thing which is the reason we bought this house. We all know that this comment made no difference. But as a valuable community member this is my opinion."	As per response to submission 1.

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APPENDIX D SWEPT PATH ANALYSIS



SRV

	mm
Width	: 2300
Track	: 2300
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

SRV
STANDARDS 2018 (AU)
SRV
STANDARDS 2018 (AU)
3.5
0.0
REMOVAL OF 2 ON STREET CARPARKS
36800
6600
RL 0.0
RL 0.0
3000
2000
SAFE
= 748SQM
PIAZZA
30m²
ENTRY
36m²
RL +0.1
KITCHEN
26m²
MSB
m²
REC
10m²
RL 0.0
MEETING
7m²
PREP /
STORE
SLEEP 12
ACC
STAFF
WC
LOCKERS
RL 0.0
3000
STAFF
18m²
PLANNING
10m²
10920
1800
LAUNDRY
13m²
STORE
STORE
1600
1200
3000
1500
m²
NOMINAL 1:40 FALLS TO SOAKWELL GENERALLY
RL -0.2
RL 0.0
1200
FLUSH KERB CARPARK
TO FOOTPATH
TYPICALLY FOR ACCESS
CAR PARKING SPACES
CARPARK:
1 PER 8 PLACES = 13.5
1 PER STAFF = 18
TOTAL REQ = 31.5
5400
6600
5400
2000
END OF TRIP
FACILITIES TO
ACCESS BATHROOM.
LOCKERS TO STAFF
ROOM
RL -0.2
RL 0.0
NOMINAL 1:40 FALLS TO SOAKWELL GENERALLY
8.4
SRV
STANDARDS 2018 (AU)
SRV
STANDARDS 2018 (AU)
RL -0.2
RL 0.0
RL 0.0
BIN
STORE
1100L
1100L
1100L
1100L
1100L
1100L
RL 0.0

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APPENDIX E UPDATED NOISE MANAGEMENT PLAN

PROPOSED CHILDCARE CENTRE
2 DAINTREE STREET
BALDIVIS

ENVIRONMENTAL ACOUSTIC ASSESSMENT

AUGUST 2024

OUR REFERENCE: 33113-4-24261

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
HERRING STORER ACOUSTICS
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DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT

PROPOSED CHILD CARE CENTRE
BALDIVIS

Job No: 24261

Document Reference: 33113-4-24261

FOR

URBIS

DOCUMENT INFORMATION			
Author:	Geoff Harris	**Checked By:**	Tim Reynolds
Date of Issue:	1 August 2024		

REVISION HISTORY

Revision	Description	Date	Author	Checked
1	Original Issue	01/08/24	GH	TR
2	Updated Plans	12/11/24	GH	TR
3	Updates to wall height and commentary	12/02/25	GH	TR
4	Updated plans	13/02/25	GH	TR

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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

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3.	CRITERIA	2
4.	PROPOSAL	4
5.	MODELLING	4
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7.	CONCLUSION	8

APPENDICIES

A	PLANS
B	RECEIVER LOCATIONS

1. INTRODUCTION

Herring Storer Acoustics were commissioned by Urbis to undertake an acoustic assessment of noise emissions associated with the proposed child care to be located at 2 Daintree Street, Baldivis.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997.* This report considers noise emissions from:

- Children playing within the outside play areas of the centre.

- Mechanical Plant

We note that from information received from DWER, the bitumised area would be considered as a road, thus noise relating to motor vehicles is exempt from the *Environmental Protection (Noise) Regulations 1997*. We note that these noise sources are rarely critical in the determination of compliance. However, as requested by council and for completeness, they have been included in the assessment, for information purposes only.

For information, a plan of the proposed development is attached in Appendix A.

2. SUMMARY

Noise received at the neighbouring residences from the outdoor play areas would comply with the requirements of the *Environmental Protections (Noise) Regulations 1997*, provided outdoor play is limited to the day period (ie after 7am).

Noise from the mechanical services has also been assessed to comply with the relevant criteria given the implementation of a barrier. However, as the design of the mechanical services has not been undertaken at this stage of the project, it is recommended that the mechanical services design be reviewed for compliance with the Regulatory requirements.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors is not strictly exempt from the Regulations. Noise received at the existing neighbouring residences from these noise sources would comply with the Regulatory requirements, at all times given the conditions listed below.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

1 Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level.

2 For the outdoor play area, a 1800mm high wall to the north and south as shown in Appendix A would be required. For childcares, colorbond is a suitable material, however any other material with an equivalent or greater surface density may be used.

3 Mechanical plant associated with the childcare would need to be barriered by a barrier at least 500mm above the top of the plant.

4 The three northmost carbays would be need restricted during the "Night" Period as shown in Appendix A.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For highly sensitive area of a noise sensitive premises this is determined by the calculation of an influencing factor, which is then added to the base levels shown below in Table 3.1. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other areas within a noise sensitive premises, the assigned noise levels are fixed throughout the day, as listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial Premises	All Hours	60	75	80
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

Under the Regulations, a highly sensitive area means that area (if any) of noise sensitive premises comprising –

(a) A building, or a part of a building, on the premises that is used for a noise sensitive purpose; and

(b) Any other part of the premises within 15 m of that building or that part of the building.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;

(b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where **tonality** is present	Where **modulation** is present	Where **impulsiveness** is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The neighbouring locations have been identified as

- R1 – Residents North of Daintree Street
- R2 – Residents East of the Development on Daintree Street
- R3 – Residents South of Morwell Loop
- R4 – Residents East of Baldivis Road, South of Ingram Road
- R5 – Residents East of Baldivis Road, North of Ingram Road

Locations R1 to R5 would have an influencing factor of +2 dB due to being within 15% commercial in the inner and 5% commercial in the outer circle.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
R1-R5	0700 - 1900 hours Monday to Saturday (Day)	47	57	67
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	42	52	67
	1900 - 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	37	47	57

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. PROPOSAL

From information supplied, we understand that the child care centre normal hours of operations would likely between 0630 and 1800 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for 112 children.

It is noted that although the proposed child care centre would open before 7 am (ie during the night period), the outdoor play area would not be intended to be used until after 7am.

Similarly, mechanical plant would possibly operate all hours of the day.

5. MODELLING

To assess the noise received at the neighbouring premises from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

Calculations were carried out using the DWER's weather conditions, which relate to worst case noise propagation, as stated in the Department of Environment Regulation *"Draft Guidance on Environmental Noise for Prescribed Premises"*. These conditions include winds blowing from sources to the receiver(s).

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1, as well as plans provide by the client.

TABLE 5.1 – SOUND POWER LEVELS

Item	Sound Power Level, dB(A)
Children Playing	<24 months 78 (per 10 children) Between 24 and 36 months 85 (per 10 children) >36 months 87 (per 10 children)
Car Moving in Car Park	79
Car Starting	85
Door Closing	87
Kitchen/Bathroom Exhaust (2x)	74 each
Childcare Air conditioning condensing Unit (4x)	71 each

Notes:

1 Acoustic modelling of outdoor play noise was made, based on 112 children within the outdoor play area (ie worst case scenario) broken down as follows:

0-2 years – 32 places
2-3 years – 40 places
3-4 years – 20 places
4+ years – 20 places

2 The noise level for the mechanical plant has been based on the sound power levels used for previous assessment of child care centres. From other studies, we understand that the noise associated with the condensing units would be conservative.

3 For this child care centre, the mechanical plant units have been considered roof mounted with a barrier at least 500mm above top of units.

4 For the outdoor play area, a 1800mm high barrier to the north and south has been implemented.

5 To determine the restriction to the parking, a point noise source was located in each car bay.

6 Modelling shows that noise received at the neighbouring residences from car doors closing would comply with the assigned noise level for the day period.

7 To achieve complained with the night period, the northmost carbays would need to be restricted.

8 Calculations were undertaken for the receivers at 1.5 metres above the ground level.

9 Noise modelling was undertaken to a number of different receiver locations for each of the neighbouring residences. However, to simplify the assessment, only the noise level in the worst case location (ie highest noise level), have been listed. A graphic displaying receiver locations has been attached in Appendix B.

6. ASSESSMENT

The tables below show the assessment of noise emissions of concern from the operation. Standard building construction will be sufficient to ensure that noise from inside the building will meet the regulations.

The resultant noise levels at the neighbouring residence from children playing outdoors and mechanical plant are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics, however mechanical plant emissions would be considered tonal and attract a +5 dB(A) Penalty. Noise emissions from outdoor play needs to comply with the assigned L_{A10} noise levels.

**TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L_{A10} CRITERIA
OUTDOOR PLAY AREAS AND MECHANICAL PLANT**

Neighbouring Premises	Calculated Noise Level (dB(A))	
	Children Playing	Mechanical Plant
R1 Residential	47	24 (29)
R2 Residential	36	19 (24)
R3 Residential	44	27 (32)
R4 Residential	33	18 (23)
R5 Residential	33	16 (21)

( ) Includes +5 dB(A) penalty for tonality

With regards to noise associated with cars within the parking area, resultant noise levels are tabulated in Tables 6.2 and 6.3. It is noted that noise emissions from a moving car being an L_{A1} noise level, with noise emissions from cars starting and doors closing being an L_{Amax} noise level.

Based on the definitions of tonality, noise emissions from car movements and car starts, being an L_{A1} and L_{AMax} respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10dB penalty has been included in the assessment.

**TABLE 6.2 - ACOUSTIC MODELLING RESULTS L_{A1} CRITERIA
CAR MOVING**

Neighbouring Premises	Calculated Noise Level (dB(A))
R1 Residential	47
R2 Residential	36
R3 Residential	32
R4 Residential	12
R5 Residential	23

**TABLE 6.3 - ACOUSTIC MODELLING RESULTS L_{Amax} CRITERIA
CAR STARTING / DOOR CLOSING**

Neighbouring Premises	Calculated Noise Level (dB(A))			
	Car Start		Car Door	
	Day Period	Night Period	Day Period	Night Period
R1 Residential	48	46	49 [59]	47 [57]
R2 Residential	41	41	41 [51]	41 [51]
R3 Residential	39	39	39 [49]	39 [49]
R4 Residential	23	23	23 [33]	23 [33]
R5 Residential	28	16	27 [37]	15 [25]

[ ] Includes +10 dB(A) penalty for impulsiveness.

Tables 6.4 to 6.10 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

**TABLE 6.4 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS
OUTDOOR PLAY (DAY PERIOD)**

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	47	47	Complies
R2 Residential	36	47	Complies
R3 Residential	44	47	Complies
R4 Residential	33	47	Complies
R5 Residential	33	47	Complies

TABLE 6.5 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS MECHANICAL PLANT

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	29	37	Complies
R2 Residential	24	37	Complies
R3 Residential	32	37	Complies
R4 Residential	23	37	Complies
R5 Residential	21	37	Complies

TABLE 6.6 – ASSESSMENT OF L_{A1} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR MOVEMENTS

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	47	47	Complies
R2 Residential	36	47	Complies
R3 Residential	32	47	Complies
R4 Residential	12	47	Complies
R5 Residential	23	47	Complies

TABLE 6.7 – ASSESSMENT OF L_{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR STARTING

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	48	67	Complies
R2 Residential	41	67	Complies
R3 Residential	39	67	Complies
R4 Residential	23	67	Complies
R5 Residential	28	67	Complies

TABLE 6.8 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR START

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	46	57	Complies
R2 Residential	41	57	Complies
R3 Residential	39	57	Complies
R4 Residential	23	57	Complies
R5 Residential	16	57	Complies

TABLE 6.9 – ASSESSMENT OF L_{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR DOOR

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	59	67	Complies
R2 Residential	51	67	Complies
R3 Residential	49	67	Complies
R4 Residential	33	67	Complies
R5 Residential	37	67	Complies

TABLE 6.10 – ASSESSMENT OF L_{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR DOOR

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
R1 Residential	57	57	Complies
R2 Residential	51	57	Complies
R3 Residential	49	57	Complies
R4 Residential	33	57	Complies
R5 Residential	25	57	Complies

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply during the day period, thus, outdoor play would be limited to the day period (ie – after 7am).

Noise received at the neighbouring residences from the mechanical plant would comply at all hours, when barriered.

Noise received at the neighbouring residences from noise associated with vehicles would also comply at all hours.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed hours of operation, with the inclusion of the following:

1 For the outdoor play area, a 1800mm high wall to the north and south as shown in Appendix A would be required. For childcares, colorbond is a suitable material, however any other material with an equivalent or greater surface density may be used.

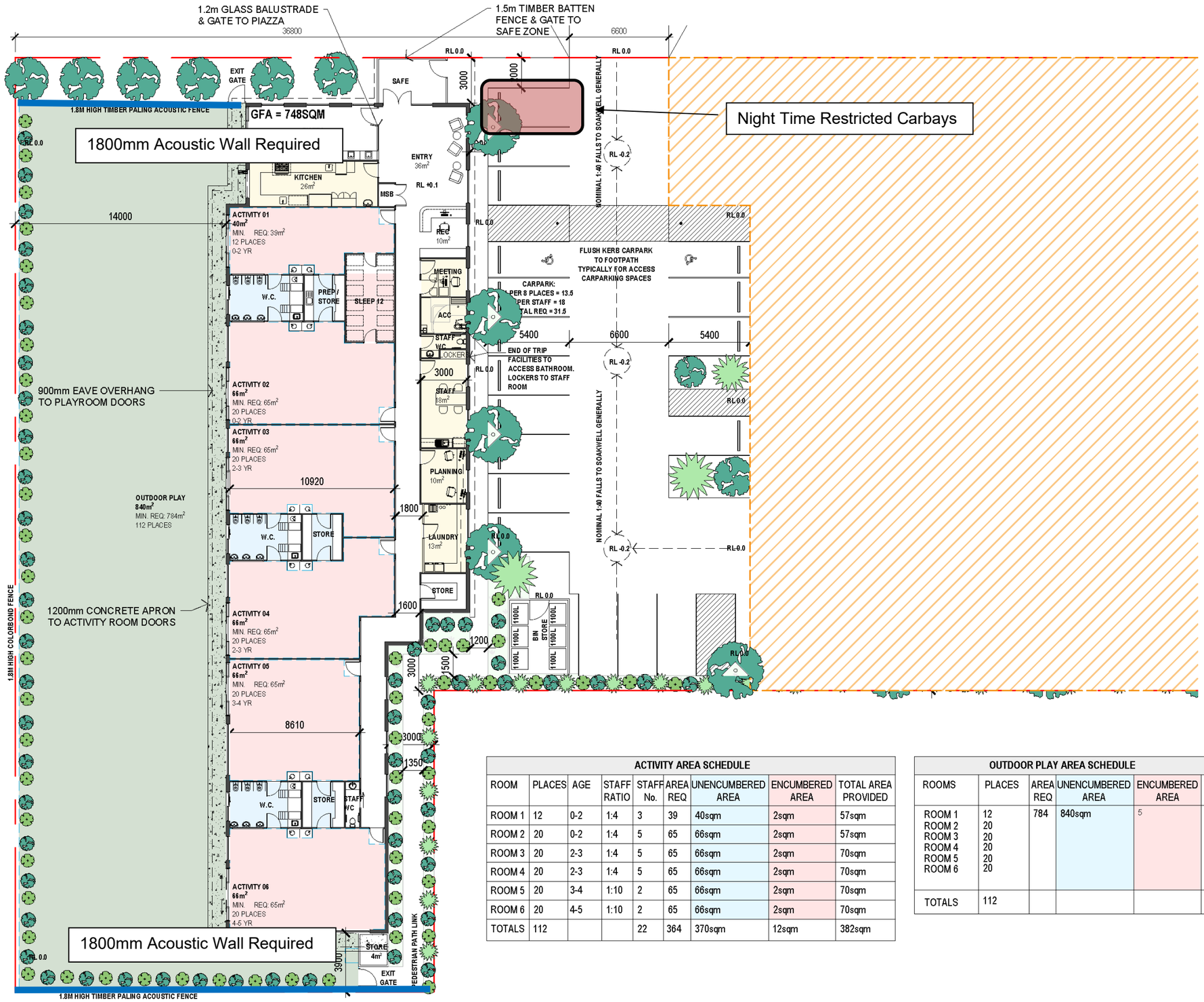
2 Mechanical plant would need to be barriered by a barrier at least 500mm above the top of the plant for childcare mechanical plant.

3 The three northmost carbays would be required to be restricted during the “Night Period” as shown in Appendix A

Finally, it is recommended to adopt best practices in managing a child care centre to reduce noise, including but not limited to no music to be played outside, and favouring soft finishes in the outdoor play area.

APPENDIX A

PLANS



CHILDCARE GROUND FLOOR PLAN

1:250

ACTIVITY AREA SCHEDULE

ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39	40sqm	2sqm	57sqm
ROOM 2	20	0-2	1:4	5	65	66sqm	2sqm	57sqm
ROOM 3	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 4	20	2-3	1:4	5	65	66sqm	2sqm	70sqm
ROOM 5	20	3-4	1:10	2	65	66sqm	2sqm	70sqm
ROOM 6	20	4-5	1:10	2	65	66sqm	2sqm	70sqm
TOTALS	112			22	364	370sqm	12sqm	382sqm

OUTDOOR PLAY AREA SCHEDULE

ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1 ROOM 2 ROOM 3 ROOM 4 ROOM 5 ROOM 6	12 20 20 20 20 20	784	840sqm	5	845sqm
TOTALS	112				

PRELIMINARY

Rev	Amendment	Date
-	-	-

ON ARCHITECTURE

Project
PROPOSED CCC
Baldivis, Western Australia

Drawing
CHILDCARE PROPOSED GROUND FLOOR

Scale	As indicated	Drawn	MD
Client	-		
Date	13/02/2025		
Job No.	202300080		
Dwg No.	**DA02**	Rev.	-

A3 SHEET

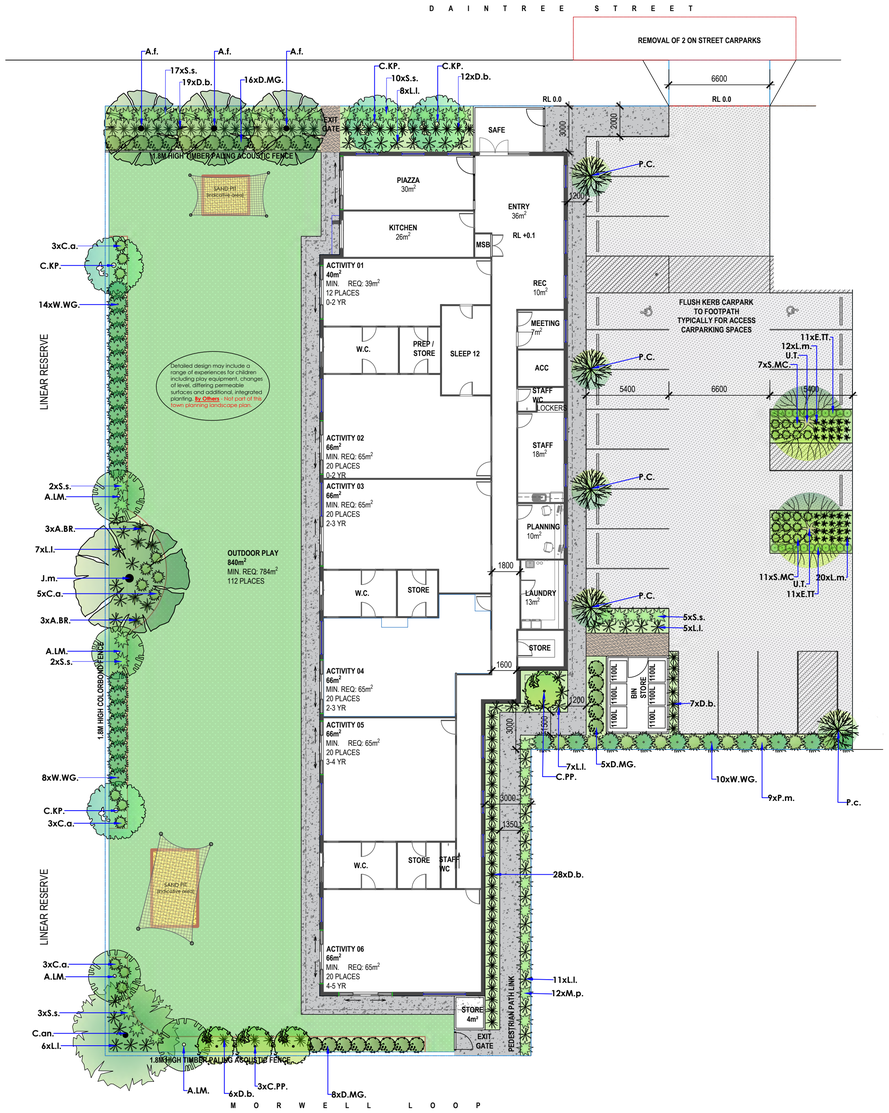
APPENDIX B

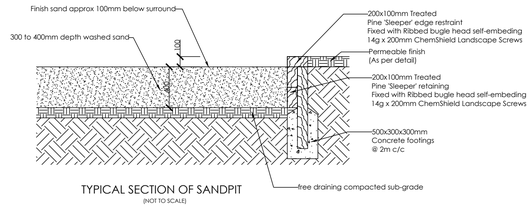
RECEIVER LOCATIONS


Signs and symbols
Point source
Line source
Area source
Main building
Wall
Base line
Wall
Receiver
Maryland Way
Trango Rd
Daintree St
Baldivis Rd
Morwell Loop
Auburn Way
5
3
16
14
12
10
9
11
37
33
31
27
23
21
17
15
13
1
3
5
7
9
13
15
19
23
39
2
20
22
24
26
10
8
6
17
19
15
13
11
9
7
5
3
1
21
32

URBIS

APPENDIX F UPDATED LANDSCAPE PLAN





TYPICAL SECTION OF SANDPIT
(NOT TO SCALE)



TYPICAL DETAIL OF PERMEABLE SYNTHETIC TURF
(SCALE 1:20)

LANDSCAPE LEGEND

- CANOPY TREES
- LARGE SHRUBS/SMALL TREES
- SHRUBS & GROUNDCOVERS
- ACCENT PLANTS
- MULCHED GARDEN BEDS
- PERMEABLE SYNTHETIC TURF SURFACE (Indicative area and locations only)
- SAND PIT (Indicative area and location only)
- ASHPHALT OR CONCRETE HARDSTAND PAVING (To Architect's/Engineer's details)
- CONCRETE PAVING (To Architect's/Engineer's details)
- PERMEABLE PAVING (Selected 80mm Depth Toppings)
- SHADE SAIL (Indicative size and location only)
- TREATED PINE TIMBER GARDEN BED EDGING (30x80mm)

ESTABLISHMENT & MAINTENANCE NOTES

1. The site is to be cleared of all debris and builders rubble.
2. All weed species on site shall be eradicated.
3. SOILS : Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/clay mix with added compost, should be added to a minimum depth of about 200mm. (Burdetts G/S - 9789 8266).
4. PLANTING:
- Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect/Designer. Specific plant species and cultivars have been selected for their size, and form and other cultivars might not be suitable for the specified location.
- All plant stock shall be checked by Contractor and must be healthy and disease free.
- Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled, to top of root ball. Avoid excessive compaction of soil.
- All plants must be thoroughly hand watered just after planting.
- All trees must comply with Australian Standard *AS2303:2018 - Tree Stock for Landscape Use.*
- All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.
- FERTILIZER: Slow release fertiliser, suitable for mixed plant species (eg: 9-month osmocote), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.

5. MULCH: All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'pine bark/euca mulch' blend. Except within child play areas where mulch to be min 80mm depth course grade 'soft fall' pine bark mulch.
6. IRRIGATION : An automated 20mm PVC irrigation system to be installed to all garden bed areas. Typically use 'Netafilm Scapeline' 2lph non pressure compensating 13mm 'Trickle Tube' irrigation system @ 300mm centres for garden beds (or similar).
15. DRIVEWAY/CARPARK : To be TO Architects / Engineer's details.
16. GARDEN EDGING: Garden bed / lawn / path edging to be 30x80mm treated pine edging,or similar held in place with hardwood pegs and galvanised screw. Edging to be finished flush with synthetic lawn level. If treated pine is used it must be not CCA (chromated copper arsenate) treated. Micropro treated pine is certified under the Scientific Certification Systems Environmentally Preferable Product (EPP) program and is considered safe for children's playgrounds.
17. SYNTHETIC TURF: All synthetic turf to be laid on a permeable base of min 100mm depth 'No-Fines' compacted crushed rock over 50mm depth 'Crusher Dust' setting bed as per manufacturers installation specifications. 'Softfall' rubber matting to be installed below synthetic turf where it encroaches on any fall spaces for playground equipment.
18. MAINTENANCE : The Landscape Contractor should provide a minimum 24 month establishment maintenance program. Which would include the following :
- Regular weed control in garden beds and inside tree guards
- Replenishment of mulch annually for the first two years of a planting
- Replacement of dead plants (with the same approved species) to stop weed invasion on exposed ground
- The removal and recycling of tree guards/stakes when the plants are established and have grown beyond the protection of the guards.
- Accent plants to be pruned of old leaves only. Allow natural shape to develop. Maintain at sizes no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs as hedges to be maintained at size nominated in plant key.

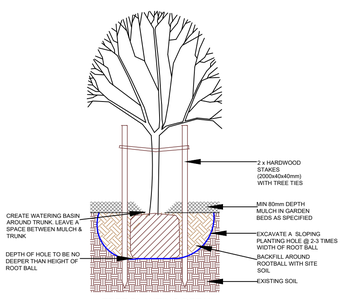
GENERAL NOTES

1. The Landscape Contractor must refer to architects / engineering drawings for all hard surfacing & paving driveway details.
2. This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
3. There are no existing trees within the subject site. The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
4. The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
5. The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
6. Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.
7. The Landscape Contractor must confirm all plant quantities prior to ordering.
8. Faulkner & Chapman accepts no responsibility for establishment or maintenance of the landscaping proposed on the Landscape Plan.
9. This plan is intended for Town Planning purposes only. Proposed outdoor play spaces are subject to future detail design and in accordance with all relevant Australian Standards, including, but not limited to; *AS4685 (2004) Playground Equipment & AS/NZS4422(1996) Playground Surfacing.* Detailed design may include a range of experiences for children, including play equipment, differing permeable surfaces, changes of level and additional, integrated planting.

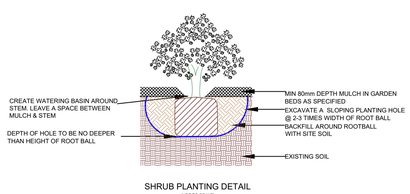
PLANT KEY

Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Planted Height	No. Req
CANOPY TREES					
A.f.	*Agonis flexuosa*	Willow Myrtle	8-10x6-8m	40cm/1.5m	3
C.an.	*Cupaniopsis anacaroides*	Tuckeroo	8-10x7-9m	50cm/2m	1
J.m.	*Jacaranda mimosifolia*	Jacaranda	8-10x7-9m	50cm/2m	1
P.C.	*Pyrus calleryana* 'Capital'	Capital Pear	8-10x3-4m	40cm/1.5m	5
U.T.	*Ulmus parvifolia* 'Todd'	Upright Chines Elm	8-10x5-6m	50cm/2m	2
LARGE SHRUBS/SMALL TREES					
A.LM.	*Acacia cognata* 'Lime Magik'	Lime Magik River Wattle	3.5-4x3-4m	30cm	4
C.KP.	*Callistemon citrinus* 'Kings Park special'	Kings Park Bottlebrush	4-5x3-4m	30cm	4
C.PP.	*Callistemon salignus* 'Perth Pink'	Perth Pink Bottlebrush	3-4x3-3.5m	30cm	4
SHRUBS & GROUNDCOVERS					
C.a.	*Chrysocephalum apiculatum*	Common Everlasting	0.2x1m	15cm	14
D.MG.	*Dodonaea viscosa* 'Mr Green Sheen'	Green Hop's Bush	2.5x1.5m*	25cm	29
E.TT.	*Euonymus japonicus microphyllus* 'Tom Thumb'	Tom Thumb	0.5x0.5m*	20cm	11
M.p.	*Myoporum parvifolium* 'Fine Leaf Form'	Creeping Boobialla	0.15x1.5m	15cm	12
P.m.	*Philotheca myoporoides*	Wax Flower	1.6x1.5m	20cm	9
S.MC.	*Scaevola albida* 'Mauve Clusters'	Mauve Fan-flower	0.2x1.2m	15cm	7
S.s.	*Senecio serpens*	Blue Chalksticks	0.25x1m	20cm	39
W.WG.	*Westringia fruticosa* 'Wyngabbie Gem'	Native Rosemary	1.8x1.5m*	20cm	32
ACCENT PLANTS					
A.BR.	*Anigozanthus flavidus* 'Big Red'	Red Kangaroo Paw	0.6x0.6m	20cm	6
D.b.	*Dianella brevicaulis*	Coast Flax Lily	0.5x0.5m	15cm	72
L.m.	*Liriope muscari*	Turf Lily	0.3x0.4m	15cm	32
L.l.	*Lomandra longifolia*	Spiny-headed Mat-rush	0.8x1m	15cm	44

* Maintain at approximately the size noted in this plant key.



TREE PLANTING DETAIL
(NOT TO SCALE)



SHRUB PLANTING DETAIL
(NOT TO SCALE)

0 1 2 3 4 5 10metres

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Rev Description Date By App.

Project Name: Proposed Childcare Centre 2 Daintree Street, Baldivis, WA

Drawing Title: LANDSCAPE PLAN

Client: Oreana

Designed N.F.
Drawn N.F.
Approved G.C.
Date 13/02/2025

Faulkner & Chapman
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Landscape Architecture and Horticultural Consultancy
Members of The Australian Institute of landscape Architects, Landscape Industries Association of Victoria

Scale: 1:200 @ A1

Project Ref.: 2DaintreeLP1

Rev.

Drawing Ref.: C:\USERS\GREGG\ONEDRIVE\LANDSCAPE PLANS 2025\2DAINTREELP1.DWG

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APPENDIX G RESPONSE TO DFES COMMENTS

Level 1, Bishop's See
235 St Georges Terrace
Perth WA 6000
t: (08) 6218 2200

12 February 2025

Our ref: 23PER7408

City of Rockingham
PO Box 2142
Rockingham DC WA 6967

Attention: David Veenendaal

Dear David,

Re: Response to DFES comments: Lot 1181 (2) Daintree Street, Baldivis – Proposed Child care premises- Development application

Eco Logical Australia (ELA) has prepared this response to comments provided by Department of Fire & Emergency Services (DFES) on 13th December 2024 (D37265) regarding the Bushfire Management Plan v3 (BMP v3; ELA 2024) submitted to support the Development Application of a Child care facility located at Lot 1181 (2) Daintree Street, Baldivis (the subject site).

ELA reviewed the DFES advice letter and has provided responses to issues raised in Table 1. These responses are in line with the requirements current at the time of submission (State Planning Policy 3.7 [Western Australian Planning Commission 2015] and associated Guidelines version 1.4 [Western Australian Planning Commission 2021]), as noted within the DFES letter, and have been prepared by Lee Galer (Experienced Bushfire Consultant and Level 2 BPAD accredited practitioner), Eva Cronin (Associate Bushfire Consultant and Level 2 BPAD accredited practitioner) and Daniel Panickar (Bushfire Consultant and Level 3 BPAD accredited practitioner).

RESPONSE TO DFES COMMENTS

ELA's response to the DFES comments made in regard to the BMP v3 (ELA 2024a) are presented below in Table 1.

Table 1: Response to DFES comments

DFES comment	ELA response
1. Policy measure 6.5a) Preparation of a BAL Contour Map	
Vegetation classification Vegetation Plot 2 cannot be substantiated as Class B Woodland with the limited information and photographic evidence provided. Photograph ID's 4-6 do not support the Class B Woodland classification. Furthermore, Plot 2 is a continuous with Plot 1 Class A Forest and forms part of the Baldivis rail reserve (Bush Forever). The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.	ELA disagrees with this comment. ELA has assessed the vegetation within Plot 2 as Class B Woodland based on a number of factors, of which foliage cover is only one. Predominant vegetation within Plot 2 is comprised of Eucalypt trees over exotic grasses and limited shrubs. This meets the definition of Class B Woodland in AS 3959:2018, as evidenced by Photo ID 4 - 6 provided within the BMP. Vegetation within the Baldivis Tramway has historically been classified as Class B Woodland under AS 3959-2009. Consultation with the City of Rockingham in 2023 identified that no revegetation involving tree planting is planned within the Tramway. Thus, the Class B Woodland classification is still deemed appropriate for this area, particularly given the narrow, linear nature of the Tramway containing paths, areas of low fuel etc. Please refer to the Bushfire Attack Level (BAL) Assessment Report for Stage 18 Baldivis Parks, Baldivis (ELA 2023). The DFES comment regarding foliage cover cannot be accurately responded to as no detail regarding the way in which DFES has measured canopy cover is provided. Using aerial imagery and provided photographs is one way, however quality of image, resolution, angle, time of day etc. can all affect this measurement. In addition, the canopy cover ranges in AS3959:2018 are only a guide and not to be taken verbatim. The canopy cover measurement is only one of a number of factors which influence vegetation classification. Vegetation identified within Plot 1 is significantly different to that of Plot 2 as evidenced by Photos provided within BMP. ELA believe the assessment within BMP v3 (ELA 2024a) is accurate for the BAL assessment based on ELA consultant experience, training and BPAD accreditation. ELA is confident in our vegetation classifications and believe that no changes are required to the BMP.
2. Policy measure 6.5c) Compliance with the Bushfire Protection Criteria	
Location, and Siting & Design **A1.1 & A2.1 – not demonstrated** The BAL ratings cannot be validated for the reason outlined in the above table.	Based on the acceptance of the vegetation classification as outlined above, no updates to the BMP are required.
Building Construction Standards	DFES comment acknowledged.

DFES comment	ELA response
Class 9 buildings should be afforded significant protection from the impacts of a bushfire due to being occupied by people who may need assistance, or be unable to evacuate the building in the event of a bushfire. In response, revised provisions in the national construction code will apply in the future. The proposed changes include but are not limited to; minimum separation between buildings, and separation from allotment boundaries, car parking areas and hazards. It is suggested that the decision may consider applying the proposed higher construction and design standards to the proposed development for further information regarding the proposed changes can be found here: https://consultantion.abcd.gov.au/engagement/ncc-2022-public-comment-draft/supporting_documents/NCC2022VolumeOnePCD.pdf	DFES reference the draft version of the National Construction Code (NCC) 2022. ELA note that the NCC 2022 has since been published on 1 October 2022. Regarding the commencement date for NCC 2022 in Western Australia, Industry Bulletin 146 (DMIRS 2022) states that the NCC 2022 will not commence operation in Western Australia until its adoption date on 1 May 2023. Additionally, the Bulletin states that under ongoing transitional provisions in regulation 31A(2) of the Building Regulations, from 1 May 2023 to 30 April 2024 a building permit applicant can choose to voluntarily comply with the NCC 2022 or continue to use NCC 2019 Amendment 1. Further, on 9 September 2024 the Cook Government approved extending the transition for new bushfire construction requirements for Class 9 primary and secondary schools and early learning childhood centres only until 30 April 2028. The applicant therefore, is not obligated to adopt the new construction requirements for Class 9 buildings if submitting a building permit prior to 30 April 2028. However, this is to be determined by the Building Surveyor who will be assessing and certifying the building application for the childcare centre building. Additionally, having carefully considered the bushfire risk context for this site, ELA are of the opinion that constructing the childcare centre building to BAL-29 construction standards in accordance with AS 3959:2018 as detailed in our BMP (ELA 2024a) and BEEP (ELA 2024b) should be regarded as sufficient, noting that construction of the childcare centre (Class 9 building) to AS3959 construction standards is included as part of the bushfire mitigation response for the site, despite this not been required under the current version of the NCC applicable in Western Australia.
Bushfire Emergency Evacuation Plan (BEEP) The referral has included a Bushfire Emergency Evacuation Plan for the purposes of addressing the policy requirements consideration should be given to the guidelines Section 5 point 5.4 developing a bushfire emergency evacuation plan this contains detail relating what should be included in a beat and will be will ensure the appropriate content is detailed when finalising the beat to the satisfaction of the city	The BEEP prepared by ELA (ELA 2024b) was prepared in accordance with 'A Guide to developing a Bushfire Emergency Evacuation Plan' (WAPC 2019) which provides further information to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'.

CONCLUSION

ELA believe the proposed development within the subject site currently complies with SPP3.7 and the associated Guidelines as detailed in our BMP v3 (ELA 2024a) and subsequent response to DFES comments detailed above provided to the City of Rockingham.

If you wish to discuss any of the matters above, please contact us via email or phone (details provided).

Regards,



Lee Galer

Bushfire Consultant

BPAD Level 2 Practitioner (55096)





Eva Cronin

Bushfire Consultant

BPAD Level 2 Practitioner (45482)





Daniel Panickar

Bushfire Consultant

BPAD Level 3 Practitioner (37802)



REFERENCES

Department of Mines, Industry Regulation and Safety (DMIRS), October 2022, Industry Bulletin 146: Building Amendment Regulations (No. 2) 2022: Changes for NCC 2022 and miscellaneous amendments. Building and Energy DMIRS, Cannington.

Eco Logical Australia 2023. Bushfire Attack Level for Stage 18 Baldivis Park, Baldivis. Prepared for Frasers Property Australia Pty Ltd.

Eco Logical Australia (ELA) 2024a, Bushfire Management Plan: Development Application: – Lot 1181 (2) Daintree Street, Baldivis v3, prepared for Oreana Project Management Pty Ltd.

Eco Logical Australia (ELA) 2024b, Bushfire Emergency Evacuation Plan: Lot 1181 (2) Daintree Street, Baldivis v1, prepared for Oreana Project Management Pty Ltd.

Standards Australia (SA), 2018, Construction of buildings in bushfire-prone areas, AS 3959: 2018. SAI Global, Sydney.

Western Australian Planning Commission (WAPC), 2015, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. WAPC, Perth.

Western Australian Planning Commission (WAPC), 2021, Guidelines for Planning in Bushfire Prone Areas Version 1.4 (including appendices), WAPC, Perth.

APPENDIX H UPDATED WASTE MANAGEMENT PLAN

Waste Management Plan

2 Daintree Street, Baldivis

13th February 2025

Admin@msconsultants.com.au

Melbourne Sustainability Consultants.

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   b. Local Waste Standards and Limitations....4
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Document History

Version	Date	Status	Author	Approved
0	20/09/2024	First Issue	DM	JO
1	13/02/2025	Updated as per comments – changes are highlighted	DM	JO

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Executive Summary

This executive summary outlines the key points of the operational Waste Management Plan for the proposed Childcare development located at 2 Daintree Street, Baldivis. The complete report must be thoroughly reviewed prior to implementing the operational waste management plan.

The proposed development is the construction a single storey childcare with associated car park.

Waste will be collected via a private contractor with the following frequency and bin quantity:

Waste Type	Bin quantity	Collection Frequency	Waste Contractor
Garbage	2 x 1,100L	1 time/week	Private Contractor
Recycling	1 x 1,100L	1 time/week	Private Contractor

Collections will be undertaken onsite from the car park. A MRV collection vehicle (8.8m long) or smaller will be used for collection. Collection vehicles will enter and exit the site in a forward direction via the entrances.

The collection vehicle will prop adjacent to the waste storage area. Private contractor will collect bins directly from the waste storage and return them immediately once empty. Collection will occur outside of drop off or peak traffic hours to be able to manoeuvre within car park using empty car spaces.

Building management will ensure sufficient access is provided for private contractor during collection times. Bins will not be stored outside of the title boundary or presented to kerb for collection at any time.

Occasionally, as a result of shifts in legislative obligations, modifications in the development's requirements (such as changes in waste generation rates, volume, or distribution), or unforeseen operational challenges, it becomes the responsibility of Building Management to coordinate the required revisions to this Waste Management Plan.

1. Introduction

a. Proposed Development

The site is located at 2 Daintree Street, Baldivis within the City of Rockingham local authority. The site is provided with entrances via Daintree Street.

The proposed development will be single storey with the following development summary:

Commercial	
Type	**Area**
Child Rooms	382m^2

b. Local Waste Standards and Limitations

The following relevant guidelines and standards have been considered while preparing this operational waste management:

- WALGA – Commercial and Industrial Waste Management Plan Guidelines
- Government of Western Australia Online Waste Generation Calculator.

This report does not cover waste management during the construction and fit-out stages of the development.

2. Waste Generation Assessment

a. General Waste and Recycling

Government of Western Australia Online Waste Generation Calculator specifies waste generation rates. Based on the online tool, the rates for general rubbish, FOGO and recycling are as follows:

General Waste Rates

- Childcare – 360L/100m² of floor area /Week

Recycling Waste Rates

- Childcare – 240L/100m² of floor area /Week

b. Waste Generation

Based on the rates above, the total waste generation for the proposed development will be as follows:

Space	Area (m²)	Garbage (L/week)	Recycling (L/Week)
Child Rooms	382	1376L	917L
TOTAL		**1376L**	**917L**

c. Other Waste

In addition to the waste streams described above, the development will generate hard waste and e-waste. A dedicated space will be allocated within the bin storage.

The private contractor will provide hard waste collection. The hard waste and e-waste generation will be limited for a childcare therefore collection will be arranged on an on-call basis with the private contractor engaged.

The method of collection will be similar than for other bins directly from the storage area. Truck to collect hard waste or e-waste will be MRV or smaller.

E-Waste is banned from landfill. Occupants will be required to dispose of their E-waste at their nearest drop-off point. The nearest e-waste recycling drop-off point can be found on Planet Ark's *Recycling Near You at* *https://recyclingnearyou.com.au/electrical*.

3. Waste Systems & Storage

a. Bin Quantity and Size

Based on the waste generation listed in section 2c, the following bins and collection frequency will be required for the proposed development:

Stream	Weekly Waste (L/Week)	Bin Size	Qty	Collection Frequency (times per week)	Contractor
Garbage	1376	1,100L	2	1	Private
Recycling	917	1,100L	1	1	Private

The proposed bin dimensions are as follows (from SULO):

- 1,100L bins - Height 1.33m, Width 1.24m, Depth 1.07m for footprint of 1.32m^2/bin.

b. Bin Storage Requirements

Bin Storage Location and Size

Based on the number of bins listed in section 3a, the total footprint of the bins will be 3.96m^2. The proposed bin storage area located on ground floor will be sufficient to store all bins and allow space for manoeuvring. The proposed bin storage allows easy access for users as well as easy transfer of bins to the collection point. See screenshot below of the proposed bin storage:

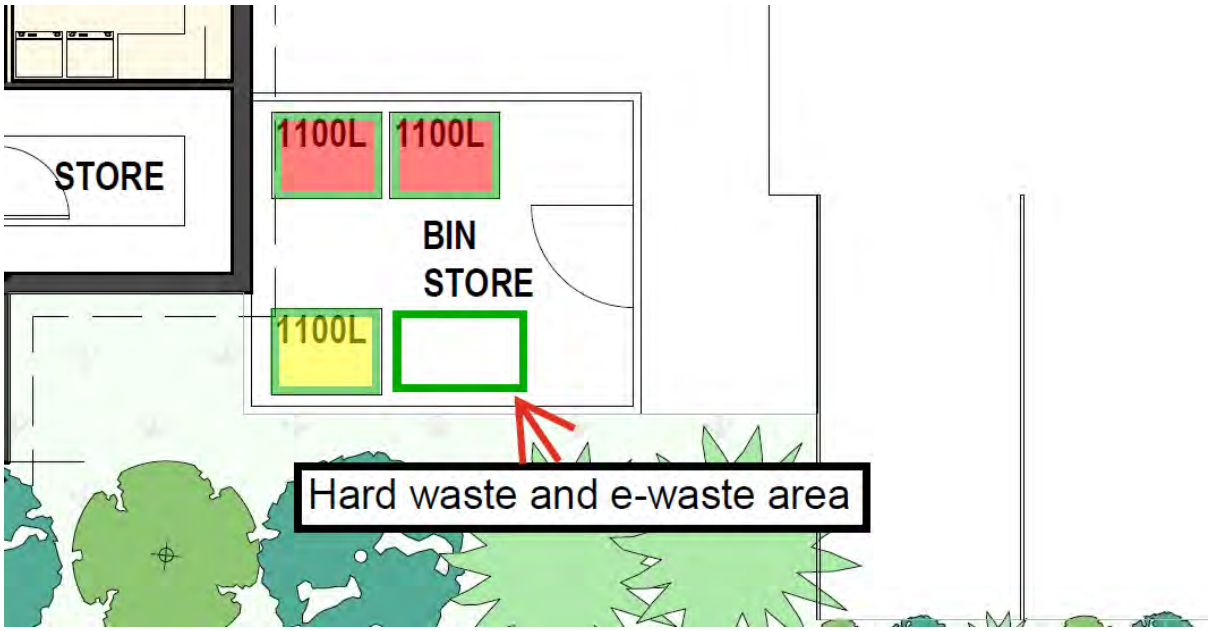


Figure 1: Potential Waste storage.

The bin storage room will be appropriately enclosed to ensure that the visual amenities are not compromised.

Bin Washing

The staff/cleaner will ensure that the bin storage area remains clean and clear to avoid attracting vermin and maintain easy access.

A bin wash area will be provided near or within the storage area. The bin washing area will include a tap, hose as well as drainage of all wastewater directly to the sewer.

Ventilation

The storage area is outdoor and thus naturally ventilated which will help reduce odours related to the waste.

Noise

To minimise the disturbance to residents during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours 7:00am to 7:00pm, Monday to Saturday.
- Collections occurring more than once a week should be restricted to the hours 7:00am to 7:00pm, Monday to Saturday.
- Compaction should only be carried out while on the move.
- Routes that service entirely residential areas should be altered regularly to reduce early morning disturbance
- Noisy verbal communication between operators should be avoided where possible.

c. Bin Colour and Signage

All bins will be provided by the private contractor. Any replacement or repair of bins will need to be arranged with them. The below bin colours are specified by Australian Standard AS4123.72006:

- Garbage (general waste) bins shall have red lids with dark green or black body.
- Recycle bins shall have yellow lids with dark green or black body.

These colours are recommendations only and it should be noted that private collection contractors often provide their own bins for collection. However, colour coding will be required to ensure bins are distinguishable reducing risks of contamination between streams.

Bins (on bin lid) and bin storage area will also include clear signage in line with industry standards. See an example of signage:



d. Internal Waste System

Adequate internal storage spaces will be provided within the childcare to enable the separation of waste (garbage, recycling). Bin will not be larger than 60L to allow for easy manual handling.

4. Waste Collection and Methodology

The private collection is proposed for the development as the collection will occur from within the site. The private collection will be provided at the expense of the owner of the land.

The collection will be made directly from the car park. The private waste contractor will enter the car park and roll out the bins from the storage to the truck and put the bins back in the storage area once empty. The truck will then manoeuvre within the car park to exit the site in a forward direction.

The building manager/ cleaner/ staff will therefore need to ensure that the private contractors have access to the bin store on collection day. The collection will require separate truck for each waste stream.

As collection of the bins is to be made within the site, it is proposed that an MRV truck (8.8m in length) or smaller be used.

The collection will occur outside of drop off hour or peak traffic hour.

Collection hours will be in accordance with EPA and the Rockingham City Council's requirements, to minimise any traffic disturbance for staff or visitors entering or exiting the site. Collection of each waste stream will occur weekly.

5. Communication Strategy

Building Management has the obligation to ensure that all individuals utilising the waste systems are adequately informed about the waste management system in place for the development, including precise instructions on where and how to appropriately dispose of each type of waste. It is strongly advised that this Waste Management Plan be electronically distributed to all tenants.

The waste collection contractor(s) will be responsible for providing educational resources to familiarise all waste system users with the development's waste management system. They will also offer guidance to ensure that each waste stream is properly separated and disposed of, with utmost care, aiming to minimize landfill waste and reduce the contamination of recyclable materials.

Building management will be responsible for coordinating any necessary waste management plan revision to address any unforeseen operational issues, legislative changes etc.

6. Contact Information

The below table included a list of contractors and waste related equipment supplied. This list is non-exhaustive and there is no obligation to use any of the services listed in the table. MSC does not provide any insurance or endorsements regarding services or goods provided by these contractor/suppliers.

Service	Contractor Name	Phone	Website
Waste Contractor	iDump	1300 443 867	www.idump.com.au
	WasteWise Environmental	1300 550 408	www.wastewise.com.au
	Cleanaway	13 13 39	www.cleanaway.com.au
	JJ Richards	03 9794 5722	www.jjrichards.com.au
	Veolia	132 955	www.veolia.com
	Premier Waste	1300 219 001	www.premierwaste.com.au
	SUEZ	13 13 35	www.suez.com/en/waste/
Bin Supplier	Sulo Australia	1300 364 388	www.sulo.com.au
	Kartaway	1300 362 362	www.kartaway.com.au
	Premier Waste	1300 219 001	www.premierwaste.com.au
Bin Washing Services	The Bin Butlers	1300 788 123	www.thebinbutlers.com.au
	Kerbside Clean-A-Bin	03 9830 7381	www.kerbsidecleanabin-srp.com.au
	Calcorp	1800 225 267	www.calcorpservices.com.au
	WBCM Environmental	1300 800 621	www.wbcm-aust.com.au

Customer Request Management Enquiry 125422/2024 - Share your thoughts

Received Date	**28/11/2024 10:22 PM**
Determination Details	**Undetermined**
Instance Id	**3042421**
Contact Method	**ESER**
Description	**Share your thoughts**
Creation Officer	**Web Transactions**
Last Modified By	**Miss K J Driver**

Map

Click for interactive

Workflow

Workflow Summary

Description	**eServices Submission**
Manager	**Mrs D A Cummins**
Responsible Officer	**Mrs D A Cummins**
Target Time	**7 days**
Service Standard	

Workflow History

Create New Task

New Task Type Further Information Received

Workflow Details

Description	Status	Opened	Target	Due	Closed	Outcome	Action Officer	Role	Delegating Officer
Share your thoughts	Active	28/11/24 10:22 PM	7 days	09/12/24		Awaiting		CRM - Statutory Planning Gen Enq (WF)	
Further Information Received	Optional		2 days				Dee Cummins		

Select a Consultation\Proposal Item *(Required)* **Proposed Child Care Premise at 2 Daintree Street, Baldivis**

Submissions details - Enter your comments in relation to this proposal *(Required)*

Comment: I do not support a child care facility here, given there is one across the road in the other estate near the church, plus multiple other childcare centres around baldivis.

Customer Details

NAR Number	**434586**
User	**Ms Tanya P Harris**
Address	**20 Buffalo Street BALDIVIS WA 6171**
Mobile	[redacted]
Email address	**tanyah_84@live.com**
Contact Method	**Not Required**

Attachments

Attachment Options **(i_al123)**

Add

No results found

Customer Request Management Enquiry
125881/2024 - Share your thoughts

Received Date	**29/11/2024 04:56 PM**
Determination Details	**Undetermined**
Instance Id	**3044416**
Contact Method	**ESER**
Description	**Share your thoughts**
Creation Officer	**Web Transactions**
Last Modified By	**Miss R T Savage**

Map

Click for interactive

Workflow

Workflow Summary

Description	**eServices Submission**
Manager	**Mrs D A Cummins**
Responsible Officer	**Mrs D A Cummins**
Target Time	**7 days**
Service Standard	

Workflow History

Create New Task

New Task Type Further Information Received

Workflow Details

Description	Status	Opened	Target	Due	Closed	Outcome	Action Officer	Role	Delegating Officer
Share your thoughts	Active	29/11/24 04:56 PM	7 days	10/12/24		Awaiting		CRM - Statutory Planning Gen Enq (WF)	
Further Information Received	Optional		2 days				Dee Cummins		

Select a Consultation\Proposal Item *(Required)* **Proposed Child Care Premise at 2 Daintree Street, Baldivis**

Submissions details -

Submissions details

Enter your comments in relation to this proposal ***(Required)***

Comment: I object to this proposal it is poorly designed looks like it will devalue every property around its proximity. It has cheap and nasty written all over it no greenery just asphalt slab with a crap build on top, no consideration for traffic. look around Baldivis and all you see is well thought out areas for families to enjoy. Build a better designed area I might reconsider. But it's a NO from me.

Customer Details

NAR Number	**414098**
User	**Mrs Isabella M Underwood**
Address	**17 Timbarra Street** **BALDIVIS WA 6171**
Business phone	[redacted]
Mobile	[redacted]
Email address	**izyrich3@gmail.com**
Contact Method	**Email**

Attachments

Customer Request Management Enquiry 126023/2024 - Share your thoughts

Received Date	**02/12/2024 05:01 AM**
Determination Details	**Undetermined**
Instance Id	**3044814**
Contact Method	**ESER**
Description	**Share your thoughts**
Creation Officer	**Web Transactions**
Last Modified By	**Miss R T Savage**

Map

Click for interactive

Workflow

Workflow Summary

Description	**eServices Submission**
Manager	**Mrs D A Cummins**
Responsible Officer	**Mrs D A Cummins**
Target Time	**7 days**
Service Standard	

Workflow History

Create New Task

New Task Type Further Information Received

Workflow Details

Description	Status	Opened	Target	Due	Closed	Outcome	Action Officer	Role	Delegating Officer
Share your thoughts	Active	02/12/24 05:01 AM	7 days	11/12/24		Awaiting		CRM - Statutory Planning Gen Enq (WF)	
Further Information Received	Optional		2 days				Dee Cummins		

Select a Consultation\Proposal Item *(Required)* **Proposed Child Care Premise at 2 Daintree Street, Baldivis**

Submissions details -

Submissions details

Enter your comments in relation to this proposal ***(Required)***

Comment: The transport impact statement highlights that they will be using all parking bays on Daintree St. Going by the numbers given the bus stop is being removed and residents will no longer have accessible visitor bays. What alternatives is the shire giving for public transport and visitors.

Customer Details

NAR Number	**538118**
User	**Mr Bradley Freeman**
Address	**11 Dooragan Street** **BALDIVIS WA 6171**
Mobile	[redacted]
Email address	**bradley.freeman73@gmail.com**
Contact Method	**Email**

Attachments

Attachment Options **(i_al123)**

Customer Request Management Enquiry
126572/2024 - Share your thoughts

Received Date	**02/12/2024 03:29 PM**
Determination Details	**Undetermined**
Instance Id	**3046319**
Contact Method	**ESER**
Description	**Share your thoughts**
Creation Officer	**Web Transactions**
Last Modified By	**Miss J A Cummings**

Map

Click for interactive

Workflow

Workflow Summary

Description	**eServices Submission**
Manager	**Mrs D A Cummins**
Responsible Officer	**Mrs D A Cummins**
Target Time	**7 days**
Service Standard	

Workflow History

Create New Task

New Task Type Further Information Received

Workflow Details

Description	Status	Opened	Target	Due	Closed	Outcome	Action Officer	Role	Delegating Officer
Share your thoughts	Active	02/12/24 03:29 PM	7 days	11/12/24		Awaiting		CRM - Statutory Planning Gen Enq (WF)	
Further Information Received	Optional		2 days				Dee Cummins		

Select a Consultation\Proposal Item *(Required)* **Proposed Child Care Premise at 2 Daintree Street, Baldivis**

Submissions details - Enter your comments in

relation to this proposal
(Required)

Comment: We don't need a childcare here in this estate. All it will do is block traffic into the estate like the traffic jams in other estates.

Customer Details

NAR Number	**581040**
User	**Ms Bonnieville V Liddell**
Address	**6 Kondalilla Street** **BALDIVIS WA 6171**
Mobile	[redacted]
Email address	**bonnieville@iinet.net.au**
Contact Method	**Not Required**

Attachments

Attachment Options **(i_al123)**

Add

Customer Request Management Enquiry 128607/2024 - Share your thoughts

Received Date	**08/12/2024 12:51 PM**
Determination Details	**Undetermined**
Instance Id	**3052287**
Contact Method	**ESER**
Description	**Share your thoughts**
Creation Officer	**Web Transactions**
Last Modified By	**Web Transactions**

Map

Click for interactive

Workflow

Workflow Summary

Description	**eServices Submission**
Manager	**Mrs D A Cummins**
Responsible Officer	**Mrs D A Cummins**
Target Time	**7 days**
Service Standard	

Workflow History

Create New Task

New Task Type Further Information Received

Workflow Details

Description	Status	Opened	Target	Due	Closed	Outcome	Action Officer	Role	Delegating Officer
Share your thoughts	Active	08/12/24 12:51 PM	7 days	17/12/24		Awaiting		CRM - Statutory Planning Gen Enq (WF)	
Further Information Received	Optional		2 days				Dee Cummins		

Select a Consultation\Proposal Item *(Required)* **Proposed Child Care Premise at 2 Daintree Street, Baldivis**

Submissions details -
Enter your comments in relation to this proposal
(Required)

Comment: As A resident near this project, We are not agree/ happy with this Prospal as We already have 3 Daycares near our community which is more than enough. when we bought house there was not even thought of that thing which is the reason we bought this house. We all know that this comment made no difference. but as a valuable community member this is my opinion.

Customer Details

NAR Number	**928960**
User	**Mr Muhammad A Mahmood**
Address	**17 Morwell Loop** **BALDIVIS WA 6171**
Email address	**blackhawk786@hotmail.com**
Contact Method	**Email**

Attachments

Attachment Options **(i_al123)**

Add

Our Ref: D37265
Your Ref: DD20.2024.373.1

David Veenendaal
City of Rockingham
David.Veenendaal@rockingham.wa.gov.au

Dear Mr Veenendaal

RE: VULNERABLE LAND USE - LOT 1181 (2) DAINTREE STREET, BALDIVIS – PROPOSED CHILD CARE PREMISES - DEVELOPMENT APPLICATION

I refer to your email dated 27 November 2024 regarding the submission of a Bushfire Management Plan (BMP) (Version 3.0), prepared by Ecological Australia and dated 12 November 2024, for the above development application.

The new *State Planning Policy 3.7 Bushfire* and associated *Planning for Bushfire Guidelines* were published on 24 September 2024 and became operational for applications lodged with decision makers from 18 November 2024. Notwithstanding, as this application was submitted to the decision maker prior to 18 November 2024, this advice relates only to the 2015 *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and 2021 *Guidelines for Planning in Bushfire Prone Areas* (version 1.4) (Guidelines).

It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- The decision maker has confirmed this proposal to be an intensification of development and the application of SPP 3.7 is triggered.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL contour map

Issue	Assessment	Action
Vegetation Classification	Vegetation Plot 2 cannot be substantiated as Class B Woodland with the limited information and photographic evidence provided. Photograph ID's 4-6 do not support the Class B Woodland classification. Furthermore, Plot 2 is continuous with Plot 1 Class A Forest and forms part of the Baldivis rail reserve (Bush Forever). The foliage cover appears to exceed 30%.	Modification to the BMP is required.

	The BMP should detail specifically how the Class B Woodland was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.	

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Location, and Siting & Design	**A1.1 & A2.1 – not demonstrated** The BAL ratings cannot be validated for the reason outlined in the above table.	Modification to the BMP required.

3. AS3959 construction standards including clause 3.2.3 adjacent structures

Issue	Assessment	Action
Building Construction Standards	Class 9 buildings should be afforded significant protection from the impacts of a bushfire due to being occupied by people who may need assistance, or be unable, to evacuate the building in the event of a bushfire. In response, revised provisions in the National Construction Code will apply in the future. The proposed changes include but are not limited to; minimum separation between buildings, and separation from allotment boundaries, carparking areas and hazards. It is suggested the decision maker consider applying the proposed higher construction and design standards to the proposed development. Further information regarding the proposed changes can be found here: https://consultation.abcb.gov.au/engagement/ncc-2022-public-comment-draft/supporting_documents/NCC2022VolumeOnePCD.pdf	Comment only.

4. Policy Measure 6.6.1 Vulnerable and High-Risk land uses

Issue	Assessment	Action
Bushfire Emergency Evacuation Plan (BEEP)	The referral has included a *'Bushfire Emergency Evacuation Plan'* for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the City.	Comment only.

The proposal has been referred to other relevant areas who provided the following comments:

Built Environment Branch
As this project proposes a Class 9b structure, plans will need to be provided to DFES Built Environment Branch for assessment as required by Regulation 18B of the *Building Regulations 2012.*

Recommendation – compliance with acceptable solutions not demonstrated – modifications required

It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development has not demonstrated compliance to the following:

1. Element 1: Location; and
2. Element 2: Siting and Design,

As this planning application is to be determined by a Development Assessment Panel please forward notification of the decision to DFES for our records.

If the decision maker is incline to approve the proposal the above assessment of compliance with SPP 3.7 is provided to assist decision making.

If you require further information, please contact Land Use Planning Officer – Kelsie Petrelis on telephone number 9395 9961.

Yours sincerely



Desmond Abel
DIRECTOR LAND USE PLANNING

13 December 2024