



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 26 April 2023; 10:30am
Meeting Number: MOJDAP/242
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/86145800429>

To connect to the meeting via teleconference dial the following phone number -
+61 8 6119 3900

Insert Meeting ID followed by the hash (#) key when prompted - 861 4580 0429

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	2
3.	Members on Leave of Absence.....	2
4.	Noting of Minutes.....	2
5.	Declarations of Due Consideration.....	2
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications	3
8.1	No.154 & No.150 (Lot No.2 & Lot No.3) Coast Road, Dayton.....	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	3
	Nil.....	3
10.	State Administrative Tribunal Applications and Supreme Court Appeals ..	4
11.	General Business.....	4
12.	Meeting Closure	4



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)
Cr Rod Henderson (Local Government Member, City of Swan)
Cr Charlie Zannino (Local Government Member, City of Swan)

Officers in attendance

Mr Phil Russell (City of Swan)

Minute Secretary

Mr Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Ms Karen Wright (Urbis Pty Ltd)
Ms Lydia Perisic (Urban WA Real Estate)
Mr Stan Horsman (Urban WA Real Estate)
Mr James Galluccio (Hatfield Group)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.



6. Disclosure of Interests

Member	Item	Nature of Interest
Cr Rod Henderson	8.1	Impartiality Interest – Under clause 2.4.9 of the DAP Code of Conduct, Cr Henderson participated in the prior Council decision in accordance with his functions as a member of a local government. Cr Henderson undertakes to exercise judgment in relation to any DAP application before him, which he will consider on its planning merits.

7. Deputations and Presentations

- 7.1 Ms Karen Wright (Urbis) presenting in support of the recommendation for the application at Item 8.1. The presentation will request to modify/delete some recommended conditions of approval.

The City of Swan and City of Cockburn may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 No.154 & No.150 (Lot No.2 & Lot No.3) Coast Road, Dayton

Development Description:	Proposed Child Care Premises
Applicant:	Urbis Pty Ltd
Owner:	Amass Investments Pty Ltd
Responsible Authority:	City of Swan
DAP File No:	DAP/23/02408

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.



10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02159 DR163/2022	Shire of Murray	No. 630 (Lot 137) Pinjarra Road, Furnissdale	Proposed Petrol Filling Station	28/09/2022
DAP/21/02036 DR236/2022	City of Swan	Lot 97 (31) & 817 (47) Lakes Road, Hazelmere	Proposed Construction of a Logistics Depot with Ancillary Office Area	23/12/2022
DAP/22/02346 DR47/2023	City of Joondalup	8 Elcar Lane, Joondalup	Two Storey Mixed Used Development	17/03/2022

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Karen Wright
Company (if applicable)	Urbis
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements:

Meeting Details

DAP Name	Metro Outer Joint Development Assessment Panel
Meeting Date	26 April 2023
DAP Application Number	DAP/23/02408
Property Location	Lot 2 Coast Road, Dayton
Agenda Item Number	8.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☐ NO ☒ If yes, please attach

Presentation Content*



These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> Request to modify/delete some recommended conditions of approval.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Please see attached letter.

17 April 2023

Eugene Koltasz – Presiding Member
Metro Outer Joint Development Assessment Panel
Development Assessment Panel Secretariat
140 William Street
PERTH WA 6000

Dear Eugene,

DAP/23/02408 – LOT 2 (NO. 154) COAST ROAD, DAYTON – PROPOSED CHILD CARE CENTRE

We refer to the abovementioned application for the development of a new Child Care Centre at Lot 2 (No. 154) Coast Road, Dayton, which is listed for consideration at the Metro Outer Joint Development Assessment Panel (MOJDAP) meeting on the 26 April 2023 (no. 242). We are very pleased to reach this milestone in the project and note the positive Officer recommendation following considerable collaboration and cooperation with the City of Swan (the City).

This briefing note seeks to request the JDAP support to minor changes to various recommended conditions of the Responsible Authority Report (**RAR**) for the reasons as detailed below.

RECOMMENDED MODIFICATIONS TO CONDITIONS

Condition no. 5 currently reads as follows:

Prior to application for a Building Permit, the applicant/owner is to submit to the satisfaction of the City of Swan, on the advice of the City of Swan Design review Panel, a revised Landscaping Plan for the subject site and the abutting road verge areas that:

- a) *Provides adjustment to the proposed site landscaping by the provision of six (6) trees to the western side of the car parking area of the same type as that proposed to the eastern side, or alternatively the provision of two (2) larger tree species within a planting area in lieu of the provision of two (2) car parking bays.*
- b) *Reorientates the proposed landscaping strip to the rear of the car parking area so that it is situated between the rear boundary and carpark pavement; and*
- c) *Readjusts the provision of landscaping in the verge area proximate to the proposed paved pathway into the front entrance in response to the required realignment of this pathway.*

The Landscaping Plan shall detail the location, number and type of proposed trees and shrubs including planter and/or pot sizes and planting density.

We request modification as follows as the required amendments are clear and easy to implement and design review would have minimal benefit and add unnecessarily delay to the condition clearance and implementation.

Prior to application for a Building Permit, the applicant/owner is to submit to the satisfaction of the City of Swan a revised Landscaping Plan for the subject site and the abutting road verge areas that:

- d) Provides adjustment to the proposed site landscaping by the provision of six (6) trees to the western side of the car parking area of the same type as that proposed to the eastern side, or alternatively the provision of two (2) larger tree species within a planting area in lieu of the provision of two (2) car parking bays;*
- e) Reorientates the proposed landscaping strip to the rear of the car parking area so that it is situated between the rear boundary and carpark pavement; and*
- f) Readjusts the provision of landscaping in the verge area proximate to the proposed paved pathway into the front entrance in response to the required realignment of this pathway.*

The Landscaping Plan shall detail the location, number and type of proposed trees and shrubs including planter and/or pot sizes and planting density.

Condition no. 12 current reads as follows:

Prior to the operation of the 'Child Care Premises' an Operational Noise Management Plan is to be prepared and submitted to the satisfaction of the City of Swan that details operational noise mitigation measures having regard to the recommendations of the Environmental Acoustic Assessment list in Part no. 7 'Conclusion' prepared by Herring Storer Acoustics dated 24 January 2023. The operation of the 'Child Care Premises' is to be carried out in accordance with the approved Operational Noise Management Plan.

The conclusion of the Acoustic Report does not make recommendation for a Noise Management Plan, however states that final mechanical equipment will be selected to meet operational noise requirements – which we understand from liaison with the City to be the rationale for the condition to vet final selection of mechanical equipment. There is no on-going 'management' of the on-site activities which are not already covered by the other conditions of approval (such as hours of operation).

We therefore, seek your support for the following condition which ensures compliance with the acoustic report and allows for future mechanical equipment selection to be vetted by the City accordingly:

The operational measures identified in the conclusion of the Herring Storer Acoustics Report (dated 24 January 2023) forms part of this approval and shall be implemented prior to occupation of the development unless otherwise approved by the City of Swan.

Condition no. 14 is as follows:

Prior to the occupation of the 'Child Care Premises', the landowner must contribution a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:

- a) Payment to the City of Swan of a cash-in-lieu amount equal to the sum of 1% contribution amount (currently estimated to be \$20,000). This must be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to occupation of the approved development, whichever occurs first; or*

- b) *Provision of Public Art on-site to a minimum value of the 1% contribution amount (currently estimates to be \$20,000). The following is required for the provision of Public Art on site:*
- i. *The landowner or applicant on behalf of the landowner must seek approve from the City of Swan for a specific Public Artwork including the artists proposed to undertake the work to the satisfaction of the City of Swan in accordance with POL-LP-1.10 and the Developer's Handbook for Public Art (as amended). The City of Swan may apply further conditions in regard to the proposed Public Art;*
 - ii. *No part of the approved development may be occupied or used in the Public Art has been installed in accordance with the approval granted by the City of Swan; and*
 - iii. *The approved Public Art must be maintained in compliance with the approved granted by the City of Swan and any conditions thereof , to the satisfaction of the City of Swan.*

At the City's April Council meeting (12th), the City's Local Planning Policy for the Provision of Public Art (POL-LP-1.10) was given consent for advertising with the Council resolution also including an interim construction threshold of \$2.52 million to reflect the increases in construction costs since the current threshold (\$1 million) was adopted in 2016. This increase threshold reflects that the scale of development determines impact as the appropriate nexus to require public art contribution. The change in construction threshold ensures that smaller scale projects, which do not have as much of an impact on the built environment, are not required to provide a public art contribution.

Noting that the cost of development is proposed to be \$2 million, this will be under the threshold and therefore is not required to make Public Art contribution as per the Council resolution from the 12th April 2023. We therefore request that condition no. 14 is deleted accordingly.

Condition no. 20 is as follows:

Prior to a building permit being issued, an Ecologically Sustainable Development Strategy prepared by an ecologically sustainable development professional must be submitted to and approved by the City of Swan. The measures outlined in the strategy must be incorporated into the approved development.

We appreciate the important role sustainable development has in ensuring better quality built form outcomes and the development contains several sustainable features accordingly. However, we wish to challenge the appropriateness of this condition being applied to this development as there is a lack of sound planning grounds – including need, nexus, and statutory context.

We understand that the City presently does not have a Local Planning Policy appropriately adopted under the City's Local Planning Scheme No. 17 (LSP17) and deemed provisions under the *Planning and Development (Local Planning Schemes) Regulations 2015*. A Local Planning Policy is required to establish the threshold of development this requirement would apply to, the rationale behind the application of meeting certain sustainable building requirements, outline of the minimum standards to be met and the development application lodgement requirements.

An appropriately adopted Local Planning Policy ensures that there is consistency in assessment and application and also that applicants are aware of the requirements prior to lodgement of a development application. To apply such a condition without basis in a Local Planning Policy has resulted in no clear understanding of the information requirements within the strategy, no assessment criteria from which the City would assess the appropriateness of the strategy and result in ambiguity in the clearance of this condition. We therefore ascertain that applying this condition would be inconsistent with the principles of orderly and proper planning.

We would also question the appropriateness of this condition given the scale of the development. This development is single storey and within a residential context, providing an important service to community members. As noted above, the development includes several sustainable building features proposed due to their inherent savings to the landowners in reducing on-going operational costs. They are as follows:

- Building location designed to take advantage of passive cooling opportunities with east and west facing openings to allow for natural ventilation opportunities.
- The skillion roof design allows for additional morning light into the internal spaces within the building.
- Play space location allows for northern sun but is oriented to minimise noise to sensitive spaces in the future residential properties to the north.
- Additional outdoor play space and landscaping opportunities are provided above minimum requirements with additional landscaping within the car parking area conditioned to be implemented to provide additional shade relief.
- The building design and features will either meet or exceed the requirements of the energy efficiency provisions within the NCC.
- Solar panels to be provided on the roof to reduce on-going energy consumption.

Noting the commitments proposed above and noting that there is no Local Planning policy adopted we request the condition 20 be deleted accordingly.

Should this not be considered acceptable to the panel – noting the scale and nature of the development proposed and the sustainable features proposed, we would accept condition requiring implementation of the above with suggested wording below:

The plans submitted as part of the building permit are required to demonstrate the following sustainable development measures to the satisfaction of the City of Swan:

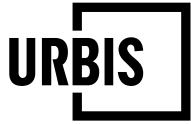
- *Passive cooling opportunities with east and west facing openings to allow for natural ventilation.*
- *The skillion roof design to allow for light into the internal spaces within the building.*
- *Play space location allowing for northern sun access.*
- *Outdoor play space and landscaping opportunities provided above minimum requirements and shade relief within the car park from tree planting.*
- *The building design and features to meet or exceed energy efficiency provisions within the NCC.*
- *Solar panels to be provided on the roof to reduce on-going energy consumption.*

The measures outlined must be incorporated into the approved development to the satisfaction of the City of Swan.

We believe the above condition to be above the minimum requirements for sustainability (noting there are none within the applicable local planning framework) and provides certainty for development and the City.

CONCLUSION

We sincerely thank the City of Swan for the collaborative process and positive Officer report, which we believe accurately reflects the proposal and process undertaken. We trust this briefing note provides clarity regarding the requested condition changes.



Representatives from the Project Team (Wildtown and Urbis) will be present at the JDAP meeting to present this item and respond to any questions the Panel may have. If you have any queries ahead of the meeting, please do not hesitate to contact either Kate Bainbridge on kbainbridge@urbis.com.au or 0439 809 029 or myself via the below.

Yours sincerely,

A handwritten signature in black ink that reads "K. Wright". The signature is written in a cursive, flowing style.

Karen Wright
Regional Director
+61 8 9346 0507
kwright@urbis.com.au

**COAST ROAD, NO.154 & NO.150 (LOT NO.2 & LOT NO.3)
DAYTON –
PROPOSED CHILD CARE PREMISES**

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Outer Joint Development Assessment Panel
Local Government Area:	City of Swan
Applicant:	Urbis Pty Ltd
Owner:	Amass Investments Pty Ltd
Value of Development:	\$2million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)
Responsible Authority:	City of Swan
Authorising Officer:	Philip Russell – Manager Statutory Planning
LG Reference:	DA-900/2022
DAP File No:	DAP/23/02408
Application Received Date:	4 January 2023
Report Due Date:	14 April 2023
Application Statutory Process Timeframe:	77 Days with an additional timeframe of 24 days agreed to.
Attachment(s):	1. Location Plan 2. Accompanying Plans a. Site plan – Drawing DA01 (Revision F) b. Survey overlay and levels plan - Drawing DA02 (Revision B) c. Floor Plan - Drawing DA03 (Revision C) d. South elevation – Drawing DA04 (Revision C) e. North elevation – Drawing DA05 (Revision C) f. Coast Road elevation Drawing DA06 (Revision C) g. Pylon Sign – Drawing DA10 (Revision A) h. Proposed Roof Plan – Drawing DA11 (Revision A) i. Finishes schedule – Drawing DA12 (Revision A) Other Attachments 3. Transport Impact Statement (24 January 2023) 4. Acoustic Assessment (Revision 1 24/01/2023)

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 Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/23/02408 and Accompanying Plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 10.3 of the City of Swan Local Planning Scheme No.17 subject to the following conditions:

Conditions

1. This approval is for a 'Child Care Premises' as defined under the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without prior approval of the City of Swan.
2. The approved 'Child Care Premises' is to comply in all respects with the attached Accompanying Plans, as dated, marked and stamped. The plans approved as part of this application form part of the development approval issued.
3. The 'Child Care Premises' is limited to a maximum of 94 children and 16 staff at any one time.
4. The hours of operation shall be limited to 6.00am to 6.30pm Monday to Friday. The outdoor play area shall not be utilised prior to 7.00am.
5. Prior to application for a Building Permit, the applicant/owner is to submit to the satisfaction of the City of Swan, on the advice of the City of Swan Design Review Panel, a revised Landscaping Plan for the subject site and the abutting road verge areas that:
 - a) Provides adjustments to the proposed site landscaping by the provision of six (6) trees to the western side of the car parking area of the same type as that proposed to the eastern side, or alternatively the provision of two (2) larger tree species within a planting area in lieu of the provision of two (2) car parking bays; and
 - b) Reorientates the proposed landscaping strip to the rear of the car parking area so that it is situated between the rear boundary and carpark pavement; and

- c) Readjusts the provision of landscaping in the verge area proximate to the proposed paved pathway into the front entrance in response to the required realignment of this pathway.

The Landscaping Plan shall detail the location, number and type of proposed trees and shrubs including planter and/or pit sizes and planting density.

6. The approved Landscaping Plan must be implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the City of Swan. Any species that fails to establish within the first two (2) planting seasons following implementation must be replaced in consultation with, and the satisfaction of, the City of Swan.
7. The parapet screening wall atop the roof is to be segmented into three (3) separate parts.
8. Vehicle parking, access and circulation areas must be sealed, kerbed, drained and maintained to the satisfaction of the City of Swan, in accordance with the approved plans.
9. Prior to commencement of operation of the development a minimum of 28 parking bays shall be provided, generally in accordance with the approved plans. The design of vehicle parking bays must comply with AS/NZ 2890.1 (as amended). Accessible parking bays must comply with AS/NZ 2890.6 (as amended).
10. Where the development subject of this approval is commenced prior to the Western Australian Planning Commission endorsing a Deposited Plan for Subdivision Application No.162957 the landowner/applicant shall make a cost contribution in accordance with the Development Contribution Plan applicable to the land pursuant to the City of Swan Local Planning Scheme No.17.
11. Prior to the operation of the 'Child Care Premises' the applicant/owner shall install a 2.5m high colorbond fence on the eastern side lot boundary and a 2.1m high colorbond fence on the northern side lot boundary.
12. Prior to the operation of the 'Child Care Premises' an Operational Noise Management Plan is to be prepared and submitted to the satisfaction of the City of Swan that details operational noise mitigation measures having regard to the recommendations of the Environmental Acoustic Assessment list in Part No.7 'Conclusion' prepared by Herring Storer Acoustics dated 24 January 2023. The operation of the 'Child Care Premises' is to be carried out in accordance with the approved Operational Noise Management Plan.
13. All building works to be carried out under the development approval are required to be contained within the boundaries of the subject lot.
14. Prior to occupation of the 'Child Care Premises', the landowner must contribute a sum of 1% of the total development construction value toward Public Art in accordance with the City of Swan Local Planning Policy for the Provision of Public Art (POL-LP-1.10), by either:
 - a) Payment to the City of Swan of a cash-in-lieu amount equal to the sum of the 1% contribution amount (currently estimated to be \$20,000). This must

be paid to the City of Swan prior to the date specified in an invoice issued by the City of Swan, or prior to occupation of the approved development, whichever occurs first; or

- b) Provision of Public Art on-site to a minimum value of the 1% contribution amount (currently estimated to be \$20,000). The following is required for the provision of Public Art on-site:
 - i. The landowner or applicant on behalf of the landowner must seek approval from the City of Swan for a specific Public Artwork including the artist proposed to undertake the work to the satisfaction of the City of Swan in accordance with POL-LP-1.10 and the Developer's Handbook for Public Art (as amended). The City of Swan may apply further conditions in regard to the proposed Public Art;
 - ii. No part of the approved development may be occupied or used until the Public Art has been installed in accordance with the approval granted by the City of Swan; and
 - iii. The approved Public Art must be maintained in compliance with the approval granted by the City of Swan and any conditions thereof, to the satisfaction of the City of Swan.
- 15. All crossovers must be built and maintained in accordance with the City of Swan's specifications.
- 16. The Child Care Premises is to be connected to reticulated sewer.
- 17. External lighting shall comply with the requirements of AS 4282 – Control of Obtrusive Effects of Outdoor Lighting.
- 18. Provision must be made for access and facilities for use of people with disabilities in accordance with the provisions of the Building Code of Australia and AS 1428.1.
- 19. Prior to a building permit being issued, stormwater disposal plans, details and calculations must be submitted for approval by the City of Swan and thereafter implemented, constructed and maintained on-site to the satisfaction of the City of Swan.
- 20. Prior to a Building Permit being issued, an Ecologically Sustainable Development Strategy prepared by an ecologically sustainable development professional must be submitted to and approved by the City of Swan. The measures outlined in the strategy must be incorporated into the approved development.
- 21. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the City of Swan prior to the issue of a building permit.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Swan Local Planning Scheme No.17
Local Planning Scheme - Zone/Reserve	Special Use Zone No.11
Structure Plan/Precinct Plan	Dayton Local Structure Plan 2A (SP17-32/C)
Structure Plan/Precinct Plan - Land Use Designation	Residential
Use Class and permissibility:	'Child Care Premises'
Lot Size:	Lot 2 (No.154) Coast Road – 4,553m ² Lot 3 (No.150) Coast Road – 5,538m ²
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	No
Swan River Trust Area	No

Proposal:

The application seeks planning approval for the construction of a 'Child Care Premises' at Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton. The 'Child Care Premises' consists of the following components:

- A 'Child Care Premises' consisting of a single-storey building with a floor area of 728m² and 660m² of outdoor play area.
- Associated signage in the form of a 2.4m x 1.2m pylon sign located adjacent to the car park (maximum height is 6m as measured from ground level). Signage is also proposed on the truncation of the external wall and southern elevation facing Coast Road.
- Perimeter fencing in the form of a 1.8m high semi –permeable masonry fence located on the western boundary, a 2.1m high fence located on the northern boundary and 2.5m high fence located on the eastern side lot boundary.
- Car parking consisting of 30 car bays located on the eastern side of the site which services Coast Road by a single crossover. An internal pedestrian footpath services the reception area and links to the rear of the lot.

- Incidental earthworks and retaining.

The 'Child Care Premises' will accommodate a total of 94 children and 16 staff and operate from the hours of 6.00am to 6.30pm Monday to Friday.

Background:

Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton have a combined area of 10,091m² with the 'Child Care Premises' proposed to be located in the south west corner of the subject lots. The 'Child Care Premises' will address Coast Road with Arthur Street serving as the secondary street.

The site is located within the Dayton Local Structure Plan 2A where the subject site has a nominal zoning of 'Residential'. It is noted that Lot 2 (No.154) and Lot 3 (No.150) Coast Road are also subject to a recently approved subdivision application applicable to Lot 2 and Lot 3 Coast Road and Lot 10 Arthur Street consisting of eight (8) freehold lots. Once this subdivision has been finalised and endorsed the 'Child Care Premises' will be located on a future lot which has a provisional lot size of 2,425m². Both of the lots subject to this application have been cleared of vegetation and are relatively flat.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

City of Swan Local Planning Scheme No.17

State Government Policies

State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.3 – Residential Design Codes Volume 1

Structure Plans/Activity Centre Plans

SP17-32/C - Dayton Local Structure Plan 2A

ODP-159/D – West Swan East District Structure Plan

Local Planning Policies

Local Planning Policy POL-TP-129 Vehicle Parking Standards

Local Planning Policy POL-TP-125 Building and Development Standards – Commercial Zones

Local Planning Policy POL-LP-1.10 Provision of Public Art

Consultation:

Public Consultation

Consultation was undertaken in the following manner:

Duration: 14 Days from 6 January to 23 January 2023.

Method: Letters to landowners and occupiers within a 200m radius of the subject site, a sign on site advertising the proposal and notice of the proposal on the City of Swan website.

Submissions received: A total of five (5) submissions were received within the consultation period. One (1) submission advised no objection, one (1) submission advised conditional support and three (3) submissions objected to the proposed 'Child Care Premises'. The objections are summarised below:

Issue Raised	Officer comments
<i>'There are already two (2) childcare centres nearby. What happened to the proposed shopping district?'</i>	The use of the land for a 'Child Care Premises' at Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton is a discretionary use on land nominally identified as residential and is capable of approval. It is noted that the land to the north of the 'Child Care Premises' is zoned as 'General Commercial' and capable of accommodating a shopping precinct. To date no application for a shopping precinct has been submitted.
<i>'There are ample day care centres in and around Dayton. There is literally one 100m down the road. Dayton needs a high school not more child care centres. Build something more useful here like a shopping centre'</i>	The use of the land for a 'Child Care Premises' at Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton is a discretionary use on land nominally identified as residential and capable of approval. Dayton is a growth corridor suburb which has a significant portion of families with children aged 6yrs old and younger. It is considered that there is suitable demand and Dayton is capable of accommodating several child care centres.
<i>'There is already a child care facility on that road and the traffic will get heavier it is already pretty bad on that corner with school traffic. I think a facility of this size will have a massive impact to the area.'</i>	See above. City staff are satisfied that the surrounding road network can accommodate the increase in vehicular traffic associated with the 'Child Care Premises'.

Referrals/consultation with Government/Service Agencies

Nil

Planning Assessment:

Zoning and land use permissibility

Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton are zoned 'Special Use' under the City of Swan's Local Planning Scheme No.17. The land is subject to an approved local structure plan which identifies the subject land as having a nominal zoning of 'Residential'. The use of the land for a 'Child Care Premises' is a discretionary use in a residential zone which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

The objectives of the 'Residential' zone are listed as follows:

- a) *Provide for a range of forms and densities of residential development to meet the needs of the wide variety of households which make up the community;*
- b) *Promote a residential environment in each locality with the form and density of residential development permissible in the locality, so as to enhance a sense of place and community identity;*
- c) *Preserve and enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the potential to prejudice the development of a safe and attractive residential environment;*
- d) *Provide for a limited range of ancillary development compatible with the form and density of residential development, and complementary to the needs of local communities, but which will not compromise residential amenity;*
- e) *Avoid development of land for any purpose or in any manner that would detract from the viability or integrity of development in either the Strategic Regional Centre or Commercial Zones.*

Objectives a) and e) are not considered relevant to this proposal.

Is a 'Child Care Premises' a suitable use in a Residential zone?

In considering objective d) the locality of Dayton is characterised as a growth corridor suburb with a median age of 30. Using figures obtained from the Australian Bureau of Statistics 2021 Census the percentage of children in the Dayton locality within the 0-4 age bracket is 12.1% which is double the Western Australian average of 6.1% with the 5-9 age bracket of 8.3% also being higher than the state average of 6.5%. The use of the land for a 'Child Care Premises' in a suburb characterised by a relatively young population base addresses the needs of the community for centrally located and accessible child care facilities and is considered a complimentary land use in a residential zone.

Built form and amenity

In considering whether the proposal satisfied objectives b) and c), due regard must be given to the following matters:

- Is the 'Child Care Premises' consistent with the existing surrounding built form of the locality with regard to building setbacks, height and site coverage?
- Will the proposal unduly impact on the amenity of surrounding properties and the Dayton locality? For the proposed development 'amenity' can be assessed in terms regarding traffic generation, parking adequacy and noise levels as well as the overall functionality of the development regarding matters such as sustainability and landscaping.

The two (2) relevant planning instruments which provide guidance as to whether the proposal suitably addresses matters relating to built form and amenity are State Planning Policy 7.3 – Residential Design Codes Volume 1 and State Planning Policy 7.0 – Design of the Built Environment. In support of these instruments are the City of Swan's Local Planning Policies that provide City of Swan specific guidance to matters relating to car-parking and landscaping.

State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes)

While the proposed 'Child Care Premises' is a non-residential land use and is not subject to the provisions of the R-Codes, in order to assess whether the proposal fits in with the existing built form surrounding the site an assessment of the proposal has been undertaken against the development standards of the R-Codes based on the density coding of R60 of which the subject site and surrounding lots are subject to:

Design element	Deemed to comply standard	Proposed	Compliance
Street setback	2m (primary street – Coast Road) 1m (secondary street – Arthur Street)	2.4m 7.4m (to affixed verandah)	Y
Building height	8m (skillion roof)	7.4m	Y
Site coverage	60% permissible site coverage	Total building footprint area = 728m ² Total area of No.150 and No.154 Coast Road = 10.091m ² (7.2% site coverage proposed) Future lot size for child care premises – 2,425 (30.02%) site coverage proposed)	Y

City of Swan staff are satisfied that the proposed 'Child Care Premises' does not depart from the existing residential built form of the locality.

State Planning Policy 7.0 – Design of the Built Environment.

State Planning Policy 7.0 was developed to address design quality and built form outcomes across a variety of developments throughout Western Australia using a consistent framework, utilising the design review process as an independent and impartial evaluation process through a panel of design experts. Development proposals are assessed against 10 design principles included in State Planning Policy 7.0 with such proposals either satisfying or not satisfying these design principles. While the process is advisory only, the Policy anticipates that decision makers give due regard to any advice or recommendations provided as the result of a design review.

The application was presented to the City of Swan's Design Review Panel on the 24th January 2023 for a review against the 10 design principles of State Planning Policy 7.0. The review advised that the Panel was supportive of the proposal when assessed against the design principles:

- Principle 8 – Safety
- Principle 9 – Community

Notwithstanding the above, the Design Review Panel recommended modifications to the proposal to increase its overall sustainability and landscape quality and sought additional information regarding the following design principles:

- Principle 1 – Context and Character
- Principle 2 – Landscape quality
- Principle 3 – Built form and scale
- Principle 4 – Functionality and build quality
- Principle 5 – Sustainability
- Principle 6 - Amenity
- Principle 7 – Legibility
- Principle 10 – Aesthetics

In response to the comments received from the Design Review Panel the applicant submitted a revised set of plans for the proposed 'Child Care Premises' for the Design Review Panel to consider. The amended plans show the following modifications:

- The total area of landscaping within the car parking area has been increased;
- A more pronounced internal footpath abutting the car parking area with a direct linkage to the footpath;

- The gated porch area increased in size; and
- A single electronic vehicle charging station located at the rear of the car parking area with the four (4) bicycle bays now located undercover.

A secondary review of the proposal, based on the revised plans, was undertaken by the City of Swan Design Review Panel on 7 March 2023. The Design Review Panel noted the changes made to the plans with respect to addressing the feedback received during the first review and offered conditional support of the proposal subject to:

- additional details being provided with regard to additional landscaping being provided in the car park and the outdoor play area;
- modifications to the western elevation of the 'Child Care Premises' to reduce bulk and scale with particular attention given to the existing box façade protruding above the roof;
- Better pathway connectivity from the internal pathway to the surrounding pedestrian pathway network; and
- A commitment from the applicant to provide a whole of site approach to sustainability.

It is considered that such improvements to enhance the overall quality of the proposal in terms of landscape quality, built form and sustainability are capable of being included as conditions of approval.

Impacts on amenity

Parking

The plans show the proposed 'Child Care Premises' at Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton being serviced by 30 parking bays, inclusive of one (1) ACROD bay with access to the site achieved via a single 6m wide crossover. When assessed against the City of Swan's off-street parking standard for 'Child Care Premises', which requires one (1) car space per staff member plus one (1) car space for every eight (8) children allowed under maximum occupancy, a 'Child Care Premises' which accommodates 94 children and 16 staff members would require 28 parking bays which results in a surplus of two (2) onsite parking bays. In order to enhance the amenity and overall presentation of the development to the street it is recommended that the applicant be provided with the option to remove two parking bays and replace with planted area for two (2) shade trees.

Traffic

A submission objecting to the proposed 'Child Care Premises' received during the consultation process contended that the traffic on Coast Road would get heavier with traffic already being congested around the subject site.

In support of the proposed development the applicant has provided a Traffic Impact Statement which states the following:

- The 'Child Care Premises' will generate a total of approximately 380 vehicle trips per day, with 65 vehicle trips in the AM peak hours and 72 vehicle trips during the PM peak hours. The Traffic Impact Statement does not attribute a proportional split of the 380 vehicle trips between Arthur Street and Coast Road so City of Swan staff have divided these trips evenly between the two (2) roads.
- The impact on the surrounding road network would be minimal with some of the vehicle trips likely to be passing trips with persons already on the road network as well as dropping off children at the nearby Caversham Primary School.

The immediate surrounding road network consists of Arthur Street and Coast Road. In assessing whether this surrounding road network is capable of accommodating the anticipated increases to vehicle trips per day on the road network the following is noted:

- Under the Main Roads Western Australia functional road hierarchy Arthur Street is classified as a local distributor road which is capable of accommodating up to 6000 vehicles per day. Currently the City of Swan's traffic counts indicate that Arthur Street, south of Dayton Boulevard, experiences approximately 4,933 trips per day.
- Under the Main Roads Western Australia functional road hierarchy Coast Road is classified as an access road capable of accommodating 3,000 vehicles per day. Currently the City of Swan's traffic counts indicate that Coast Road (east of Arthur Street) experiences approximately 2,357 trips per day.

It is accepted that the surrounding road network has the capacity to accommodate the anticipated increase in traffic generation associated with the proposed 'Child Care Premises'.

Noise

In support for the proposed 'Child Care Premises', the application was accompanied by an Acoustic Assessment authored by Herring Storer Acoustics which makes the following assumptions:

- The primary sources of noise would consist of children playing outside and car doors;
- Noise levels associated with air-conditioning units had not been modelled as a part of the Acoustic Assessment and would be subject to a further detailed assessment;
- In order to ensure compliance with the assigned levels under the *Environmental (Noise) Regulations 1997* it is recommended that the outdoor play areas are not used prior to 7.00am and the fencing on the eastern and northern lot boundaries be constructed to heights of 2.5m and 2.1m respectively.

City of Swan staff accept the findings of the Acoustic Assessment. Should the proposed 'Child Care Premises' be approved, a condition for an Operational Management Plan to be undertaken by a suitably qualified acoustic consultant is recommended.

Landscaping

The City of Swan's Local Planning Policy POL-TP-125 Building and Development Standards – Commercial Zones requires landscaping for commercial developments to cover a minimum of 10% of the total site area in a width area less than 1.5m. The plans indicate a total landscaped area of approximately 533m² which is some 22% of the 2425m² site area.

As noted, the City of Swan's Design Review Panel have raised concern with the overall quality and location of the landscaping onsite, with potential to increase landscaping within the car parking area to improve overall site amenity. It is recommended as a condition of approval that a revised landscaping plan be submitted to the City of Swan for approval.

In light of the above, the proposal is considered to satisfactorily address objectives b) and c) of the residential zone.

City of Swan Local Planning Policy POL-LP-1.10 Provision of Public Art

In accordance with Local Planning Policy POL-LP-1.10 Provision of Public Art, the City of Swan has recommended a condition requiring the applicant to make a contribution toward Public Art, either monetarily or via development on the subject site. The Policy aims to ensure that proposals for development in excess of \$2 million construction cost contribute toward Public Artworks that promote and recognise the identity of the local community.

The estimated cost of construction for the development, as stated on the City of Swan Planning Application Form, MRS Form 1 and DAP Form 1 is \$2 million. This will require either a cash-in-lieu contribution amount of \$20,000 (being 1% of the cost of development) or the provision of a Public Artwork (as approved by the City of Swan) to the value of \$20,000.

The intention of the Policy is to accept contributions toward Public Art or encourage landowners to develop Public Art on their property. As this is not always feasible, the applicant is permitted discretion as to which option they would prefer. Should Public Art be constructed on the property, a Notification Under Section 70A of the *Transfer of Land Act 1893* is to be lodged on the Certificate of Title of the subject lots to inform the future landowners of the need to retain and maintain the Public Artwork.

Development Contribution Area

The subject land is located within Development Contribution Area No.2 for Dayton (West Swan East) as identified in the City of Swan's Local Planning Scheme No.17. Under clause 5A.2.15.2 of Local Planning Scheme No.17, a landowner's liability to pay the Owners Cost Contribution to the City of Swan arises on the earlier of endorsement of a plan of subdivision by the Western Australian Planning Commission or the commencement of any development on the land.

Conclusion:

The City of Swan has received an application for a 'Child Care Premises' at Lot 2 (No.154) and Lot 3 (No.150) Coast Road, Dayton. The subject site is identified as being zoned 'Residential' under the approved Dayton Local Structure Plan 2A with the use of the land for the purpose of a 'Child Care Premises' capable of approval. Assessment of the proposal indicates compliance with the relevant development standards relating to built form and car parking with the surrounding road network capable of accommodating anticipated increases to vehicular traffic associated with the operation of the 'Child Care Premises'.

The proposal was presented to the City of Swan's Design Review Panel for a review of the proposal against State Planning Policy 7.0 – Design of the Built Environment on two (2) separate occasions. The Design Review Panel advised that they offered conditional support of the proposal subject to further commitments from the applicant regarding the provision of additional landscaping, modified elements of the proposal's external appearance and the proposal's overall sustainability. City of Swan staff agree with the comments provided by the Design Review Panel and are of the opinion that improvements to the landscaping amenity and sustainability would improve the overall functionality of the proposal. As a condition of approval City of Swan staff recommend revisions to onsite and adjoining verge landscaping, external façade changes to the western elevation as well as a comprehensive sustainable development strategy for the 'Child Care Premises' to address these issues.



DISCLAIMER: Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.

10/03/2023

1:3140





LEGEND:

- HARDSTAND PAVEMENT.
- LIQUID LIMESTONE PAVEMENT.
- SELECTED CONCRETE PAVERS.
- SELECTED LANDSCAPING.
- SELECTED SHADE TREE.

NOTES

- THIS DRAWING IS CONCEPTUAL ONLY (INCLUDING CHILD PLACEMENT NUMBERS WHICH ARE ESTIMATES ONLY) AND SUBJECT TO THE FOLLOWING:-
- ANY TITLE ENCUMBRANCES;
 - CONTOUR AND FEATURE SURVEY;
 - LOCATION OF EXISTING SERVICES / EASEMENTS;
 - END USER / OPERATOR REQUIREMENTS;
 - FULL TOWN PLANNING ASSESSMENT;
 - PLANNING APPROVAL;
 - TRAFFIC / TRANSPORT ASSESSMENT;
 - BUSHFIRE RISK ASSESSMENT;
 - ACOUSTIC ASSESSMENT;
 - DETAILED DESIGN DEVELOPMENT;
 - CERTIFICATE OF COMPLIANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS;
 - BUILDING PERMIT;
 - CHILDCARE LICENCE.



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BUILDING DESIGNERS

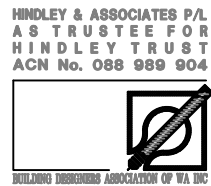
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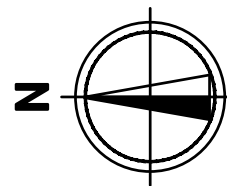
DEVELOPMENT APPLICATION



No.	Date	Revision	Drawn	Check
A	02.12.22	ISSUED FOR DA	JJR	SDS
B	05.12.22	PARKING CHANGES TO SUIT REPORTS	SDS	SDS
C	23.01.23	MASONRY WALL TO EAST BDY	SDS	SDS
D	23.01.23	PARKING AISLE WIDENED	SDS	SDS
E	08.02.23	DRP CHANGES	SDS	SDS
F	08.02.23	PAVING TYPES	SDS	SDS

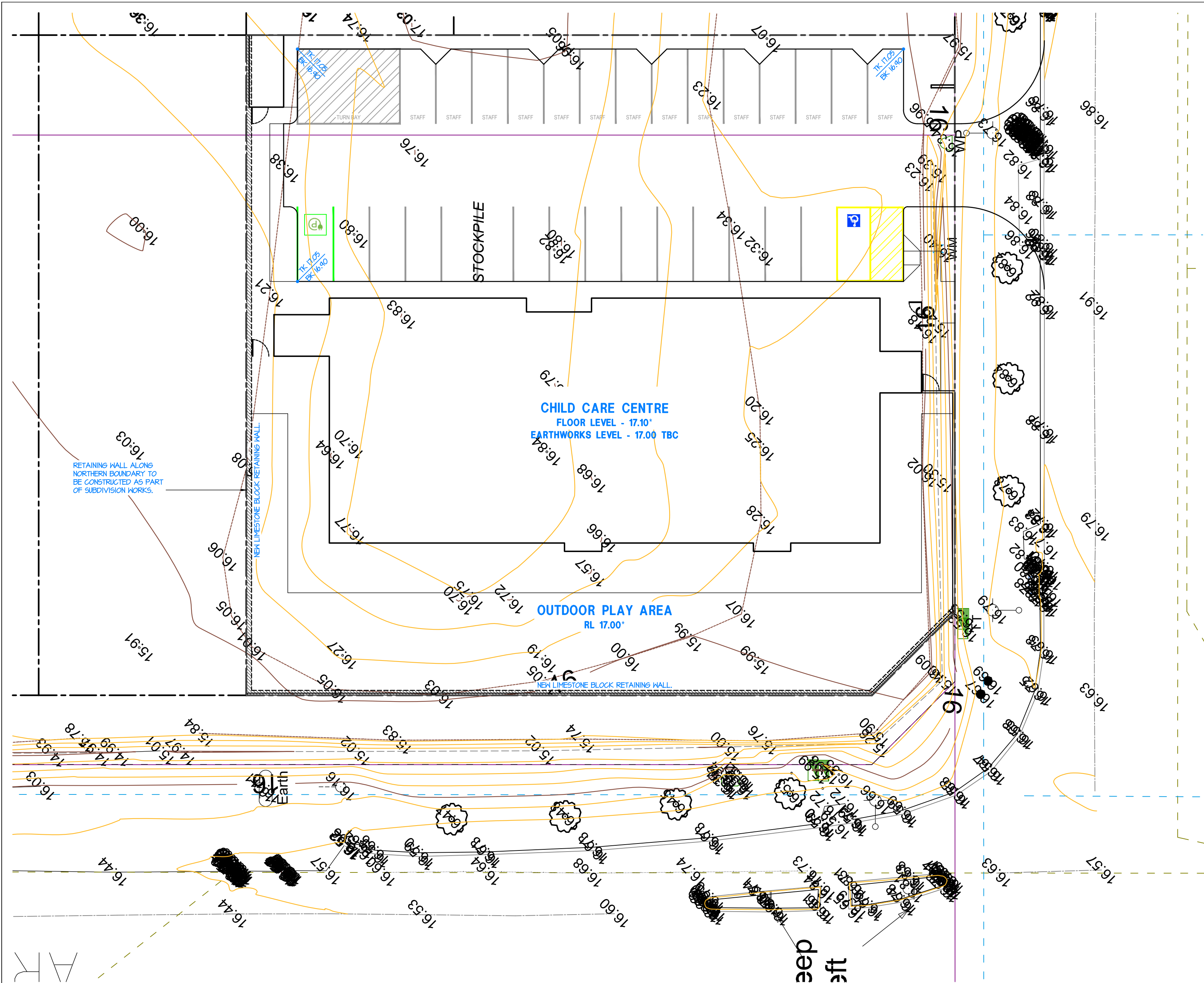
PROPOSED SITE PLAN

SCALE 1:200



PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No. 150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date - 21.08.22
Design - SDS
Drawn - SDS
Checked - SJH
Scale - 1:200
Job No. - 0822
Dwg - **DA01**
Rev - **F**



NOTES:

- *DESIGN LEVELS ARE INDICATIVE ONLY. FINAL LEVELS AND TO BE DESIGNED BY A CIVIL ENGINEER AS PART OF THE BUILDING PERMIT APPLICATION.
- SURVEY INFORMATION PROVIDED BY MCMULLEN NOLAN GROUP. REFER TO FEATURE SURVEY 104013-DE-002-A DATED 01/09/2021 FOR IDENTIFICATION OF FEATURES AND DETAILS OF DATUM.
- SURVEY IS CURRENT AT THE SURVEYED DATE, NOT FOR CONSTRUCTION PURPOSES WITHOUT SITE CORROBORATION.
- THE CADASTRAL BOUNDARY POSITION IS APPROXIMATE & REQUIRES SURVEY CONFIRMATION - CHECK LANDGATE PLAN & CERTIFICATE OF TITLE FOR ENCUMBRANCES INCLUDING EASEMENTS, CAVEATS, COVENANTS ETC.
- ALL SERVICES REQUIRE VERIFICATION FROM THE RELEVANT AUTHORITY - SUGGEST CONTACTING "DIAL BEFORE YOU DIG" FOR UNDERGROUND SERVICES & A SITE INSPECTION.
- SERVICES MARKED REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

LEGEND:

INDICATIVE DESIGN LEVEL.
PREFIX
- 'TK' - TOP OF KERB
- 'BK' - BOTTOM OF KERB
- 'TRW' - TOP OF RETAINING WALL
- 'BRW' - BOTTOM OF RETAINING WALL
ALL OTHER LEVELS ARE FROM SURFACE OF PAVEMENT.

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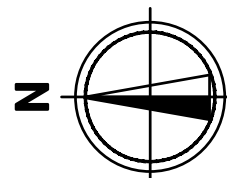
No. Date Revision
A 02.12.22 ISSUED FOR DA
B 06.02.23 DRP CHANGES

Drawn Check
JJR SDS
SDS SDS

A2 SHEET

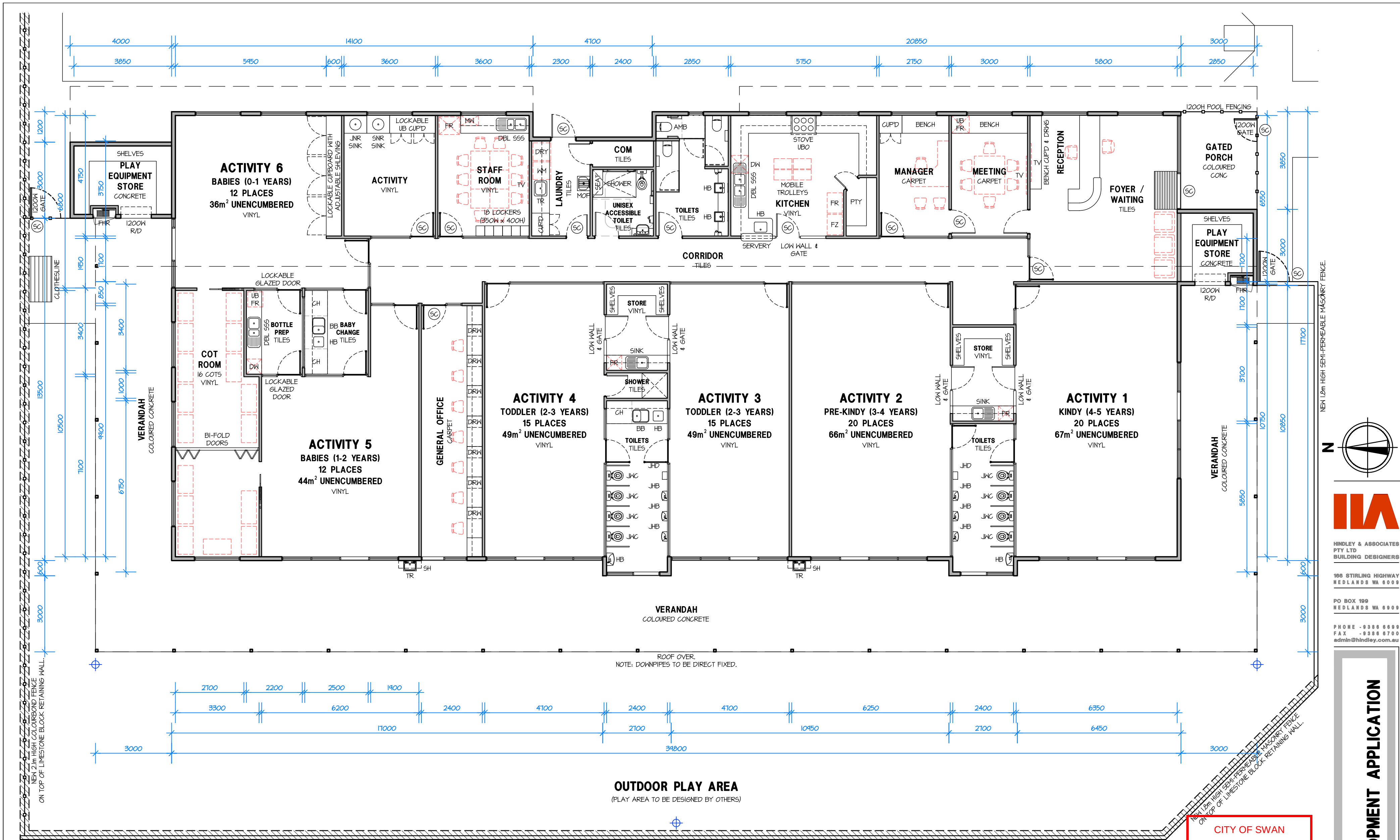
SURVEY OVERLAY & LEVELS PLAN

SCALE 1:200



PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No. 150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date - 21.08.22
Design - SDS
Drawn - SDS
Checked - SJH
Scale - 1:200
Job No. - 0822
Dwg - **DA02**
Rev - **B**



PROPOSED FLOOR PLAN

SCALE 1:100

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No.	Date	Revision
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B	23.01.23	FENCING
C	06.02.23	DRP CHANGES

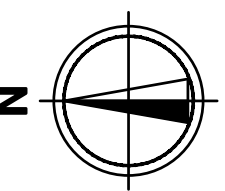
Drawn	Check
JJR	SDS
SDS	SDS
SDS	SDS

A2 SHEET

LEGEND	
(SC)	SWIPE CARD DOOR ACCESS
⊕	CAPPED POWER AND WATER SERVICES
---	LOOSE FURNITURE / EQUIPMENT BY OTHERS
FR	FRIDGE
FZ	FREEZER
DW	DISHWASHER (COMMERCIAL)
MW	MICROWAVE
STOVE	STOVE TOP (900mm 6 ZONE)
UBO	UNDER BENCH OVEN (900mm)
DBL SSS	DOUBLE BOWL STAINLESS STEEL SINK
HB	HAND BASIN
JHB	JUNIOR HAND BASIN
HD	HAND DRYER
JHD	JUNIOR HAND DRYER
WC	TOILET PAN
JWC	JUNIOR TOILET PAN
AMB	AMBULANT TOILET
CH	CHANGE TABLE
BB	BABIES BATH
TR	WASH TROUGH
WM	CLOTHES WASHING MACHINE (FRONT LOADER)
DRY	CLOTHES DRYER (CONDENSING)
SH	SHELF
FHR	FIRE HOSE REEL

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No. 150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

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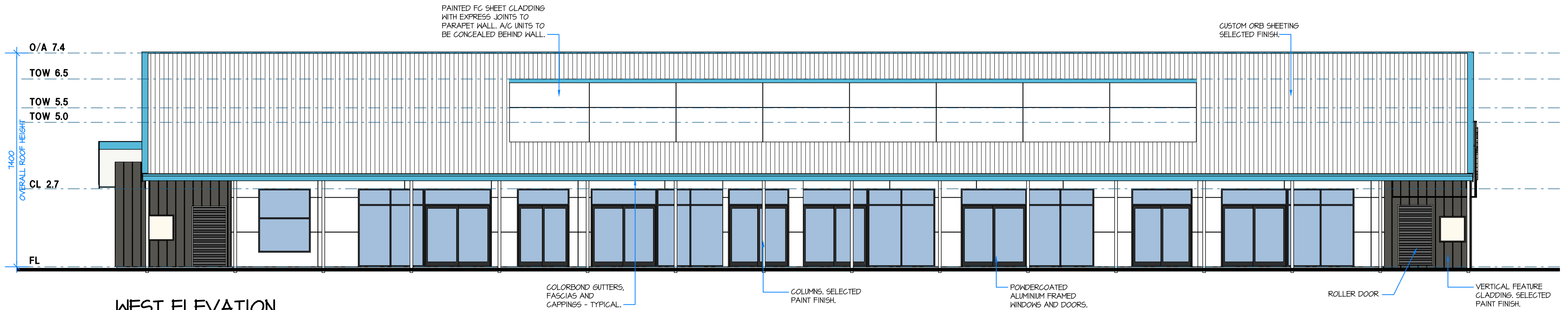
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DEVELOPMENT APPLICATION

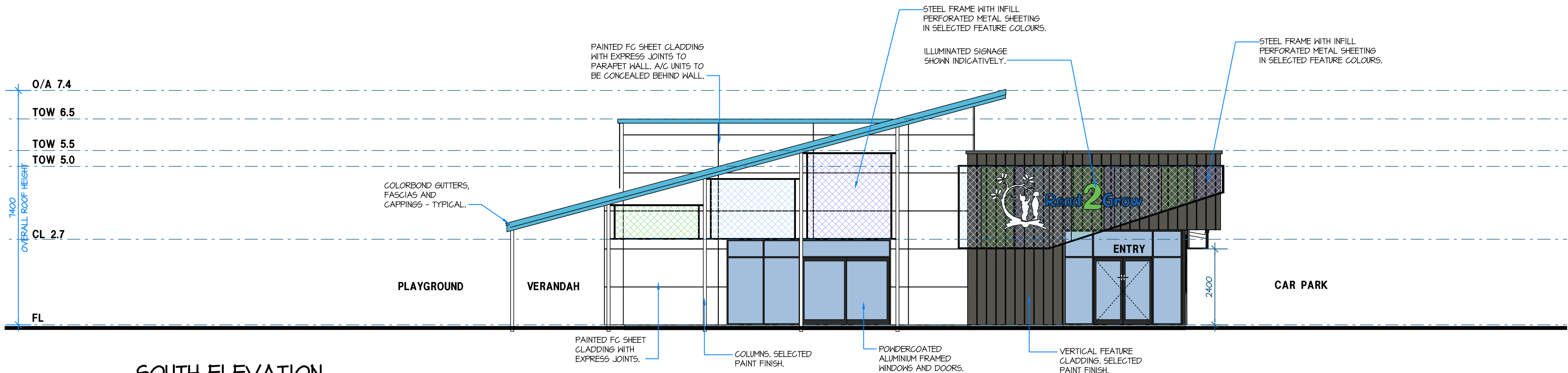
Date	25.10.22
Design	SDS
Drawn	SDS
Checked	SJH
Scale	1:100
Job No.	0822
Dwg -	DA03
Rev -	C

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WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



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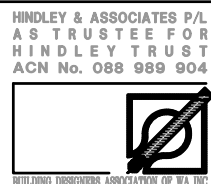
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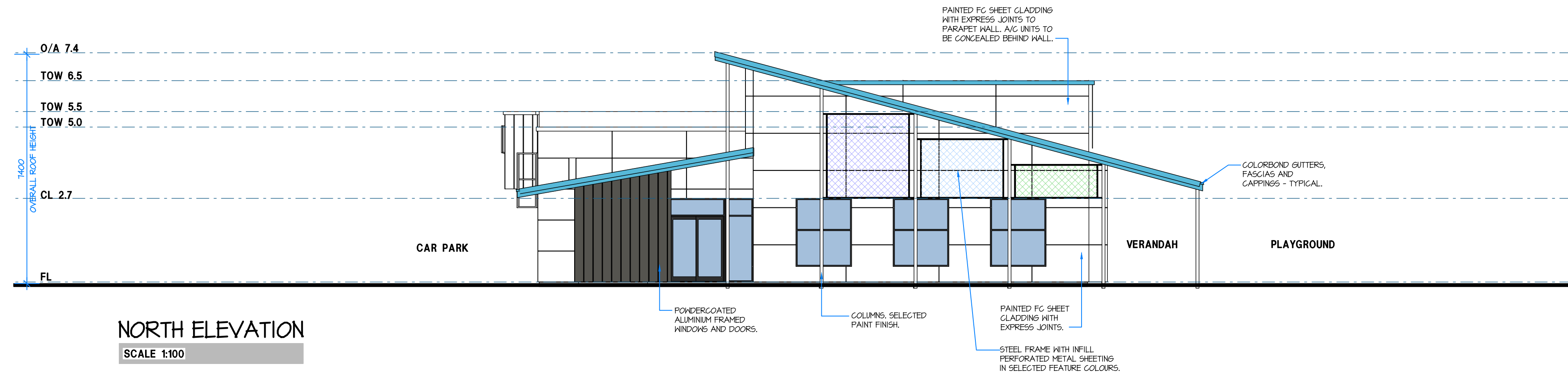
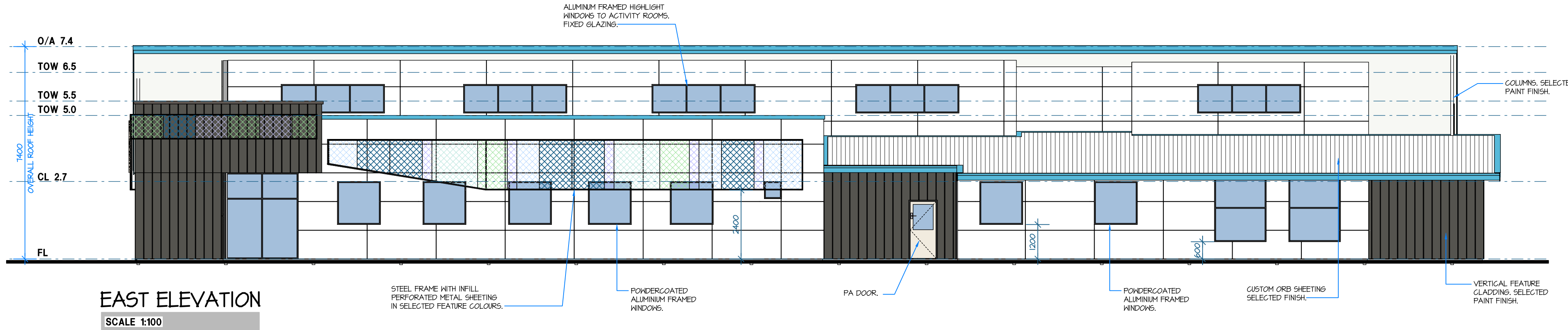
No.	Date	Revision	Drawn	Check
A	02.12.22	ISSUED FOR DA	JJR	SDS
B	15.12.22	AMENDED AS PER COMMENTS	JJR	SDS
C	16.02.23	AMENDED AS PER COMMENTS	JJR	SDS
D				
E				
F				
G				
H				
I				
J				

A2 SHEET

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No.
150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date - 25.10.22
Design - SDS
Drawn - SDS
Checked - SJH
Scale - 1:100
Job No. - 0822
Dwg - DA04
Rev - C

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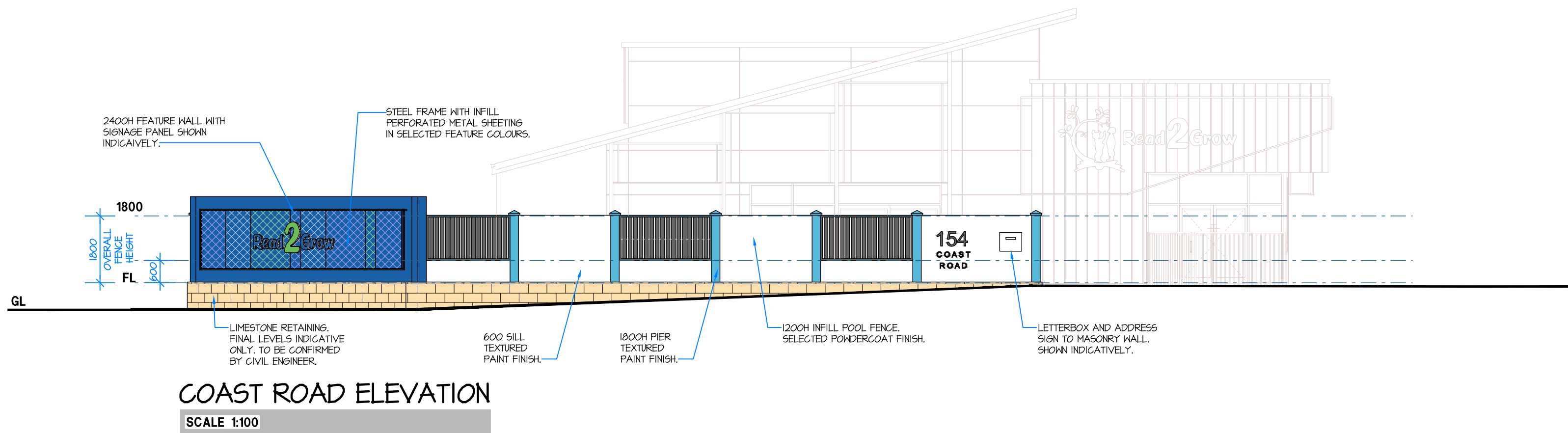
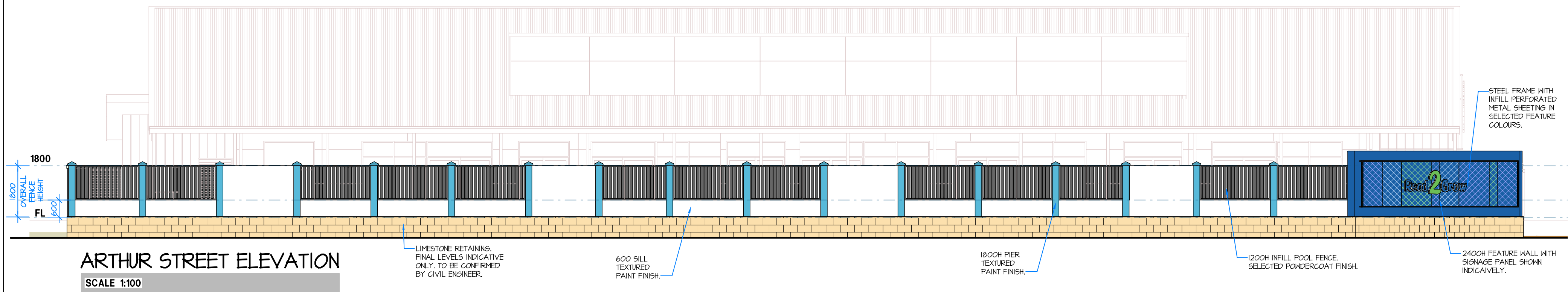
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C	16.02.23	AMENDED AS PER COMMENTS	JJR	SDS
D				
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A2 SHEET

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Date - 25.10.22
Design - SDS
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Checked - SJH
Scale - 1:100
Job No. - 0822
Dwg - **DA05**
Rev - **C**

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C	16.02.23	AMENDED AS PER COMMENTS	JJR	SDS
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A2 SHEET

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No.
150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date - 25.10.22
Design - SDS
Drawn - SDS
Checked - SJH
Scale - 1:100
Job No. - 0822
Dwg - **DA06**
Rev - **C**

CITY OF SWAN
RECEIVED
24/02/2023



6000

Pylon

Spec : Internally illuminated pylon sign fabricated using aluminium extruded channel sides with 5mm acrylic faces.
Size : 2400mm x 1200mm x 150mm
Leg : 150mm x 150mm x 6mm galvanized SHS post
Height Above Ground : 3000mm
Installation : Bolted to concrete footing to engineers specification.

PYLON SIGN
SCALE 1:20



HINDLEY & ASSOCIATES
PTY LTD
BUILDING DESIGNERS

108 STIRLING HIGHWAY
REDLANDS WA 6108

PO BOX 199
REDLANDS WA 6108

PHONE - 9386 6699
FAX - 9386 6700
admin@hindley.com.au

DEVELOPMENT APPLICATION

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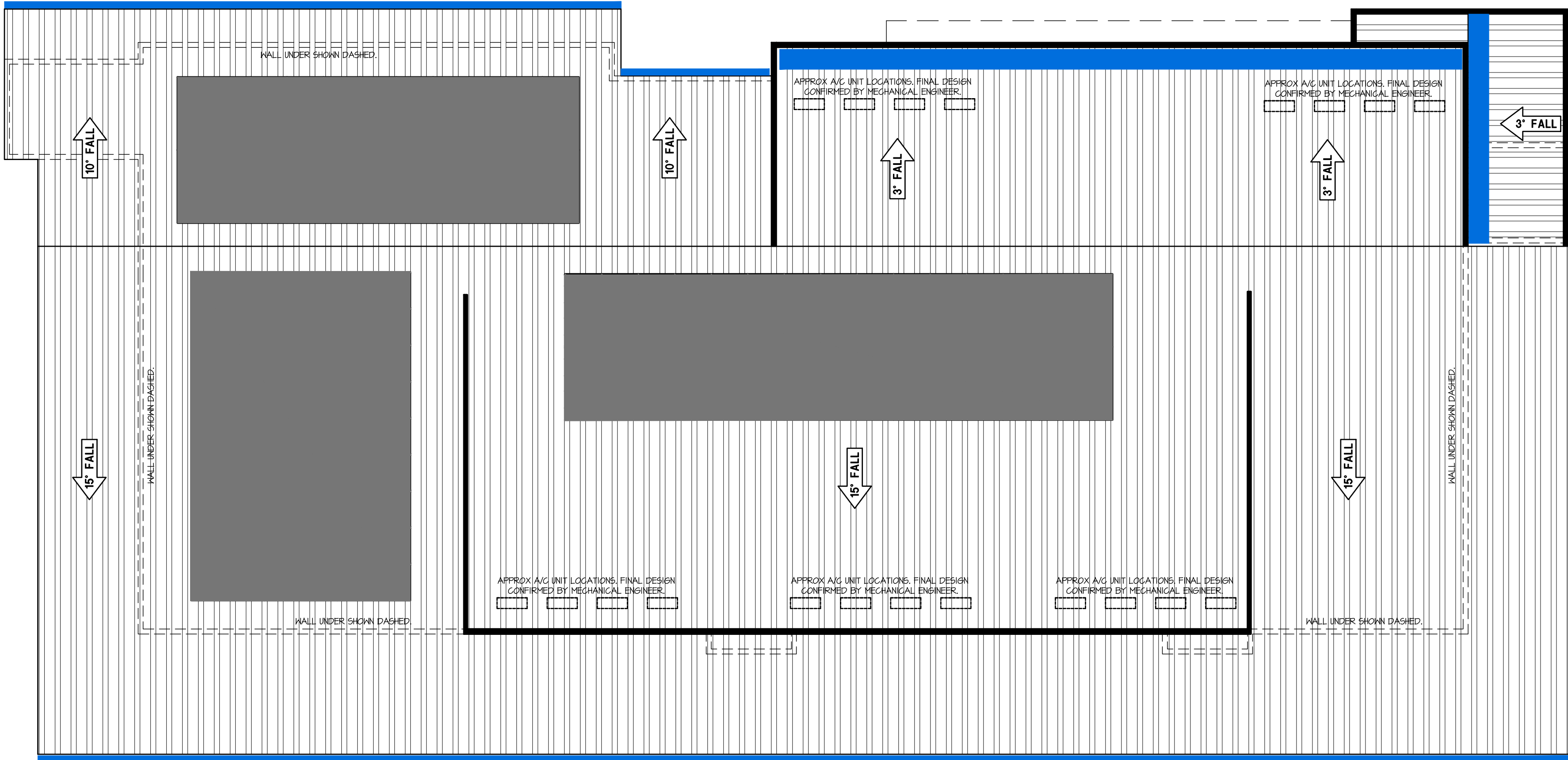


No.	Date	Revision	Drawn	Check
A	02.12.22	ISSUED FOR DA	JJR	SDS
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A2 SHEET

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No.
150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date	-	25.10.22
Design	-	SDS
Drawn	-	SDS
Checked	-	SJH
Scale	-	1:100
Job No.	-	0822
Dwg -	DA10	
Rev -	A	



ROOF LEGEND



SELECTED ROOF SHEETING



SELECTED GUTTERS



LOCATION OF SOLAR PANEL PV CELLS IS INDICATIVE ONLY. FINAL DESIGN TO BE CONFIRMED BY QUALIFIED CONSULTANTS AS REQ.

NOTE - ALLOCATED AREA IS PROVISIONAL ONLY IF TENANTS ELECT FOR SOLAR INSTALLATIONS.

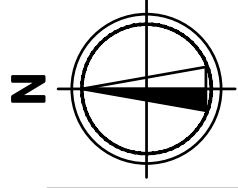
PROPOSED ROOF PLAN

SCALE 1:100

CITY OF SWAN

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24/02/2023



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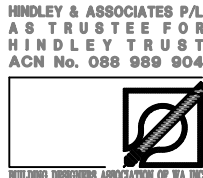
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No.	Date	Revision	Drawn	Check
A	15.12.22	ISSUED FOR DA	JJR	SDS

A2 SHEET

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No.
150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date	-	25.10.22
Design	-	SDS
Drawn	-	SDS
Checked	-	SJH
Scale	-	1:100
Job No.	-	0822
Dwg -	DA11	
Rev -	A	

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24/02/2023



ARCHITECTURAL APPLICATION / REFERENCE IMAGES

VERTICAL STANDING SEAM COLORBOND SHEETING COMBINED WITH EXPRESS JOINTED FIBRE CEMENT SHEETING TO CREATE CLEAN, SHARP LINES FOR A MODERN, CONTEMPORARY APPEARANCE.
COMBINATION OF DARK COLORBOND AND WHITE FIBRE CEMENT PROVIDES CONTRAST WITH FEATURE PRIMARY COLOURS TO PROVIDE VABRANCY AND INTEREST.



FINISHES SCHEDULE

EXPRESS JOINTED FIBRE CEMENT PANELS TO WALL CLADDING COLOUR: WHITE	ROOF TRIMS AND FENCE PIERS COLOUR: READ2GROW LIGHT BLUE	FENCE TRUNCATION COLOUR: READ2GROW DARK BLUE	CUSTOM-ORB PROFILE COLORBOND STEEL SHEETING TO ROOF CLADDING COLOUR: SURFMIST	WIDE PAN STANDING SEAM COLORBOND STEEL SHEETING TO ENTRY STATEMENT COLOUR: MONUMENT	PERFORATED METAL SCREENING. PATTERN TBC COLOURS: READ2GROW COLOURS

HIA
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BUILDING DESIGNERS
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MOOD BOARD
N.T.S.

PROPOSED CHILDCARE CENTRE
PART LOT 2 (No. 154) & LOT 3 (No. 150) COAST ROAD, DAYTON, WA
for AMASS INVESTMENTS Pty Ltd

Date - 06.02.23
Design - SDS
Drawn - SDS
Checked - SJH
Scale - 1:100
Job No. - 0822
Dwg - **DA12**
Rev - **A**



CONSULTANTS IN
**TRAFFIC ENGINEERING
& TRANSPORT PLANNING**



Suite 164, Level 3
580 Hay Street, Perth WA 6000
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24 January 2023

Karen Wright
Regional Director
Urbis,
Level 14,
1 William Street,
PERTH WA 6000

Dear Karen,

RE: TRANSPORT IMPACT STATEMENT FOR PROPOSED CHILD CARE CENTRE
LOTS 2 & 3 (No.'s 150 & 154) COAST ROAD, DAYTON

As requested, we have now reviewed the traffic and parking situation regarding the proposed Child Care Centre development at Lots 2 & 3 (No.'s 150 & 154) Coast Road, Dayton, which is located at the north east corner of the Arthur Street - Coast Road junction, between Arthur Street and Firewood Way, as shown in the Locality Plan in the attached Figure 1.

1. EXISTING SITUATION AND PROPOSED DEVELOPMENT SITE

It can be seen in the Locality Plan (in Figure 1) that Coast Road is an east-west local road running parallel to Reid Highway, extending from Arthur Street to the east of West Swan Road, while Arthur Street is a north-south distributor road that links the Caversham and Dayton residential suburbs via its Reid Highway overpass. It can also be seen that Arthur Street intersects with Dayton Boulevard, just to the north of the proposed development, and that Dayton Boulevard provides important connections to both Isoodon Street and Drumpellier Drive, before extending even further west at Marshall Road.

- It is also noted that there are two schools less than 1 kilometre from the proposed development, including the new Dayton Primary School (approximately 710 metres north of the site on the corner of Arthur Street and Cranleigh Street) and Caversham Primary School (on Coast Road approximately 930 metres east of Arthur Street).
- The proposed development is located within the approved Dayton Local Structure Plan 2A (as Amended 21 December 2021), which extends from Dayton Boulevard to Reid Highway, on the eastern side of Arthur Street, as part of the broader West Swan East District Structure Plan. The approved structure plan shows that Arthur Street is classified as an Integrator B road under Liveable Neighbourhoods, while Coast Road is identified as a Neighbourhood Connector B road. However, under the Main Roads WA functional road hierarchy, Arthur Street is classified as a Local Distributor road, while Coast Road, Dayton Boulevard and Firewood Way are all currently identified as Access Roads. It is also noted that while Arthur Street and Dayton Boulevard both operate with posted speeds of 60 kilometres per hour, all other roads in the area operate under the default urban area speed limit of 50 kilometres per hour.

- The existing roads and intersections in the vicinity of the proposed development site are shown in the aerial photograph in the attached Figure 2, while the existing situation within and immediately adjacent to the site is shown in more detail in the attached Figure 3.
- It can be seen in Figures 2 and 3 that Arthur Street has been constructed as a 2-lane divided road (with cycle lanes, on-street parking and a central median), except for the section between Dayton Boulevard and Coast Road, which is reliant on a proposed road reserve widening from the current development site (Lot 2). It can also be seen that both Coast Road and Firewood Way, adjacent to the site, are 2-lane undivided roads, as shown in Figure 3.
- It is also important to note that there are currently no footpaths along the eastern side of Arthur Street on the northern side of Coast Road, adjacent to the proposed development. However, it is assumed that these footpaths will be constructed once Arthur Street is upgraded, as is the case further south and east.
- Surveyed traffic counts obtained from the Main Roads WA Trafficmap website show that Coast Road west of West Swan Road carried approximately 1,400 vehicles per day (2021/22). However, there are no traffic counts readily available on Arthur Street.
- Historical crash data was also obtained from Main Roads WA, showing only 2 incidents on Arthur Street in the vicinity of the site over the past 5 years to December 2021. Both were right-angle incidents, with one occurring at the Arthur Street - Coast Road junction, and the other at Arthur Street - St Leonards Boulevard.
- The nearest available Bus Service is Route 353, which travels from Bassendean Station to/from Henley Brook Bus Station, with the closest bus stops located just north of the proposed development site in Arthur Street, as shown in Figure 2, while a school bus stop (Route 750) is also available approximately 95 metres east on Coast Road, as also shown.

2. PROPOSED DEVELOPMENT

- The proposed development plan is shown in the attached Figure 4, as prepared by Hindley and Associates. The proposal includes the construction of a purpose-built Child Care Centre (for up to 94 children, with 16 staff) on a new 2,426 square metre site (Lot 23), including a car park along the eastern side of the Centre and an outdoor play area of approximately 720 square metres along the western side.
- The attached Figure 5 then shows the proposed development plan superimposed on the aerial photograph from Figure 3, identifying the proposed development in the context of the adjacent road network.
- It can be seen in Figures 4 and 5 that the plan proposes a total of 32 parking spaces for staff and visitors, including 1 Accessible (disabled) space, and with a 2-way access driveway off Coast Road. The plan also provides a turn-around bay, to ensure that all vehicles accessing the car park can exit the site in forward gear.
- Pedestrian access to the Child Care Centre is also proposed via a footpath connection to Coast Road (adjacent to the car park access driveway), linking directly to the future footpath along the northern side of Coast Road.
- It can also be seen in Figures 4 and 5 that the proposed Bin Store is located in the north-east corner of the car park, with rubbish collection proposed to occur on-site (within the parking aisle).

3. PARKING REQUIREMENTS

- Car parking requirements are specified in Table 1 of City of Swan Local Planning Policy TP-129 'Vehicle Parking Standards', with a requirement for Child Care Premises to provide 1 space per employee plus 1 space per 8 children allowed under maximum occupancy.
- With 16 staff for the maximum 94 children, the proposed Child Care Centre requires a total of 28 car parking spaces. The proposed development therefore provides a surplus of 4 spaces.

4. CAR PARK DIMENSIONS AND RUBBISH TRUCK ACCESS

- Visitor parking spaces should be designed in accordance with User Class 3, as defined under Australian Standard AS 2890.1, with dimensions of 2.6 metres x 5.4 metres, and with a minimum aisle width of 5.8 metres.
- A turn-around bar is also required, to allow vehicles to turn around and exit the dead-end parking aisle in forward gear. However, with rubbish collection to occur on-site, the proposed turnaround bay has been widened to 7.8 metres to allow the assumed rubbish truck (with a length of 6.9 metres) to also turn around and exit the site in forward gear, as noted below in Section 6 (and as shown in the attached Figures 6 and 7).

5. TRIP GENERATION AND TRAFFIC IMPACT

- On the basis of previous surveys and available data, it is estimated that the proposed Child Care Centre will generate a total of 4 vehicle trips per child per day, with peak hour flows of 0.69 trips per child during the morning peak hour and 0.76 trips per child during the afternoon peak hour. The Child Care Centre is therefore estimated to generate a total of 380 vehicle trips per day, with 65 vehicle trips and 72 vehicle trips, respectively, during the AM and PM peak hours.
- With a trip generation of less than 100 vehicle trips during both the AM and PM peak hours, the proposed development is therefore expected to have minimal impact on the existing road network. It is also likely that a proportion of the total traffic generation will be 'passing trips' that are already on the road network, travelling from the residential area to and from the adjoining regional roads; it is also expected that some trips will be linked with the pick-up and drop-off of children at Caversham Primary School and at the new Dayton Primary School.

6. PROPOSED CAR PARK LAYOUT AND ACCESS

The attached Figure 6 shows the recommended car park layout and access arrangement for the proposed development, while Figure 7 provides a swept path diagram to confirm the suitability of the proposed layout for rubbish collection, as follows:

- It is recommended to construct the proposed crossover off Coast Road as shown in Figure 6, to comply with City of Swan crossover standards.
- It is recommended to provide a wide turnaround bay at the northern end of the car park, as also shown in Figure 6, in order to accommodate the swept path for a 6.9 metre rubbish truck, as shown in Figure 7, with vehicles remaining lane correct within Coast Road.
- The proposed car park provides a total of 32 spaces, including 1 Accessible space with an adjacent shared area as required under Australian Standard AS 2890.6. This results in a surplus of 4 spaces for the proposed capacity of 94 children with 16 staff.

- Staff and Visitor parking space dimensions are all 2.6 metres x 5.4 metres with a 6.0 metre aisle, which exceeds the requirements of User Class 3 under Australian Standard AS 2890.1.

I trust that the above review of traffic and parking requirements, together with the recommended car park layout and access arrangement are sufficient to confirm the operation and safety of the proposed Development Application. However, please do not hesitate to contact me if you require anything further.

Yours sincerely,

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

Darren Levey

**PROPOSED CHILD CARE CENTRE
PART LOT 2 (# 154) & LOT 2 (# 150) COAST ROAD
DAYTON**

ENVIRONMENTAL ACOUSTIC ASSESSMENT

NOVEMBER 2022

OUR REFERENCE: 30338-2-22364

DOCUMENT CONTROL PAGE

ENVIRONMENTAL ACOUSTIC ASSESSMENT
PROPOSED CHILD CARE CENTRE
COAST ROAD, DAYTON

Job No: 22364

Document Reference: 30338-2-22364

FOR

URBIS

DOCUMENT INFORMATION				
Author:	Tim Reynolds	Checked By:	George Watts	
Date of Issue:	23 November 2022			
REVISION HISTORY				
Revision	Description	Date	Author	Checked
1	Revised fencing	24/01/2023	TR	N/A
DOCUMENT DISTRIBUTION				
Copy No.	Version No.	Destination	Hard Copy	Electronic Copy
1	1	URBIS Attn: Sally Birkhead / Karen Wright Email: sbirkhead@urbis.com.au kwright@urbis.com.au		✓
1	2	URBIS Attn: Kate Bainbridge Email: Kbainbridge@urbis.com.au		✓

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	5
5.	MODELLING	5
6.	ASSESSMENT	6
7.	CONCLUSION	8

APPENDICIES

A	SITE PLAN
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1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed day care centre to be located at Part Lot 2 (No. 154) and Lot 3 (No. 150) Coast Road, Dayton.

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; and
- Mechanical services.

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 Protection (Noise) Regulations 1997*, with the fencing, as shown on the site plan attached in Appendix A; and provided outdoor play is limited to the day period (ie after 7am).

With the air conditioning condensing units located within the drying court and screened from the neighbouring residences, noise from the mechanical services has also been assessed to comply with the relevant criteria. However, as the assessment has not been based on the mechanical services design, it is recommended that additionally, 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 are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would with the fencing, as shown on the site plan attached in appendix A comply with the Regulatory requirements, at all times.

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 Fencing to be as shown on site plan attached in Appendix A.
- 3 The air conditioning condensing units to be screened from the neighbouring premises. It is also recommended that the condensing units be installed with "Low Noise" nigh period modes.

- 4 As the air conditioning has not been designed at this stage, it is advisable, to ensure compliance with the Regulations, that the mechanical services design be assessed for compliance with the Regulations.
- 5 For child care centres colourbond fencing is acceptable fencing material.

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
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 $L_{A\text{Fast}}$ or is more than 3 dB $L_{A\text{Fast}}$ 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 $L_{A\text{Slow}}$ 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.

An aerial showing the neighbouring premises are shown below on Figure 3.1.

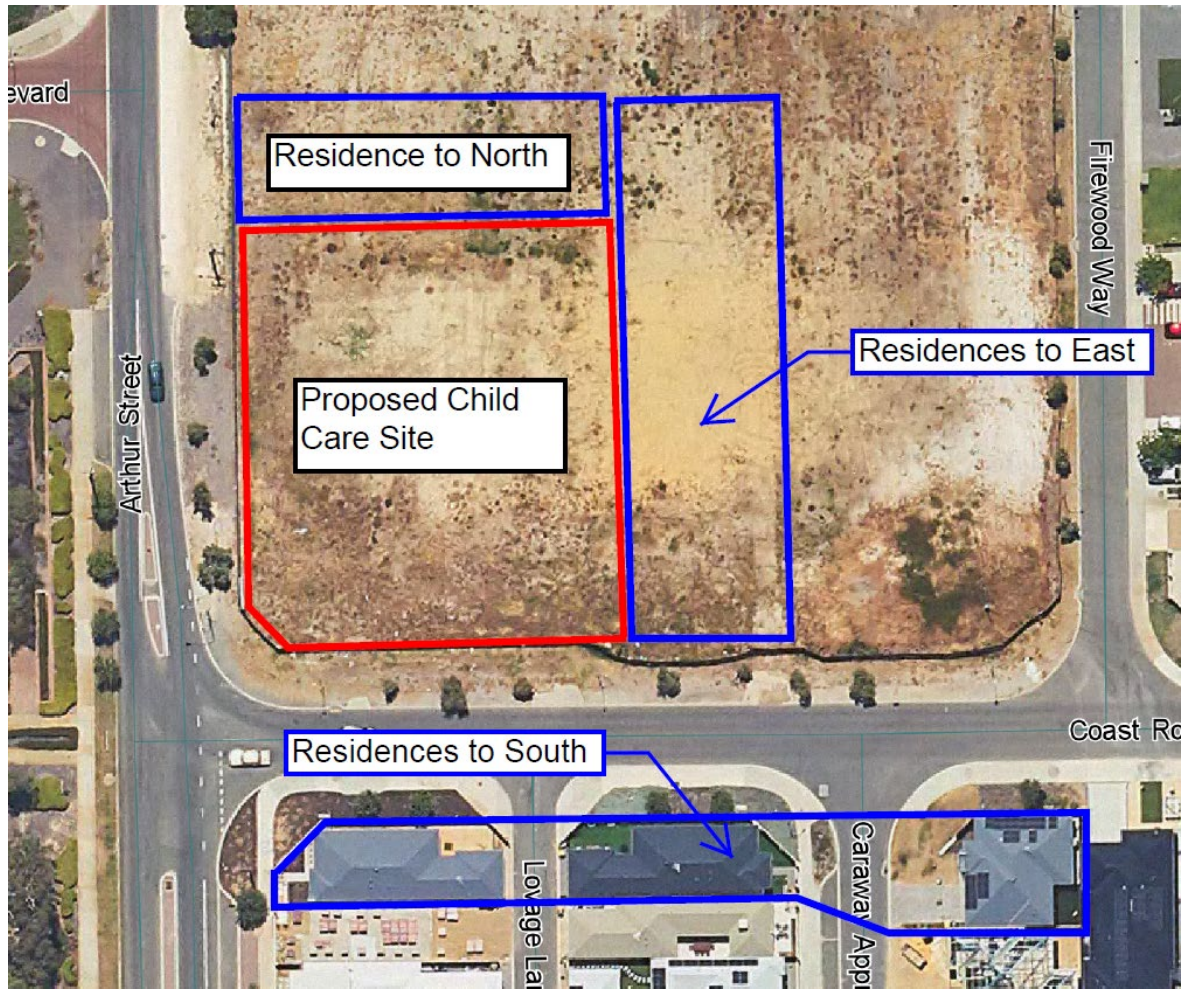


FIGURE 3.1 – NEIGHBOURING LOTS

For the neighbouring residences, the influencing factor has been determined to be +0 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TABLE 3.3 - 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	55	65
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40	50	65
	1900 - 2200 hours all days (Evening)	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35	45	55

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 be between 0700 and 1830 hours, Monday to Friday (closed on public holidays). It is understood that the proposed childcare centre will cater for a maximum of 94 children: with the following breakdown:

Activity 1	Kindy (4 – 5 yrs)	20 places
Activity 2	Pre-Kindy (3 – 4 yrs)	20 places
Activity 3	Toddler (2 – 3 yrs)	15 places
Activity 4	Toddlers (2 – 3 yrs)	15 places
Activity 5	Babies (1 – 2 yrs)	12 places
Activity 6	Babies (0 – 1 yrs)	12 places

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 used until after 7am.

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.

TABLE 5.1 – SOUND POWER LEVELS

Item	Sound Power Level, dB(A)
Children Playing	<24 months 78(per 10 children) >24 months 83 (per 10 children)
Car Moving in Car Park	79
Car Starting	85
Door Closing	87
Air conditioning condensing Unit	4 @ 71
Exhausts	72 (kitchen) 3 @ 60 (Toilet)

Notes:

- Given the number and breakdown of children, noting that the noise emissions from children under the age of 2 years is significantly reduced, acoustic modelling of outdoor play noise was made, based on 90 children playing, being 9 groups of 10 children, within the outdoor play areas at the one time, distributed as plane sources.
- The noise level for the air conditioning 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, it is recommended that the air conditioning units be located within the drying court. We understand that screening would be provided to the drying court.
- 4 The noise modelling has been based on the fencing as shown site plan attached in Appendix A.
- 5 With only staff arriving before 07:00 am, there would be no car starts before 7am.
- 6 We note that the residences to the south (ie 206 Arthur Street and 2 Caraway Approach) have 1.8 metre boundary fences facing the child care centre.
- 7 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 resultant noise levels at the neighbouring residence from children playing outdoors and the mechanical services are tabulated in Table 6.1.

From previous measurements, noise emissions from children playing does not contain any annoying characteristics. Noise emissions from the mechanical services could be tonal and a +5 dB(A) penalty would be applicable, as shown in Table 6.1. Noise emissions from both outdoor play and the mechanical services 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	Air Conditioning
North	45	25 (30)
East	27	30 (35)
South	41	22 (27)

() 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))
North	22
East	40
South	35

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

Neighbouring Premises	Calculated Noise Level (dB(A))	
	Car Starting	Door Closing
North	43	45 [55]
East	44	45 [55]
South	39	41 [51]

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

Tables 6.4 to 6.8 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
North	45	45	Complies
East	27	45	Complies
South	41	45	Complies

**TABLE 6.5 – ASSESSMENT OF L_{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS
AIR CONDITIONING**

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North	30	35	Complies
East	35	35	Complies
South	27	35	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
North	22	45	Complies
East	40	45	Complies
South	35	45	Complies

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

Location	Assessable Noise Level dB(A)	Applicable Assigned Noise Level (dB(A))	Exceedance to Assigned Noise Level
North	43	55	Complies
East	44	55	Complies
South	39	55	Complies

**TABLE 6.8 – 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
North	55	55	Complies
East	55	55	Complies
South	51	55	Complies

7. CONCLUSION

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with the boundary fencing being as shown on the site attached in Appendix A.

With the air conditioning condensing units located within the drying court and screened from the neighbouring residences, noise received at these neighbouring premises have also been assessed to comply with the regulatory requirements at all times.

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 are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would with the fencing, as shown on the site plan attached in appendix A comply with the Regulatory requirements, at all times.

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 Fencing to be as shown on the site plan attached in Appendix A. It is noted that for child care centres, colourbond fencing is an acceptable fencing material.
- 3 The air conditioning condensing units to be screened from the neighboring premises. It is also recommended that the condensing units be installed with "Low Noise" night period modes.
- 4 As the air conditioning has not been designed at this stage, it is advisable, to ensure compliance with the Regulations, that the mechanical services design be assessed for compliance with the Regulations.