Government of **Western Australia**
Development Assessment Panels

Metro South-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 9 December 2019; 10am
Meeting Number: MSWJDAP/196
Meeting Venue: City of Rockingham
Civic Boulevard
Rockingham

Attendance

DAP Members

Mr Tony Arias (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Taylor (A/Specialist Member)
Cr Deb Hamblin (Local Government Member, City of Rockingham)

Officers in attendance

Mr David Banovic (City of Rockingham)
Mr Michael Ross (City of Rockingham)

Minute Secretary

Ms Nicole D'Alessandro (City of Rockingham)

Applicants and Submitters

Mr Alessandro Stagno (Planning Solutions)
Mr Oliver Basson (Planning Solutions)
Mr Elton Swarts (Claradon Property Pty Ltd)
Mr Michael Stevens (Claradon Property Pty Ltd)

Members of the Public / Media

Nil

1. Declaration of Opening

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.

2. Apologies

Cr Joy Stewart (Local Government Member, City of Rockingham)

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

Nil

7. Deputations and Presentations

The City of Rockingham 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

Property Location:	Lots 726 (591) and 107 (577) Eighty Road, Baldivis
Development Description:	Child Care Premises
Applicant:	Planning Solutions
Owner:	Mr George & Mrs Margaret Yiannakis, Mr Blair Thomas
Responsible Authority:	City of Rockingham
DAP File No:	DAP/19/01660

9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2017 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.

Government of **Western Australia**
Development Assessment Panels

Form 1 – Responsible Authority Report

(Regulation 12)

Property Location:	Lot 726 (No.591) Eighty Road, Baldivis Lot 107 (No.577) Eighty Road, Baldivis
Development Description:	Child Care Premises
DAP Name:	Metro South West JDAP
Applicant:	Planning Solutions
Owner:	Mr George & Mrs Margaret Yiannakis Mr Blair Thomas
Value of Development:	$2.1 million
LG Reference:	DD020.2019.00000219.001
Responsible Authority:	City of Rockingham
Authorising Officer:	Bob Jeans, Director Planning & Development Services
DAP File No:	DAP/19/01660
Report Due Date:	27 November 2019
Application Received Date:	23 August 2019
Application Process Days:	90 days
Attachment(s):	**Attachment 1** Development Application Plans **Attachment 2** Development Application Submission **Attachment 3** Revised Development Application Submission **Attachment 4** Schedule of Submissions

Officer Recommendation:

That the Metro South-West Joint Development Assessment Panel (MSWJDAP) resolves to:

1. **Refuse** the DAP Application reference DAP/19/01660 and accompanying plans:
    - Locality Plan, Sheet 01, dated 22 August 2019;
    - Demolition Plan, Sheet 02, dated 22 August 2019;
    - Site Plan, Sheet 03, dated 22 August 2019;
    - Floor Plan, Sheet 04, dated 22 August 2019;
    - Elevations, Sheet 05, dated 22 August 2019;
    - Streetscape, Sheet 06, dated 22 August 2019;
    - Carpark Plan, Sheet 07, dated 22 August 2019;
    - Landscape Plan, Sheet 08, dated 22 August 2019;
    - Activity Plan, Sheet 09, dated 22 August 2019;
    - Roof Plan, Sheet 10, dated 22 August 2019;
    - Fencing Plan, Sheet 11, dated 22 August 2019;

in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Metropolitan Region Scheme and Clause 68(2)(c) of the deemed provisions of the City of Rockingham Town Planning Scheme No.2, subject to the following reasons as follows:

Reasons

1. The location of the Child Care Premises adjacent to an operational Landscape Supply Yard / Nursery is contrary to orderly and properly planning principles.

2. The proposed Child Care Premises is incompatible with characteristics of the immediate area in which it is located and therefore fails to comply with the objectives of the Rural zone in City of Rockingham Town Planning Scheme No.2.

3. The development fails to provide a required right turn pocket on Eighty Road, thus failing to provide adequate safe access to the site as required by Clause 67(r) and 67(s) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 – Deemed Provisions).*

4. The proposed Child Care Premises will have an adverse impact on the amenity of the community through increased vehicular movements and being an incompatible (non-rural) land use.

5. As required by Clause 67(m) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 – Deemed Provisions)* it has not been demonstrated that this development is compatible with its setting, as the Child Care Premises, which is a sensitive land use, is proposed to be located adjacent to an Industrial land use (Landscape Supply Yard / Nursey).

6. The location of the proposed Child Care Premises is unsuitable as the proposal fails to meet the location, site characterises and design considerations criteria contained within City of Rockingham Planning Policy 3.3.5 - Child Care Premises.

7. The proposed Child Care Premises is not consistent with the City of Rockingham Planning Policy 3.3.1 - Rural Land Strategy which identifies the site for potential Special Rural development with a minimum lot size of 0.5 hectare and requires development to be of a scale that minimises intrusion into the landscape.

8. The proposed Child Care Premises is not consistent with State Planning Policy 2.5 - Rural Planning as the development is contrary to the City of Rockingham rural planning framework and is likely to generate land use conflicts.

Background

Lot 726 (No.591) Eighty Road, Baldivis (subject site) has a land area of 4.8418ha and has been developed for rural lifestyle purposes, containing an existing dwelling and associated infrastructure. The subject site is well vegetated with approximately 75% of the land being designated as a Conservation Category Wetland (CCW), referred to as the Outridge Swamp.

The topography of the land has a downward slope west of Eighty Road.

The area directly east has transitioned to urban; the adjoining northern Lot 107 (No.577) Eighty Road, Baldivis operates an industrial type land use (Landscape Supply Yard and Nursery - Baldivis Landscaping Supplies and Malee Flower Farm). The subject site is otherwise surrounded by rural-style residential land on three to five hectare lots.

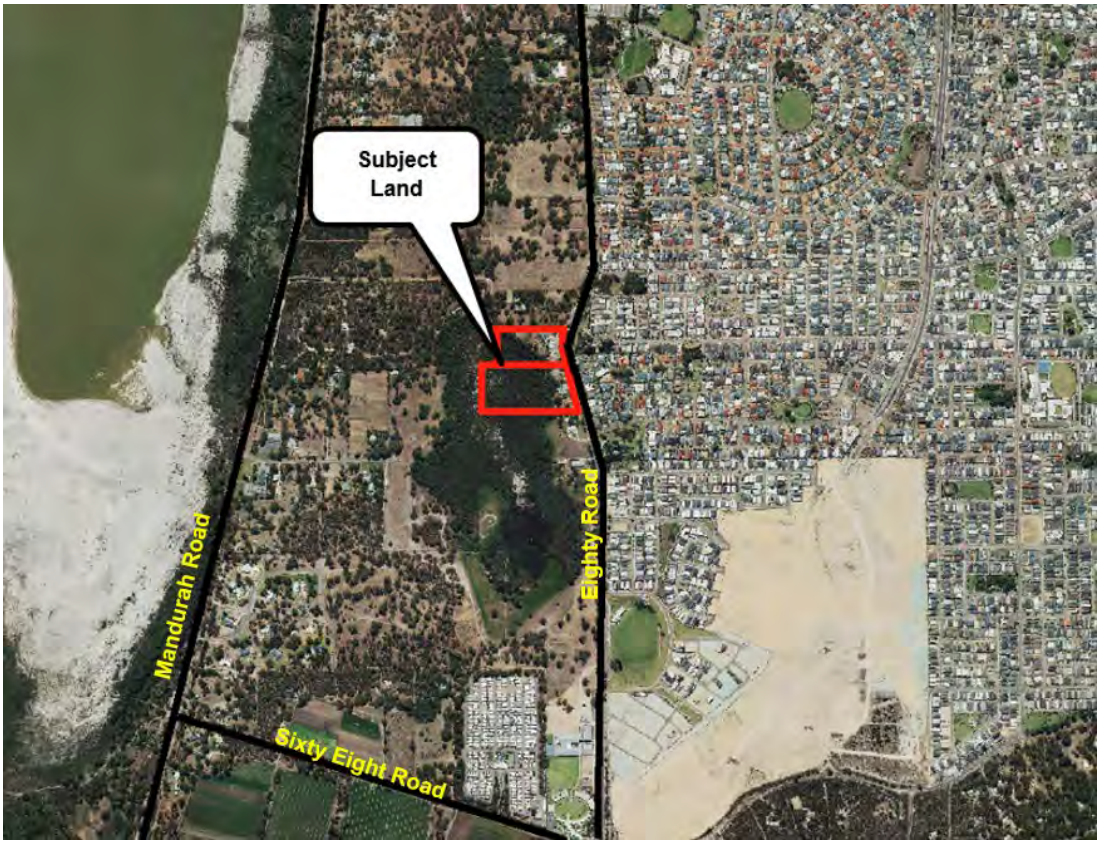

Figure 1 - Location Plan

In a broader context, the site is situated within a rural cell bounded by Pike Road in the north, Sixty- Eight Road in the south, Eighty Road in the east and Mandurah Road in the west. Within this cell, also with direct frontage to Eighty Road, are the following sites that require consideration:

- future Baldivis District Sporting Complex (Lot 4 and Lots 103-105 Eighty Road, Baldivis);
- aforementioned Landscape Supply Yard and Nursery (Lot 107 Eighty Road, Baldivis); and
- The Mother Theresa Catholic College (Lot 10 Eighty Road, Baldivis).

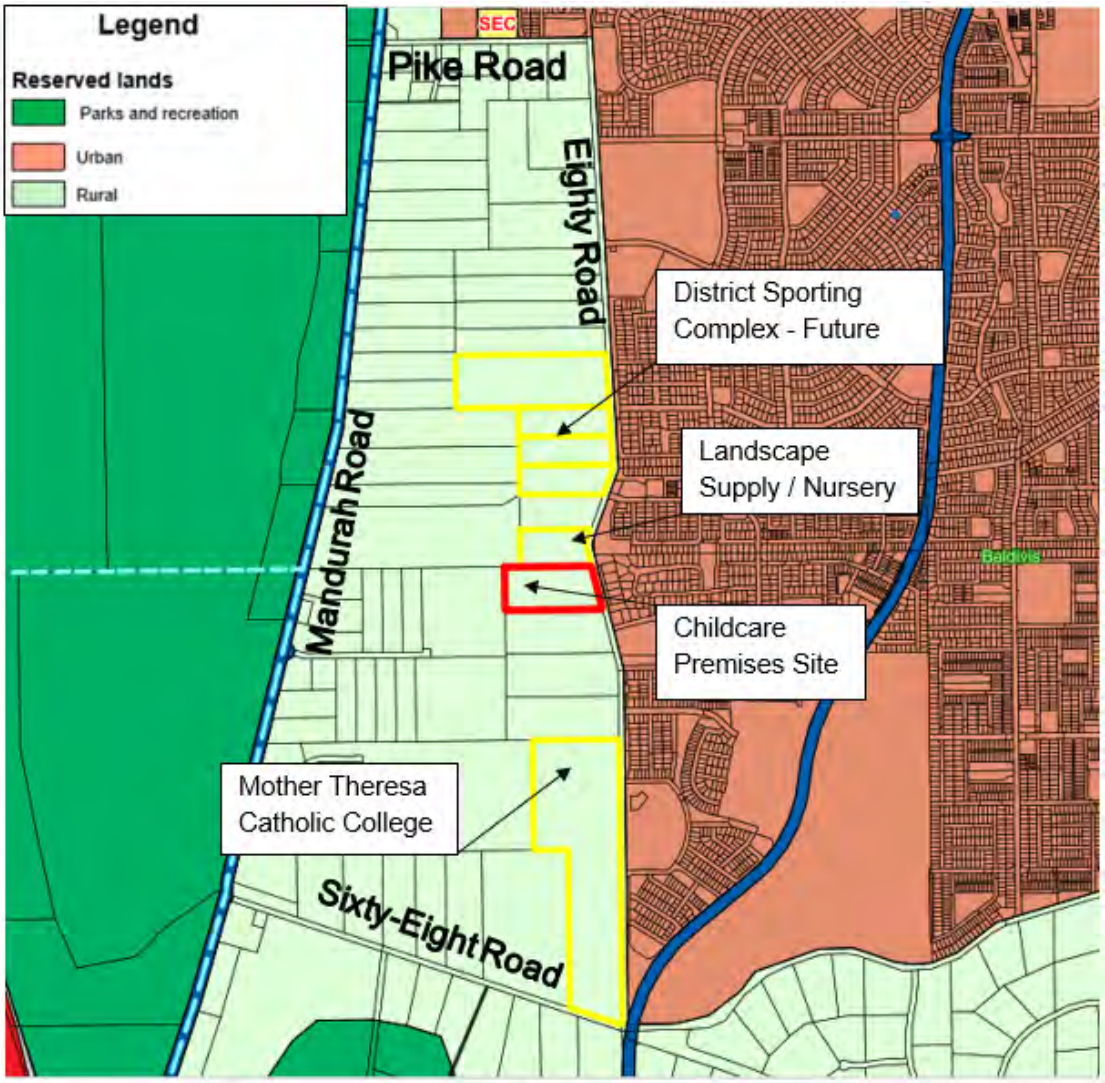

Figure 2 - Broader Location Context



Figure 3 - Aerial Photo

Details: outline of development application

Zoning	MRS:	Rural
	TPS2:	Rural
Use Class:		Child Care Premises - Discretionary 'D' use
Strategy Policy:		State Planning Policy 2.5 - *Rural Planning;* State Planning Policy 3.7 - *Planning in Bushfire Prone Areas;* Planning Bulletin No.72 – *Child Care Centres;* Planning Policy 3.1.1 - *Rural Land Strategy;* Planning Policy 3.3.1 - *Control of Advertisements;* Planning Policy 3.3.5 - *Child Care Premises;* City of Rockingham - *Fencing Local Law 2000;* Environmental Protection Authority (EPA) - *Separation Distances between Industrial and Sensitive Land Uses No.3 (Guidance Statement*); and Environmental Protection Authority (EPA) - *Environmental Guidance for Planning and Development (Guidance Statement No.33)*
Development Scheme:		City of Rockingham Town Planning Scheme No.2
Lot Size:		Lot 726 - 4.8418ha Lot 107 - 3.0677ha
Existing Land Use:		Lot 726 - Single House

	Lot 107 - Single House, Landscape Supply Yard / Nursery

The Development Assessment Panel (DAP) application proposes the development of a Child Care Premises (facility) on a 3,183m^2 portion of Lot 726.

Details of the proposal are as follows:

- A single story facility located in the north east corner of Lot 726, adjacent to Eighty Road, Baldivis;
- The facility is proposed to provide care and early education for up to 92 children;
- The facility is proposed to operate from 6.30am to 6.00pm, Monday to Friday and will accommodate up to 18 staff;
- A new crossover and driveway are proposed to the facility and existing dwelling;
- A total of 31 new car parking bays are proposed;
- Two outdoor play areas comprising a total area of approximately 655m^2;
- Mix of open style and solid fencing (at a height of 1.8m) throughout the development;
- A bin store enclosure and limestone retaining walls throughout the proposed car parking area;
- One roof sign and one 4.6m metre high Pylon sign; and
- Removal of 17 trees including seven within the road reserve and 10 on site.

The following reports accompanied the DAP application:

- Planning Report;
- Environmental Assessment;
- Environmental Noise Assessment;
- Transport Impact Assessment; and
- Bushfire Management Plan and Bushfire Emergency Evacuation Plan.

The provided Bushfire Management Plan proposes a five (5) metre Asset Protection Zone (APZ) that extends beyond the lot boundaries of the subject site into the northern Lot 107 Eighty Road, Baldivis. The use of Lot 107 for the purposes of an APZ will require modification and maintenance of vegetation for the life of the development, which constitutes 'Development' under the Planning and Development Act 2005. The landowner of Lot 107 has signed the owner details section on the relevant development application forms and is party to this DAP application.

No other development is proposed within Lot 107 as part of this DAP application.



Figure 4 - Locality Plan



Figure 5 - Site Plan

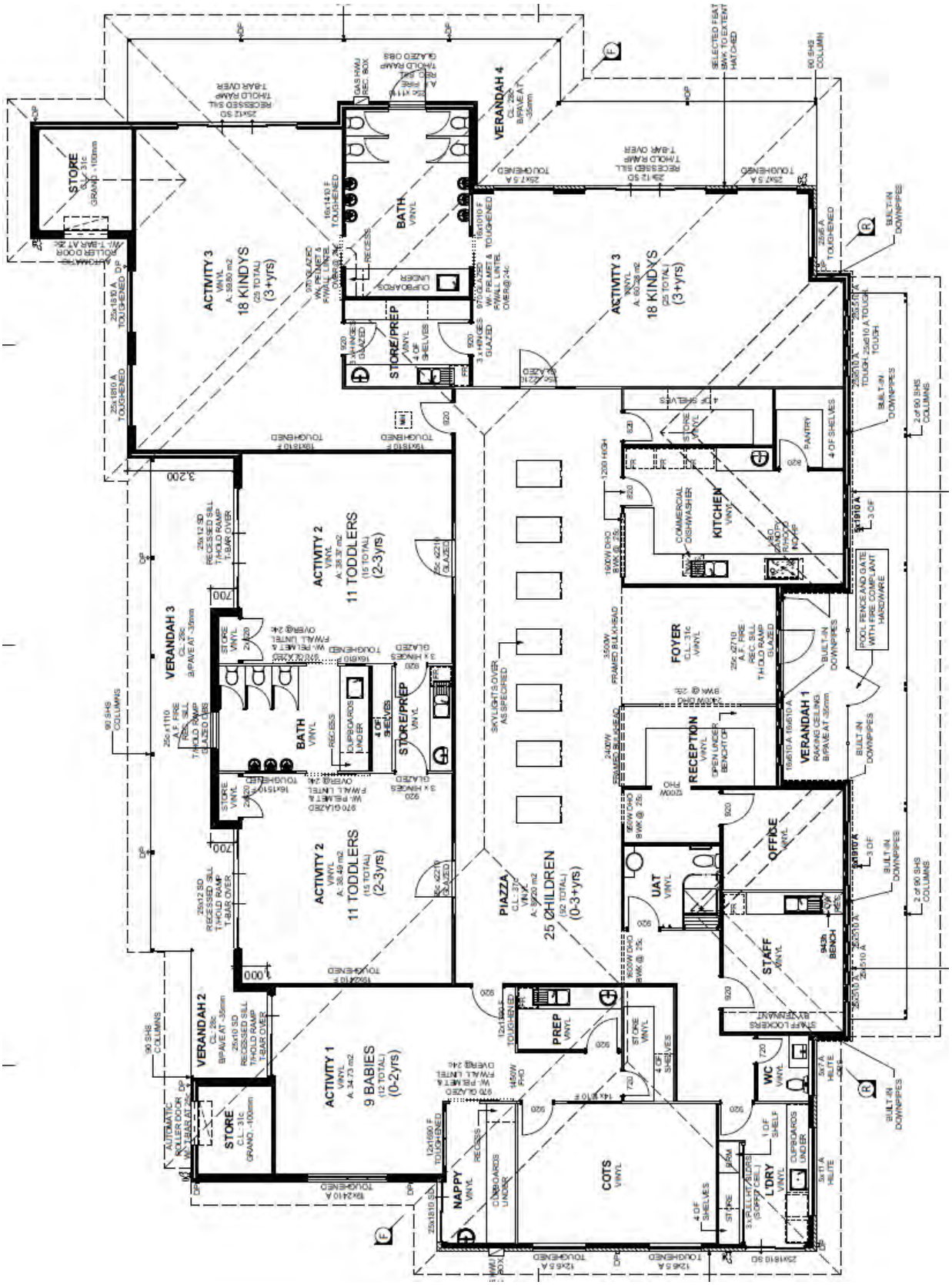

Figure 6 - Floor Plan



Figure 7 - Perspectives

Legislation and Policy:

The development has been assessed against the City's Town Planning Scheme No. 2 (TPS2) and the applicable Local and State Planning Policies. Given the number of Scheme elements and Planning Policies that are applicable to the proposed development, the Legislation and Policy assessment part of this report has been broken down into the following sections:

- City of Rockingham Town Planning Scheme No.2 - Assessment;
- Clause 67 Matters to be considered by Local Government – Planning and Development (Local Planning Scheme) Regulations 2015;
- State Government Policies - Assessment; and
- Local Policies - Assessment.

Legislation

Town Planning Scheme No.2

Clause 3.2 - Zoning Table
'Child Care Premises' is a discretionary 'D' land use under TPS2. Discretionary means that the land use is not permitted unless the local government has exercised its discretion by granting Development Approval.

Clause 4.11.1 - Objective of Rural zone

The objective of the Rural zone is to preserve land for farming and foster semirural development, which is sympathetic to the particular characteristics of the area in which it is located.

Although the subject site is constrained by a Conservation Category Wetland, preventing its use for any productive rural purpose, the land still provides sufficient area to allow development of a rural or semi-rural nature, as it currently operates with a Single House. It is considered that the proposed Child Care Premises is not sympathetic in form or use with the Rural zone due to the removal of a number of established native (three) and non-native (14) trees through the site and along the verge and a bitumised carpark located adjacent to Eighty Road boundary.

As indicated in the Background section of this report, the site is within a Rural zone on the western side of Eighty Road, with urban development on the opposite side of the road. For the most part this Rural zone has been maintained for rural or semirural land uses except for the three sites discussed further below:

1. Landscape Supply Yard / Nursery – Lot 107 Eighty Road

Although a quasi-industrial type land use, it is semi-rural in nature. The site also has well vegetated 10m landscaped setback and mature verge trees to soften its visual impact on the western side of Eighty Road.

2. Mother Theresa Catholic College – Lot 10 Eighty Road

This site has been historically cleared and, as discussed in the Policy section of this report, was previously investigated for urban development potential as part of the Baldivis Rural Wedge Study. Being on the urban zone periphery, it is considered that it does not visually impact on the rural amenity of the Rural zone.

3. *Future Baldivis District Sport Complex - Lot 4 and Lots 103-105 Eighty Road, Baldivis*

Although not yet developed, it is considered reasonable to consider how this development will sit within the Rural zone on the western side of Eighty Road. As demonstrated in the plan below, the intrusion of this City proposal will be softened with landscaped setbacks, ovals, supplementary tree planting and tree retention areas.



Figure 8 - Future Baldivis District Sporting Facility Concept Plan

With the exception of the sites discussed above, the land along this 3.5km stretch of Eighty Road have been developed for rural and semirural lifestyle purposes.

Clause 4.11.2 - General Provisions

General Provisions provide for development standards relating to the development of Rural zoned land. The relevant provisions are outlined below and considered in relation to the proposed development.

Scheme Requirement	Provided	Compliance
Setback		
All development, including the clearing of land, shall be setback a minimum of 30 metres from the primary street and 10 metres from all	Several components of the proposed development encroach into the street setback area. Development that encroach is detailed as follows: • Pylon Sign setback 1.8m in lieu of 30m; • Retaining walls setback 1.8m and 13.5m in lieu of 30m; • Bin Store Area setback 7.8m in lieu of 30m;	**Acceptable Variations** Retaining Walls and Bin Store Area setbacks The level of Eighty Road is approximately at a RL8.0, the pad level of the bin enclosure is at a RL5.8 and the height of the bin store will be 1.8m, meaning the top of the bin store will be approximately

Scheme Requirement	Provided	Compliance
other boundaries, other than for the purpose of providing a fire break or vehicular accessway	• Access driveway and car parking areas setback 2.2m and 14.5m in lieu of 30m; and • Facility setback a minimum of 25.8m in lieu of 30m. A 10m setback is generally provided from the development to the northern and southern boundaries of the development site, with the exception of the bin store area, outdoor play area '2', portion of the access driveway and staff bays '16 and 17'.	0.4m-0.5m lower than the road level. The retaining top of wall height (TOW) varies between 6 to 7.5 throughout the car parking area. These structures are not visually prominent due to the higher level of Eighty Road. <u>Facility setback</u> The proposed building will be constructed at a lower level than Eighty Road and will be partially screened by the retained trees within the road reserve. Additionally, the facility is single storey and lends itself to domestic residential architecture. **Non Acceptable Variations** <u>Access driveway and Car parking area</u> The access driveway and associated car parking area will have a detrimental impact upon the visual character and amenity of the Rural zone as it is highly visible due to its minimal setback from the road reserve and side boundaries, removal of existing verge vegetation and the fact that it occupies the entire frontage of the development area. <u>Outdoor Play area '2'</u> The subject area is located on the northern boundary and does not provide for any separation from the adjoining industrial type development. It is noted that the adjoining developments sand bins are compliantly setback from the common boundary. <u>Pylon Sign setback</u> It is acknowledged that the

Scheme Requirement	Provided	Compliance
		proposed pylon sign is not akin to a typical pylon sign, however, due to the proposed clearing of the existing vegetation within the verge, the sign becomes visible to passing traffic. Although compliant with Planning Policy 3.3.1 - Controls of Advertisements, the sign is not considered to be sympathetic to the characteristics of the immediate area as there are no existing pylon signs on Rural zoned land (along Eighty Road).
Clearing of Vegetation		
No native or remnant vegetation shall be removed or cleared unless approved by the Local Government, and other than for the purpose of a fire break, fire protection within a asset protection zone, dwelling, outbuilding, fence and vehicular access or where such vegetation is dead, diseased or dangerous.	A total of 17 trees are required to be removed to facilitate the proposed development, comprising seven within the road reserve and ten on site. Three Sheoaks (*Allocasuarina fraseriana)* are native, with remaining 14 trees planted by landowners. The proposed development was supported by an environmental assessment, which considered the conservation value of vegetation contained within the site.	No, as three native trees are proposed for removal. While the vegetation may be somewhat degraded from a bio diversity perspective, it still plays a role in setting and maintaining the rural visual amenity of the locality.
Rural Subdivision		
The subdivision of rural land will only be supported by the Local Government where the	The City's Planning Policy 3.3.1 - Rural *Land Strategy* (RLS) only supports subdivision where the land is appropriately zoned first which would mean rezoning the subject site to either 'Special Rural' or 'Special Residential' first, before an application for	N/A at this stage, however, should MSWJDAP resolve to approve the proposed development and subdivision application follows the outcome of the DAP application, land area would be non-compliant with the

Scheme Requirement	Provided	Compliance
subdivision does not result in an increase in lot density in the case of a boundary realignment. Such subdivision shall not impinge on the ability of adjacent lots to achieve further subdivision.	subdivision could be supported. The RLS currently identifies the subject site for Special Residential development within a minimum lot size of 5,000m^2. The proposed development area is 3,183m^2, leaving a balance area of approximately 4.5ha. The SMPSRPF is based on a 1.0ha minimum lot size for new development to maintain the Rural amenity of the area.	City's RLS and the South Metropolitan Peel Sub-Regional Planning Framework (SMPSRPF) which is further detailed below.

Clause 4.15 - Carparking

TPS2 requires the provision of on-site parking for vehicles for development on Rural zoned land in accordance with the provisions of Clause 4.15 and Table No.2. The table below provides an assessment of the Child Care Premises proposal against the relevant car parking requirements of TPS2.

Use	Rate	Required	Provided
Child Care Premises	1 bay per employee and 1 bay per eight children	18 employees = 18 bays 92 children = 11.5 (12) bays	30
Total			31

The proposed development provides a total of 31 car parking spaces which satisfies the car parking requirement of Clause 4.15 of TPS2.

City of Rockingham - *Fencing Local Law 2000*

The City's Fencing Local Law provides the statutory instrument to regulate fencing. In particular it provides the local government with a framework for its assessment and consideration of fencing proposals on land in the City.

The development proposes three styles of fencing around perimeter of the development site. Details of fencing are as follows:

- Colorbond fencing is provided along the northern and southern boundaries, setback a minimum 29m from Eighty road;
- Open style (Link fencing) is provided along the northern and southern boundary within the setback area;
- Tubular fencing to rear of the development; and
- Height of 1.8m.



Figure 9 - Proposed fencing styles

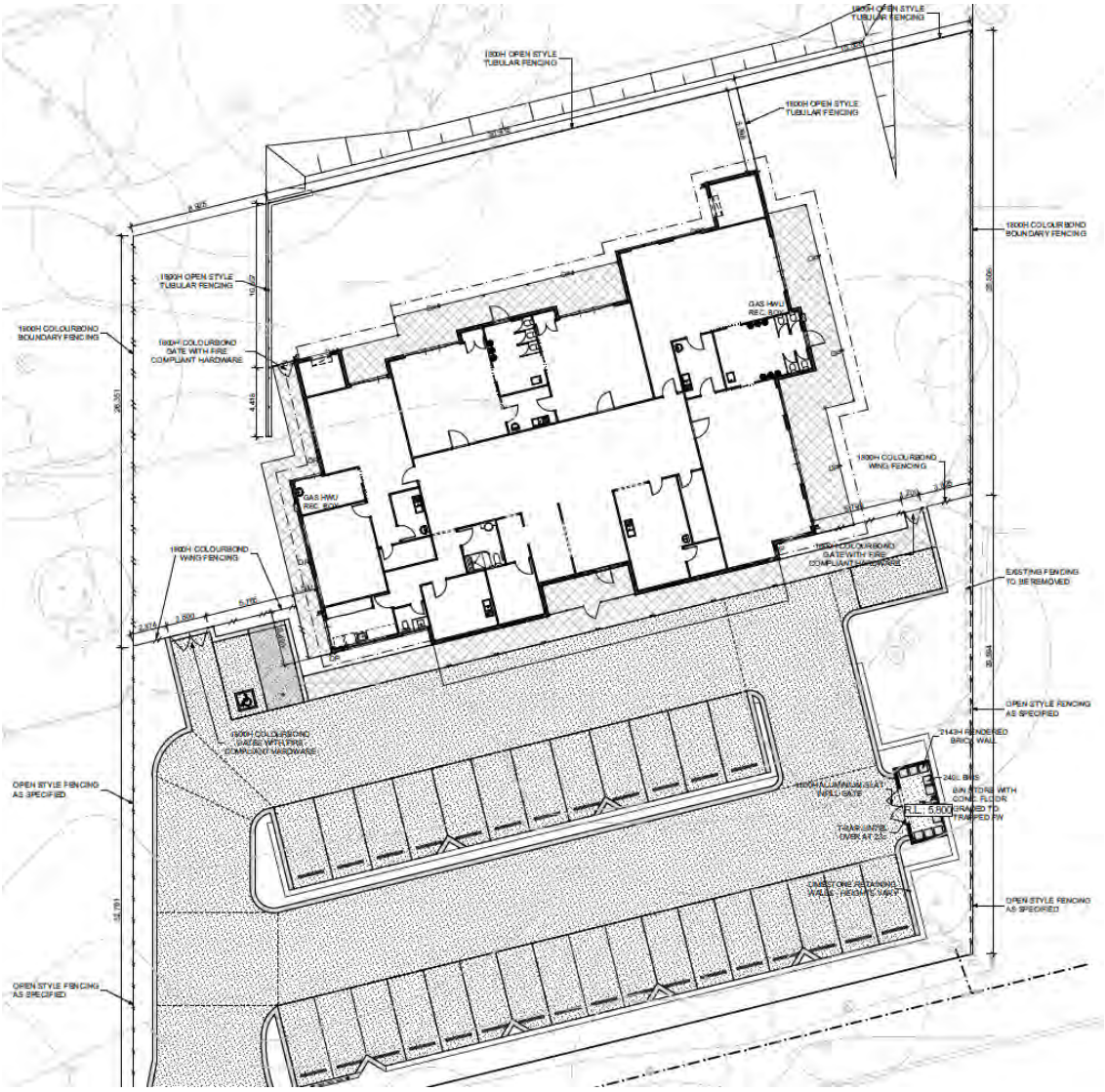

Figure 10 - Fence plans

Schedule 3 of the Local Law applies to this development proposal as it sets out specifications for a 'sufficient fence' on a rural lot. The proposed fencing is non-compliant with Schedule 3 which requires 'rural style' iron star picket or timber post fencing at a maximum height of 1.2m above ground level or stainer post fencing.

It is noted that in its submission, the applicant contends that the proposed link fencing is reasonable as the exact same type of fencing is provided at the adjoining Landscape Supply Yard / Nursery. Approval from the City has not been obtained by the owner for the referenced fencing. This matter can be dealt with by the City separately.

Should MSWJDAP resolve to approve this development, it is recommended all link fencing within the setback area be modified to comply with Schedule 3 of the Local Law for 1.2m high post or strainer post fencing.

State Government Policies

State Planning Policy 2.5 - *Rural Planning* (SPP2.5)

SPP2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

The subject lots are zoned 'Rural' under the Metropolitan Region Scheme (MRS) and 'Rural' under the TPS2 and therefore the requirements of SPP2.5 are applicable.

The objectives of SPP2.5 are to:

- *"Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food.*
- *Provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses.*
- *Outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction.*
- *Provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making.*
- *Avoid and minimise land use conflicts.*
- *Promote sustainable settlement in, and adjacent to, existing urban areas.*
- *Protect and sustainably manage environmental, landscape and water resource assets."*

SPP2.5 seeks to protect and preserve rural land and the Policy recommends that future land uses must be appropriately planned in a strategy or scheme and only be supported where development ensures retention and protection for biodiversity protection, natural resource management and protection of valued landscapes and views. Furthermore, SPP2.5 discourages the introduction of incompatible and sensitive land uses such as child care centres as it can sterilise rural land.

The development conflicts with the objectives of SPP2.5 as the design of the facility fails to address applicable objectives of RLS, as detailed below in the Local Policies section of this report. Additionally, the location of the development impacts on the established existing Landscape Supply Yard, resulting in potential land use conflicts.

<u>Environmental Protection Authority (EPA) - Separation Distances between Industrial and Sensitive Land Uses No.3 (Guidance Statement)</u>

The EPA Guidance Statement provides advice to proponents, responsible authorities, stakeholders and the public, on the minimum requirements for environmental management which the EPA would expect to be met when the Authority considers a development proposal. For the purposes of the Guidance Statement, “industrial land use” is used in a general way to encompass a range of industrial, commercial and rural activities, and infrastructure, associated with off-site emissions that may affect adversely the amenity of sensitive land uses. A table of land uses is provided in the Guidance Statement, however, it is acknowledged that the list is not definitive.

The generic separation distances are based on the consideration of typical emissions that may affect the amenity of nearby sensitive land uses. These include:

- gaseous and particulate emissions;
- noise;
- dust; and
- odour.

A Child Care Premises is classified as a sensitive land use.

The EPA recommends a 100m buffer distance to all Nurseries from sensitive land uses. The buffer recommended by the Guidance Statement is not an absolute separation distance, but instead are default distances providing general guidance in the absence of site-specific technical studies.

The proposed Child Care Premises is located as close as 10m to adjacent Landscape Supply Yard / Nursery operations. There is an evident lack of physical separation between the proposed development and this industrial land use. The proposed play area is located as close as possible to the air pollution source rather than being located as far as practicable.

In the case of a new sensitive development being proposed near an existing industry, where the separation distance is less than the generic distance, a scientific study based on site and industry-specific information must be presented to demonstrate that a lesser distance will not result in unacceptable impacts. No such study has been presented in this instance. As such, it is concluded that the location of this sensitive premises in such close proximity to an industrial land use is inappropriate and contrary to orderly and proper planning principles.

It should also be noted that in order to implement the required APZ between the proposed Child Care Premises and the Landscape Supply Yard / Nursey, vegetation will have to be removed and maintained in a minimal state. This undermine efforts to mitigate impacts and will further exacerbate the conflict between the Landscape Supply Yard / Nursery and the sensitive land use of Child Care Premises.

Environmental Protection Authority (EPA) - Environmental Guidance for Planning and Development (Guidance Statement No.33)
A purpose of this Guidance Statement No.33 is to provide an overview of environmental protection processes and information, to assist land use planning and development in Western Australia.

With regard to dust impacts, Guidance Statement No.33 states that atmospheric dust and particulate matter at levels associated with public health risks and/or public nuisance may potentially be generated by a variety of land uses and activities, including landscape supply businesses.

State Planning Policy 3.7 - *Planning in Bushfire Prone Areas* (SPP3.7)

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 subject land has been designated bushfire prone under the *Fire and Emergency Services Act 1998 (as amended)* and therefore the requirements of SPP3.7 are applicable.

The objectives of SPP3.7 are 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 land is designated as a bushfire prone area and is classified as a 'vulnerable' land use, the applicant submitted a Bushfire Management Plan (BMP) and Bushfire Emergency Plan (BEP) in support of the application, as per the requirements of SPP3.7. The proposal was referred to Department of Fire and Emergency Services (DFES), which was satisfied that the application adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved within the submitted BMP (refer to the Consultation with other Agencies or Consultants section of this report).

The BMP has been assessed by City staff and is considered acceptable.

Guidelines for Planning in Bushfire Prone Areas (GfPBPA)
The Department of Planning, Lands and Heritage's GfPBPA provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP3.7. The following is an assessment against the relevant requirements of the GfPBPA.

Element 1 - Location
The development complies with the relevant Acceptable Solution for this Element, as the applicant has demonstrated through a BAL assessment and implementation of an overlapping Asset Protection Zone (APZ) that the maximum BAL level that buildings will be required to be constructed to will be BAL-29 of *Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas* (AS3959).

Element 2 - Siting and Development
The development complies with the relevant Acceptable Solution for this Element, as the building on the lot will be provided with an overlapping APZ (of the required dimension), which is established for the most part within the lot boundaries of Lot 726 and a 5 metre APZ which extends beyond the northern lot boundary into Lot 107.

Element 3 - Vehicular Access
The development complies with the relevant Acceptable Solution for this Element, as development provides for two (2) egress options from the site, being north or south along Eighty Road.

Element 4 - Water
The development complies with the relevant Acceptable Solution for this Element, as reticulated water supply is currently available to the site.

Planning Bulletin No.72 – *Child Care Centres* (PB72)
PB72 aims to outline a consistent policy approach to planning for child care premises. The Bulletin has been prepared in consultation with the Department for Child Protection, Department of Communities, Department of Health, Department of Environment and Conservation and local government.

PB72 acknowledges that child care premises provide a much needed community function, but many are operated as a commercial venture, with market forces influencing the location and availability of the service. While the Western Australian Planning Commission (WAPC) supports the provision of necessary facilities, it is important to emphasise that the need for a service does not justify development in inappropriate locations.

The provisions of PB72 have been incorporated in the City's Planning Policy 3.3.5 - Child Care Premises (PP3.3.5), however, the proposed development fails to comply with the locational criteria of PB72, as is outlined in the assessment against PP3.3.5 later in this report.

Local Policies

Planning Policy No.3.1.1 - *Rural Land Strategy* (RLS)
The City's RLS provides for the basis for land use planning in the rural area of the district. In particular, it provides local government with a planning framework for its assessment of proposals to rezone, subdivide, manage and develop rural land in the City.

RLS considers the City's rural land in terms of 'Planning Units' which are further divided into Planning Precincts. The subject land is within Planning Unit 4, Precinct 4A. Planning Unit 4 is dominated by a series of wetlands, swamps and other low lying areas and this is reflected on the subject site, with approximately 75% of the property being designated as a CCW and its buffer. The development application was accompanied by an environmental assessment of the site which has been reviewed by the City and Department of Biodiversity, Conservation and Attractions and is accepted from an environmental impact perspective.



Figure 11 - Planning Unit 4A

The primary objective for this Planning Unit is to encourage special rural/special residential development which recognises and enhances the landscape and natural resource attributes of the unit and provides a natural viewshed to Mandurah Road and a rural context to proposed urban development to the east. Development is required to be appropriately setback and be of a scale that minimises intrusion into the landscape.

The proposed development is required to comply with the following specific guidelines:

- *"Lots to be a minimum size of 5000m^2;*
- *Buildings to be setback a minimum of 40m from Mandurah Road, 30m from other subdivisional roads and 10m from all other boundaries (with no clearing in the setback area except for fire management or for vehicular access as approved by Council; and*
- *Development shall be of a scale that minimises intrusion into the landscape."*

The City has provided perspective photos along Eighty Road representing a collective view experience from a motorist's perspective on the local network travelling in a northern direction. The subject lot and the land within the Rural Zone is located on the western side of Eighty Road i.e. the left hand side of the photographs below.

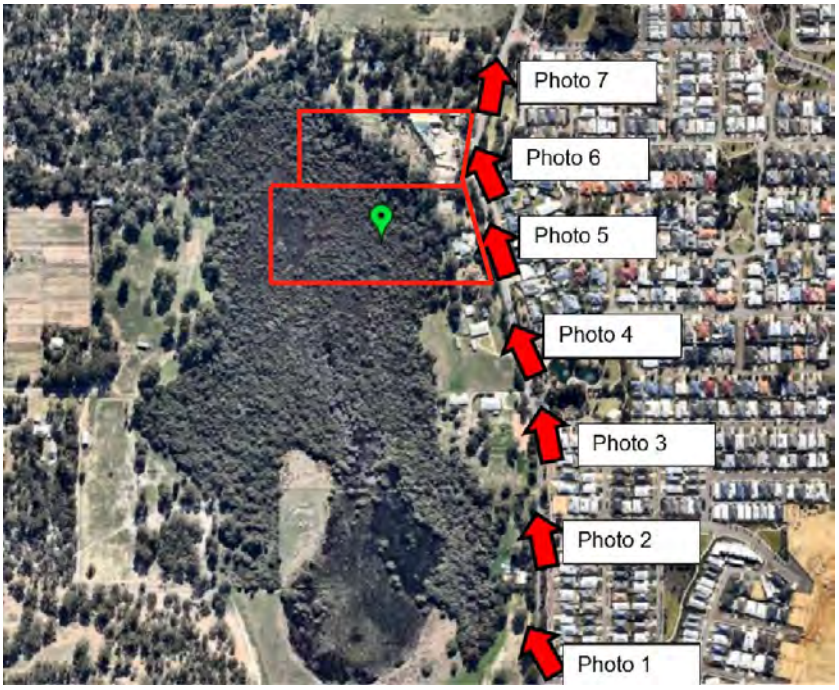

Figure 12 - Perspective Photo Plan



Figure 13 - Perspective Photo 1



Figure 14 - Perspective Photo 2



Figure 15 - Perspective Photo 3



Figure 16 - Perspective Photo 4



Figure 17 - Perspective Photo 5 (proposed development site - left side)



Figure 18 - Perspective Photo 6 (Landscape Supply Yard / Nursery)



Figure 19 - Perspective Photo 7



Figure 20 - Existing frontage of proposed development site

The perspective photos illustrate that a stretch of approximately 850 metres of land within which the subject site is located (along the western side of Eighty Road) maintains a distinctly rural vista. The adjoining development to the south maintains a 30m landscape buffer, whilst the adjoining Landscape Supply Yard / Nursery provides a 10m vegetation buffer and is screened by existing mature trees that collectively minimise the intrusion of the development along the western side of Eighty Road. The adjoining development is not considered to be visually dominant.

It is considered that the proposed development will have a detrimental impact upon the visual character and amenity of the area as it fails to maintain a rural appearance along the western side of Eighty Road, due to the intended clearing of native vegetation, lack of a significant landscape area and the inclusion of a bitumised carpark within the required 30m setback area.

Consequently, the development does not satisfy relevant objectives of PP3.3.1.

Baldivis Rural Wedge Study (BRWS)

A comprehensive study of the area known as the 'Rural Wedge' bounded by Safety Bay Road, Mandurah Road, Sixty Eight Road and Eighty Road, Baldivis was commissioned by the Council in 2004 to investigate urban potential. The Study identified three areas as potentially having urban potential, comprising of "Areas 1, 2 and 3" (refer to figure 21 below).

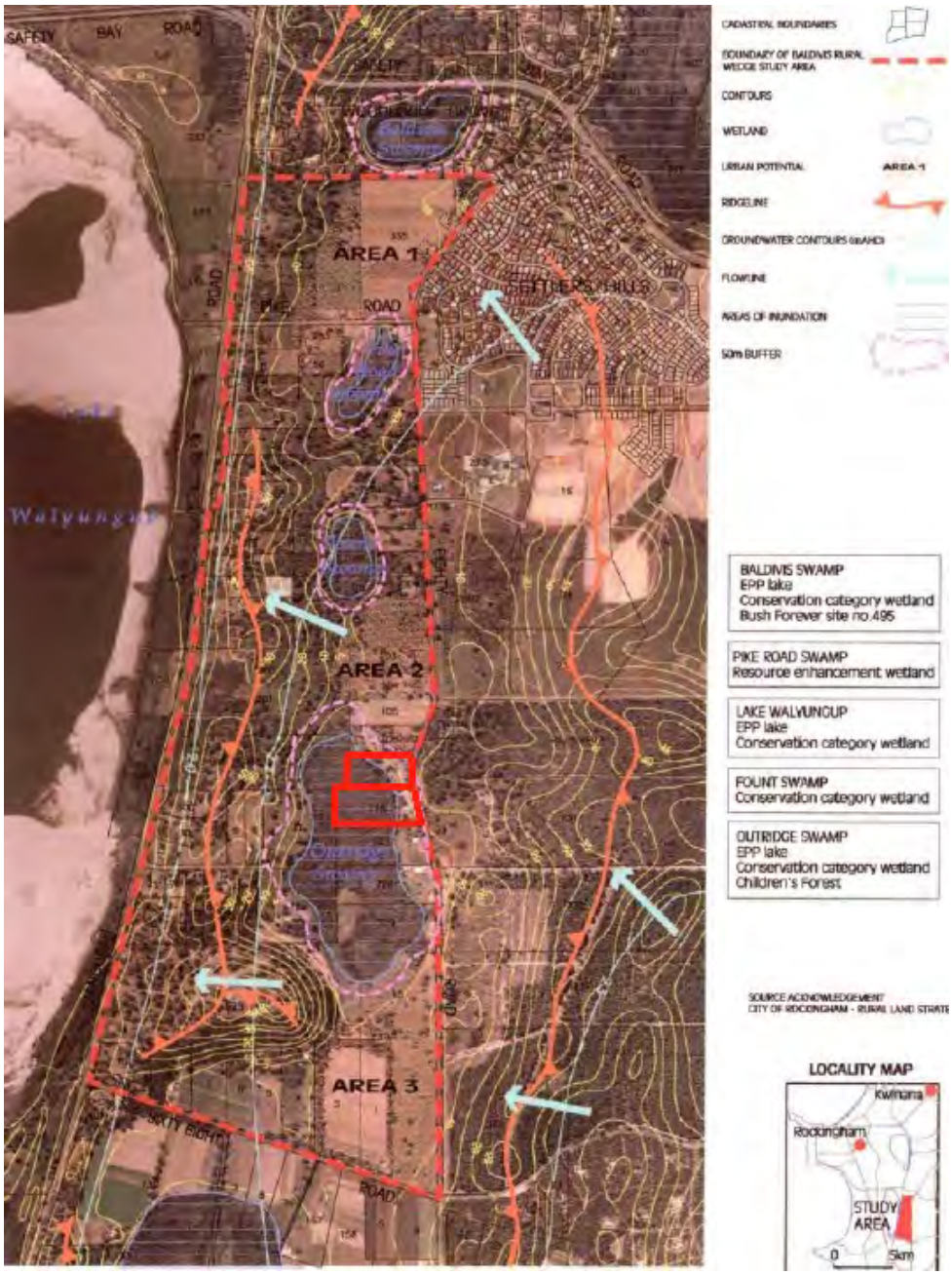

Figure 21 - Rural Wedge Study Area

The Council did not support Areas 2 and 3 within its resolution to be considered for rezoning under the Metropolitan Region Scheme and maintained the planning controls outlined in the RLS for those two precincts. Area 1 is gradually transitioning from rural to urban and is subject to the endorsed Baldivis Grove Structure Plan. It should be noted, however, that Area 2 is now set aside for the City's Baldivis Sporting Complex and Area 3 is now the National Lifestyle Village and Mother

Teresa Catholic College. The suitability of development of Areas 2 and 3, in light of the Council resolution was considered in context of the sites.

Planning Policy No.3.3.5 - *Child Care Premises* (PP3.3.5):
The following is an assessment of the proposal against the requirements of PP3.3.5:

Requirement	Provided	Compliant
Location		
(a) Distributed strategically to provide the maximum benefit to the community it serves	(a) The proposed facility is located to the west of the closest urban cell and is separated from that residential area by Eighty Road. Rural land holdings abut the site, apart from an approved landscaping supply yard on the northern boundary. The facility is located in isolation from compatible land uses and commercial development, however, it is acknowledged that the proposal will be within 250m of the future Baldivis Sporting Complex.	The development is: • Situated immediately to the south of an industrial land use (Mallee Flower Farm), which provides for various landscaping supplies including mulch, soils and sand; • On the fringe of Baldivis urban cell, instead of being centrally located for maximum benefit; • The nearest existing commercial centre is situated approximately 1.1km east of the subject development and, the centre only comprises of a Medical Centre and a Service Station; • Lacks pedestrian connectivity to the urban cell and services.
(b) Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities;	(b) No commercial, recreation or community nodes or education facilities existing within a walkable distance from the facility.	No, presently the nearest 'walkable' facility is the Baldivis South Sports Pavilion which is situated approximately 750m south of the proposed development. A direct footpath connection does not exist nor is there a suitable alternative access link having regard to the

Requirement	Provided	Compliant
		existing pedestrian footpath system in the locality (see figure below). The proposal will be in walking distance of the future Baldivis Sporting Complex.
(c) Located in areas where adjoining uses are compatible with a Child Care Premises (includes considering all permissible uses under the zoning of adjoining properties);	(c) As detailed above, the outdoor play area is next to an industrial type land use, which provides for various landscaping supplies including mulch, soils and sand. Specifically, the outdoor play area is adjacent to the sand bins' which are setback 10m from the common side boundary.	No, the adjoining industrial type land use is not compatible with the proposed use having regard to the landscaping supply activities that are being carried out on the site (dust and noise) and the interface with the outdoor play area. Due to the proposed land use being a sensitive land use, its approval may impact on operations of the Landscape Supply Yard/ Nursery.
(d) Serviced by public transport (where available);	(d) The site is not serviced by Public Transport.	No, the nearest bus stop is located on Arpenteur Drive which is approximately 550m east of the subject site. Additionally, there is no supporting pedestrian crossing points to support walkability or connect to the nearby bus stop.
(e) Considered suitable from a traffic engineering/safety point of view; and	(e) The Transport Impact Statement (TIS) submitted is not considered to be satisfactory.	No, the City has undertaken an analysis of the TIS provided by Transcore. The City is of the opinion that the potential traffic generated from this development will have a traffic safety impact on the site and surrounding network. Additionally, the City considers that the off-street car parking (gradient) has not been

Requirement	Provided	Compliant
		designed in accordance with Australian Standard 2890.1. These matters are elaborated on within the Consultation section and Comments section of this report.
(f) Of sufficient size and dimension to accommodate development without affecting amenity of the area.	(f) The development of the facility on a 3,183m^2 portion of Lot 726 is not considered to be sufficient to accommodate a Child Care Centre of this scale.	Although the development provides a relatively large site area, it is important to recognise that the development is adjacent to an industrial type land use. The setback of the proposed facility and its associated play areas (that share the common boundary with the Landscape Supply Yard / Nursery) is considered not conducive to this rural site, due to potential land use conflicts. Additionally, it should also be noted that the site is not large enough to accommodate prescribed TPS2 and RLS front vegetated setbacks. As such, the site is not of a sufficient size to maintain the rural amenity along the western side of Eighty Road.

Requirement	Provided	Compliant
 20. Existing pedestrian footpaths within locality		
Site Characteristics		
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 facility is not located within a residential area. The facility is proposed on a 3,183m^2 portion of Lot 726 and is regular in shape. The proposed site cover is 605m^2, equating to approximately 19%.	N/A
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 floor level of the facility is approximately 2.7m lower than Eighty Road road pavement.	No, as detailed in the Consultation with Community section of this report the drop in topography from the road level and the floor level of the proposed facility creates unacceptable gradient levels for motorists and pedestrians entering/exiting the site. The slope also presents challenges for vehicular egress in/out of the site as detailed in this report.
Carparking		
Parking to be provided in accordance with TPS2 as discussed above.	As discussed in the Legal and Statutory section of this report, sufficient car parking is provided.	Yes

Requirement	Provided	Compliant
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 families using the premises, or for pedestrians or road users.	A Traffic Impact Statement has been provided by the applicant, which the City has deemed to be unacceptable.	No, as detailed earlier and further below, traffic impacts are considered to be unacceptable.
Noise Impacts		
A noise impact assessment may be required for the development of a Child Care Premises.	An Environmental Noise Assessment has been provided. The report recommends a combination of operational and structural measures to achieve compliance with the Environmental Protection (Noise) Regulations 1997.	Yes, should MSWJDAP resolve to approved the application, it is recommended that following three conditions be included:
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 merits, the following basic principles apply:	With respect to the structural, this (amongst other matters) includes a solid 1.8m boundary fence between the proposed child care centre and the dwelling to the south. With respect to operational, this includes 'good practices' to help minimise the impact of the activities at the facilities on the adjoining properties.	• A 1.8m solid fence to the perimeter of the building and play area along the southern boundary; • Compliance with all recommendations detailed in the Environmental Noise Assessment; and • A follow up Environmental Noise Assessment is provided prior to issue of the building permit.
(a) Where a Child Care Premises is located adjacent to a noise sensitive use, such as houses, retirement villages and nursing homes, the noise-generating 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;	The outdoor play areas, car parking and plant equipment is proposed away from the adjoining rural dwelling to the south of the child care premises.	N/A

Requirement	Provided	Compliant
(b) 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 Acoustic Report indicates options for minimising the impact of noise from the child play area which has been reviewed and are supported by the City's Health Department.	Yes
(c) The design and construction of buildings may include noise-mitigation measures to reduce impact from external sources and to achieve accepted indoor noise limits.	This matter has been addressed above.	Yes
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.	Although the design of the development is demonstrably commercial, the facility is single storey and lends itself to domestic residential architecture. The proposed building considers the site's semi-rural context on west of Eighty Road and suburban development east of Eighty Road. The associated car parking within the front setback area, however, is not considered to be acceptable within this rural context.	Yes to the premises itself, however, no to the overall development.
Setbacks to side and rear boundaries and the orientation of openings to indoor play areas should minimise any impact on adjoining properties.	Side and rear building setbacks are compliant with the requirements of TPS2. The proposed facility provides for a minimum building setback of 21.45m from the existing dwelling on Lot 726 and a varying building setback of 10m to 13m to the northern (side) boundary. The outdoor play area '2' is adjacent to the northern boundary.	Partially compliant; it is considered that the subject play area will be impacted upon by the operation of the Landscape Supply Yard / Nursery with respect to noise and dust.
Outdoor play areas are to be located so as to limit their impact on the amenity of adjoining properties, whilst	The proposed outdoor play areas are located at the northern and western side of the building, where	Partially compliant; it is considered that the subject play area will be impacted upon by the

Requirement	Provided	Compliant
taking advantage of a passive solar orientation wherever possible.	access to northern sun is facilitated. As detailed above under 'Location' criteria of PP3.3.5, the interface between a play area and sand bins is inappropriate.	operation of the Landscape Supply Yard / Nursery with respect to noise and dust.
Measures should be taken to ensure that play areas are large enough and of such dimensions to be useful as play areas, and side setback and leftover building areas are not desirable for the purpose.	The outdoor play area is 671m^2 and of usable and functional dimensions.	Yes
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.	The outdoor play area is located behind the front setback area.	N/A
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.	A 2m wide landscape strip has been provided along the frontage of the development.	No, the adjoining Landscape Supply Yard / Nursery provides for a 10m wide landscape strip along the frontage of the development. The proposed landscape strip is not of an equal standard of a landscape strip provided at the adjoining northern development. The land to the south maintains a 30m landscape strip.
Hours of Operation		
For Child Care Premises in Residential areas, hours of operation will be restricted to 7.00am to 7.00pm, unless otherwise agreed to by the Council.	The proposed hours of operation are 6:30am – 6:30pm. In comparison, the adjoining Landscape Supply Yard / Nursery operates between 8.00am to 5.00pm.	No; compliant with recently adopted revised version of PP3.3.5 (to come into force after gazettal of Amendment No. 176).

Advertising Signs		
Any proposed advertising sign must accord with the provisions of clause 5.3 of Town Planning Scheme No 2. Furthermore, a Sign Permit application is required to be submitted to the Building Department, pursuant to the Council's Signs, Hoardings and Bill Posting Local-Law.	Indicative Roof sign is depicted on the building and the proposed Pylon sign is compliant with PP3.3.1.	Yes
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 applicant has provided a sufficient level of information to allow City staff to undertake a comprehensive review of the needs of the proposed Child Care Premises.	Yes
Building Approval		
Where a Child Care Premises requires the construction of a new building or modifications to an existing building, a Building Permit will be required from the Council (in addition to a Development Approval).	A relevant advice note can be applied, should MSWJDAP resolve to approve this DAP application.	Noted
Health Approval		
Where a Child Care Premises requires the construction of a new building or modifications to an existing building, a Form 2 - Maximum Accommodation Certificate will be required from the Council (in addition to a Development Approval). In addition, an Application for	A relevant advice note can be applied, should MSWJDAP resolve to approve this DAP application.	Noted

a Certificate of Registration of a Food Premises must also be submitted. The food preparation area is required to comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standards Code.		
Consultation		
All applications for Development Approval for the establishment of Child Care Premises in the Residential and Development zones will be the subject of a process of community consultation in accordance with clause 64 of TPS2 deemed provisions and Planning Procedure No.1.3 - Community Consultation.	The application was advertised for 18 days to the surrounding community.	Yes - *see below*

Planning Policy 3.3.1 - *Control of Advertisements* (PP3.3.1)

The applicant submitted a signage strategy as part of the development application which included details, type number and size of signage. The signage strategy consists of a roof sign and one pylon sign.

The following provides an assessment of the proposed pylon sign against the requirements of PP3.3.1:

A Pylon Sign must not:	Officer Comment	Compliance
be located within 1.8m of a boundary	The pylon sign associated with the development is setback 1.8m from the front boundary.	Yes
be situated within 6.0m of any other sign of the same lot	There are no existing or proposed signs within 6m of the proposed pylon sign.	Yes
project over a street, walkway or any other public area by more than 1.0m	The pylon sign does not project over a street, walkway or any other public area.	Yes
have a height exceeding 6.0m, unless it can be demonstrated to the Council that a greater height is warranted and it complies with the objectives of this Planning Policy. In any event, a Pylon Sign shall not exceed 9.0m in height	A 4.6m (includes 300mm high retaining) height above natural ground level is proposed for the sign.	Yes
have any part of the sign less than 2.7m from the	No part of the proposed sign is less than 2.7m from the ground level.	Yes

ground level, unless the sign is designed such that the underside of the face area is located at ground level		
have a face area exceeding more than 3.5m width or height	The face area is 2.5m wide and 1.3m high.	Yes
have a face area of more than 4m^2 on each side (single tenancy) or 13m^2 on each side (multiple tenancy)	The pylon sign has a face area of approximately 3m^2 on each side.	Yes
Only one (1) pylon sign shall be permitted on a lot with a single tenancy. For lots with two or more tenancies, only one (1) pylon sign will be generally permitted unless the site is large and has more than one street frontage, in which case one pylon sign per street frontage may be permitted.	One pylon sign is proposed.	Yes

The proposed signage complies the relevant provisions of PP3.3.1.

Consultation:

Public Consultation

The application was advertised for public comment over a period of 18 days, commencing on 5 September 2019 and concluding on 23 September 2019. The nature of the facility (proposing to operate from 6.30am to 6.00pm, Monday to Friday) warranted comment from nearby landowners and occupiers, prior to Council providing its recommendation to the MSWJDAP.

Advertising was carried out in the following manner:

- Landowners and occupiers within 100m of Lot 107 and 726 were notified in writing of the proposed development; and
- Copies of technical documents and plans of the proposal were made available for public inspection at the City's Administration Offices and placed on the City's website.



Figure 23 - Consultation Plan

At the close of the public consultation period, a total of four submissions were received, three objecting the proposal and one neutral to the proposal.

Note: The location of one of the submitters objecting the proposal has not been captured on the Consultation Plan, as the submitter is located out of the immediate locality.

The objections received have been summarised in the table below, including the applicant's and the City's response to the submissioner objections. The applicant's response to concerns raised have also been summarised.

1. Traffic Impacts
Concerns including safety, access points and existing traffic issues.
Applicant's Response: The proposed development is supported by a Transport Impact Statement (TIS) which assessed the traffic generation of the proposal in accordance with the requirements of WAPC guidelines. The TIS confirmed that the traffic generation resulting from the proposed development will have an insignificant impact on the surrounding road network. Additionally, the TIS confirms that the site's access arrangements to Eighty Road are satisfactory from a traffic engineering point of view. The scope of the traffic assessment, which was carried out by suitably qualified and experienced traffic engineers, did not determine the need for any slip lanes, changes in speed limit or warning signs.

City's Comment:

The City is of the opinion that the potential traffic generated from this development will have a traffic safety impact on the site and surrounding network for the following reasons:

- A right turn treatment has not been provided in accordance with the warrants described within the Austroads' *Guide to Traffic Management Part 6 – Intersections, Interchanges and Crossings.* The treatment is considered necessary based on the existing traffic volume data along Eighty Road, assumption of 3% annual traffic growth and the expected number of vehicle movements (in particular the right turn movements into the site) generated by the proposed Child Care Centre.
- The proposed crossover for the child care premises is setback 25m from the proposed relocated existing crossover to Lot 107. Austroads' *Guide to Road Design Part 4 – Intersections and Crossings General* recommends a minimum access spacing of 30m based on left-turn collision avoidance.

In relation to the first bullet point, it is noted that should the required right turn treatment be provided, that it would necessitate the removal of a row of well-established street trees on the opposite side of Eighty Road.

Additionally, the off-street car parking (gradient) has not been designed in accordance with Australian Standard 2890.1. A summary of non-compliant gradients is listed below:

- The gradient between the edge of Eighty Road and the front property boundary measures at approximately 5.4%.
- There is a section of the ramp located to the south of visitor bay no. 12 with a gradient of 19%. Additionally, the change in gradient near the ramp to the south of visitor car bay 12 measures at approximately 18% due to grade transitions requirements.

The TIS submitted is not considered to be satisfactory and therefore it does not address submitter's concerns relating to safety, access points and existing traffic issues.

2. Environmental / Visual

Concerns regarding removal of trees.

Applicant's Response:

The proposed development was supported by an environmental assessment, which considered the conservation value of vegetation contained within the site. The environmental assessment determined that the trees proposed for removal are in a "completely degraded" condition and do not have conservation significance.

The Department of Water and Environmental Regulation & Department of Biodiversity, Conservation and Attractions has commented on the proposal and confirmed no objection to the development from an environmental or biodiversity conservation point of view.

City's Comment:

A total of 17 trees are required to be removed to facilitate the proposed development, comprising seven within the road reserve and ten on-site. Although the City accepts that the vegetation proposed for removal is in a degraded condition from a biodiversity perspective, the City considers that these trees are important

from a visual amenity perspective and that they form a vital part of the rural amenity of the location. It is therefore the City's view that those trees should be retained to maintain the visual amenity of the locality.
3. Land use
Submission: The area is already well served with child mining centres.
Applicant's Response: A perceived oversupply of child care services is not a relevant planning consideration.
City's Comment: The City must provide recommendations to the MSWJDAP on planning merits of the proposal. The number of existing child care services in the area is not a relevant planning consideration. The application has been considered in accordance with TPS2 and applicable planning policies. Further, the application will ultimately be determined by the MSWJDAP.

Consultation with other Agencies or Consultants

The following government departments and service agencies were consulted:

- Department of Biodiversity, Conservation and Attractions;
- Department of Fire and Emergency Services; and
- Department of Water and Environmental Regulations.

The comments received are as follows:

1. Department of Biodiversity, Conservation and Attractions (DBCA) - summarised
DBCA notes that a portion of the outdoor play area is located within the outer edge of the 50 metre buffer to a Conservation Category Wetland (CCW) known as Outridge Swamp on DBCA's *Geomorphic Wetlands Swan Coastal Plain* dataset. The CCW and its buffer are mapped as an Environmentally Sensitive Area. The majority of Outridge Swamp is in private ownership and, from aerial imagery, it appears to be well vegetated. State Planning Policy 3.7 - *Planning in Bushfire Prone Areas* includes policy objective 5.4 which aims to 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. It is DBCA's expectation that the City of Rockingham will ensure that all necessary bushfire protection measures are accommodated within the subject development area so as not to impact on the adjoining environmentally sensitive area.
City's Comment: The plans illustrate that a proposed outdoor play area will encroach into the wetland buffer by up to 10 metres in some areas. Additionally, some retaining and fencing (associated with the proposed play area) also encroaches into the wetland buffer. Despite being within the wetland buffer zone, the location of the proposed

play area has been historically cleared and is currently not fulfilling its function of protecting the wetland from edge effects. Consequently, the City is amenable with the play area being located partially within the CCW.

Should MSWJDAP resolve to approve the proposed application, the City recommends that the applicant be required to enhance the remaining buffer area through revegetation, via a Revegetation Plan. The BMP would in this instance also need to be revised to account for wetland buffer revegetation so as to ensure that necessary bushfire protection measures are accommodated, without impact upon the adjoining environmentally sensitive area.

2. Department of Fire and Emergency Services (DFES) - summarised

DFES advises that the proponent has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved within the submitted BMP.

Notwithstanding, it should be noted while the building will be located within BAL-29, outdoor play areas 1 & 2 are partially within BAL-FZ and BAL-40. It is recommended that any adjacent structures are separated by a distance of not less than 6 metres from the main building in line with the general construction requirements in Section 3 of Australian Standard AS3959 - *Construction of Buildings in Bush Fire Prone Areas.* If this separation is not achieved, the adjacent structures may be considered part of the main building resulting in the development being impacted by a higher potential radiant heat.

The outdoor play area is also within the proposed APZ. It is important that the play area is maintained in accordance with the APZ requirements to minimise the level of bushfire impact to the building.

It is important that an enforceable mechanism is in place to ensure that the APZ proposed within the BMP that extends beyond the lot boundary of the subject site can be maintained in perpetuity. Conditions of planning approval should also reinforce the management of the APZ that extends beyond the lot boundary of the proposed development in perpetuity.

City's Comment:

The City is satisfied that the development has demonstrated compliance with SPP3.7, specifically Element 1: Location and Element 2: Siting and Design, which is further detailed in the State Government Policy section of this report.

The City is also satisfied that an enforceable mechanism would be in place to permit an overlapping APZ, should MSWJDAP resolve to approve the proposed application. In this instance, the City recommends imposing a condition requiring an agreement being entered into between the land owners of Lot 107 and Lot 726 and the City to ensure that the APZ on adjacent lot is managed in perpetuity.

DFES in its submission also provides advice relating to potential future structures being located within 6 metres of the main building line. A copy of the advice forms part of Attachment 4 - Schedule of Submissions. The applicant has been provided with a copy of the DFES submission.

3. Department of Water and Environmental Regulations (DWER) - summarised

DWER recommends the car park stormwater drainage system be designed, constructed and managed in accordance with the *Stormwater Management Manual for Western Australia* (DWER, 2004). Stormwater runoff should be fully contained onsite for small and minor storm events (1 and 0.2 Exceedance per Year

runoff) and the first 15mm of stormwater runoff (1 Exceedance per Year runoff) should undergo water quality treatment via bio-retention.
City Comment: While DWER has requested that stormwater is fully contained up to the 0.2 Exceedance per Year Runoff (5 year event), the City considers that stormwater should be contained up to the 10 year event, as is typical of a commercial land use. The applicant's Civil Engineer agrees with the 10 year design criteria (copy of the agreement forms part of Attachment 3 – Revised Development Application Submission). DWER comment pertaining to the first 15mm of stormwater runoff is consistent with the City's expectation. Should the development be approved, a condition requiring an updated Drainage Management Strategy is recommended.

Officer Comments

The proposed facility raises potential land use conflicts and traffic concerns which are considered by the City to be fatal flaws to the proposed development. Additionally, the proposal is non-compliant with the locational and design criteria as the proposed area is not sufficiently sized to maintain the rural amenity along Eighty Road. Where these matters have not been covered already in this report, they are discussed below and form part of the basis for the City's refusal recommendation.

TPS2
The development lacks physical separation from Eighty Road and the northern side boundary which is not in keeping with the immediate rural character and streetscape. Additionally, the development does not propose any activities that are semi-rural or rural in nature.

It is therefore considered that the proposal is inconsistent with the Rural zone objectives in TPS2 and is inappropriately located.

Traffic and Safety
The development is likely to disrupt traffic flows as it does not provide for vehicle access from Eighty Road in a safe manner. It is also noted that the fall in topography from the road level to the floor level of the proposed facility creates unacceptable gradient levels for pedestrians entering/exiting the site.

Furthermore, sections of the off-street car parking (gradient) have not been designed in accordance with Australian Standard 2890.1.

Amenity
The proposed development is likely to have an adverse impact on the amenity of the immediate area for the following reasons:

Operation
The nature of the development is such that children will be dropped off and collected on weekdays. The volume of traffic entering and existing the site, and the increase in the number of people utilising the site is considered to be significantly greater than the surrounding rural properties and what is to be expected within a rural context. Due to its locality, it is anticipated development will be heavily car dependent. For

these reasons, the operation of the proposed development is considered to be out of context for the rural area and is likely to detrimentally impact the existing amenity of the locality.

Visual Impact
The visual impact of the development was considered by the City, which included a perspective photo collection of the City's visual assessment, as well as a site inspection. The proposed development includes clearing of vegetation, pylon signage and a driveway and carpark within the front and side setback area. Even though the ground level difference between the development and Eighty Road, the proposed access driveway and car park area will still be highly visible due to its proposed 2.2m setback from the street and the fact that the carpark area occupies the entire frontage of the development site. The visibility of the carpark and the pylon signage is of major concern as it clearly demonstrates that a development of a commercial nature operates on a rural site.

The visual impact, in this instance, is not considered to be acceptable. It has not been demonstrated that the visual impact of the development can be adequately mitigated.

Land Use Compatibility
TPS2 requires the Council to consider the compatibility of a use or development within its setting. The proposed facility is located adjacent to an industrial type land use (Landscape Supply Yard / Nursey) which has potential to create noise and air pollution.

The proposed Child Care Premises will be located 10m from the Landscape Supply Yard / Nursey which is within the 100m separation recommended by the EPA. The proposed play area is also located adjacent to this air pollution source (i.e. dust) rather than being located as far away as practicable.

The applicant's comments relating to compatibility within Attachment 3 - Revised Development Application Submission of the City's RAR are noted, however, no information has been provided which provides any certainty that the air borne pollutants will not impact on the proposed child care facility.

Council Recommendation:

The application was referred to the 26th November 2019 Ordinary Council Meeting, where the officer’s recommendation was adopted by the Council.

Conclusion:

On the basis that the proposal is incompatible with the adjoining Landscape Supply Yard / Nursery, is inconsistent with PP3.3.5 and RLS, has the potential to have a detrimental impact on the amenity of the location and has significant traffic and safety issues, the proposal is recommended for refusal.

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Last saved=6 Feb on 23/08/2019

PLANNING DRAWINGS

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 00MM
01o STANDARD FACE BRICK
02c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER, FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

BEWARE: POSSIBLE SERVICE RUN IN & COST

DISCLAIMER:
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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey



AVELING DEVELOPMENTS
STRATA, DUPLEX, TRIPLEX, MULTI-UNITS.
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **LOCALITY PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	xx/xx/xx	VOI/Amend	By
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:500, 1:200
Sheet #:**01** Rev: **00**

J:\Design\Aveling Developments\Special Projects\591 Eighty Rd, Baldivis, CCC\Elevator, Baldivis 4A.pln
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J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

SEC	SEC Dome
	Power Pole
T / C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

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TO BE DETERMINED WITH BUSHFIRE REPORT

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02c DOUBLE HEIGHT FACE BRICK
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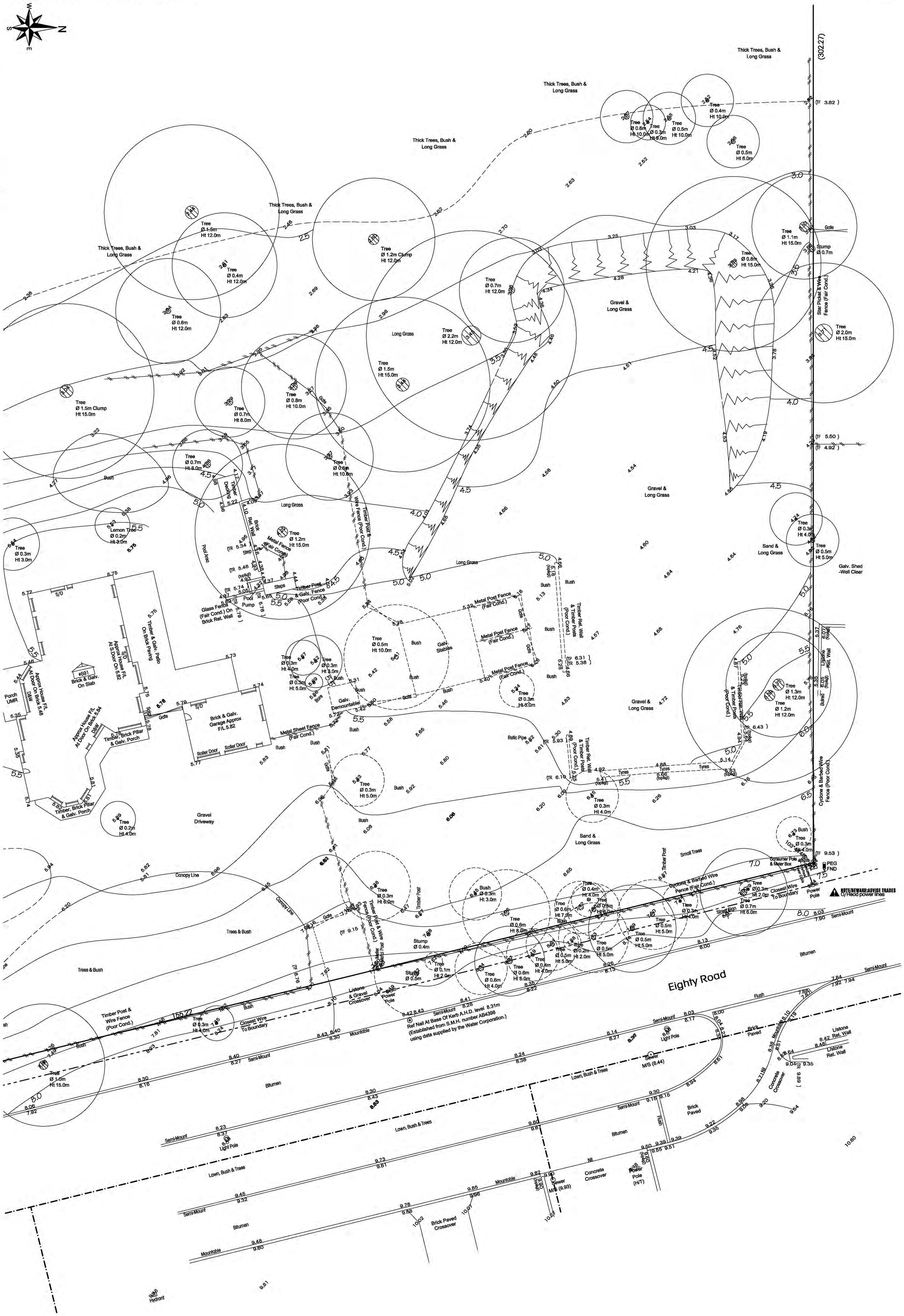
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey



ENERGY EFFICIENCY 6 STAR REQUIREMENTS	
CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

NOTE:
DEMOLITION BY BUILDER
ALL DEMOLITION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE

AVELING DEVELOPMENTS
STRATA, DUPLEX, TRIPLEX, MULTI-UNITS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **DEMOLITION PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	xx/xx/xx	VOI/Amend	By
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet #:**02** Rev: **00**

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Last accessed: tim on 14/10/2019

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J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

⊕	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
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NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
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METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey



REFER TO ENGINEERS SITE INSPECTION REPORT FOR FOUNDATION & FOOTING REQUIREMENTS:

SITE CLASS:	TBA
WIND CLASS:	TBA
TERRAIN CAT:	TBA
TOPOGRAPHY:	TBA
CORR. CLASS:	TBA

NOTE:
REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRELAY AND WET AREA SETOUT

NOTE:
REFLUX VALVE TO INTERNAL SEWER LINE.

STORMWATER DISPOSAL BY BUILDER TO ENG'S DETAILS & COUNCIL REQUIREMENTS (SOAKWELLS)

GAS AVAILABILITY: H/M/L

GAS NOTE:
ATCO HAS NOT CONFIRMED GAS AVAILABILITY IN THIS AREA

RETAINING WALL NOTE:
HEIGHTS NOTED ARE NOMINAL ONLY & MUST BE ADJUSTED TO SUIT ACTUAL SITE LEVELS

BANKING NOTE:
SOIL RETENTION TO ALL EMBANKMENTS IS BY OWNER IN ACCORDANCE WITH N.C.C. TABLE 3.1.1.1

BUILDING AND SITE CRITERIA

Site Details:
Lot 726: 48,418m²
Child Care DA 3,183m²

Building Details:
Area: 604.91m²

Landscaping:
Area: 1139.63m²

Hours of Operation:
Weekdays: 6.30AM-6.00PM
Weekends: N/A

Capacity:
0-2 years: 12 (3 Staff)
2-3 years: 30 Children (6 Staff)
3 years and over: 50 Children (5 Staff)
Total:
92 Children
18 Staff (14 Educators + 4 Admin)

Activity Areas:
Indoor:
Required: 299.00m²
Provided: 314.87m²
Outdoor:
Required: 644.00m²
Provided: 671.76m²

Parking:
Requirements: 30
Staff: 18
Visitors: 12 (inc. Accessible parking)
Rev. Bay: 0
Provided: 30
Shortfall: 0

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

NOTE:
ALL LEVELS SHOWN ARE INDICATIVE ONLY - SUBJECT TO STRUCTURAL ENGINEERS SITE REPORT AND SHIRE REQUIREMENTS

REFER TO SEPARATE PLAN FOR FENCING DETAILS	REFER TO SEPARATE PLAN FOR LANDSCAPING DETAILS	REFER TO SEPARATE PLAN FOR CARPARK DETAILS

NOTE:
ALL TREES OR EXISTING STRUCTURES SHOWN WITH SOLID LINES TO REMAIN

NOTE:
REFER TO DEMOLITION PLAN FOR ALL TREES AND STRUCTURE TO BE REMOVED FROM SITE

PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	714.18
BITUMEN - PARKING	421.86
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - BIN STORE	10.61
PAVING - PATH	30.73
PAVING - VERANDAH	172.38
TYPE A-2 KERB	54.71
TYPE M-1 KERB	4.83
	1,488.50 m²

AVELING DEVELOPMENTS
STRATA. DUPLEX. TRIPLEX. MULTI-UNITS.
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: SITE PLAN
Client: *CLARADON PROPERTY PTY LTD*
Site: *LOT 726 #591 EIGHTY ROAD BALDIVIS*
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER.................... DATE....................
OWNER.................... DATE....................
BUILDER.................... DATE....................

CHILDCARE CENTRE

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Local Authority: ROCKINGHAM
Job No: G1376
Date Drn: 22/08/19
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet #:03 Rev: 01

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NOTE:
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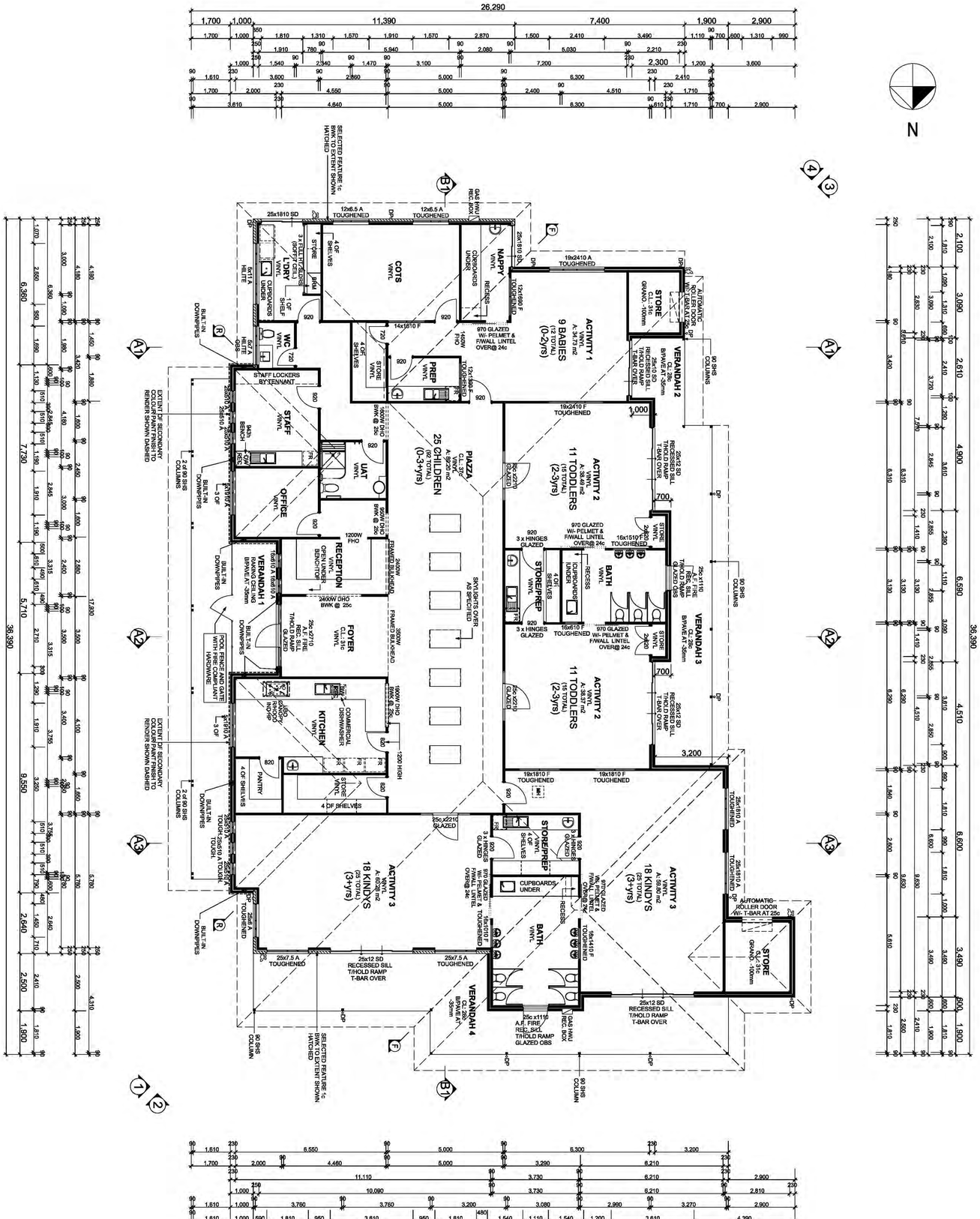
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 90MM
01s STANDARD FACE BRICK
09s DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL SWK UNLESS NOTED OTHERWISE.



NOTE: LOCKABLE 3-PH. M/BOX ON POST AT FRONT BOUNDARY
NOTE: REFLUX VALVE TO INTERNAL SEWER LINE
NOTE: REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRE-LAY AND WET AREA SETOUT
EXTENT OF SECONDARY COLOUR PAINT FINISH TO RENDER SHOWN DASHED
EXTENT OF FEATURE FACE BRICK SHOWN HATCHED
TILER NOTE: NO HOB TO SHOWER IN UAT, RECESS SHOWER FLOOR TO DETAIL
CEILING FIXER: POST FIX CORNICE TO FULL HEIGHT WALL TILING IN ENSUITE/BATHROOM/WC
NOTE: PLASTER EDGE PROTECTION BEADS TO ALL CORNERS OF INTERNAL WALLS AS SPEC.
ROOF CARPENTER: BOX OUT CEILING FRAME FOR A/C RETURN AIR VENT (1200x800) & LINEAR VENT OUTLETS (650x150) T.B.C.
NOTE: PROVIDE REVERSE CYCLE AIRCONDITIONING SYSTEM W/- FRESH AIR INTAKE AS SPECIFIED, VENT LOCATIONS SUBJECT TO ROOF FRAME CLEARANCES

U.N.O.) UNLESS NOTED OTHERWISE ON PLAN THE FOLLOWING SHALL APPLY:

BRICKLAYER NOTE
5mm ROOS & 3P OF LONGREACH BRICK TO TOP OF INTERNAL WALLS BETWEEN 2.4.

EXTENT OF RENDER BETWEEN R-R.

REFER TO CONSTRUCTION DETAIL SHEET & ENGINEER CERTIFIED DETAILS

REFER TO ENGINEERS TIE DOWN DETAILS

ROOF CARPENTER NOTE

REFER TO ENGINEERS TIE DOWN DETAILS

REFER TO BUILDERS ROOF CARPENTER SPECIFICATION.

FIXING CARPENTER NOTE

PROVIDE GALLOWS BRACKET SUPPORT TO SHELVES OVER 1800MM LONG MAX. 1800MM

ALL SHELVES 450 DEEP (U.N.O.)

HANG RAIL CENTRE TO BE 250MM OFF WALL/ BACK OF SHELF.

WIR/ROBE:
SHELF & RAIL AT 1800MM A.F.L.

PANTRY: 4 SHELVES
TOP SHELF AT 1800MM A.F.L.
BOTTOM SHELF AT 600MM A.F.L.
EQ. SPACE SHELVES BETWEEN

LINEN: 4 SHELVES
TOP SHELF AT 1800MM A.F.L.
EQ. SPACE ALL SHELVES TO F.F.L.

BR/DR:
1 x SHELF AT 1800MM A.F.L.

PROVIDE DRAFTPROOF SEAL TO ENTRY, GARAGE/ENTRY & LAUNDRY EXTERNAL DOORS WHERE APPLICABLE

TOWEL RAILS FIXED AT 1100MM A.F.L.

CLIENT NOTE
NOTED DIMENSIONS WILL TAKE PREFERENCE TO SCALE.

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK. INTERNAL SPACES WILL ALTER IN SIZE TO ACCOMODATE WALL FINISHES

R/FLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS U.N.O.

NUMBER AND SPACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS SIGNED DETAILS AND SPECIFICATIONS

LEGEND:

RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
AFL	ABOVE FLOOR LEVEL
NGL	NATURAL GROUND LEVEL
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
FL	FLOOR LEVEL
CL	CEILING LEVEL
PD	PLUMBING DUCT
WP	WALL PLATE
AF	ALUMINIUM FRAME
MF	METAL FRAME
TF	TIMBER FRAME
CSD	CAVITY SLIDING DOOR
PL	PRIVACY LOCK
OBS	OBSCURE GLASS
DG	DOUBLE GLAZING
DR	DOUBLE REBATE
GB	GLAZING BARS
PB	PLASTERBOARD
FC	FIBRE CEMENT
SC	SKIM COAT(PLASTER)
PF	PAINT FINISH
PFR	PAINT FINISH RENDER
AT	ACRYLIC TEXTURE
EPS	EXPANDED POLYSTYRENE
DP	DOWNPIPE
SPRDR	SPREADER
RWH	RAIN WATER HEAD
NTB	NOT TO BOND
FW	FLOOR WASTE

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

ID	FLOOR PLAN	M²	PERIM.
01	PROPOSED CHILDCARE CENTRE	604.91	117.76
02	VERANDAH 1	48.46	50.98
03	VERANDAH 2	7.68	12.40
04	VERANDAH 3	32.28	36.02
05	VERANDAH 4	53.96	51.38
06	STORE 1	10.61	13.06
06	STORE 2	7.54	11.06
		765.44 m²	292.66 m
ID	ROOF	M²	PERIM.
01	ROOF AREA GF	858.45	131.96

AVELING DEVELOPMENTS
STRATA, DUPLEX, TRIPLEX, MULTI UNITS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **FLOOR PLAN**
Client: *CLARADON PROPERTY PTY LTD*
Site: *LOT 726 #591 EIGHTY ROAD BALDIVIS*
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: **ROCKINGHAM**
Job No: **G1376**

Rev:	Date:	Amendment:	Init.
01	14/06/19	KG/Amend	

Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #:04 Rev: 00

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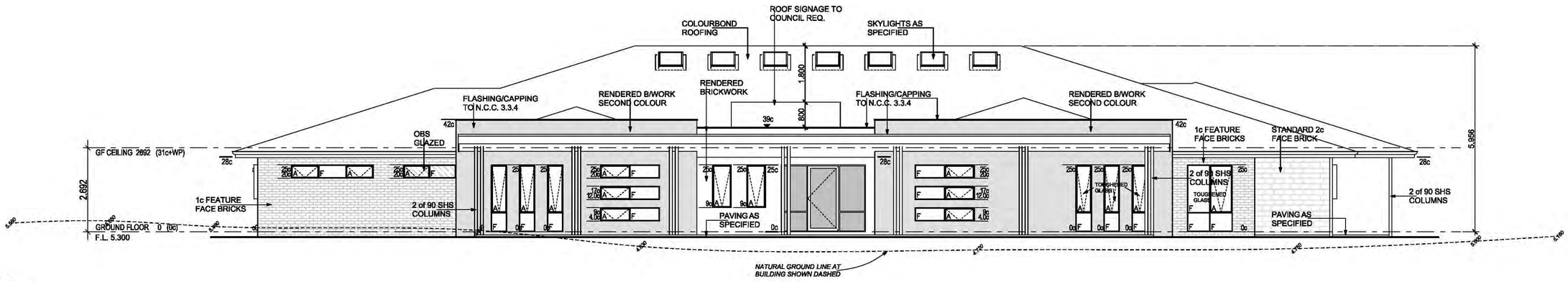
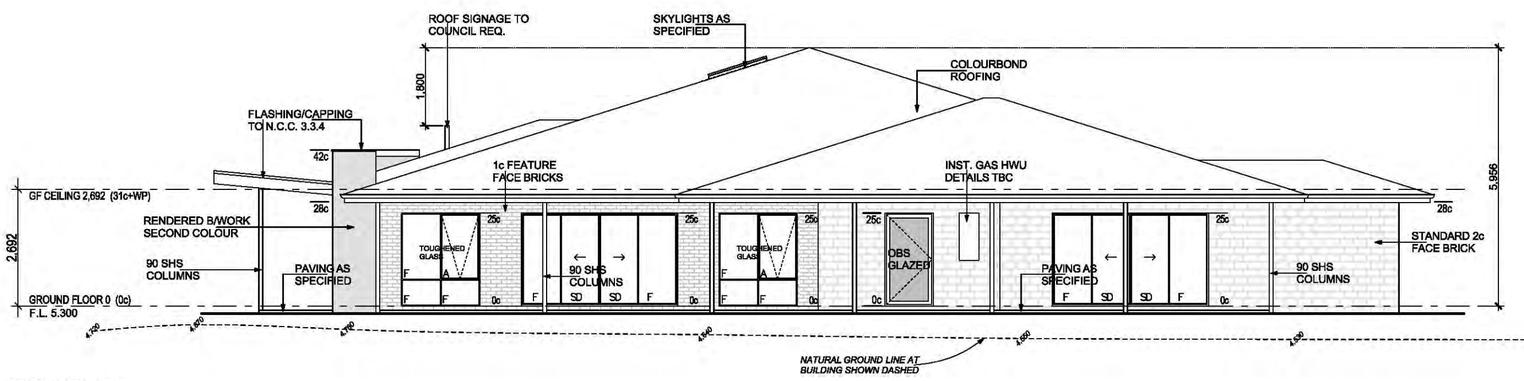
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



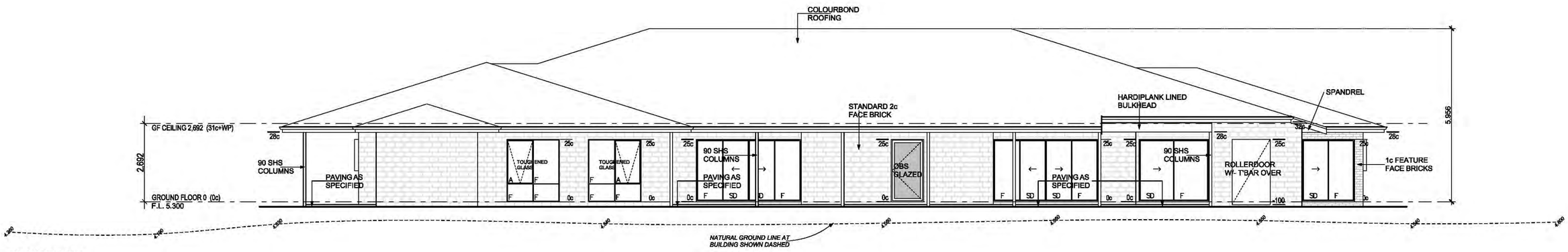
ELEVATION 1
1:100



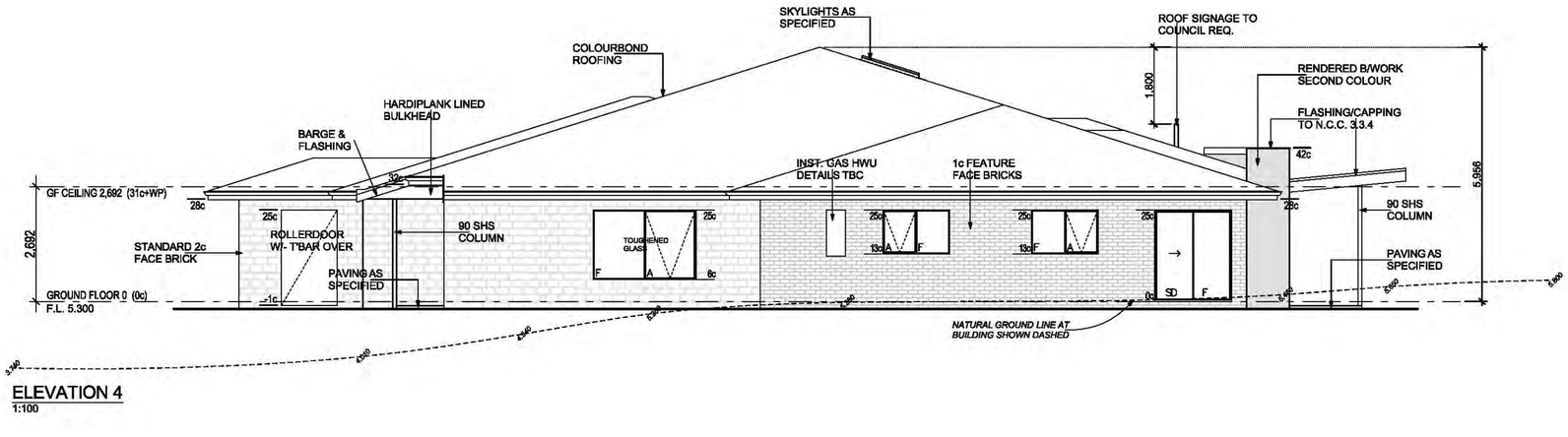
ELEVATION 2
1:100



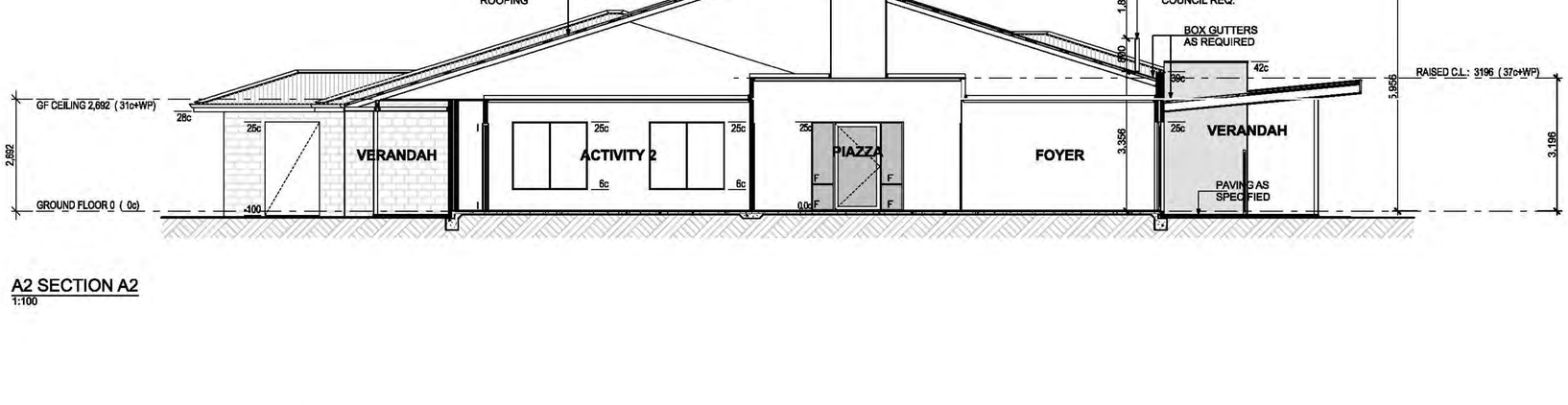
ROOF SIGN RENDER



ELEVATION 3
1:100



ELEVATION 4
1:100



A2 SECTION A2
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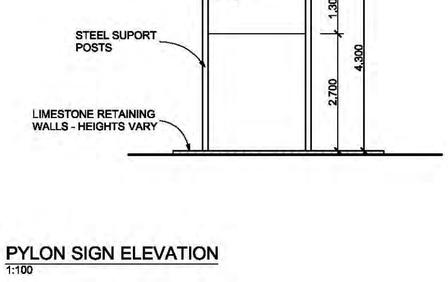

PYLON SIGN ELEVATION
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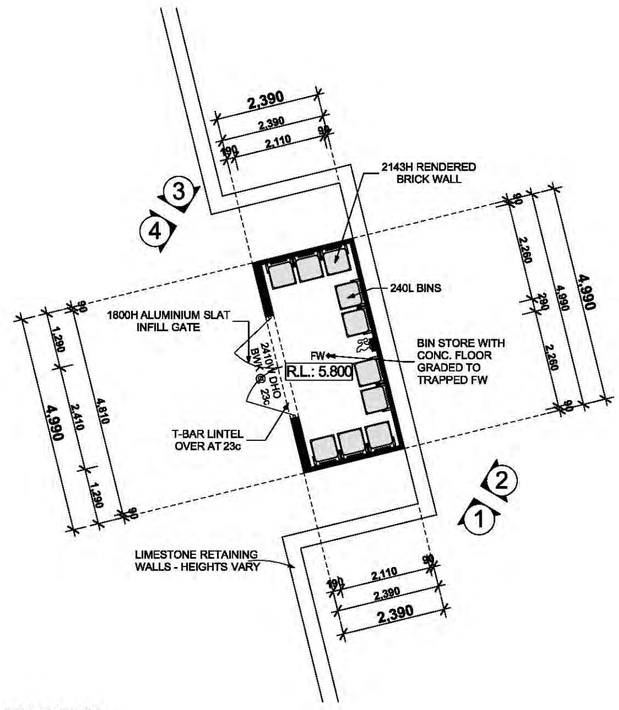
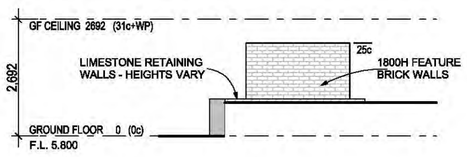
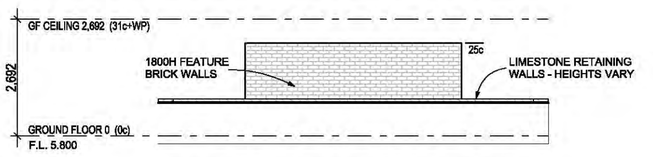


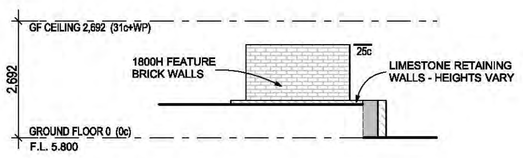
BIN STORE
1:100



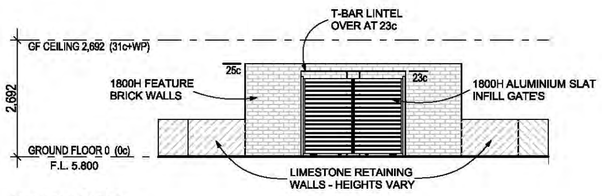
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

AVELING DEVELOPMENTS
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BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: ELEVATIONS
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: ROCKINGHAM

Rev:	Date:	Amendment:	Init:
01	xx/xx/xx	VOI/Amend	By
02			
03			
04			
05			
06			
07			

Job No: G1376
Date Drn: 22/08/19
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #:05 Rev: 00

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NOTE:
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UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.









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Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **STREETSCAPE**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS | **CHILDCARE CENTRE** | Local Authority: **ROCKINGHAM**

OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale:
Sheet #:06 Rev: 01

NOTE:
CEILING 375 + WALL PLATE
AT 2.400 FROM FFL
METAL DECK: MAIN ROOF
AT 5.400 FROM FFL
METAL DECK: VERANDAH ROOF
AT 5.42°, EAVE 600MM
OR GOOD TRADE PRACTICE UNLESS NOTED OTHERWISE
EXTERNAL BWK UNLESS NOTED

NAPPY VINYL
GAS HWU REC. BOX
PREP VINYL
COTS VINYL
STORE VINYL
UAT VINYL
RECEPTION VINYL
FOYER C.L.: 31c VINYL
KITCHEN VINYL
STORE VINYL
PANTRY
STORE
BRM
L'DRY VINYL
WC VINYL
STAFF VINYL
OFFICE VINYL
VERANDAH 1 RAKING CEILING B/PAVE AT -35mm
3 x FULL HT SLDRS (SOFFIT CEIL.)
12x1360 E TOUGHENED
1450W FHO
1600W DHO BWK @ 25c
2400W FRAMED BULKHEAD
3500W FRAMED BULKHEAD
2400W DHO BWK @ 25c
1800W FHO
25c X2710 A.F. FIRE REC. SILL T/HOLD RAMP GLAZED
DW RECESS
DW LINES
FLUSH KERB
LINE MARKINGS
MTB KERB
BOLLARD
AVERAGE GRADIANT 6½% FALL
BITUMEN CARPARK - (GRADIANT VARIES)
MTB CONC. KERBING
TREE WELL
WHEEL STOP
TO SEPARATE DETAIL SHEET
visitor 1
visitor 2
visitor 3
visitor 4
visitor 5
visitor 6
visitor 7
visitor 8
visitor 9
visitor 10
visitor 11
visitor 12
staff 1
staff 2
staff 3
staff 4
staff 5
staff 6
staff 7
staff 8
staff 9
staff 10
staff 11
staff 12
staff 13
staff 14
staff 15
staff 16
staff 17
Staff 18
GRANO HARDSTAND FOR BIN PICKUP
Eighty Road
Mountable
Semi-Mount
Bitumen
Kerb & Channel
Power Pole
Light Pole
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Metal Sheet Fence (Fair Cond.)
Cyclone & Barbed Wire Fence (Poor Cond.)
Listone Ret. Wall
Buried
Brick Paved
Flush
Clearance Pole to Boundary
Street Sign
PEG FND
NOTE/BEWARE:ADVISE TRADES O/Head power lines
Ref Nail At Base Of Kerb A.H.D. level 8.31m (Established from S.M.H. number AB4398 using data supplied by the Water Corporation.)

CARPARK LAYOUT
1:100

Job No.	G1376
Date Drn:	22/08/19
Drn By:	TM
Chk By:	JG
Scale:	1:100
Sheet # 01	Rev. 01

Local Authority: ROCKINGHAM
Amendment: PLANNING REQUIREMENTS
Rev. Date: Init. 01 02 03 04 05 06 07

CONTRACTS
OWNER..... DATE:.....
OWNER..... DATE:.....
BUILDER..... DATE:.....

Dwg: CARPARK PLAN
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 641-1940

AVELLING DEVELOPMENTS
BUILDING COMPANY NO. 9331 ACN 009 249 391
Level 1, 42 Cedric Street, Stirling WA 6021
PO Box 1441, Osborne Park WA 6916
(08) 9 441 2000 FAX (08) 9 441 2099
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PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	714.18
BITUMEN - PARKING	421.86
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - PATH STORE	10.51
PAVING - PATH	89.73
PAVING - VERANDAH	172.38
TYPE A-2 KERB	54.71
TYPE M-1 KERB	4.83
	1,488.50 m²

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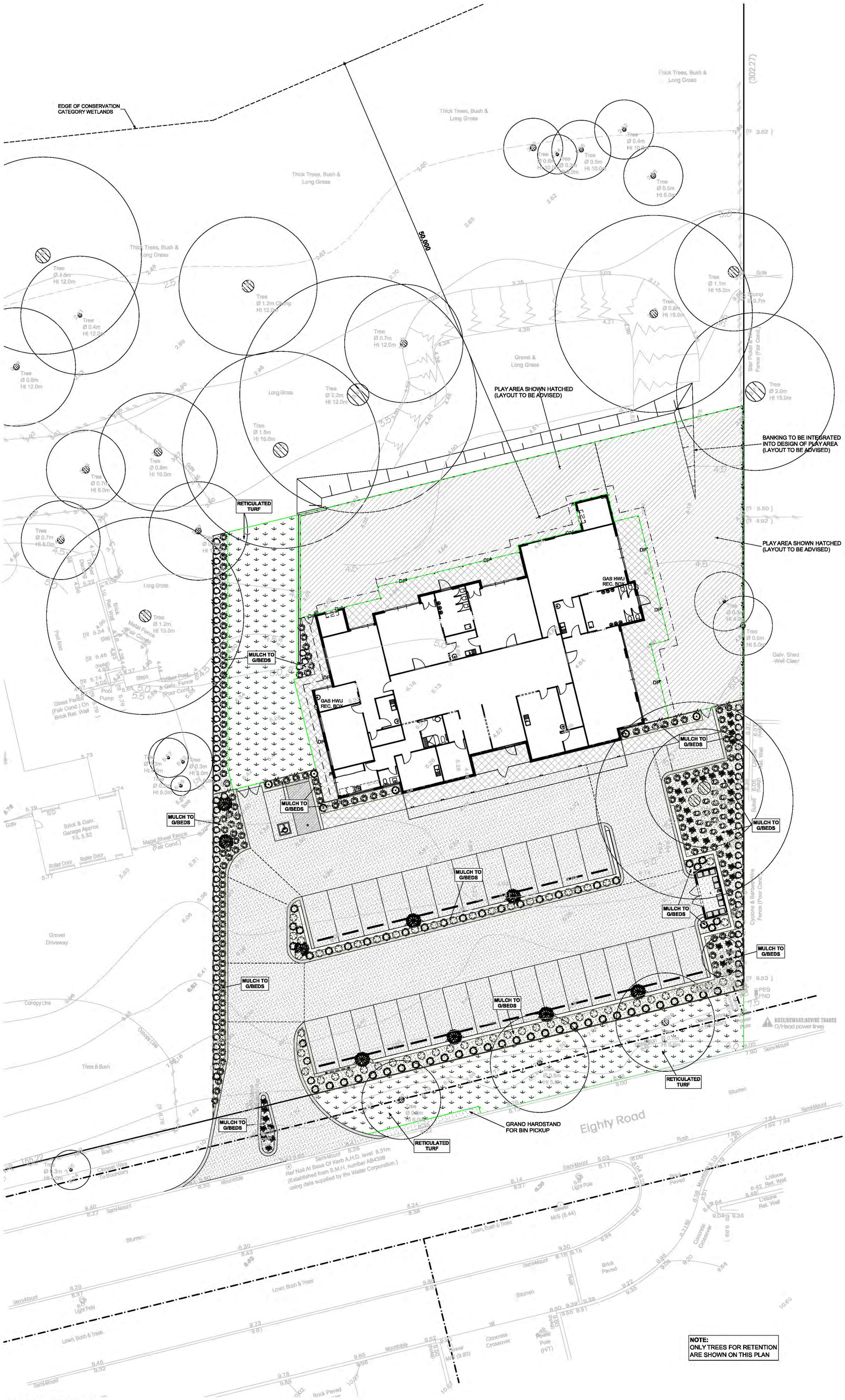
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 00MM
02e DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



SITE LANDSCAPE PLAN
1:200

LANDSCAPING LEGEND								
ID	Symbol	Botanical Name	Common Name	Type	Pot	Spacing	Height	No.
L		Acacia cognata	(Limelight)	Small Shrub	200mm	1 PER 1.0M²	500mm-100mm	18
L		Anigozanthos manglesi	(Big Red)	Grass Plant	200mm	1 per 1.0M²	1000mm	59
L		Callistemon salignus	(Great Balls of Fire)	Large Shrub	200mm	1 per 1.0m²	1750mm	6
L		Dianella tasmanica	(Tas Red)	Small/Medium Grass Plant	140mm	1 PER 1.0M²	500mm-600mm	42
L		Eremophila glabra	(Kalbarri Carpet)	Small Shrub Ground Cover	140mm	1 PER 1.0m²	200mm	131
L		Eucalyptus torquata	(Coral Gum)	Small Tree	45 ltr	As Plan	4000mm-8000mm	9
L		Grevillea	(Bonnie Prince Charles)	Medium Shrub	200mm	1 PER 1.0M²	800mm	88
L		Lomandra longifolia	(Mat Rush)	Medium Grass	140mm	1 per 1.0M²	1000mm	54
								407

REFER TO SEPARATE PLAN FOR FENCING DETAILS

HARDSCAPES:
75 DEEP BARK CHIP MULCH
BRICK PAVING TO COUNCIL REQUIREMENTS
RETICULATED LAWN AREA

NOTE:
ALL AREA'S SHOWN AS MULCH OR GRASS IS TO BE RETICULATED ON AUTO TIMER

NOTE:
THIS PLAN TO BE READ IN CONJUNCTION WITH THE 'SITE PLAN' FOR ALL FINISHED AND GROUND LEVLES.

NOTE:
ALL TREES OR EXISTING STRUCTURES SHOWN WITH SOLID LINES TO REMAIN

NOTE:
REFER TO DEMOLITION PLAN FOR ALL TREES AND STRUCTURE TO BE REMOVED FROM SITE

NOTE:
THERE IS 37.08% LANDSCAPING OF THE NEW BUILDING AREA (1180.20m² OF 3183m²) - NOT INCLUDING THE EXISITNG VEGETATION TO THE REMAINDER OF THE UNDEVELOPED AREA OF THE SITE

ID	LANDSCAPING	M²
01	LANDSCAPE - FRONT	295.22
01	LANDSCAPE - LHS	45.18
02	GRASS - LHS	190.98
03	PLAY AREA	589.41
		1,120.79 m²

NOTE:
ONLY TREES FOR RETENTION ARE SHOWN ON THIS PLAN

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Drwg: **LANDSCAPE PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

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OWNER..... DATE.....
OWNER..... DATE.....
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CHILDCARE CENTRE
Local Authority: ROCKINGHAM

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
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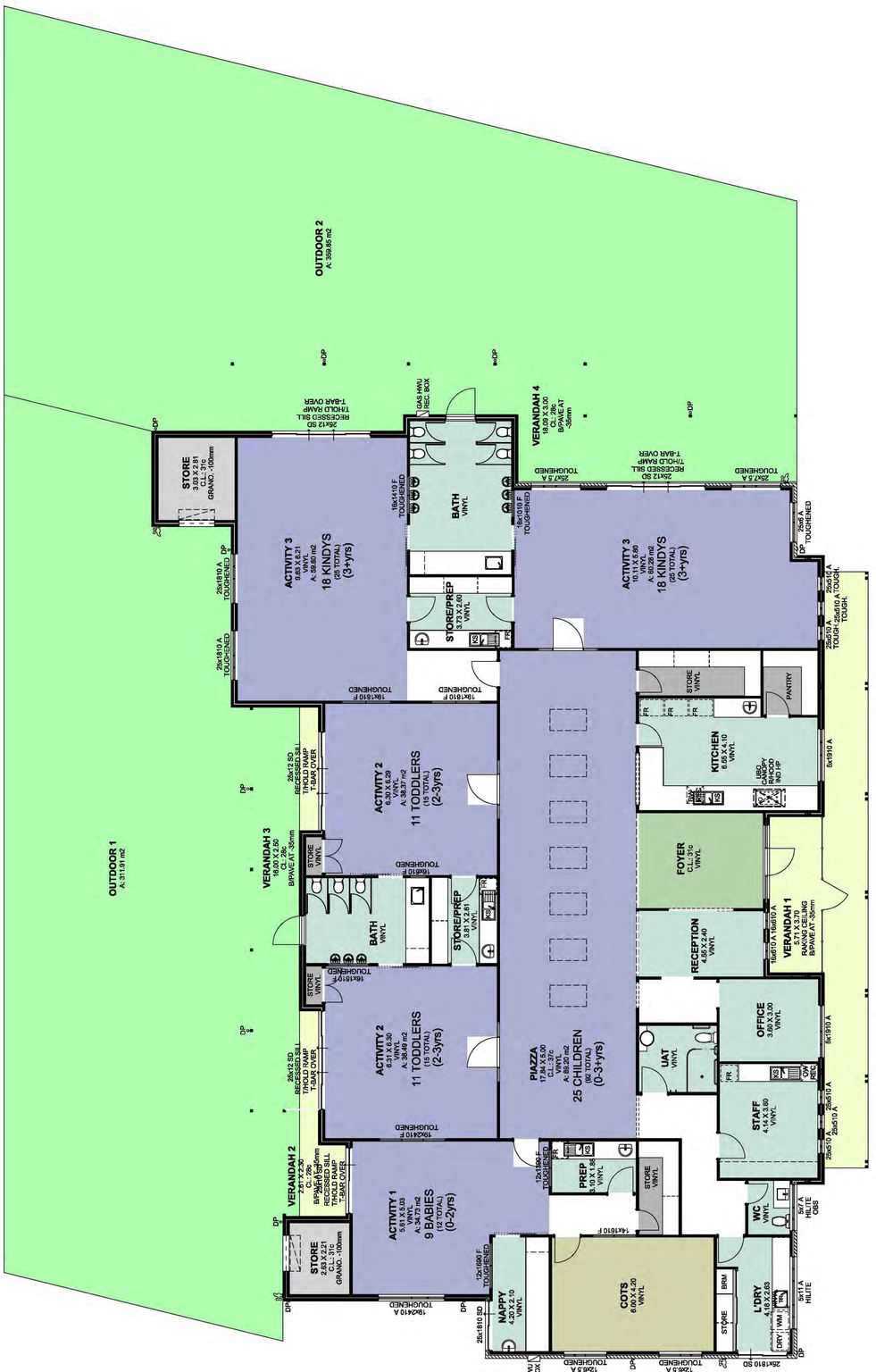
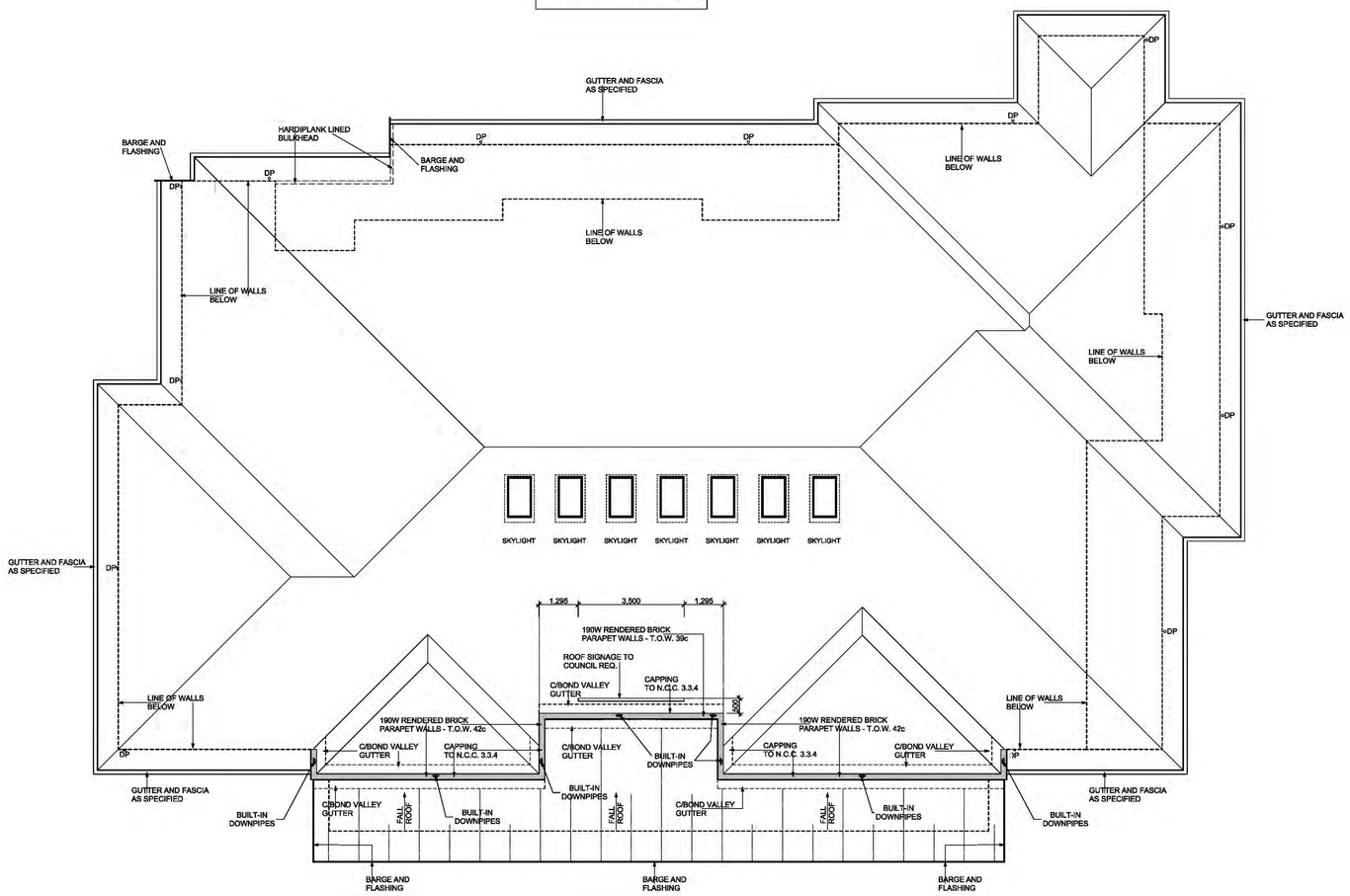
Sheet #:08 Rev: 01


OUTDOOR 2
A: 359.65 m2
OUTDOOR 1
A: 311.91 m2
VERANDAH 4
18.00 X 2.50
CL: 29c
B/PAVE AT -50mm
VERANDAH 3
18.00 X 2.50
CL: 29c
B/PAVE AT -35mm
VERANDAH 2
2.61 X 2.50
CL: 29c
B/PAVE AT -35mm
VERANDAH 1
2.70 X 3.70
RAMP AT 1:14 LONG
B/PAVE AT -35mm
STORE
3.61 X 2.61
CLL: 31c
GRANO. -100mm
STORE
2.83 X 2.21
CL: 31c
GRANO. -100mm
ACTIVITY 3
9.63 X 6.21
VINYL
A: 59.80 m2
18 KINDYS
(25 TOTAL)
(3+yrs)
ACTIVITY 3
10.11 X 6.00
VINYL
A: 60.28 m2
18 KINDYS
(25 TOTAL)
(3+yrs)
ACTIVITY 2
6.30 X 6.29
VINYL
A: 38.37 m2
11 TODDLERS
(15 TOTAL)
(2-3yrs)
ACTIVITY 2
6.31 X 6.30
VINYL
A: 38.49 m2
11 TODDLERS
(15 TOTAL)
(2-3yrs)
ACTIVITY 1
5.61 X 5.03
VINYL
A: 32.70 m2
9 BABIES
(12 TOTAL)
(0-2yrs)
PIAZZA
17.84 X 5.60
CLL: 37c
VINYL
A: 99.90 m2
25 CHILDREN
(82 TOTAL)
(0-3+yrs)
BATH
VINYL
BATH
VINYL
STORE/PREP
3.73 X 2.60
VINYL
STORE/PREP
3.81 X 2.61
VINYL
KITCHEN
6.65 X 4.10
VINYL
FOYER
CLL: 31c
VINYL
RECEPTION
4.65 X 2.40
VINYL
OFFICE
3.65 X 3.30
VINYL
STAFF
4.14 X 3.80
VINYL
UAT
VINYL
WC
VINYL
PREP
5.10 X 1.85
VINYL
NAPPY
4.20 X 2.10
VINYL
COTS
6.00 X 4.20
VINYL
L'DRY
4.16 X 2.83
VINYL
STORE
VINYL
STORE
VINYL
STORE
VINYL
STORE
VINYL
PANTRY
BRM
GAS HWU
REC. BOX
GAS HWU
REC. BOX
25x12 SD
RECESSED SILL
TACTILE RAMP
T-BAR OVER

NOTE:
CEILING 310 + WALL PLATE
UNLESS NOTED OTHERWISE
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK VIDAH ROOF
AT 5°42', EAVE 600MM
GS DOUBLE HIGH FACE BRICK FINISH TO
EXTERNAL WALL UNLESS NOTED
OTHERWISE

ROOFING NOTE:
COLORBOND ROOF COVER

MAIN ROOF PITCH AT : 17° 45' (300 RISE / 1000 RUN)
SKILLION VIDAH PITCH AT : 5° 42' (100 RISE / 1000 RUN)



ROOF PLAN
1:100

ID	ROOF		MF	PERIM.
01	ROOF AREA GF		658.45	131.56

CHILDCARE CENTRE — Local Authority: ROCKINGHAM — Job No: G1376

Rev	Date	Amendment	Int.	
01	14/03/19	PLANNING REQUIREMENTS	TM	
02				
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05				
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07				

Date Drn: 22/08/19
Drn By: TM
Chkd: XX
Sales: LA
Scale: 1:100
Sheet #10 Rev: 01

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

Drwg: ROOF PLAN
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 841:19/40

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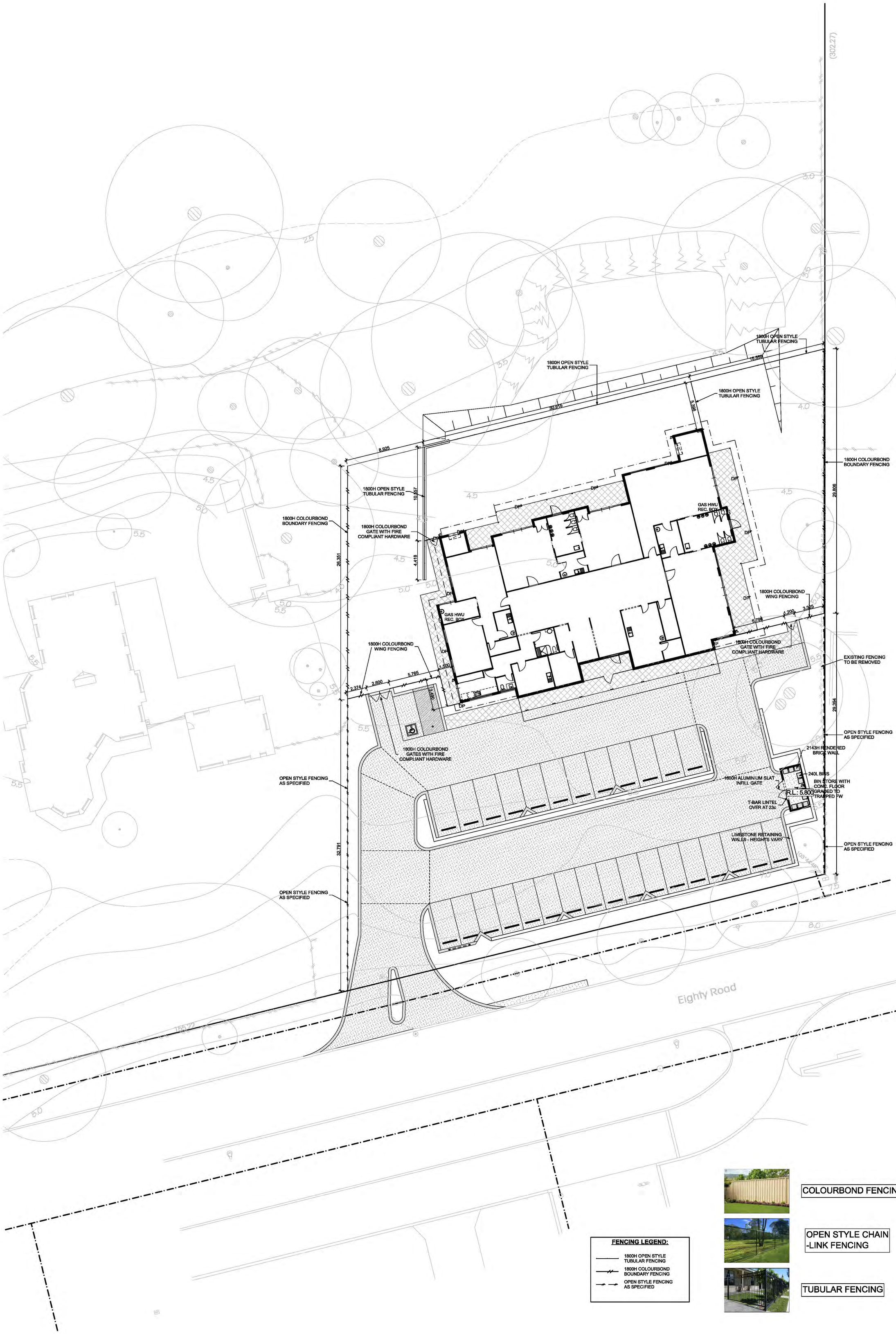
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
02e DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



FENCING LEGEND:

- 1800H OPEN STYLE TUBULAR FENCING
- 1800H COLOURBOND BOUNDARY FENCING
- OPEN STYLE FENCING AS SPECIFIED

COLOURBOND FENCING

OPEN STYLE CHAIN -LINK FENCING

TUBULAR FENCING

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

AVELING DEVELOPMENTS
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BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
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Drwg: FENCING PLAN
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: ROCKINGHAM

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
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04			
05			
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07			

Job No: G1376
Date Drn: 22/08/19
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet #:11 Rev: 01

Development Application
Proposed Child Care Centre

Lot 726 (591) Eighty Road
Baldivis, WA

PLANNING SOLUTIONS
URBAN & REGIONAL PLANNING
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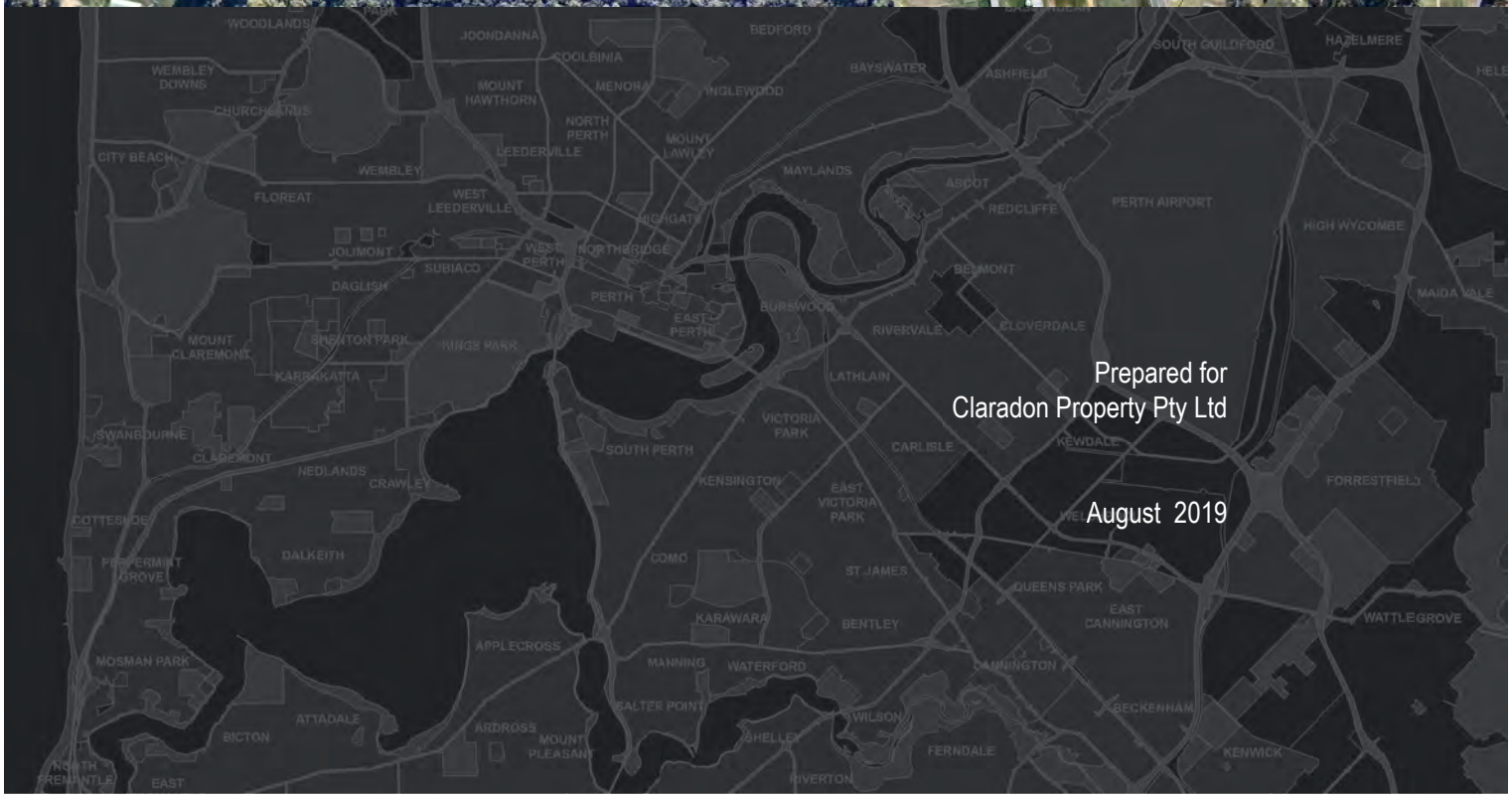

Prepared for
Claradon Property Pty Ltd

August 2019

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Direct all inquiries to:

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251 St Georges Terrace
PERTH WA 6000

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Cloisters Square WA 6850

Phone: 08 9227 7970
Email: admin@planningsolutions.com.au
Web: www.planningsolutions.com.au

Project details

Job number	6101	
Client	Claradon Property	
Prepared by	Planning Solutions	
Consultant Team	Town planner Architecture and design Acoustic Traffic/transport Environmental Bushfire	Planning Solutions Aveling Homes Lloyd George Acoustics Transcore 360 Environmental Eco Logical Australia

Document control

Revision number	File name	Document date
Rev 0	190823 6101 DA Report - Eighty Road Child Care	23 August 2019

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2.2.2 Local context, land use and topography 3

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1 Preliminary

1.1 Introduction

Planning Solutions acts on behalf of Claradon Property, the proponent of the proposed child care centre on a 3,183m^2 portion of Lot 726 (591) Eighty Road, Baldivis (**subject site**). For the purpose of readability, the 3,183m^2 portion of the site subject of the proposed development will herein be referred to as the **development site**.

Planning Solutions has prepared the following report in support of the proposed development. This report will discuss various issues pertinent to the proposal, including:

- Background
- Site details
- Proposed development
- Town planning considerations

The proposal involves the use and development of a child care centre which will provide for the care and early education of up to 92 children. The proposed development is suitably located at the western fringe of the well-established and developing suburban Baldivis locality, where it is highly accessible to the local community. The development site has been specifically selected to allow the proposed child care centre to offer a unique outdoor/naturalistic early learning experience for children.

The proposal will establish an essential community facility on the subject site which will cater for the current and future demand of the Baldivis locality, servicing the current and future residents of Baldivis and its surrounding catchment area. The facility is intended to be operated by YMCA, an innovative and long operating Australia-wide children's education and care provider.

Planning Solutions requests the Metropolitan South-West Joint Development Assessment Panel (**JDAP**) grant approval to the proposed child care centre.

1.2 Background

Planning Solutions attended a pre-lodgement meeting with the City of Rockingham (**City**) on 23 July 2019. The relevant key outcomes from this meeting were as follows:

- Land use: no 'in principle' objection to the proposed development from a land use perspective. City confirmed the "*key consideration is to ensure development is compatible with surrounding land and that it will not have a detrimental impact upon the amenity of neighbours, traffic or the environment, and that its Child Care Premises Policy is addressed*".
- Consultation: confirmation of community consultation being carried out for the proposal.
- External referrals: referral authorities would be the Department of Water and Environmental Regulation (**DWER**) and the Department of Fire and Emergency Services (**DFES**).
- Traffic: confirmation of the need for a traffic report addressing relevant WAPC guidelines.
- Environmental: confirmation of the need for an environmental assessment to consider the environmental factors applicable to the development site.

- Bushfire: confirmation of the need for the requisite level of bushfire assessment to demonstrate an acceptable level of bushfire risk.
- Acoustic: confirmation of the need for an acoustic assessment to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*, noting the development site adjoins a dwelling and is opposite a residential area at the eastern side of Eighty Road.
- Effluent disposal: confirmation that the proposed child care development will be connected to reticulated sewer.
- Verge trees: verge trees are able to be removed, provided it can be demonstrated the trees are degraded/unhealthy.

2 Site details

2.1 Land description

The land subject of this application is legally described as "*Lot 726 on Deposited Plan 202751"*, being the whole of the land contained within Certificate of Title volume 1952 and folio 664. The property has a registered lot area of 48,418m².

No encumbrances or notifications are listed on the Certificate of Title.

Refer to **Appendix 1** for a copy of the Certificate of Title and Deposited Plan applicable to the subject site.

2.2 Location

2.2.1 Regional context

The subject site is located in the municipality of the City of Rockingham, located within the westernmost aspect of the Baldivis locality situated between Mandurah Road and Eighty Road.

The subject site is approximately 48km south of the Perth city centre, approximately 10.5km south east of the Rockingham city centre, and approximately 2.7km south west of the Baldivis town centre. Lake Walyungup is located approximately 1.4km west of the subject site.

Mandurah Road is located 1km west of the subject site, and is linked to the site by Pike Road to the north and Sixty Eight Road to the south.

The nearest bus stop is located on Arpentuer Drive, approximately 550m east of the subject site.

2.2.2 Local context, land use and topography

In terms of local context, the subject site forms part of a semi-rural precinct west of Eighty Road, which interfaces with the established and growing suburban Baldivis area east of Eighty Road.

Land west of Eighty Road comprises a mixture of uses, including rural-lifestyle dwellings with associated outbuildings; landscape supplies; an educational facility; a large aged care / lifestyle village; and various community uses including a church. A number of the semi-rural lots west of Eighty Road, including the subject site, are substantially constrained by a large Conservation Category Wetland (**CCW**).

Land east of Eighty Road is generally developed in a suburban configuration with dwellings ranging in density from R10 to R40, and associated parks/recreation reserves and community facilities scattered throughout. The Parkland Heights locality represents the southernmost aspect of Baldivis, and is understood to be progressively undergoing subdivision/development.

The development site is linked to the wider suburban Baldivis area by Ridge Boulevard, with the intersection of Eighty Road / Ridge Boulevard located approximately 200m south. Ridge Boulevard is a key arterial road providing access to the central portion of the Baldivis South area. Ridge Boulevard intersects with Nairn Drive, which is the main north-south access spine for the Baldivis community linking to Safety Bay Road.

We note the following complementary uses/activities located throughout the Baldivis area:

- Baldivis Children's Forest, located approximately 1km west of the subject site.
- Baldivis South Sports Pavilion, located approximately 800m south east of the subject site.
- Baldivis Medical Centre / Pharmacy, located approximately 900m east of the subject site.
- Mother Teresa Catholic College, located approximately 1.1km south of the subject site.
- The Vibe Lifestyle Village, located approximately 1km south of the subject site.
- Tranby College, located approximately 1.2km north of the subject site.
- Settlers Primary School, located approximately 950m north of the subject site.
- The Free Reformed Church of Baldivis, located approximately 950m west of the subject site.

The subject site currently contains an existing dwelling with a driveway to Eighty Road. The development site does not contain any existing buildings but contains some vegetation. As noted above, the subject site is substantially constrained by a CCW.

In terms of topography, the development site has a downward slope west of Eighty Road. The development site's levels generally decrease from approximately 7.5m AHD (east), to 4.5m AHD (west).

Refer to **Figure 1** for an aerial photograph depicting the subject site and its surrounds.



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SCALE	1: 3,000 @ A4
DATE	21 August 2019
FILE	01 190821 6101 Aerial Photograph.dwg
REVISION	1/DR/First Draft/05.08.2019

Scale Bar (m) 0 50

AERIAL PHOTOGRAPH

LOT 726 (591) EIGHTY ROAD,
BALDIVIS, WA

FIGURE 01

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3 Proposed development

The proposal involves the use and development of a child care centre on a 3,183m^2 portion of the subject site (referred to as the **development site**). The facility will provide for the care and early education of up to 92 children. The proposed development will facilitate the delivery of essential child care / early learning services from a state-of-the-art facility, which will meet the existing and future demand of the locality. The proposed development plans are provided at **Appendix 2** for reference.

The proposed child care centre has been designed with the intent of sympathising with its surrounding context and offering a design style which strikes a suitable balance between the suburban character east of Eighty Road and the semi-rural character west of Eighty Road. Built form features incorporated into the building include:

- Single storey scale with a relatively high pitch roof, with external wall heights approx. 2.7m from finished floor level (**FFL**) and top of pitch roof height approx. 5.95m from FFL.
- A verandah along the primary building frontage.
- The combination of feature brickwork and render along the primary frontage.
- The use of soft colour tones throughout the building.

The development site has been specifically selected to allow the proposed child care centre to offer a unique outdoors/naturalistic experience for children. In this regard, the proposed development considers and integrates existing native trees throughout the site and provides the majority of its outdoor play area at the western side of the child care building.

The facility will be serviced by a single 6m full-movement crossover to Eighty Road, which provides access to a car park accommodating 30 parking spaces with associated accessways. The car park is suitably graded and retained to address the site's sloping topographical features, whilst maintaining grades which are understood to be compliant with relevant Australian Standards. A number of existing mature trees have been retained within the car park.

The child care building is positioned centrally within the development site, providing a physical buffer between the car park and the outdoor play area 1. Fencing of 1.8m in height separates the play areas from the car park for a suitable level of privacy and security.

Outdoor play spaces are suitably positioned in north facing locations where access to sunlight and ventilation is achieved, whilst being concentrated away from neighbouring sensitive premises. Outdoor play area 1 is located west of the child care building and integrates with existing native vegetation for a green/natural outlook, whilst outdoor play area 2 is located north of the child care building where it is buffered from the neighbouring southern dwelling.

A 1.8m high bin storage area is provided within the car park, which is to be constructed with a feature brickwork finish. The bin store is unlikely to be visibly prominent to the street, noting the car park RL is 5.8m and the street level is 8m. Additionally, trees being retained in the verge will also work to provide a visual screening effect. Whilst the car park has been designed to cater for the movements of an 8.8m service vehicle, a portion of hardstand is also proposed within the Eighty Road to facilitate waste collection from the street.

The development provides approx. 1,140m^2 soft landscaping throughout the site representing a substantial proportion of the development site. Soft landscaping includes a 2m wide strip along the site's Eighty Road frontage, and minimum 1.5m wide landscaping strips along the side boundaries of the development site where applicable. The facility has been specifically designed to ensure native trees which have been identified as worthy of retention are retained and included in the overall site layout.

The proposed early learning centre will cater for the care of up to 92 children, for the following age demographics:

- 12 places for 0-2 years.
- 30 places for 2-3 years.
- 50 places for 3+ years.

The early learning centre is proposed to operate from 0630 to 1800, Monday to Friday. The facility will accommodate up to 18 staff.

Specifically, the proposed development is comprised of the following:

- Child care centre building situated centrally within the development site, set back as follows:
    - 27.5 metres from the Eighty Road boundary.
    - 10.0 metres from the northern DA boundary.
    - 10.0 metres from the southern DA boundary.
- An internal floor layout comprising of:
    - Foyer and reception desk.
    - Central piazza area, naturally lit from skylights.
    - Three internal activity areas comprised of six rooms.
    - Associated children's toilets, prep rooms and cot rooms.
    - Kitchen and pantry/store rooms.
    - Staff, office and meeting rooms.
    - Laundry, store room and child care centre amenities.
- Two outdoor play areas comprising a total area of approximately 655m^2. Early learning curriculum and activities are intended to be interactive and educational, with a particular focus on the natural environment and immersing children in stimulating external spaces.
- Design levels of 5.2m-5.3m AHD for the child care facility, approximately 3m lower than the levels of Eighty Road. This offers a level of privacy, security and unencumbered learning for children.
- A full movement 6-metre-wide crossover to Eighty Road. Access has been configured to optimise the functionality and accessibility of the site for both visitors and staff. The crossover will retain the existing power pole in a splitter island, achieving 1m separation from the kerb in accordance with Western Power requirements.
- A car park providing 30 spaces suitably allocated to staff and visitors (including one accessible bay). One shared access bay and one reversing bay are also provided for optimised functionality.
- Fencing throughout the facility at 1.8m in height, including along the northern and southern DA boundaries to provide a suitable level of enclosure and to preserve the amenity of adjoining properties.

- A simplistic 4.3m high pylon sign provided at the Eighty Road frontage of the site, and a 3.5m x 0.8m roof sign provided above the entrance to the facility.

Refer **Appendix 2** for the development plans.

A number of expert assessments have been carried out in support of the proposed child care development, comprising:

- Transport Impact Statement (**TIS**) carried out by Transcore, demonstrating minimal impacts to the surrounding road network arising from the proposed child care facility, and that the proposed access arrangements are satisfactory from a traffic engineering point of view. Refer to **Appendix 3**.
- A Reconnaissance Flora and Vegetation Survey and Black Cockatoo Habitat Assessment (**Environmental Assessment**) carried out by 360 Environmental, demonstrating the suitability of the development in respect of its environmental context. Refer to **Appendix 4**).
- A Bushfire Management Plan (**BMP**) and Bushfire Emergency Evacuation Plan (**BEEP**) prepared by Eco Logical Australia demonstrating a compliant post-development bushfire outcome, in compliance with *State Planning Policy 3.7 – Planning in Bushfire Prone Areas.* Refer to **Appendix 5**.
- An Environmental Noise Assessment carried out by Lloyd George Acoustics, demonstrating the proposal will comply with the *Environmental Protection (Noise) Regulations 1997*. Refer to **Appendix 6**.

4 Environmental factors

4.1 Conservation Category Wetland

The subject site is substantially constrained by a Conservation Category Wetland (**CCW**), which occupies a large portion of land between Mandurah Road and Eighty Road.

The development plans and environmental assessment depict a 50m buffer which is measured from the documented edge of the CCW. No buildings or structures are proposed within this buffer area, although it is noted that a portion of the outdoor play area is located within a small portion of the buffer, representing approximately 2m-9m of width.

The environmental assessment carried out by 360 Environmental included vegetation within the CCW buffer, which confirmed a 'completely degraded' condition of understory with no conservation significance. Consequently, the minor encroachment of the outdoor play area into the buffer would not result in any environmental impact and makes use of constrained land for suitable un-intensive purposes. Refer to **Appendix 4** for the environmental assessment.

Additionally, the proposed child care facility will be connected to reticulated sewer which is located along Eighty Road. This method of effluent disposal removes any risk of nutrient exportation into the wetland from effluent. A suitable drainage strategy will also be determined at detailed design stage to ensure runoff is addressed in a manner which considers the wetland.

4.2 Native vegetation and fauna

The project environmental consultants, 360 Environmental, carried out a Reconnaissance Flora and Vegetation Survey and Black Cockatoo Habitat Assessment (**environmental assessment**) in support of the development.

The purpose of the environmental assessment is to ensure proper consideration of the site's environmental factors and any potential impacts associated with the development of a child care centre within the development site. The surveyed and assessed part of the subject site (which captures a substantial portion of lot area) can be seen within the figures contained within the 360 Environmental report.

The environmental assessment determined a number of key conclusions, summarised as follows:

- A substantial portion of vegetation within the survey area is 'completely degraded' with no understorey of conservation significance.
- A number of trees may potentially have potential for Black Cockatoo breeding and are therefore of conservation significance.
- Ten trees are proposed to be removed from the development site to facilitate the proposed child care development, and none of these trees are of conservation significance.
- A number of trees are proposed to be removed from the Eighty Road verge, which are completely degraded and have no conservation significance (although it is noted that three of the largest and most mature trees are proposed to be retained).

- The proposed development will not significantly impact on the foraging or breeding habitat of Black Cockatoos.
- Bushfire management requirements necessitating the pruning of approximately 0.07ha of tree canopies is not considered to be of conservation significance.

The environmental assessment carried out by 360 Environmental is provided at **Appendix 4**.

5 Statutory planning framework

5.1 Metropolitan Region Scheme

The development site is zoned Rural under the provisions of the Metropolitan Region Scheme (**MRS**). The proposed child care development is considered to be consistent with the Rural zone for the following reasons:

- Child care services are a universal requirement and should not be exclusively provided within the Urban zone, given the existence of rural settlement.
- A number of community uses are provided within land zoned Rural throughout the locality, including the Free Reformed Church of Baldivis located approx. 900m west of the site, and the Vibe Lifestyle Village located approx. 1km south of the site. A child care centre is similar to and consistent with these types of uses.
- The proposed development is consistent with the character of the locality and demonstrated not to result in undue amenity impacts by the preceding sections of this report.
- The subject site is opposite land zoned Urban at the eastern side of Eighty Road and is considered to be a suitable site to accommodate transitional uses which suitably integrate with urban form of development.

Having regard for the above, the proposed development is considered to be consistent with the provisions of the MRS and may be approved accordingly.

5.2 State planning policies

5.2.1 State Planning Policy 2.0 – Environment and Natural Resources Policy

State Planning Policy 2.0 – Environment and Natural Resources Policy (**SPP2**) defines the principles and considerations relating to the preservation/conservation of the natural environment and natural resources.

The key objectives of SPP2 are:

- *To integrate environment and natural resource management with broader land use planning and decision-making.*
- *To protect, conserve and enhance the natural environment.*
- *To promote and assist in the wise and sustainable use and management of natural resources.*

The child care development is supported by a detailed environmental assessment which considers site-specific environmental constraints. The environmental assessment demonstrates that the proposed development will not result in any undue environmental impacts to native vegetation or protected fauna.

The existence of a Conservation Category Wetland has also been closely considered as part of this development, and reasonable precautions are to be taken to preserve the conservation significance of the wetland, including ensuring no buildings or structures are constructed within its 50m buffer and connecting the facility to reticulated sewer.

The proposal is therefore in direct alignment with the key objectives of SPP2 by protecting and conserving the natural environment.

5.2.2 State Planning Policy 2.5 - Rural Planning

State Planning Policy 2.5 – Rural Planning (**SPP2.5**) applies to development proposals on land zoned Rural in Western Australia. The intent of SPP2.5 is to protect and preserve rural zoned land, to ensure its economic, natural resource, food production, environmental and landscape values are maintained.

Section 5.1 of SPP2.5 provides measures for the protection of rural land and land uses. **Table 1** below provides an assessment against the relevant measures of Section 5.1.

Table 1: Assessment against section 5.1 of SPP2.5

Policy measure	Proposal
Requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme.	The City's Local Planning Scheme No.2 (**LPS2**) prescribes the permissibility of Child Care Premises as a 'D' discretionary use within the Rural zone, meaning the use can be approved at the discretion of the decision-maker. This permissibility indicates that a child care centre can be approved on land zoned Rural, with the local authority confirming that the key consideration is to ensure development is compatible with surrounding land and that it will not have a detrimental impact upon the amenity of neighbours, traffic or the environment. In this regard, we note: • The proposed building is designed sympathetically to integrate with its semi-rural surrounds, whilst striking a balance with suburban development on the opposite side of Eighty Road. • The facility sits approx. 3+ metres lower than road level, and would not be visually prominent from the street, maintaining rural amenity. • An acoustic assessment demonstrates compliance with the Noise Regulations at all times. • A traffic assessment demonstrates an insignificant impact on the road network and suitable access. • A bushfire assessment demonstrates a compliant outcome in accordance with the State bushfire framework. • An environmental assessment demonstrates the development will not impact the conservation significance of the site. • A number of similar/consistent community uses have been constructed within the Rural zone, in relatively close proximity to the site – including the Free Reformed Church of Baldivis, the Vibe Lifestyle Village and the Mother Theresa Catholic College. • Most importantly, the proposed child care centre will provide essential child care and early learning services to the established and growing Baldivis community in a unique and immersive setting. It is also noted that the subject site is substantially constrained by a conservation category wetland, preventing its use for any productive rural purpose. The proposal is therefore entirely appropriate for consideration in the Rural zone and warrants approval accordingly.

Policy measure	Proposal
Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose.	The subject site is not identified as 'priority agricultural land'.
Ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.	The proposal is supported by a comprehensive environmental assessment which demonstrates no impact on the environmental conservation value of the site. Refer to **Appendix 4**.
Protecting land, resources and/or primary production activities through the State's land use planning framework.	The subject site is not identified for any particular resources or primary production activities under the planning framework. Notwithstanding, the subject site is not considered suitable for supporting primary production or productive rural activities due its proximity to residential land uses and its significant environmental constraints.
Creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in Development Control Policy 3.4: Subdivision of rural land.	This application seeks development approval for a child care centre only. No subdivision is proposed at this point in time. Any future application for subdivision will be assessed on individual merit.
Preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses.	
Comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land.	The proposed child care centre use will not compromise potential future primary production, as the land itself is not appropriate for supporting primary production. There is also no primary production or other productive rural activities being carried out adjacent to the site.
Accepting the impacts of well-managed primary production on rural amenity.	No primary production is occurring adjacent to the site, or within a proximity capable of resulting in any noticeable impact.

Having regard for the assessment provided in **Table 1**, the proposal is consistent with SPP2.5 and warrants approval accordingly.

5.2.3 State Planning Policy 3.7 Planning in Bushfire Prone Areas

The development site is within an area identified as 'bushfire prone' under the Department of Fire and Emergency Services (**DFES**) bushfire prone mapping system. The relevant provisions and requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (**SPP3.7**) therefore apply to the proposal.

A Bushfire Management Plan (**BMP**) has also been prepared in support of the proposed development to demonstrate it meets the relevant requirements of SPP3.7. Having regard for the classification of a child care centre as a 'vulnerable' land use, a Bushfire Emergency Evacuation Plan (**BEEP**) has also been prepared in support of the proposal.

In summary, the BMP demonstrates a post-development BAL rating of BAL-29, subject to the establishment of a 14m wide Asset Protection Zone (**APZ**) from the child care building. As a portion of the APZ requires the maintenance of vegetation within the adjoining lot to the north, a landowner agreement has been secured with the adjoining landowner in the form of a legally enforceable deed and that landowner being party to the subject application by granting consent on development application forms. This has been accommodated at the specific request of the local authority.

It is noted that maintenance of the APZ requires the pruning of approximately 0.07ha of tree canopy which falls within the defined APZ area. As clarified in earlier parts of this report and within the supporting environmental assessment, this pruning is not of environmental conservation significance.

Based on the bushfire assessment carried out and authorised by a certified Level 3 bushfire practitioner, the bushfire protection requirements listed in the assessment provide an adequate standard of bushfire protection for the development, and the proposal is consistent with SPP3.7.

Refer to **Appendix 5** for the suite of bushfire documents comprised of the BMP, BEEP and APZ deed.

5.3 City of Rockingham Local Planning Scheme No. 2

5.3.1 Zoning

The subject site is zoned Rural under the City's Local Planning Scheme No.2 (**LPS2**). Refer to **Figure 2**, Zoning Map.

Pursuant to Clause 4.11.1 of LPS2, the stated objective of the Rural zone is:

> *to preserve land for farming and foster semi-rural development which is sympathetic to the particular characteristics of the area in which it is located, having due regard to the objectives and principles outlined in the Rural Land Strategy and supported by any other Plan or Policy that the Local Government may adopt from time to time as a guide to future development within the Zone.*

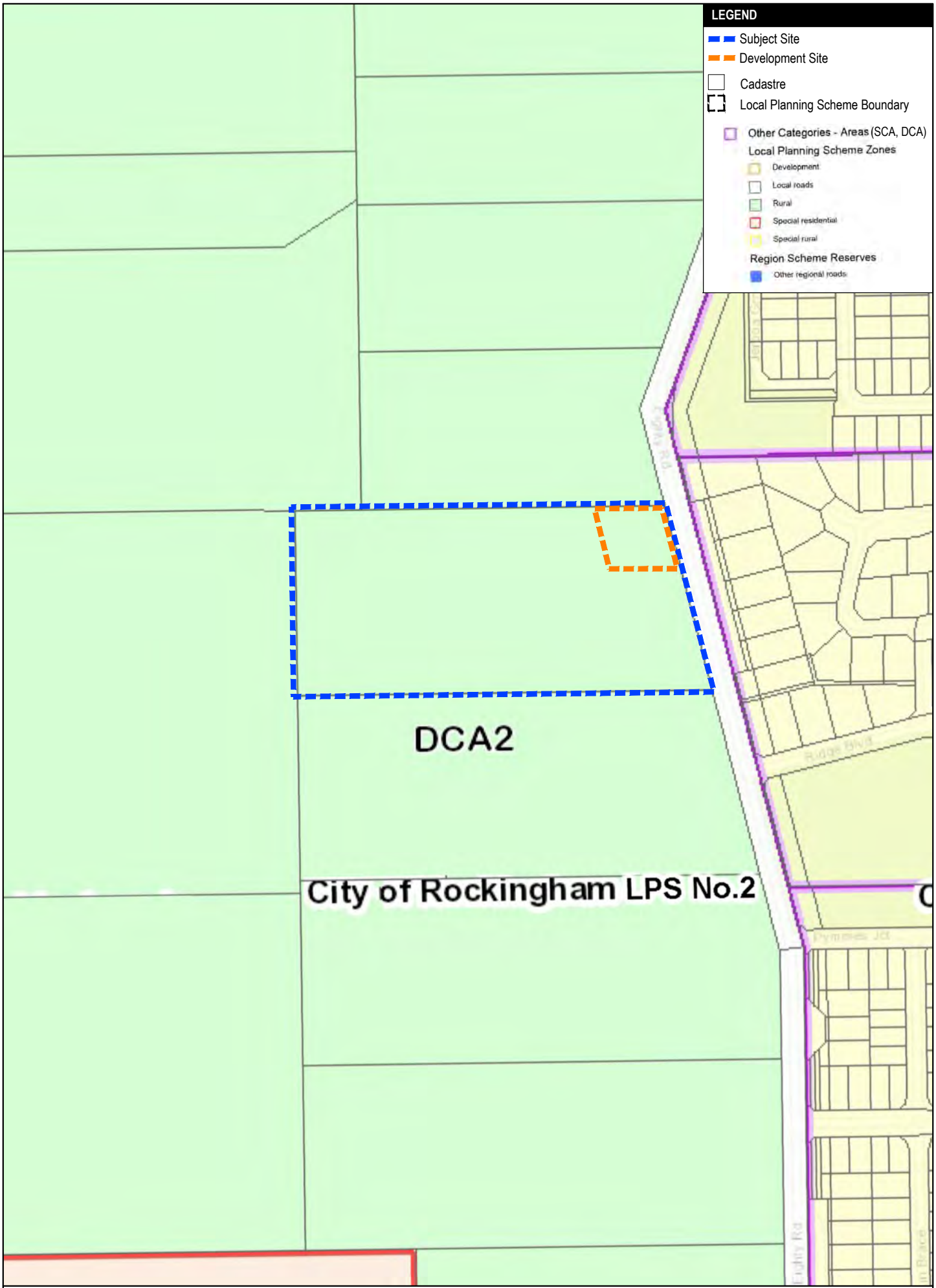
The proposed child care development is consistent with the Rural zone objective for the following reasons:

- The subject site is substantially constrained by a Conservation Category Wetland preventing its use for farming or any productive rural land uses.
- Whilst the site is zoned Rural, it interfaces with land developed with suburban style dwellings on the opposite side of Eighty Road. A child care centre is considered to be an appropriate transitional use which integrates with this unique context.
- The proposed building is designed in a sympathetic manner to ensure it integrates with its semi-rural context, whilst striking a suitable balance with suburban development on the opposite side of Eighty Road.
- The key considerations associated with the site (amenity, traffic, environmental, bushfire) are comprehensively addressed through expert reporting demonstrating its suitability.
- A number of community uses similar to, and consistent with that proposed have been constructed within the Rural zone, in relatively close proximity to the site – including the Free Reformed Church of Baldivis, the Vibe Lifestyle Village and the Mother Theresa Catholic College.

5.3.2 Land use classification and permissibility

The proposed land use is classified as a 'Child Care Premises', defined by LPS2 as:

> *Child Care Premises: means premises used to provide a child care service within the meaning of the Child Care Services Act 2007, but does not include a Family Day Care Centre*.



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SCALE	1: 4,000 @ A4
DATE	21 August 2019
FILE	02 190821 6101 Zoning Map.dwg
REVISION	1/DR/First Draft/05.08.2019

Scale Bar (m)

ZONING MAP

LOT 726 (591) EIGHTY ROAD,
BALDIVIS, WA

FIGURE
02

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As demonstrated by the development plans, the proposed child care centre will provide child care services catering for up to 92 children, which meets the definition of Child Care Premises under LPS2.

Pursuant to Table No. 1 - Zoning Table of LPS2, the Child Care Premises land use is an 'D' (discretionary) use within the Rural zone. The use is therefore capable of being approved, subject to the City's discretion.

The proposed child care centre use is entirely appropriate and suitable for establishment on the subject site for the following reasons:

- The proposed child care centre will provide essential child care and early learning services to the established and growing Baldivis community in a unique and immersive setting.
- The facility has been designed sympathetically to integrate with its mixed semi-rural and suburban setting. Notwithstanding this, the facility is substantially set back from Eighty Road and will sit at a level approximately 3m lower than Eighty Road, and will therefore not be visually prominent from the street.
- The proposed development has been deliberately designed and configured to minimise any intrusive impact to the amenity of adjoining properties and those residential dwellings opposite Eighty Road. In this regard, an acoustic report demonstrates compliance with relevant Noise Regulations.
- The proposal is supported by a TIS which demonstrates it is entirely acceptable from a traffic and access point of view.
- The proposed child care centre will have synergies with other community facilities in the area, which include a number of schools (Settlers Primary School, Tranby College, Mother Teresa Catholic College).
- There are a number of community uses located within the Rural zone in relatively close proximity to the development site, including the Free Reformed Church of Baldivis, the Vibe Lifestyle Village and the Mother Teresa Catholic College. This further demonstrates the appropriateness of the child care centre use within the Rural zone.

The proposed use is demonstrated to be suitable for the site and warrants approval accordingly.

5.3.3 Development standards

Part 4.11 of LPS2 stipulates the general development standards and requirements for Rural zoned land. The majority of the provisions as set out in Part 4 are not applicable to the proposed development, with the exception of car parking, as outlined in section 5.3.5 below.

Table 2 – Assessment against the Rural zone development standards of TPS4.

Requirement	Comment	Complies
Setbacks: All development, including the clearing of land, shall be setback a minimum of 30 metres from the primary street and 10 metres from all other boundaries, other than for the purpose of providing a fire break or vehicular accessway.	The proposed development provides a 27.5m setback to the Eighty Road (primary) street boundary. A 10m setback is provided from the building to the northern and southern boundaries of the development site.	**Variation** ✓

Justification: The proposed setback variation of 2.5m to Eighty Road (the primary street boundary) warrants discretion for the following reasons: • The magnitude of the variation (2.5m) is minimal and is unlikely to even be noticeable from Eighty Road, noting the facility will sit at a level approx. 3m lower than road level. • Three large, mature verge trees will be retained which will offer a partial screening function, further preserving the visual amenity of the locality. • The building is appropriately designed so as to integrate with its context, as demonstrated in earlier sections of this report. As such, no amenity impacts are expected to occur from the reduced setback.		
Clearing of Vegetation: No native or remnant vegetation shall be removed or cleared unless approved by the Local Government, and other than for the purpose of a fire break, fire protection within an asset protection zone, dwelling, outbuilding, fence and vehicular access or where such vegetation is dead, diseased or dangerous. *Note: The extent of the 'asset protection zone' is defined in the publication 'Planning for Bush Fire Protection'. For slopes up to 10 degrees the asset protection zone has a width of 20 metres and within this area clearance of vegetation for the purposes of fire protection may be undertaken without the need for development approval.*	Refer to the environmental Assessment prepared by 360 Environmental in **Appendix 4**. Ten trees are required to be removed to facilitate the proposed development. The environmental assessment demonstrates that the trees are 'completely degraded', are likely to have been planted and have no conservation significance.	✓

Having regard for the assessment provided in **Table 2**, the proposal is consistent with the relevant development requirements of LPS2 and warrants approval accordingly.

5.3.4 Parking

The parking requirement for a Child Care Premises under Table No. 2 – Carparking Table of LPS2 is as follows:

1 bay per employee and 1 bay per eight children.

Based on 92 children and 18 staff, a total of 30 parking bays are required (of which 18 must be dedicated to staff). The proposed development provides 18 staff bays and 11 visitor bays onsite, with one accessible bay provided. The parking supply is compliant with the requirements of LPS2.

5.3.5 Matters to be considered

Clause 67 of the Deemed Provisions sets out the matters for which due regard shall be given when considering an application for development approval. The relevant considerations are addressed in **Table 3 below**.

Table 3 – Matters to be considered

Matter to be considered	Provided
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The aims and provisions of LPS2 are considered and addressed throughout this report.
(c) any approved State planning policy;	Refer to section 5.2 of this report.
(d) any environmental protection policy approved under the Environmental Protection Act 1986 *section 31(d);*	Refer to the Environmental Assessment within **Appendix 3.** The proposed development results in no adverse implications to the environmental.
(g) any local planning policy for the Scheme area;	Refer to section 5.4 of this report.
(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed child care building has been designed sympathetically to integrate with its unique context which is comprised of semi-rural buildings and suburban dwellings. This is achieved through a range of external design features. Additionally, the child care building will sit at a level approx. 3m lower than Eighty Road, as a result it is unlikely to be visually prominent or have any bulk/scale impacts. A range of expert reporting prepared in support of the development demonstrates its compatibility with development on other land in the locality and adjoining sites.
(n) the amenity of the locality including the following — *(i) environmental impacts of the development;* *(ii) the character of the locality;* *(iii) social impacts of the development;*	<u>Environmental impacts</u> The proposed development is supported by an environmental assessment and bushfire assessment demonstrating its acceptability. Additonally, an acoustic assessment demonstrates compliance with the Noise Regulations. <u>Character of the locality</u> The proposed child care building has been designed sympathetically to integrate with its unique context which is comprised of semi-rural buildings and suburban dwellings. This is achieved through a range of external design features. With regard to its use, the proposed child care centre represents an appropriate transition between the rural nature of land to the west of Eighty Road, and the suburban nature of development east of Eighty Road. <u>Social impacts</u> There will be no detrimental social impact resulting from the proposed development. Conversely, the proposal will result in the creation of 18 jobs and provide essential child care services for families in the locality, which is a positive social impact.

Matter to be considered	Provided
(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	It has been demonstrated in the Environmental Assessment the proposal will not result in any adverse impacts to the environment. Refer to **Appendix 4**.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The development provides approx. 1,140m^2 soft landscaping throughout the site representing a substantial proportion of the development site. Soft landscaping includes a 2m wide strip along the site's Eighty Road frontage, and minimum 1.5m wide landscaping strips along the side boundaries of the development site where applicable. The facility has been specifically designed to ensure native trees which have been identified as worthy of retention are retained and included in the overall site layout.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	A suite of bushfire assessment documents are provided at **Appendix 5** which demonstrate compliance with the State bushfire framework.
(s) the adequacy of — *(i) the proposed means of access to and egress from the site; and* *(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*	A TIS has been prepared which addresses the suitability of the development from a traffic/access point of view – refer to **Appendix 3**. The TIS also demonstrates the ability of waste collection vehicles to access the bin store.
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	A TIS has been prepared demonstrating any additional traffic generation associated with the proposal is minimal and will have negligible impacts on the surrounding road network. Refer **Appendix 3**.
(u) the availability and adequacy for the development of the following — *(i) public transport services;* *(ii) public utility services;* *(iii) storage, management and collection of waste;* *(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);* *(v) access by older people and people with disability;*	Availability of transport options near the subject site is considered in the TIS prepared for the proposed development – refer to **Appendix 3**. Deliveries are anticipated to occur outside the peak activities for the child care centre. The bin store provided at the north east portion of the subject site and the swept path analysis undertaken for 8.8m rubbish truck confirms the satisfactory access, egress and circulation within the development site. One accessible car parking space has been provided for the proposed development, located at the south east corner of the building. Further, a footpath (accessible path of travel) is provided along the building's frontage and another adjacent to the visitor car parking bays for safe and easy navigation through the car park.
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	The proposed development will not result in the loss of a community service. Conversely, the proposed development will contribute to the delivery of a critically important community service.

Matter to be considered	Provided
(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	It is noted the proposed development will provide full-time employment for 18 people, and provide care and education services for 92 children, providing employment opportunities for residents in the Baldivis locality. In this respect, there is a positive social outcome resulting from this development.
(y) any submissions received on the application;	Submissions will be considered due course, should the application be advertised.

5.4 Local planning policies

5.4.1 Planning Policy 3.1.1 – Rural Land Strategy

The City's *Local Planning Policy 3.1.1 Rural Land Strategy* (**Rural Lands Strategy**) provides the basis for land use planning in the rural area of the municipality. An assessment against the objectives of the Rural Land Strategy is provided below.

Table 4 – Assessment against the objectives of the Rural Lands Strategy.

Objective	Comment	Complies
Conserve the productive potential of agricultural land.	The subject site is not considered to have productive potential, noting it is substantially constrained by a conservation category wetland.	✓
Protect current agricultural pursuits and encourage new agricultural uses in rural areas.	The site is not within any reasonable proximity of existing agricultural pursuits. Additionally, the development of the child care centre will not inhibit new agricultural uses on other sites in any way.	✓
Protect and conserve landscape values.	Refer to the Environmental Assessment provided at **Appendix 4**, which demonstrates the development of the site for a child care centre will not result in any adverse environmental impacts.	✓
Protect and Conserve Areas of Environmental Significance.		
Protect and conserve natural resources.		
Protect and conserve important cultural resources.	N/A – no cultural resources exist on the development site.	**N/A**
Protect options for future urban development requiring a rural location.	The proposed child care centre will not inhibit options for future urban development that requires a rural location. The child care centre has been thoughtfully designed so that it integrates with its context.	✓
Provide for a range of rural lifestyle opportunities	The proposed child care centre will provide an essential community service for those living a rural lifestyle or those within the suburban areas of Baldivis.	✓

The proposed development is generally consistent with the objectives of the Rural Lands Strategy, as it does not hinder prospects of future agricultural pursuits on Rural land which is suitable for this purpose. The development site is not capable of supporting productive agricultural pursuits, and as such, the development proposed is entirely appropriate.

The Rural Lands Strategy divides Rural zoned land within the City into precincts, with the development site identified within Precinct 4A. Precinct 4A is intended to serve as an interface between the urban land located generally east of the ridgeline and the lake system parallel with Mandurah Road, transitioning from urban to rural. The proposed development serves this function, acting as an appropriate transitional use between the residential/suburban properties east of Eighty Road and the Rural land west of Eighty Road.

5.4.2 Planning Policy 3.3.5 – Child Care Premises

Planning Policy 3.3.5 - Child Care Premises (**Child Care Premises Policy**) sets out the objectives and policy provisions to which the City will have due regard when assessing planning applications seeking approval for this use.

Importantly, the policy acknowledges there is growing demand for child care facilities in all parts of the City, and notes this demand is expected to continue given the current and expected urban development being experienced. Noting the Parkland Heights LSP area in proximity to the subject site is progressively currently undergoing subdivision and development, the proposed development is consistent with this policy position.

Table 6 provides an assessment against the relevant policy provisions of the City's Child Care Premises Policy.

Table 6 – assessment against the Child Care Premises Policy.

Policy provision	Provided
4.1 Location of child care premises	
(a) Distributed strategically to provide the maximum benefit to the community it serves	The proposed child care facility is sufficiently separated from other centres, with the closest centre being Busy Bee Baldivis approx. 2.3km from the site. It is noted that the proposed development is located 200m from Ridge Boulevard, which is a key arterial road providing access through the southern portion of Baldivis, which ensures the site is highly accessible from the local catchment area.
(b) Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities	There are benefits/synergies associated with the co-location of community services, with the development site at least 1.2km of existing schools and also in close proximity to other community uses such as the Free Reformed Church and the Vibe Lifestyle Village, as mentioned earlier in the report. Shopping/retail facilities (pharmacy and convenience store) are located 2km east of the site.

Policy provision	Provided
(c) 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 development site is within a Rural zoned precinct and specifically, adjoins a landscape supplies facility to the north and a dwelling to the south. The landscape supplies facility is a non-intensive use which has limited off-site impacts. The property will be separated with a solid 1.8m fence, ensuring any potential impacts are prevented. The adjoining dwelling will be separated from the child care facility by a 1.8m fence, which ensures compliance with the Noise Regulations as demonstrated by the supporting acoustic assessment.
(d) Serviced by public transport (where available)	The nearest bus stop is located on Arpentuer Drive which is approximately 550m east of the subject site.
(e) Considered suitable from a traffic engineering/safety point of view	A Transport Impact Statement contained in **Appendix 3** confirms the proposal is suitable from a traffic engineering/safety point of view.
(f) Of sufficient size and dimension to accommodate the development without affecting the amenity of the area	The development site totals 3,183m2, and the DA drawings demonstrate that the proposed child care facility comfortably fits within this area.
4.2 Site characteristics	
As a general rule, sites in a residential area should be of regular shape and greater than 1,000m^2 in size. A maximum site coverage of 50% will apply to any proposal to prevent the over-development of any lot.	The proposed development is in a rural area, in proximity to a residential area. The development site is 3,192m^2 in size, and the proposed site cover of the child care building is 605m^2, equating to approximately 19%.
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 child care facility is proposed to sit approx. 3m lower than Eighty Road, which would effectively reduce any potential noise transfer in an eastward direction.
4.3 Car parking	
Parking is to be provided in accordance with LPS2 requirements.	As demonstrated in section 5.2.5 of this report, the proposal complies with the parking requirements of LPS2.
Parking areas should be provided in front of the building. If this is not possible, parking areas should be clearly visible and easily accessible from the entry to the site.	Visitor and staff parking bays are provided in front of the site care building, fronting Eighty Road. Staff and visitor bays are marked and allocated, with visitor bays closest to the entrance. The site's parking area is clearly visible and accessible from the entry to the site from Eighty Road.
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 development provides approx. 1,140m^2 soft landscaping throughout the site representing a substantial proportion of the development site. Soft landscaping includes a 2m wide strip along the site's Eighty Road frontage, and minimum 1.5m wide landscaping strips along the side boundaries of the development site where applicable. The facility has been specifically designed to ensure native trees which have been identified as worthy of retention are retained and included in the overall site layout.
4.4 Traffic impacts	

Policy provision	Provided
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 families using the premises, or for pedestrians or road users	A Transport Impact Statement has been prepared in support of the proposal, contained in **Appendix 3.**
4.5 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.	An Environmental Noise Assessment has been prepared demonstrating the proposal will comply with the *Environmental Protection (Noise) Regulations 1997*, contained in **Appendix 6**.
4.6 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 minimise any impact on adjoining properties.*	The facility has been sited, configured and designed in consideration of the site's unique semi-rural context, which is comprised of rural land west of Eighty Road and suburban development east of Eighty Road. The building's external appearance is of a high quality, incorporating a range of architectural design features sympathetic to the rural character of the locality. Built form features incorporated into the building include: • Single storey scale with a relatively high pitch roof, with external wall heights approx. 2.7m from finished floor level (FFL) and top of pitch roof height approx. 5.95m from FFL. • A verandah along the primary building frontage. • The combination of feature brickwork and render along the primary frontage. • The use of soft colour tones throughout the building. Setbacks are compliant with the requirements of LPS2.
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 setback 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.*	The outdoor play areas are located at the northern and western side of the building, where access to northern sun is facilitated, and where access to ventilation (south-westerly breezes) is also provided for a high level of amenity. The outdoor play area is 671m^2 which exceeds regulatory requirements based on 92 children.

Policy provision	Provided
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.	A 2m wide landscaping strip is provided along the Eighty Road frontage of the site.
4.7 Hours of operation	
For Child Care Premises in Residential areas, hours of operation will be restricted to 7.00am to 7.00pm, unless otherwise agreed to by the Council.	The centre is proposed to operate from 0630 – 1800. An acoustic assessment has been prepared demonstrating compliance with the Noise Regulations on this basis.

Having regard to **Table 6**, the proposed development is entirely consistent with the City's Child Care Premises Policy and warrants approval.

6 Conclusion

A child care centre accommodating 92 children and up to 18 staff is proposed at a portion of Lot 726 (591) Eighty Road, Baldivis. The proposed use and development of a child care centre on the development site is acceptable and warrants approval for the following reasons:

1. A child care premises is a discretionary use within the Rural zone of LPS2 and entirely appropriate within its context. There are a number of non-rural uses currently operating within the Rural zone.
2. The proposed development has been designed to function effectively and efficiently with respect to providing placement for 92 children and accommodating 18 full-time staff, without compromising the amenity of the locality.
3. The building façade incorporates a range of materials, textures and colours, to ensure the building design presents suitably within its uniquely mixed context (rural to the west, suburban to the east), which ensures the development provides a suitable transition between the residential development to the east of Eighty Road and rural land to the west.
4. The proposed development will provide essential child care services to the growing Baldivis community, which is currently undergoing residential subdivision and development. Additionally, the development site is in close proximity to a range of community facilities including a number of schools.
5. The proposed development provides a social benefit to the broader Baldivis community by providing placement for children (allowing parents and guardians to pursue full-time work), plus provides direct full-time employment for 18 people. In addition, the Child Care Premises Policy specifically identifies a need for child care facilities.
6. The application is supported by expert reporting that demonstrates its suitability from an acoustic, bushfire, environmental and traffic perspective.

For the above reasons, it is respectfully requested the Metropolitan South-West Joint Development Assessment Panel grant approval to the proposed development.

Appendix 1
Certificate of Title and Deposited Plan

WESTERN AUSTRALIA

REGISTER NUMBER	
726/DP202751	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

VOLUME 1952 FOLIO 664

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.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 726 ON DEPOSITED PLAN 202751

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GEORGE JOHN YIANNAKIS
MARGARET PEARL YIANNAKIS
BOTH OF 23 RICHARD PLACE, ORELIA
AS JOINT TENANTS

(T F142484) REGISTERED 23/3/1993

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

1. F142485 MORTGAGE TO R&I BANK OF WESTERN AUSTRALIA LTD REGISTERED 23/3/1993.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: 1952-664 (726/DP202751)
PREVIOUS TITLE: 1440-574
PROPERTY STREET ADDRESS: 591 EIGHTY RD, BALDIVIS.
LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PEEL ESTATE LOT 726 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 726 ON DEPOSITED PLAN 202751 ON 07-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Mar 6 09:06:20 2019 JOB 58802083

Landgate
www.landgate.wa.gov.au

WESTERN AUSTRALIA

REGISTER NUMBER	
107/D50627	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	19/2/2004

VOLUME 1446 FOLIO 388

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.

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 107 ON DIAGRAM 50627

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BLAIR CHRISTOPHER THOMAS OF LOT 107, 575 EIGHTY ROAD, BALDIVIS

(T I764940) REGISTERED 20/1/2004

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

1. I764941 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 20/1/2004.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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:	1446-388 (107/D50627)
PREVIOUS TITLE:	1293-250
PROPERTY STREET ADDRESS:	577 EIGHTY RD, BALDIVIS.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ROCKINGHAM

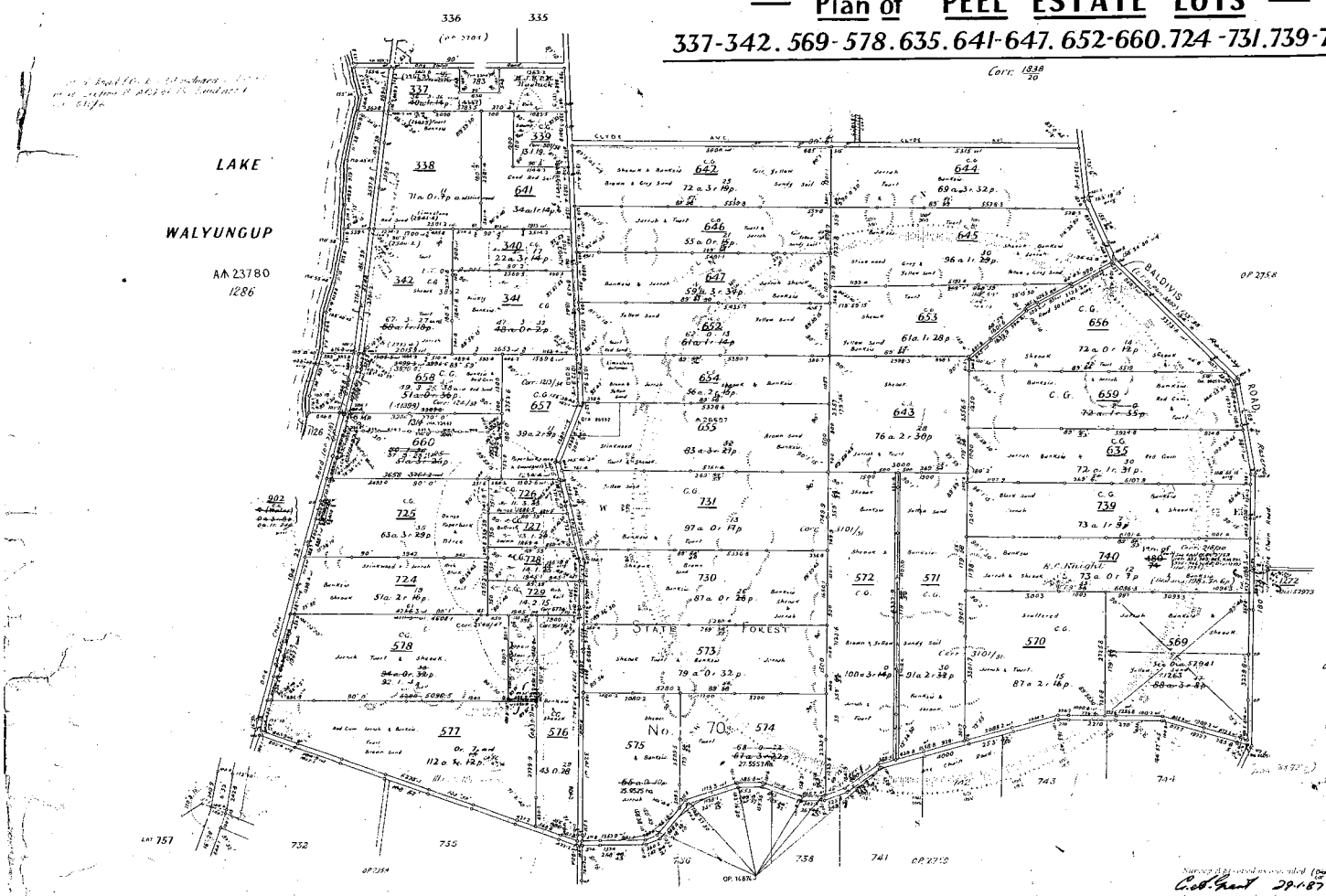
LANDGATE COPY OF ORIGINAL NOT TO SCALE 12/08/2019 04:04 PM Request number: 59709362

Landgate
www.landgate.wa.gov.au

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Mar 6 09:06:20 2019 JOB 58802083

— Plan of PEEL ESTATE LOTS —

337-342. 569-578. 635. 641-647. 652-660. 724-731. 739-740. 902.



Azimuth observed at .....
or assumed from .....
Date of Marking ..... March ..... 1923.
Field Book No. 154 156 & 157 Page .....
Scale 10 chains to an inch.
Public Plan No. ..... Division .....

Surveyor's certificate

I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection, and field check) in strict accordance with the Regulations for the Guidance of Surveyors, and that this plan is in all respects e[illegible]ate.

Licensed Surveyor

Date 29/1/1962

Surveyor General

OFFICE REFERENCES.

Account No. Survey Passed	On D.O. Public Plan
Calculation Book No. 2 Folio [illegible]	On Standard Plan
Chainage close	On Public Plan Pet. Estate [illegible]
Angular close	On Compilation
Area	Survey approved as adjusted
Compared with Field Book [illegible]	Distrcs Surveyor General
Examined [illegible]	Date 22 [illegible] 19[illegible]
Plan passed	
District Surveyor.	PLAN No. 2751
Date	District Off. Regd. [illegible] Lead Office. Regd.

DP 202751

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Appendix 2
Development Plans

S:\Design\Aveling Developments\Special Projects\591 Eighty Rd, Baldivis. CCC\Claradon_Baldivis RA.pln
Last accessed / brnh on 22/08/2019

PLANNING DRAWINGS

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87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING **31c + WALL PLATE**
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
01c STANDARD FACE BRICK
02c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

BEWARE: POSSIBLE SERVICE RUN IN & COST

W S E N

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires **boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**

LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey



AVELING DEVELOPMENTS
STRATA, DUPLEX, TRIPLEX, MULTI-UNITS.
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
© Copyright 2019 AVELING DEVELOPMENTS

Drwg: **LOCALITY PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	xx/xx/xx	VO/Amend	By
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:500, 1:200
Sheet #:**01** Rev: **00**

S:\Design\Aveling Developments\Special Projects\591 Eighty Rd, Baldivis. CCC\Claradon_Baldivis RA.pln
Last accessed / brnh on 22/08/2019

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DISCLAIMER:
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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey

Thick Trees, Bush & Long Grass
Tree Ø 1.5m Ht 12.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 1.2m Clump Ht 12.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 2.2m Ht 12.0m
Tree Ø 1.5m Ht 15.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.4m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.3m Ht 9.0m
Tree Ø 0.5m Ht 6.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 1.1m Ht 15.0m
Tree Ø 2.0m Ht 15.0m
Tree Ø 1.3m Ht 12.0m
Tree Ø 1.2m Ht 12.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.7m Ht 6.0m
Tree Ø 0.5m Ht 8.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.6m Ht 7.0m
Tree Ø 0.3m Ht 2.0m
Tree Ø 0.1m Ht 2.0m
Tree Ø 0.2m Ht 2.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 6.0m
Tree Ø 0.2m Ht 3.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 1.0m Ht 15.0m
Tree Ø 0.3m Ht 5.0m
Lemon Tree Ø 0.2m Ht 3.0m
Stump Ø 0.4m
Stump Ø 0.5m
Bush
Trees & Bush
Long Grass
Gravel & Long Grass
Sand & Long Grass
Gravel Driveway
Pool Area
Canopy Line
Timber Decking
Brick Ret. Wall
Metal Fence (Fair Cond.)
Timber Post & Wire Fence (Poor Cond.)
Timber Post & Galv. Fence (Poor Cond.)
Glass Fence (Fair Cond.) On Brick Ret. Wall
Metal Post Fence (Fair Cond.)
Timber Ret. Wall & Timber Posts (Poor Cond.)
Star Picket & Wire Fence (Fair Cond.)
Cyclone & Barbed Wire Fence (Poor Cond.)
Cyclone & Barbed Wire Fence (Fair Cond.)
Gate
Steps
Pool Pump
Retic Pipe
Tyres
Timber Post
Timber Post & Wire Fence (Poor Cond.)
Fence (Poor Cond.)
Stobie Pole
Meter
Timber, Brick Pillar & Galv. Porch
Approx House F/L At Door On Brick 5.48
Approx House F/L At S.Door On 5.82
Timber & Galv. Patio On Brick Paving
Brick & Galv. On Slab
Brick & Galv. Garage Approx F/L 5.82
Roller Door
Galv. Demountable
Galv. Stables
Porch UMR
D&W
S/D
Bore
Metal Sheet Fence (Fair Cond.)
Ref Nail At Base Of Kerb A.H.D. level 8.31m (Established from S.M.H. number AB4398 using data supplied by the Water Corporation.)
Closest Wire To Boundary
Timber Post & Wire Fence (Poor Cond.)
L/stone & Gravel Crossover
Power Pole
Consumer Pole & Meter Box
Underground Power Cable
Street Sign
PEG
FND
NOTE/BEWARE:ADVISE TRADES O/Head power lines
Eighty Road
Bitumen
Semi-Mount
Mountable
Flush
Brick Paved
Concrete Crossover
Brick Paved Crossover
Sewer MS (9.93)
Light Pole
Lawn, Bush & Trees
Lawn, Bush & Trees
Lown, Bush & Trees
Steel Hydrant
Lemon Tree Ø 0.2m Ht 3.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 6.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 1.0m Ht 15.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.3m Ht 10.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 2.0m
Tree Ø 0.7m Ht 6.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.6m Ht 4.0m
Tree Ø 0.6m Ht 8.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.5m Ht 8.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.2m Ht 2.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 2.0m
Tree Ø 0.7m Ht 6.0m
Tree Ø 1.3m Ht 12.0m
Tree Ø 1.2m Ht 12.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 5

S:\Design\Aveling Developments\Special Projects\591 Eighty Rd, Baldivis. CCC\Claradon_Baldivis RA.pln

Last accessed / time on 22/08/2019

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COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors ©
87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
01c STANDARD FACE BRICK
02c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

BEWARE: POSSIBLE SERVICE RUN IN & COST

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey

EDGE OF CONSERVATION CATEGORY WETLANDS

Thick Trees, Bush & Long Grass

(302.27)

Tree Ø 0.4m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.3m Ht 9.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.5m Ht 6.0m

(TF 3.82)

Tree Ø 1.5m Ht 12.0m
Tree Ø 1.2m Clump Ht 12.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 2.2m Ht 12.0m
Tree Ø 1.5m Ht 15.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.3m Ht 6.0m
Tree Ø 1.2m Ht 15.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 0.3m Ht 3.0m
Lemon Tree Ø 0.2m Ht 3.0m
Tree Ø 1.1m Ht 15.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 2.0m Ht 15.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 1.3m Ht 12.0m
Tree Ø 1.2m Ht 12.0m
Stump Ø 0.7m
Stump Ø 0.4m
Stump Ø 0.5m

Gate
Stump Ø 0.7m
TREES OR STRUCTURES TO REMAIN SHOWN WITH SOLID LINES
Star Picket & Wire Fence (Fair Cond.)
BANK FILL TO FENCED PLAY AREA TO AVOID AFFECTING CCW TREES
PLAY AREA SHOWN HATCHED (LAYOUT TO BE ADVISED)
1800H OPEN STYLE TUBULAR FENCING
Gravel & Long Grass
Long Grass
GRASSED AREA SHOWN HATCHED
LIMESTONE RETAINING WALL
PROVIDE 1800mm HIGH COLOURBOND FENCING AS SPCIFIED
LANDSCAPED AREA SHOWN HATCHED
1800H OPEN STYLE TUBULAR FENCING
1800 HIGH C/BOND GATE WITH FIRE COMPLIANT HARDWARE
1800 HIGH C/BOND WING FENCING
1800 HIGH COLOURBOND GATE WITH FIRE COMPLIANT HARDWARE
1800 HIGH C/BOND GATE'S WITH FIRE COMPLIANT HARDWARE
Metal Fence (Fair Cond.)
Timber Decking
Brick Ret. Wall
Pool Area
Pool Pump
Glass Fence (Fair Cond.) On Brick Ret. Wall
Timber Post & Galv. Fence (Poor Cond.)
Steps
Bush
Lawn, Bush & Trees
Trees & Bush
Canopy Line
Gravel Driveway
Brick Paved
Bitumen
Eighty Road
Semi-Mount
Mountable
Flush
Buried Services
Cyclone & Barbed Wire Fence (Poor Cond.)
Cyclone & Barbed Wire Fence (Fair Cond.)
Timber Post & Wire Fence (Poor Cond.)
Listone & Gravel Crossover
Power Pole
Light Pole
Sewer MS (8.44)
Consumer Pole & Meter Box
Street Sign
Closest Wire To Boundary
Timber & Galv. Patio On Brick Paving
Timber, Brick Pillar & Galv. Porch
Approx House F/L At Door On Brick 5.48
Approx House F/L At S Door On 5.82
Approx House F/L At Door On Brick 5.84
Brick & Galv. Garage Approx F/L 5.82
Brick & Galv. On Slab
Roller Door
Porch UMR
#591
Bore
Lemon Tree
Tree Ø 1.0m Ht 15.0m

OUTDOOR PLAY AREA 1
R.L.: 5.200
311.91 m²

OUTDOOR PLAY AREA 2
R.L.: 5.200
359.85 m²

PROPOSED CHILDCARE CENTRE
00c FL
R.L.: 5.300 FFL

STORE 1
GRANO AT -100mm
R.L.: 5.200

STORE 2
GRANO AT -100mm
R.L.: 5.200

VERANDAH 1
B/PAVE AT -35mm
R.L.: 5.265

VERANDAH 2
B/PAVE AT -35mm
R.L.: 5.265

VERANDAH 3
B/PAVE AT -35mm
R.L.: 5.265

VERANDAH 4
B/PAVE AT -35mm
R.L.: 5.265

B/PAVE AT -35mm
R.L.: 5.265

R.L.: 5.800

T.O.W. 5.200
B.O.W. 3.740
B.O.W. 4.000
B.O.W. 4.500
B.O.W. 5.000
T.O.W. 5.200
T.O.W. 5.700
T.O.W. 6.000
B.O.W. 5.200
B.O.W. 5.400
T.O.W. 6.300
T.O.W. 6.500
T.O.W. 6.900
B.O.W. 5.300
T.O.W. 6.100
T.O.W. 6.000
B.O.W. 5.300
T.O.W. 6.300
T.O.W. 6.500
B.O.W. 6.500
T.O.W. 7.000
T.O.W. 7.100
T.O.W. 7.300
T.O.W. 7.600

(TF 5.50)
(TF 4.92)
(TF 9.53)
(TF 9.05)
(TF 8.76)

PLAY AREA SHOWN HATCHED (LAYOUT TO BE ADVISED)
REFER TO SEPARATE LAYOUT
EXISITNG DWELLING POWER CONNECTION AND METERBOX TO BE RELOCATED AND RE-CONNECTED PRIOR TO CONSTRUCTION
PEG FND
NOTE/BEWARE:ADVISE TRADES O/Head power lines
LANDSCAPED AREA SHOWN HATCHED
BITUMEN CARPARK - (REFER TO SEPARATE LAYOUT)
LIMESTONE RETAINING WALL
PYLON POSTS FIXED THROUGH RETAINING WALL TO FOOTING
1000H BALUSTRADE OVER R'TG WALL
Sand & Long Grass
PYLON SIGNAGE REFER TO DETAIL
GRANO HARDSTAND FOR BIN PICKUP
EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED
TREE STUMPS TO BE REMOVED
BITUMEN CROSSOVER TO SHIRE REQUIREMENTS
EXISTING CROSSOVER TO BE REMOVED AND MADE GOOD TO SHIRE REQUIREMENTS
NEW CROSSOVER TO EXISTING DWELLING
NEW DRIVEWAY TO EXISTING DWELLING
EXISTING POWER POLE TO REMAIN
TREES OR STRUCTURES TO BE REMOVED SHOWN DASHED
EXISTING HOUSE TO REMAIN
Ref Nail At Base Of Kerb A.H.D. level 8.31m (Established from S.M.H. number AB4398 using data supplied by the Water Corporation.)
Timber Post & Wire Fence (Poor Cond.)
Lawn, Bush & Trees
Gravel & Long Grass
Sand & Long Grass
Galv. Shed -Well Clear
1800 HIGH C/BOND WING FENCING
SHARED BAY
PEDESTRIAN PATH
LANDSCAPED AREA SHOWN HATCHED
GAS HWU REC. BOX
Closest Wire To Boundary
Tree Ø 0.3m Ht 7.0m
Tree Ø 0.6m Ht 8.0m
Tree Ø 0.5m Ht 8.0m
Tree Ø 0.2m Ht 2.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.1m Ht 2.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.7m Ht 6.0m
Tree Ø 0.3m Ht 2.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 3.0m
Bush Ø 0.3m Ht 3.0m
Stump Ø 0.4m
Stump Ø 0.5m
Tree Ø 0.2m Ht 4.0m
Tree Ø 0.3m Ht 6.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 5

AVELING DEVELOPMENTS

BUILDING CONTRACTOR N° 19286
Level 1, 62 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
© Copyright 2019 AVELING DEVELOPMENTS

"Design, Supply & Install" Specialists
Mob Ref: SteelStand9 - 6411940

Dwg: **FLOOR PLAN**
Client: **CLARADON PROPERTY PTY LTD**
Site: **LOT 726 #891 EIGHTY ROAD BALDIVIS**

CONTRACTS
OWNER ____ DATE ____
OWNER ____ DATE ____
BUILDER ____ DATE ____

CHILDCARE CENTRE
ROCKINGHAM
(Local Authority)

Date: 22/08/19
Drawn: Aaronstone
Chk'd: XX
Scale: 1:100
Sheet # 04 Rev: 00

Job No. G1376

ID	FLOOR PLAN	M²	PERIM.
01	PROPOSED CHILDCARE CENTRE	604.91	117.76
02	VERANDAH 1	48.84	50.98
03	VERANDAH 2	7.68	12.40
04	VERANDAH 3	32.28	36.02
05	VERANDAH 4	53.96	51.38
06	STORE 1	10.61	13.06
07	STORE 2	7.54	11.06
	765.44 m²	**252.66 m**	

ID	ROOF	M²	PERIM.
01	ROOF AREA GF	856.45	131.56

NOTE:
CEILING 3166 + WALL PLATE
UNLESS NOTED OTHERWISE
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK VOAH ROOF
AT 5°42', EAVE 00MM
ADFAD TEXTURE ON NEW/OPEN PAINT TO
EXTERNAL BWK UNLESS NOTED
OTHERWISE

PLANNING DRAWINGS
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ENERGY EFFICIENCY & 5 STAR REQUIREMENTS

CAVITY WALL INSULATION:	NIL
LIVING CEILING INSULATION:	R1.0
ROOF INSULATION:	NIL or BAL SPEC.
GARAGE CEILING INSULATION:	NIL
DESIGN CHANGES:	SINGLE CLEAR
WINDOW GLAZING:	YES/NO
ENERGY RATING COMPLETE:	

(Entered between markers X's)

NOTE:
PROVIDE REVERSE CYCLE AIRCONDITIONING SYSTEM WITH FRESH AIR INTAKE AS SPECIFIED. VENT LOCATIONS SUBJECT TO ROOF FRAME CLEARANCES

UNLESS NOTED OTHERWISE ON PLAN THE POLISHING SHALL APPLY

BRACKETS
PROVIDE 6 F.C.S. OF INTERNAL WALLS BETWEEN 2 EXTENT OF REDUCER BETWEEN R.W. SHEET & ENGINEER CERTIFIED DETAILS

ROOF CARPENTER NOTE
REFER TO ENGINEERS DRAWINGS DETAILS

ROOF CARPENTER NOTE
REFER TO ENGINEERS DRAWINGS DETAILS

TILING/CARPET NOTE
REFER TO BUILDERS ROOF CARPENTER SPECIFICATION

TILING/CARPET NOTE
PROVIDE GALVOMS BASKET SUPPORT TO INSULATION UNDER (300mm LONG MAX 1800 c/)

ALL SHEETS 450 DEEP (U/N O)

MIN 6/4 CENTRES TO BE 2000 OPP WALL/BACK OF SHEET

WINDROBE
SHELF & RAILAT 1800mm A.F.L

PANTRY 4 SHELVES
TOP SHELF AT 1800mm A.F.L
BOTTOM SHELF AT 600mm A.F.L
@ 300 CENTRES BETWEEN

LINEN 4 SHELVES
TOP SHELF AT 1800mm A.F.L
@ 300 CENTRES BETWEEN

BROOM
1 x SHELF AT 1800mm A.F.L

PROVIDE DRAFTPROOF SEAL TO ENTRY DAMAGED/ENTRY & LAUNDRY DOORS WHERE EXTERNAL APPLICABLE

CLIENT NOTE
NOTED DIVERSIONS WILL TAKE PREFERENCE TO SCALE

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK (INTERNAL SHEETS WILL ALTER WIDTH) TO ACCOMODATE WALL FINISHES

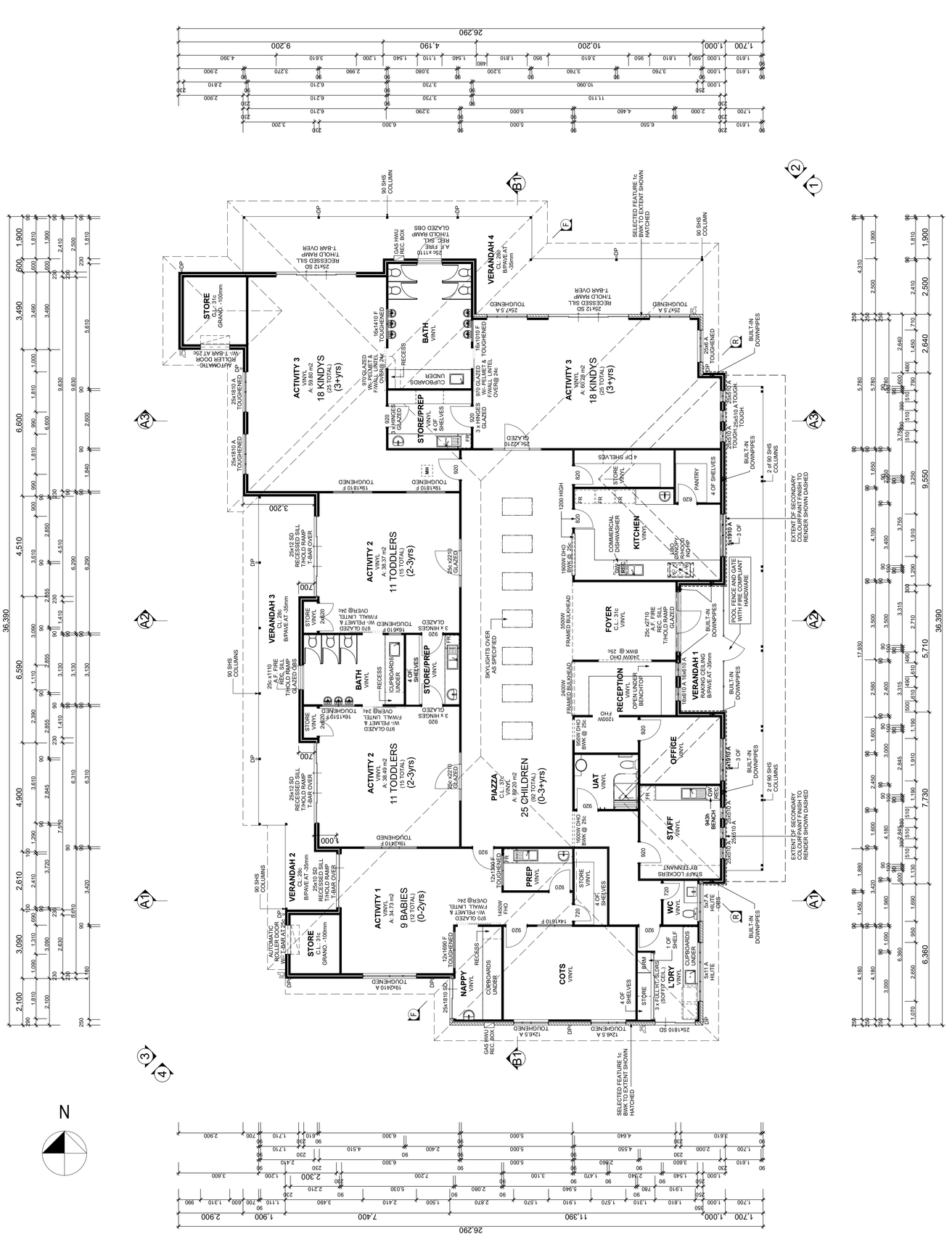
REFER TO ALL EXTERNAL CEILINGS & EAVE UNNOTED N.O

NUMBER AND PACKAGE RAIN WATER PIPES (SHOWN DARK) GOVERNED BY ROOF STRUCTURE & ANY HEIGHT RESTRICTIONS

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS BOARD DETAILS AND SPECIFICATIONS

LEGEND:

RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
AFL	ABOVE FLOOR LEVEL
NGL	NATURAL GROUND LEVEL
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
FL	FLOOR LEVEL
CL	CEILING LEVEL
PD	PLUMBING DUCT
WP	WALL PLATE
AF	ALUMINIUM FRAME
MF	METAL FRAME
TF	TIMBER FRAME
PL	PRIVACY LOCK
CSD	CAVITY SLIDING DOOR
OBS	OBSCURE GLASS
DG	DOUBLE GLAZING
DB	DOUBLE REBATE
GB	GLAZING BARS
PB	PLASTERBOARD
FC	FIBRE CEMENT
SC	SAW CUT(FLASTER)
PF	PAINT FINISH
PFR	PAINT FINISH REMOVER
AT	ACRYLIC TEXTURE
EPS	EXPANDED POLYSTYRENE
DP	DOWNPIPE
SPR	SPREADER
RWH	RAIN WATER HEAD
TW	TOOK WASTE
NTS	NOT TO SCALE


STORE
GRAND. -105mm
AUTOMATIC ROLLER DOOR W/- T-BAR AT 25d
ACTIVITY 3
18 KINDYS
(25 TOTAL)
(3+yrs)
A: 59.80 m2
STORE/PREP
VINYL
4 OF SHELVES
BATH
VINYL
VERANDAH 4
CL. 28c
BPAVE AT -35mm
ACTIVITY 2
VINYL
A: 39.71 m2
11 TODDLERS
(15 TOTAL)
(2-3yrs)
VERANDAH 3
CL. 28c
BPAVE AT -35mm
ACTIVITY 1
VINYL
A: 34.73 m2
9 BABIES
(12 TOTAL)
(0-2yrs)
VERANDAH 2
CL. 28c
BPAVE AT -35mm
PIAZZA
C.L. 37c
VINYL
A: 89.20 m2
25 CHILDREN
(92 TOTAL)
(0-3+yrs)
NAPPY
VINYL
COTS
VINYL
PREP
VINYL
STORE
VINYL
4 OF SHELVES
LAUNDRY
VINYL
3 x FULL HT SLDRS
(SOFFIT CEIL.)
1 OF SHELF
CUPBOARDS UNDER
RECESS
WC
VINYL
5x1 A HUTE
STAFF
VINYL
STAFF LOCKERS
BY TENANT
943h BENCH
OFFICE
VINYL
UAT
VINYL
RECEPTION
VINYL
OPEN UNDER BENCHTOP
FOYER
VINYL
C.L. 31c
KITCHEN
VINYL
COMMERCIAL DISHWASHER
PANTRY
4 OF SHELVES
STONE
VINYL
SKYLIGHTS OVER AS SPECIFIED
SELECTED FEATURE 1c BWK TO EXTENT SHOWN HATCHED
EXTENT OF SECONDARY COLOUR PAINT FINISH TO RENDER SHOWN DASHED
POOL FENCE AND GATE WITH SELF CLOSING HARDWARE
BUILT-IN DOWNPIPES
2 of 90 SHS COLUMNS
90 SHS COLUMNS
GAS HWU REC. BOX
TOUGHENED
OVERHANG 24c
F.W.H.C.
RECESSED SILL T/HOLD RAMP T-BAR OVER
CLIMBING FRAME
SAND PIT
SHADE SAIL
SHADE SAIL
SHADE SAIL

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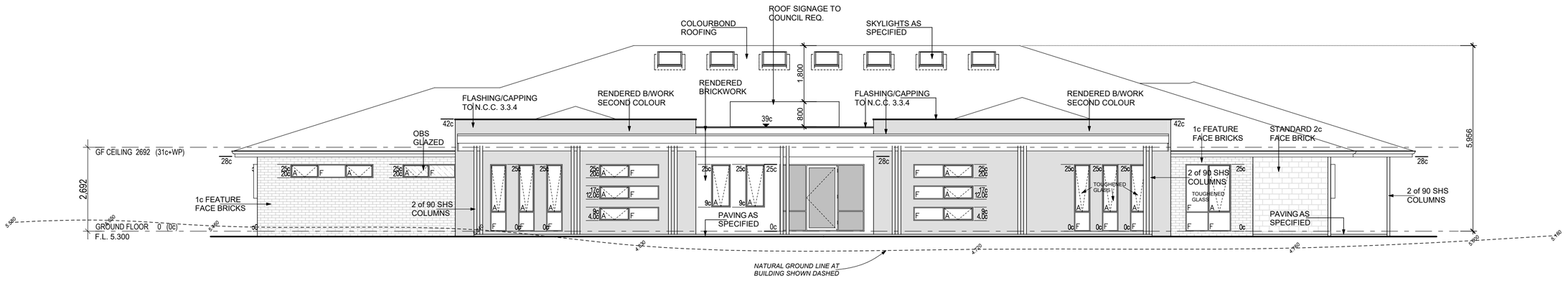

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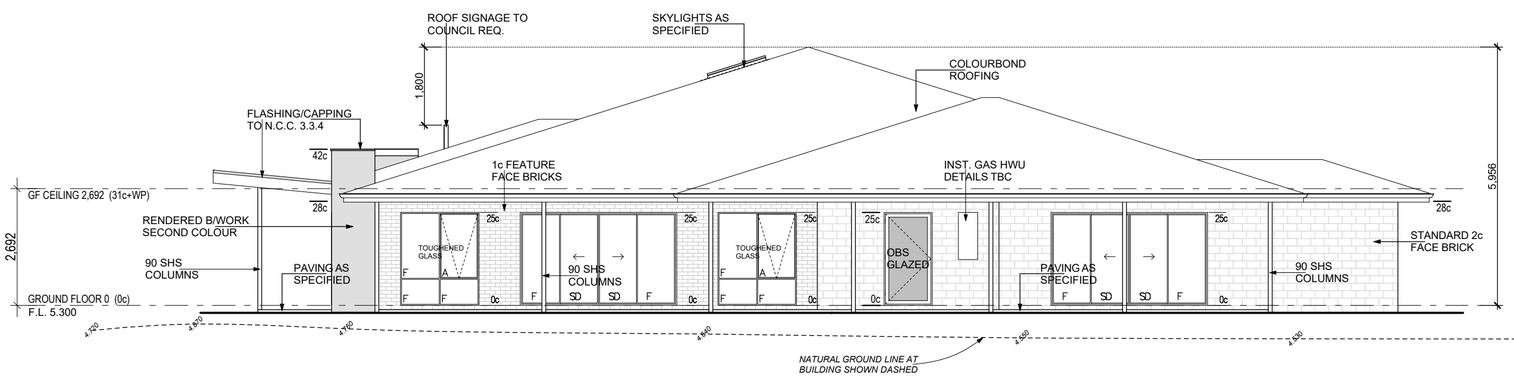

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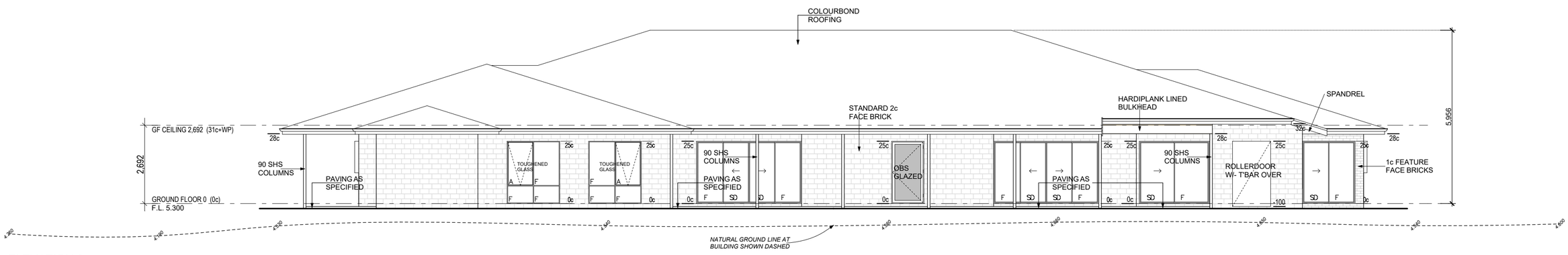

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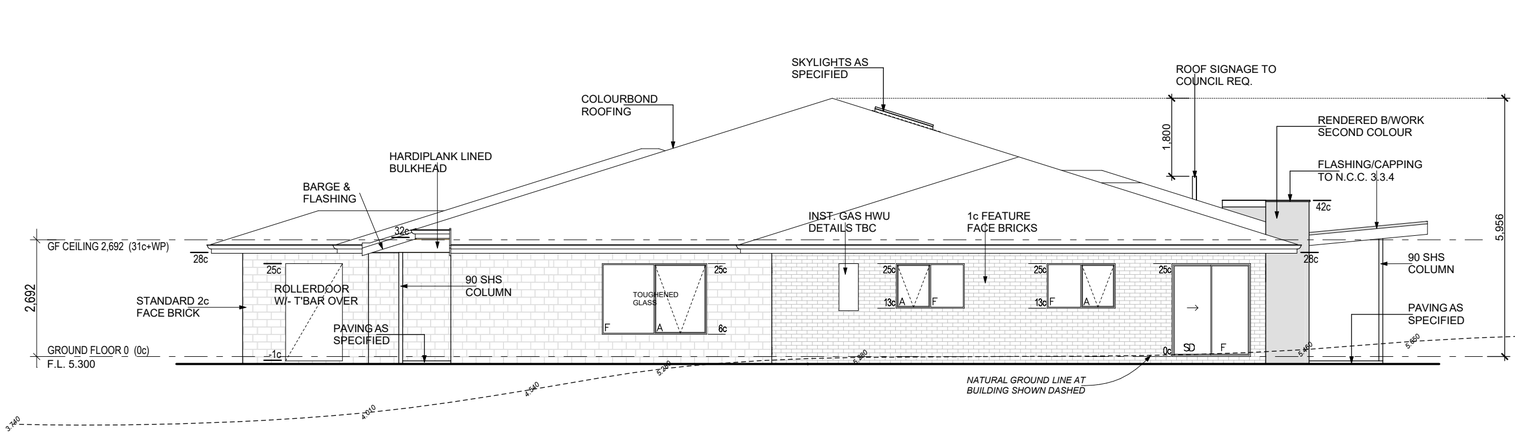

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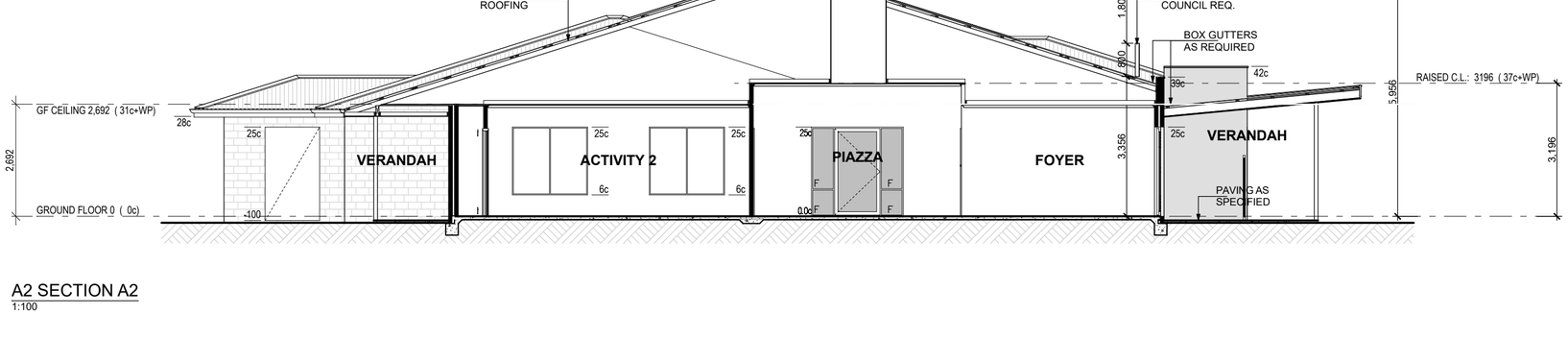

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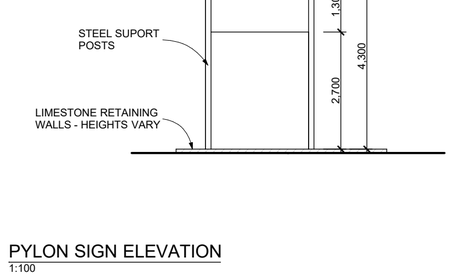

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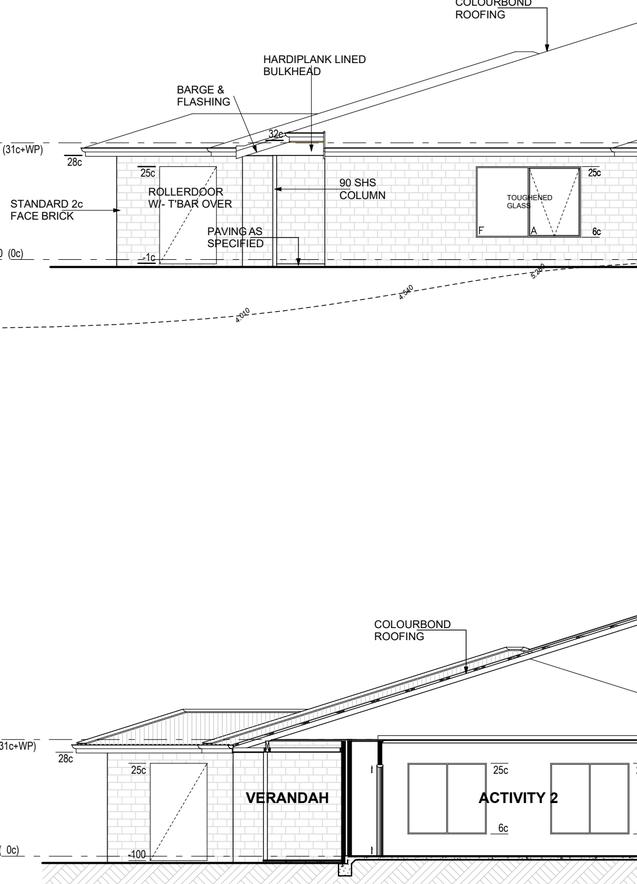

BIN STORE
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ELEVATION 1
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ELEVATION 2
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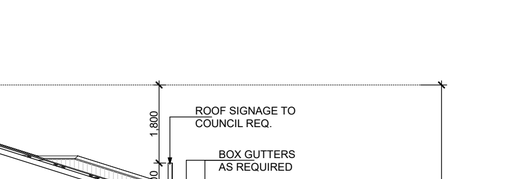

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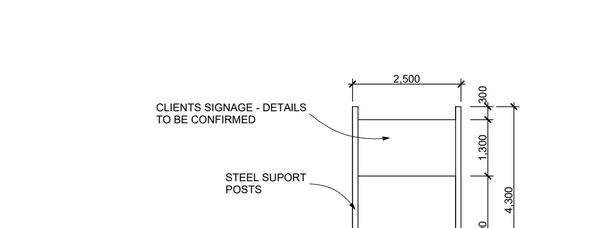

ELEVATION 4
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Client: ***CLARADON PROPERTY PTY LTD***	OWNER..... DATE.....	Rev:	Date:	Amendment:	Init:	Date Drn:	**22/08/19**
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***	OWNER..... DATE.....	01 02 03 04 05 06 07	xx/xx/xx	VO/Amend	By	Drn By:	TIM
Map Ref: StreetSmart® - 641-19/40	BUILDER..... DATE.....					Check:	XX
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CARPARK LAYOUT
1:100



PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	707.10
BITUMEN - PARKING	427.32
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - BIN STORE	10.61
PAVING - PATH	30.73
PAVING - VERANDAH	159.74
TYPE A-2 KERB	49.30
TYPE M-1 KERB	4.86
	1,468.86 m²

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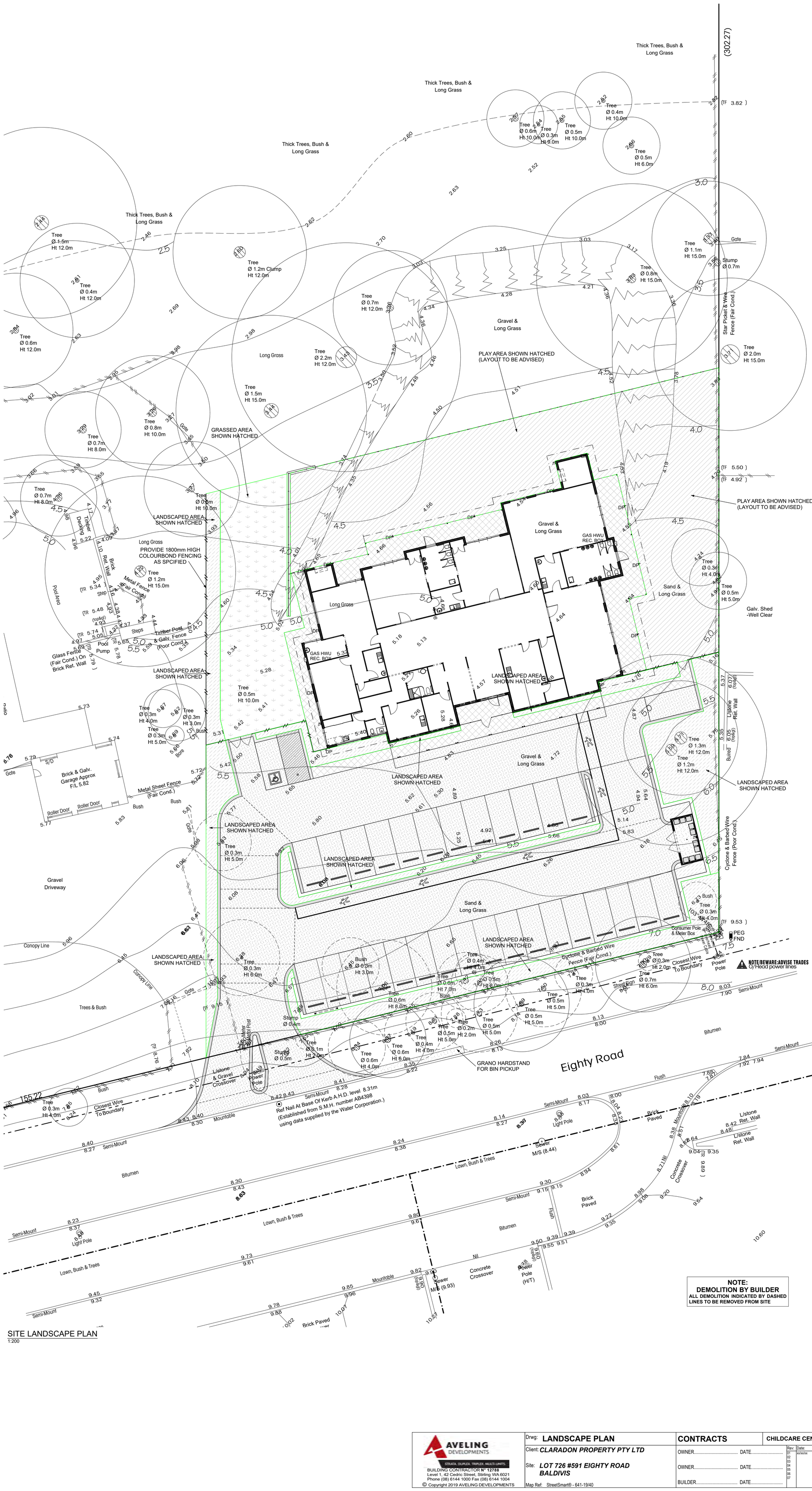

SITE LANDSCAPE PLAN
1:200

NOTE:
DEMOLITION BY BUILDER
ALL DEMOLITION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE

NOTE:
THERE IS 19.93% LANDSCAPING OF THE NEW BUILDING AREA (1139.63m² OF 5718m²) - NOT INCLUDING THE EXISITING VEGETATION TO THE REMAINDER OF THE UNDEVELOPED AREA OF THE SITE

ID	LANDSCAPING	M²
01	LANDSCAPE - FRONT	312.98
01	LANDSCAPE - LHS	40.15
02	GRASS - LHS	197.09
03	PLAY AREA	589.41
		1,139.63 m²

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Dwg: **ACTIVITY PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #391 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - G41-19/40

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CHILDCARE CENTRE
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ROCKINGHAM

Job No: **G1376**
Date: **22/08/19**
Drn By: TM
Check: XX
Status: LA
Scale: 1:100, 1:200
Sheet # 09 Rev: 00

BUILDING AND SITE CRITERIA

Site Details:
Lot 726: 48.418m²
Child Care DA 3.183m²

Building Details:
Area: 604.91m²

Landscaping:
Area: 1139.63m²

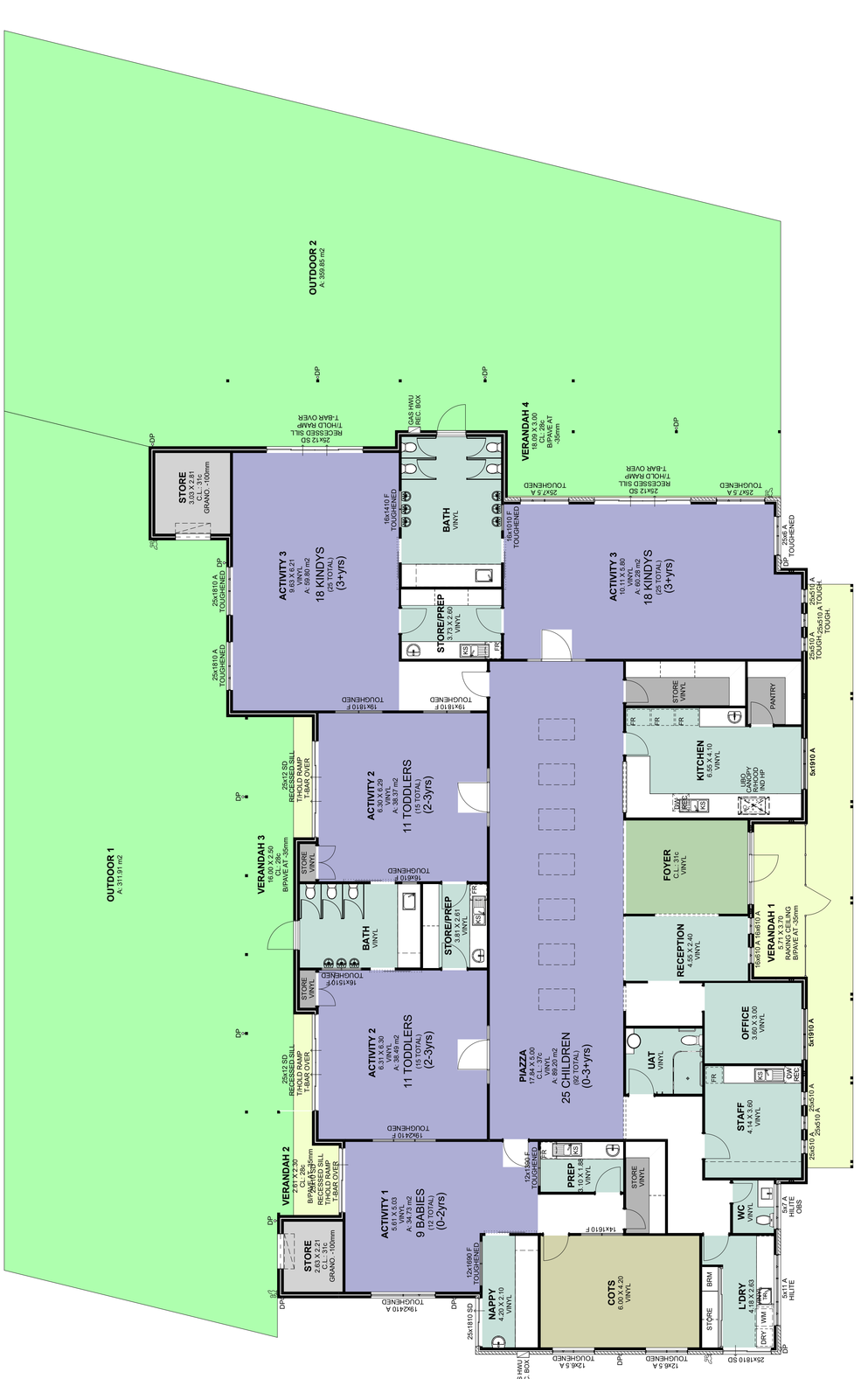
Hours of Operation:
Weekdays: 6.30AM-6.00PM
Weekends: N/A

Capacity:
0-2 years: 12 (3 Staff)
2-3 years: 30 Children (8 Staff)
3 years and over: 50 Children (5 Staff)
Total:
92 Children
18 Staff (14 Educators + 4 Admin)

Activity Areas:
Indoor:
Required: 299.00m²
Provided: 314.87m²
Outdoor:
Required: 644.00m²
Provided: 671.76m²

Parking:
Requirements: 30
Staff: 18
Visitors: 12 (Inc. Accessible parking)
Provided: 30
Rev. Bay: 0
Shortfall: 0

ACTIVITY AREA'S	
ACTIVITY 1	34.73
ACTIVITY 2	38.37
ACTIVITY 2	38.49
ACTIVITY 3	59.80
ACTIVITY 3	60.28
OUTDOOR 1	311.91
OUTDOOR 2	359.85
PIAZZA	89.20
	992.63 m²



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METAL DECK VERANDAH ROOF
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010 DOUBLE HEIGHT FACE BRICK
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EXTERNAL BWK UNLESS NOTED
OTHERWISE.

Dwg:	ROOF PLAN	CONTRACTS	CHILDCARE CENTRE			Job No.	G1376
Client:	CLARADON PROPERTY PTY LTD	OWNER ..... DATE	[Local Authority] ROCKINGHAM			Dwg No.	22/08/19
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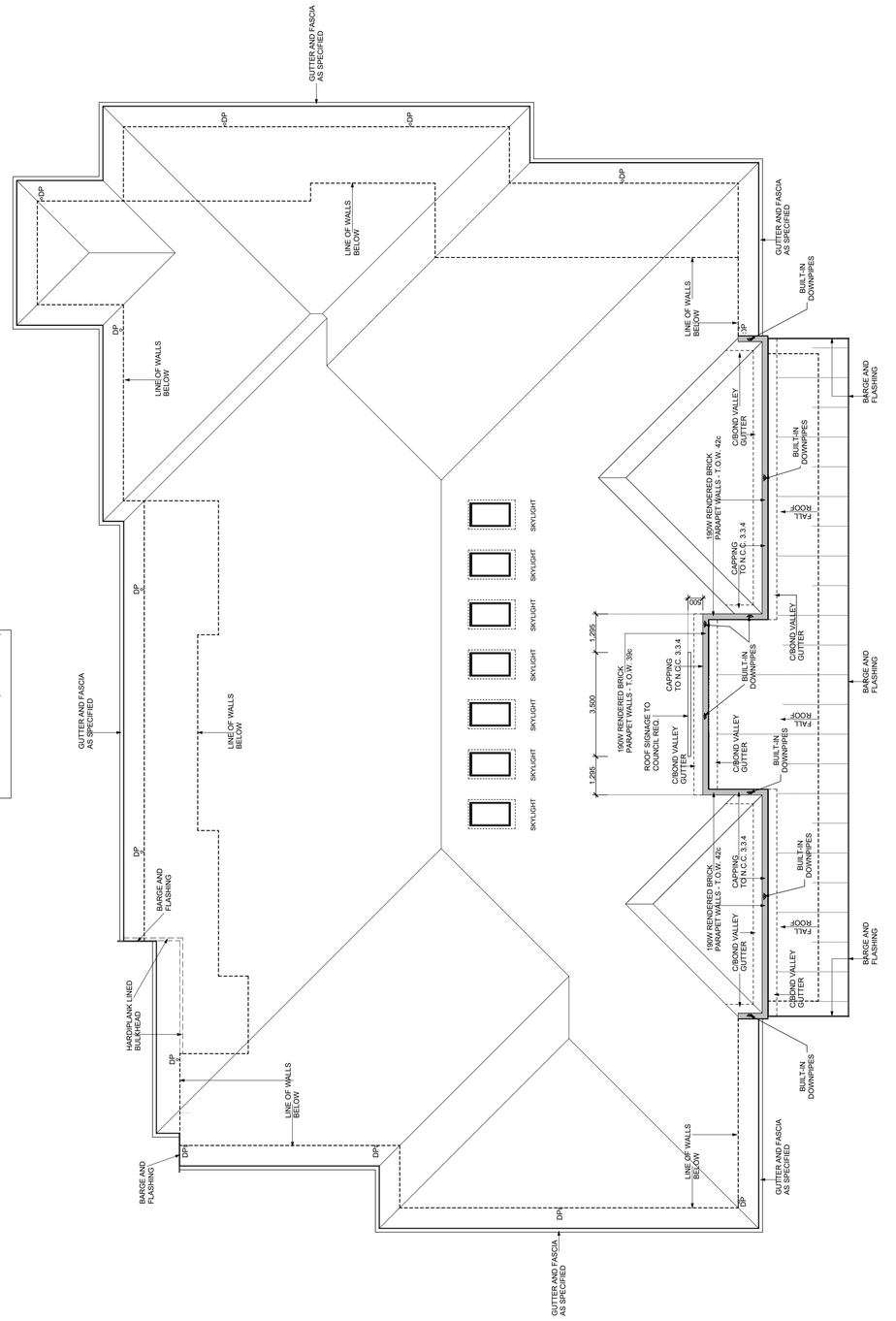

ROOF PLAN
1:100

Appendix 3
Transport Impact Assessment

Proposed Child Care Centre
Lot 726 (591) Eighty Road, Baldivis
Transport Impact Statement

PREPARED FOR:
Claradon Property Pty Ltd as
Trustee for The Eighty Trust

August 2019

Document history and status

Author	Revision	Approved by	Date approved	Revision type
Shaju Maharjan	r01	B Bordbar	31/07/2019	Draft
Shaju Maharjan	r01a	M Rasouli	21/08/2019	Final
Shaju Maharjan	r01b	M Rasouli	23/08/2019	Minor Revision

File name: t19.118.sm.r01

Author: Shaju Maharjan

Project manager: Mohammad Rasouli

Client: Claradon Property Pty Ltd as Trustee for The Eighty Trust

Project: Lot 726 (591) Eighty Road, Baldivis

Document revision: r01b

Project number: t19.118

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1.0 Introduction

This Transport Impact Statement has been prepared by Transcore on behalf of Claradon Property Pty Ltd with regards to the proposed child care centre to be located at portion of Lot 726 (591) Eighty Road, Baldivis in the City of Rockingham.

The Transport Impact Assessment Guidelines (WAPC, Vol 4 – Individual Developments, August 2016) states: *"A Transport Impact Statement is required for those developments that would be likely to generate moderate volumes of traffic*[1] *and therefore would have a moderate overall impact on the surrounding land uses and transport networks"*. Section 6.0 of Transcore's report provides details of the estimated trip generation for the proposed development. Accordingly, as the total peak hour vehicular trips are estimated to be less than 100 trips, a Transport Impact Statement is deemed appropriate for this development.

As shown in **Figure 1**, the subject site is located within the eastern portion of Lot 726 (591) Eighty Road. The subject site is bounded by Eighty Road to the east, adjoining property to the west, a landscape supplies to the north and dwelling to the south.

The subject site is currently a vacant land. As part of the development, it is proposed to provide a full movement crossover on Eighty Road. There is an existing power pole located on Eighty Road which will be impacted by the proposed crossover. As a result, Transcore has prepared a concept design for the crossover which maintains the existing power pole within a splitter island with 1.0m separation to the in and out traffic lanes within the crossover.

The key issues that are addressed in this report include the traffic generation and distribution of the proposed development, parking supply and demand and access and egress movement patterns.

[1] *Between 10 and 100 vehicular trips per hour*



Figure 1: Location of the subject site

2.0 Proposed Development

The development proposal is for a child care centre to be located within a portion of Lot 726 (591) Eighty Road, Baldivis in the City of Rockingham.

The child care centre is proposed to accommodate up to 92 children and 18 staff.

It is proposed to provide a full movement crossover on Eighty Road which will retain the existing power pole in a splitter island with 1.0m separation to the in and out traffic lanes within the crossover.

The existing crossover on Eighty Road used by an adjoining property on the southern side of the subject site will also be relocated about 15.0m south from its original position for the satisfactory operation of adjoining property crossover and proposed crossover of the child care centre.

Bin store is located at the east side of the subject site. Delivery and waste collection will be accommodated within the car park which is designed/configured in accordance with relevant Australian Standards. Delivery and waste collection truck will access the site via proposed full movement crossover on Eighty Road and exit the site in forward gear via same crossover.

The proposed development plan is included for reference in Appendix A.

3.0 Vehicle Access and Parking

3.1 Access

It is proposed to provide a full movement crossover on Eighty Road to service the child care centre. The location of the crossover has been selected so that it does not impact on the service road on the other side of Eighty Road. The location of the proposed crossover will impact an existing power pole on Eighty Road. Therefore, Transcore has prepared a concept design plan for the proposed crossover which will retain the existing power pole in a splitter island with 1.0m separation to the in and out traffic lanes within the crossover (refer **Appendix B**).

The existing crossover on Eighty Road used by an adjoining property on the southern side of the subject site will be relocated about 15.0m south from its original position for satisfactory operation of adjoining property crossover and proposed development crossover (refer **Appendix A**). The proposed development crossover is separated approximately 30m from Eighty Road service road to the north of the subject site.

The location of the proposed development crossover is as shown in **Figure 2.**

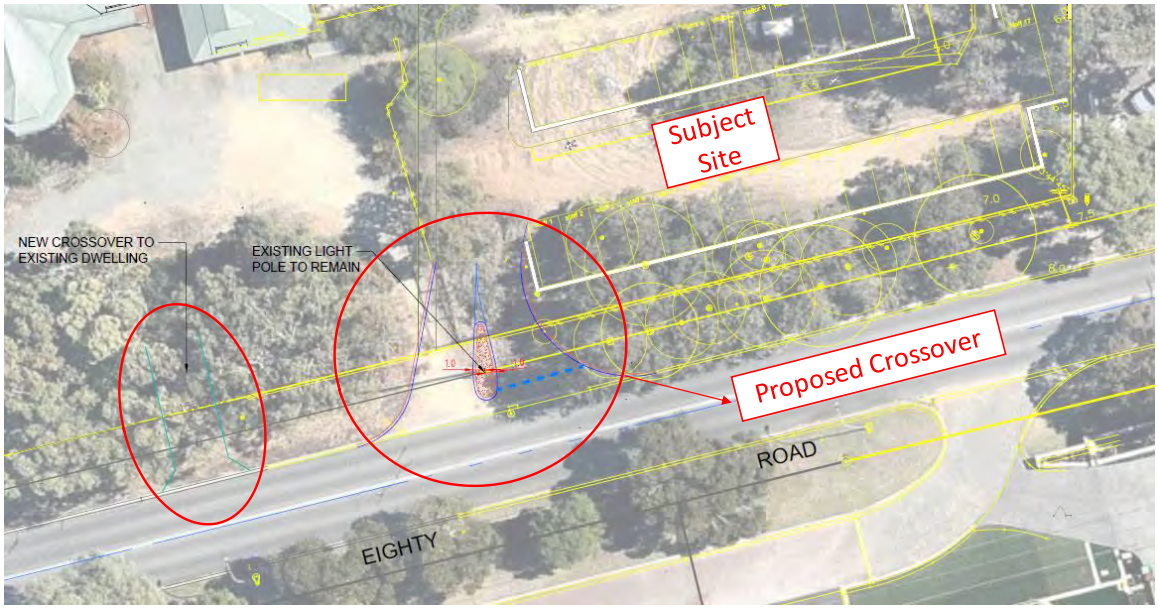


Figure 2: Location of proposed development crossover

3.2 Swept Path Analysis

Swept path analysis was undertaken for an 8.8m rubbish truck to enter, circulate and exit the subject site.

The 8.8m rubbish truck is expected to enter the site from the proposed full movement crossover on Eighty Road and the reverse in front of the bin area to collect the waste. The rubbish truck will exit the site in forward gear via same crossover.

Swept path analysis confirms the satisfactory access, egress and circulation of 8.8m rubbish truck within the subject site as shown in Appendix C.

3.3 Parking Demand

The City of Rockingham Town Planning Scheme No.2, Table No. 2 provides parking requirement for various land uses. The parking rate applicable to the proposed child care centre is:

- Child care centre: 1 bay per employee and 1 bay per 8 children.

The proposed child care centre will accommodate up to 92 children and 18 staff. Therefore, in accordance with the policy a total of 30 on site car parking bays should be provided for the proposed child care centre.

The proposed child care centre provides a total of 30 on site car parking bays inclusive of one ACROD bay and therefore the parking provision complies with the City's parking requirements.

The car park plan is included for reference in Appendix D.

4.0 Provision for Service Vehicles

It is anticipated that the proposed development will generate a small volume of service vehicle traffic, primarily associated with deliveries for the child care centre.

It is recommended that smaller vehicles such as vans be used for deliveries. Delivery vehicles may park for a short time within the car park for loading and unloading activities.

Deliveries are anticipated to occur outside the peak activities for the child care centre.

Bin store is provided at the east side of the subject site. Swept path analysis undertaken for 8.8m rubbish truck confirms the satisfactory access, egress and circulation within the subject site (refer **Appendix C**).

5.0 Hours of Operation

The proposed child care centre is proposed to operate during weekdays between 6:30AM and 6:00PM.

6.0 Daily Traffic Volumes and Vehicle Types

6.1 Proposed Child Care Centre Traffic Generation

In order to establish an accurate traffic generation rate for this centre, traffic count surveys undertaken by Transcore at similar Centres in the Perth metropolitan area, were sourced.

Discussions with the respective centre managers revealed that the peak drop-offs and pick-ups for each of these centres occur between the hours of 7:00AM– 10:00AM and 3:00PM–6:00PM.

From the total number of children at each of the centres on the surveyed days, the following average generation rates were established for the morning and afternoon surveyed periods:

- 7:00AM–10:00AM: 1.58 trips per child (52% in/48% out).
- 3:00PM–6:00PM: 1.67 trips per child (47% in/53% out).

From this information, the traffic generation rate for the combined period of 7:00AM–10:00AM and 3:00PM–6:00PM was calculated as 3.25 trips per child. To convert this figure to a daily generation rate, this figure was increased to 3.5 trips per child to account for any trips outside of the surveyed times. It was assumed that the daily in and out split for vehicle trips was 50/50.

Furthermore, the following average peak hour generation rates were established from the surveys for the child care centres:

- AM peak hour: 8:00AM–9:00AM: 0.75 trips per child (52% in / 48% out); and,
- PM peak hour: 3:00-4:00PM: 0.6 trips per child (55% in/45% out); and,

Comparison of the six-hour generation rates and the peak hour generation rates confirms that the distribution of traffic from these centres is spread over the peak periods and that full concentration of traffic does not occur in the peak hour. The AM peak hour represents 47% of the 3-hour AM peak period traffic generation and the typical school PM and road network PM peak hours represent 36% and 29% of the 3-hour PM peak period traffic generation, respectively. As such, childcare centres operate quite differently to schools as their peak period is spread out.

Accordingly, the following number of trips was estimated for the proposed child care centre, assuming a maximum scenario of 92 children being present (i.e. centre at full capacity):

- AM peak hour: 69 trips generated (36 in /33 out);
- PM peak hour: 55 trips generated (30 in / 25 out); and,
- Daily traffic generation: 322 trips generated (161 in / 161 out).

The proposed methodology to estimate the traffic generation of the child care centre by Transcore has been used and accepted for other numerous child care centres within Perth metropolitan area.

6.2 Traffic Flow

Considering that all access to the site is available solely via Eighty Road, it is concluded that all of the estimated development-generated traffic would arrive/depart to and from the site via Eighty Road and then disperse throughout the local road network.

As with similar centres, an overwhelming majority of patrons would originate from within the local area with only a marginal number of patrons arriving from afar.

Hence, based on the general spatial distribution of residential developments in the immediate area (existing and future), permeability of the local road network and the assumption that all traffic attracted to the proposed centre would arrive/depart via Eighty Road, the centre's traffic distribution adopted for this analysis is as follows:

- 70% to/from the north of Eighty Road; and,
- 30% to/from the south of Eighty Road.

Figure 3 illustrates trip generation and traffic distribution over the local road network for the proposed centre.



Figure 3. Estimated traffic movements for the subject site – AM peak, PM peak and total daily trips

6.3 Impact on Surrounding Roads

The WAPC Transport Impact Assessment Guidelines for Developments (2016) provides guidance on the assessment of traffic impacts:

"As a general guide, an increase in traffic of less than 10 per cent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 per cent may. All sections of road with an increase greater than 10 per cent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 per cent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis."

The proposed child care centre will not increase traffic flows anywhere near the quoted WAPC threshold to warrant further detailed analysis. The proposed development will not increase traffic on any lanes on the surrounding road network by more than 100vph, therefore the impact on the surrounding road network is insignificant.

7.0 Traffic Management on the Frontage Streets

Eighty Road, in the vicinity of the subject site, is a two-lane divided road with no pedestrian paths on either side of the road as shown in **Figure 4**.

Eighty Road is classified as a *Local Distributor* in the Main Roads WA *Metropolitan Functional Road Hierarchy* and operates under a sign-posted speed limit of 60km/h.

Traffic count data obtained from Main Roads WA indicates that Eighty Road north of Sixty-Eight Road carried average weekday traffic flows of 2,972 vehicles per day (vpd) in 2017/18. The morning and afternoon peaks were recorded between 8:00 AM-9:00AM and 2:45PM-3:45PM with a total of 361vph and 355vph respectively.



Figure 4: Eighty Road in the vicinity of the subject site – Looking North

8.0 Public Transport Access

According to the current Transperth bus network map, the subject site does not have direct access to the bus route system but relies on indirect access to available bus routes in the vicinity of the subject site. The nearest bus stop is located on Arpentuer Drive which is approximately 550m east of the subject site.

Nearby public transport services are shown in **Figure 5**.

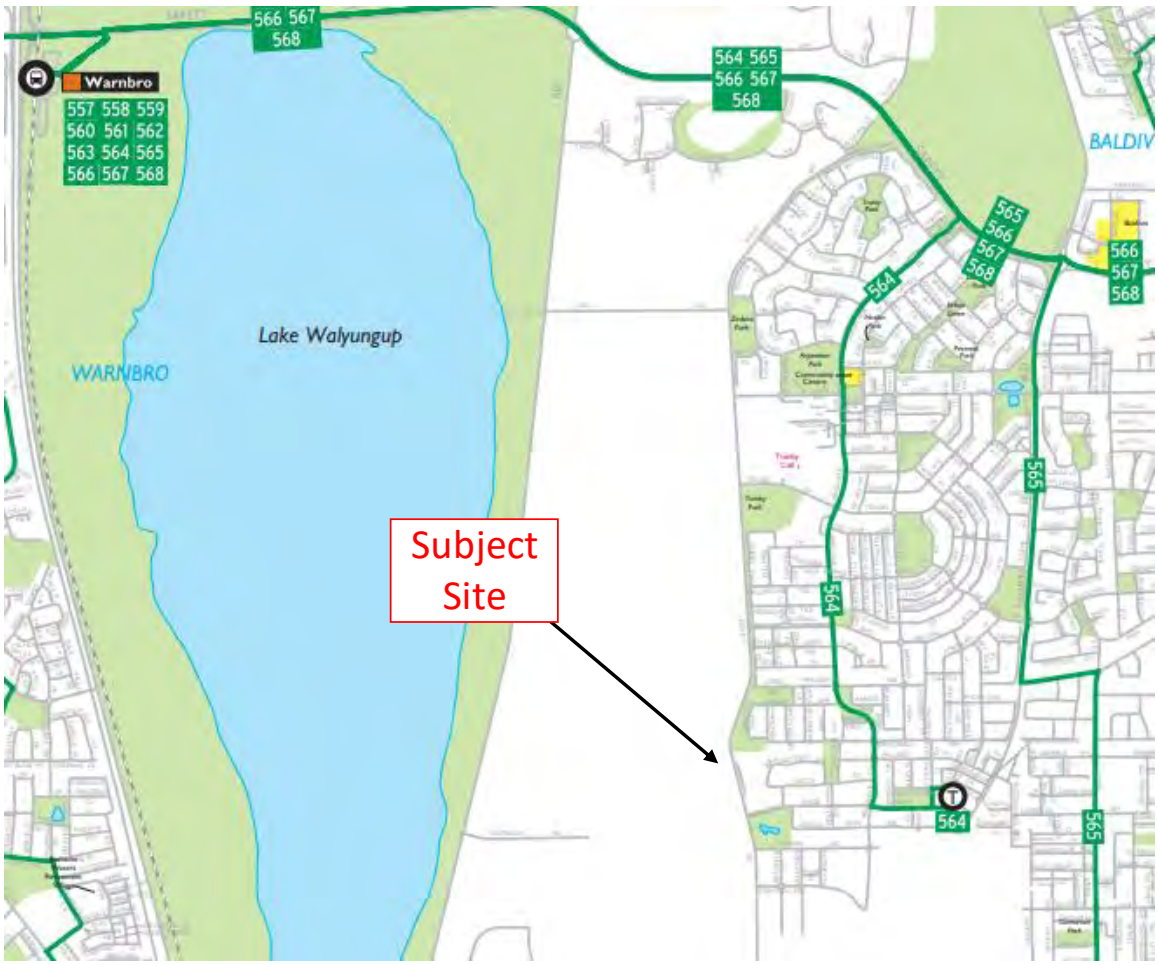


Figure 5: Public transport services (Transperth Maps)

9.0 Cycle Access

The Perth Bicycle Network Map (see **Figure 6**) indicates cyclist connectivity to the subject site.

Eighty Road adjacent to the subject site is classified as a good road riding environment.

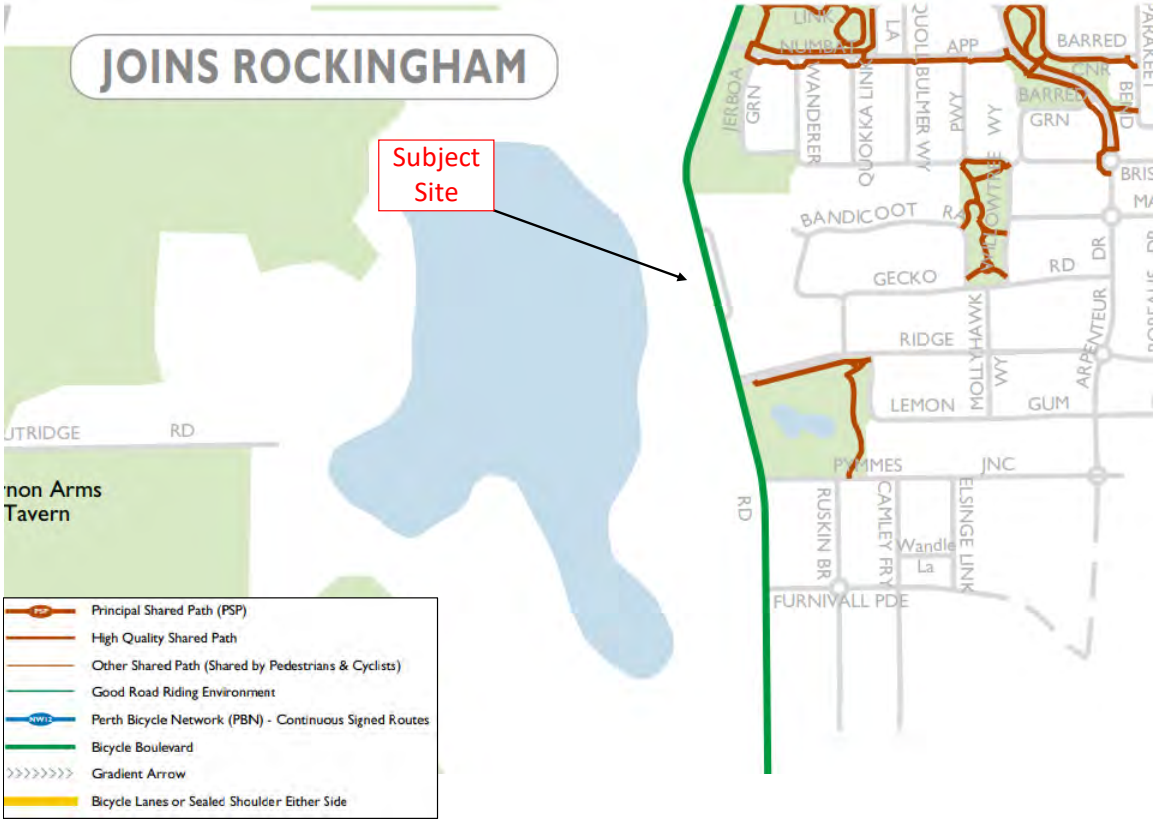


Figure 6: Extract from Perth Bicycle Network (Department of Transport)

10.0 Pedestrian Access

There is no pedestrian footpath along the western side of Eighty Road. However, pedestrian footpath is provided partially on the eastern side of Eighty Road which is located south of the service road. The proposed development is not expected to generate significant pedestrian movements.

11.0 Site Specific Issues

No site-specific issues were identified within the scope of this assessment.

12.0 Safety Issues

No safety issues were identified within the scope of this assessment.

13.0 Conclusions

This Transport Impact Statement has been prepared by Transcore on behalf of Claradon Property Pty Ltd as Trustee for The Eighty Trust with regards to the proposed child care centre to be located at portion of Lot 726 (591) Eighty Road, Baldivis in the City of Rockingham.

The proposed development accommodates up to 92 children with a total of 18 staff.

Vehicle access to and from the site will be via a single full movement crossover proposed on Eighty Road which leads to a 30-bay parking area on-site. Based on the assessment undertaken in this report, the proposed parking supply of 30 bays is considered to be sufficient to cater for the needs of proposed child care centre and is complaint with the City's policy requirement.

The location of the proposed crossover will impact on an existing power pole on Eighty Road. Accordingly, Transcore has prepared a concept design plan for the proposed crossover which retains the existing power pole in a splitter island with 1.0m separation to the in and out traffic lanes within the crossover.

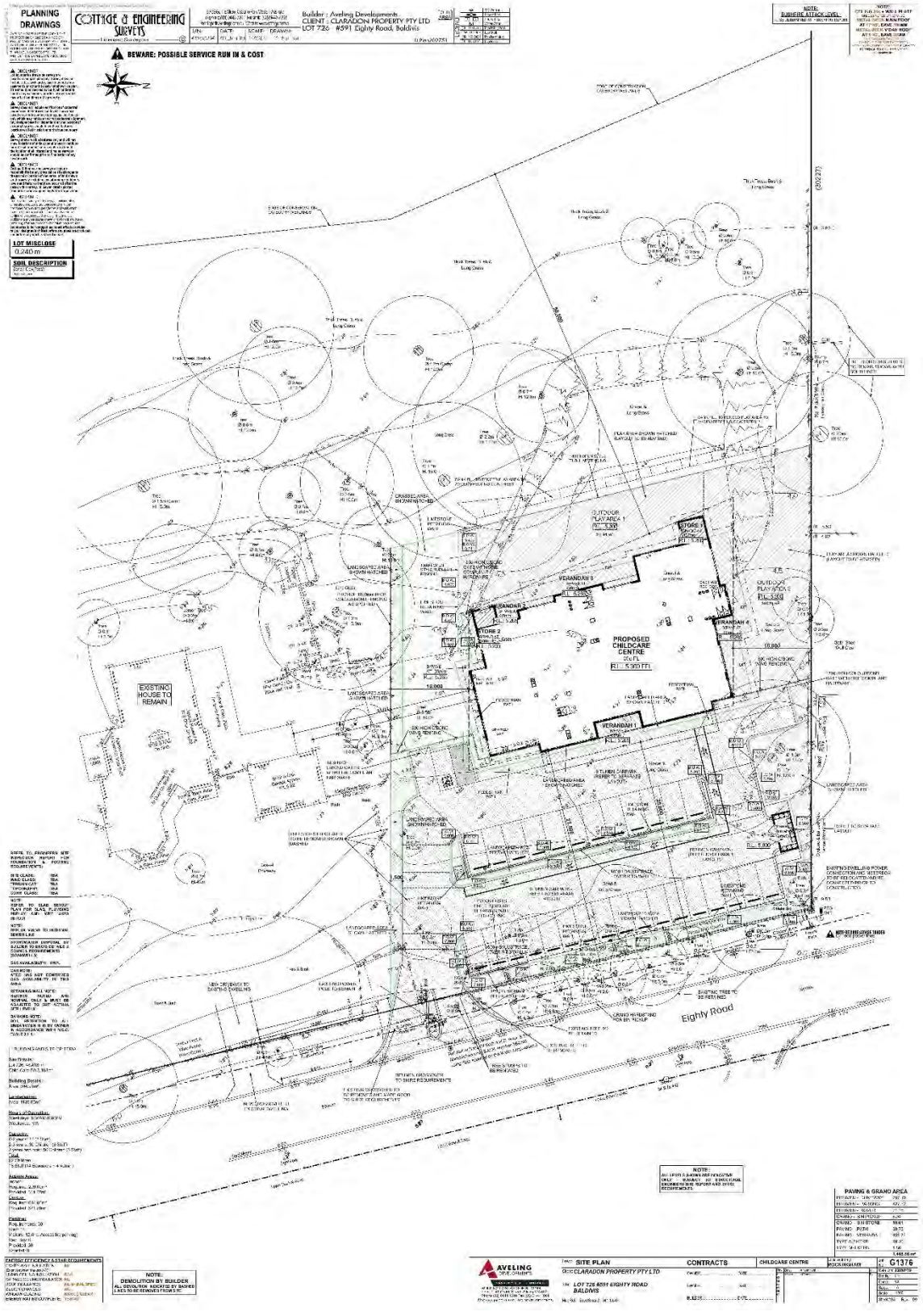
The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is relatively low and as such would have insignificant impact on the surrounding road network.

Swept path analysis documented in this report shows satisfactory access, egress and circulation of 8.8m rubbish truck within the subject site.

It is concluded that the findings of this Transport Impact Statement are supportive of the proposed child care centre.

Appendix A

Proposed Development Plan


PLANNING DRAWINGS
COTTAGE & ENGINEERING SURVEYS
Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
BEWARE: POSSIBLE SERVICE RUN IN & COST
LOT MISCLOSE
0.240 m
SOIL DESCRIPTION
EXISTING HOUSE TO REMAIN
PROPOSED CHILDCARE CENTRE
RL 5.950 FFL
OUTDOOR PLAY AREA 1
OUTDOOR PLAY AREA 2
VERANDAH 1
VERANDAH 2
VERANDAH 3
VERANDAH 4
STORE 1
STORE 2
Eighty Road
NOTE: DEMOLITION BY BUILDER
ALL EXCAVATION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE
SITE PLAN
CONTRACTS
CHILDCARE CENTRE
LOT 726 #591 EIGHTY ROAD
BALDIVIS
PAVING & GRANO AREA
G1376

Appendix B

CONCEPT DESIGN PLAN FOR THE PROPOSED DEVELOPMENT CROSSOVER



Lot 726 (591)Eighty Road, Baldivis

Proposed Crossover on Eighty Road

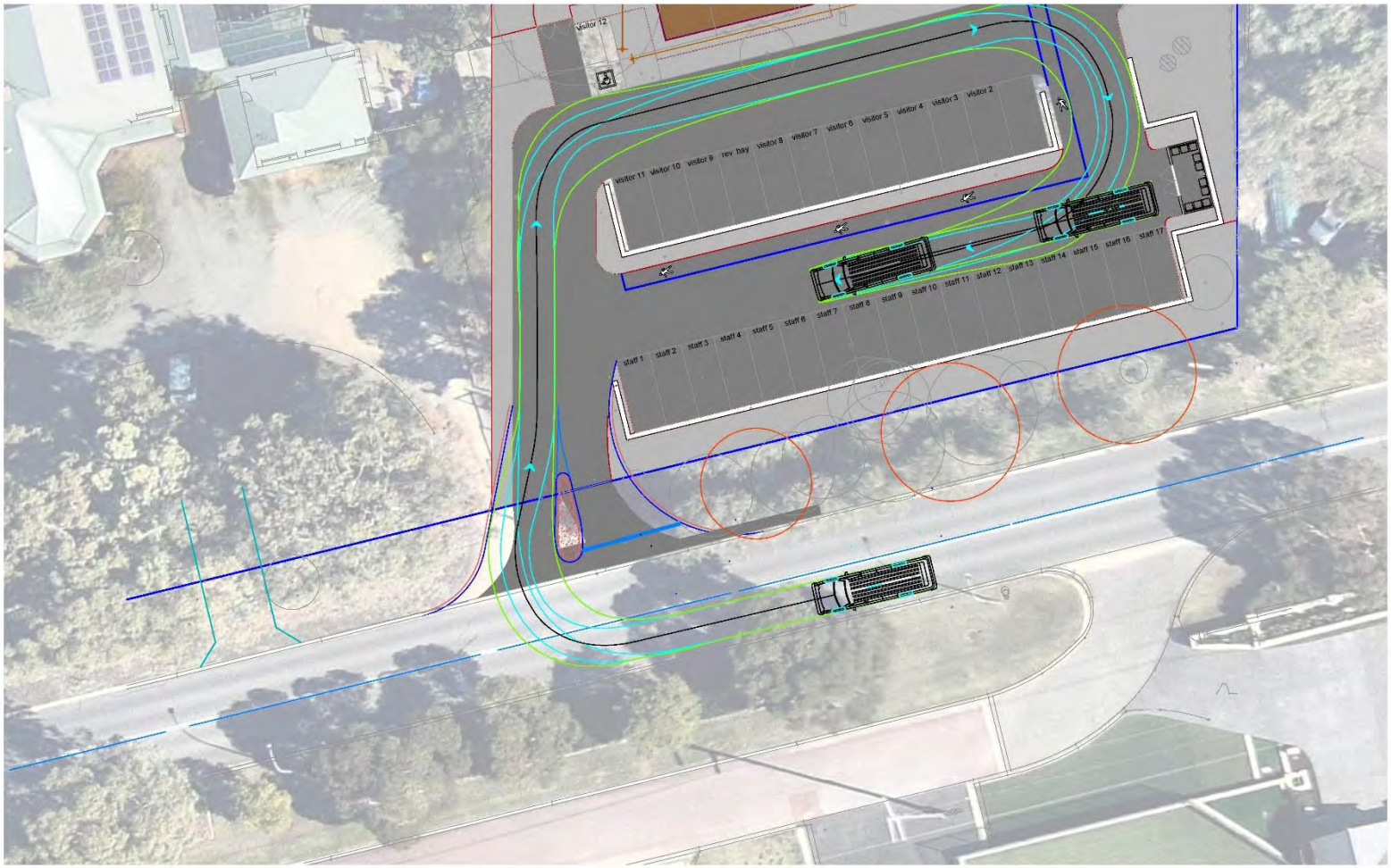
t19.118.sk06a

29/07/2019

Scale: 1:250 @ A3

Appendix C

SWEPTH PATH ANALYSIS

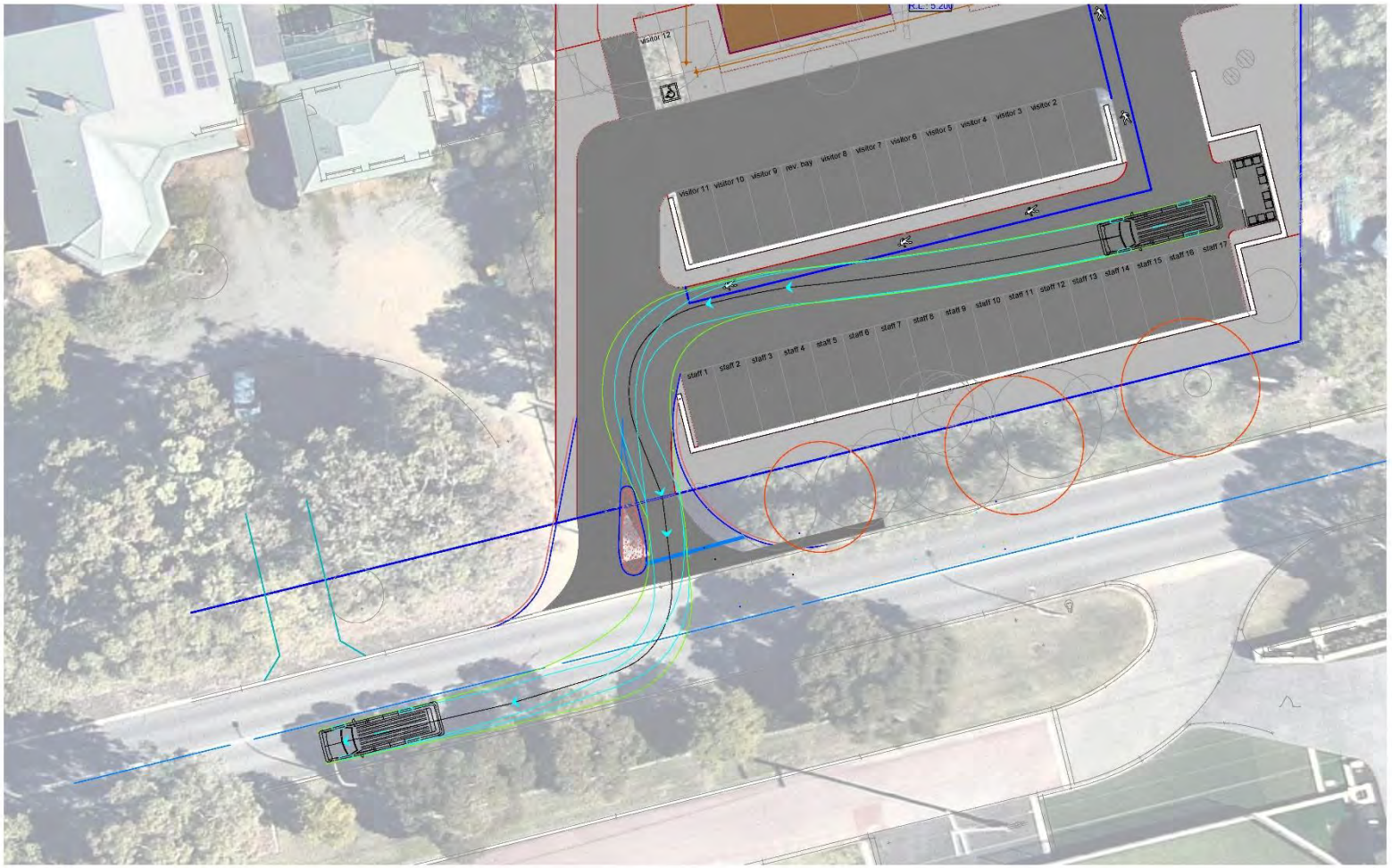


Lot 726 (591) Eighty Road, Baldivis
Austroads 2013: 8.8m Service Vehicle
Service Vehicle Entry

LEGEND
Vehicle Body
Wheel Path

t19.118.sk02b
29/07/2019
Scale: 1:250 @ A3

transcore

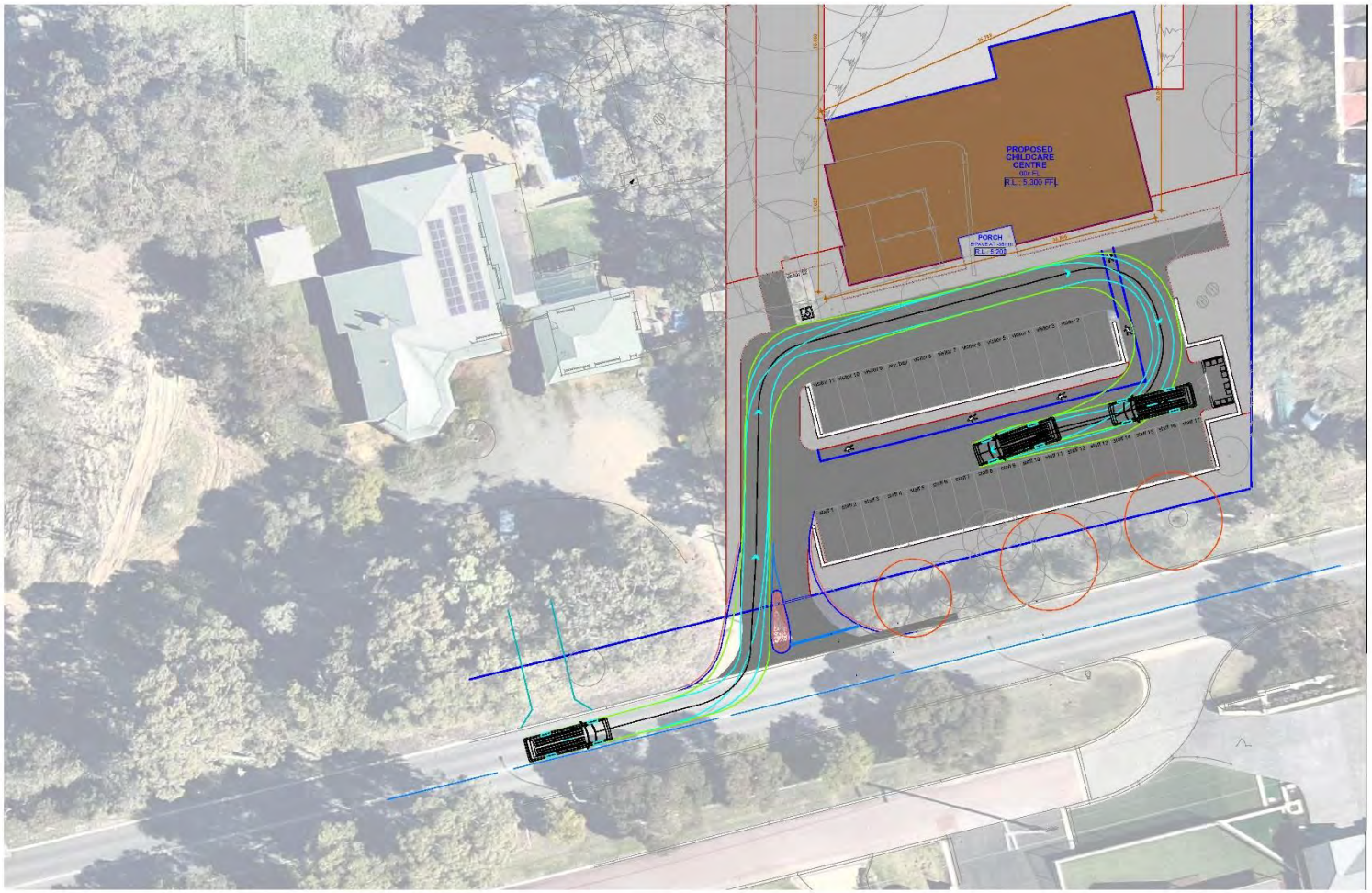


Lot 726 (591) Eighty Road, Baldivis
Austroads 2013: 8.8m Service Vehicle
Service Vehicle Exit

LEGEND
Vehicle Body
Wheel Path

t19.118.sk03b
29/07/2019
Scale: 1:250 @ A3

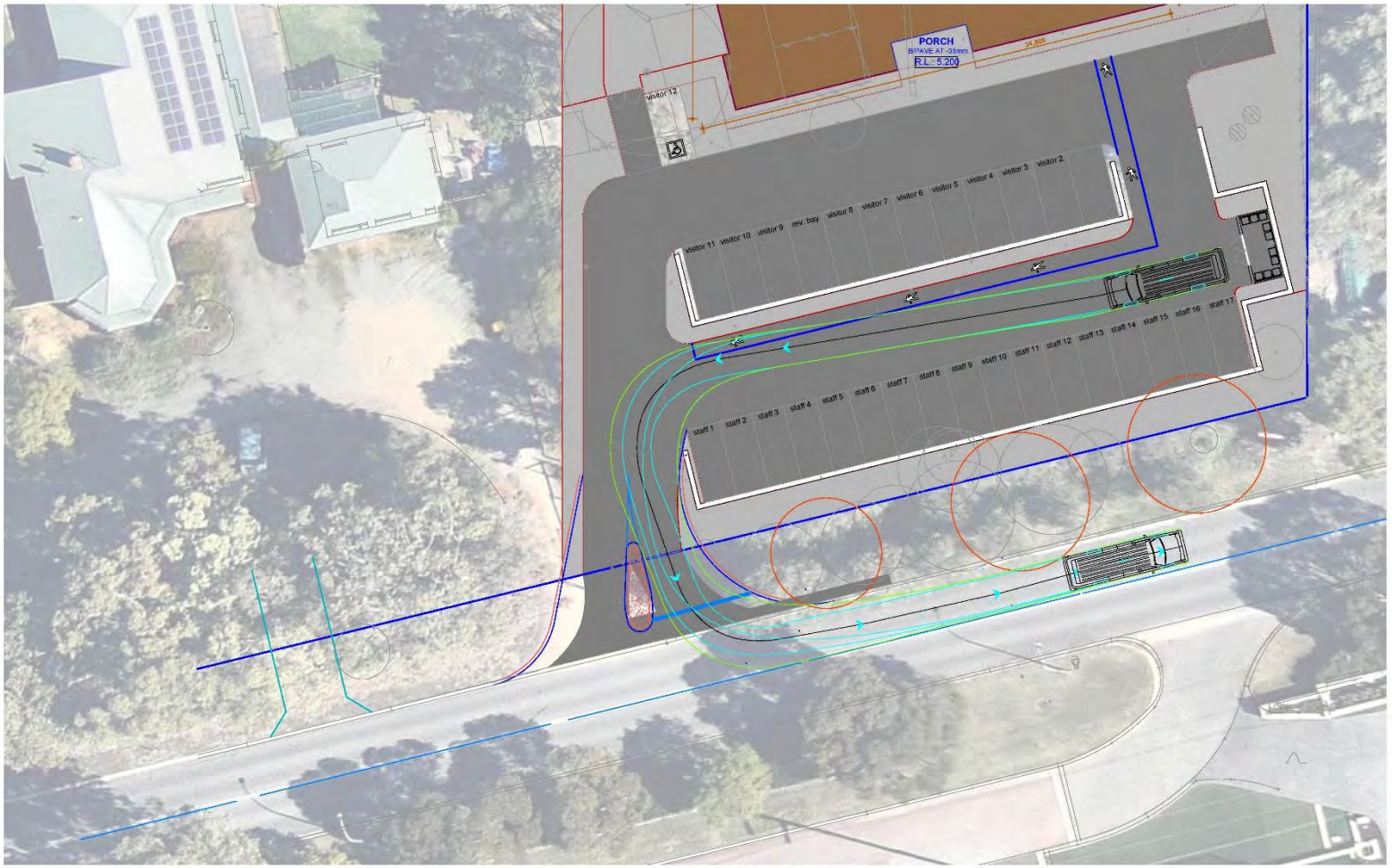
transcore



Lot 726 (591) Eighty Road, Baldivis
Austroads 2013: 8.8m Service Vehicle
Service Vehicle Entry

LEGEND
Vehicle Body
Wheel Path

t19.118.sk04b
29/07/2019
Scale: 1:250 @ A3



Lot 726 (591) Eighty Road, Baldivis
Austroads 2013: 8.8m Service Vehicle
Service Vehicle Exit

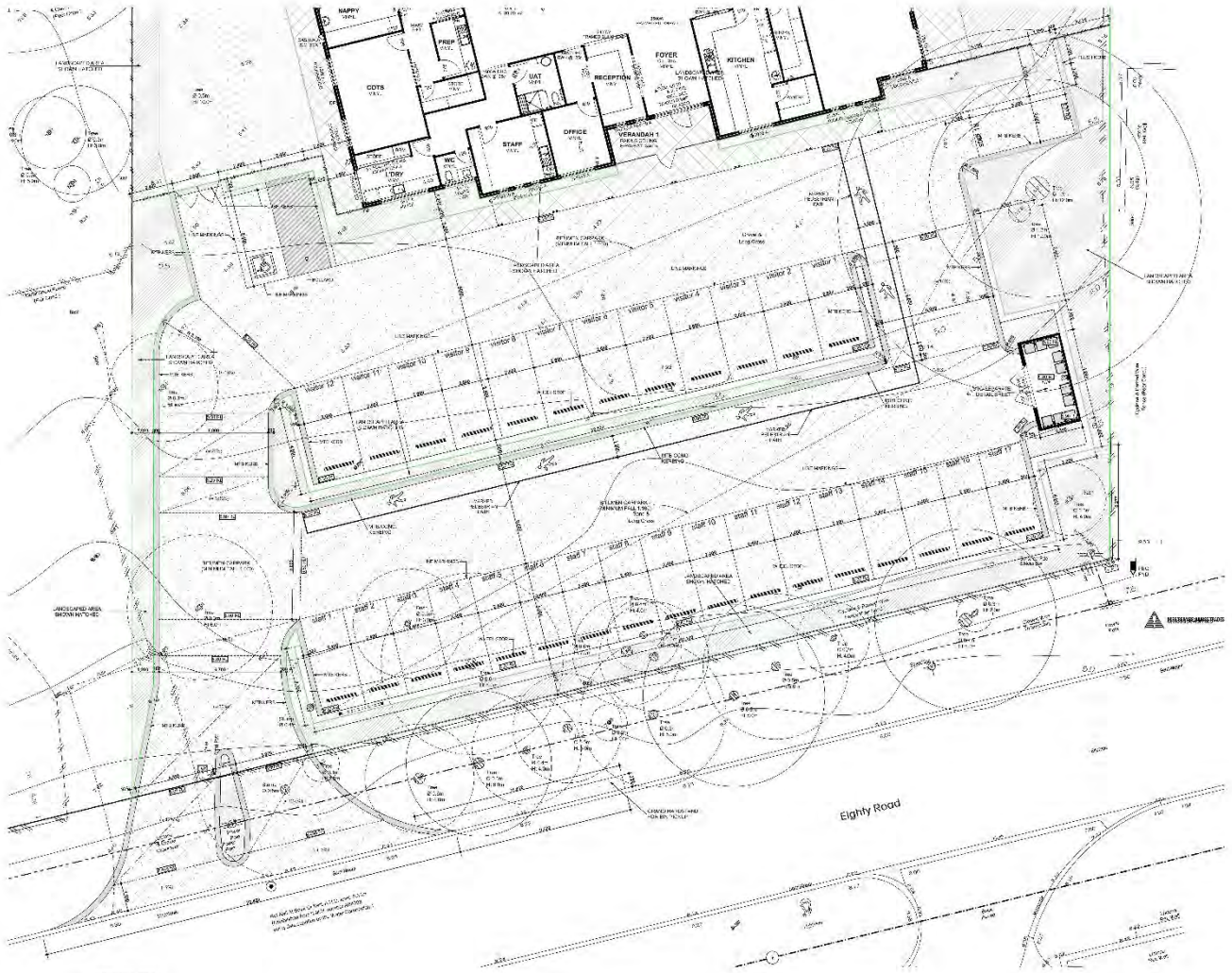
LEGEND
Vehicle Body
Wheel Path

t19.118.sk05b
29/07/2019
Scale: 1:250 @ A3

transcore

Appendix D

CAR PARK PLAN



CARPARK LAYOUT

Appendix 4
Environmental Assessment

Our Ref: 3318AB

19 August 2019

Alessandro Stagno
Planning Solutions
Level 1, 251 St Georges Terrace
Perth WA 6000
Via email: alessandro@planningsolutions.com.au

Dear Alessandro,

Lot 726 Eighty Road, Baldivis–Reconnaissance Flora and Vegetation Survey, and Black Cockatoo Habitat Assessment

1. Introduction

360 Environmental Pty Ltd (360 Environmental) was engaged by Planning Solutions to undertake a Reconnaissance Flora and Vegetation Survey and Black Cockatoo Habitat Assessment within the eastern part of Lot 726 (591) Eighty Road, Baldivis (the site). The work was commissioned to allow consideration of the potential impacts from the proposed development of the site as a childcare centre, which we understand will be considered by the City of Rockingham through a Development Application approval process. The following provides the results of the surveys performed and our view of the environmental significance of any clearing that may be a consequence of the development.

360 Environmental surveyed the lot between the Conservation Category Wetland (CCW) and Eighty Road, the site of the proposed childcare centre. The purpose of the survey work was to identify any important issues of significance from an environmental perspective in relation to the site's vegetation, including the potential for trees to be Black Cockatoo habitat. The information generated could then be used to help define an appropriate development area for the proposal and inform the design of the concept plan for the proposed Child Care Centre.

2. Scope of Work

2.1. Desktop Assessment

The background research and desktop study are designed to gather current information relevant to the survey site and to ensure the appropriate flora species and vegetation assemblages are being targeted by the reconnaissance flora survey. The background research and desktop study included the following:

- NatureMap database search (DBCA, 2019)
- Searches of the EPBC Act Protected Matters Search Tool (DEE, 2019)
- Reviews of publicly listed ecological information where available (previous reports and any relevant scientific literature).

2.2. Reconnaissance Flora and Vegetation Survey

The field component of the reconnaissance flora survey incorporated the following:

- Traversing the survey area by foot and collecting data using relevés. The dominant species within each relevé was recorded along with height, percentage cover and species abundance
- Development of a dominant flora inventory (including weed species)
- Mapping of vegetation units
- Photograph monitoring points along boundaries of major vegetation types
- Mapping of vegetation condition
- Opportunistic searches for perennial conservation significant flora and any other conservation significant species likely to occur in the survey area based on database searches, habitat present and the botanist's previous experience.

2.3. Black Cockatoo Habitat Assessment

The Black Cockatoo habitat assessment comprised of a breeding and foraging habitat assessment for all three of the conservation significant Black Cockatoos (Carnaby's, Baudin's and Forest Red-tailed Black Cockatoo).

The survey assessed trees considered to be suitable for breeding based on the following criteria:

- Native trees (e.g. Jarrah, Tuart, Marri)
- Diameter at breast height (DBH) > 500 mm. Note that we have assumed that there is minimal foraging and roosting habitat on site based on aerial photography. If large

numbers of potential hollow bearing trees are recorded on site, extra field time might be required

- Hollows > 12 cm diameter.

3. Survey Results

3.1. Database Searches

The database searches identified 19 conservation significant flora species as potentially occurring within a 5 km radius of the Survey Area. Of these, nine species were Priority and 10 are Threatened (Department of Biodiversity Conservation and Attractions, 2019; Department of the Environment and Energy 2019). The nine Priority flora included one Priority 2 (P2), five Priority 3 (P3) and three Priority 4 (P4).

Conservation significant flora species identified from the database and desktop assessment were further examined to determine a Likelihood of Occurrence, prior to and post the field survey. The assessment was completed based on the following Likelihood of Occurrence criteria listed in Table .

Table 1: Flora Likelihood of Occurrence Criteria

Criteria	Description
Recorded	Flora species recorded within the Survey Area during the field survey
High	Previously recorded within Survey Area; or within 5 km and suitable habitat potentially occurs in the Survey Area
Medium	Previously recorded within 5 to 10 km of the Survey Area; and/or suitable habitat potentially occurs in the Survey Area
Low	No suitable habitat appears to be present in the Survey Area

Based on the post-survey assessment of the likelihood of the 19 species occurring in the Survey Area all the species have been given a Low rating to potentially occur in the Survey Area (Appendix A). This is attributed to the Completely Degraded (Parkland Cleared) condition of the understorey which consists largely of pockets of garden variety plants.

Two Priority Ecological Communities (PEC) and one Threatened Ecological Community (TEC) were listed by the State within a 5 km radius of the Survey Area. All three of these are listed as TECs under the EPBC Act (Department of the Environment and Energy 2019) and are as follows:

- Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region (Priority 3 [DBCA], Critically Endangered [EPBC])

- Sedgelands in Holocene dune swales of the southern Swan Coastal Plain (Critically Endangered [DBCA], Endangered [EPBC])
- Tuart (*Eucalytpus gomphocephala*) Woodlands and forests of the Swan Coastal Plain (Priority 3 [DBCA], Critically Endangered [EPBC]).

3.2. Vegetation Types

The lack of vegetation community structure within the Survey Area means that no vegetation types were identified or mapped. Instead, each "patch' of trees or vegetation was marked on an aerial photograph and its location and species recorded. Table 2 provides each mapping number and the details of the vegetation at that location. Table 2 should be read in conjunction with Figure 1 which shows the location of each "patch' of trees or vegetation.

Table 2: Results of Vegetation Assessment

Mapping Number	Species Description	Height Estimate (m)	DBH Estimate (mm)	Black Cockatoo Potential Breeding Tree
1	*Allocasuarina fraseriana* over garden and weeds	-	-	-
2	Garden plants	-	-	-
3	Garden plants	-	-	-
4	*Eucalyptus gomphocephala* (Tuart)	12	950	Yes
5	*Eucalyptus gomphocephala* (Tuart)	17	950	Yes
6	Non-endemic Eucalyptus	-	-	-
7	Non-endemic Eucalyptus	-	-	-
8	Garden plants	-	-	-
9	Garden plants	-	-	-
10	Garden plants	-	-	-
11	*Corymbia calophylla* (Marri)	15	690	Yes
12	*Eucalyptus rudis* (Flooded Gum)	-	-	-
13	*Eucalyptus rudis* (Flooded Gum)	-	-	-
14	*Eucalyptus rudis* (Flooded Gum)	-	-	-
15	*Eucalyptus rudis* (Flooded Gum)	-	-	-
16	*Eucalyptus rudis* (Flooded Gum)	25	1450	Yes
17 i	*Eucalyptus rudis* (Flooded Gum)	25	1450	Yes
17 ii	*Eucalyptus rudis* (Flooded Gum)	20	700	Yes
18	*Eucalyptus rudis* (Flooded Gum)	25	950	Yes
19	*Eucalyptus rudis* (Flooded Gum)	25	800	Yes

Mapping Number	Species Description	Height Estimate (m)	DBH Estimate (mm)	Black Cockatoo Potential Breeding Tree
20	*Eucalyptus rudis* (several clumped, one large)	20	800	Yes
21	*Eucalyptus rudis* (Flooded Gum)	-	-	-
22	*Eucalyptus rudis* (Flooded Gum)	-	-	-
23	*Eucalyptus rudis* (Flooded Gum)	-	-	-
24i	*Eucalyptus rudis* (Flooded Gum)	20	800	Yes
24ii	*Eucalyptus rudis* (Flooded Gum)	20	1430	Yes
24iii	*Eucalyptus rudis* (Flooded Gum)	30	800	Yes
24iv	*Eucalyptus rudis* (Flooded Gum)	20	700	Yes
24v	*Eucalyptus rudis* (Flooded Gum)	12	580	Yes
24vi	*Eucalyptus rudis* (Flooded Gum)	15	580	Yes
25	Non-endemic Eucalyptus	-	-	-
26	Dam with sedges	-	-	-
27	Garden plants	-	-	-
28	Garden plants	-	-	-
29	Garden plants	-	-	-
30	**Erythrina x sykesii* (Coral Tree)	-	-	-
31	*Banksias* clump (with 2 trees)	-	-	-
31i	Non-endemic Eucalyptus	20	800	Yes
31ii	*Eucalyptus marginata* (Jarrah)	20	800	Yes
32	Non-endemic Eucalyptus	15	510	Yes
33	*Eucalyptus rudis* (Flooded Gum)	12	400	-

3.3. Vegetation Condition

The survey area has been subject to numerous disturbances including clearing. The vegetation consists of isolated mature native trees within no understorey species as well as non-endemic trees with garden plants underneath them.

Historical imagery dating back to 1985 shows the eastern side of the Lot to be nearly void of vegetation with only a few scattered small trees. This supports the conclusion that most of the vegetation on the eastern side of the Lot has been planted. Of these, some are native tree species, though most are non-endemic garden variety species. The entire Survey Area has been rated as being in Completely Degraded condition (Figure 2) based on the lack of vegetation community structure and no native understory species (parkland cleared).

3.4. Black Cockatoo Assessment

The survey area is located within the modelled distribution of foraging and breeding habitat for both Carnaby's Black Cockatoo and the Forest Red-tailed Black Cockatoo (Department of Sustainability Environment Water Population and Communities, 2012). The survey area lies on the peripheral of the modelled foraging distribution of the Baudin's Black Cockatoo (Department of Sustainability Environment Water Population and Communities, 2012) (Appendix B).

No Black Cockatoo species or evidence of such was recorded during the field survey. The survey identified 18 Black Cockatoo potential breeding trees with a DBH of greater than 500 mm within the Survey Area as shown in Table 2 (to be read in conjunction with Figure 1). The 18 trees comprised of 12 Flooded Gum trees (*Eucalyptus rudis*), two Tuart trees (*Eucalyptus gomphocephala*), two Introduced Eucalyptus trees, one Marri tree (*Corymbia calophylla*) and one Jarrah tree (*Eucalyptus marginata*). No hollows were recorded in any of the trees within the Survey Area thus there are no suitable breeding hollows for Black Cockatoos.

The Marri within the survey area are foraging habitat for all three Black Cockatoo species. Sheoak (*Allocasuarina fraseriana*) is a foraging species for the Forest Red-tailed Black Cockatoo and Banksia species are foraging habitat for Carnaby's Black Cockatoo.

4. Potential Impact

4.1. The Development

360 Environmental was provided with Survey Site Plan (Claradon Baldivis Development) (D.Plan202751) to assist with the evaluation of the potential environmental impact posed by the development on the vegetation identified within the Survey Area. The trees are the focus of the potential impact of the proposed development given that the understorey consists only of garden plants and weed species.

Analysis of the Survey Site Plan found that 10 trees within Lot 726 will need to be cleared in order to implement the development proposal. Seven small trees on the verge, outside the lot boundary are proposed to be cleared, while the three largest trees on the verge will be retained.

Seven of the 10 trees within Lot 726 that are to be cleared are garden variety species that have been planted and the remaining three trees are Sheoaks (*Allocasuarina fraseriana*). These are locally endemic thus it can't be determined if these trees have been planted or are regrowth. All 10 trees to be cleared are considered to have no conservation

significance. The seven small verge trees are also garden variety species and have no conservation significance.

4.2. Bushfire Management

The assessment of the need to manage the vegetation on the site in relation to bushfire has been performed by others. During the preparation of this report we were advised of the vegetation management required as a consequence of the development and this is described below.

We have been advised that no trees are expected to require clearing for bushfire management purposes. Trees that exist within the Asset Protection Zone (APZ) (within 14m of the building) will require pruning to conform to bushfire management requirements (Figure 3). We have calculated that there is a total of approximately 0.07 ha of native vegetation canopy with in the APZ. The canopies within the 0.07 ha are required to be pruned to create a separation of at least 6 m between trees. If canopies cannot be at least 6m apart, the tree canopies need to be trimmed back completely. No tree branches less than 2m from the ground are to be retained. All shrubs and grasses are to be maintained at a height of 50 mm within the APZ.

As the vegetation within this area is in a Completely Degraded condition and has no native understory it is concluded that fire management regime within the APZ is not considered to be of conservation significance, including the pruning of trees within 0.07 ha of canopy.

5. Conclusions

This Reconnaissance Flora and Vegetation Survey and Black Cockatoo Habitat Assessment work was commissioned to allow consideration of the potential impacts from the proposed development of the site as a childcare centre. Generally, the vegetation of the site was found to be in a Completely Degraded condition, with isolated native trees with no native understorey. The eastern most part of the site is effectively garden with some native trees that may be regrowth.

We understand that the only trees to be cleared because of the proposed development are those that are have been planted. Only three of these trees are endemic species, the Sheoaks, and these may have been planted or they may be regrowth. These trees are considered to have no conservation significance.

As there is no clearing of Marri and Banksia anticipated and only three Sheoaks will be cleared the development is not considered to significantly impact on the foraging or breeding habitat for all three Black Cockatoo species.

Parts of the site (the APZ) will need to be maintained through regular clearing as a bushfire management measure. The maintenance of shrubs and grasses to a height of 50 mm within the APZ is not considered to have any ecological significance as the vegetation within this area is in a Completely Degraded condition and has no native understory. The pruning of trees within 0.07 ha of canopy within the APZ is not considered to be of conservation significance.

We trust this meets your requirements. Should you have any questions or require further action please do not hesitate to contact Scott Bird or the undersigned on (08) 9388 8360. We look forward to hearing from you.

For and on behalf of

360 Environmental Pty Ltd



Narelle Whittington

Principal Botanist

6. Limitations

This report is produced strictly in accordance with the scope of services set out in the contract or otherwise agreed in accordance with the contract. 360 Environmental makes no representations or warranties in relation to the nature and quality of soil and water other than the visual observation and analytical data in this report.

In the preparation of this report, 360 Environmental has relied upon documents, information, data and analyses ("client's information") provided by the client and other individuals and entities. In most cases where client's information has been relied upon, such reliance has been indicated in this report. Unless expressly set out in this report, 360 Environmental has not verified that the client's information is accurate, exhaustive or current and the validity and accuracy of any aspect of the report including, or based upon, any part of the client's information is contingent upon the accuracy, exhaustiveness and currency of the client's information. 360 Environmental shall not be liable to the client or any other person in connection with any invalid or inaccurate aspect of this report where that invalidity or inaccuracy arose because the client's information was not accurate, exhaustive and current or arose because of any information or condition that was concealed, withheld, misrepresented, or otherwise not fully disclosed or available to 360 Environmental.

Aspects of this report, including the opinions, conclusions and recommendations it contains, are based on the results of the investigation, sampling and testing set out in the contract and otherwise in accordance with normal practices and standards. The investigation, sampling and testing are designed to produce results that represent a reasonable interpretation of the general conditions of the site that is the subject of this report. However, due to the characteristics of the site, including natural variations in site conditions, the results of the investigation, sampling and testing may not accurately represent the actual state of the whole site at all points.

It is important to recognise that site conditions, including the extent and concentration of contaminants, can change with time. This is particularly relevant if this report, including the data, opinions, conclusions and recommendations it contains, are to be used a considerable time after it was prepared. In these circumstances, further investigation of the site may be necessary.

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7. References

Department of Biodiversity Conservation and Attractions (2019) *NatureMap database search*. Available at: https://naturemap.dpaw.wa.gov.au.

Department of Sustainability Environment Water Population and Communities (2012) *EPBC Act Referral guidelines for three threatened black cockatoo species: Carnaby's cockatoo, Baudin's cockatoo and Forest red-tailed black cockatoo*. Canberra, Australia. Available at: www.environment.gov.au/.

Department of the Environment and Energy (2019) *Protected Matters Search Tool*. Available at: http://www.environment.gov.au/epbc/pmst/.

FIGURES



Legend

- Lot Boundary
- Proposed Building Footprint
- Local Road
- Vegetation Mapping Units

Geomorphic Wetlands

- Conservation Category
- Multiple Use Category
- CCW Buffer 50m

Potential Black Cockatoo Breeding Tree Locations

- Flooded gum (Eucalyptus rudis)
- Introduced Eucalypt
- Jarrah (Eucalyptus marginata)
- Marri (Corymbia calophylla)
- Tuart (Eucalyptus gomphocephala)

Powered by SLIP ENABLER

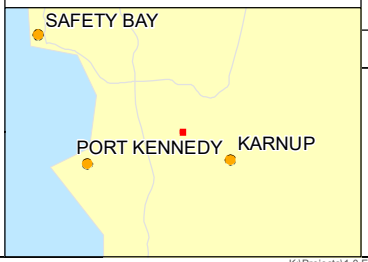
- LOCALITY MAP SOURCED FROM LANDGATE 2017
- OTHER DATA SOURCED LANDGATE 2018
- AERIAL PHOTOGRAPHY SOURCED ESRI 2018
(© Western Australian Land Information Authority 2017)

0 10 20 30 Meters
1:1,000 @ A4

N

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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Planning Solutions
L726 Eighty Road, Baldivis

Flora/ Vegetation Survey and Black Cockatoo Assessment

Figure 1 Vegetation Units and Potential BC Breeding Trees

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K:\Projects\1.0 EBS\3318 Lot 726 Eighty Rd Wetland Buffer\3318 Fx Background Maps.mxd



Legend

- Lot Boundary
- Proposed Building Footprint
- Site Boundary
- Local Road

Vegetation Condition

- Completely Degraded

Geomorphic Wetlands

- Conservation Category
- Multiple Use Category
- CCW Buffer 50m

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- LOCALITY MAP SOURCED FROM LANDGATE 2017
- OTHER DATA SOURCED LANDGATE 2018
- AERIAL PHOTOGRAPHY SOURCED ESRI 2018

(© Western Australian Land Information Authority 2017)

0 10 20 30 Meters

1:1,000 @ A4

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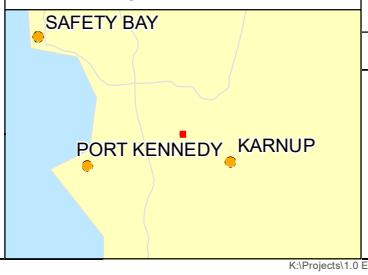
- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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Planning Solutions
L726 Eighty Road, Baldivis

Flora/ Vegetation Survey and Black Cockatoo Assessment

Figure 2 Vegetation Condition

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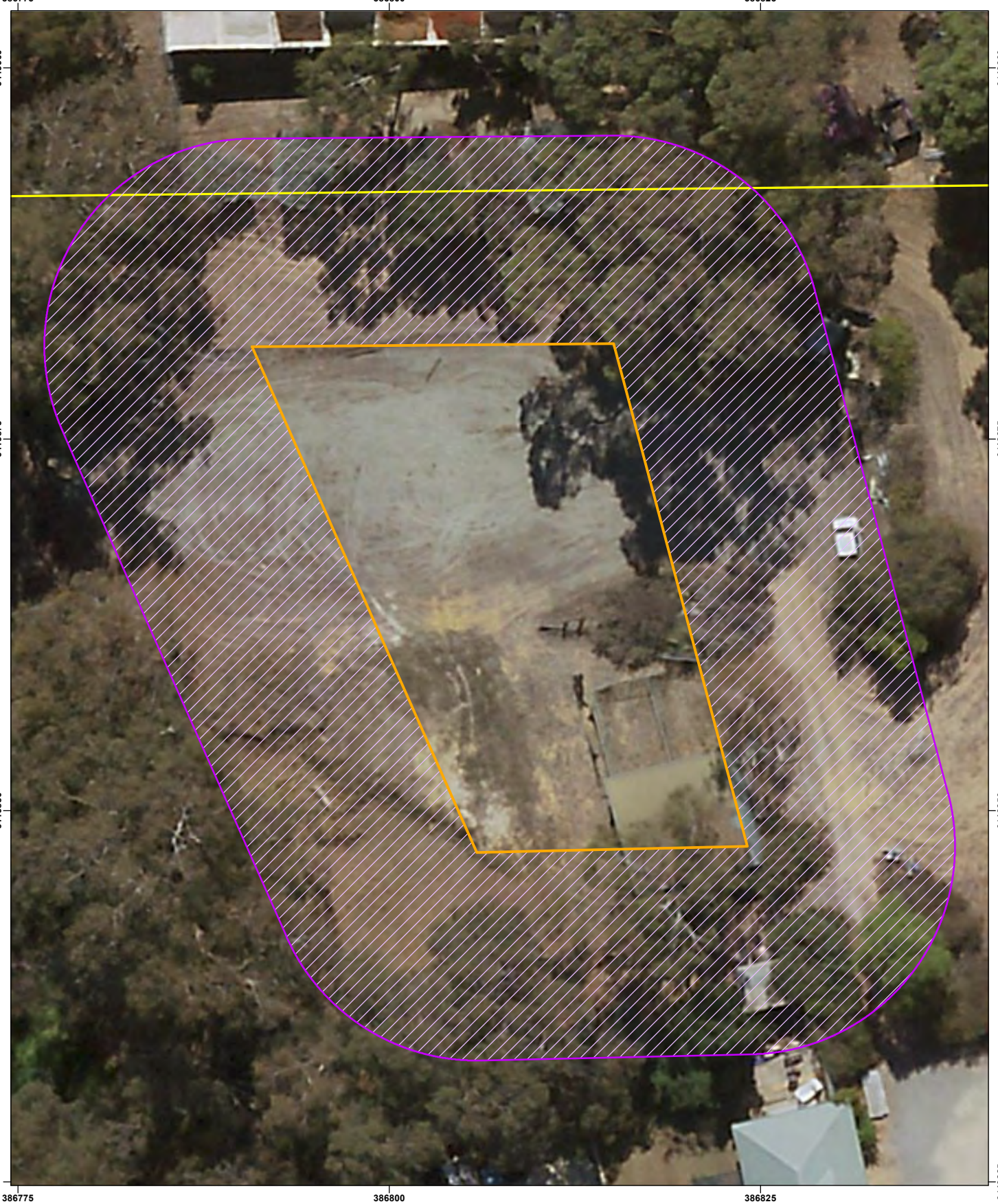


Legend

- Lot Boundary
- Proposed Building Footprint
- Asset Protection Zone (14m buffer)

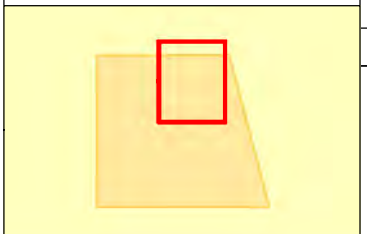
0 3.5 7 10.5 Meters

1:350 @ A4

N

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS

LOCALITY MAP



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L726 Eighty Road, Baldivis

Flora/ Vegetation Survey and Black Cockatoo Assessment

Figure 3
Bush Fire Management

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APPENDIX A:

Flora Likelihood Assessment

Appendix A: Assessment of the Likely Occurrence of DRF and Priority Flora (as per DBCA and EPBC Database Searches) in the Survey Area

Closest record to Survey Area based on DBCA 2018. High = Suitable habitat present and records less than 5 km from the Survey Area, Medium = Suitable habitat present and records between 5 km and 10 km from the Survey Area, and Low = No suitable habitat present and/or records greater than 10 km from the Survey Area. En = Listed as Endangered under the EBPC Act, Vu = based on knowledge of the Survey Area post field-survey, and flowering period of flora taxa. Post-survey Likelihood of Occurrence; based on knowledge of habitat within the Survey Area and knowledge gained from the survey effort during ground truthing.

Species	Conservation Status		Database Searched			Flowering Period	Distance Analysis (km)	Prefered Habitat	Pre-Survey Likelihood of Occurrence	Post-Survey Likelihood of Occurrence
	DBCA	EPBC	Literature	Nature Map	PMST					
Andersonia gracilis	T	EN			X	Sep-Nov	34.7	White/grey sand, sandy clay, gravelly loam. Winter-wet areas, near swamps.	Low	Low
Caladenia huegelii	T	EN	X		X	Sep-Oct	8.82	Grey or brown sand, clay loam.	Medium	Low
Diuris micrantha	T	VU			X	Sep-Oct	12.4	Brown loamy clay. Winter-wet swamps, in shallow water	Low	Low
Diuris purdiei	T	EN			X	Sep-Oct	18.67	Grey-black sand, moist. Winter-wet swamps.	Low	Low
Drakaea elastica	T	EN			X	Oct-Nov	6.95	White or grey sand. Low-lying situations adjoining winter-wet swamps.	Medium	Low
Drakaea micrantha	T	VU			X	Sep-Oct	25.11	White-grey sand.	Low	Low
Eucalyptus x balanites	T	EN			X	Oct-Feb	28.32	Sandy soils with lateritic gravel.	Low	Low
Lepidosperma rostratum	T	EN	X		X	-	15.89	Peaty sand, clay.	Low	Low
Synaphea sp. Fairbridge Farm	T	CR			X	Oct	-	Sandy with lateritic pebbles. Near winter-wet flats, in low woodland with weedy grasses.	Low	Low
Synaphea sp. Serpentine	T	CR			X	Sep	-	Flat, gentle slope to wetland. Yellow/brown sand.	Low	Low
Acacia benthamii	P2	-	X	X		Aug-Sep	3.55	Sand. Typically on limestone breakaways.	Low	Low
Beyeria cinerea subsp. *cinerea*	P3	-	X	X		Jul-Aug	3	Grey sand over limestone.	Low	Low
Calandrinia oraria	P3	-		X		Aug-Oct	6.96	Hilly, white sand, dunes.	Low	Low
Dillwynia dillwynioides	P3	-	X	X		Aug-Dec	6.04	Sandy soils. Winter-wet depressions.	Medium	Low
Schoenus capillifolius	P3	-	X	X		Oct-Nov	6.21	Brown mud. Claypans.	Low	Low
Sphaerolobium calcicola	P3	-	X	X		Jun or Sep-Nov	5.52	White-grey-brown sand, sandy clay over limestone, black peaty sandy clay. Tall dunes, winter-wet flats, interdunal swamps, low-lying areas.	Low	Low
Dodonaea hackettiana	P4	-	X	X		Jul-Oct	8.58	Sand. Outcropping limestone.	Low	Low
Jacksonia sericea	P4	-	X	X		Dec-Feb	2.08	Calcareous & sandy soils.	Low	Low
Stylidium longitubum	P4	-	X	X		Oct-Dec	4.17	Sandy clay, clay. Seasonal wetlands.	Low	Low

APPENDIX B:

Black Cockatoo Modelled Distribution Maps

Map 1: Black cockatoos of southwest WA referral guideline regions



Produced by:
Environmental Resources Information Network 2016

Contextual data source:
Interim Biogeographic Regionalisation for Australia (IBRA) version 7 2012
Collaborative Australian Protected Area Database (CAPAD) 2014
Geoscience Australia GEODATA TOPO 250K Topographic Data Series 3 2006

Projection: Geographic
Datum: GDA94

Australian Government
Department of the Environment and Energy

Conservation Areas

Referral Guideline regions
- Region 1: Swan Coastal Plain
- Region 2: Wheatbelt
- Region 3: Jarrah Forest
- Region 4: South Coast

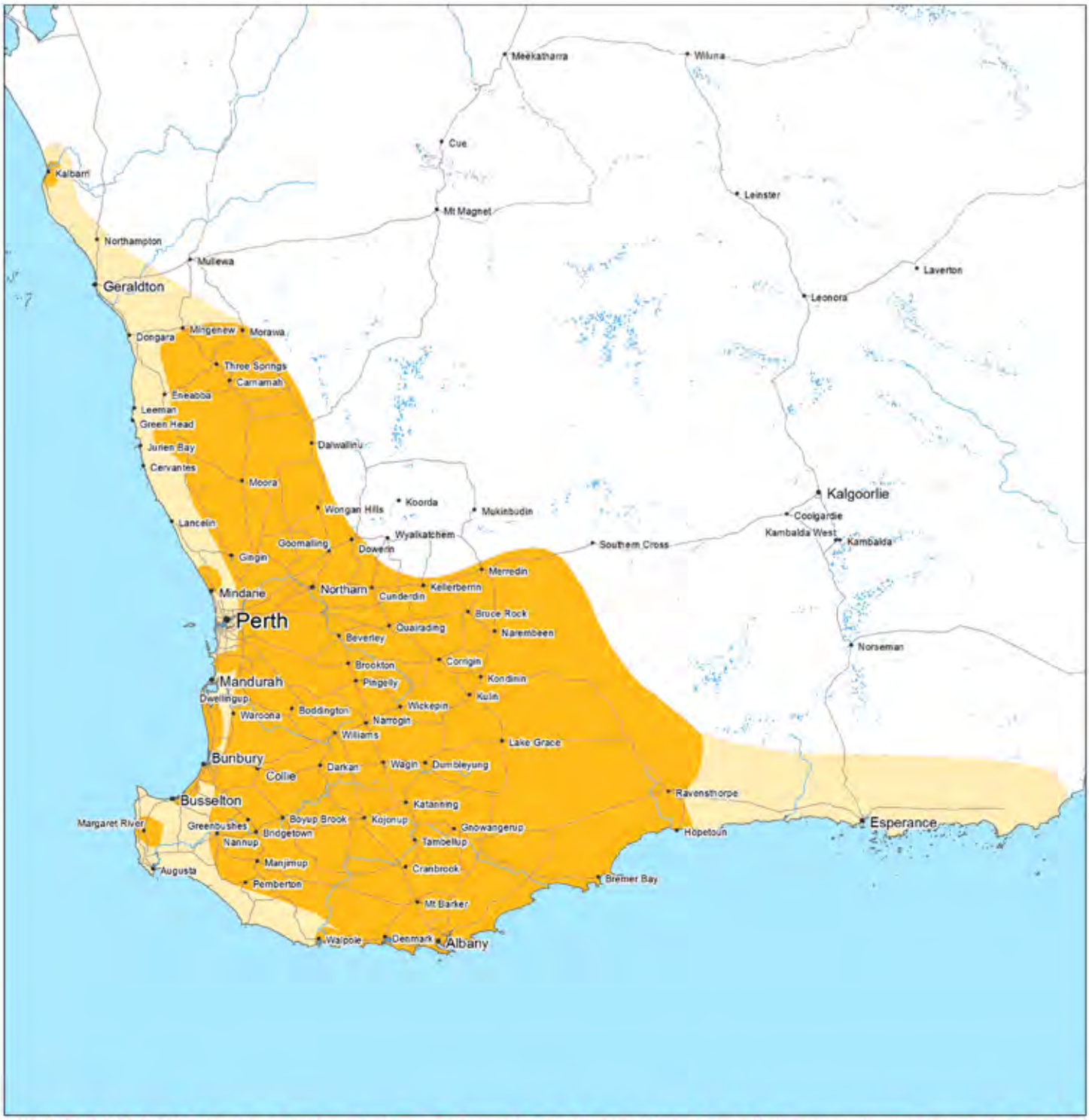
- Cities & Towns
- Roads (sealed)
- Roads (unsealed)
- State Border
- Major Rivers
- Lakes/Reservoirs
- Non-perennial Lakes

Carnaby's Black Cockatoo Distribution Maps



Photo: Female Carnaby's cockatoo *Calyptorhynchus latirostrise* (Rick Dawson, Department of Parks and Wildlife), sourced from the Carnaby's Cockatoo (*Calyptorhynchus latirostris*) Recovery Plan 2013.

Map 2: Modelled distribution of Carnaby's black cockatoo (*Calyptorhynchus latirostris*)



INDICATIVE MAP ONLY: For the latest departmental information, please refer to the Protected Matters Search Tool at www.environment.gov.au/epbc/index.html

0 50 100 150 200 250 km



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Department of Sustainability, Environment, Water, Population and Communities

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Contextual data sources:
DEWHA (2006), Collaborative Australian Protected Areas Database
Geoscience Australia (2006), Geodata Topo 250K Topographic Data

Legend

- Breeding Range
- Non-breeding Range
- Cities & Towns
- Roads
- Major Rivers
- Lakes

Please Note: The breeding range represents the areas known to be used by birds for breeding as at December 2009. As habitat has been lost in traditional breeding areas, birds have begun breeding at new locations. Distribution created and verified using point locations in SPRAT database (DSEWPaC, 2011) and from expert feedback (R. Johnstone, 2011).

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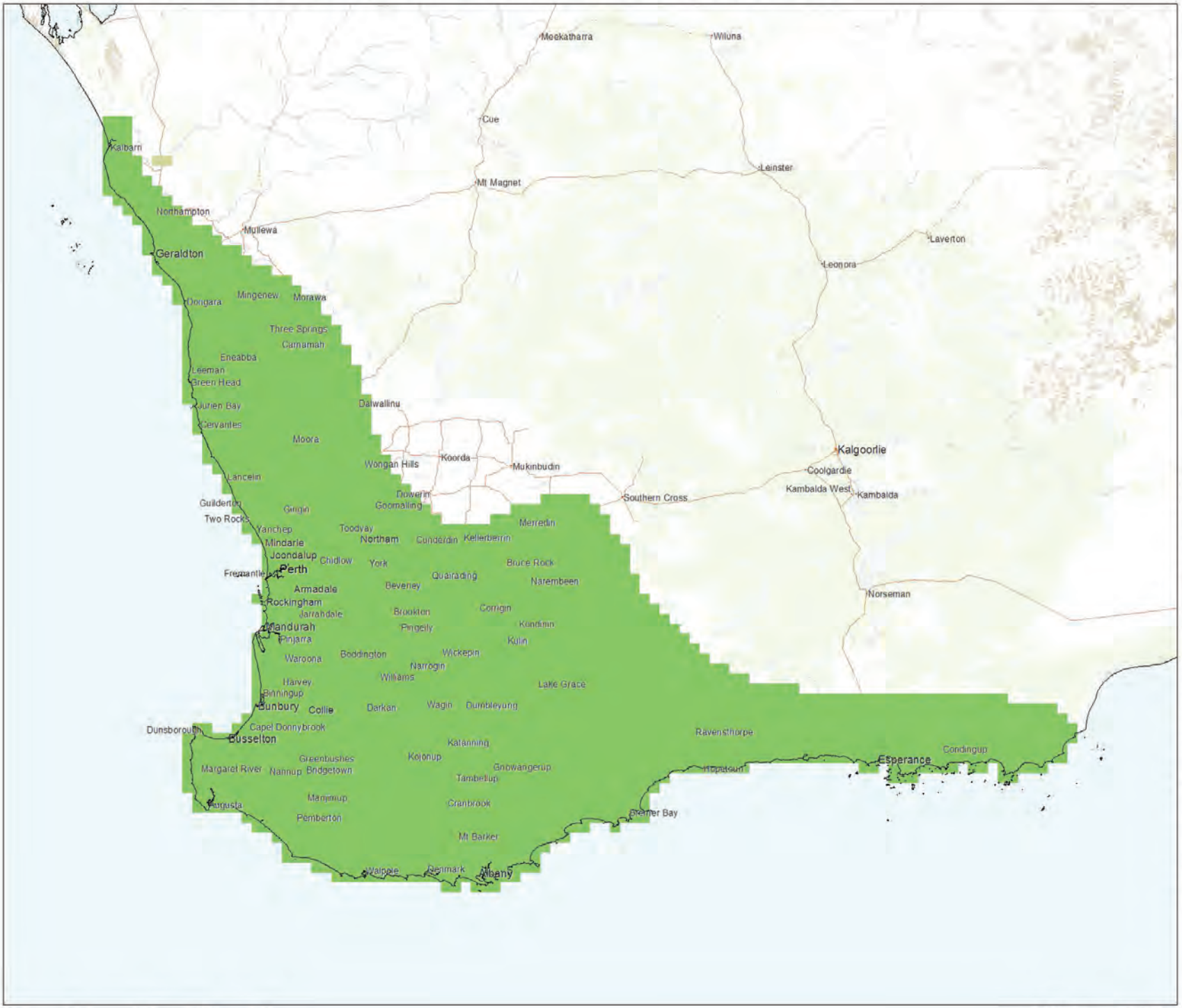
Calyptorhynchus latirostris Carnaby's Black-Cockatoo, Short-billed Black-Cockatoo



s59523.asc 1/04/2014

Species of National Environmental Significance, Map Summary Version 1 2014

Distribution

Species or species habitat likely to occur

Species or species habitat may occur

Commonwealth Marine Area



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Forest Red-tailed Black Cockatoo Distribution Maps



Photo: Female Forest Red-tailed Black cockatoo *Calyptorhynchus baudinii* (Tony Kirkby (Western Australian Museum), sourced from the Forest Black Cockatoo (Baudin's Cockatoo) *Calyptorhynchus baudinii* and Forest Red-tailed Black Cockatoo *Calyptorhynchus banksii naso* Recovery Plan 2008.

Map 3: Modelled distribution of forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)



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Legend

- Species May Occur
- Cities & Towns
- Roads
- Major Rivers
- Lakes

Please Note: Distribution created and verified using point locations in SPRAT database (DSEWPaC, 2011) and from expert feedback (R. Johnstone, 2011).

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Calyptorhynchus banksii naso Forest Red-tailed Black-Cockatoo



s67034.asc 2/04/2014

Species of National Environmental Significance, Map Summary Version 1 2014

Distribution

Species or species habitat likely to occur

Species or species habitat may occur

Commonwealth Marine Area



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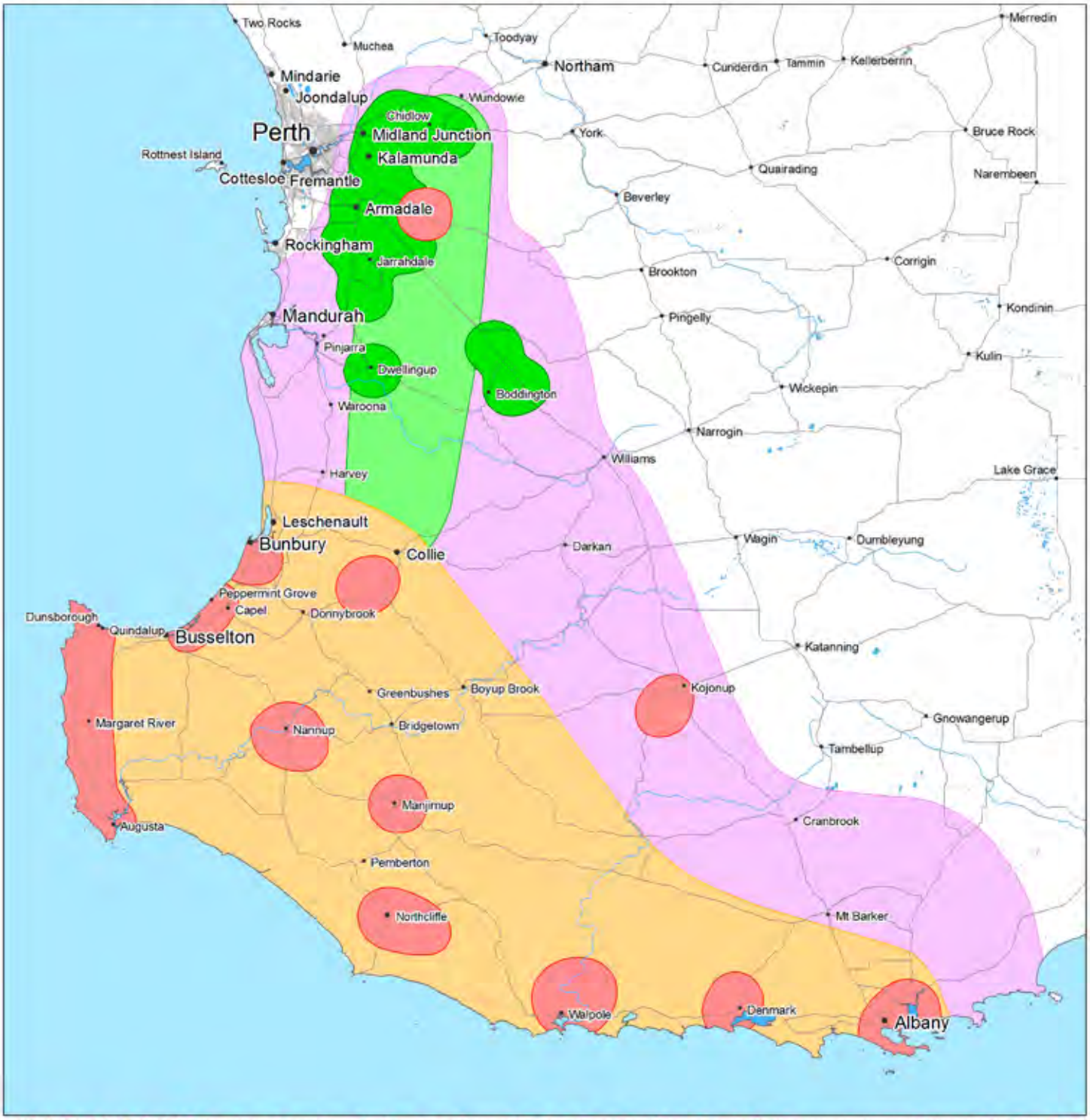
Department of the Environment

Baudin's Black Cockatoo Distribution Maps



Photo: Female Baudin's cockatoo *Calyptorhynchus baudinii* (Tony Kirkby (Western Australian Museum), sourced from the Forest Black Cockatoo (Baudin's Cockatoo) *Calyptorhynchus baudinii* and Forest Redtailed Black Cockatoo *Calyptorhynchus banksii naso* Recovery Plan 2008.

Map 1: Modelled distribution of Baudin's black cockatoo (*Calyptorhynchus baudinii*)



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0 20 40 60 80 100 km

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Department of Sustainability, Environment, Water, Population and Communities

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Legend

- Known Breeding Areas
- Predicted Breeding Range
- Known Foraging Areas
- Main Wintering Area
- Species Likely to Occur
- Cities & Towns
- Roads
- Major Rivers
- Lakes

Please Note: Known breeding areas represent locations known to be used by birds for breeding as at December 2009. As habitat has been lost in traditional breeding areas, birds have begun breeding at new locations. Distribution created and verified using point locations in SPRAT database (DSEWPaC, 2011) and from expert feedback (R. Johnstone, 2011).

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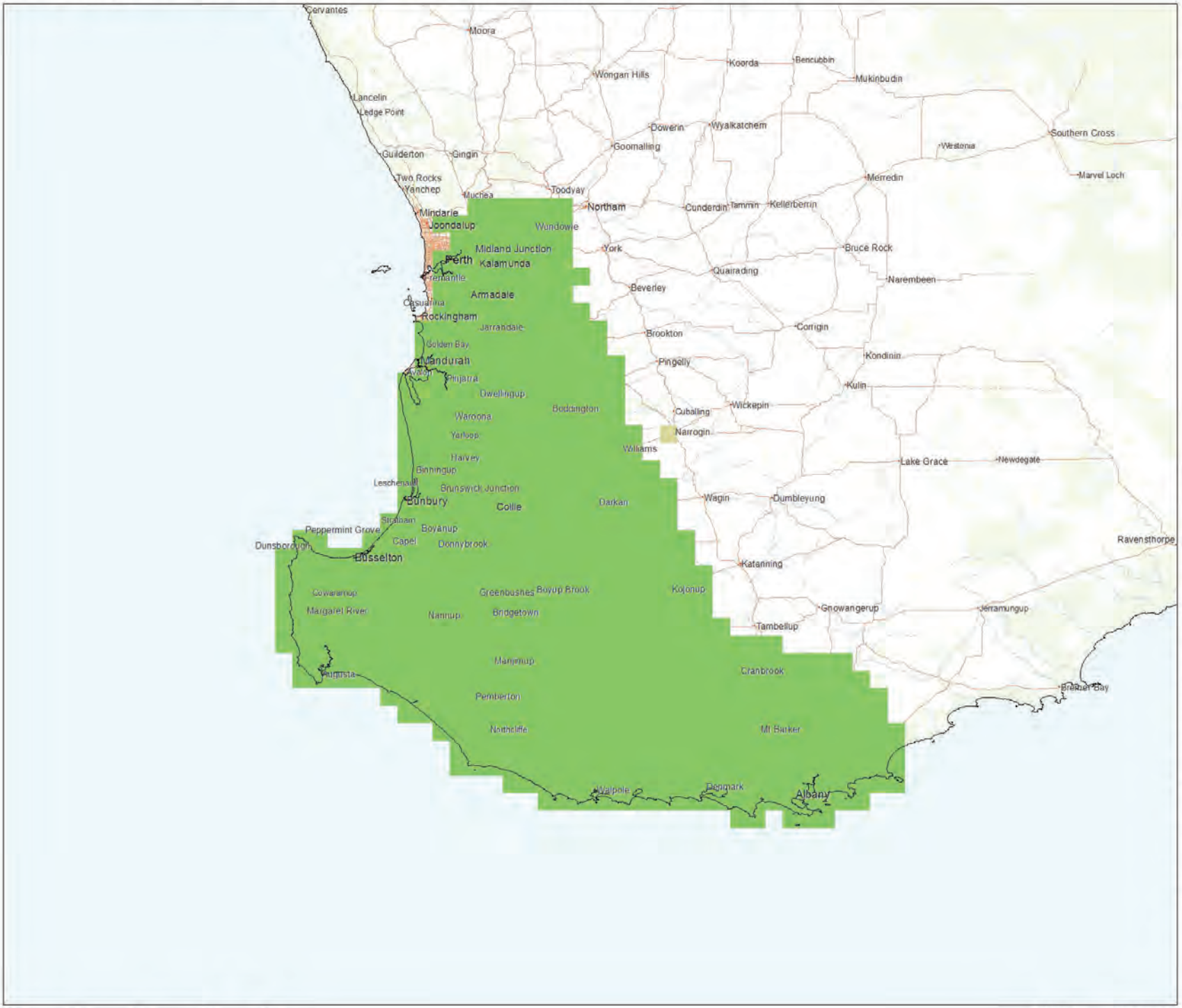
Calyptorhynchus baudinii Baudin's Black-Cockatoo, Long-billed Black-Cockatoo



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Species of National Environmental Significance, Map Summary Version 1 2014

Distribution

Species or species habitat likely to occur

Species or species habitat may occur

Commonwealth Marine Area



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Appendix 5
Suite of Bushfire Reporting

Bushfire Management Plan:
Development Application: Childcare Centre - Lot 726 Eighty Road, Baldivis

Claradon Property Pty Ltd a trustee for The Eighty Trust

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DOCUMENT TRACKING

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Prepared by	Ian Mullins
Reviewed by	Daniel Panickar (BPAD Level 2 – 37802)
Approved by	Bruce Horkings (BPAD Level 3 – 29962)
Status	**Final**
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Last saved on	**20 August 2019**

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Template 2.8.1

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1. Introduction

1.1 Proposal details

Eco Logical Australia (ELA) was commissioned by Claradon Property Pty Ltd a trustee for The Eighty Trust (Claradon Property) to prepare a Bushfire Management Plan (BMP) to support a Development Application (DA) for a proposed childcare centre at Lot 726 (591) Eighty Road, Baldivis (hereafter referred to as the subject site, Figure 1).

The subject site is mapped within a designated bushfire prone area as per the *Western Australian State Map of Bushfire Prone Areas* (DFES 2019 Figure 2). In addition, the proposed childcare centre is listed as a vulnerable land use under policy measure 6.6 of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; WAPC 2015) which triggers bushfire planning requirements under SPP 3.7 and reporting to accompany submission of the DA in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas v 1.3* (the Guidelines; WAPC 2017).

This assessment has been prepared by ELA Bushfire Consultants James Leonard and Ian Mullins and ELA Senior Bushfire Consultant Daniel Panickar (FPAA BPAD Level 2 Certified Practitioner No. BPAD37802 L2) with quality assurance undertaken by ELA Senior Bushfire Consultant Bruce Horkings (FFAA BPAD Level 3 Certified Practitioner No. BPAD29962 L3).

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.

A Bushfire Emergency Evacuation Plan (BEEP) has also been prepared for the proposed development (Appendix A). The BMP and BEEP are intended to be used in conjunction with one another to ensure the intent of SPP 3.7 is achieved and to provide consolidated bushfire management measures for the subject site. Recommendations are provided in Section 4 of this BMP.

1.3 Environmental considerations

Some bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

Fuel reduction measures impacting native vegetation are proposed within the subject site and on neighbouring Lot 107 (577) Eighty Road, to the north. Claradon Property have provided a Landholder Agreement specifying establishment of Asset Protection Zones (APZs) within the subject site and neighbouring Lot 107 (577) Eighty Road (Appendix B). It is intended that this Landholder Agreement is

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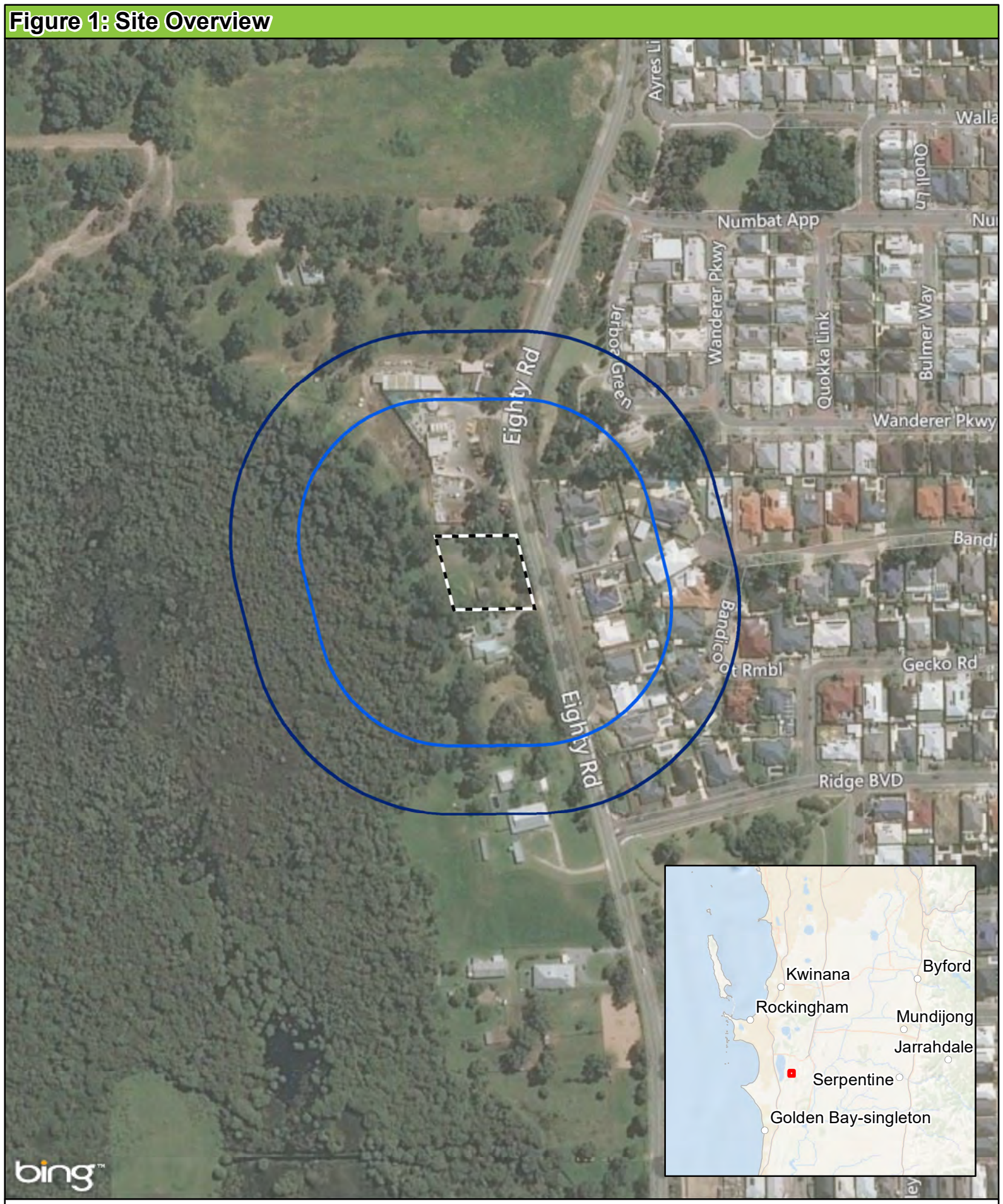
used in the interim until the APZ is included as a deed on the subject lot and adjacent lot titles prior to development.

It is understood that there is no requirement for any environmental approvals to facilitate these measures (360 Environmental 2019). No revegetation is proposed within the subject site, however if this changes, it will be addressed in an updated BMP.

Figure 1: Site Overview



Legend

- Subject site
- 100m site assessment
- 150m site assessment

0 25 50 100
Metres
Datum/Projection:
GDA 1994 MGA Zone 50

N

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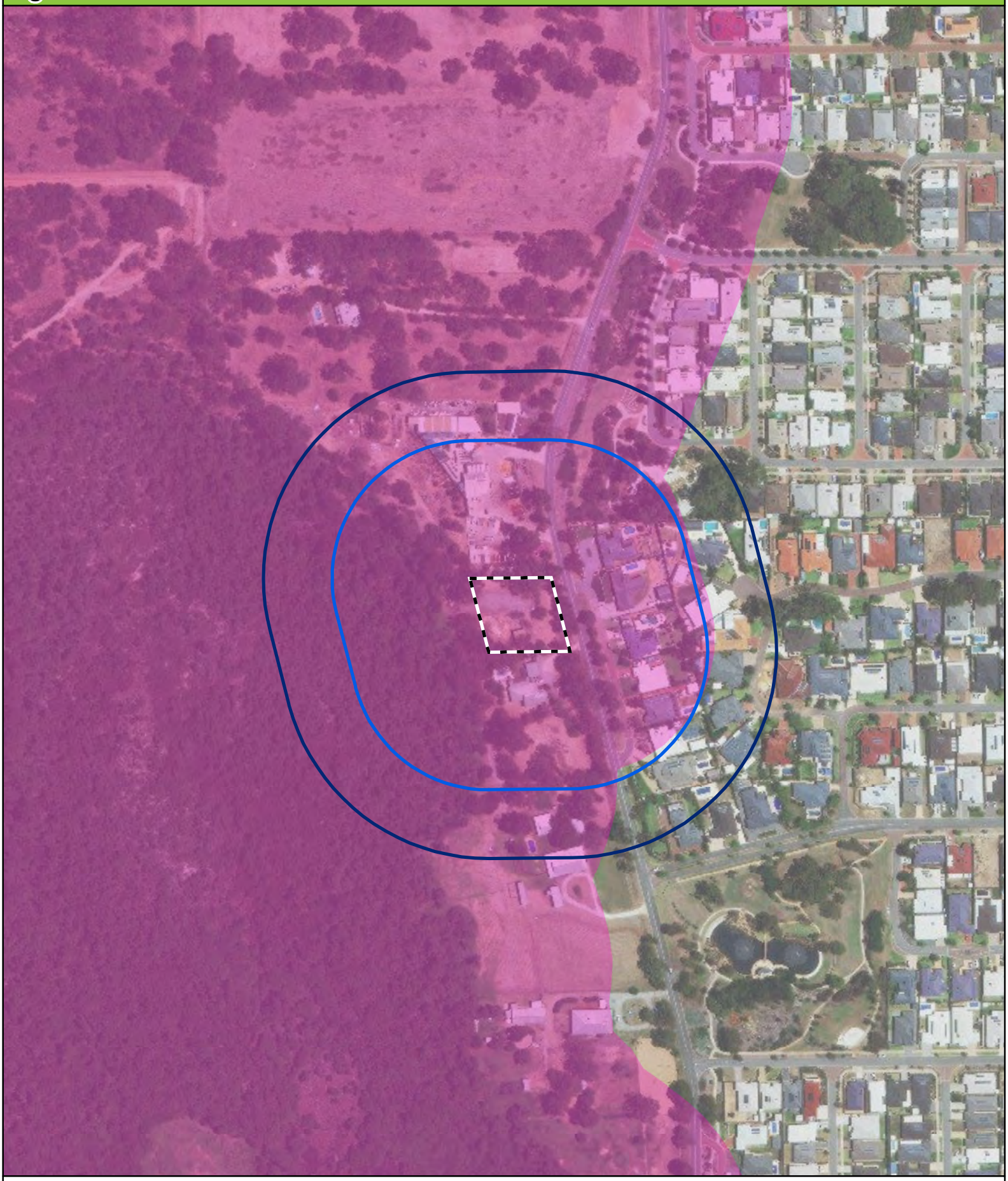
Prepared by: SM Date: 13/08/2019

Figure 2: Bushfire Prone Areas



Legend

- Subject site
- 100m site assessment
- 150m site assessment
- Bushfire Prone Mapping (DFES 2019)

0 25 50 100
Metres
Datum/Projection:
GDA 1994 MGA Zone 50

N

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Prepared by: SM Date: 13/08/2019

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 General

The subject site is located in the City of Rockingham with:

- Native vegetation and rural residential lots to the north;
- Eighty Road and residential development to the east;
- Native vegetation and rural residential lots to the south; and
- Native vegetation to the west.

The subject site is located on Eighty Road which is connected to a number of roads including Numbat Approach, Ridge Boulevard and Pymmes Junction which run in an easterly direction away from the subject site and adjacent bushfire hazards.

Accumulation of vegetative matter over time, combined with the moderate to high risk of ignition associated with high levels of public access and proximity to urban areas would potentially facilitate a bushfire occurrence in this area.

2.1.2 Fire Danger Index (FDI)

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

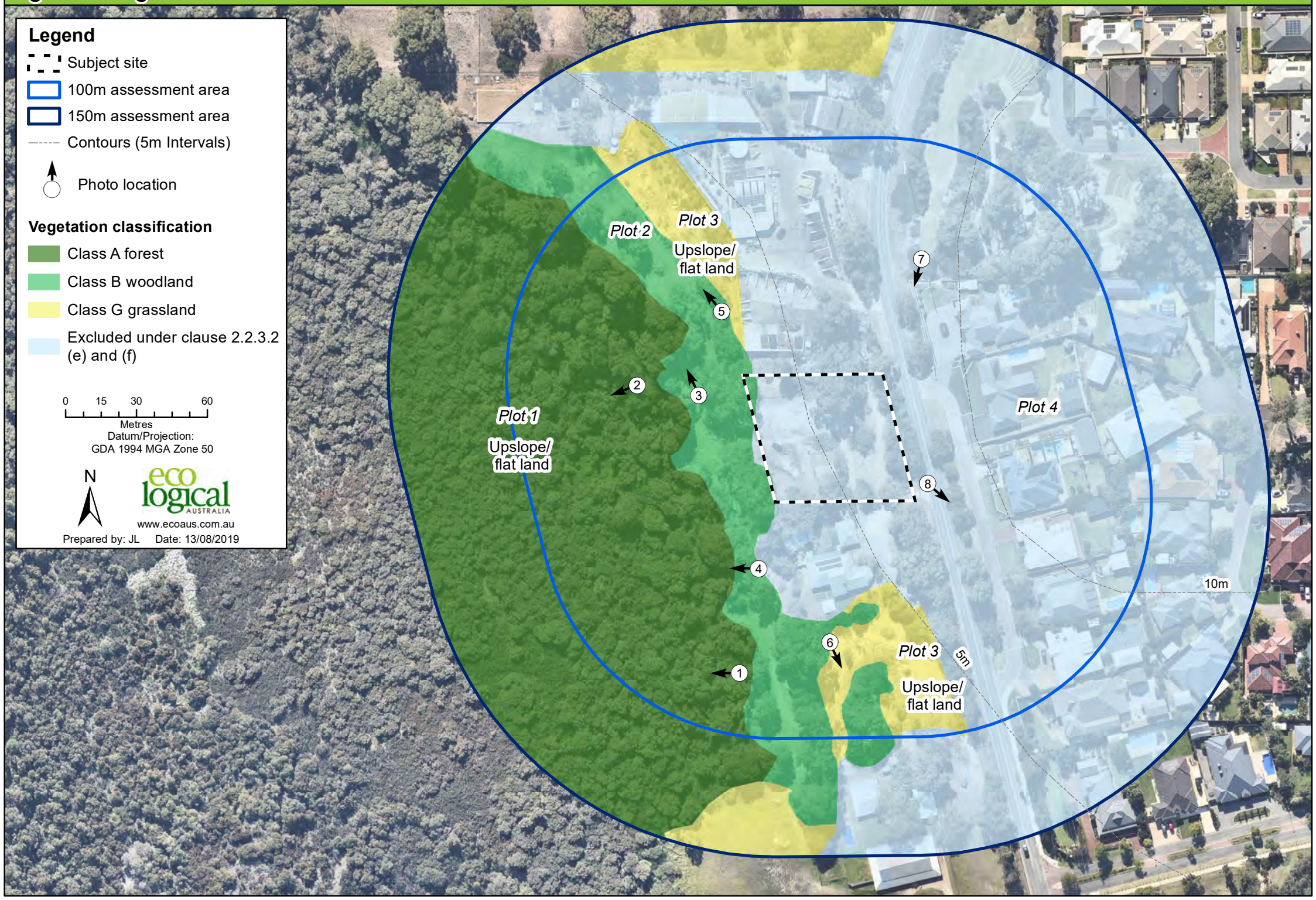
2.1.3 Vegetation classification

Vegetation within the subject site and surrounding 150 m (the assessment area) was 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). The site inspection was undertaken on 12 July 2019.

The following vegetation classes and exclusions were identified within the assessment area as depicted in Figure 3 and listed below. Photographs relating to each vegetation class are also provided in Appendix C and include:

- Class A forest;
- Class B woodland;
- Class G grassland; and
- Exclusions as per clause 2.2.3.2 (e) and (f) (i.e. non-vegetated areas and low threat vegetation)

Figure 3: Vegetation classification



2.1.4 Topography and slope under vegetation

Effective slope under vegetation was assessed for a distance of 150 m from the subject site in accordance with the Guidelines and AS 3959-2018 (Figure 3). Slope under classified vegetation within and surrounding the subject site was assessed as upslope / flat land.

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 and Appendix C.

2.2.1 BAL assessment

All land located within 100 m of the classified vegetation depicted in the Figure 3 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 subject site and incorporates the following factors:

- State adopted Fire Danger Index (FDI) rating;
- Vegetation class;
- Slope under classified vegetation; and
- Distance between existing buildings 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 existing buildings and subsequently informs the standard of construction required to increase building survivability.

2.2.2 Method 1 BAL assessment

Table 1 and Figure 4 displays the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the subject site in accordance with AS 3959-2018 methodology. BAL contours for pre and post establishment of Asset Protection Zone scenarios have been assessed (Figure 4 and Figure 5) using the BAL assessment inputs in section 2.1.

Table 1: Method 1 BAL Calculation (BAL contours)

Plot and vegetation classification	Effective slope	Hazard separation distance (m)	BAL rating	Pre-establishment of APZ	Post-establishment of APZ
Plot 1 Class A forest	upslope / flat land	<16	BAL-FZ	No building proposed in this area.	No building proposed in this area.
		16-<21	BAL-40	No building proposed in this area.	No building proposed in this area.
		21-<31	BAL-29	Building proposed in this area.	Building proposed in this area.
		31-<42	BAL-19	Building proposed in this area.	Building proposed in this area.
		42-<100	BAL-12.5	Building proposed in this area.	Building proposed in this area.
Plot 2 Class B woodland	upslope / flat land	<10	BAL-FZ	Building proposed in this area	No building proposed in this area.
		10-<14	BAL-40	Building proposed in this area	No building proposed in this area.
		14-<46	BAL-29	Building proposed in this area.	Building proposed in this area.
		20-<29	BAL-19	Building proposed in this area.	Building proposed in this area.
		29-<100	BAL-12.5	Building proposed in this area.	Building proposed in this area.
Plot 3 Class G grassland	upslope / flat land	<6	BAL-FZ	No building proposed in this area.	No building proposed in this area.
		6-<8	BAL-40	No building proposed in this area.	No building proposed in this area.
		8-<12	BAL-29	No building proposed in this area.	No building proposed in this area.
		12-<17	BAL-19	Building proposed in this area.	Building proposed in this area.
		17-<50	BAL-12.5	Building proposed in this area.	Building proposed in this area.
Plot 4 Excluded as per clause 2.2.3.2 (e) and (f) of AS3959- 2009		N/A			

Figure 4: Bushfire Attack Level (BAL) Contours - Pre-establishment of Asset Protection Zones

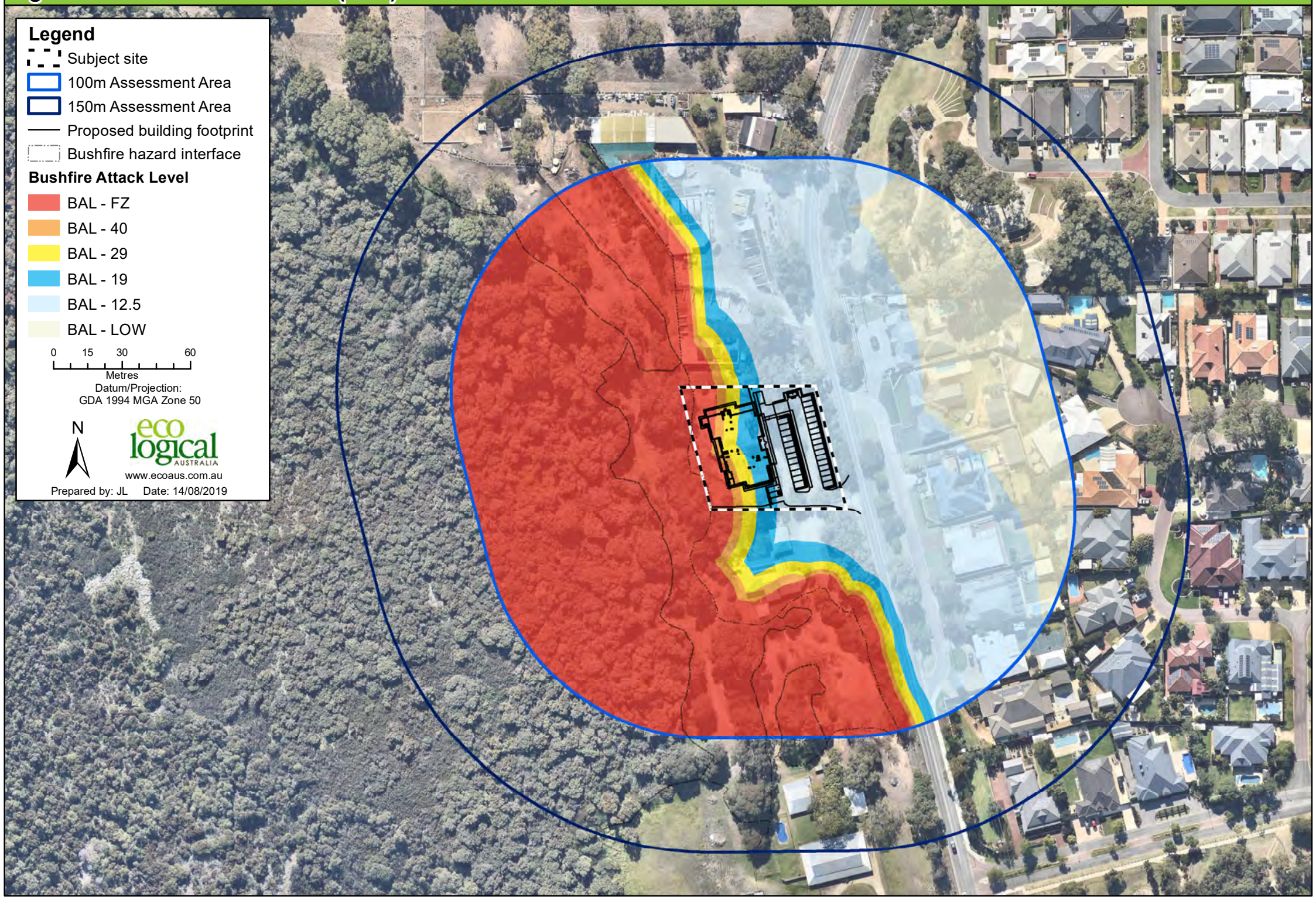
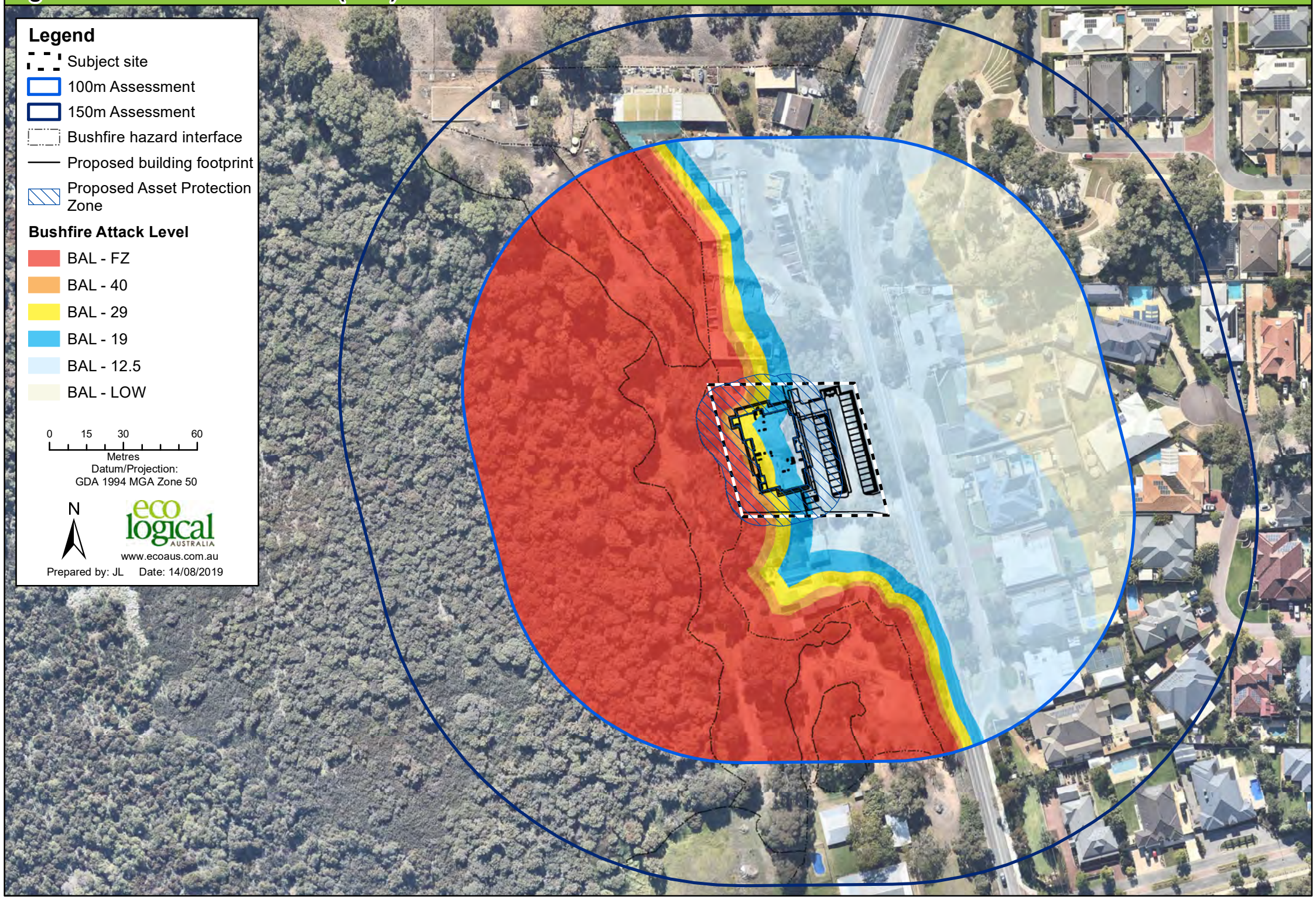


Figure 5: Bushfire Attack Level (BAL) Contours - Post-establishment of Asset Protection Zones



2.3 Identification of issues arising from the BAL assessment

ELA understand that in addition to the proposed development of the Childcare Centre building and carpark, vegetation management works including fuel reduction and establishment of an Asset Protection Zone (APZ) are proposed as per Figure 5.

Table 1 displays the Method 1 BAL assessment (in the form of BAL ratings) both pre and post establishment of the APZ, that has been completed for the subject site in accordance with AS 3959-2018 methodology. The vegetation extent within and adjacent to the subject site (pre APZ establishment) has resulted in the proposed Childcare Centre building being located in an area subject to BAL rating of BAL-FZ. Vegetation management works (i.e. APZ implementation) within and adjacent to the subject site is proposed to reduce the BAL rating on the existing building and proposed extensions to BAL-29 or lower.

APZ's will be compliant with the WAPC APZ Standards (Appendix D) and will be maintained by Claradon Property or future property holders (i.e. Childcare Centre owners) in perpetuity or unless the bushfire hazards within and surrounding the site deem them to be unnecessary. The APZ will be implementable to the north and south of the development, in line with Appendix B.

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 as well as the Guidelines. Implementation of this BMP is expected to meet objectives 5.1 to 5.4 of SPP 3.7.

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

Table 2: Summary of solutions used to achieve bushfire performance criteria

Bushfire Performance Criteria	AS	PS	N/A	Comment
Element 1: Location A1.1 Development location	☒	☐	☐	Post-establishment of the proposed APZ, the childcare centre building will be located in an area subject to BAL-29 or lower. The subject site is therefore considered to be compliant with A1.1.
Element 2: Siting and design of development A2.1 Asset Protection Zone (APZ)	☒	☐	☐	APZs can be maintained between the proposed building as shown in Figure 5 and in accordance with the requirements of '*Standards for Asset Protection Zones'* (WAPC 2017; Appendix D). Claradon Property have provided a Landholder Agreement specifying establishment of Asset Protection Zones (APZs) within the subject site and neighbouring Lot 107 (577) Eighty Road to the north (Appendix B). It is intended that this Landholder Agreement is used in the interim but that the APZ will be included as a deed on the subject lot and adjacent lot titles prior to development. Post-establishment of the proposed APZ, the Childcare Centre will be located in an area subject to BAL-29 or lower. The subject site is therefore considered to be compliant with A2.1.
Element 3: Vehicular access A3.1 Two access routes	☒	☐	☐	The subject site has direct access to Eighty Road (a main road allowing travel in two directions) via a driveway/carpark which is less than 50 m from the Childcare Centre building to Eighty Road. The subject site is therefore considered to be compliant with A3.1.
Element 3: Vehicular access A3.2 Public road	☐	☐	☒	No public roads are proposed.
Element 3: Vehicular access A3.3 Cul-de-sac	☐	☐	☒	No cul-de-sacs are proposed.
Element 3: Vehicular access A3.4 Battle-axe	☐	☐	☒	No battle axe lots are proposed.

Bushfire Performance Criteria	AS	PS	N/A	Comment
Element 3: Vehicular access A3.5 Private Driveway longer than 50 m	☒	☐	☐	No driveways longer than 50 m are proposed. The subject site is therefore considered to be compliant with A3.5.
Element 3: Vehicular access A3.6 Emergency Access way	☐	☐	☒	No emergency access way is required.
Element 3: Vehicular access A3.7 Fire-service access routes	☐	☐	☒	No fire service access routes are required or proposed.
Element 3: Vehicular access A3.8 Firebreak width	☐	☐	☒	The Development Area is approximately 3,183 m2 and therefore does not require a firebreak to be implemented as it is below the size required in CoR's current Fire Control Notice (CoR 2019).
Element 4: Water A4.1 Reticulated areas	☒	☐	☐	The site has a reticulated water supply. The subject site is compliant with A4.1. A4.2 and A4.3 are not applicable to this proposal.

3.2 Additional management strategies

A Bushfire Emergency Evacuation Plan (BEEP) has been prepared in accordance with policy measure 6.6 of SPP 3.7 and the Guidelines (ELA 2019; Appendix A). The BEEP has been written to be read in conjunction with the BMP.

3.2.1 Bushfire Emergency Evacuation Plan

Given the large number of children and staff proposed for the centre (92 and 18 respectively) and the young age of children (under six years old), offsite evacuation is not considered to be an appropriate action as it may expose children and staff to a greater level of danger until the bushfire has been controlled and there is a lack of onsite vehicle capacity to safely evacuate offsite. As such, pre-emptive closure of the facility under Catastrophic Fire Danger Rating (FDR) conditions and a 'shelter in place' action with advice from emergency services is considered to be the most appropriate strategy during a bushfire emergency. It is highly recommended that the childcare centre consider closing on Extreme FDR days.

The proposed Childcare Centre building has been determined to be a suitable on-site safer location during a 'shelter in place' action based on the following inputs:

- The proposed Childcare Centre building is large enough to provide floor space for all 92 children and 18 staff on-site. Minimum required floor space is 1 person per m^2 which equals 110 m^2 for 92 children and 18 staff. The total floor space of the proposed Childcare Centre is approximately 593m^2;
- The proposed Childcare Centre building will have a minimum 14 m APZ and will be located in an area subject to a radiant heat flux of ≤29kW/m^2;
- The proposed Childcare Centre building will be built to a BAL-29 construction standard in line with AS 3959-2018; and
- The proposed Childcare Centre building is easily accessible by emergency services through use of the proposed carpark and driveway and direct access to Eighty Road.

Any direction or evacuation messages from DFES or other emergency personnel will override the above 'shelter in place' action.

It is recommended that the Childcare Centre develop the following procedures:

- Bushfire Preparation Checklist including tasks to ensure reduced fuel loads around the Childcare Centre building, routine maintenance is up to date including cleaning of gutters, fire breaks are in place, and static water supply is available. Refer to *The Principals Guide to Bushfire* (DoE 2018) for guidance on preparing a Bushfire Preparation Checklist (All year round). Detailed information and checklists are available on the DFES website including the 'The Homeowner's Bushfire Survival Manual' and the 'Prepare Act Survive Booklet' published by DFES.
- Parent Alert Procedure. Refer to Appendix C of *The Principals Guide to Bushfire* (DoE 2018) for guidance on preparing a communication plan.
- It should be noted that these guidelines are not specifically designed for Childcare centres, however, the guidelines do provided good practice that can be applied to the proposed development.

If off-site evacuation becomes a viable option, i.e. vehicle availability, with an appropriate capacity and under the supervision of DFES, the nominated evacuation point would be the Stockland Baldivis Shopping Centre, approximately 4.5km to the north-east. The approximate travel time would be approximately 10 minutes.

Figure 6: Spatial representation of the bushfire management strategies



Legend

- Access point *(Refer to inset)
- Subject site
- Access / egress route
- Proposed Asset Protection Zone
- Proposed Driveway (49m)

0 0.15 0.3 0.6
Kilometres
Datum/Projection:
GDA 1994 MGA Zone 50

N

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www.ecoaus.com.au

Prepared by: JL Date: 14/08/2019

4. Implementation and enforcement

Implementation of the BMP applies to the Claradon Property and the Childcare Centre owners 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 vegetation management works, is provided in Table 3. These measures will be implemented to ensure the ongoing protection of life and property assets is achieved. Responsibilities are also defined to assist with implementation of each measure.

Table 3: Proposed work program

No	Bushfire management measure	Responsibility
1	Creation of APZ	Claradon Property
2	Maintenance of APZ	Claradon Property until development completion. Childcare Centre owners thereafter (refer to Appendix D).
3	Implementation of increased building construction standards to BAL-29 in accordance with AS 3959-2018	Builders
4	Construction of access road and carparking areas	Claradon Property
5	Connection of reticulated water supply	Claradon Property
6	Compliance with current fire control order	Claradon Property until development completion. Childcare Centre owners thereafter (CoR 2019).

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.



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5. References

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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). 2017. *Guidelines for Planning in Bushfire Prone Areas Version 1.3 (including appendices).* WAPC, Perth.

Appendix A – Bushfire Emergency Evacuation Plan (BEEP)

1. Location details

Facility type:

- Childcare Centre in an urban area

Location:

- Lot 726 (591) Eighty Road Baldivis, Western Australia

Infrastructure:

- One (1) building

Occupation (number of people):

- Permanent occupants: 92 children and 18 staff. Total people on-site is 110.

Access:

- Direct access to Eighty Road (allowing travel in two directions) via a driveway/carpark.

Fire Weather Forecast Area:

- South West Land Division Fire District
- Lower West Coast

2. Communications

Mobile:

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

Landline / NBN:

- Landline: 08 9892 1000

Radio:

- ABC: 720 AM

Internet Sites:

- Preparing your Property – DFES Link
- Emergency WA – www.emergency.wa.gov.au
- DFES on Facebook - www.facebook.com/dfeswa
- DFES on Twitter - www.twitter.com/dfes_wa
- National Bushfires app - www.bushfireblankets.com/bushfire-app.html

3. Contacts

Fire reporting	000	
Warden	TBC	TBC
Childcare Centre Manager	TBC	TBC
DFES (Emergency Information)	13 33 37	
SES (Emergency Assistance)	132 500	
WA Police	000	
Police Station (Local)	9851 1122	
WA Ambulance	000	
Rockingham General Hospital	9599 4000	
Bureau of Meteorology (BoM)Recorded Information	1300 659 213	

4. Evacuation preparedness

- At commencement of the Bushfire Danger Period (1st October – 31st May), review parent contact information and provide summary of Bushfire Emergency Evacuation Plan to parents.
- Provide updates to parents and staff when the fire danger exceeds Very High or a fire warning is issued by Emergency Services (currently DFES) for the locality.
- All parents must be briefed on bushfire evacuation procedures during initial childcare centre induction upon enrolment of their child and also at the commencement of the Bushfire Danger Period.
- This Evacuation Plan is to be displayed in the main childcare building.
- Refer to Bushfire Preparedness Matrix (overleaf).

BUSHFIRE PREPAREDNESS MATRIX

ACTION	LOW/ MOD	HIGH	VERY HIGH	SEVERE	EXTREME	CATASTROPHIC
Warden to perform daily check (after 4pm) on the DFES and BoM websites to determine the Fire Danger Rating (FDR) for the following day and weekly prediction. Update staff if there is a likelihood of the site being closed to due to Catastrophic or Extreme Fire Danger Rating.						
Warden to monitor Emergency WA / or DFES website or ABC Radio or 'National Bushfires' app for fire incidents	Min. 1pm	Min. 1pm	Min. 1pm, 3pm	Min. 11am, 1pm, 3pm (or more frequently if fire event in locality)	Highly recommend that the Childcare Centre is closed	Childcare Centre closed
Complete building preparedness checks	At least weekly		By 10am	By 8am		

5. Evacuation triggers

A decision to evacuate off-site or to shelter-in-place within the Childcare Centre building is to be determined by:

- Instructions from Police, DFES, other Emergency Services or Childcare Centre Manager
- the Bushfire Evacuation Matrix (overleaf)
- A warning regarding a known bushfire in the locality (refer to **Bushfire Evacuation Matrix overleaf**)

SEE EVACUATION DECISION MATRICES (OVERLEAF)

6. Evacuation Procedures

Every bushfire attack is different. The response to each must therefore be specific and be in response to bushfire warnings

Bushfire Warning Notification

- Emergency WA website, SMS or the 'National Bushfires' 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 Manager is responsible to ensure any visitors are aware of a fire warning has been issued

Off-site evacuation (only if advised by Emergency Services)

- Off-site evacuation is always safer, provided adequate time is available to complete it safely. Confirm with Lead Agency (DFES [13 33 37] or other Emergency Service) prior to evacuating and follow all directions.
- If emergency services request an off-site evacuation, alert all staff and brief them on evacuation procedures.
- Staff are to immediately contact parents/guardians update them on advice from Emergency Services.
- Staff are also to ensure that children's belongings are packed into their bags ready for evacuation.
- Staff and children should be checked off the onsite personnel list before they leave the childcare centre.

On-site Safer Location (shelter in place)

- Shelter in Place (i.e. remaining in the Childcare Centre) may be required where it is not possible to evacuate safely or before the arrival of a fire.
- The Childcare Centre building is large enough to provide floor space for all 92 children and 18 staff on-site. Minimum required floor space is 1 person per m^2 which equals 110 m^2 for 92 children and 18 staff. The total floor space of the proposed Childcare Centre is approximately 593m^2;
- Following implementation of a 14 m Asset Protection Zone the Childcare Centre building will be located in an area subject to a radiant heat flux of ≤29kW/m^2;
- The Childcare Centre has been constructed to a BAL-29 standard and will provide for a greater level of protection than remaining outdoors.
- The Childcare Centre building is easily accessible by emergency services through use of the proposed carpark and driveway and direct access to Eighty Road.

7. Children and staff welfare during shelter in on-site safer location

- Staff will be in charge of student welfare. Serious medical needs will require emergency response via 000.

8. Building Preparedness Checks

- Detailed information and checklists are also available on the DFES website including the 'The Homeowner's Bushfire Survival Manual' and the 'Prepare Act Survive Booklet' published by DFES: http://det.wa.edu.au/policies/detcms/policy-planning-andaccountability/policies-framework/guidelines/the-principals-guideto-bushfire.en?cat-id=3458013

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Homeowners_Survival_Manual.pdf

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Prepare_Act_Survive_Booklet.pdf

9. Notes on Fire Danger Rating and Total Fire Ban Declaration



- The Fire Danger Rating (FDR) gives an indication of the potential consequences of a fire, if a fire was to start.
- The rating is based on predicted conditions such as the forecast temperature, humidity, wind and dryness of the landscape.
- The higher the fire danger rating, the more dangerous the conditions.
- During the Bushfire Danger Period (1st November – 30th April) the forecast FDR for the following day is typically released around 4pm but can be changed as weather conditions unfold.
- Both predicted and current FDR 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 'Severe' FDR and a TFB. When a TOTAL FIRE BAN is declared, it prohibits the lighting of any fires in the open air and any other activities that may start a fire. For further details, refer to the Emergency WA website:
https://www.emergency.wa.gov.au/#totalfirebans

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireFactsheets/DFES_Bushfire_Factsheet-Total_Fire_Ban.pdf

10. 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.

What to do if caught in a bushfire IN A BUILDING

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.

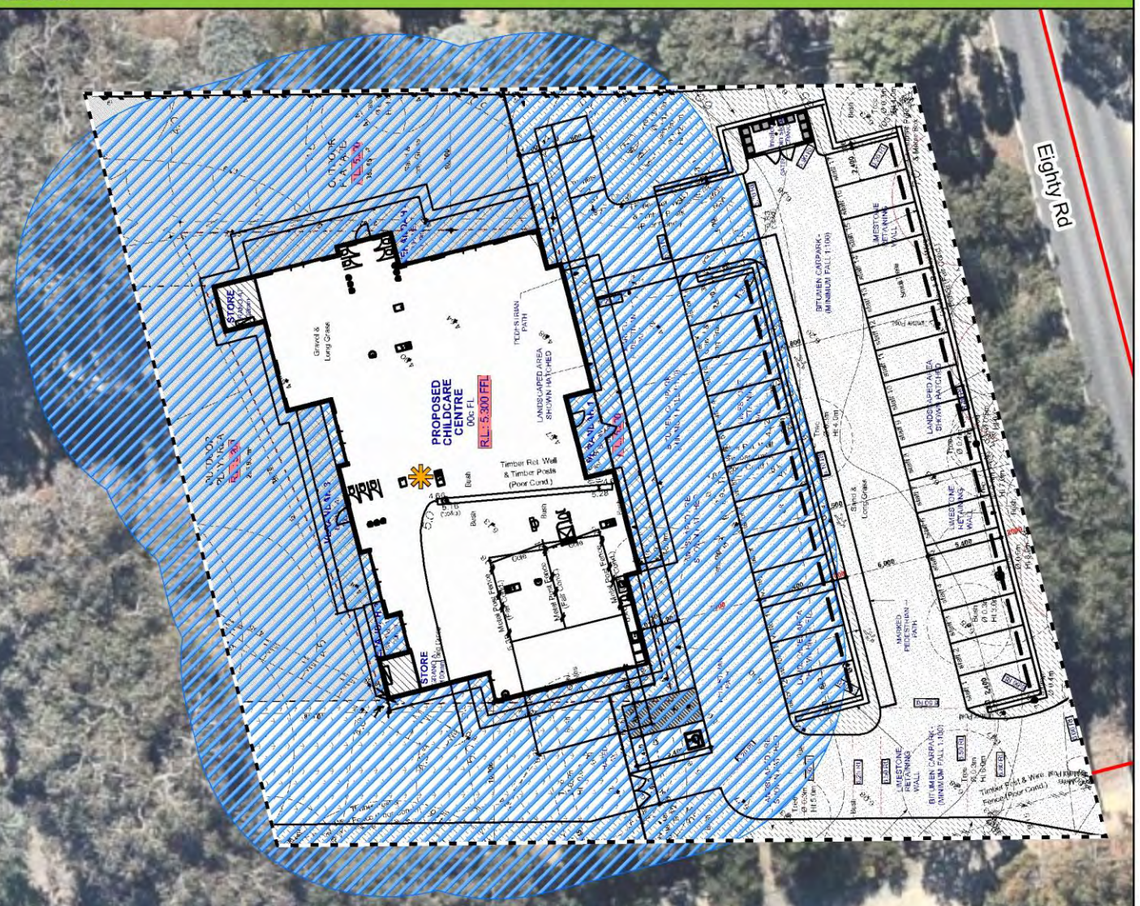
UPDATE PRIOR TO OCCUPATION OF FACILITY

Bushfire Emergency Evacuation Plan - Child Care Centre Lot 726 Eighty Rd, Baldivis

RISK STATUS	LOW/MOD	HIGH	VERY HIGH	SEVERE	EXTREME	CATASTROPHIC
Fire predicted to impact site or egress	Shelter in place within the Childcare Centre and seek advice from DFES / Emergency Services (13 33 37)				Highly recommend that the Childcare Centre is closed	Pre-emptive closure of Childcare Centre for forecast period.
Fires exist in region but no risk to site	Obtain emergency service advice (13 33 37) on whether to close the Childcare Centre and evacuate children, visitors and staff *1					
No fires	Maintain appropriate monitoring as per Bushfire Preparedness Matrix and DFES Alert matrix below					

*1 Evacuation safety is dependent on factors such as Fire Danger Rating, wind strength and direction, and the proximity and direction of the fire. Follow advice of emergency service broadcast fire warnings or telephone them. Do not evacuate unless this can be completed many hours before the potential fire arrival. Advice from DFES or other Emergency Service should be sought before evacuating.

ALERT	DESCRIPTION	ACTION
Advice	A fire has started but there is no known danger, this is general information to keep you informed and up to date with developments.	Ensure regular communication is established between the Facility Manager and all staff, contractors and visitors within the subject site to confirm personnel locations and consider evacuation strategies.
Watch and Act	There is a possible threat to lives and homes. Conditions are changing, you need to leave the area or prepare to actively defend.	Facility Manager to contact DFES immediately to determine appropriate course of action and inform all staff, contractors and visitors within the subject site.
Emergency Warning	You are in danger as your area will be impacted by fire. You need to take immediate action to survive. Listen carefully as you will be advised whether you can leave the area or if you must shelter where you are as the fire burns through your area. An emergency warning may be supported with a siren sound called the Standard Emergency Warning Signal (SEWS). These factors should be reviewed on a regular basis as they may change at any time and without notice.	Facility Manager to coordinate evacuation to appropriate muster point on advice from DFES.
All clear	The danger has passed and the fire is under control, but you need to remain vigilant in case the situation changes. It may still not be safe to return.	Remain vigilant and ensure regular communication is established between the Facility Manager and all staff, contractors and visitors within the subject site to confirm personnel locations and consider evacuation strategies in the event of a change in warning.





Legend

- Subject site
- Proposed building footprint
- Proposed Asset Protection Zone
- Existing access / egress route
- Proposed onsite refuge
- Proposed offsite refuge

0 3.75 7.5 15
Metres

Datum/Projection:
GDA 1994 MGA Zone 50

N

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Prepared by: JL Date: 14/08/2019

Appendix B – Landholder Agreement for Asset Protection Zone

Claradon
Property

0418 949 565

admin@claradon.com

PO Box 527
Armadale WA 6992

11 July 2019

Blair Thomas
575 Eighty Road
Baldivis WA 6171

Dear Blair

LOT 726 (591) EIGHTY ROAD, BALDIVIS
LANDOWNER AGREEMENT – ASSET PROTECTION ZONE

A child care facility is proposed to be developed at Lot 726 (591) Eighty Road, Baldivis, which is within a DFES classified 'Bushfire Prone Area'.

To maintain a compliant level of bushfire risk, an Asset Protection Zone (**APZ**) is required to be implemented a minimum 14m from the child care building. A 5m portion of the APZ extends within the neighbouring Lot 107 (577) Eighty Road. A plan depicting the extent of the APZ is provided as **Appendix 1**.

This correspondence is a formal agreement confirming that the developer, Claradon Property, and subsequently the registered proprietor on subdivision, will legally maintain the extent of the APZ within Lot 107 (577) Eighty Road in accordance with the *Standards for Asset Protection Zones* stipulated by the State bushfire guidelines, provided as **Appendix 2**. The APZ will be maintained for the life of the development.

This is a compliant planning outcome in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the supporting *WA Guidelines for Planning in Bushfire Prone Areas.* This provision is consistent with the Bushfire Management Plan prepared by Eco Logical Australia to accompany the subject proposal.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully,
Claradon Property Pty Ltd

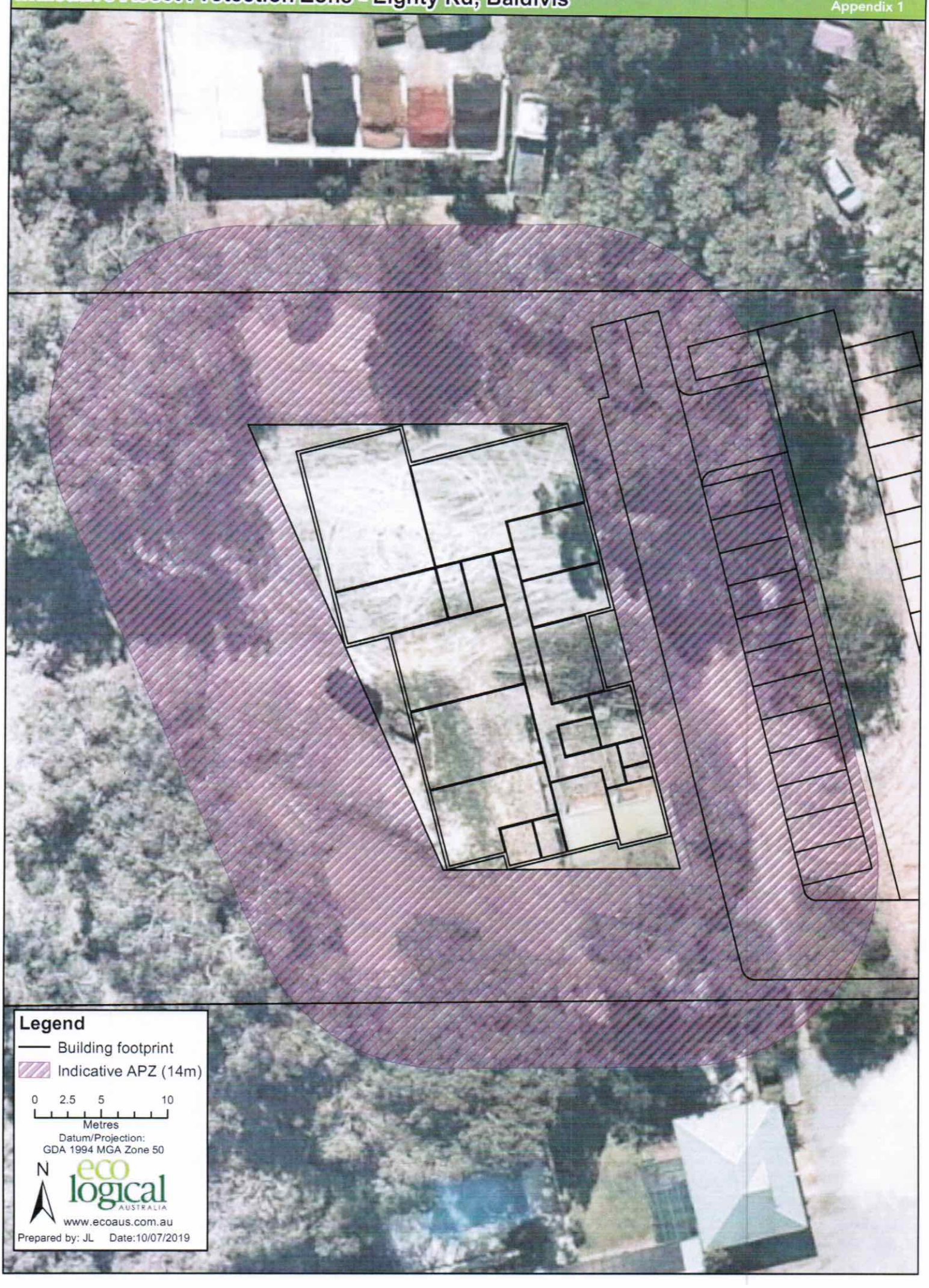
Elton Swarts

Signed in agreement by the registered proprietor of Lot 107 (577) Eighty Road Baldivis and consenting for the landscaping works to be undertaken from time to time.

Blair Thomas

Indicative Asset Protection Zone - Eighty Rd, Baldivis

Appendix 1

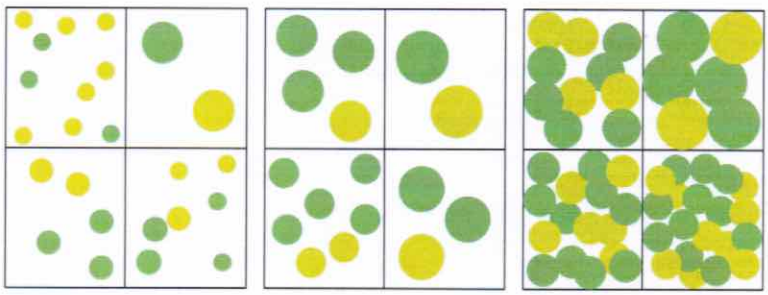


ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m^2 in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

Access Deed

THIS DEED MADE THE 19 DAY OF AUGUST 2019

BETWEEN:

Claradon Property Pty Ltd ACN 615 620 123 as trustee for the Eighty Road Trust care of Level 2, 139 Newcastle Street, Perth, Western Australia **("Part Lot 276 Owner")**;

and

Blair Christopher Thomas of Lot 107, 575 Eighty Road, Baldivis, Western Australia **("Lot 107 Owner")**

BACKGROUND

A. The Part Lot 276 Owner is registered or is entitled to be registered as the proprietor of an estate in fee simple in Part Lot 276.

B. The Part Lot 276 Owner is required to maintain the APZ in accordance with the Bushfire Guidelines.

C. Portion of the APZ is located on Lot 107.

D. The Lot 107 Owner has agreed to grant the Part Lot 276 Owner access to Lot 107 for the purposes of maintaining the APZ on the terms and conditions set out in this Deed.

1. DEFINITIONS AND INTERPRETATION

1.1. Definitions

a. **APZ** means the area shown hachured and in red on the plan annexed to this Deed;

b. **Bushfire Guidelines** means any Law relating to the prevention and risk management regarding bushfires as may be applicable to Lot 107 and Part Lot 276 from time to time;

c. **Childcare Centre** means the child care centre to be constructed on Part Lot 276 substantially as shown on the plan annexed to this Deed;

d. **Deed** means this Access Deed;

e. **Law** means any present and future statute, legislation, regulations, guidelines, planning policy, proclamation, by-laws or orders made by a Relevant Authority;

f. **Lot 107** means the land being Lot 107 on Deposited Plan 50627 being the whole of the Land in Certificate of Title Volume 1446 Folio 388;

g. **Part Lot 276** means that subdivided lot of the land currently known as Lot 726 on Deposited Plan 202751 being the whole of the Land in Certificate of Title Volume 1952 Folio 664 that the Childcare Centre is to be, or has been, constructed on; and

h. **Relevant Authority** means any government or semi-government, statutory, municipal, public or other authority or body with jurisdiction over Lot 107 and Part Lot 276.

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1.2. Interpretation

In this Deed:

a. headings and clause numbers are for convenience only and do not affect the interpretation of this deed;

b. words importing the singular include the plural and vice versa; words importing a gender include any gender;

c. reference to a person includes a reference to a natural person, a corporation and any entity capable of being the subject of legal proceedings;

d. reference to a statute includes all regulations, proclamations or by-laws issued under that statute and any amendment consolidating or replacing the statute;

e. an obligation on the part of two or more persons binds them jointly and severally; and

f. this Deed must be construed in accordance with and governed by the laws of Western Australia.

2. RIGHT OF ACCESS

2.1. Grant

a. The Lot 107 Owner grants to the Part Lot 276 Owner and all future registered proprietors of Part Lot 276 access to the APZ (on a non-exclusive basis) for the Part Lot 276 Owner and their contractors, employees, tenants, servants, agents, workmen, invitees and visitors (either with or without vehicles) to go, pass and repass at all times hereafter, through, over and along the APZ during business hours for the purposes of maintaining the APZ in accordance with the then current Bushfire Guidelines.

b. The Part Lot 276 Owner covenants and agrees that:

   i. the Part Lot 276 Owner will exercise its rights pursuant to this Deed in such manner as to cause as little inconvenience as is reasonably practicable to Lot 107; and

   ii. the Part Lot 276 Owner will remedy and make good any damage to Lot 107 which may result from the exercise of its rights under this Deed.

c. The Part Lot 276 Owner is not liable under any circumstances to the Lot 107 Owner for any damage to Lot 107 caused by fire, other natural disaster or act of god.

d. The right of access granted by this Deed shall continue in force until the business operated from the Childcare Centre has ceased to operate for a period of being six (6) consecutive months.

2.2. Right Binds Current Owner of Land

a. The Lot 107 Owner enters into this Deed as the registered proprietor of the Lot 107 for the time being and the Part Lot 276 Owner enters into this Deed as the registered proprietor of Part Lot 726 for the time being.

b. The burden of the right of access shall run with the Lot 107 and the benefit of the right of access shall run with Part Lot 726.

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c. The burden of the right of access shall not affect or be binding on the Lot 107 Owner personally, except for so long as that person or entity is registered as the proprietor of Lot 107 (or the part thereof that the APZ is located on) provided that ceasing to be a proprietor shall not discharge any liability which exists prior ceasing being a proprietor.

2.3. Interest in Land

The Lot 107 Owner and the Part Lot 276 Owner acknowledge and agree that the access right granted by this Deed constitutes an interest in Lot 107.

2.4. Costs

The Part Lot 276 Owner will pay their own costs in relation to the preparation and registration of this Deed.

Signing

Executed as a Deed

Executed by
CLARADON PROPERTY PTY LTD
ACN 615 620 123
in its capacity as trustee of the Eighty Road Trust in accordance with section 127 of the Corporations Act 2001

SIGNATURE OF DIRECTOR

SIGNATURE OF DIRECTOR/SECRETARY

CHEVANNE NICOLE SWARTS
FULL NAME OF DIRECTOR

ELTON ARENT SWARTS
FULL NAME OF DIRECTOR/SECRETARY

Signed by
BLAIR CHRISTOPHER THOMAS
in the presence of:

SIGNATURE

WITNESS SIGNATURE

STUART BAILEY
WITNESS FULL NAME

18A CARDIFF PLACE
WARNBRO
WITNESS ADDRESS

YARDPERSON
WITNESS OCCUPATION

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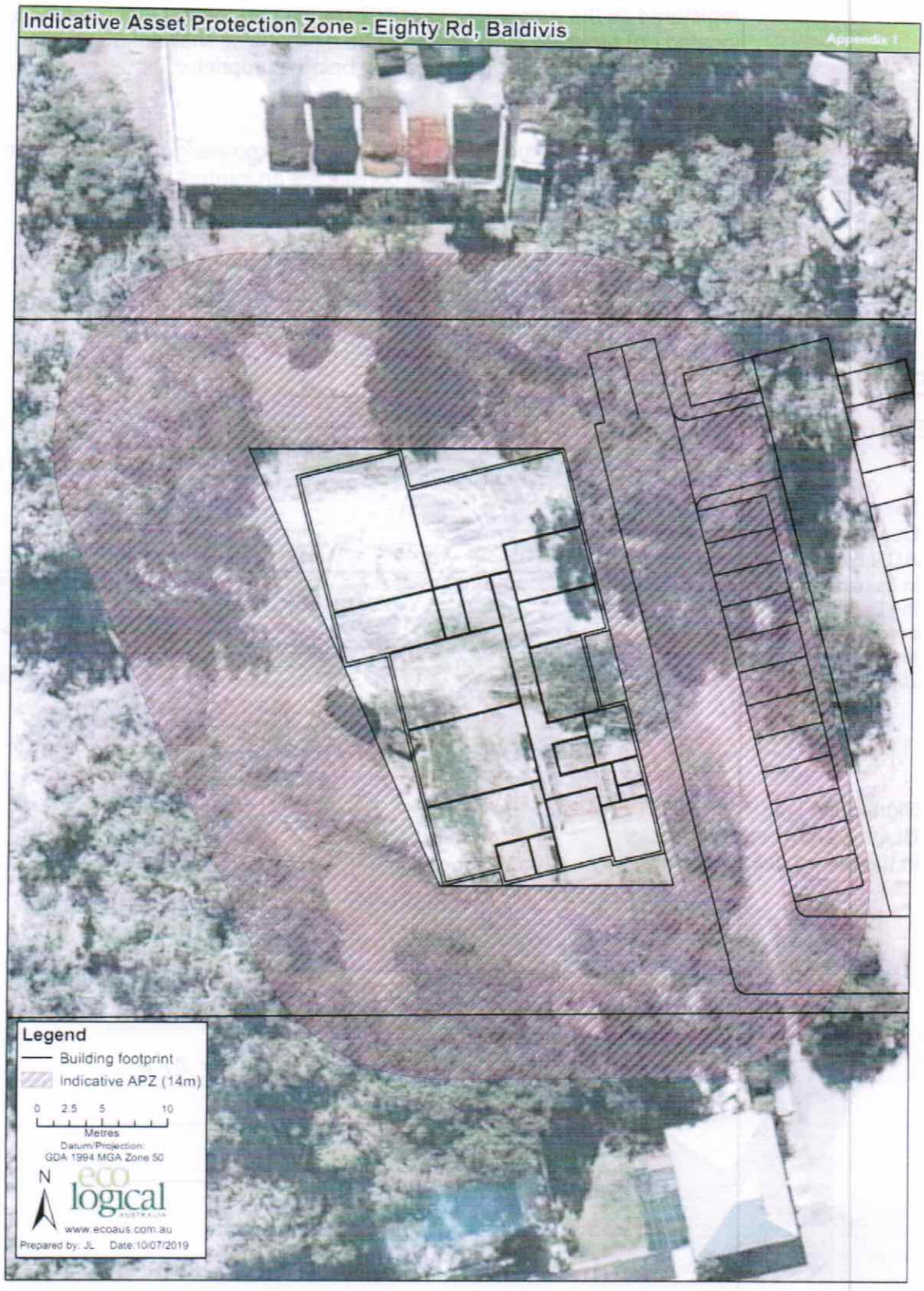
APZ Plan



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Appendix C – Plates

Plot	Photo ID	Photo and vegetation classification
1	1	 Class A forest– upslope/ flat land
1	2	 Class A forest – upslope/ flat land

Plot	Photo ID	Photo and vegetation classification
2	3	 Class B woodland – upslope/ flat land
2	4	 Class B woodland – upslope/ flat land

Plot	Photo ID	Photo and vegetation classification
2 and 3	5	 Class B woodland – upslope/ flat land on the left Class G grassland – upslope/ flat land on the right
3	6	 Class G grassland – upslope/ flat land

Plot	Photo ID	Photo and vegetation classification
4	7	 Excluded under 2.2.3.2 (e) and (f) – this is an area of non-vegetated and low threat managed vegetation with reticulation
4	8	 Excluded under 2.2.3.2 (e) and (f) – this is an area of non-vegetated and low threat managed vegetation with reticulation

Appendix D – Standards for Asset Protection Zones

The following standards have been extracted from the *Guidelines for Planning in Bushfire Prone Areas v 1.3* (WAPC 2017).

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 are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used
- Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors
- Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare
- Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy (Figure 7).

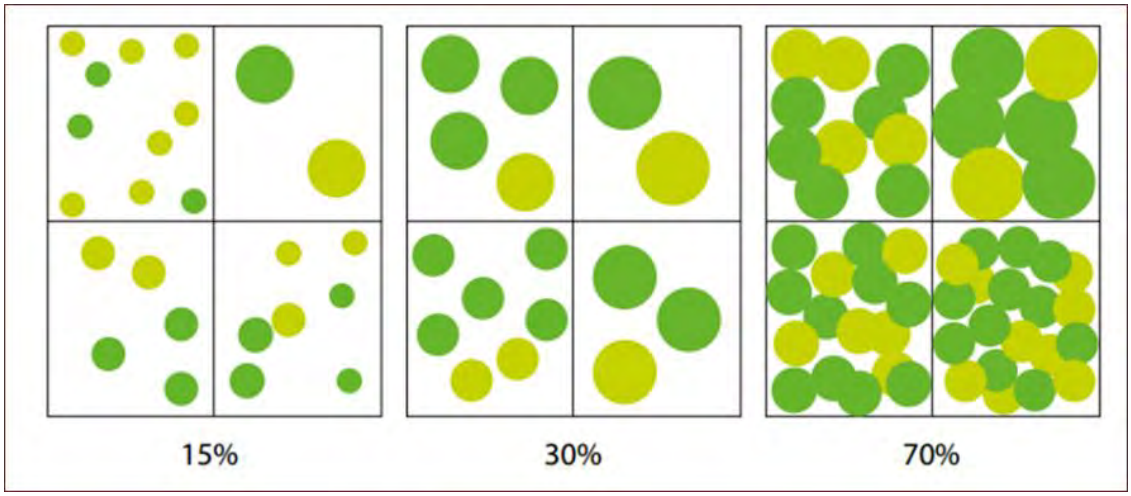

Figure 7: Illustrated tree canopy cover projection (WAPC 2017)

- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m2 in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

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.



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Appendix 6
Acoustic Report

Lloyd George Acoustics
PO Box 717
Hillarys WA 6923
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Environmental Noise Assessment

Lot 726 (591) Eighty Road, Baldivis

Reference: 19055000-01A

Prepared for:
Claradon Property Pty Ltd

Report: 19055000-01A

Lloyd George Acoustics Pty Ltd

ABN: 79 125 812 544

PO Box 717
Hillarys WA 6923

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This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date:	Rev	Description	Prepared By	Verified
9-Aug-19	0	Draft issued to client	Matt Moyle	Olivier Mallié
19-Aug-19	A	Minor wording revisions	Matt Moyle	Olivier Mallié

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C Terminology

1 INTRODUCTION

A childcare centre (CCC) is proposed at Lot 726 (#591) Eighty Road, Baldivis, as shown on *Figure 1-1*. The site is amongst residential zoning east of Eighty Road and rural to the west, with noise sensitive premises to the south and east. The proposed CCC will accommodate up to 92 children distributed across three age groups as follows:

- Babies (0-24 months), 12 children;
- Pre-Kindy (24- 36 Months), 30 children; and,
- Kindy (Over 36 Months), 50 children.

The proposed hours of operation are 6.30am to 6.00pm with child play assumed to start from no earlier than 7.00am. However, given the hours of operation, staff and parents will likely arrive before 7am, which is during the night-time period. AC plant can also operate before 7.00am.

Car parking facilities are provided for staff and visitors at the eastern side of the lot, which will have 30 car bays. Air-conditioning plant is assumed located on the rooftop.

This report assesses noise emissions from the proposed site against the *Environmental Protection (Noise) Regulations 1997* (the Regulations).



Figure 1-1 Site Locality (City of Rockingham IntraMaps)

The site plans are included in *Appendix A* and form the basis of this environmental noise assessment.

Appendix C contains a description of some of the acoustic terminology used throughout this report.

2 CRITERIA

Environmental noise in Western Australia is governed by the *Environmental Protection Act 1986*, through the *Environmental Protection (Noise) Regulations 1997* (the Regulations).

Regulation 7 defines the prescribed standard for noise emissions as follows:

"7. (1) Noise emitted from any premises or public place when received at other premises –

(a) Must not cause or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and

(b) Must be free of –

i. Tonality;

ii. Impulsiveness; and

iii. Modulation".

A "…noise emission is taken to *significantly contribute to* a level of noise if the noise emission exceeds a value which is 5 dB below the assigned level…"

Tonality, impulsiveness and modulation are defined in Regulation 9. Noise is to be taken to be free of these characteristics if:

(a) The characteristics cannot be reasonably and practicably removed by techniques other than attenuating the overall level of noise emission; and

(b) The noise emission complies with the standard after the adjustments of *Table 2-1* are made to the noise emission as measured at the point of reception.

Table 2-1 Adjustments for Intrusive Characteristics

Tonality	Modulation	Impulsiveness
+ 5dB	+ 5dB	+ 10dB

Note: The above are cumulative to a maximum of 15dB.

The baseline assigned levels (prescribed standards) are specified in Regulation 8 and are shown in *Table 2-2*.

Table 2-2 Baseline Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area[1]	0700 to 1900 hours Monday to Saturday (Day)	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays (Sunday)	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days (Evening)	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial	All hours	60	75	80
Industrial	All hours	65	80	90

1. ***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 metres of that building or that part of the building;

Eighty Road is neither a major nor secondary road, with the nearest traffic count site reporting 2,972 vehicles per day in 2018 (count site 8616). It is also noted that the premises to the north of the subject site is a landscape supply and storage yard, which was considered an industrial land use under Schedule 1, Part A, Item 3(e) of the Regulations. The influencing factor applicable at the closest noise-sensitive premises has been calculated as shown in *Table 2-3* based on the subject site being a commercial land use and the landscape material supply yard being industrial. The nearest noise sensitive premises were identified as the Lot 726 retained residence and #500 to #508 Eighty road, Baldivis.

Table 2-3 Influencing Factor Calculation

Description	Within 100 metre Radius	Within 450 metre Radius	Total
Industrial Land	1.9 dB 19 %	0.2 dB 2 %	2.1 dB
Commercial Land	0.5 dB 10 %	0.0 dB 0 %	0.5 dB
Total			**3 dB**

Note that the influencing factor for residences decreases to zero as the houses become farther away from the industrial land use. The existing house on Lot 726 is to be retained and is a noise sensitive receiver for assessment purposes. *Table 2-4* shows the assigned noise levels including the influencing factor at the receiving locations.

Table 2-4 Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Residential Premises 500 and 502 Eighty Road	0700 to 1900 hours Monday to Saturday (Day)	48	58	68
	0900 to 1900 hours Sunday and public holidays (Sunday)	43	53	68
	1900 to 2200 hours all days (Evening)	43	53	58
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	38	48	58
Residential Premises 504 Eighty Road and Lot 726	0700 to 1900 hours Monday to Saturday (Day)	46	56	66
	0900 to 1900 hours Sunday and public holidays (Sunday)	41	51	66
	1900 to 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	36	46	56
Residential Premises 506 and 508 Eighty Road	0700 to 1900 hours Monday to Saturday (Day)	45	55	65
	0900 to 1900 hours Sunday and public holidays (Sunday)	40	50	65
	1900 to 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
Commercial premises	All hours	60	70	80
Industrial (other than in the Kwinana Industrial Area)	All hours	65	80	90

1. ***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 metres of that building or that part of the building.

It must be noted the assigned noise levels above apply outside the receiving premises and at a point at least 3 metres away from any substantial reflecting surfaces. Where this was not possible to be achieved due to the close proximity of existing buildings and/or fences, the noise emissions were assessed at a point within 1 metre from building facades and a -2 dB adjustment was made to the predicted noise levels to account for reflected noise.

It is noted the assigned noise levels are statistical levels and therefore the period over which they are determined is important. The Regulations define the Representative Assessment Period (RAP) as *a period of time of not less than 15 minutes, and not exceeding 4 hours*, which is determined by an *inspector* or *authorised person* to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission. An *inspector* or *authorised person* is a person appointed under Sections 87 & 88 of the *Environmental Protection Act 1986* and include Local Government Environmental Health Officers and Officers from the Department of Environment Regulation. Acoustic consultants or other environmental consultants are not appointed as an *inspector* or *authorised person*. Therefore, whilst this assessment is based on a 4 hour RAP, which is assumed to be appropriate given the nature of the operations, this is to be used for guidance only.

3 METHODOLOGY

Computer modelling was undertaken, using the software *SoundPLAN 8.1* with the ISO 9613 algorithms (ISO 17354 compliant) selected. These algorithms have been selected as they include the influence of wind. Input data required in the model are:

- Meteorological Information;
- Topographical data;
- Ground Absorption; and
- Source sound power levels.

3.1 Meteorological Information

Meteorological information utilised is provided in *Table 3-1* and is considered to represent worst-case conditions for noise propagation. At wind speeds greater than those shown, sound propagation may be further enhanced, however background noise from the wind itself and from local vegetation is likely to be elevated and dominate the ambient noise levels.

Table 3-1 Modelling Meteorological Conditions

Parameter	Day (0700-1900)	Night (1900-0700)
Temperature (^{o}C)	20	15
Humidity (%)	50	50
Wind Speed (m/s)	Up to 5m/s	Up to 5m/s

Wind Direction*	All	All

* Note that the modelling package used allows for all wind directions to be modelled simultaneously.

It is generally considered that compliance with the assigned noise levels needs to be demonstrated for 98% of the time, during the day and night periods, for the month of the year in which the worst-case weather conditions prevail. In most cases, the above conditions occur for more than 2% of the time and therefore must be satisfied.

3.2 Topographical Data

Based on the site plan provided and *Google Earth* publicly available elevation data, a 3-dimensional model was developed, which included ground elevations and the existing dwellings nearby.

Nearby existing buildings were included in the noise model as these can provide noise shielding but also reflection paths. All are single storey buildings, which were modelled as 3.5 metres high and with the receivers at 1.5 metres above local ground.

3.3 Ground Absorption

Ground absorption varies from a value of 0 to 1, with 0 being for an acoustically reflective ground (e.g. asphalt, concrete) and 1 for acoustically absorbent ground (e.g. grass). In this instance, a value of 0.0 has been used throughout the project area and includes roads and car parks. The outdoor play areas were set to 1.0 i.e. grass or other soft landing surfaces.

3.4 Source Sound Levels

The sound power levels used in the modelling are provided in *Table 3-2*.

Table 3-2 Source Sound Power Levels, dB

Description	Octave Band Centre Frequency (Hz)								Overall dB(A)
	63	125	250	500	1k	2k	4k	8k	
Closing Car Door, L_{max}	71	74	77	81	80	78	72	61	**84**
General Child Play Pre-Kindy (30 kids), L_{10}	51	60	70	77	83	82	75	67	**87**
General Child Play Kindy (50 kids), L_{10}	55	64	74	81	87	86	79	71	**91**
AC plant (3 off), each, L_{10}	73	75	69	70	64	62	54	48	**71**

With regards to the above, please note the following:

- Car door closing was modelled as a point source 1.0 metre above ground level. Since noise from a car door closing is a short term event, only the L_{Amax} level is applicable;
- Air-conditioning plant is assumed to be roof mounted and not positioned on the building side or at ground level. Parapets are assumed atop the roof sections, at 1.0m high, such that plant is partially screened visually and acoustically. Where this differs on the final building permit drawings, compliance will need to be verified by an acoustical consultant.
- Other mechanical plant such as exhaust fans, however is of a significantly lower noise level and/or of intermittent use and has not been modelled in detail; Where this differs on the final building permit drawings, compliance will need to be verified by an acoustical consultant.
- Outside child play is generally restricted in duration to 1-2 hours. Therefore noise is likely to be present for more than 10% of the representative assessment period and hence the L_{A10} is applicable;
- It is understood that a 1.8m colorbond type fence may be included in the final design to enclose the property and play areas. The effect of such a barrier has not been modelled at this time.
- General Child Play levels represent the full group of children playing outside at the same time. This is somewhat a conservative approach as age groups are usually split and therefore a smaller number of children play simultaneously. It is noted that based on observations and measurements, the noise levels tend to increase with the children's age and therefore Kindy children were considered noisier than Pre-Kindy children. Noise from babies child play was considered negligible and all other child play sources were modelled as area sources at various heights to account for the slight difference in height between age groups as follows:
    - Kindy - 1.0 metre above floor level;
    - Toddlers/Pre-Kindy - 0.9 metre above floor level; and,

A model overview showing sources and receivers is included in Appendix B.

4 RESULTS

4.1 Outdoor Child Play and AC Plant

The predicted noise levels from Child Play and the roof mounted AC plant are presented in *Table 4-1*. A contour plot showing noise predicted is included in *Figure 4-1*.

Table 4-1 Predicted Noise Levels of Child Play and AC Plant

Location	Toddler Play, dB L_{A10}	Kindy Play, dB L_{A10}	AC Plant, dB L_{A10}	Overall, dB L_{A10}
Industrial North – 577 Eighty Road	42	62	27	**62**
Residential – 500 Eighty Road	27	44	25	**44**
Residential – 502 Eighty Road	18	42	26	**40**
Residential – 504 Eighty Road	21	35	24	**36**
Residential – 506 Eighty Road	26	32	23	**34**
Residential – 508 Eighty Road	26	27	21	**30**
Residential – Lot 726	46	29	38	**47**

With regard to the Child Play, the results assume that all age groups are playing outside at the same time and at a location that results in the highest noise levels for any receiver. The results above are therefore conservative, as each age group will generally be split at playtime resulting in smaller number of children playing outside at once.

In regard to the roof mounted AC plant, the results assume all units making up the plant run simultaneously and at full capacity.

4.2 Indoor Child Play

An assessment of noise levels from indoor child play was carried out and the resulting noise levels at all locations were predicted to be well below that of outdoor child play considered in *Section 4.1*. This assessment was carried out based on the following considerations:

- External doors will be closed during indoor activity / play;
- Internal noise levels within activity rooms would not exceed those from outdoor play for each age group;
- Any music played within the internal activity areas would be 'light' music with no significant bass content and played at a relatively low level.

Figure 4-1



Predicted Noise level L_{A10} dB

- = 38
- = 40
- = 42
- = 44
- = 46
- = 48
- = 50

N

Signs and symbols

- Mech Plant Source
- Child Play Area
- Site Area
- CCC building
- Parapets
- Point receiver

Lot 726 (591) Eighty Road, Baldivis - Childcare Centre

L_{A10} Noise Level Contours - Day Time - Ground Floor Predicted Noise Levels

Lloyd George Acoustics
by Matt Moyle
matt@lgacoustics.com.au
(61) 412 611 330

4.3 Carpark Bays

The proposed scheme includes 30 car bays located to the east of the main building. The assessable noise emissions are from car doors closing which are short events and therefore only assessed against the L_{Amax} criteria.

Table 4-2 Predicted Noise Levels of Car Doors

Location	Car Doors, dB L_{Amax}
Industrial North – 577 Eighty Road	49
Residential – 500 Eighty Road	42
Residential – 502 Eighty Road	41
Residential – 504 Eighty Road	43
Residential – 506 Eighty Road	40
Residential – 508 Eighty Road	34
Residential – Lot 726	45

5 ASSESSMENT

5.1 Child Play and AC plant

Table 5-1 presents an assessment of the predicted noise levels from the overall emissions from the proposed childcare centre that is, child play and roof mounted AC plant combined, against the range of daytime assigned noise level of 45 to 48 dB L_{A10}. The relevant industrial assigned level at all times is 65 dB L_{A10}. Note that no solid fencing is proposed at this stage on the northern boundary.

Noise from child play is not considered to contain intrusive characteristics within the definition of the Regulations. In addition, while AC plant noise would be considered tonal, this would only be the case when the AC plant noise is considered in isolation (i.e. without child play noise). Therefore no adjustments were added to the overall predicted daytime L_{A10} levels.

Table 5-1 Assessment of Childcare Noise Levels Against Daytime L_{A10}

Location	Assigned Noise Level[1] dB L_{A10}	Assessable Noise Level[2] dB L_{A10}	Calculated Exceedance
Industrial North – 577 Eighty Road	65	**62**	*Complies*
Residential – 500 Eighty Road	48	**44**	*Complies*
Residential – 502 Eighty Road	48	**40**	*Complies*
Residential – 504 Eighty Road	46	**36**	*Complies*
Residential – 506 Eighty Road	45	**34**	*Complies*
Residential – 508 Eighty Road	45	30	*Complies*
Residential – Lot 726	46	47	*+1 dB*

Notes:
1. The assigned noise level is as defined in *Table 2-4*.
2. Overall levels from *Table 4-1*.

It can be seen from the above the applicable day time L_{A10} assigned level will be complied with at all receivers. The retained residence at Lot 726 is predicted to exceed by a marginal 1 dB during the day time. As such mitigation measures would need to be undertaken to the Pre-Kindy/Toddler play area in the form of solid boundary or play area fencing. It is understood that such a fence is to be included in the final design.

Given the proposed hours of operation, AC plant can operate at night-time, that is before 7am. When considered in isolation, tonality is considered to be present and therefore a +5 dB adjustment to the predicted AC plant noise levels is to be made (refer *Table 2-1*).

Table 5-2 Assessment of AC Plant Noise Levels Against Night-time L_{A10}

Location	Assigned Noise Level[1] dB L_{A10}	Assessable Noise Level[2] dB L_{A10}	Calculated Exceedance
Industrial North – 577 Eighty Road	65	27 + 5 = 32	*Complies*
Residential – 500 Eighty Road	38	25 + 5 = 30	*Complies*
Residential – 502 Eighty Road	38	26 + 5 = 31	*Complies*
Residential – 504 Eighty Road	36	24 + 5 = 29	*Complies*
Residential – 506 Eighty Road	35	23 + 5 = 28	*Complies*
Residential – 508 Eighty Road	35	21 + 5 = 26	*Complies*
Residential – Lot 726	36	29 + 5 = 34	*Complies*

Notes:
1. The night-time assigned noise level is as defined in *Table 2-4*.
2. AC Plant levels from *Table 4-1* adjusted by +5 dB for tonality.

From the above it can be seen that the night-time assigned noise level is complied with during the most stringent night-time period. However, it must be noted this assessment is based on assumptions in relation to the size and type of the AC plant. Therefore, mechanical plant noise is to be reviewed by a qualified acoustical consultant during detailed design, when plant selection and location becomes known. Nonetheless, based on the modelling carried out, the following is to be considered in relation to mechanical plant as the design progresses:

- All plant to be the quietest available, and
- Select AC units which can operate on a 'low noise mode' prior to 7am, or potentially not operate before 7am, and
- Allow for silencers in the duct design of exhaust fans, and
- All plant to be mounted on suitable anti-vibration mounts.

5.2 Car park

Table 5-2 presents an assessment of the predicted noise levels from car park use (doors closing).

Car doors closing noise is a short-term event and is therefore assessed against the L_{Amax} night-time range of assigned noise levels, being 55 to 58 dB L_{Amax}. A penalty for impulsiveness may be applicable for car door closing noise, which is a +10 dB adjustment.

Table 5-3 Assessment of Car Doors Closing Against Night-time L_{Amax}

Location	Assigned Noise Level dB L_{Amax}	Assessable Noise Level dB L_{Amax}	Calculated Exceedance
Industrial North – 577 Eighty Road	90	49 + 10 = 59	*Complies*
Residential – 500 Eighty Road	58	42 + 10 = 52	*Complies*
Residential – 502 Eighty Road	58	41 + 10 = 51	*Complies*
Residential – 504 Eighty Road	56	43 + 10 = 53	*Complies*
Residential – 506 Eighty Road	55	40 + 10 = 50	*Complies*
Residential – 508 Eighty Road	55	34 + 10 = 44	*Complies*
Residential – Lot 726	56	45 + 10 = 55	*Complies*

It can be seen from the above tables that the L_{Amax} assigned levels will be complied with at all receivers, even at night-time when staff or parents arrive before 7am. After 7am the assigned noise level is higher and therefore compliance will also be achieved.

6 CONCLUSION

Based on the noise modelling and the assessment carried out, it can be seen the predicted overall noise levels from the proposed childcare Centre can comply with the Regulations at all receivers. The premises at Lot 726 is considered noise sensitive and is predicted to experience noise levels that marginally exceed day time assigned levels.

Mitigation in the form of a solid fence would be required either around the Toddler play area or on the shared boundary. Such a barrier should be minimum Colorbond-type material, 1.8m high and free of gaps.

Furthermore, it is expected for the noise levels from the childcare centre to be lower where the following common 'good practices' in regard to child play are implemented:

- Plan duration of play and stagger play times where practicable so that:
  - all age groups do not play simultaneously for long periods of time; and,
  - not all children within one age group congregate within one area for long periods of time.
- The behaviour and 'style of play' of children should be monitored to prevent particularly loud activity e.g. loud banging/crashing of objects, 'group' shouts/yelling;
- Crying children should be taken inside to be comforted;
- No amplified music should be played outside; and
- Consider signage in the drop-off/pick-up area advising parents to keep noise to a minimum and behave in a courteous manner, given the close proximity of neighbouring dwellings.

With regards to any speed humps implemented in the car park, these shall be designed to have a gradual slope so that they are sufficient to slow vehicles but do not result in unnecessary noise generation as vehicles drive over.

With regards to mechanical plant, we note the following:

- Installed plant shall have sound power levels no greater than those in *Table 3-2*.
- Air-conditioning mechanical plant are to be located on the rooftop, where this is not the case, a follow up assessment of selected plant should be undertaken by a qualified acoustic consultant;
- All mechanical plant shall be vibration isolated sufficient to achieve 97% isolation efficiency. Appropriate isolation mounts shall be selected by a mount supplier such as Embelton's taking into account the structure, weight of the equipment and operating frequency.

Appendix A

Site Plan Drawings

S:\Design\Aveling Developments\Special Projects\591 Eighty Rd, Baldivis, CCC\Claradon_Baldivis RA.pln

Last accessed: 4 Jun 2019 11:19

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis

D.Plan202751

OLD AREA

LEGEND	
	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
TIP 10.000	Top Pillar/Post
TW 10.000	Top Wall
TR 10.000	Top Retaining
TF 10.000	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK VDAH ROOF
AT 5°42', EAVE 00MM
SOLID STANDARD FACE BRICK
SOLID DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BRK UNLESS NOTED OTHERWISE.

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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Pass)
Refer to Survey



AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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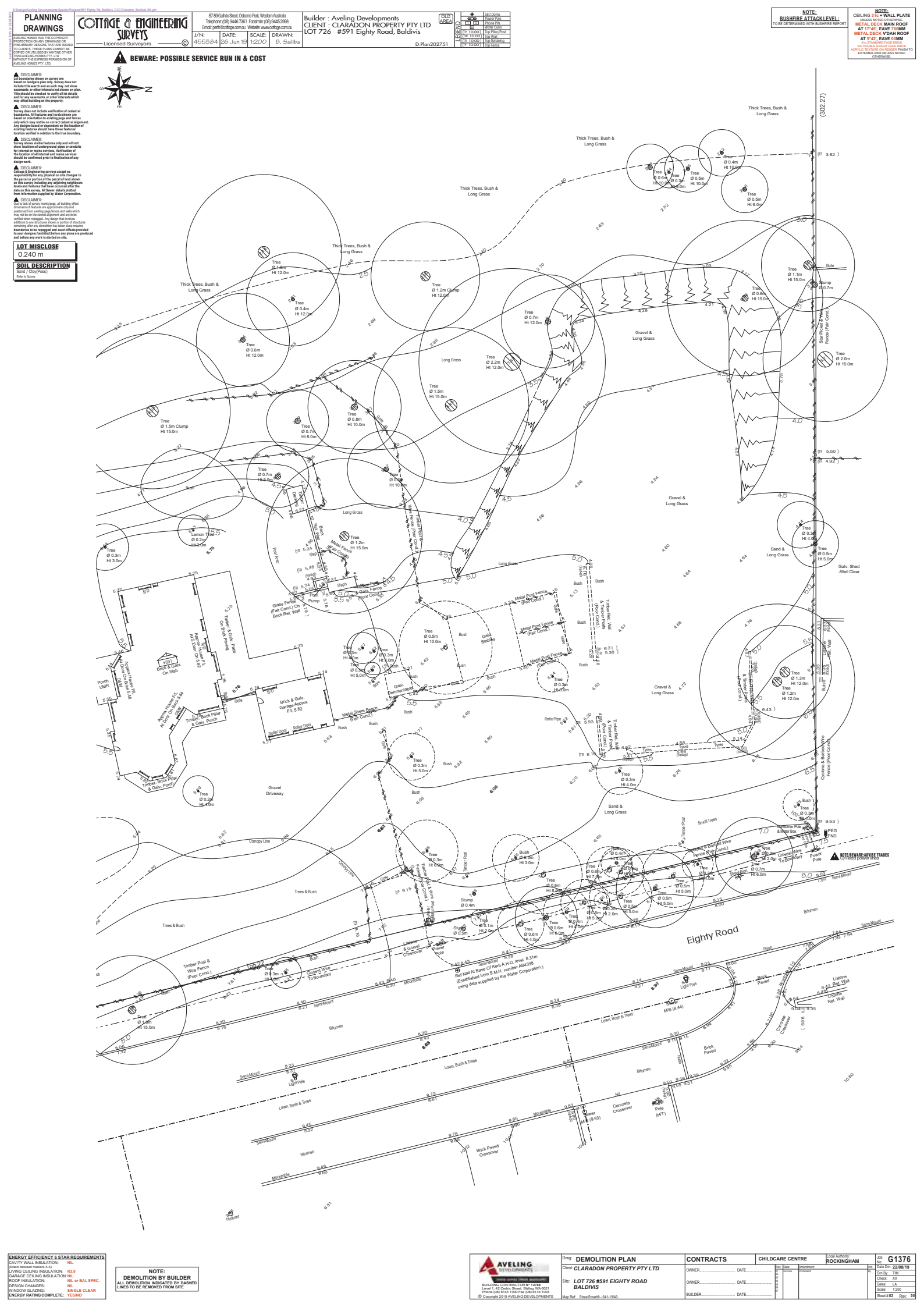
Drwg: LOCALITY PLAN	CONTRACTS	CHILDCARE CENTRE	Local Authority: ROCKINGHAM	Job No: G1376
Client: CLARADON PROPERTY PTY LTD	OWNER..... DATE.....	Rev: 02 03 04 05 06 07 / Date: / Amendment: / Initials: / Checked:		Date Drn: 22/08/19
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS	OWNER..... DATE.....			Drn By: TIM
				Check: XX
Map Ref: StreetSmart® - 641-19/40	BUILDER..... DATE.....			Sales: LA
				Scale: 1:500, 1:200
				Sheet # 01 Rev: 00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Email: perth@cottage.com.au Website: www.cottage.com.au
J/N: 455384 DATE: 26 Jun 19 SCALE: 1:200 DRAWN: B. Saliba
Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751
OLD AREA
BEWARE: POSSIBLE SERVICE RUN IN & COST
NOTE: BUSHFIRE ATTACK LEVEL: TO BE DETERMINED WITH BUSHFIRE REPORT
NOTE: CEILING 3.1c + WALL PLATE UNLESS NOTED OTHERWISE METAL DECK MAIN ROOF AT 17°45', EAVE 700MM METAL DECK VDAH ROOF AT 5°42', EAVE 500MM
5%↑ STANDARD FACE BRICK
5%↓ DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER. FINISH TO EXTERNAL BMK UNLESS NOTED OTHERWISE.
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LOT MISCLOSE 0.240 m
SOIL DESCRIPTION Sand / Clay(Poss) Refer to Survey
Thick Trees, Bush & Long Grass
Gravel & Long Grass
Sand & Long Grass
Long Grass
Trees & Bush
Gravel Driveway
Eighty Road
Bitumen
Brick Paved
Concrete Crossover
Lawn, Bush & Trees
Timber Post & Wire Fence (Poor Cond.)
Metal Post Fence (Fair Cond.)
Timber Ret. Wall (Poor Cond.)
Brick Ret. Wall
Galv. Shed -Well Clear
Galv. Dunnybucket
Brick & Galv. Garage Approx F/L 5.82
Timber & Galv. Patio On Brick Piers
Aprons House F/L At Door RL 5.48
Aprons House F/L At Door RL 5.82
Timber Brick Pillar & Galv. Porch
Brick & Galv. On Slab
Roller Door
Steps
Pool
Pump
Pool Wall
Pool Fence
Glass Fence (Fair Cond.) On Brick Ret. Wall
Timber Post & Wire Fence (Poor Cond.)
Closed Wire To Boundary
Power Pole
Light Pole
Stump
Tree
Bush
Lemon Tree
Ø 0.2m Ht 3.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 1.2m Clump Ht 12.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 1.5m Ht 15.0m
Tree Ø 2.2m Ht 12.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 1.1m Ht 15.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 2.0m Ht 15.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 1.3m Ht 12.0m
Tree Ø 1.2m Ht 12.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.5m Ht 6.0m
Tree Ø 0.4m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.3m Ht 10.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 0.6m Ht 8.0m
Tree Ø 0.6m Ht 7.0m
Tree Ø 0.6m Ht 4.0m
Tree Ø 0.4m Ht 4.0m
Tree Ø 0.4m Ht 2.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 2.0m
Tree Ø 0.3m Ht 2.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 8.0m
Tree Ø 0.1m Ht 2.0m
Tree Ø 1.4m Ht 15.0m
Tree Ø 1.3m Ht 4.0m
Stump Ø 0.4m
Stump Ø 0.5m
Stump Ø 0.7m
Bush Ht 3.0m
Bush Ht 2.0m
Bush Ht 5.0m
Bush Ht 6.0m
Bush Ht 7.0m
Bush Ht 8.0m
Bush Ht 10.0m
Bush Ht 12.0m
Bush Ht 15.0m
Bush Ht 4

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CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis

OLD AREA

D.Plan202751

		SEC Dome
		Power Pole
		Phone Pile
		Water Conn.
DT	10.00	Top Pillar/ Post
DW	10.00	Top Wall
RE	10.00	Top Retaining
DT	10.00	Top Fence

BEWARE: POSSIBLE SERVICE RUN IN & COST

NOTE:
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TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE
METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK VERANDAH ROOF AT 5°42', EAVE 500MM
S1c STANDARD FACE BRICK
S2c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL WALL UNLESS NOTED OTHERWISE.

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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey

EDGE OF CONSERVATION CATEGORY WETLANDS
Thick Trees, Bush & Long Grass
TREES OR STRUCTURES TO REMAIN SHOWN WITH SOLID LINES
BANK FILL TO FENCED PLAY AREA TO AVOID AFFECTING CCW TREES
PLAY AREA SHOWN HATCHED (LAYOUT TO BE ADVISED)
1800H OPEN STYLE TUBULAR FENCING
GRASSED AREA SHOWN HATCHED
LIMESTONE RETAINING WALL
OUTDOOR PLAY AREA 1 RL: 5.200
STORE 1 RL: 5.200
1800 HIGH C/BOND GATE WITH FIRE COMPLIANT HARDWARE
VERANDAH 3 RL: 5.265
VERANDAH 2 RL: 5.265
STORE 2 RL: 5.200
OUTDOOR PLAY AREA 2 RL: 5.200
VERANDAH 4 RL: 5.265
PROPOSED CHILDCARE CENTRE
00c FL
RL: 5.300 FFL
PEDESTRIAN PATH
LANDSCAPED AREA SHOWN HATCHED
1800 HIGH C/BOND WING FENCING
VERANDAH 1 RL: 5.265
SHARED BAY
EXISTING HOUSE TO REMAIN
1800 HIGH C/BOND GATE'S WITH FIRE COMPLIANT HARDWARE
TREES OR STRUCTURES TO BE REMOVED SHOWN DASHED
BITUMEN CARPARK REFER TO SEPARATE LAYOUT
REFER TO SEPARATE LAYOUT
EXISTING DWELLING POWER CONNECTION AND METERBOX TO BE RELOCATED AND RE-CONNECTED PRIOR TO CONSTRUCTION
NOTE/BEWARE-ADVISE TRADES of Raised power lines
Eighty Road
NEW DRIVEWAY TO EXISTING DWELLING
EXISTING POWER POLE TO REMAIN
EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED
TREE STUMPS TO BE REMOVED
GRANO HARDSTAND FOR BIN PICKUP
BITUMEN CROSSOVER TO SHIRE REQUIREMENTS
EXISTING CROSSOVER TO BE REMOVED AND MADE GOOD TO SHIRE REQUIREMENTS
NEW CROSSOVER TO EXISTING DWELLING
Ref Nail At Base Of North A.H.D. level 9.31m (Established from S.M.H. number AB4398 using data supplied by the Water Corporation.)
Gate
Ramp
Steps
Retaining Wall
Fence
Gravel Driveway
Trees & Bush
Lawn, Bush & Trees
Sand & Long Grass
Gravel & Long Grass
Long Grass
Bush
Bitumen
Brick Paved
Light Pole
M/S (8.44)
Power Pole
Sump
Tree
Timber Post & Wire Fence (Poor Cond.)
Chained Wire To Boundary
Timber Fence
Brick & Galv. Garage Approx F/L 5.82
Roller Door
Timber & Galv. Patio On Brick Piers
Timber Brick Pillar & Galv. Porch
Brick & Galv. On Slab
Approx House F/L At Slab On Brick 5.64
Approx House F/L At Slab On Brick 5.62
Porch UMR
Lemon Tree Ø 0.2m Ht 3.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 1.5m Ht 12.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 2.2m Ht 12.0m
Tree Ø 1.5m Ht 15.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 1.1m Ht 15.0m
Tree Ø 2.0m Ht 15.0m
Tree Ø 0.5m Ht 6.0m
Tree Ø 0.4m Ht 10.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.3m Ht 10.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.5m Ht 4.0m
Tree Ø 0.3m Ht 12.0m
Tree Ø 1.2m Ht 12.0m
Tree Ø 0.9m Ht 10.0m
Tree Ø 0.2m Ht 4.0m
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Tree Ø 0.6m Ht 4.0m
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Tree Ø 0.9m Ht 5.0m
Tree Ø 0.9m Ht 6.0m
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Tree Ø 0.6m Ht 5.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.6m Ht 8.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 0.6m Ht 15.0m

REFER TO ENGINEERS SITE INSPECTION REPORT FOR FOUNDATION & FOOTING REQUIREMENTS:

SITE CLASS:	TBA
WIND CLASS:	TBA
TERRAIN CAT:	TBA
TOPOGRAPHY:	TBA
CORR. CLASS:	TBA

NOTE:
REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRELAY AND WET AREA SETOUT

NOTE:
REFLUX VALVE TO INTERNAL SEWER LINE.

STORMWATER DISPOSAL BY BUILDER TO ENG'S DETAILS & COUNCIL REQUIREMENTS (SOAKWELLS)

GAS AVAILABILITY: H/M/L

GAS NOTE:
ATCO HAS NOT CONFIRMED GAS AVAILABILITY IN THIS AREA

RETAINING WALL NOTE:
HEIGHTS NOTED ARE NOMINAL ONLY & MUST BE ADJUSTED TO SUIT ACTUAL SITE LEVELS

BANKING NOTE:
SOIL RETENTION TO ALL EMBANKMENTS IS BY OWNER IN ACCORDANCE WITH N.C.C. TABLE 3.1.1.1

BUILDING AND SITE CRITERIA

Site Details:
Lot 726: 48,418m²
Child Care DA 3,183m²

Building Details:
Area: 604.91m²

Landscaping:
Area: 1139.63m²

Hours of Operation:
Weekdays: 6.30AM-6.00PM
Weekends: N/A

Capacity:
0-2 years: 12 (3 Staff)
2-3 years: 30 Children (6 Staff)
3 years and over: 50 Children (5 Staff)
Total:
92 Children
18 Staff (14 Educators + 4 Admin)

Activity Areas:
Indoor:
Required: 299.00m²
Provided: 314.87m²
Outdoor:
Required: 644.00m²
Provided: 671.76m²

Parking:
Requirements: 30
Staff: 18
Visitors: 12 (Inc. Accessible parking)
Rev. Bay: 0
Provided: 30
Shortfall: 0

ENERGY EFFICIENCY & STAR REQUIREMENTS

CAVITY WALL INSULATION: (Shaded between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

NOTE:
DEMOLITION BY BUILDER
ALL DEMOLITION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE

NOTE:
ALL LEVELS SHOWN ARE INDICATIVE ONLY SUBJECT TO STRUCTURAL ENGINEERS SITE REPORT AND SHIRE REQUIREMENTS

PAVING & GRANO AREA

BITUMEN - DRIVEWAY	707.10
BITUMEN - PARKING	427.32
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - BIN STORE	10.61
PAVING - PATH	30.73
PAVING - VERANDAH	159.74
TYPE A-2 KERB	49.30
TYPE M-1 KERB	4.86
	1,468.86 m²

AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12768
Level 1, 42 Cedric Street, Stirling WA 6021
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Dwg: **SITE PLAN**
Client: *CLARADON PROPERTY PTY LTD*
Site: *LOT 726 #591 EIGHTY ROAD BALDIVIS*
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Rev.	Date	Amendment	Init.

Local Authority: **ROCKINGHAM**

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet # **03** Rev: **00**

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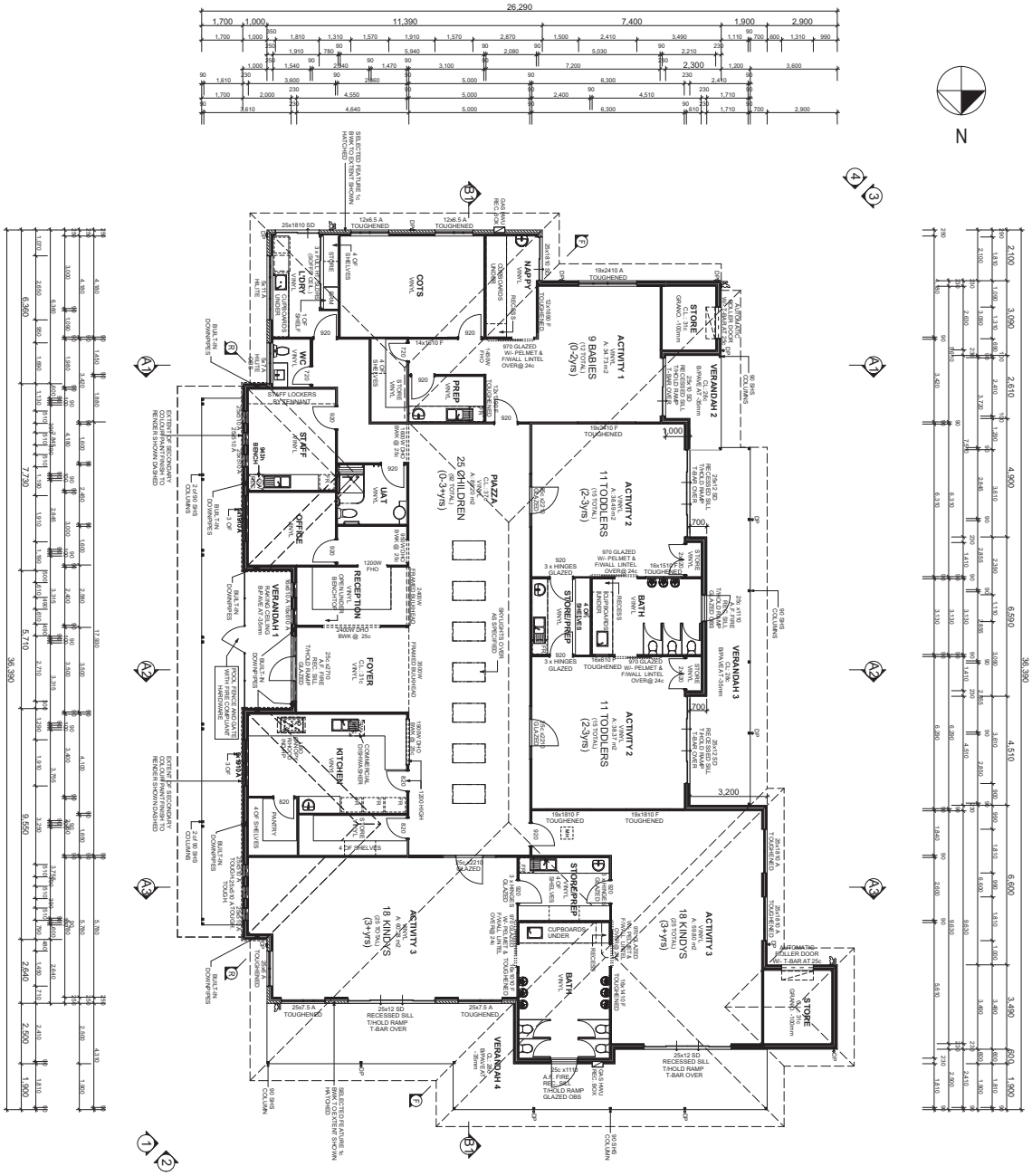
NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 600MM
UNLESS NOTED OTHERWISE
ALL STAINLESS STEEL BRACKETS TO BE POWDER COATED TO MATCH ADJACENT COLOURS ON RENDER FINISH TO EXTERNAL BRK UNLESS NOTED OTHERWISE



NOTE:
LOCKABLE 3-PH. M/BOX ON POST AT FRONT BOUNDARY

NOTE:
REFLUX VALVE TO INTERNAL SEWER LINE.

NOTE:
REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRE-LAY AND WET AREA SETOUT

EXTENT OF SECONDARY COLOUR PAINT FINISH TO RENDER SHOWN DASHED

EXTENT OF FEATURE FACE BRICK SHOWN HATCHED

TILER NOTE:
NO HOB TO SHOWER IN UAT. RECESS SHOWER FLOOR TO DETAIL

CEILING FIXER:
POST FIX CORNICE TO FULL HEIGHT WALL TILING IN ENSUITE/BATHROOM/WC

NOTE:
PLASTER EDGE PROTECTION BEADS TO ALL CORNERS OF INTERNAL WALLS AS SPEC.

ROOF CARPENTER:
BOX OUT CEILING FRAME FOR A/C RETURN AIR VENT (1200x600) & LINEAR VENT OUTLETS (650x150) T.B.C.

NOTE:
PROVIDE REVERSE CYCLE AIRCONDITIONING SYSTEM W/- FRESH AIR INTAKE AS SPECIFIED. VENT LOCATIONS SUBJECT TO ROOF FRAME CLEARANCES

U.N.O. UNLESS NOTED OTHERWISE ON PLAN THE FOLLOWING SHALL APPLY:

BRICKLAYER NOTE
S**ROSS & 5* SF LUNGREACH BRICK TO TOP OF INTERNAL WALLS BETWEEN 2-2.

EXTENT OF RENDER BETWEEN R-R.

REFER TO CONSTRUCTION DETAIL SHEET & ENGINEER CERTIFIED DETAILS

REFER TO ENGINEERS TIE DOWN DETAILS

ROOF CARPENTER NOTE
REFER TO ENGINEERS TIE DOWN DETAILS

REFER TO BUILDERS ROOF CARPENTER SPECIFICATION.

FIXINGCARPENTER NOTE
PROVIDE GALLOWS BRACKET SUPPORT TO SHELVES OVER 1800** LONG (MAX. 1800**)

ALL SHELVES 450 DEEP (U.N.O.)

HANG RAIL CENTRE TO BE 250** OFF WALL/BACK OF SHELF.

Rail/Shelf:
SHELF & RAIL AT 1800** A.F.L.

PANTRY: 4 SHELVES
TOP SHELF AT 1800** A.F.L.
BOTTOM SHELF AT 600** A.F.L.
EQ. SPACE SHELVES BETWEEN

LINEN: 4 SHELVES
TOP SHELF AT 1800** A.F.L.
EQ. SPACE ALL SHELVES TO F.F.L.

BROOM:
1 x SHELF AT 1800** A.F.L.

PROVIDE DRAFTPROOF SEAL TO ENTRY, GARAGE/ENTRY & LAUNDRY EXTERNAL DOORS WHERE APPLICABLE

TOWEL RAILS FIXED AT 1100** A.F.L.

CLIENT NOTE
NOTED DIMENSIONS WILL TAKE PREFERENCE TO SCALE.

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK. INTERNAL SPACES WILL ALTER SIZE TO ACCOMODATE WALL FINISHES

APPLIES TO ALL EXTERNAL CEILINGS & EAVE LININGS U.N.O.

NUMBER AND SPACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & LATHE PLUMBERS DISCRETION.

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS SIGNED DETAILS AND SPECIFICATIONS

LEGEND:

RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
AFL	ABOVE FLOOR LEVEL
NGL	NATURAL GROUND LEVEL
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
FL	FLOOR LEVEL
CL	CEILING LEVEL
PD	PLUMBING DUCT
WP	WALL PLATE
AF	ALUMINIUM FRAME
MF	METAL FRAME
TF	TIMBER FRAME
CSD	SWIFTY SLIDING DOOR
PL	PRIVACY LOCK
OBS	OBSCURE GLASS
DG	DOUBLE GLAZING
DR	DOUBLE REBATE
GB	GLAZING BARS
PB	PLASTERBOARD
FC	FIBRE CEMENT
SC	SKIM COAT(PLASTER)
PF	PAINT FINISH
PFR	PAINT FINISH RENDER
AT	ACRYLIC TEXTURE
EPS	EXPANDED POLYSTYRENE
DP	DOWNPIPE
SPRDR	SPREADER
RWH	RAIN WATER HEAD
NTB	NOT TO BOND
FW	FLOOR WASTE

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extend between reinfoms. to F.F)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	**YES/NO**

ID	FLOOR PLAN	M²	PERIM.
01	PROPOSED CHILDCARE CENTRE	604.91	117.76
02	VERANDAH 1	48.46	50.98
03	VERANDAH 2	7.88	12.40
04	VERANDAH 3	32.28	36.02
05	VERANDAH 4	53.96	51.38
06	STORE 1	10.61	13.06
09	STORE 2	7.54	11.06
		765.44 m²	**292.66 m**
ID	ROOF	M²	PERIM.
01	ROOF AREA GF	858.45	131.59

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BUILDING CONSTRUCTION No. 7 2315
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Drwg: **FLOOR PLAN**
Client: *CLARADON PROPERTY PTY LTD*
Site: *LOT 726 #591 EIGHTY ROAD BALDIVIS*
Map Ref: StreetSmart® - 641-1940

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: **ROCKINGHAM**
Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet # 04 Rev: 00

Rev	Date	Amendment	Init.
01	03/09/19	RDA/amd	TIM

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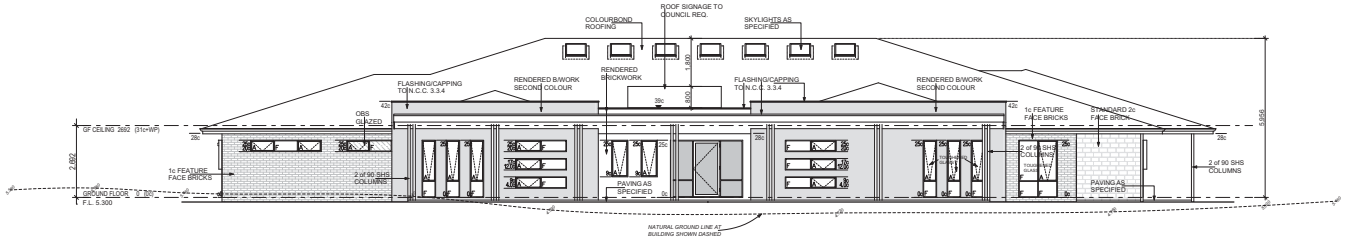
NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE.
METAL DECK: MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK: VDAH ROOF
AT 3°42', EAVE 900MM
01c STANDARD FACE BRICK
02c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER. FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



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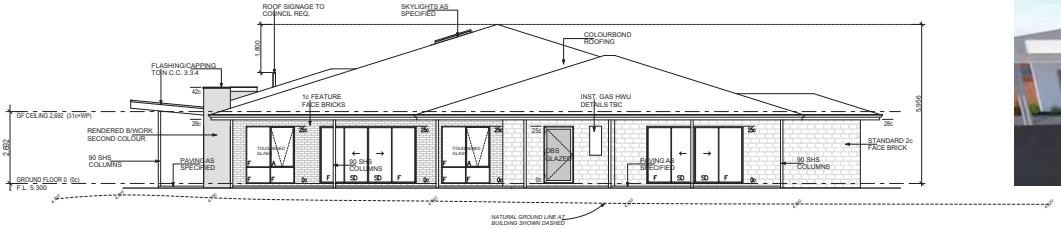
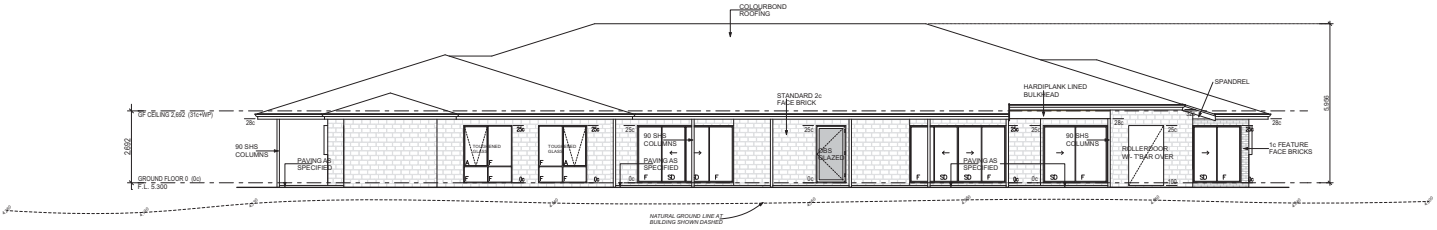




ROOF SIGN RENDER

ELEVATION 2
1:100



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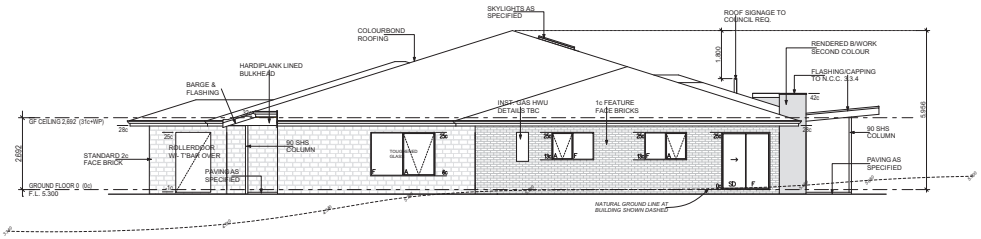

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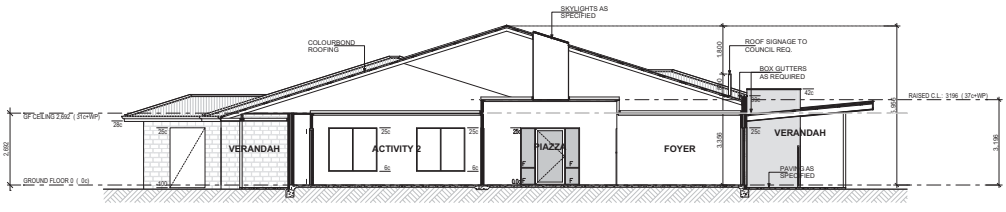

A2 SECTION A2
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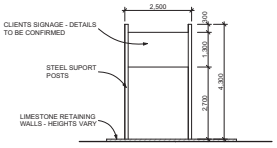
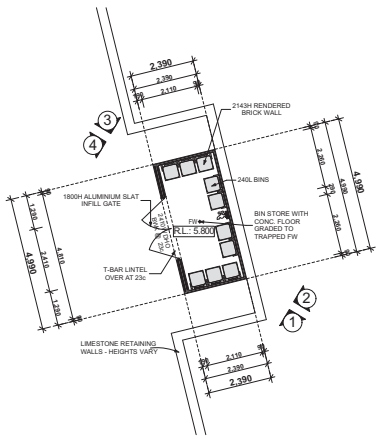
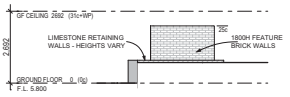


PYLON SIGN ELEVATION
1:100



BIN STORE
1:100



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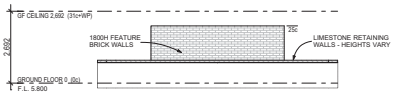

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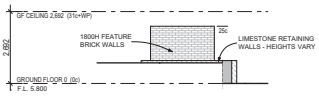

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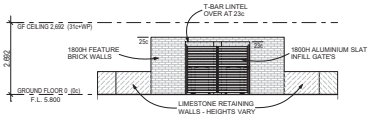

ELEVATION 4
1:100

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BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
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Dwg: **ELEVATIONS**	**CONTRACTS**	**CHILDCARE CENTRE**	Local Authority: **ROCKINGHAM**
Client: ***CLARADON PROPERTY PTY LTD***	OWNER..... DATE.....		Job No: **G1376**
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***	OWNER..... DATE.....		Date Drn: **22/08/19**
Map Ref: StreetSmart® - 641-19/40	BUILDER..... DATE.....		Drn By: TIM
			Check: XX
			Sales: LA
			Scale: 1:100
			Sheet #:**05** Rev: **00**

Rev | Date | Amendment | Job No

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NOTE:
CEILING 3 ht + **WALL PLATE**
UNLESS NOTED OTHERWISE.
METAL DECK **MAIN ROOF**
AT 17°45', EAVE 700MM
METAL DECK **VDAH ROOF**
AT 5°42', EAVE 900MM
SH1 STANDARD FACE BRICK
SH DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER. FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.









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BUILDING CONTRACTOR N° 12788
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Dwg: **STREETSCAPE**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS | **CHILDCARE CENTRE** | Local Authority: **ROCKINGHAM**

OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

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A	30/10/19	RDA/Award	TIM

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Drn By: TIM
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NOTE:
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METAL DECK V'DAH ROOF
AT 5°42', EAVE 900MM
01c STANDARD FACE BRICK
02c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON REAGGS FINISH TO EXTERNAL BRK UNLESS NOTED OTHERWISE.



PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	707.10
BITUMEN - PARKING	427.32
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - BIN STORE	10.61
PAVING - PATH	30.73
PAVING - VERANDAH	159.74
TYPE A-2 KERB	49.30
TYPE M-1 KERB	4.86
	1,468.86 m²

AVELING DEVELOPMENTS
Lifestyle Quality Tradition Assurance
BUILDING CONTRACTOR No. 12788
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Drwg: **CARPARK PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-1940

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Rev.	Date	Amendment	Init.
01			
02			
03			
04			
05			
06			
07			

Local Authority: **ROCKINGHAM**

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
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NOTE:
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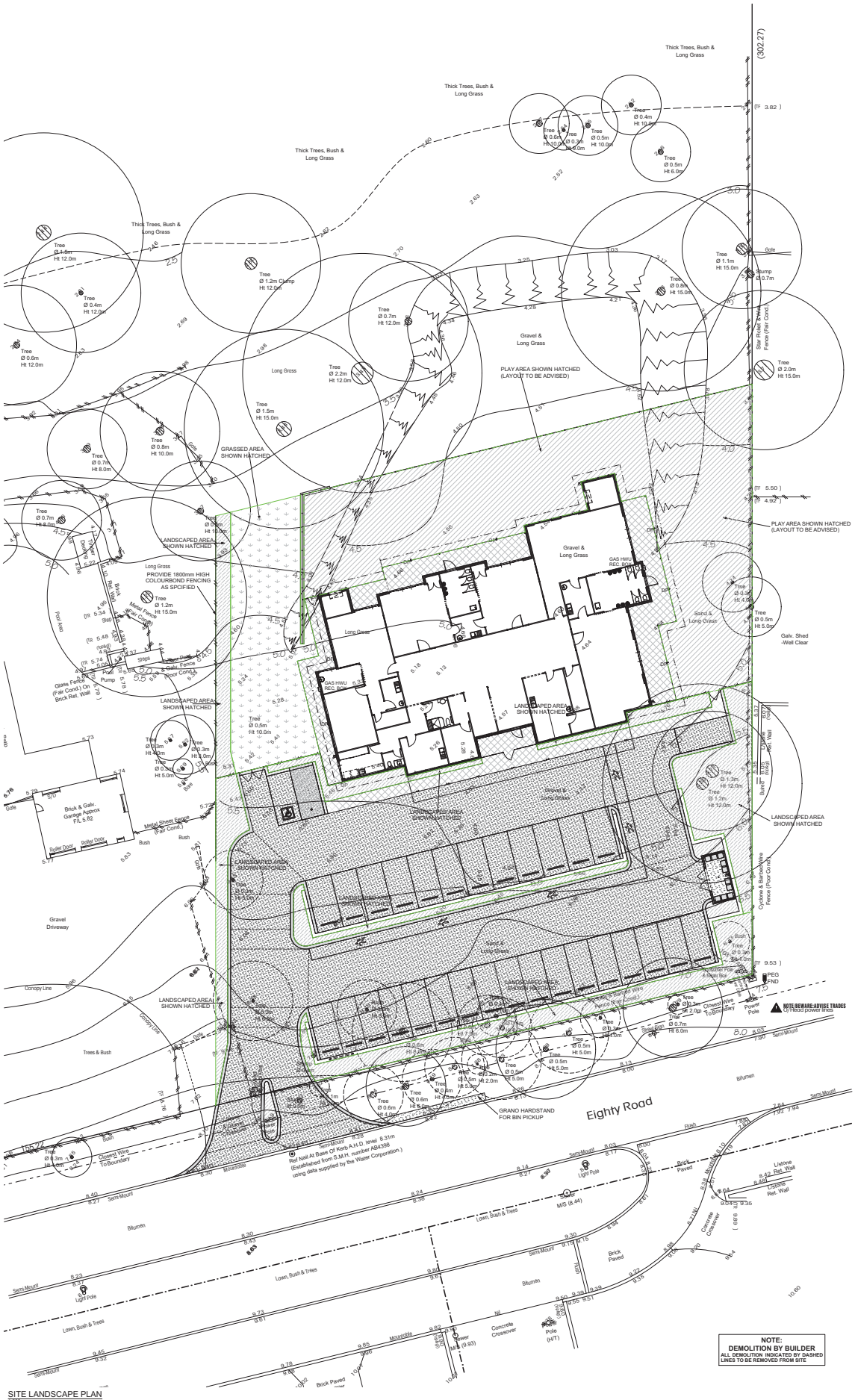
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 600MM
50c STANDARD FACE BRICK
50c DOUBLE HEIGHT FACE BRICK
ACRYLIC TEXTURE ON RENDER FINISH TO EXTERNAL BRIK UNLESS NOTED OTHERWISE.



SITE LANDSCAPE PLAN
1:200

NOTE:
DEMOLITION BY BUILDER
ALL DEMOLITION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE

NOTE:
THERE IS 19.93% LANDSCAPING OF THE NEW BUILDING AREA (1139.63m² OF 5718m²) - NOT INCLUDING THE EXISITING VEGETATION TO THE REMAINDER OF THE UNDEVELOPED AREA OF THE SITE

ID	LANDSCAPING	M²
01	LANDSCAPE - FRONT	312.98
01	LANDSCAPE - LHS	40.15
02	GRASS - LHS	197.09
03	PLAY AREA	589.41
		1,139.63 m²

AVELING DEVELOPMENTS
BUILDING CONTRACTOR Nº 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **LANDSCAPE PLAN**
Client: *CLARADON PROPERTY PTY LTD*
Site: *LOT 726 #591 EIGHTY ROAD BALDIVIS*
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Rev	Date	Amendment	Init
01	24/10/19	ACAdvised	
02			
03			
04			
05			
06			
07			

Local Authority: **ROCKINGHAM**
Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100, 1:200
Sheet # 08 Rev: 00

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ACTIVITY PLAN
1:100



BUILDING AND SITE CRITERIA

Site Details:
Lot 726: 48,418m²
Child Care DA 3,183m²

Building Details:
Area: 604.91m²

Landscaping:
Area: 1139.63m²

Hours of Operation:
Weekdays: 6.30AM-6.00PM
Weekends: N/A

Capacity:
0-2 years: 12 (3 Staff)
2-3 years: 30 Children (6 Staff)
3 years and over: 50 Children (5 Staff)
Total:
92 Children
18 Staff (14 Educators + 4 Admin)

Activity Areas:
Indoor:
Required: 299.00m²
Provided: 314.87m²
Outdoor:
Required: 644.00m²
Provided: 671.76m²

Parking:
Requirements: 30
Staff: 18
Visitors: 12 (inc. Accessible parking)
Rev. Bay: 0
Provided: 30
Shortfall: 0

ACTIVITY AREA'S	
ACTIVITY 1	34.73
ACTIVITY 2	38.37
ACTIVITY 2	38.49
ACTIVITY 3	59.80
ACTIVITY 3	60.28
OUTDOOR 1	311.91
OUTDOOR 2	359.85
PIAZZA	89.20
	992.63 m²

AVELING DEVELOPMENTS
BUILDING QUALITY HOMES FOR OVER 30 YEARS
BUILDING CONTRACTOR No 7211
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Drwg: **ACTIVITY PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-1940

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Job No: **G1376**

Rev	Date	Amendment	Init.
0	22/08/19	Issue for DA	TIM

Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100, 1:200
Sheet #:**09** Rev: **00**

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NOTE:
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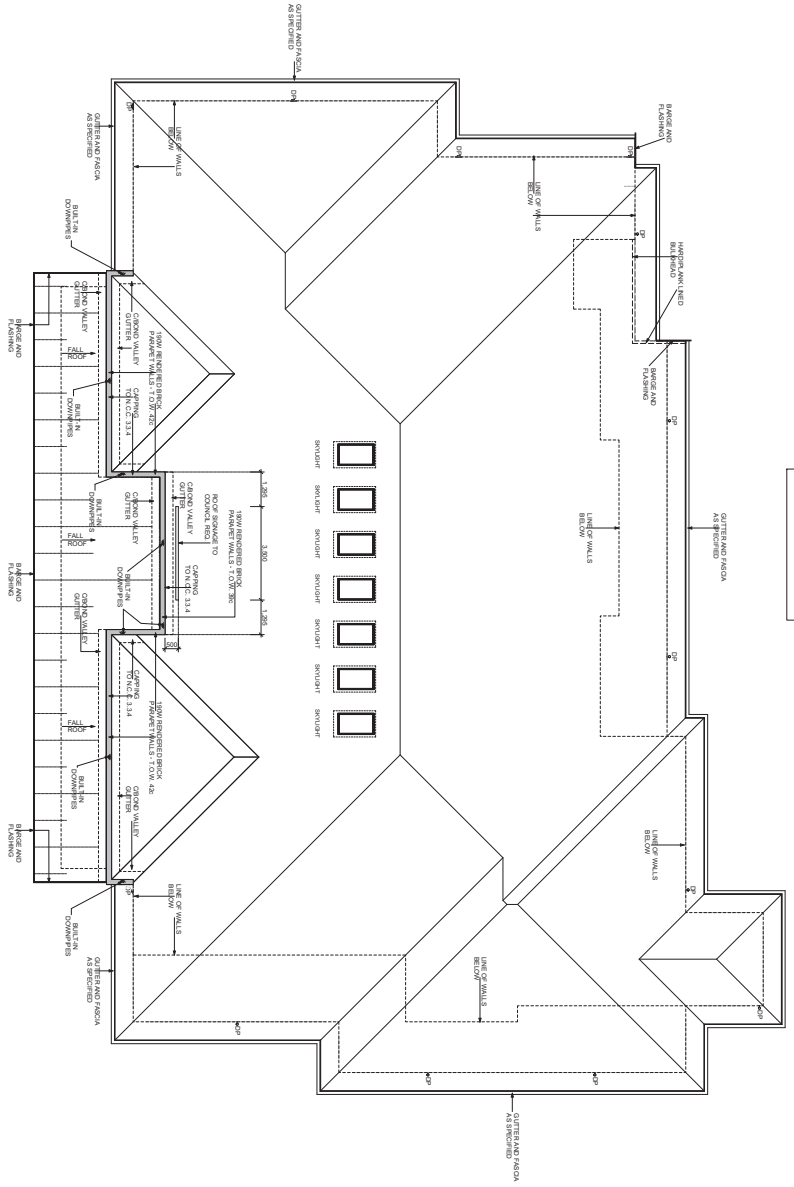
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 600MM
+ 1% STANDING FOR BRICK
+ 2% STANDING FOR CLADDING
ACROSS TOP TURN ON RENDER FINISH TO EXTERNAL B/W UNLESS NOTED OTHERWISE

ROOF PLAN
T100



ID	ROOF	M²	PERIM.
01	ROOF AREA GF	858.45	131.58

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BUILDING CONTRACTOR No 7218
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Drwg: ROOF PLAN
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 641-1940

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: ROCKINGHAM
Job No: G1376

Rev	Date	Amendment	Init
0	22/08/19	ISSUED	VD

Date Drn: 22/08/19
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #:10 Rev: 00

Appendix B

Noise Model Overview



Signs and symbols

- Point Source
- Proposed building
- Receiver
- Site Area
- Play Area source

N

Length Scale

0 5 10 20 30 m

Proposed Childcare Centre - Noise Model Overview

Lot 726 (#591) Eighty Road, Baldivis

Lloyd George Acoustics
by Matt Moyle
matt@lgacoustics.com.au
(61) 412 611 330

Appendix C

Terminology

The following is an explanation of the terminology used throughout this report.

Decibel (dB)
The decibel is the unit that describes the sound pressure and sound power levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

A-Weighting
An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A dB.

Sound Power Level (L_w)
Under normal conditions, a given sound source will radiate the same amount of energy, irrespective of its surroundings, being the sound power level. This is similar to a 1kW electric heater always radiating 1kW of heat. The sound power level of a noise source cannot be directly measured using a sound level meter but is calculated based on measured sound pressure levels at known distances. Noise modelling incorporates source sound power levels as part of the input data.

Sound Pressure Level (L_p)
The sound pressure level of a noise source is dependent upon its surroundings, being influenced by distance, ground absorption, topography, meteorological conditions etc and is what the human ear actually hears. Using the electric heater analogy above, the heat will vary depending upon where the heater is located, just as the sound pressure level will vary depending on the surroundings. Noise modelling predicts the sound pressure level from the sound power levels taking into account ground absorption, barrier effects, distance etc.

L_{ASlow}
This is the noise level in decibels, obtained using the A frequency weighting and the S time weighting as specified in AS1259.1-1990. Unless assessing modulation, all measurements use the slow time weighting characteristic.

L_{AFast}
This is the noise level in decibels, obtained using the A frequency weighting and the F time weighting as specified in AS1259.1-1990. This is used when assessing the presence of modulation only.

L_{APeak}
This is the maximum reading in decibels using the A frequency weighting and P time weighting AS1259.1-1990.

L_{Amax}
An L_{Amax} level is the maximum A-weighted noise level during a particular measurement.

L_{A1}
An L_{A1} level is the A-weighted noise level which is exceeded for one percent of the measurement period and is considered to represent the average of the maximum noise levels measured.

L_{A10}
An L_{A10} level is the A-weighted noise level which is exceeded for 10 percent of the measurement period and is considered to represent the "*intrusive*" noise level.

L_{Aeq}
The equivalent steady state A-weighted sound level ("equal energy") in decibels which, in a specified time period, contains the same acoustic energy as the time-varying level during the same period. It is considered to represent the "average" noise level.

L_{A90}
An L_{A90} level is the A-weighted noise level which is exceeded for 90 percent of the measurement period and is considered to represent the "*background*" noise level.

One-Third-Octave Band
Means a band of frequencies spanning one-third of an octave and having a centre frequency between 25 Hz and 20 000 Hz inclusive.

L_{Amax} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded at any time.

L_{A1} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded for more than 1% of the representative assessment period.

L_{A10} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded for more than 10% of the representative assessment period.

Tonal Noise
A tonal noise source can be described as a source that has a distinctive noise emission in one or more frequencies. An example would be whining or droning. The quantitative definition of tonality is:

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 $L_{A\ Slow}$ levels.

This is relatively common in most noise sources.

Modulating Noise
A modulating source is regular, cyclic and audible and is present for at least 10% of the measurement period. The quantitative definition of modulation is:

a variation in the emission of noise that —

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

(b) is present for at least 10% of the representative.

Impulsive Noise
An impulsive noise source has a short-term banging, clunking or explosive sound. The quantitative definition of impulsiveness is:

a variation in the emission of a noise where the difference between $L_{A\ peak}$ and $L_{A\ Max\ slow}$ is more than 15 dB when determined for a single representative event;

Major Road
Is a road with an estimated average daily traffic count of more than 15,000 vehicles.

Secondary / Minor Road
Is a road with an estimated average daily traffic count of between 6,000 and 15,000 vehicles.

Influencing Factor (IF)

$$= \frac{1}{10}(\%\ \text{Type A}_{100} + \%\ \text{Type A}_{450}) + \frac{1}{20}(\%\ \text{Type B}_{100} + \%\ \text{Type B}_{450})$$

where:

$\%\ \text{Type A}_{100}$ = the percentage of industrial land within a100m radius of the premises receiving the noise

$\%\text{TypeA}_{450}$ = the percentage of industrial land within a 450m radius of the premises receiving the noise

$\%\ \text{Type B}_{100}$ = the percentage of commercial land within a100m radius of the premises receiving the noise

$\%\text{TypeB}_{450}$ = the percentage of commercial land within a 450m radius of the premises receiving the noise

+ Traffic Factor (maximum of 6 dB)

= 2 for each secondary road within 100m

= 2 for each major road within 450m

= 6 for each major road within 100m

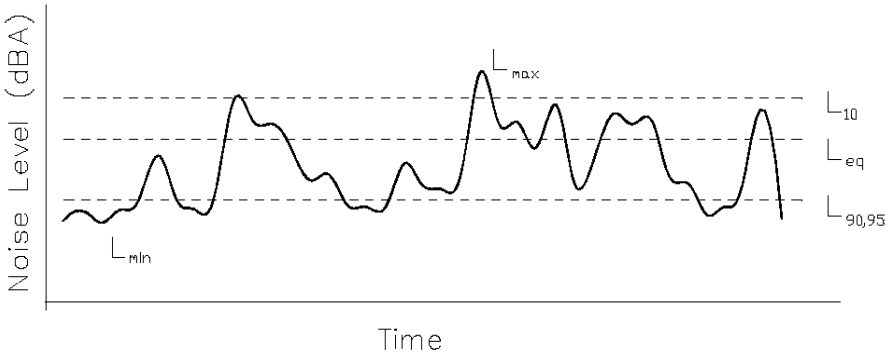
Representative Assessment Period
Means a period of time not less than 15 minutes, and not exceeding four hours, determined by an inspector or authorised person to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission.

Background Noise
Background noise or residual noise is the noise level from sources other than the source of concern. When measuring environmental noise, residual sound is often a problem. One reason is that regulations often require that the noise from different types of sources be dealt with separately. This separation, e.g. of traffic noise from industrial noise, is often difficult to accomplish in practice. Another reason is that the measurements are normally carried out outdoors. Wind-induced noise, directly on the microphone and indirectly on trees, buildings, etc., may also affect the result. The character of these noise sources can make it difficult or even impossible to carry out any corrections.

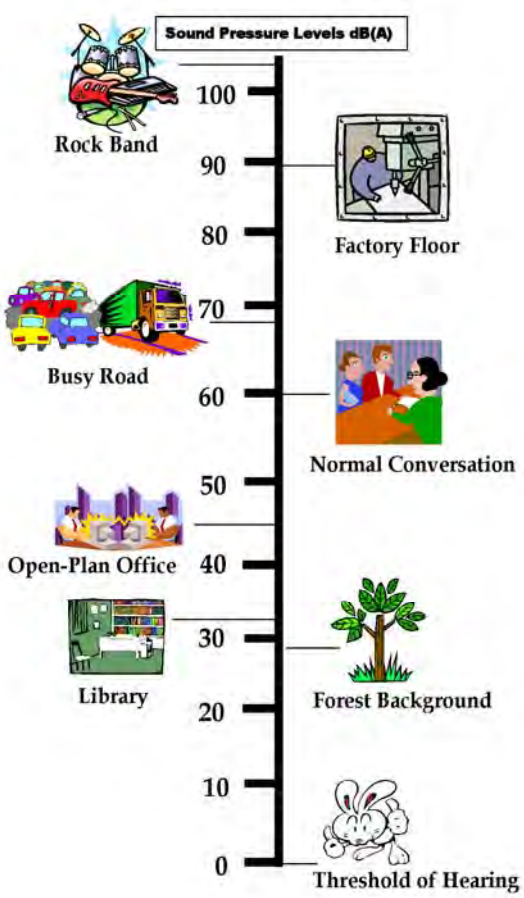
Ambient Noise
Means the level of noise from all sources, including background noise from near and far and the source of interest.

Specific Noise
Relates to the component of the ambient noise that is of interest. This can be referred to as the noise of concern or the noise of interest.

Chart of Noise Level Descriptors



Typical Noise Levels



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admin@planningsolutions.com.au
www.planningsolutions.com.au
ACN 143 573 184 ABN 23 143 573 184
Planning Solutions (Aust) Pty Ltd

PS ref: 6101

14 October 2019

City of Rockingham
PO Box 2142
ROCKINGHAM WA 6967

Attention: David Banovic, Planning Services

Dear Sir/Madam,

LOT 726 (591) EIGHTY ROAD, BALDIVIS
DEVELOPMENT APPLICATION – PROPOSED CHILD CARE CENTRE
RESPONSE TO REQUEST FOR FURTHER INFORMATION AND PUBLIC SUBMISSIONS

Planning Solutions acts on behalf of Claradon Property Pty Ltd in support of an Application for Approval to Commence Development at Lot 107 and Lot 726 (591) Eighty Road, Baldivis (**subject site**).

We refer to the City's correspondence dated 26 September 2019, which detailed its assessment comments and contained a request for further information. The correspondence also contained public advertising submissions and external referral responses.

The following submission and associated appendices provide a response to the request for further information and public submissions.

MODIFIED PLANS

Please find enclosed in **Appendix 1**, a set of modified development plans depicting the following changes:

- Clarification provided within the demolition plan, site plan, and landscape plan regarding trees for removal and retention.
- Removal of the marked pedestrian path from the car park.
- Widening of the footpath adjacent to the child care building to 1.5m-1.6m.
- The provision six shade trees within the car park, which are protected by half diamond tree wells.
- The alteration of internal driveways adjacent to parking spaces, to achieve a width of 6.1m.
- The minor alteration of driveway design levels and retaining walls within the car park to achieve gentler gradients. Levels have been generally increased from 0.2-0.8 throughout the car park.
- The inclusion of a fencing plan which clearly details the extent and type of fencing proposed, with photographic examples.
- The provision of further details on the landscape plan with respect to proposed landscaping treatments and existing/retained treatments.

RESPONSE TO SUBMISSIONS

The applicant's response to public advertising submissions is provided at **Appendix 2.**

ASSESSMENT COMMENTS

Please find below specific responses to the City's assessment comments.

Health

The acoustic queries are addressed as follows:

- The acoustic report provides an assessment of the acoustic impacts on the adjoining residential property south of the site, demonstrating compliance with the Noise Regulations can be achieved at all times.
- With respect to the landscape supply yard, it would likely be difficult and problematic to determine how acoustic impacts could actually be measured, given both the outdoor play area of the child care centre and the supply yard are inherently noise generating activities.
- Any disturbance caused by noise generation between the landscape supply yard and the outdoor play area is considered to be an amenity matter and related to the operator's choice of location. In selecting this location, the operator is understood to be cognisant of surrounding uses and site conditions.

The dust, odour and particulate query is addressed as follows:

- It is considered unlikely that there would be any impact arising from dust, odours and particulates, noting:
    - The storage area for the landscape supply yard is located north of the subject site, and set back 10m from the shared property boundary (based on Nearmap imagery).
    - The setback area between the landscape supply yard storage area and the subject site contains relatively dense trees which appear to be fairly mature, offering an effective screening/buffering mechanism.
    - The storage area for the landscape supply yard is enclosed with a solid wall, and the piles of stored stock appear to be well lower than 1.8m.
    - The subject site is located only 5km from the coast, where prevailing winds are mainly of a westerly and south-westerly direction.

The above characteristics demonstrate that the likelihood of any dust, odours and particulates impacting the centre is low – the centre's 1.8m fence is solid and likely higher than the stock piles on the adjoining site, the stockpiles are separated by 10m and also enclosed with a solid wall, a number of trees are within the setback area which would likely provide further buffering, and the prevailing winds in this location would more than likely blow any airborne items away from the proposed centre.

Landscape

Please find enclosed in **Appendix 1** a modified landscape plan, which includes the following information:

- Proposed plant species, numbers, locations and container sizes.
- Confirmation that the verge will be treated as maintained turf.
- Indication of the trees within the verge to be retained. *Note: trees to be removed are depicted on the demolition plan, and not on any other plan.*
- The 50m CCW buffer.
- Seven shade trees within the car park, protected by tree wells.

The information depicted on the landscape plan is entirely suitable and appropriate for the purpose of a planning assessment. The following response is provided with regard to other matters raised within the City's landscape comments:

- The three existing trees for removal are located within areas where the child care building is proposed. The demolition plan confirms all trees proposed for removal.

- The proposed crossover location is addressed further below.
- The existing batter will be retained and modified to provide materials for the new bank fill (allowing the sustainable reuse of existing site materials and minimising earthworks). The western edge of the proposed bank fill is 2.3m from the outdoor play area, and will allow an RL of 5.2 to be achieved without impacting on existing trees within the CCW buffer. The northern part of the proposed bank fill will enter the outdoor play area, and be integrated into the design of the playscape to provide an interesting and unique setting for children. This information is clarified on the site plan.
- The proposed grano hardstand for bin pickup is retained on the drawings, as we are awaiting the City's confirmation whether waste collection can occur from the verge. If verge collection is not possible, this can be removed at building permit stage.

Urban water

We understand the project engineer has liaised with the City's engineers with respect to the various urban water comments. A formal response to the City's comments from the engineer is provided at **Appendix 3**.

Traffic engineering

The following responses are provided to the City's traffic engineering comments. The responses have been informed by the project traffic engineers, Transcore.

- Power pole – Western Power's *Guidelines for Placement of Power Poles Within Road Reserves in Built-Up Areas* requires 1m separation from driveways. The power pole is located within a kerbed island which is separated from both the ingress and egress driveways by 1m. The requirement is complied with.
- Right turn treatment
    - Transcore advises that a right turn treatment is not necessary or required as a result of this application.
    - None of the existing T-intersections along Eighty Road in this vicinity entail turn lane treatments. This is likely due to the relatively low level of traffic along this section of Eighty Road and the relatively low speed environment with posted speed limit of 60kmh.
    - The turn lane requirements in Austroads Guidelines are relevant to rural roads within a high speed environment and should not be applied in this instance. This is also the reason right turn lanes are rarely provided along 60 km/h speed zones particularly for land uses which are not high generators of traffic (including Eighty Road).
- Off-street car parking (AS2890.1) – please refer to the modified drawings, which confirm:
    - The maximum gradient at parking bay 17 has been updated to achieve compliance.
    - The parking aisle widths have been modified to be 6.1m, and therefore compliant.
    - The ramps south of visitor bay 12 have all been modified to achieve gradients of maximum 12.5%, and are therefore compliant.
    - The gradients at the crossover are less than 17.5% and therefore compliant.
    - The gradient between the edge of Eighty Road and the property line are 5% and therefore compliant.
- Service vehicle (AS2890.2) – all ramp gradients modified to achieve compliance with the requirements of AS2890.2.
- Marked pedestrian path – the marked pedestrian path has been removed.
- Footpath width – the footpath width along the facility's entrance has been widened to 1.5m-1.6m.
- Waste collection – if not possible via the verge, waste collection can be carried out at times when the facility is closed, which allows the entire car park to be utilised for manoeuvrability.
- Driveway spacing

- Transcore advises that the application of Austroads Part 4 to establish the minimum spacing of crossovers is inappropriate.
- If this guideline is applied universally to inform the spacing of all crossovers, even crossovers for residential dwellings on residential streets must be minimum 20m to 30m apart. This requirement is clearly impractical.
- To further demonstrate the inappropriateness of this requirement, reference should be made to Table 5 of Element 2 of the Liveable Neighbourhood guidelines, which by comparison, requires the spacing of road junctions on the same side of an Access Street to be 20m and on Neighbourhood connector to be 40m.
- The LN requirements are for public road intersection separations and not crossovers. Therefore, the driveway spacing being requested under Austroads is clearly disproportionate for a driveway, when the same spacing is required for a public road intersection.

Traffic appendix

Responses to the traffic appendix are provided below:

- AS2890 compliance – the drawings have been modified to achieve compliance with AS2890.
- Service vehicle traffic – deliveries will be carried out by small vehicles and vans, and waste collection by up to 8.8m trucks. The volumes are on an as-needed basis. Deliveries are carried out during the day when the visitor car park is vacant, so these volumes are not of an impactful nature and waste collection frequency is dependent upon the ongoing needs of the facility.
- Traffic count surveys – Transcore advises this information is confidential, however trip rates are provided as per any other reference document. Transcore's rates are based on traffic surveys at similar centres in the Perth metropolitan area, which is more accurate than ITE rates which are based on centres in the USA.
- Traffic count data – the traffic count data was simply reported and not used for any traffic analysis. As such, please clarify the benefit of incorporating the City's traffic count data in the TIS.
- Swept path comments – refer to earlier comments confirming that the waste collection would occur when the facility is closed (therefore not creating any traffic safety risks), and that the marked pedestrian path has been removed.

Additional information

- Fencing
  - The development plans contained in **Appendix 1** include a fencing plan, which indicates the types of fencing along relevant property boundaries with photographic examples of typical fencing types, being Colorbond, open style chain-link, and tubular fencing.
  - The Colorbond fencing is provided along the northern and southern boundaries, set back at least 29m from Eighty Road and therefore unlikely to be visible from the road.
  - The fencing along the entirety of the northern and southern car park boundaries (which may be visible from the road) will be open style chain-link fencing. It is noteworthy that there are numerous examples of this exact same type of fencing being provided within other lots zoned Rural which are in proximity to the subject site. One such example includes the adjoining landscape supply yard, which provides chain-link fencing with barbed wires along its Eighty Road frontage.
  - We also note that Mother Teresa College (also a Rural zoned lot only approx. 1.2km from the site) provides a form of tubular open style fencing along its Eighty Road frontage and chain-link fencing along other boundaries which are visible from the street.
  - It is therefore demonstrated that the proposed fencing is acceptable and warrants approval, noting there are examples in the immediate area of rural lots providing non-rural fencing, in a format similar to that proposed.

- Verge trees and visibility of development
  - The development plans contained in **Appendix 1** include a demolition plan which clearly indicates all trees to be removed. The proposed site plan and landscape plan indicate all trees to be retained.
  - The verge trees proposed for removal are confirmed through an environmental assessment to be in a completely degraded condition with little conservation value. The assessment also indicates the trees were likely planted (ie not original native trees). The trees are therefore suitable for removal when considered in this context. The end result of this development will likely be a more attractive, maintained verge area (similar to the verge located on the opposite side of Eighty Road).
  - With regard to the visibility of the centre, it is noted that the level of Eighty Road is approximately 8m, and the FFL of the centre is 5.3m – this level change, in addition to the retention of three large verge trees and other trees in the car park area, will provide a level of screening.
  - Notwithstanding, there are examples of development immediately adjacent the site (including the landscape supply yard and the adjacent dwelling) which are not screened by verge vegetation and visible from the road.
  - The proposed child care centre is designed in a manner which is intended to be sympathetic to its surrounds and is likely to enhance the streetscape if visible from the road, given its architectural design treatments and external appearance.
- Car park elements
  - Six shade trees are provided within tree wells throughout the car park, which will enhance its presentation and offer a green outlook.
  - The proposed bin store location is considered to be acceptable in this instance, noting:
    - The level of Eighty Road is approx. 8m, the pad level of the bin store is RL5.8m, and the height of the bin store is 1.8m, meaning the top of the bin store will be approx. 0.4-.5m lower than road level.
    - The bin store is located within a landscaped area of the site and at the north-eastern corner, where it is not visually prominent and unlikely to be visible from the road.
  - The retaining wall material will likely be limestone. This is the same material and wall treatment used by the landscape supply yard and which is visible from Eighty Road. By comparison, the proposed retaining walls will be located within the car park, which sits lower than the road and will likely be concealed – minimising visual impacts.
- Rural zone objective
  - The Rural zone objective set out by LPS2 is extracted below:

    to preserve land for farming and foster semi-rural development which is sympathetic to the particular characteristics of the area in which it is located, having due regard to the objectives and principles outlined in the Rural Land Strategy and supported by any other Plan or Policy that the Local Government may adopt from time to time as a guide to future development within the Zone.
  - The subject site is substantially constrained by a Conservation Category Wetland (**CCW**) which prevents its use for farming or any productive rural/agricultural land use. This component of the objective is therefore redundant.
  - Additionally, the subject site is located within a Rural zoned precinct of Baldivis which has unique characteristics making it dissimilar to a traditional rural locality. Such characteristics include:
    - A relatively low number of sites in the immediate vicinity containing traditional farming activities or productive agricultural pursuits.
    - A number of community based land uses not inherently rural in nature, but which support the local community already being established – including the Free Reformed Church, Mother Teresa College, Vibe Lifestyle Village.

    - A direct interface with the Baldivis suburban area, which in itself contains a number of schools, churches and other community facilities in relatively close proximity to the site.

- The proposed childcare centre is considered to contribute to semi-rural development by providing an essential human service to the benefit of residents within the Rural zoned precinct, as well as residents in the surrounding areas. The nature of the use is consistent with a number of other established community uses within the same "rural" precinct and is likely to have synergies with these uses.
- Specifically, the proposed development is considered to be sympathetic to the particular characteristics of the area, due to:
    - A built form which comprises rural characteristics but which is responds to the suburban style of development on the opposite side of Eighty Road.
    - A development layout which responds to the site's specific environmental and bushfire constraints, and which is supported by the relevant State authorities.
    - A unique child care service being offered which is based on the natural environment setting created by the site's proximity to the CCW and its semi-rural location, which provides a point of difference to other child care facilities in the locality.
    - The nature of the use being consistent with the Free Reformed Church, Mother Teresa College and Vibe Lifestyle Village – facilities which are all located within the same Rural zoned precinct.

- <u>Local Planning Policy 3.3.5 – 4.1 Location of child care premises</u>

(a) Distributed strategically to provide the maximum benefit to the community it serves

- The choice to establish a child care centre at the development site was made by the operator based on a gap analysis and a demonstrated need for such services. It would be a poor decision to establish a centre in a location where analyses carried out by the operator determined the centre would not offer a benefit to the community.
- As noted previously, this specific location was selected to allow the proposed facility to offer early learning services within a unique environmental setting. The site-specific characteristics and semi-rural context provide a point of difference to the typical suburban child care centre, in that students can be within an immersive and engaging outdoor setting for their early learning experience. This enhances the level of community benefit offered by the centre.
- The Baldivis suburban area bordered by Safety Bay Road (north), Kwinana Freeway (east), Sixty Eighty Road (south) and Eighty Road (west) contains seven schools, with an additional school understood to be developed at Parkland Heights Estate. By comparison, the area only contains five child care centres (based on information currently available on Google). Noting the typical capacity of a child care centre is approximately 100 children, this comparison indicates an undersupply of early learning services in comparison to schools.

(b) Within easy walking distance or part of appropriate commercial, recreation or community nodes and education facilities

- The proposed centre is located within a suitable/accessible proximity of various community services, including:
    - Approx 1.2km from Mother Teresa College and the Vibe Lifestyle Village.
    - Approx 950m from the Free Reformed Church.
    - Approx 900m from the Baldivis Medical Centre / Pharmacy.
    - Approx 200m from the Ridge Boulevard reserve.
- In applying discretion on this matter, it is relevant to note that a child care centre is not an inherently pedestrian orientated use (notwithstanding that some centres are located within a walkable context). The vast majority of parents would drive to the centre for pick-ups/drop-offs, hence having commercial, recreation

and community uses within a 1km-2km radius is a suitable form of co-location and meets the underlying intent of this principle.

(c) Located in areas where adjoining uses are compatible with a Child Care Premises (includes considering all permissible uses under the zoning of adjoining properties)

- We reiterate the assessment provided earlier in this submission regarding the interaction between the landscape supply yard and the proposed centre.
- Proper consideration of the specific circumstances demonstrate that the proposed centre and the landscape supply yard can co-exist, given the various site-specific factors. For the City's benefit, these factors are reiterated as follows:
    - Both uses being inherently noise generating, therefore acoustic impacts are not likely to be a material concern. It is also problematic to determine how acoustic impacts could be measured between the two uses.
    - The 10m setback of the landscape supply yard from the shared boundary, and the existence of existing / relatively mature trees within the setback area which provide screening and buffering.
    - A 1.8m high solid Colorbond fence along the perimeter of the outdoor play area, which provides a physical buffer and further mitigates any potential impacts between the two uses.

(d) Serviced by public transport (where available)

- The nearest bus stop is located on Arpentuer Drive which is approximately 550m east of the subject site.
- In applying discretion on this matter, we reiterate that this specific location has been selected due to its unique semi-rural characteristics which allow the facility to offer a point of difference to the typical suburban child care centre.
- Synergies are still achieved through the centre's connectivity to other community, commercial and recreational facilities in the locality. In applying a practical viewpoint to this matter, a child care facility in Baldivis which has good connectivity to other complementary services provides a useful benefit.

- <u>Pylon sign</u>

An assessment against the City's pylon sign requirements, as extracted from Planning Policy 3.3.1, is provided below:

Pylon signs shall not:-

(a) be located within 1.8m of a boundary;

The pylon sign is 1.8m from the site's Eighty Road boundary.

(b) be situated within 6.0m of any other sign of the same lot;

The pylon sign is the only freestanding sign proposed.

(c) project over a street, walkway or any other public area by more than 1.0m;

The pylon sign does not project over any street, walkway or other public area.

(d) have a height exceeding 6.0m, unless it can be demonstrated to the Council that a greater height is warranted and it complies with the objectives of this Planning Policy. In any event, a Pylon Sign shall not exceed 9.0m in height;

The pylon sign has a maximum height of 4.3m.

(e) have any part of the sign less than 2.7m from the ground level, unless the sign is designed such that the underside of the face area is located at ground level;

The pylon sign panel has a clearance of 2.7m from ground level.

(f) have a face area exceeding more than 3.5m width or height;

The face of the sign is 2.5m x 1.3m.

(g) have a face area of more than 4m2 on each side (single tenancy) or 13m^2 on each side (multiple tenancy).

The sign has a face area of 3.5m^2.

- Mosquito implications
  - To the knowledge of the landowner and the adjoining landowner, we understand there is no current issue with mosquitos due to the CCW. Correspondence confirming this is provided at **Appendix 4** for reference.
  - It is also understood that neither the DWER nor the DBCA have flagged concerns relating to mosquitos in their submissions.

In summary, the preceding submission addresses each item contained within the City's request for further information. The proposed development is considered to have substantial planning merit, will provide a level of community benefit and warrants the City's support.

We look forward to the City's favourable recommendation to the Metro South West JDAP. Should you have any queries or require clarification, please do not hesitate to contact the undersigned on (08) 9227 7970.

Yours sincerely,



ALESSANDRO STAGNO
SENIOR PLANNER

191014 6101 letter to City - response to RFI.docx

APPENDIX 1

MODIFIED DEVELOPMENT PLANS

S:\Drafting\Working Drawings\Aveling Developments\G1376 Claradon Property Pty Ltd\Archicad Files\G1376 Claradon Pty Ltd Master _R1.pln

Last accessed / bmb on 14/10/2019

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Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis

OLD AREA

D.Plan202751

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

NOTE:
CEILING **31c + WALL PLATE**
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.

BEWARE: POSSIBLE SERVICE RUN IN & COST

DISCLAIMER:
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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey



AVELING DEVELOPMENTS
STRATA DUPLEX, TRIPLEX, MULTI-UNITS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **LOCALITY PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:500, 1:200
Sheet #:**01** Rev: **01**

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Last accessed: tlimb on 14/10/2019

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Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
455384	26 Jun 19	1:200	B. Saliba

Builder : Aveling Developments
CLIENT : CLARADON PROPERTY PTY LTD
LOT 726 #591 Eighty Road, Baldivis
D.Plan202751

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
(TP 10.00)	Top Pillar/Post
(TW 10.00)	Top Wall
(TR 10.00)	Top Retaining
(TF 10.00)	Top Fence

NOTE:
BUSHFIRE ATTACK LEVEL:
TO BE DETERMINED WITH BUSHFIRE REPORT

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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey

EXISTING FENCING AND GATES TO BE REMOVED

EXISTING FENCING TO BE REMOVED

EXISTING CROSSOVER TO BE REMOVED AND MADE GOOD TO SHIRE REQUIREMENTS

NOTE/BEWARE:ADVISE TRADES O/Head power lines

Eighty Road

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

NOTE:
DEMOLITION BY BUILDER
ALL DEMOLITION INDICATED BY DASHED LINES TO BE REMOVED FROM SITE

NOTE:
ALL TREES OR EXISTING STRUCTURES SHOWN WITH SOLID LINES TO REMAIN

AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **DEMOLITION PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
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Sales: LA
Scale: 1:200
Sheet #:**02** Rev: **01**

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D.Plan202751

OLD AREA

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	Power Pole
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LOT MISCLOSE
0.240 m

SOIL DESCRIPTION
Sand / Clay(Poss)
Refer to Survey

EDGE OF CONSERVATION CATEGORY WETLANDS

EDGE OF CONSERVATION CATEGORY WETLANDS

Thick Trees, Bush & Long Grass

Tree Ø 0.4m Ht 10.0m
Tree Ø 0.6m Ht 10.0m
Tree Ø 0.3m Ht 9.0m
Tree Ø 0.5m Ht 10.0m
Tree Ø 0.5m Ht 6.0m
Tree Ø 1.5m Ht 12.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 1.2m Clump Ht 12.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 2.2m Ht 12.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 1.5m Ht 15.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 1.2m Ht 15.0m
Tree Ø 1.1m Ht 15.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 2.0m Ht 15.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Lemon Tree Ø 0.2m Ht 3.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 1.0m Ht 15.0m
Tree Ø 0.6m Ht 5.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Stump Ø 0.7m
Gate
Star Picket & Wire Fence (Fair Cond.)
Gravel & Long Grass
Long Grass
Bush
Lemon Tree
Pool Area
Glass Fence (Fair Cond.) On Brick Ret. Wall
Metal Fence (Fair Condn.)
Timber Decking
Brick Ret. Wall
Timber & Galv. Patio On Brick Paving
Approx House F/L At Door On Brick 5.48
Approx House F/L At Door On Brick 5.84
Approx House F/L At S Door On 5.82
Porch UMR
D&W
#591 Brick & Galv. On Slab
Timber, Brick Pillar & Galv. Porch
Brick & Galv. Garage Approx F/L 5.82
Metal Sheet Fence (Fair Cond.)
Roller Door
Timber Post & Galv. Fence (Poor Cond.)
Steps
Pool Pump
Gravel Driveway
Canopy Line
Trees & Bush
Timber Post & Wire Fence (Poor Cond.)
Closest Wire To Boundary
Power Pole
Mountable
Semi-Mount
Flush
Bitumen
Lawn, Bush & Trees
Eighty Road
Sewer M/S (8.44)
Light Pole
Stop Sign
Ø 0.7m Ht 6.0m
Tree Ø 0.6m Ht 5.0m
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Tree Ø 1.0m Ht 15.0m
Tree Ø 0.2m Ht 4.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.8m Ht 15.0m
Tree Ø 0.7m Ht 8.0m
Tree Ø 1.5m Clump Ht 15.0m
Tree Ø 1.2m Ht 15.0m
Tree Ø 0.8m Ht 10.0m
Tree Ø 0.6m Ht 12.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 1.5m Ht 12.0m
Tree Ø 0.7m Ht 12.0m
Tree Ø 1.2m Clump Ht 12.0m
Tree Ø 0.4m Ht 12.0m
Tree Ø 1.5m Ht 12.0m

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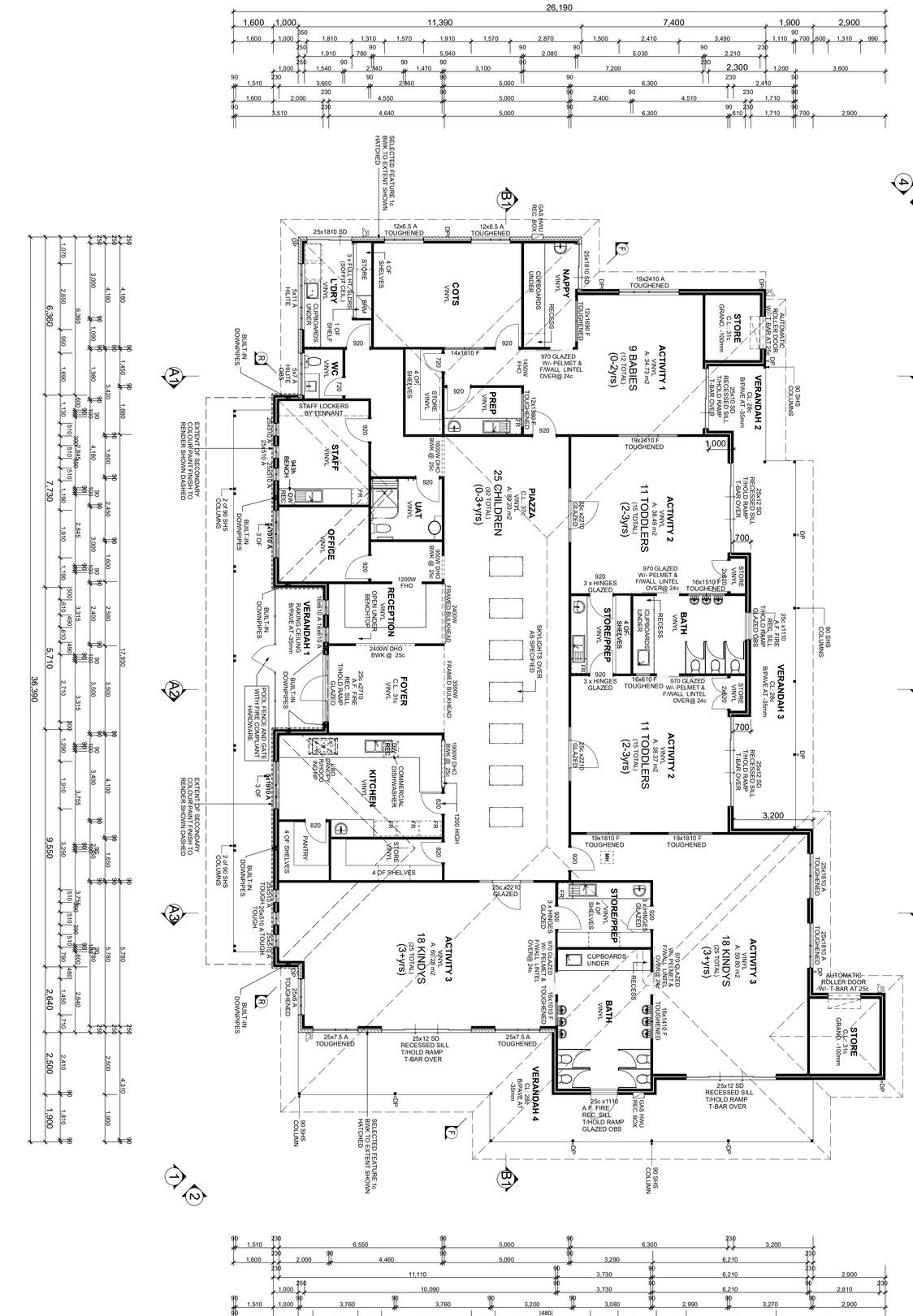
METAL DECK V'DAH ROOF AT 7°42', EAVE 60MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



NOTE:
LOCKABLE 3-PH. M/BOX ON POST AT FRONT BOUNDARY
NOTE: REFLUX VALVE TO INTERNAL SEWER LINE
NOTE: REFER TO SLAB SETOUT PLAN FOR SLAB, PLUMBING PRE-LAY AND WET AREA SETOUT
EXTENT OF SECONDARY COLOUR PAINT FINISH TO RENDER SHOWN DASHED
EXTENT OF FEATURE FACE BRICK SHOWN HATCHED
TILER NOTE: NO HOB TO SHOWER IN UAT, RECESS SHOWER FLOOR TO DETAIL
CEILING FIXER: POST FIX CORNICE TO FULL HEIGHT WALL TILING IN ENSUITE/BATHROOM/WC
NOTE: PLASTER EDGE PROTECTION BEADS TO ALL CORNERS OF INTERNAL WALLS AS SPEC.
ROOF CARPENTER: BOX OUT CEILING FRAME FOR A/C RETURN AIR VENT (1200x600) & LINEAR VENT OUTLETS (650x150) T.B.C.
NOTE: PROVIDE REVERSE CYCLE AIRCONDITIONING SYSTEM W\- FRESH AIR INTAKE AS SPECIFIED. VENT LOCATIONS SUBJECT TO ROOF FRAME CLEARANCES

U.N.O.) UNLESS NOTED OTHERWISE ON PLAN THE FOLLOWING SHALL APPLY:-

BRICKLAYER NOTE

9MM RODS & 3P-OF LONGREACH BRICK TO TOP OF INTERNAL WALLS BETWEEN 2.2

EXTENT OF RENDER BETWEEN R-R.

REFER TO CONSTRUCTION DETAIL SHEET & ENGINEER CERTIFIED DETAILS

REFER TO ENGINEERS TIE DOWN DETAILS

ROOF CARPENTER NOTE

REFER TO ENGINEERS TIE DOWN DETAILS

REFER TO BUILDERS ROOF CARPENTER SPECIFICATION

FIXING CARPENTER NOTE

PROVIDE GALLOWS BRACKET SUPPORT TO SHELVES OVER 1800MM LONG (MAX. 1800MM)

ALL SHELVES 450 DEEP (U.N.O.)

HANG RAIL CENTRE TO BE 250MM OFF WALL/ BACK OF SHELF.

WIR/ROBE:
SHELF & RAIL AT 1800MM A.F.L.

PANTRY: 4 SHELVES
TOP SHELF AT 1800MM A.F.L.
BOTTOM SHELF AT 600MM A.F.L.
EQ. SPACE SHELVES BETWEEN

LINEN: 4 SHELVES
TOP SHELF AT 1800MM A.F.L.
EQ. SPACE ALL SHELVES TO F.F.L.

BROOM:
1 x SHELF AT 1800MM A.F.L.

PROVIDE DRAFTPROOF SEAL TO ENTRY, GARAGE/ENTRY & LAUNDRY EXTERNAL DOORS WHERE APPLICABLE

TOWEL RAILS FIXED AT 1100MM A.F.L.

CLIENT NOTE

NOTED DIMENSIONS WILL TAKE PREFERENCE TO SCALE.

DIMENSIONS SHOWN ON PLANS ARE TO BRICKWORK. INTERNAL SPACES WILL ALTER IN SIZE TO ACCOMODATE WALL FINISHES

H/FLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS U.N.O.

NUMBER AND SPACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

ALL STRUCTURAL BEAMS IN ACCORDANCE WITH THE ENGINEERS SIGNED DETAILS AND SPECIFICATIONS

LEGEND:

RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL
AFL	ABOVE FLOOR LEVEL
NGL	NATURAL GROUND LEVEL
GF	GROUND FLOOR
FF	FIRST FLOOR
SF	SECOND FLOOR
FL	FLOOR LEVEL
CL	CEILING LEVEL
PD	PLUMBING DUCT
WP	WALL PLATE
AF	ALUMINIUM FRAME
MF	METAL FRAME
TF	TIMBER FRAME
CSD	CAVITY SLIDING DOOR
PL	PRIVACY LOCK
OBS	OBSCURE GLASS
DG	DOUBLE GLAZING
DR	DOUBLE REBATE
GB	GLAZING BARS
PB	PLASTERBOARD
FC	FIBRE CEMENT
SC	SKIM COAT(PLASTER)
PF	PAINT FINISH
PFR	PAINT FINISH RENDER
AT	ACRYLIC TEXTURE
EPS	EXPANDED POLYSTYRENE
DP	DOWNPIPE
SPRDR	SPREADER
RWH	RAIN WATER HEAD
NTB	NOT TO BOND
FW	FLOOR WASTE

ENERGY EFFICIENCY & STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers, X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

ID	FLOOR PLAN	M²	PERIM.
01	PROPOSED CHILDCARE CENTRE	604.91	117.76
02	VERANDAH 1	46.28	50.78
03	VERANDAH 2	7.68	12.40
04	VERANDAH 3	32.28	36.02
05	VERANDAH 4	53.96	51.38
06	STORE 1	10.61	13.06
06	STORE 2	7.54	11.06
		763.26 m²	**292.46 m**
ID	**ROOF**	**M²**	**PERIM.**
01	ROOF AREA GF	858.45	131.56

AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **FLOOR PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: **ROCKINGHAM**
Job No: **G1376**

Rev:	Date:	Amendment:	Int:
01	14/10/19	PLANNING REQUIREMENTS	TM

Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #:**04** Rev: **01**

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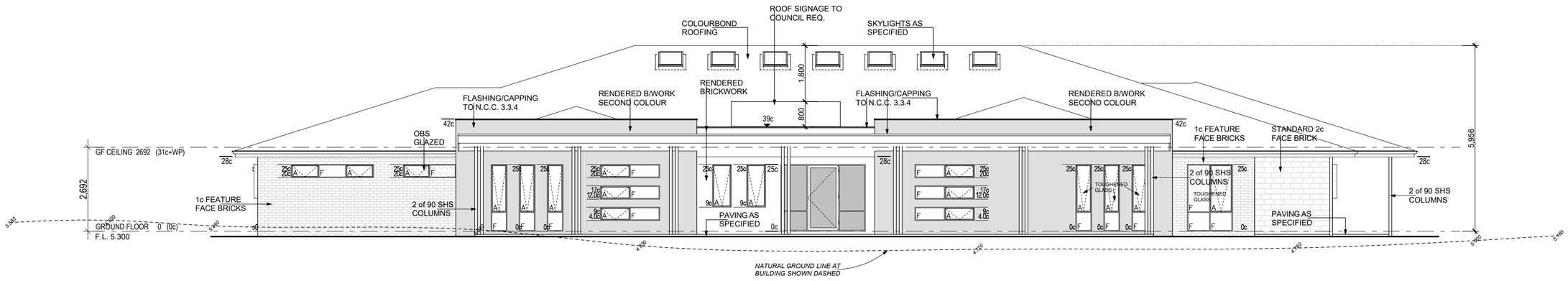
NOTE:
CEILING **31c + WALL PLATE**
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



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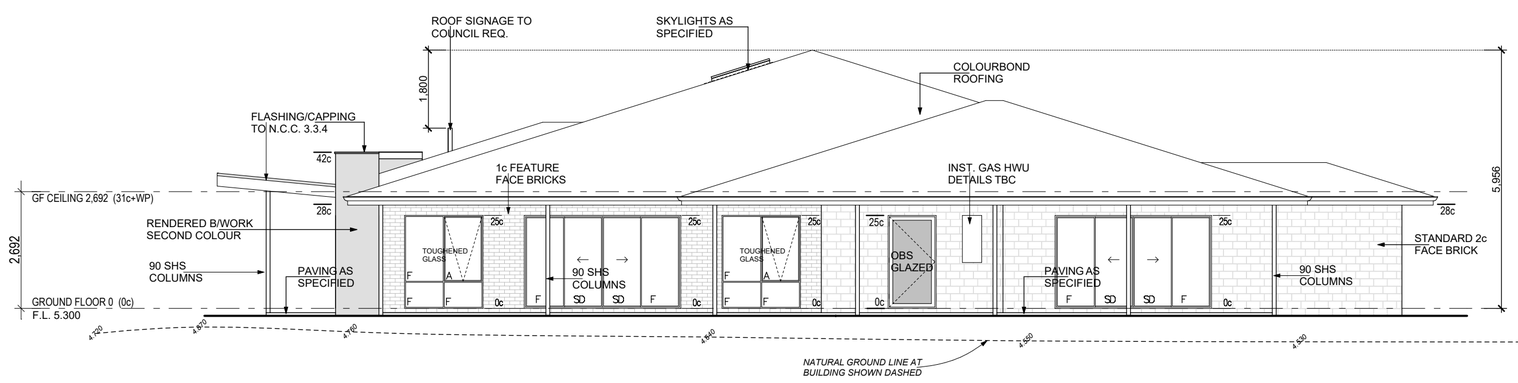
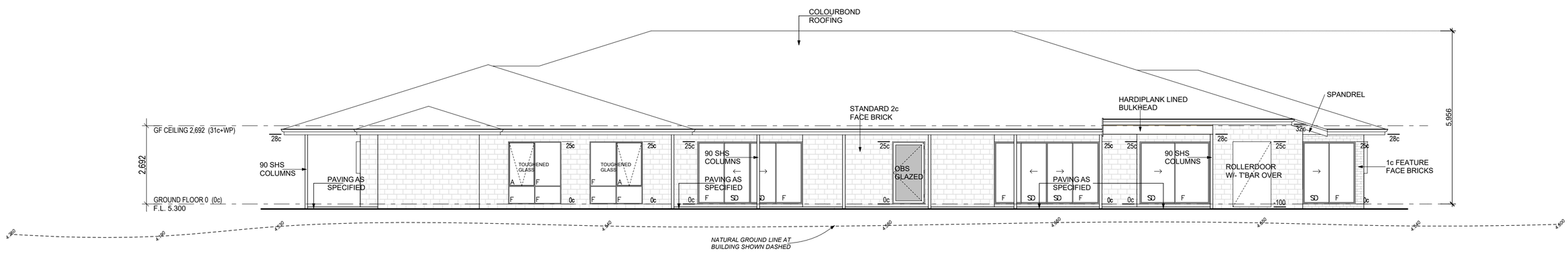


ELEVATION 2
1:100



ROOF SIGN RENDER



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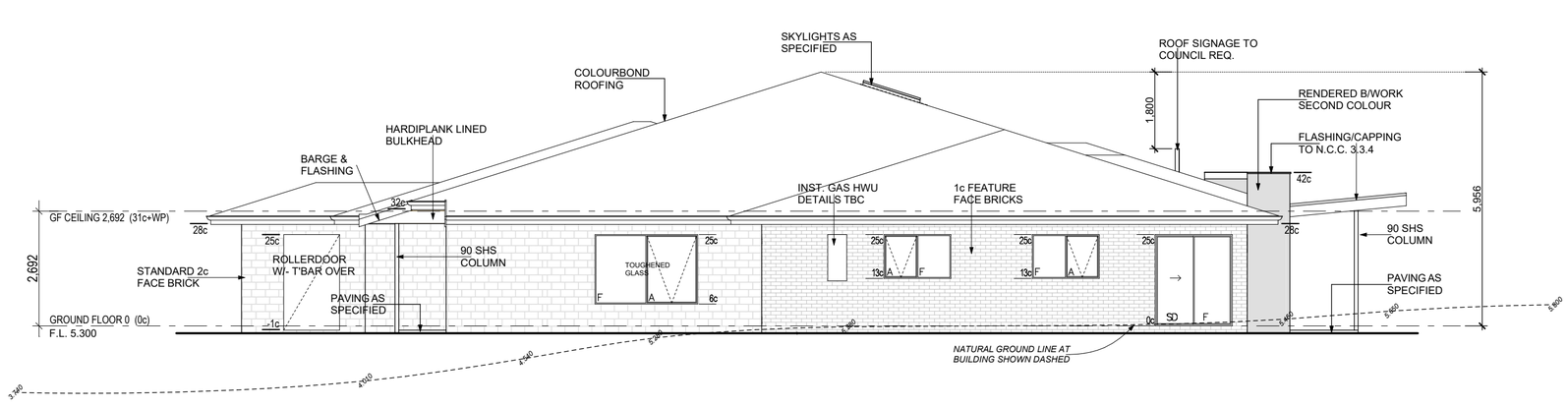

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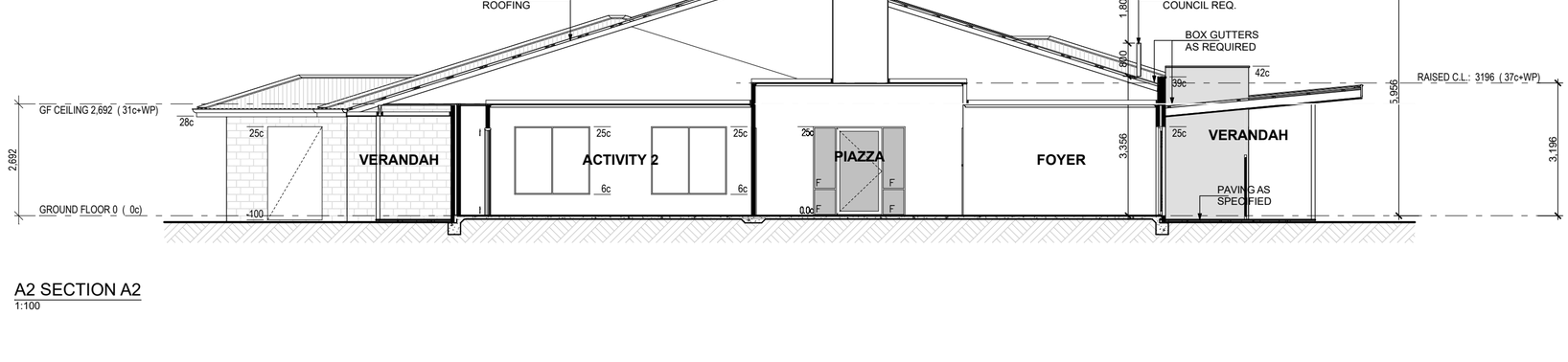

A2 SECTION A2
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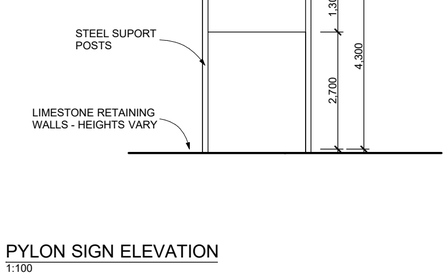
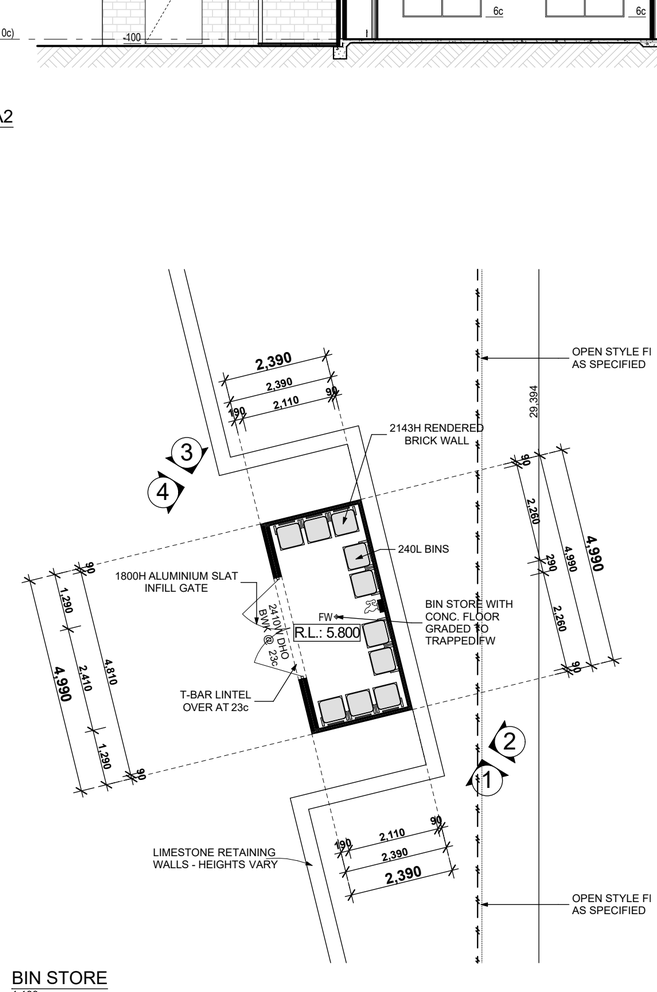
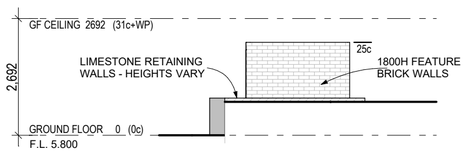


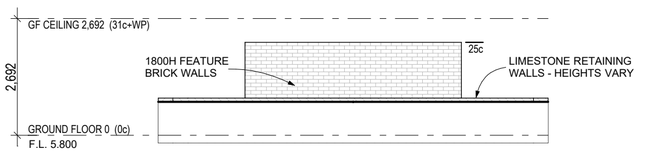
PYLON SIGN ELEVATION
1:100



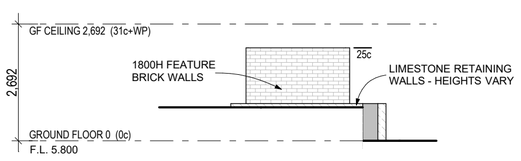
BIN STORE
1:100



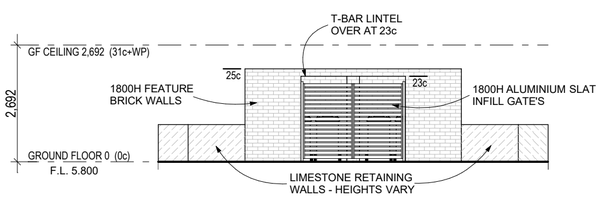
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **ELEVATIONS**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #: **05** Rev: **01**

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UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.









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Drwg: **STREETSCAPE**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
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CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Job No: **G1376**

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale:
Sheet #: **06** Rev: **01**

NOTE:
CEILING 375 + WALL PLATE
AT 2.400 FROM FFL
METAL DECK: MAIN ROOF
AT 5.400 FROM FFL
METAL DECK: VERANDAH ROOF
AT 5.42°, EAVE 600MM
OR GOOD TRADE PRACTICE UNLESS NOTED OTHERWISE
EXTERNAL BWK UNLESS NOTED

NAPPY VINYL
GAS HWU REC. BOX
PREP VINYL
COTS VINYL
STORE VINYL
UAT VINYL
RECEPTION VINYL
FOYER C.L.: 31c VINYL
KITCHEN VINYL
STORE VINYL
PANTRY
STORE
BRM
L'DRY VINYL
WC VINYL
STAFF VINYL
OFFICE VINYL
VERANDAH 1 RAKING CEILING B/PAVE AT -35mm
3 x FULL HT SLDRS (SOFFIT CEIL.)
12x1360 E TOUGHENED
1450W FHO
1600W DHO BWK @ 25c
2400W FRAMED BULKHEAD
3500W FRAMED BULKHEAD
2400W DHO BWK @ 25c
1800W FHO
25c X2710 A.F. FIRE REC. SILL T/HOLD RAMP GLAZED
DW RECESS
DW LINES
FLUSH KERB
LINE MARKINGS
MTB KERB
BOLLARD
AVERAGE GRADIANT 6½% FALL
BITUMEN CARPARK - (GRADIANT VARIES)
MTB CONC. KERBING
TREE WELL
WHEEL STOP
TO SEPARATE DETAIL SHEET
visitor 1
visitor 2
visitor 3
visitor 4
visitor 5
visitor 6
visitor 7
visitor 8
visitor 9
visitor 10
visitor 11
visitor 12
staff 1
staff 2
staff 3
staff 4
staff 5
staff 6
staff 7
staff 8
staff 9
staff 10
staff 11
staff 12
staff 13
staff 14
staff 15
staff 16
staff 17
Staff 18
GRANO HARDSTAND FOR BIN PICKUP
Eighty Road
Mountable
Semi-Mount
Bitumen
Kerb & Channel
Power Pole
Light Pole
Tree Ø 0.3m Ht 3.0m
Tree Ø 0.6m Ht 6.0m
Tree Ø 0.5m Ht 5.0m
Tree Ø 0.3m Ht 4.0m
Tree Ø 0.3m Ht 5.0m
Metal Sheet Fence (Fair Cond.)
Cyclone & Barbed Wire Fence (Poor Cond.)
Listone Ret. Wall
Buried
Brick Paved
Flush
Clearance Pole to Boundary
Street Sign
PEG FND
NOTE/BEWARE:ADVISE TRADES O/Head power lines
Ref Nail At Base Of Kerb A.H.D. level 8.31m (Established from S.M.H. number AB4398 using data supplied by the Water Corporation.)

CARPARK LAYOUT
1:100

Job No.	G1376
Date Drn:	22/08/19
Drn By:	TM
Chk By:	JG
Scale:	1:100
Sheet # 01	Rev. 01

Local Authority: ROCKINGHAM
Amendment: PLANNING REQUIREMENTS
Rev. Date: Init. 01 02 03 04 05 06 07

CONTRACTS
OWNER..... DATE:.....
OWNER..... DATE:.....
BUILDER..... DATE:.....

Dwg: CARPARK PLAN
Client: CLARADON PROPERTY PTY LTD
Site: LOT 726 #591 EIGHTY ROAD BALDIVIS
Map Ref: StreetSmart® - 641-1940

AVELLING DEVELOPMENTS
BUILDING COMPANY NO. 9331 ACN 009 249 391
Level 1, 42 Cedric Street, Stirling WA 6021
PO Box 1441, Osborne Park WA 6916
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PAVING & GRANO AREA	
BITUMEN - DRIVEWAY	714.18
BITUMEN - PARKING	421.86
BITUMEN - XOVER	71.16
GRANO - BIN PICKUP	8.04
GRANO - PATH STORE	10.51
PAVING - PATH	89.73
PAVING - VERANDAH	172.38
TYPE A-2 KERB	54.71
TYPE M-1 KERB	4.83
	1,488.50 m²

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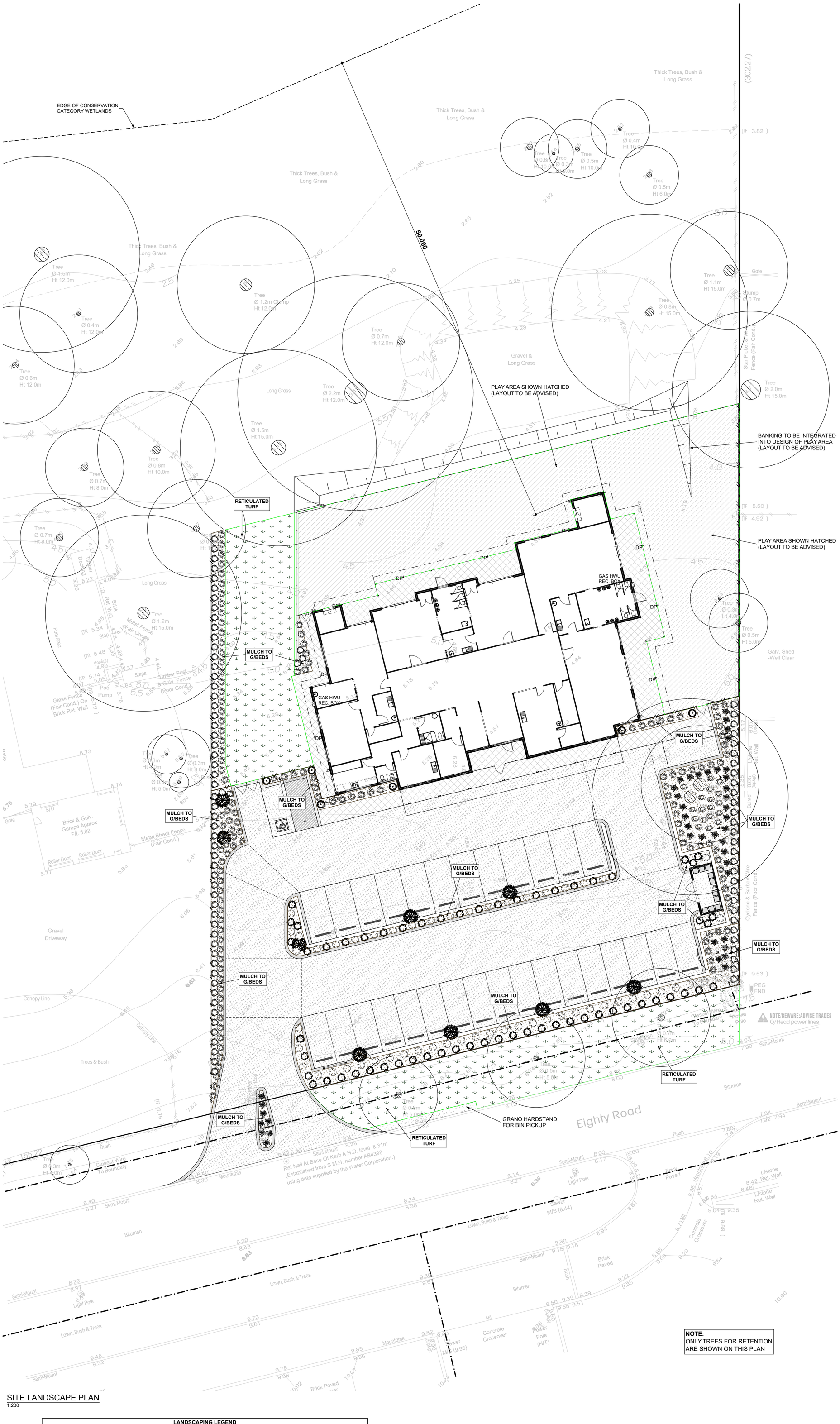
METAL DECK V'DAH ROOF AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



SITE LANDSCAPE PLAN
1:200

LANDSCAPING LEGEND

ID	Symbol	Botanical Name	Common Name	Type	Pot	Spacing	Height	No.
L		Acacia cognata	(Limelight)	Small Shrub	200mm	1 PER 1.0M²	500mm-100mm	18
L		Anigozanthos manglesi	(Big Red)	Grass Plant	200mm	1 per 1.0M²	1000mm	59
L		Callistemon salignus	(Great Balls of Fire)	Large Shrub	200mm	1 per 1.0m²	1750mm	6
L		Dianella tasmanica	(Tas Red)	Small/Medium Grass Plant	140mm	1 PER 1.0M²	500mm-600mm	42
L		Eremophila glabra	(Kalbarri Carpet)	Small Shrub Ground Cover	140mm	1 PER 1.0m²	200mm	131
L		Eucalyptus torquata	(Coral Gum)	Small Tree	45 ltr	As Plan	4000mm-8000mm	9
L		Grevillea	(Bonnie Prince Charles)	Medium Shrub	200mm	1 PER 1.0M²	800mm	88
L		Lomandra longifolia	(Mat Rush)	Medium Grass	140mm	1 per 1.0M²	1000mm	54
								407

REFER TO SEPARATE PLAN FOR FENCING DETAILS

HARDSCAPES:
75 DEEP BARK CHIP MULCH
BRICK PAVING TO COUNCIL REQUIREMENTS
RETICULATED LAWN AREA

NOTE:
ALL AREA'S SHOWN AS MULCH OR GRASS IS TO BE RETICULATED ON AUTO TIMER

NOTE:
THIS PLAN TO BE READ IN CONJUNCTION WITH THE 'SITE PLAN' FOR ALL FINISHED AND GROUND LEVLES.

NOTE:
ALL TREES OR EXISTING STRUCTURES SHOWN WITH SOLID LINES TO REMAIN

NOTE:
REFER TO DEMOLITION PLAN FOR ALL TREES AND STRUCTURE TO BE REMOVED FROM SITE

NOTE:
THERE IS 37.08% LANDSCAPING OF THE NEW BUILDING AREA (1180.20m² OF 3183m²) - NOT INCLUDING THE EXISITING VEGETATION TO THE REMAINDER OF THE UNDEVELOPED AREA OF THE SITE

ID	LANDSCAPING	M²
01	LANDSCAPE - FRONT	295.22
01	LANDSCAPE - LHS	45.18
02	GRASS - LHS	190.98
03	PLAY AREA	589.41
		1,120.79 m²

NOTE:
ONLY TREES FOR RETENTION ARE SHOWN ON THIS PLAN

AVELING DEVELOPMENTS
STRATA, DUPLEX, TRIPLEX, MULTI-UNITS.
BUILDING CONTRACTOR N° **12788**
Level 1, 42 Cedric Street, Stirling WA 6021
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Drwg: **LANDSCAPE PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

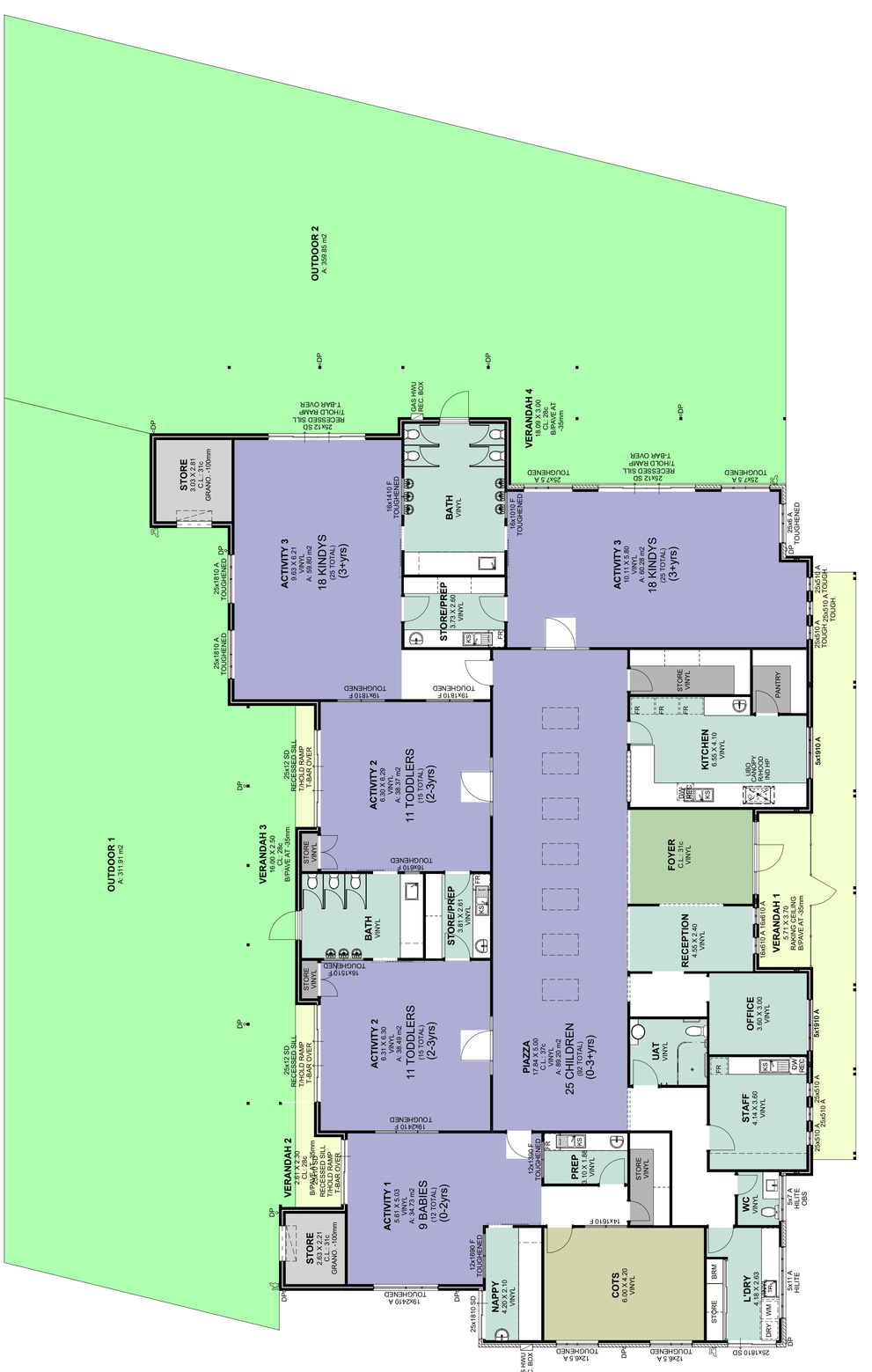
CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Job No: **G1376**

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet #:**08** Rev: **01**



ACTIVITY PLAN
1:100

BUILDING AND SITE CRITERIA

Site Details:
Lot 726: 48.41ha²
Child Care DA 3.183m²

Building Details:
Area: 604.91m²

Landscaping:
Area: 1139.63m²

Hours of Operation:
Weekdays: 6.30AM-6.00PM
Weekends: N/A

Capacity:
0-2 years: 12 (3 Staff)
2-3 years: 30 Children (6 Staff)
3 years and over: 50 Children (5 Staff)
Total:
92 Children
18 Staff (14 Educators + 4 Admin)

Activity Areas:
Indoor:
Provided: 314.87m²
Required: 299.00m²
Outdoor:
Provided: 671.76m²
Required: 644.00m²

Parking:
Requirements: 30
Staff: 18
Visitors: 12 (inc. Accessible parking)
Provided: 30
Rev. Bay: 0
Shortfall: 0

ACTIVITY AREA'S	
ACTIVITY 1	34.73
ACTIVITY 2	38.37
ACTIVITY 2	38.49
ACTIVITY 3	59.80
ACTIVITY 3	60.28
OUTDOOR 1	311.91
OUTDOOR 2	359.85
PIAZZA	89.20
	992.63 m²

Dwg:	**ACTIVITY PLAN**	**CONTRACTS**	**CHILDCARE CENTRE**	Job No:	**G1376**
Client:	***CLARADON PROPERTY PTY LTD***	OWNER DATE	[Local Authority] **ROCKINGHAM**	Date:	**22/08/19**
Site:	***LOT 726 #591 EIGHTY ROAD BALDIVIS***	OWNER DATE	Rev Date / Amendment 01 16/10/19 PLANNING RESUBMISSION	Dsn	TM
		BUILDER DATE		Drn	TM
Map Ref:	Street&Numb - G41-19/40			Chck	XX
				Scale	1:100, 1:200
				Sheet #	09 Rev: 01

AVELING DEVELOPMENTS
Display Interior Perfect Solutions
BUILDING CONTRACTOR N° 11288
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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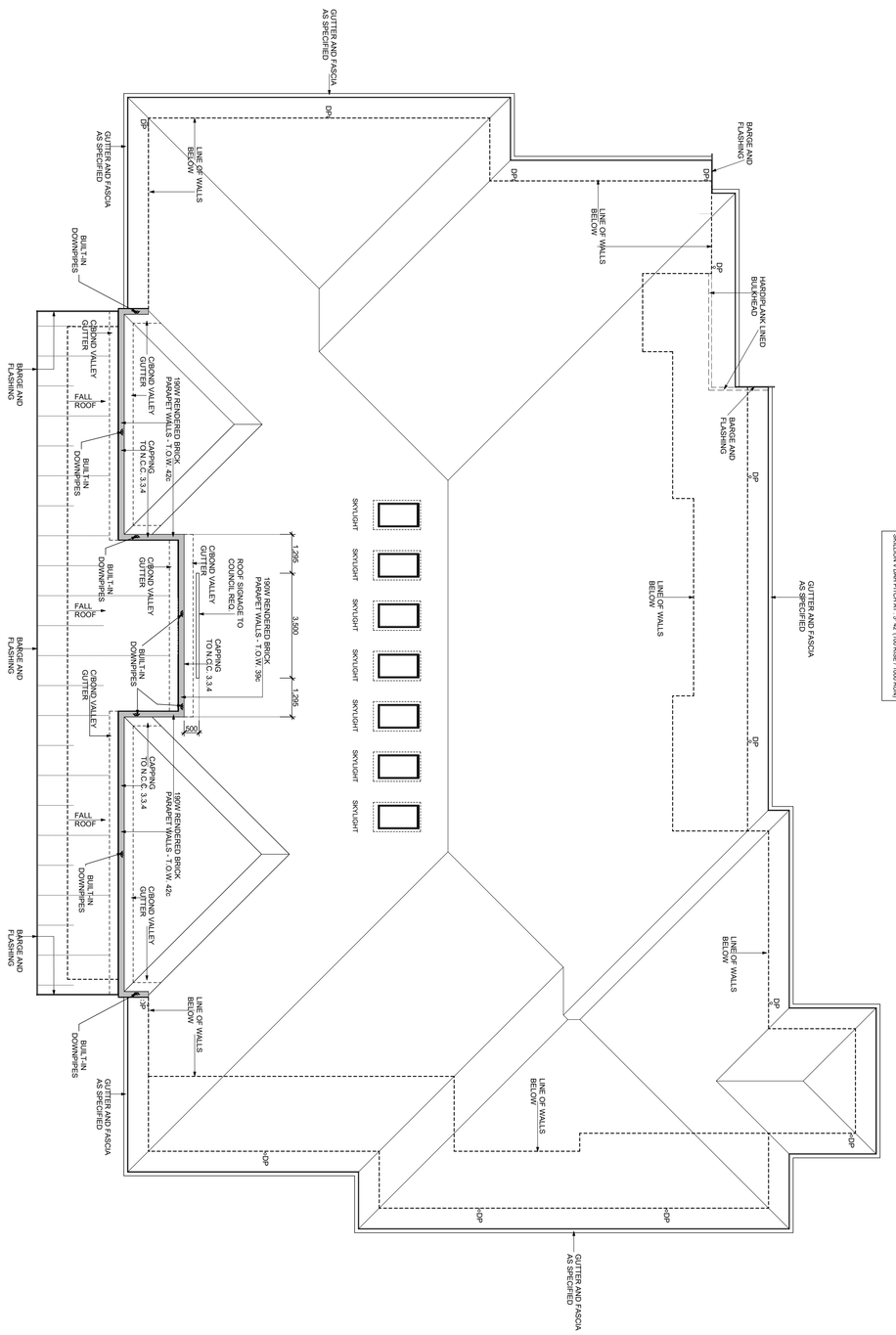
NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 60MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL B/WK UNLESS NOTED OTHERWISE.

ROOF PLAN
1:100



ROOF COLOUR NOTE:
COLORBOND ROOF COVER
MAIN ROOF PITCH AT : 17° 45' (300 RISE / 1000 RUN)
SKILLION V'DAH PITCH AT : 5° 42' (100 RISE / 1000 RUN)

ID	ROOF	M²	PERIM.
01	ROOF AREA GF	858.45	131.56

AVELING DEVELOPMENTS
ESTABLISHED, DUPLEX, TRIPLEX, MULTI-UNITS
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BUILDER..... DATE.....

CHILDCARE CENTRE
Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Int.
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
04			
05			
06			
07			

Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:100
Sheet #:**10** Rev: **01**

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Last accessed: tlimb on 14/10/2019

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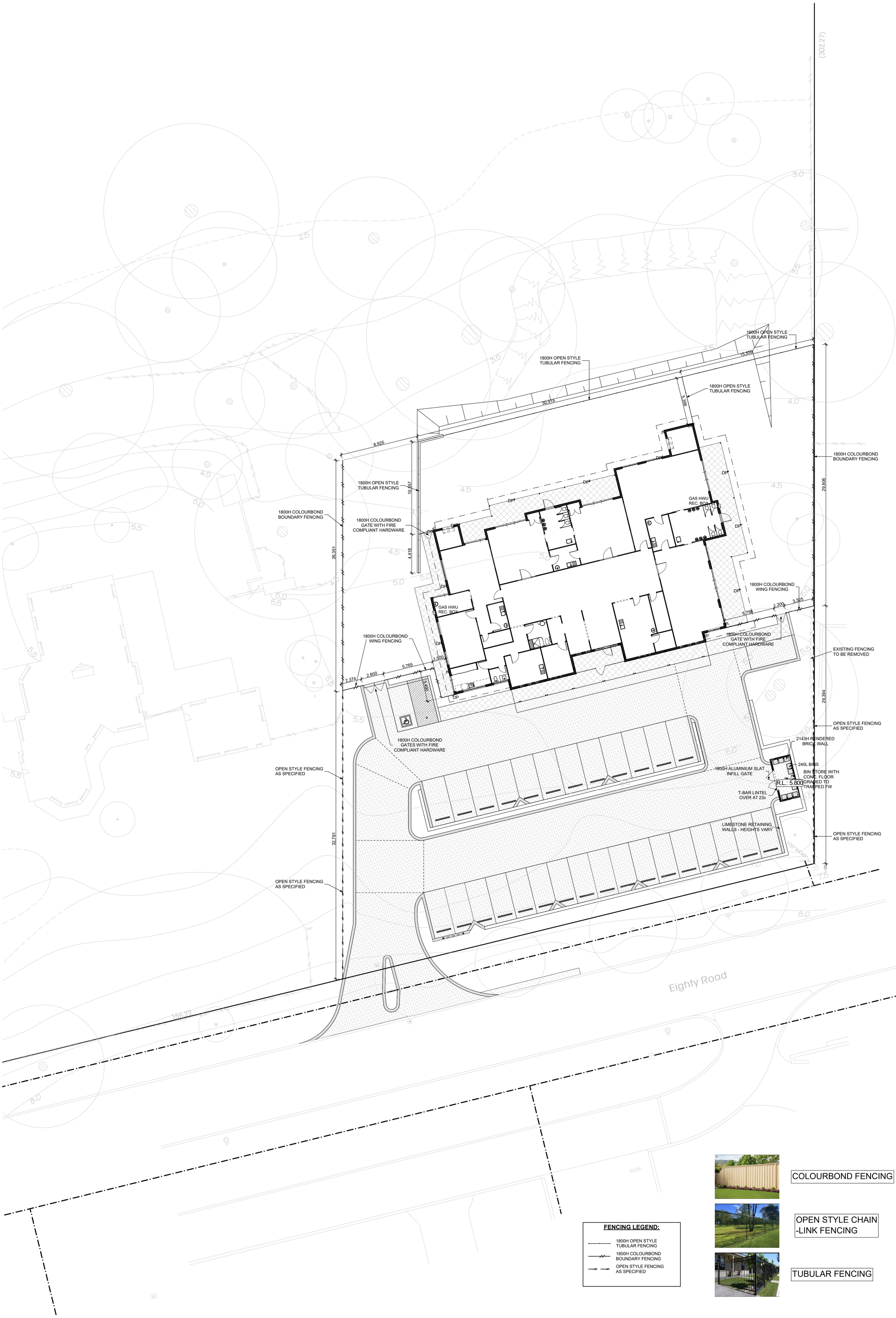
NOTE:
CEILING 31c + WALL PLATE
UNLESS NOTED OTHERWISE.
METAL DECK MAIN ROOF
AT 17°45', EAVE 700MM
METAL DECK V'DAH ROOF
AT 5°42', EAVE 00MM
02c DOUBLE HEIGHT FACE BRICK FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



FENCING LEGEND:

- 1800H OPEN STYLE TUBULAR FENCING
- 1800H COLOURBOND BOUNDARY FENCING
- OPEN STYLE FENCING AS SPECIFIED

COLOURBOND FENCING

OPEN STYLE CHAIN -LINK FENCING

TUBULAR FENCING

ENERGY EFFICIENCY 6 STAR REQUIREMENTS

CAVITY WALL INSULATION: (Extent between markers X-X)	NIL
LIVING CEILING INSULATION:	R3.0
GARAGE CEILING INSULATION:	NIL
ROOF INSULATION:	NIL or BAL SPEC.
DESIGN CHANGES:	NIL
WINDOW GLAZING:	SINGLE CLEAR
ENERGY RATING COMPLETE:	YES/NO

AVELING DEVELOPMENTS
BUILDING CONTRACTOR N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
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Drwg: **FENCING PLAN**
Client: ***CLARADON PROPERTY PTY LTD***
Site: ***LOT 726 #591 EIGHTY ROAD BALDIVIS***
Map Ref: StreetSmart® - 641-19/40

CONTRACTS
OWNER..... DATE.....
OWNER..... DATE.....
BUILDER..... DATE.....

CHILDCARE CENTRE

Local Authority: **ROCKINGHAM**

Rev:	Date:	Amendment:	Init:
01	14/10/19	PLANNING REQUIREMENTS	TIM
02			
03			
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05			
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Job No: **G1376**
Date Drn: **22/08/19**
Drn By: TIM
Check: XX
Sales: LA
Scale: 1:200
Sheet #:**11** Rev: **01**

APPENDIX 2

RESPONSE TO SUBMISSIONS

Schedule of Submissions
Proposed Child Care Premises - Lot 726 (No.591) Eighty Road, Baldivis

PUBLIC SCHEDULE OF SUBMISSIONS			
Name	Address	Comment	Applicant response
1.		There seems to be a number of changes taking place along Eighty Road giving rise to concerns about traffic congestion on this rural road. Recent developments and changes seem to have been assessed individually in the past but now as a whole are starting to impact the immediate area between Sixty Eight Road and Pike Road. Changes over the decade include: • The establishment of Tranby College and its associated traffic problems on Eighty Road. • The continuing development of Mother Teresa Catholic College, starting as Primary School and eventually a Secondary College. The traffic issues at the Sixty eight Road/ Eighty Road intersection are getting worse every day at school start and finish times. • The continuing development of housing opposite Mother Teresa School. • The Soccer Sporting Ground at the south end opposite Mother Teresa School. • The new Sporting Complex at Lots 4, 5 and 6 of Eighty Road. All of these developments either contribute now or will do so in the near future to the traffic load, especially at school start and finish times. The section of road where the Child Centre is proposed is in the worse section of Eighty Road given the undulating and winding aspects. Traffic attending the Child Centre has the potential of at least 110 cars accessing the Centre either once or twice a day. Why is the Council quiet on the proposed closure of Eighty Road at Sixty Eight Road so forcing southbound traffic onto the yet to be constructed Nairn Drive connection to Eighty Road. Having a Child Care Centre backing onto a swamp creates its own safety issues given the proliferation of snakes in this area.	**TRAFFIC** The proposed development is supported by a Transport Impact Statement (**TIS**) which assessed the traffic generation of the proposal in accordance with the requirements of WAPC guidelines. The TIS confirmed that the traffic generation resulting from the proposed development will have an insignificant impact on the surrounding road network. Additionally, the TIS confirms that the site's access arranagements to Eighty Road are satisfactory from a traffic engineering point of view. **ENVIRONMENTAL** The proposed development was supported by an environmental assessment which demonstrates the proposal is appropriate from an environmental point of view. Additionally, the Department of Biodiversity, Conservation and Attractions have commented on the proposal and confirmed no objection to the development.

2.		Eighty Road has two hazards approaching the proposed site. From the south a crest is before the site needing extra care. From the north a bend is before the site. Many cars with mums & kids may be lined up from the north side to turn right into the site, this is a two lane road, will there be slip roads? Will the speed limit be changed to 40 as schools are, will there be warning signs? It is needed great care to enter & exit the Baldivis land scaping centre next door & it has not got 92 children & 18 staff there, it will be a potential crash site. Road changes will be needed first.	**TRAFFIC** The proposed development is supported by a Transport Impact Statement (**TIS**) which assessed the traffic generation of the proposal in accordance with the requirements of WAPC guidelines. The TIS confirmed that the traffic generation resulting from the proposed development will have an insignificant impact on the surrounding road network. Additionally, the TIS confirms that the site's access arrangements to Eighty Road are satisfactory from a traffic engineering point of view. The scope of the traffic assessment, which was carried out by suitably qualified and experienced traffic engineers, did not determine the need for any slip lanes, changes in speed limit, or warning signs.
3.		After reviewing the site plans I have noticed that 9 trees currently situated on the verge area will be removed, and a further 7 to be removed from the proposed car park area, while only 3 trees are too remain on the verge removing 16 trees and only intending to keep 3 is not an environmentally sustainable practice. If 16 trees are to be removed then I propose a minimum of 32 new native trees should be planted to equalise out the removal. There is ample area on the verge for far more than 3 trees. There is ample room on the site to plant a great deal more trees behind the proposed childcare facility, this would allow wildlife to thrive, and provide a greater connection to nature.	**ENVIRONMENTAL** The proposed development was supported by an environmental assessment, which considered the conservation value of vegetation contained within the site. The environmental assessment determined that the trees proposed for removal are in a "completely degraded" condition and do not have conservation significance. The Department of Water and Environmental Regulation & Department of Biodiversity, Conservation and Attractions have commented on the proposal and confirmed no objection to the development from an environmental or biodiversity conservation point of view.
No.3 – cont…		Removing 16 out of the 19 trees will definitely have a negative effect on the area.	See comments above.

4.		We object to the proposed zoning change because: 1. Eighty Road is not a major thorough fare (ie dual lane). 2. Traffic on eighty Road is already impacted by the residential developments in the area and that associated with the new preschool to year 12 Cathlic School on the corner of Sixty Eight Road. Further impact will be felt with the operation of the new Baldivis Sport Complex. None of this seems to be accounted for in the traffic impact. 3. The proposal only allows for a single entry and exit for vehicles, this was a disaster at the cathlic school prior to them initiating dual drive through drop of points. If this is allowed traffic heading south will use the adjacent slip road to avoid the bank up of vehicle turning right at 9am & 3pm. 4. The area is already well served with child minding centres, one on the corner of Eighty Road and Safety Bay Road, one on the corner of Eighty Road and Amberley Drive and land set aside for a proposed one on the corner of Eighty Road and Pike Road. 5. “What price Development” the area south of the Pike Road and west of Eighty Road should retain rural or as a minimum semi-rural, this being a buffer to the ever increasing residential developments and a protection for the wetland and flora and fauna (especially the Kangaroos).	**NATURE OF PROPOSAL** The proposal seeks to develop a portion of 591 Eighty Road with a child care centre. The proposal does not seek to change the zoning of the land. **TRAFFIC** The proposed development is supported by a Transport Impact Statement (**TIS**) which assessed the traffic generation of the proposal in accordance with the requirements of WAPC guidelines. The TIS confirmed that the traffic generation resulting from the proposed development will have an insignificant impact on the surrounding road network. Additionally, the TIS confirms that the site’s access arrangements to Eighty Road are satisfactory from a traffic engineering point of view. **EXTENT OF SERVICES AND LAND USE** A perceived oversupply of child care services is not a relevant planning consideration. Child Care Premises is a discretionary use capable of approval in the Rural zone, and each application is to be considered on individual merit.

APPENDIX 3

CIVIL ENGINEER RESPONSE

CLARADON PROPERTY – LOTS 726 EIGHTY ROAD, BALDIVIS

REVIEW OF COUNCIL COMMENTS RECEIVED IN EMAIL DATED 8TH OCTOBER 2019

DEVELOPMENT ENGINEERING CONSULTANTS

Our Ref:
BdvCan52CouncilCommentReview.doc
October 15, 2019

Item Number	Drawing number	Council Comment	DEC Response	Proposed approach
1.		Due to the below site constraints, a stormwater management plan must be submitted prior to DA approval, as per Planning Policy 3.4.3.	As we understanding it DCA3.4.3 does not specifically required a Drainage management plan prior to DA approval, it can be implemented as a condition of the DA. In this instance we believe that the drainage of the site is not a significant impediment to the development of the site, hence can be implemented as a DA condition.	
2.		The proposed finished floor level of the childcare centre will be lower than the elevation of Eighty Road. For this reason stormwater surcharge in major storm events will likely discharge into the conservation category wetland to the rear of the site. To manage this, onsite stormwater retention must be sized to contain the 10% AEP 45min storm event (27mm), as an absolute minimum.	This is reasonable and not dissimilar to development requirements which are not abutting wetlands as this one is. As a result, there are several options including swales or at worst underground storage and soakwells which can be easily incorporated within the carpark area to contain the required volumes of drainage.	

Item Number	Drawing number	Council Comment	DEC Response	Proposed approach
3.		The maximum groundwater elevation beneath the site has been modelled as 3mAHD. As a result, soakwell depths must be limited to 1.8m.	The FFL of the building is proposed at RL5.30 and on the presumption that the GWL is at RL3.0 (We believe that it may be lower, but have yet to do the work) then the 1.8m soakwell or shallower below ground storage will indeed enable a relatively simple solution to incorporate the required storage.	
4.		Due to the proximity of the conservation category wetland, runoff generated within the carpark area must be treated prior to entering any soakwell or other infiltration storage device. Treatment can be provided in the form of bio-retention gardens or tree pits (as an example), installed within the landscaped areas. Note, any storage volume achieved within the bio-retention gardens will contribute towards the onsite stormwater retention criteria, outlined above. .	Our understanding is the very approach of holding the run-off on site will essentially ensure that the contaminated water (Which will consist mainly of sediment off the carpark area) will not impact on the wetland. If necessary some tree pits or bio beds can be incorporated, although we believe the installation of limestone or improved soil around the soakwells will achieve the required outcomes for contamination amelioration. Again this is something that can be reasonable simply implemented and will not significantly impact on the development proposal. Hence can be implemented as a condition of the DA.	

CLARADON PROPERTY – LOTS 726 EIGHTY ROAD, BALDIVIS

REVIEW OF COUNCIL COMMENTS RECEIVED IN EMAIL DATED 8TH OCTOBER 2019

DEVELOPMENT ENGINEERING CONSULTANTS

Item Number	Drawing number	Council Comment	DEC Response	Proposed approach
5.		Further clarification on potable water and sewer servicing is required considering Water Corporation's assets are located on the opposite side of Eighty Road (See below).	Potable water is simply a connection from the main under the road, which is done by the Water Corporation on application and payment. Sewer will require extension works which will require boring under Eighty Road at quite significant depth. We have prepared budget figures for these works and they are incorporated within the project budget.	

APPENDIX 4

MOSQUITO LETTERS

George Yiannakis
591 Eighty Road
Baldivis WA 6171

Elton Swarts
Claradon Property Pty Ltd
Level 2, 139 Newcastle Street
Perth WA 6000

7 October 2019

Dear Elton

LOT 726 (591) EIGHTY ROAD, BALDIVIS

In regard to the City of Rockingham's recent stated concern of a potential threat or nuisance from insects, specifically mosquitos due to the proximity of our property to the Conservation Category Wetlands. We unequivocally affirm that during our residency of over 15 years we have **not** encountered any such elevated level of nuisance.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully,

George Yiannakis



Blair Thomas
577 Eighty Road
Baldivis WA 6171

Elton Swarts
Claradon Property Pty Ltd
Level 2, 139 Newcastle Street
Perth WA 6000

7 October 2019

Dear Elton

577 EIGHTY ROAD, BALDIVIS

We understand that the City of Rockingham has expressed concern around a potential nuisance of insects from the Conservation Category Wetland, in regard to your DA on 591 Eighty Road, Baldivis.

In the operation of our business and current residence in immediate proximity to the CCW. We can confidently confirm that there is no such increased disruption or nuisance as a result of the proximity to the Conservation Category Wetlands.

Please feel free to contact me should you have any further questions.

Yours Sincerely,



Blair Thomas

Schedule of Submissions
Proposed Child Care Premises - Lot 726 (No.591) Eighty Road, Baldivis

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
1. Mr Raymond Brookes	6 Wanderer Parkway BALDIVIS WA 6171 rbrookes@internode.on.net	There seems to be a number of changes taking place along Eighty Road giving rise to concerns about traffic congestion on this rural road. Recent developments and changes seem to have been assessed individually in the past but now as a whole are starting to impact the immediate area between Sixty Eight Road and Pike Road. Changes over the decade include: • The establishment of Tranby College and its associated traffic problems on Eighty Road. • The continuing development of Mother Teresa Catholic College, starting as Primary School and eventually a Secondary College. The traffic issues at the Sixty eight Road/ Eighty Road intersection are getting worse every day at school start and finish times. • The continuing development of housing opposite Mother Teresa School. • The Soccer Sporting Ground at the south end opposite Mother Teresa School. • The new Sporting Complex at Lots 4, 5 and 6 of Eighty Road. All of these developments either contribute now or will do so in the near future to the traffic load, especially at school start and finish times. The section of road where the Child Centre is proposed is in the worse section of Eighty Road given the undulating and winding aspects. Traffic attending the Child Centre has the potential of at least 110 cars accessing the Centre either once or twice a day. Why is the Council quiet on the proposed closure of Eighty Road at Sixty Eight Road so forcing southbound traffic onto the yet to be constructed Nairn Drive connection to Eighty Road. Having a Child Care Centre backing onto a swamp creates its own safety issues given the proliferation of snakes in this area.
2. Mr Rodney & Mrs Trish Winch	2 Wanderer Parkway BALDIVIS WA 6171 Rodwinch45@gmail.com	Eighty Road has two hazards approaching the proposed site. From the south a crest is before the site needing extra care. From the north a bend is before the site. Many cars with mums & kids may be lined up from the north side to turn right into the site, this is a two lane road, will there be slip roads? Will the speed limit be changed to 40 as schools are, will there be warning signs? It is needed great care to enter & exit the Baldivis land scaping centre next door & it has not got 92 children & 18 staff there, it will be a potential crash site. Road changes will be needed first.
3. Mr Alex Hunter	34 Kogarah Street BALDIVIS WA 6171 Alex_s_1408@live.com.au	After reviewing the site plans I have noticed that 9 trees currently situated on the verge area will be removed, and a further 7 to be removed from the proposed car park area, while only 3 trees are too remain on the verge removing 16 trees and only intending to keep 3 is not an environmentally sustainable practice. If 16 trees are to be removed then I propose a minimum of 32 new native trees should be planted to equalise out the removal. There is ample area on the verge for far more than 3 trees. There is ample room on the site to plant a great deal more trees behind the proposed childcare facility, this would allow wildlife to thrive, and provide a greater connection to nature.

Schedule of Submissions
Proposed Child Care Premises - Lot 726 (No.591) Eighty Road, Baldivis

PUBLIC SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
No.3 – cont…		Removing 16 out of the 19 trees will definitely have a negative effect on the area.
4. Mr Rodney & Mrs Rosemary Brown	1 Jerboa Green BALDIVIS WA 6171 rodrose1@westnet.com.au	We object to the proposed zoning change because: 1. Eighty Road is not a major thorough fare (ie dual lane). 2. Traffic on eighty Road is already impacted by the residential developments in the area and that associated with the new preschool to year 12 Cathlic School on the corner of Sixty Eight Road. Further impact will be felt with the operation of the new Baldivis Sport Complex. None of this seems to be accounted for in the traffic impact. 3. The proposal only allows for a single entry and exit for vehicles, this was a disaster at the cathlic school prior to them initiating dual drive through drop of points. If this is allowed traffic heading south will use the adjacent slip road to avoid the bank up of vehicle turning right at 9am & 3pm. 4. The area is already well served with child minding centres, one on the corner of Eighty Road and Safety Bay Road, one on the corner of Eighty Road and Amberley Drive and land set aside for a proposed one on the corner of Eighty Road and Pike Road. 5. “What price Development” the area south of the Pike Road and west of Eighty Road should retain rural or as a minimum semi-rural, this being a buffer to the ever increasing residential developments and a protection for the wetland and flora and fauna (especially the Kangaroos).

Schedule of Submissions
Proposed Child Care Premises - Lot 726 (No.591) Eighty Road, Baldivis

<table>
<tr><th colspan="3">SERVICING AUTHORITY SCHEDULE OF SUBMISSIONS</th></tr>
<tr><th>Name</th><th>Address</th><th>Comment</th></tr>
<tr><td>1. Mr Brett Dunn
Department of Water and Environmental Regulation</td><td>PO Box 332
MANDURAH WA 6210</td><td>Thank you for the referral dated 30 August 2019 regarding the Proposed Child Care Centre at Lot 726 Eighty Road, Baldivis. The Department of Water and Environmental Regulation (DWER) has reviewed the application and provides the following advice.
<u>Stormwater Management</u>
DWER recommends the car park stormwater drainage system be designed, constructed and managed in accordance with the Stormwater Management Manual for Western Australia (DWER, 2004). Stormwater runoff should be fully contained onsite for small and minor storm events (1 and 0.2 Exceedance per Year runoff) and the first 15 mm of stormwater runoff (1 Exceedance per Year runoff) should undergo water quality treatment via bio-retention.
If you have any queries relating to the above matter please contact Mark Hingston at DWER’s Mandurah office on 9550 4222.</td></tr>
<tr><td>2. Mr Ron de Blank
Department of Fire & Emergency Services</td><td>PO Box P1174
PERTH WA 6844
advice@dfes.wa.gov.au</td><td>I refer to your email dated 29 August 2019 regarding the submission of a Bushfire Management Plan (BMP) (Version 2), prepared by Eco Logical Australia and dated 20 August 2019, for the above development application. The BMP is accompanied by a report from Planning Solutions titled “Development Application Proposed Child Care Centre” (Rev 0), dated 23 August 2019 for the above development application (DA).
It should be noted that this advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.
1. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria
<table>
<tr><th>Element</th><th>Assessment</th><th>Action</th></tr>
<tr><td>Siting & Design</td><td>A2.1 – comment
It should be noted while the building will be located within BAL-29, outdoor play areas 1 & 2, as indicated on site plans are partially within BAL-FZ and BAL-40. It is recommended that any adjacent structures are separated by a distance of not less than 6 metres from the main building in line with the general construction requirements in Section 3 of AS3959. If this separation is not achieved, the adjacent structures may be considered part of the main building resulting in the development being impacted by a higher potential radiant heat.
The outdoor play area is also within the proposed APZ. It is important that the play area is maintained in accordance with the APZ requirements (Schedule 1 of the Guidelines) to minimise the level of bushfire impact to the building.
It is important that an enforceable mechanism is in place to ensure that the APZ proposed within the BMP that extends beyond the lot boundary of the subject site can be maintained in perpetuity. Conditions of planning approval should also reinforce the management of the APZ that extends beyond the lot boundary of the proposed development in perpetuity.</td><td>Comment only.</td></tr>
</table>
</td></tr>
</table>

Schedule of Submissions
Proposed Child Care Premises - Lot 726 (No.591) Eighty Road, Baldivis

SERVICING AUTHORITY SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
No.2 – cont…		Recommendation – supported compliant application DFES advises that the proponent has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved within the submitted BMP. As this planning decision is to be made by a Joint Development Assessment Panel please forward notification of the decision to DFES for our records. If you require further information, please contact Richard Trinh – Senior Land Use Planning Officer on telephone number 6551 4031.
No.3 Mr Benson Todd **Department of Biodiversity, Conservation and Attractions**	Locked Bag 104 BENTLEY DELIVERY CENTRE WA 6983 Catherine.Prideaux@dbca.wa.gov.au	Thank you for your letter of 5 September 2019 referring the above Development Assessment Panel application to the Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (DBCA) for comments. DBCA notes that a portion of the outdoor play area is located within the outer edge of the 50 meter buffer to a Conservation Category Wetland (CCW) UFI 6394 known as Outridge Swamp on DBCA's Geomorphic Wetlands Swan Coastal Plain dataset. The CCW and its buffer are mapped as an Environmentally Sensitive Area. The majority of Outridge Swamp is in private ownerships and, from aerial imagery, it appears to be well vegetated. State Planning Policy 3.7 Planning in Bushfire Prone Areas includes policy objective 5.4 which aims to 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. It is DBCA's expectation that the City of Rockingham will ensure that all necessary bushfire protection measures are accommodated within the subject development area so as not to impact on the adjoining environmentally sensitive area. Please contact Planning Officer Catherine Prideaux of this office on telephone 9442 0300 or by email catherine.prideaux@dbca.wa.gov.au if you have any queries regarding the above comments.