



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 25 January 2018; 1pm
Meeting Number: MNWJDAP/199
Meeting Venue: City of Joondalup
90 Boas Avenue
Joondalup

Attendance

DAP Members

Mr Ray Haeren (A/Presiding Member)
Mr Christopher Antill (A/Deputy Presiding Member)
Mr John Syme (Specialist Member)
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Blake Eldridge (City of Joondalup)
Mr Chris Leigh (City of Joondalup)
Mr Tim Reed (City of Joondalup)

Minute Secretary

Mr John Bryne (City of Joondalup)

Applicants and Submitters

Mr Paul Murray (PAM MGE Property Ltd)
Mr David Reynolds (Taylor Burrell Barnett)

Members of the Public / Media

Nil

1. Declaration of Opening

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

2. Apologies

Ms Karen Hyde (Presiding Member)

3. Members on Leave of Absence

Nil



4. Noting of Minutes

The Minutes of Metro North-West JDAP meeting No.198 held on 17 January 2018 were not available at time of Agenda preparation.

5. Declarations of Due Consideration

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

6. Disclosure of Interests

Member/Officer	Report Item	Nature of Interest
Ms Karen Hyde	8.1	Indirect Pecuniary Interest – Ms Hyde works for Taylor Burrell Burnett who have been engaged by the applicant.

7. Deputations and Presentations

- 7.1** Mr David Reynolds (Taylor Burrell Barnett) presenting in support of the application at Item 8.1. The presentation will support the officer recommendation for conditional approval.

8. Form 1 - Responsible Authority Reports – DAP Applications

8.1	Property Location:	Lot 83 (22) Coolibah Drive, Greenwood Lot 84 (20 and 20A Coolibah Drive, Greenwood
	Application Details:	Child Care Centre
	Applicant:	Paul Murray
	Owner:	Rebecca Margaret Thomson Sean Michael Comiskey Luke Damien Comiskey
	Responsible authority:	City of Joondalup
	DAP File No:	DAP/17/01309

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

Nil

10. Appeals to the State Administrative Tribunal

The following State Administrative Tribunal Application has been received:

- City of Stirling - Lot 18 (6) Wanneroo Road, Yokine - Extension to the Shopping Centre
- City of Joondalup - Lots 7 (22), 8 (24) and 9 (26) Monkhouse Way & Lots 5 (4) and 6 (2) Banks Avenue, Hillarys - Medical Centre, Office, Restaurant, Recreation Centre and Child Care Centre (new mixed use development)



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.



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 83 (22) Coolibah Drive, Greenwood Lot 84 (20 and 20A Coolibah Drive, Greenwood
Development Description:	Child Care Centre
DAP Name:	Metro North – West JDAP
Applicant:	Paul Murray
Owner:	Rebecca Margaret Thomson Sean Michael Comiskey Luke Damien Comiskey
Value of Development:	\$2 Million
LG Reference:	DA17/1181
Responsible Authority:	City of Joondalup
Authorising Officer:	Chris Leigh A/Director Planning and Community Development
DAP File No:	DAP/17/01309
Report Due Date:	17 January 2018
Application Received Date:	16 October 2017
Application Process Days:	104 Days
Attachment(s):	1. Location plan 2. Development plans 3. Perspectives

Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/17/01309 and accompanying plans (Attachment 2) in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 4.5.1 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Lot 83 (22) Coolibah Drive and Lot 84 (20 and 20A) Coolibah Drive, Greenwood shall be amalgamated, prior to commencement of development of the Child Care Centre.
3. This approval only relates to the new Child Care Centre and associated works only as indicated on the approved plans. It does not relate to any other development on the lot.

4. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - Provide a minimum of one shade tree per four car bays within new car parking areas;
 - Show spot levels and/or contours of the site;
 - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - Be based on water sensitive urban design principles to the satisfaction of the City;
 - Be based on Designing out Crime principles to the satisfaction of the City; and
 - Show all irrigation design details.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of dust during the construction process;
 - access to car parking and the centre for staff and customers; and
 - other matters likely to impact on the surrounding properties.

Works shall be undertaken in accordance with the approved Construction Management Plan.

7. A full schedule of colours and materials for all exterior parts to the development (including any retaining walls) shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
8. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours.

9. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004) and Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
10. The applicant shall remove the existing crossovers (as depicted on the approved plans), make good the verge, and reinstate the footpaths to the specifications and satisfaction of the City, prior to occupation.
11. All development shall be contained within the property boundaries.
12. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
13. All external walls and retaining walls of the development shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
14. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of development. Works shall be undertaken in accordance with the approved details.
15. The hours of operation for the centre shall be between 7:00am to 6:30pm Monday to Friday. Child Care Centre staff shall not arrive at the centre before 6:30am, and be off site by 7:00pm.
16. Staff car parking bays are to be provided at a rate of 1 car bay per staff member on site at any one time to a maximum of 13 car bays. Car bays numbered 1-9 are to be marked and permanently set aside for staff only as per the recommendation of Part 6 - Recommendations of the Environmental Noise Assessment, to the satisfaction of the City.
17. Refuse management shall be undertaken in accordance with the Waste Management Plan dated 16 November 2017.
18. The Child Care Centre shall comply with Part 6 – Recommendations of the Environmental Noise Assessment by Lloyd George Acoustics Pty Ltd dated 22 September 2017 to the satisfaction of the City.
19. Signage shall:
 - Not be illuminated;
 - Be established and thereafter maintained to the satisfaction of the City;
 - Not include fluorescent, reflective or retro reflective colours.

Details of the signage facing Coolibah Drive, Callistemon Street and Pimelia Court shall be submitted to the City for approval prior to commencement of development.

Advice Notes

1. This approval does not include the dividing fence(s) shown on the approved plans. You are advised that in accordance with the Dividing Fences Act 1961 you are required to reach agreement with the adjoining owners as to the height, appearance and location of the dividing fence. Further information is available at www.buildingcommission.wa.gov.au.
2. Any existing footpath and kerbing shall be retained and protected during construction of the development and shall not be removed or altered for the purposes of a vehicle crossover. Should the footpath/kerb be damaged during the construction of the development, it shall be reinstated to the satisfaction of the City.
3. The applicant is advised that the premise is to be set up and run in compliance with the *Food Act 2008* and the *Australia New Zealand Food Standards Code*.
 - Applicant is encouraged to send in kitchen plans for comment prior to lodging a certified building permit.
 - The proprietor will likely need to develop and implement a Food Safety Programme in accordance with Standard 3 of the Australia New Zealand Food Standards Code prior to operating.
 - For further information please contact Health & Environmental Services on 9400 4933.
4. The applicant is advised that the development is to be designed, constructed and run in accordance with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997.
5. All commercial premises within the City of Joondalup are required to store bins within a bin store that incorporates wash-down facilities. Minimum specification is a 1.5m x 1.5m concrete pad graded to a floor waste connected to sewer and a hose cock.
6. With respect to the hours of operation the applicant is advised that staff may be permitted on site prior to 7:00am, however it is requested that staff be vigilant in ensuring parents do not drop children off prior to this time.

Details: outline of development application

Zoning	MRS:	Urban
	TPS:	Residential
Use Class:		Child Care Centre
Strategy Policy:		<i>Child Care Centres Policy</i> <i>Height of Non-Residential Buildings Local Planning Policy</i>
Development Scheme:		City of Joondalup District Planning Scheme No. 2
Lot Size:		1696.038m ²

Existing Land Use:	Single House Grouped Dwelling
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The applicant seeks approval for the development of a new Child Care Centre located across two lots. The proposed development consists of a two storey Child Care Centre, including a carpark facility in the undercroft and outdoor play areas located above. The proposed Child Care Centre consists of the following:

- Child Care Centre with a capacity of 82 children, with 13 employees at any one time;
- Undercroft parking accessible from Coolibah Drive;
- 24 onsite car bays with eight being made available for staff and the remainder for parent/visitor parking;
- Primary entrance from Pimelia Court including both stairs and accessible ramp;
- A 753m² outdoor play area located above the carpark at the same level as the Centre building;
- Retaining, fill and landscaping to all street facades;
- Solid masonry wall to Callistemon Street for noise reduction purposes;
- Directional signage at the entry and exit points of the undercroft carpark area;
- Significant verge landscaping.

The development plans including perspectives are provided at Attachment 2 and 3.

Background:

The subject site currently accommodates a single house and two grouped dwellings across the two lots. The site is bounded by Pimelia Court to the west, Coolibah Drive to the north, Callistemon Street to the east and residential properties to the south (Attachment 1 refers).

The site is zoned 'Residential' under the City's *District Planning Scheme No. 2* (DPS2) and is coded R20/R40. The land use 'Child Care Centre' is a discretionary ("D") land use under DPS2 within the 'Residential' zone, and is subject to the requirements of the City's *Child Care Centres Policy* and *Height of Non-Residential Buildings Local Planning Policy*.

Legislation & policy:

Legislation

- *Planning and Development Act 2005*.
- *Metropolitan Region Scheme (MRS)*.
- *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).
- *City of Joondalup District Planning Scheme No. 2 (DPS2)*.

State Government Policies

Not applicable.

Local Policies

- *Child Care Centre Policy (CCCP).*
- *Height of Non-Residential Buildings Local Planning Policy (HNRBLPP).*
- *Environmentally Sustainable Design Local Planning Policy.*

Consultation:

Public consultation

The proposal was advertised by way of letters to 27 surrounding landowners and occupiers, an onsite advertising sign, an advertisement in the local newspaper, and information placed on the City's website.

Consultation was undertaken for 21 days commencing on 30 November 2017 to 21 December 2017, in accordance with clause 64 of the Regulations.

A total of eight responses were received during the advertising period, being seven objections, of which one resident was not consulted with, and one letter of support for the proposal. The comments provided in the submissions are summarised in the below table.

Issue Raised	City's comment
Excessive noise to be generated from the Child Care Centre for a residential area.	<p>The applicant has submitted an acoustic assessment that sets out a number of recommendations to ensure that the Child Care Centre will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> (the Regulations). A condition of any approval granted is recommended to ensure that the operation of the Child Care Centre complies with the recommendations of the acoustics report.</p> <p>Refer to officer comments section of the report.</p>
Concerns regarding the number of parking bays provided onsite and parking within the verges of adjoining streets.	<p>The applicant has provided car parking in accordance with the requirements of DPS2 and the CCCP.</p> <p>Refer to officer comments section of the report.</p>
Concerns regarding customer vehicle parking on Coolibah Drive verge.	<p>The landscaping plans provided indicate that substantial landscaping of the Coolibah Drive verge will occur. This landscaping is considered sufficient to discourage parking on the Coolibah Drive verge, as required by the CCCP.</p>
The location of Child Care Centre on a main road is dangerous regarding traffic and pedestrian movement.	<p>As per the requirements of the CCCP, the Child Care Centre takes vehicle access from Coolibah Drive, which is a Local Distributor Road as per Main Roads WA Road Hierarchy.</p> <p>In addition, the applicant has submitted a Transport Statement Report that raises no issues regarding additional traffic movement.</p>

	Refer to officer comments section of the report.
Concerned that the City has not undertaken a traffic management plan for the development.	<p>As per the requirements of the CCCP, the applicant has submitted a Traffic and Road Safety Report which has been reviewed by the City. Additional traffic management information has been provided as part of the Child Care Centre Management Plan.</p> <p>As the development is a private development, the City is not required to provide a traffic management plan, instead review the documents as provided.</p> <p>Refer to officer comments section of the report.</p>
The proposed building is out of character for a residentially zoned area.	<p>The CCCP does not prevent consideration of Child Care Centres next to residential properties. In relation to noise and traffic, it is considered that the impact of the development on surrounding residences is adequately mitigated.</p> <p>The building height and setbacks of the development meet or exceed that which would be permitted for residential development in the area.</p>
Hours of operation exceed the requirements of the CCCP.	<p>A minor extension to the hours of operation are sought for the closing time of the Child Care Centre.</p> <p>Refer to officer comments section of the report.</p>
Concern regarding the appropriateness of the development given the number of Child Care Centres within the area and surrounding suburbs.	The number of Child Care Centres or the financial impact of a development on surrounding Child Care Centres in the area is not a valid planning consideration.
The building perspectives provided did not depict the access ramp indicated on the development plans.	Amended perspectives were provided during the advertising period which detail the access ramp.

Consultation with other Agencies or Consultants

Not applicable.

Joondalup Design Reference Panel

The proposal was presented to the City's Joondalup Design Reference Panel (JDRP) at its meeting held on the 31 October 2017. The key issues raised by the JDRP, and summary of the applicants' responses and modifications are provided below.

No.	JDRP comment	Applicant response	City response
1	Queried whether there is any wheelchair access	The applicant modified the plans accordingly.	The City supports the applicant's response and modifications made to the

	and noted that there needs to be access available via the front entrance.		plans.
2	The Panel suggested that additional space be made available for bike and pram parking/storage as parents may arrive either by bike or foot.	The applicant modified the plans accordingly.	The City supports the applicant's response and modifications made to the plans.
3	The Panel noted that the lobby area located on the ground floor will be too small for prams and wheelchairs and that this may need to be redesigned.	The applicant modified the plans accordingly.	The City supports the applicant's response and modifications made to the plans.

Planning assessment:

Local Planning Scheme

Item	Requirement	Proposal	Compliance
Clause 4.7 of DPS2 – Building Setbacks	Street setback 9m require to Pimelia Court.	Child Care Centre building setback 6m. Ramp setback 1.3m. Landscaped retaining with a nil setback.	Does not comply Refer to officer comments section of the report.
	Side setbacks 3m to Coolibah Drive	6m – Child Care Centre building setback 6 metres. Undercroft parking area setback 3 metres.	Complies
		Landscaped retaining wall with a nil setback.	Does not comply Refer to officer comments section of the report.
	Rear setbacks 6 metres to southern boundary	Child Care Centre building setback 1.5 metres. Retaining wall with a nil setback.	Does not comply Refer to officer comments section of the report.
	Side setbacks 3 metres to Callistemon Street	6 metres – Child Care Centre building.	Complies

		Landscaped retaining wall with a nil setback.	Does not comply Refer to officer comments section of the report.
Clause 4.8 of DPS2 – Car Parking	Not less than 5 and 1 per staff member and in accordance with Child Care Centres Policy. 11 bays per 82 children accommodated 82 children = 11 bays 13 staff = 13 Bays Total = 24 bays	24 car bays accommodated on site.	Complies
Clause 4.12 of DPS2 – Landscaping	Minimum open space 8%	10.77%	Complies
	Minimum landscaping strip of 3 metres	Pimelia Court setback 1.3 metres. Coolibah Drive setback 1.3 metres. Callistemon Street setback 1.3 metres.	Does not comply Refer to officer comments section of the report.
Clause 4.14 of DPS2 – Storage and Rubbish Accumulation.	All storage and rubbish accumulation shall be confined within a building or enclosed and screened from the public realm and adjoining landowners.	Bin storage area is stored out of view from the street.	Complies

Child Care Centres Policy

Item	Requirement	Proposal	Compliance
Clause 5.1 - Location	Located adjacent to non-residential buildings (preferred).	The development is adjacent to residential properties to the south, east and west and commercial developments to the north.	Does not comply Refer to officer comments section of the report.
	Should not be located on District Distributor Roads. Child Care Centres should be located on Local Distributor Roads in such a	Proposed development is located on a Local Distributor Road. Vehicle access is from Coolibah Drive, not Pimelia Court or	Complies

	manner that they would not conflict with traffic control devices and would not encourage the use of nearby Access Roads for turning movements.	Callistemon Street.	
Clause 5.2 - Parking and Traffic	Minimise disruption of existing traffic safety measures and traffic flow, and safe access to on-site parking areas.	The two way access (entry exit lanes) provides safe and effective carparking movement patterns.	Complies
	Car parking circulation as per City's CCCP.	Carpark design 'type 1' as set out in the Child Care Centres Policy is proposed.	Complies
	Car parking bays required as per clause 5.2.3 (as mentioned under clause 4.8).	24 car bays provided as required.	Complies
Clause 5.3 - Building Design and Outdoor Play Area	Setbacks as per DPS2, may be reduced at the discretion of the City within the Residential zone.	Setbacks do not meet DPS2 requirements.	Does not comply Refer to officer comments section of the report.
	Location of outdoor play areas away from adjoining residences.	Outdoor play areas are located to the northern side of the subject site. The play area is separated from rear adjoining residential development by the Child Care Centre building, providing a noise barrier between the residential lots.	Complies
	Noise mitigation measures included to limit impact on adjoining landowners.	The play area is separated from rear adjoining residential development by the Child Care Centre building, providing a noise barrier between the residential lots. A masonry wall is to be constructed along the eastern façade of the play area to additionally reduce any noise impacts.	Complies

Clause 5.4 of CCCP - Landscaping	Landscaping as per provisions of DPS2.	10.77%	Complies
	Verge suitability landscaped.	An extensive number of verge trees proposed. However, the chosen species of tree are required to be reconsidered given the existing infrastructure on site. Refer to officer comments section of the report	Complies
Clause 5.5 of CCCP – Operating Times	7am to 6pm weekdays 8am to 1pm Saturdays	7am to 6:30pm weekdays	Does not comply Refer to officer comments section of the report.

Height of Non-Residential Buildings Local Planning Policy

Item	Requirement	Proposal	Compliance
Clause 6 – Building Height.	Six metre wall height. Seven metre concealed roof. Nine metre pitched roof.	5.4 metres	Complies

Officer Comments

Building design

The CCCP allows for discretion to be exercised in relation to setbacks where a Child Care Centre is located in the 'Residential' zone, to more appropriately reflect the existing building setbacks in the immediate vicinity.

Street setback – Pimelia Court

The surrounding residential development is typical of an R20 coded area, with setbacks to the surrounding streets generally averaging six metres or greater. The lots are coded R20/R40 and would therefore permit future development at the higher R40 code with an average setback of four metres, and retaining to a height of one metre up to the street boundary. Given the proposed setback of the development would be consistent with, or greater than, the allowable street setbacks applicable to a residential dwelling, of the same size it is considered that the proposed setbacks are consistent with the surrounding residential development, and are therefore appropriate.

Retaining and fill to the Pimelia Court street boundary is terraced, with retaining proposed to a maximum height of 1.8 metres above natural ground level. The extent of retaining and fill proposed for the development allows for an undercroft car park area reducing the vehicle impact of vehicle parking on adjoining residential and commercial developments.

Additionally, the applicant proposes an accessibility ramp and stairs to the Pimelia Court façade of the Child Care Centre building from the street boundary. The reduced setback to the accessibility ramp and stairs is considered appropriate as they provide adequate universal access to the entrance of the Child Care Centre building as per the Building Codes of Australia requirements.

Given the above, the street setbacks are considered appropriate.

Side setback – Callistemon Street

The side setback of the Child Care Centre building, as calculated from the Callistemon Street, meets the requirements of clause 4.7 of DPS2.

However, retaining walls are proposed to a maximum height of 1.97 metres with a nil setback to Callistemon Street. The proposed retaining is terraced at three levels with landscaping proposed to assist in screening the retaining walls from view. The siteworks facilitate the provision of an undercroft carpark that is screened from view from the street and provides for a level play area above.

Given the above, the setbacks to Callistemon Street are considered appropriate.

Side setback – Coolibah Drive

The side setback of the Child Care Centre building as calculated from Coolibah Drive, meets the requirements of clause 4.7 of DPS2.

The proposal includes retaining and fill to a maximum height of 3.03 metres which facilitates the provision of an undercroft carpark. The retaining is located with a nil setback, however the retaining walls are terraced in nature, with sufficient areas provided within each terrace to provide screen landscaping.

Given the above, the side setbacks are considered appropriate.

Rear setback – southern boundary

The proposed building setback of 1.5 metres is typical of single storey residential development located in both R20 and R40 coded areas. Given the setback to the southern adjoining properties is consistent or greater than the setback distances of the adjoining residential dwellings, the proposed reduced setback is considered appropriate.

The application includes retaining and fill at a nil setback along the southern lot boundary to allow for the undercroft car parking spaces. This retaining and fill is consistent with the levels on the adjoining site at 4 Pimelia Court, and lower than the ground levels at 39 Callistemon Street, minimising the impact of the retaining on the adjoining dwellings.

Given the above, the side setbacks are considered appropriate.

Landscaping

Landscaping is proposed within the property boundaries and within the verge area and achieves DPS2 and the CCCP requirements.

The level of landscaping as depicted on the development plans is supported, however, modifications are required to be undertaken to the location of street trees regarding impact on the vehicle sight lines (6 metre truncation) at the adjoining intersections (Pimelia Court and Callistemon Street). Additionally, the tree species proposed along the verge will be required to be reconsidered as once matured they will have significant impacts on existing infrastructure located within the Coolibah Drive verge (power poles).

Given the above, it is recommended that a condition be included that requires the provision of a landscaping plan for the City to review and approve prior to commencement of development.

Car parking

In accordance with the City's DPS2 and CCCP, the proposed Child Care Centre requires 13 bays for staff members and 11 bays for the 82 children accommodated. The applicant has provided the required 24 car bays on site.

The Child Care Centre Management Plan submitted details that eight bays are to be provided on site for staff, with the applicant indicating that staff would carpool or take public transport. However, it is not considered that public transport or carpooling is sufficient to justify the reduction in the bays assigned to staff.

Given the above, a condition is proposed requiring one bay per staff member to a maximum of 13 staff car bays to ensure that adequate staff parking is maintained on site. A maximum of 13 staff bays allows for a reduction in the number of bays should fewer staff be on site, commensurate with the number of staff on site. The remaining bays can therefore be utilised by parents.

In accordance with the recommendations of the Environmental Noise Assessment car bays 1-9 are to be set aside for staff parking, particularly for employees starting work prior to 7am. Car bays 1-9 are acceptable as they are located the greatest distance from the closest receiver (residential/commercial development), therefore reducing noise impacts on the adjoining properties.

Concerns were raised during consultation relating to overflow parking occurring on verges adjacent to the surrounding residential dwellings. The above assessment demonstrates that the applicant has met the parking requirements as set out in DPS2 and the CCCP. Additionally, the applicant has demonstrated through a Traffic Impact Assessment that the peak demand for staff and child drop-offs is likely to be 19 car parking bays, and therefore less than the number of bays provided on-site.

Traffic

Concerns were raised through public consultation regarding the impacts of the proposal on surrounding streets. A traffic report was provided as part of the application demonstrating that the proposal would result in 151 additional vehicles per day utilising Coolibah Drive. These additional vehicle movements account for a three percent increase in the use of Coolibah Drive, and can be adequately accommodated within the existing road network.

Additionally, with vehicle access being provided from Coolibah Drive to the undercroft area as per the requirements of the CCCP, additional traffic movements to Pimelia

Court and Callistemon Street resulting from the development of the Child Care Centre are not expected.

Considering the above, the additional traffic modelled to be generated as a result of the development can be readily accommodated by the existing road network.

Noise

Concerns were raised during public consultation regarding increased noise as a result of the Child Care Centre. The applicant submitted an Environmental Noise Assessment report as part of the application demonstrating that, subject to the implementation of a number of recommendations, the development will be able to meet the requirements of the *Environmental Protection (Noise) Regulations 1997*. The assessment details the predicted noise levels of the childcare centre on adjoining residences, taking into consideration noise from child play, staff, parent arrival/ departure and mechanical plant noise.

Concerns were also raised relating to the noise generated from cars. It is noted that as the car parking area is proposed to be located in the undercroft, the level of noise generated from vehicles using the carpark will be significantly reduced. Given that the car park is closed on three sides and open only to Coolibah Drive, of which a significant level of screening is proposed, noise generated from the carpark is unlikely to have an adverse impact on the surrounding residential and commercial development.

The Environmental Noise Assessment report contains a number of recommendations to ensure the noise impact on the adjoining properties is minimised. The report recommendations are:

- Staff parking prior to 7am to park in bays one to nine;
- No amplified sound to be played outside;
- Staggering outdoor play times for differing age groups;
- Monitoring of child play in outdoor play areas to prevent particularly loud activity.

It is recommended that compliance with the Environmental Noise Assessment recommendations be included as part of any approval issued to ensure that the impact of noise on surrounding properties is minimised.

Hours of operation

The operating hours as proposed by the applicant exceed the maximum hours of operation as set out in the CCCP, with the centre closing at 6:30pm in lieu of 6pm, with staff on site until 7pm. The proposed extended hours of operation are at the end of the day for the pickup of children only and closure of the centre. Given that all car parking for the centre is located below in the undercroft area, vehicular noise is not considered to have an undue impact on neighbouring properties during this period. A condition is recommended that the operating hours of the centre are not to exceed 7am to 6:30pm, with staff to have left the centre by 7pm.

Given the above, the hours of operation are considered appropriate.

Options/Alternatives:

Not applicable.

Council Recommendation:

Not applicable.

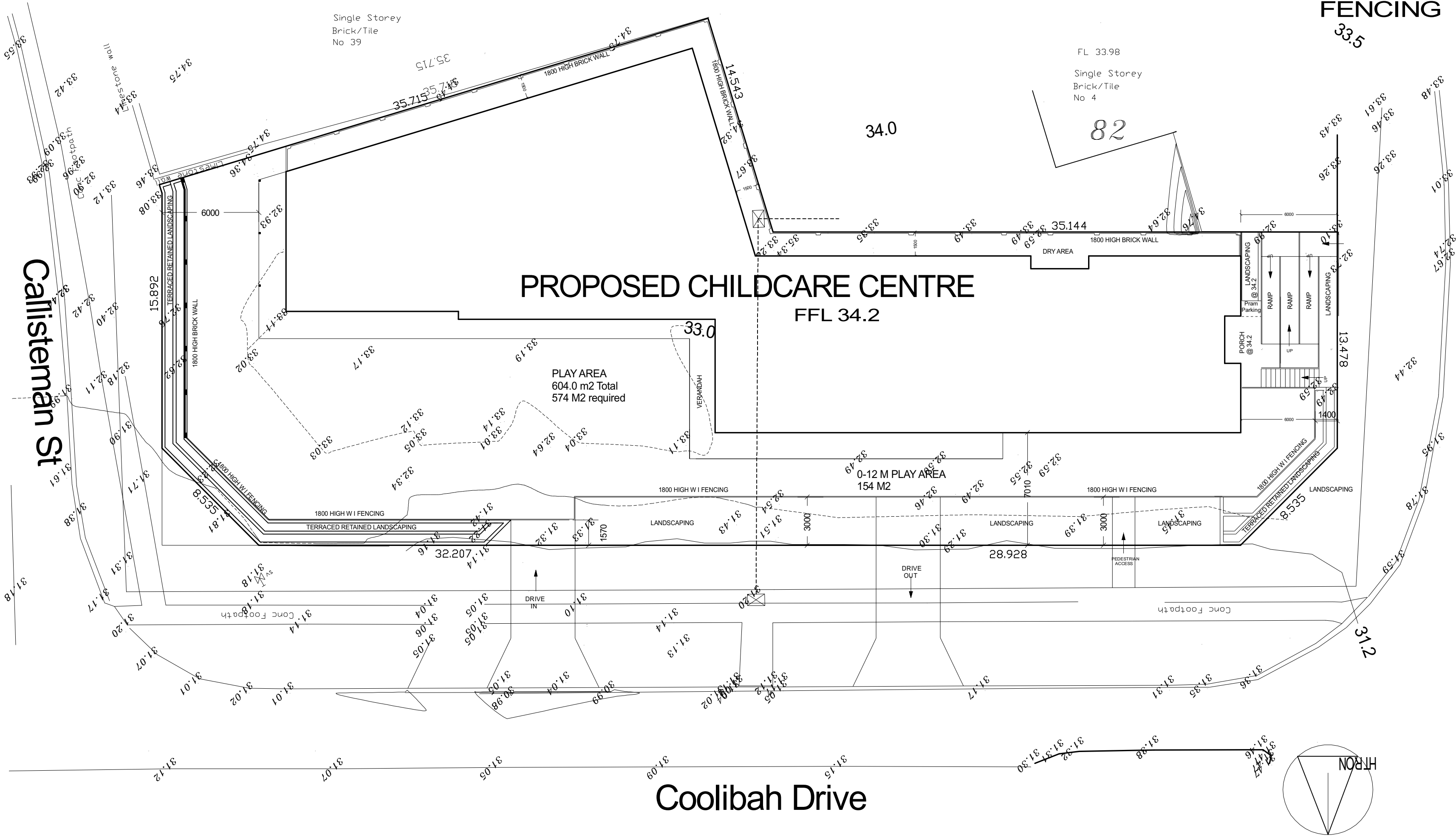
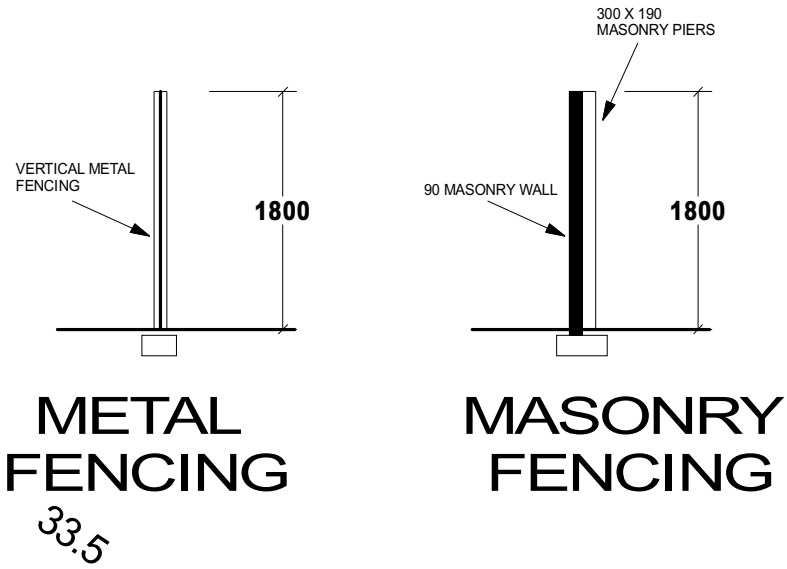
Conclusion:

The proposed Child Care Centre is considered to meet the requirements of the CCCP, DPS2 and HNRBLPP with exception of the aspects discussed in this report. The applicant has demonstrated that the Child Care Centre within the 'Residential' zone is appropriate with impacts relating to car parking, traffic and noise able to be appropriately managed.

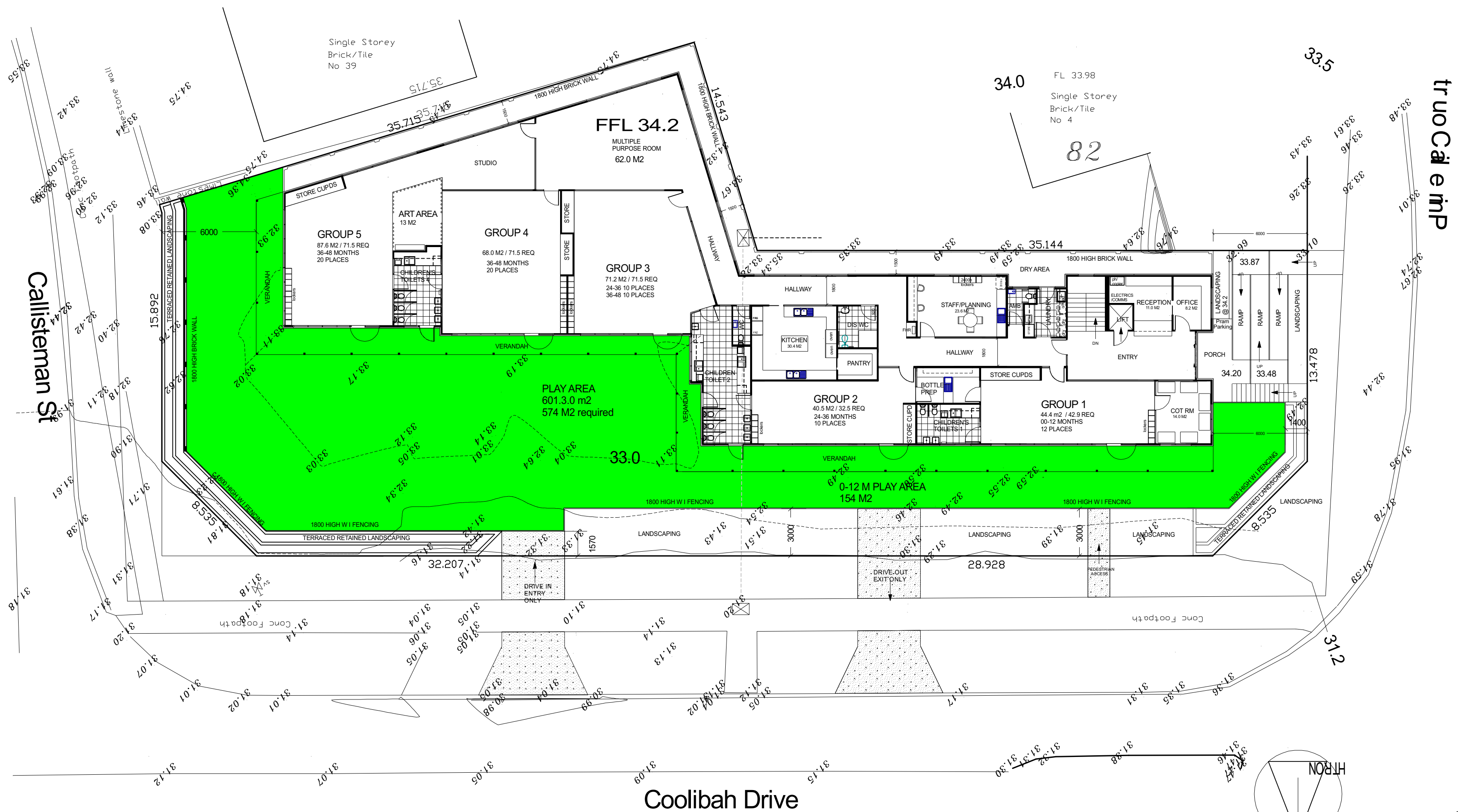
It is therefore recommended that the application be approved, subject to conditions.



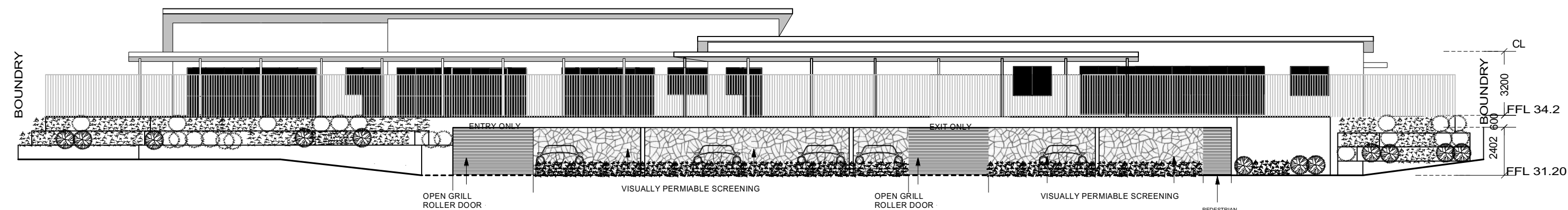
AREA ANALYSIS		CHILD CARE CENTRE		CARPARKING	
TOTAL SITE AREA	1696.0 M2	GROUP 1	12 PLACES 3 STAFF	24 CARBAYS	
BUILDING FOOTPRINT AREA	710.3 M2	GROUP 2	10 PLACES 2 STAFF	1 SHARED CARBAY	
		GROUP 3	20 PLACES 3 STAFF	1 ASSESSIBLE CARBAY	
TOTAL USEABLE		GROUP 4	20 PLACES 2 STAFF		
OUTDOOR PLAY AREA	604 M2	GROUP 5	20 PLACES 2 STAFF		
(Minimum required for 82 places)	574 M2	DIRECTOR	1 STAFF		
		TOTAL 82 PLACES	13 STAFF		



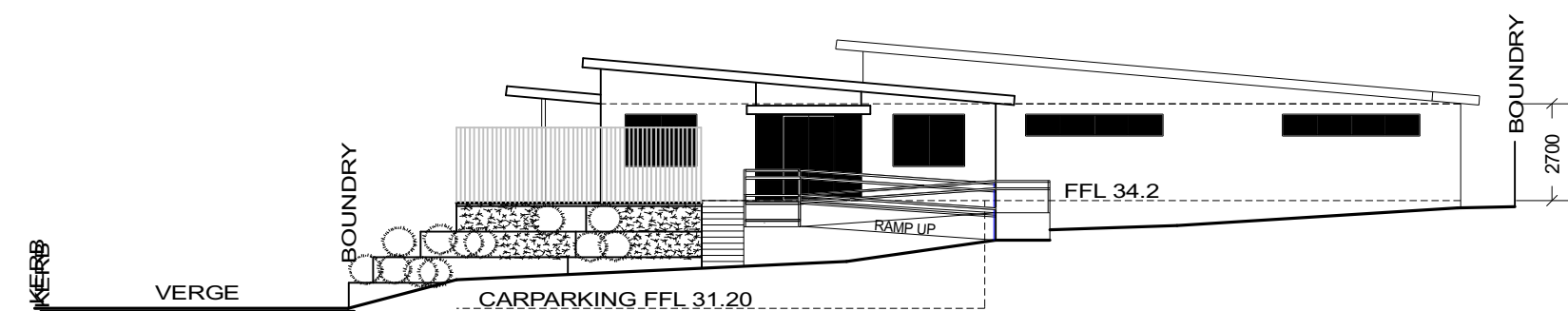
SITE PLAN
SCALE 1:200



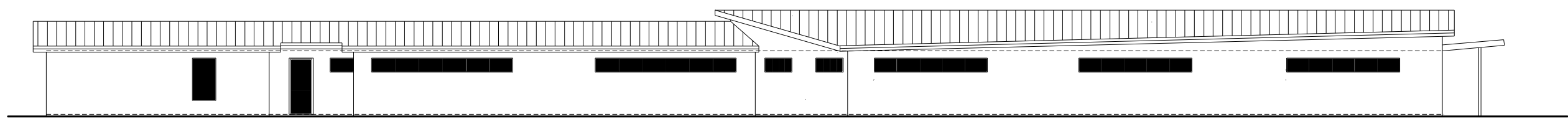
FLOOR PLAN
SCALE 1:200



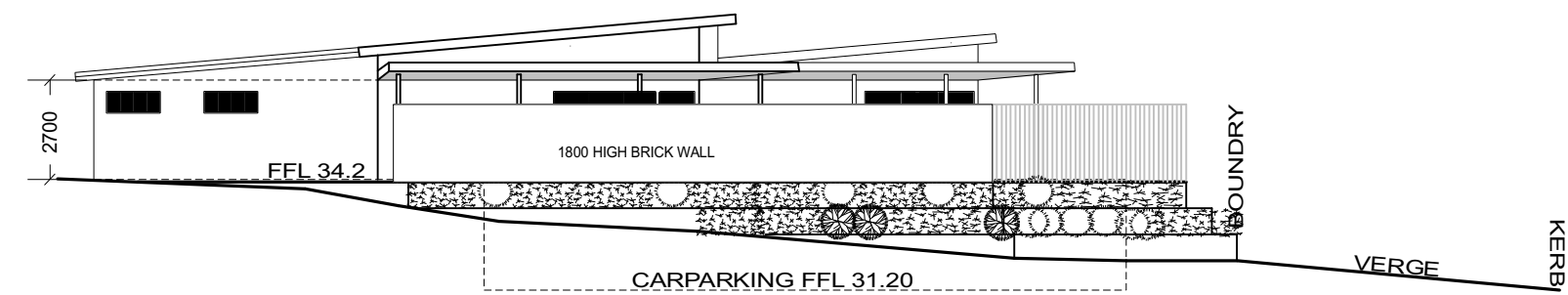
FRONT ELEVATION COOLIBAH DRIVE



ELEVATION PIMELEA COURT



REAR ELEVATION SOUTH



ELEVATION CALLISTEMAN STREET

ELEVATIONS
SCALE 1:200

Telecom	
Water meter	
Power Pole	
Power Dome	
Sewer M/H	

















