

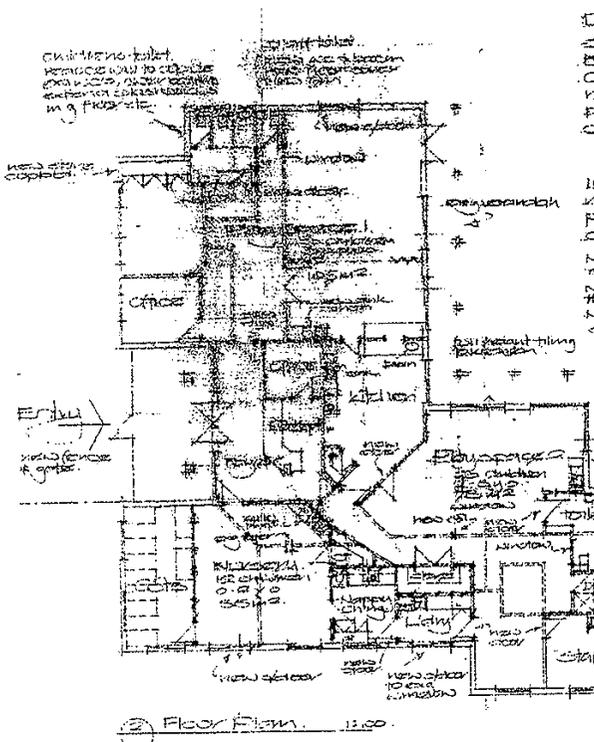
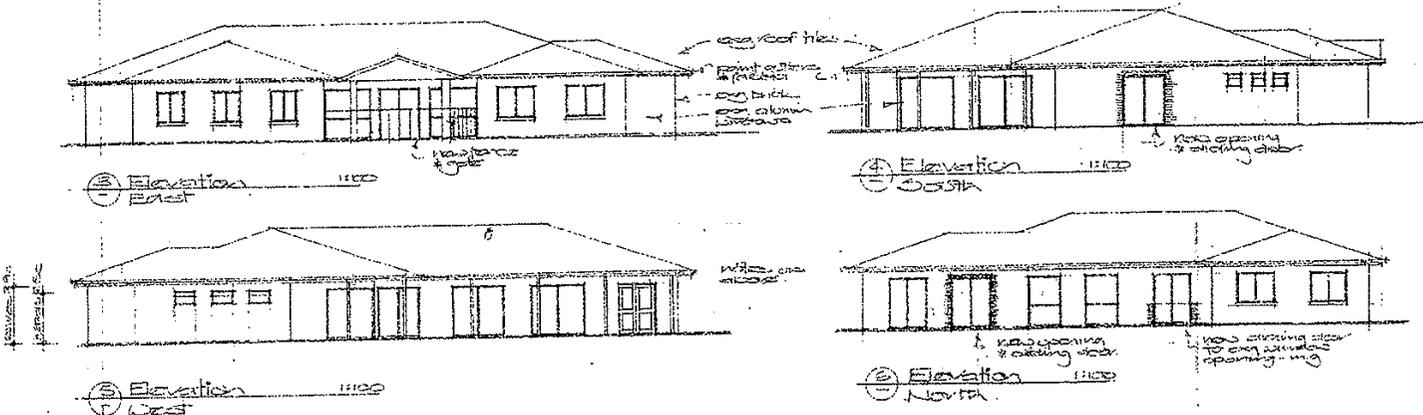
Subject Site
Lot 655 Dia 75214
255 Eddystone Avenue, Beldon





Subject Site
Lot 655 Dia 75214
255 Eddystone Avenue, Beldon





Development Schedule

Site Area - as existing
 Existing Area - as existing
 Outdoor play space
 required - 576.0 m²
 provided - 615.0 m² (min)
 children - 30 - 3 - 12 ft
 30 - 3 - 26 ft
 30 - 3 - 26 ft
 Total - 62

Indoor play space
 required - 215.25 m²
 provided - 255.0 m²

Car parking - 23 bays (inter-street)

Note: All areas provided exceed the requirements of the LRP Child Care Regulations
 Note: All facilities to be provided meet the requirements of the above plans
 Note: Staff estimated at 122 hours covering a part time week.

Christopher Senior & Associates
 Building and Interior Design
 7/16 Shilling Street
 Perth
 WA 6000
 Phone 08 9438 3446 Fax 08 9438 3447
 Email chris@csa.com.au

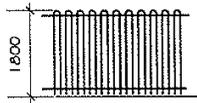
Proposed Alterations To Form Child Care Centre
 255 Eddystone Avenue
 Saldon
 WA

for Civil Pty Ltd

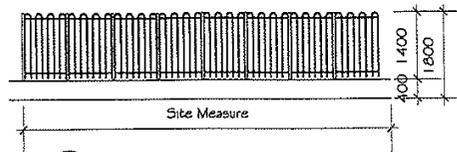
Site and Building
 Layout Plan

Scale	as shown
Drawn	C.R.B.
Check	L. Dean 2020
Date	12/01/2020

2512 SK 01



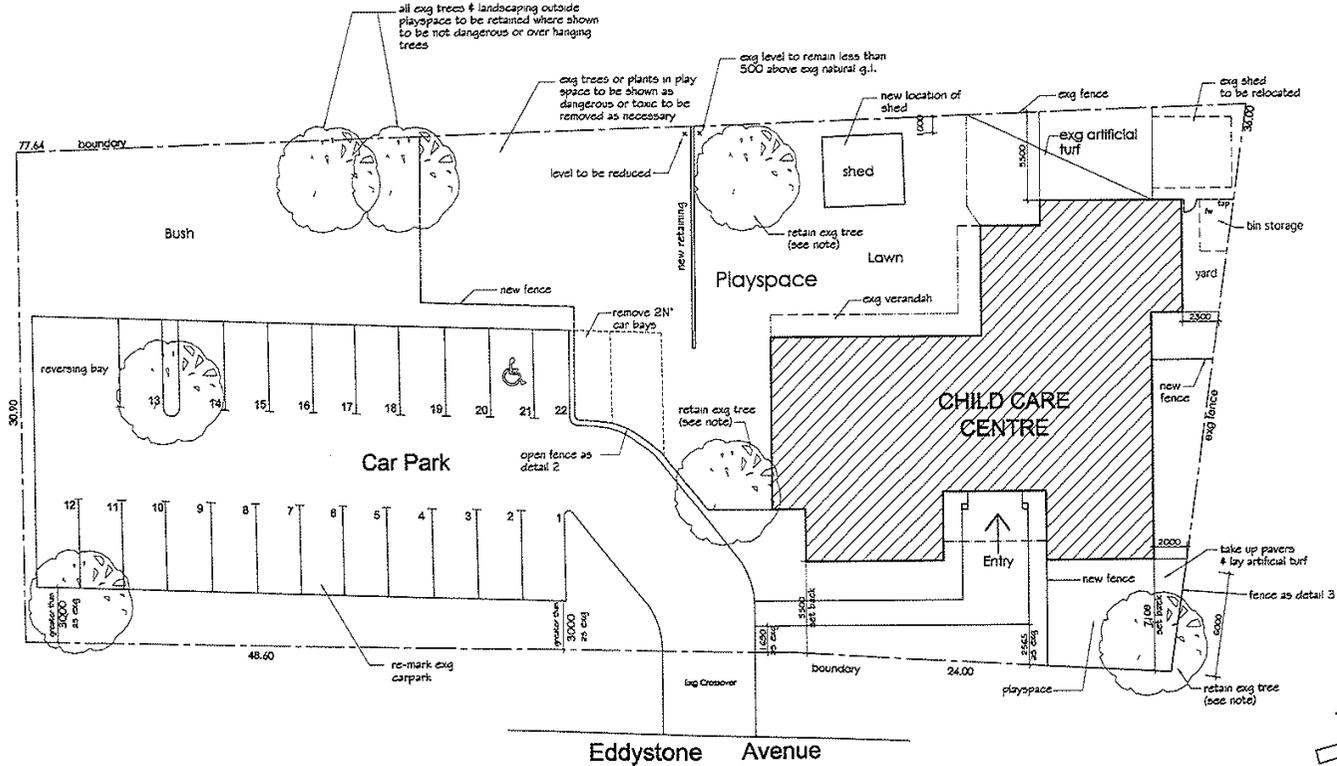
OPEN FENCE to be 1800 powder coated Simogen or sim pool fence to Austr Standards.



OPEN FENCE to be 1400 high powder coated Simogen or sim pool fence to Austr Standards on nom 400 high brick nser wall

2 Detail
Typical open fence

3 Detail
Side Boundary fence



1 Site Plan

NOTE
Retention of existing trees subject inspection by an arborist regarding suitability due to condition and or toxicity etc.

Building and Interior Design Solutions

CSA

Christopher Senior & Associates

7/216 Stirling Street Perth WA 6000
Tel: (08) 9228 3884 Fax: (08) 9228 7011
Email: csenior@bigpond.net.au
ABN 1454 6223 014

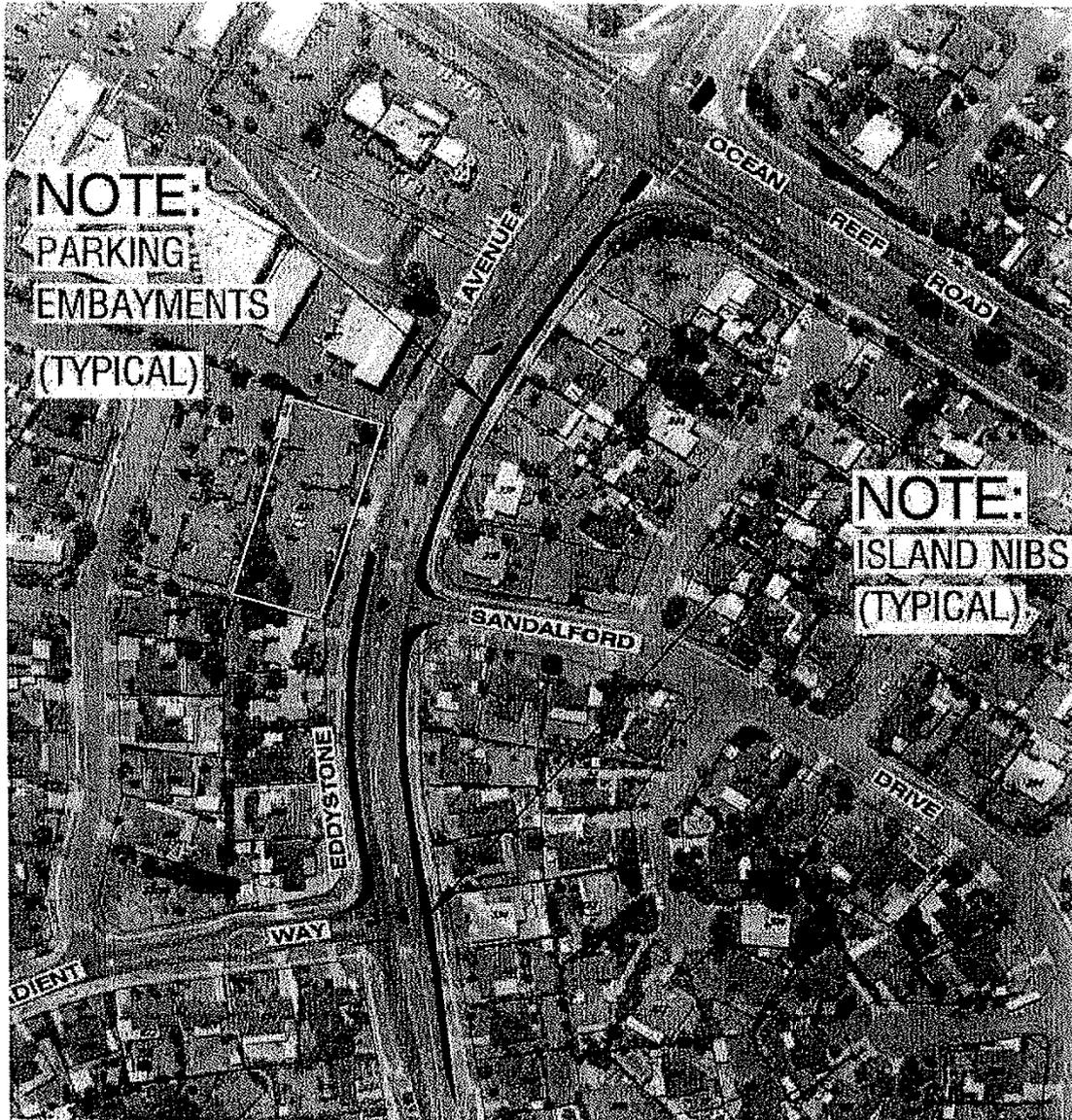
Proposed Alterations To Form Child Care Centre
255 Eddystone Avenue, Beldon WA
For Cini Pty Ltd

drawing	
Site Plan	
drawn	NJ.SP
date	OCT 2006
scale	1:300
eng no.	A01
job no.	2512



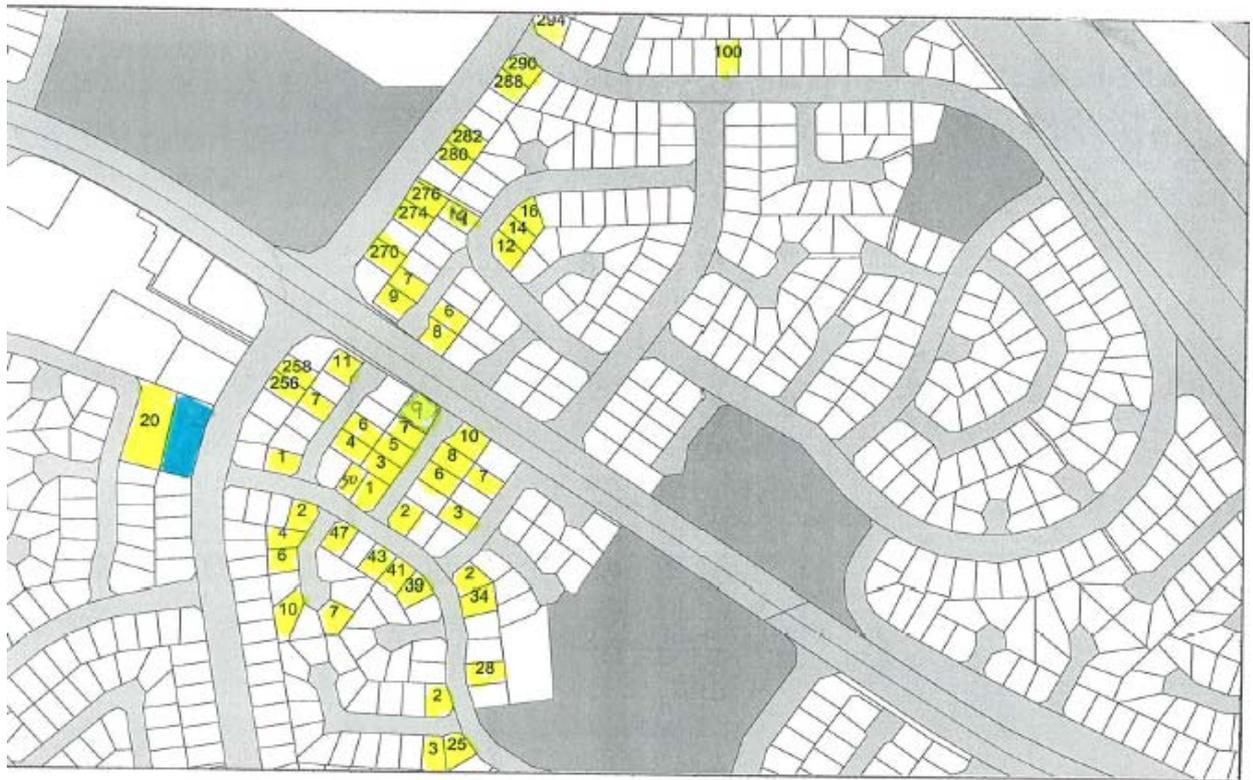
Proposed Child Care Centre – Beldon

City of Joondalup - Proposed Eddystone Avenue Treatment



Subject site outlined

Householders Signing in Support of Proposed Child Care Centre



Householders Signing in Opposition to Proposed Child Care Centre





POLICY 3-1 – CHILD CARE CENTRES

STATUS: **Council Policy** - *A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.*

Council policies are developed by the Policy Committee for approval by Council.

RESPONSIBLE DIRECTORATE: Planning and Community Development

OBJECTIVE: The purpose of this policy is to provide guidance for the location and development of Child Care Centres to maximise user convenience and maintain a high level of amenity in residential areas.

STATEMENT:

Relevant Legislation

District Planning Scheme No.2 Clause 1.9:

CHILD CARE CENTRE means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.

Table No 1 Zoning Table

The use class **Child Care Centre** is a 'D' use in the Residential, Mixed Use, Business, Commercial, Civic and Cultural, Private Clubs/Recreation and Special Residential Zones. A 'D' use is a use that is not permitted, but the Council may grant its approval after following the procedures of the scheme that relate to matters to be considered by Council and advertising. The use is not permitted in the Service Industrial and Rural zones.

TABLE 6

USE	NUMBER OF CARS
Child Care Centre	Not less than 5 and 1 per staff member

Related Legislation And Policies

Community Services (Child Care) Regulations 1988 (Government Gazette 25/11/1988)



Location

1 Road Hierarchy

Child Care Centres are reasonably high traffic generators and therefore should not be located on Primary District Distributors where the primary function is to cater for through traffic or on Local Distributors in close proximity to District Distributors or in or adjacent to Access Roads in residential areas where amenity, safety and aesthetics must take priority. Accordingly, these Centres should be located on Local Distributor roads in such a fashion that they will not conflict with traffic control devices and will not encourage the use of nearby Access Roads for turning movements.

2 Neighbouring Uses

Wherever possible it is preferred to locate Child Care Centres adjacent to non-residential uses such as Shopping Centres, Medical Centres/Consulting Rooms, School Site, Parks and Community Purpose Buildings to minimise the impact such Centres will have on the amenity of residential areas.

3 Existing Child Care Centres

When submitting an Application for Approval to Commence Development for a new child care centre, the proponents should demonstrate their awareness of the number, size and location of existing or approved centres within the locality.

Parking

1 Location

All parking areas should be located in front of buildings or at least be easily visible from the entry to the site so that patrons are encouraged to use the on-site parking and not the road verges. Any difficult to use or access parking bays should be allocated to staff.

2 Design

Parking areas should preferably be designed to allow traffic to flow through using entry and exit crossovers so that traffic conflicts and congestion do not unnecessarily restrict the use of the parking area. For the purposes of determining parking requirements, designs incorporating through flow are referred to as **Type 1** and those accessed only by a two-way crossover as a **Type 2**. In certain circumstances, detailed below, Type 2 designs require more parking bays than Type 1 designs.

3 Number - Children And Staff

All Child Care Centres must provide a minimum of one parking bay for each staff member and at least five parking bays for up to 25 children. For Centres with more than 25 children the required parking bays are determined by reference to the attached figure. The actual parking requirement for Centres in this category varies with the configuration of the parking area and the number of children.



At least one parking bay must conform to ACROD standards and be set aside for that purpose.

Setbacks

1 Street

In residential areas all buildings should be set back from the street boundary at least as far as the lesser of the two adjoining residences and if the adjoining lots are vacant should be set back a minimum of six metres.

2 Other

Side and rear setbacks should generally be in accordance with the Residential Planning Codes for residential buildings. Care should be taken to ensure outdoor play areas are not located adjacent to private open space or living areas.

Landscaping

1 Onsite

All street frontages of the site to a depth of three metres are required to be suitably landscaped and reticulated to assist to preserve the character of residential areas.

2 Verge

The verge area in front of all Child Care Centres is required to be suitably landscaped and reticulated and maintained to discourage patrons from parking on the verge instead of using the parking areas provided. Under no circumstances is the verge to be paved or sealed as this would encourage its use for parking and detract from the amenity of the area.

Advertising

1 Application

Because of the possible detrimental effect Child Care Centres can have on the amenity, safety and aesthetics of residential areas, all applications must be advertised for public comment prior to consideration for approval.

Approved Child Care Centres can display only one advertising sign approved by the Chief Executive Officer. The maximum lettering height is 20cm. Where letters or numerals are individually fixed to walls, the Chief Executive Officer shall approve the colours and materials. Where signboards are used the board shall not exceed 50cm in height and 100cm in length, and lettering shall be black on a gold/bronze background. Signs shall not be illuminated after 8.00pm each night.

Amendments: CJ213-06/99, CJ318-09/01, CJ206-10/05

Related Documentation: Delegated Authority Manual



Issued: October 2005

PARKING FOR CHILDCARE CENTRES

TYPE 1 PARKING

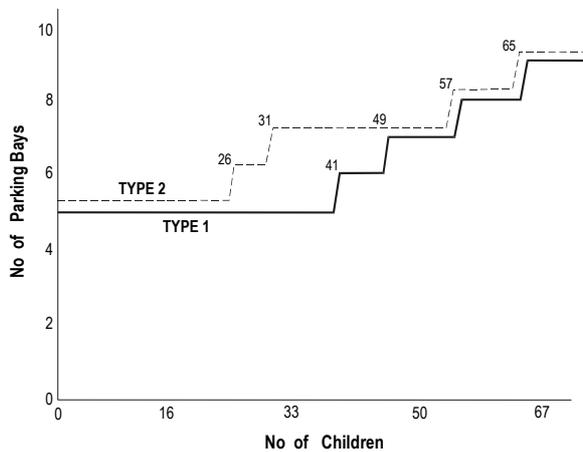
CHILDREN	BAYS
< 40	5
41 - 48	6
49 - 56	7
57 - 64	8
65 - 72	9

TYPE 2 PARKING

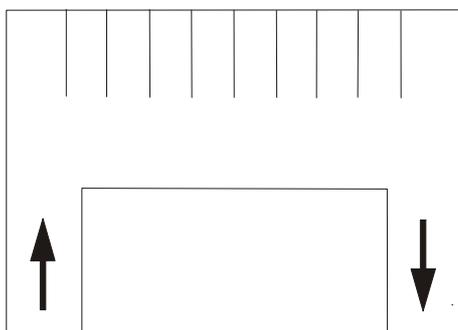
CHILDREN	BAYS
< 25	5
26 - 30	6
31 - 56	7
57 - 64	8
65 - 72	9

NOTE: ABOVE BAYS ARE FOR NUMBERS OF CHILDREN ONLY. ADDITIONAL BAYS ARE REQUIRED FOR EACH STAFF MEMBER.

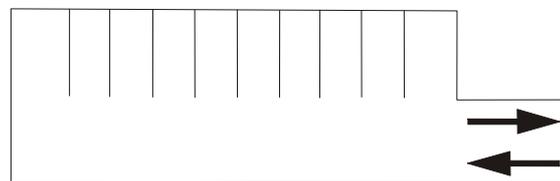
CHILDCARE PARKING



PARKING LAYOUTS



TYPE 1



TYPE 2